



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, September 14, 2015
7:00 p.m.

Pg. # ITEM

MINUTES

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on July 27, 2015; (distributed previously)*
- CNCL-17 (2) *adopt the **minutes** of the Regular Council meeting for Public Hearings held on September 8, 2015; and*
- CNCL-283 (3) *receive for information the Metro Vancouver **'Board in Brief'** dated June 12, 2015.*



AGENDA ADDITIONS & DELETIONS

PRESENTATION

Peter Russell, Senior Manager, Sustainability and District Energy, to present the Federation of Canadian Municipalities' Award for achieving the City's commitments for climate projection through the adoption of the *BC Climate Action Charter* and the *Green Fleet Action Plan*.

COMMITTEE OF THE WHOLE

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

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3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH HAVE HAD A PUBLIC HEARING AND ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 25.

4. *Motion to rise and report.*

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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
- Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course 5460 No. 7 Road – Food Primary
- Mayfair Lakes Management Corporation, Doing Business as Mayfair Lakes Golf Course 5460 No. 7 Road – Liquor Primary
- Business Regulation Bylaw No. 7538, Amendment Bylaw NO. 9289 – 8555 Sea Island Way Unit 120
- Business Regulation Bylaw No. 7538, Amendment bylaw No. 9288 – 5731 No. 3 Road
- Brighthouse Fire Hall No. 1 Public Art Concept Proposal
- Kiwanis Towers – Third Disbursement from the Affordable Housing Reserve Fund to 7378 Gollner Avenue

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- Donation Bins within the City of Richmond
- Climate Leadership Plan Comments
- Vancouver Airport Fuel Delivery Project Update
- Revised UBCM Resolution – Port Metro Vancouver and Agricultural Lands
- Approval to Replace Housing Agreement (9500 Cambie Road) Bylaw No. 8862 with Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286 and Housing Agreement (9500 Cambie Road) Bylaw No. 9251
- Housing Agreement Bylaw No. 9229 to Permit the City of Richmond to Secure Affordable Housing Units located at 8151 Anderson Road (Anderson Square Holdings Ltd.)
- Affordable Housing Contribution Rate and Reserve Fund Strategy Review – Final Recommendations for Adoption
- Child Care Development Policy Amendment
- Land use applications for first reading (to be further considered at the Public Hearing on October 19, 2015):
 - 10491 No. 1 Road – Rezone from RS1/E to RCH1 (Yin P. Mui – applicant)
 - 3260/3280 Blundell Road – Rezone from RD1 to RS2/C (Steve Dhanda – applicant)

5. *Motion to adopt Items No. 6 through No. 22 by general consent.*

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6. **COMMITTEE MINUTES**

That the minutes of:

CNCL-289 (1) *the **General Purposes Committee** meeting held on September 8, 2015; and*

CNCL-297 (2) *the **Planning Committee** meeting held on September 9, 2015; be received for information.*

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Consent
Agenda
Item

7. **MAYFAIR LAKES MANAGEMENT CORPORATION, DOING BUSINESS AS MAYFAIR LAKES GOLF COURSE 5460 NO. 7 ROAD**
(File Ref. No. 12-8275-05) (REDMS No. 4690928)

CNCL-305

See Page CNCL-305 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the application from Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course, for an amendment to add a patron participation endorsement under Food Primary Licence No.129629, in order to offer entertainment in the form of live bands and recorded music for dancing, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) Council supports the amendment of an endorsement for patron participation as the issuance will not pose a significant impact on the community;*
- (2) Council comments on the prescribed criteria (set out in Section 53 of the Liquor Control and Licensing Regulations) are as follows:*
 - (a) The potential for additional noise and traffic in the area was considered;*
 - (b) The impact on the community was assessed through a community consultation process;*
 - (c) Given that there has been no history of non-compliance with the operation, the amendment to permit patron participation under the Food Primary Licence should not change the establishment so that it is operated in a manner that is contrary to its primary purpose as a golf course and food and beverage establishment;*
- (3) As the operation of a licenced establishment may affect nearby residents the City gathered the view of residents 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 instructions on how community comments or concerns could be submitted;*
 - (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;*
- (4) Council's comments and recommendations respecting the views of the residents are as follows:*

- (a) *That based on the number of letters sent and the lack of response received from all public notifications, Council considers that the amendment is acceptable to the majority of the residents in the area and the community.*



Consent
Agenda
Item

8. **MAYFAIR LAKES MANAGEMENT CORPORATION, DOING BUSINESS AS MAYFAIR LAKES GOLF COURSE 5460 NO. 7 ROAD**
(File Ref. No.) (REDMS No. 4693238)

CNCL-311

See Page CNCL-311 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the application from Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course, for an amendment under Liquor Primary Licence No. 130519 to change the hours of liquor service from 11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to Midnight Sunday to 9:00 a.m. to 1:00 a.m. Monday to Saturday and 9:00 a.m. to Midnight Sunday, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) *Council supports the amendment for an increase in liquor service hours as the increase will not have a significant impact on the community*
- (2) *Council's comments on the prescribed criteria (set out in Section 53 of the Liquor Control and Licensing Regulations) are as follows:*
 - (a) *The potential for additional noise and traffic in the area was considered*
 - (b) *The impact on the community was assessed through a community consultation process*
- (3) *As the operation of a licenced establishment may affect nearby residents the City gathered the view of the residents 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 instructions on how community comments or concerns could be submitted*
 - (b) *Signage was posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instructions on how community comments or concerns could be submitted*
- (4) *Council's comments and recommendations respecting the views of the residents are as follows:*

- (a) *That based on the number of letters sent and the lack of response received from all public notifications, Council considers that the amendment is acceptable to the majority of the residents in the area and the community.*



Consent
Agenda
Item

9. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 9289 – 8555 SEA ISLAND WAY UNIT 120**

(File Ref. No. 12-8060-20-9289) (REDMS No. 4700997)

CNCL-317

See Page CNCL-317 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9289 which amends Schedule A of Bylaw No. 7538 to include the premises at 8555 Sea Island Way Unit 120 among the sites that permit an Amusement Centre to operate with more than 4 amusement machines, be introduced and given first, second and third readings.



Consent
Agenda
Item

10. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 9288 – 5731 NO. 3 ROAD**

(File Ref. No. 12-8060-9288) (REDMS No. 4697299)

CNCL-322

See Page CNCL-322 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9288 which amends Schedule A of Bylaw No. 7538 to include the premises at 5731 No. 3 Road among the sites that permit an Amusement Centre to operate with more than 4 amusement machines, be introduced and given first, second and third readings.



Consent
Agenda
Item

11. **BRIGHOUSE FIRE HALL NO. 1 PUBLIC ART CONCEPT PROPOSAL**

(File Ref. No. 11-7000-09-20-187) (REDMS No. 4691945 v. 4)

CNCL-327

See Page **CNCL-327** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the concept proposal and installation for the Brighthouse Fire Hall No. 1 public artwork by artist Nathan Scott, as presented in the staff report titled “Brighthouse Fire Hall No. 1 Public Art Concept Proposal” from the Director, Arts, Culture and Heritage Services, dated August 12, 2015, be endorsed.



Consent
Agenda
Item

12. **KIWANIS TOWERS – THIRD DISBURSEMENT FROM THE AFFORDABLE HOUSING RESERVE FUND TO 7378 GOLLNER AVENUE**

(File Ref. No. 08-4057-01) (REDMS No. 4536424 v. 14)

CNCL-348

See Page **CNCL-348** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That, subject to Part 2 below, \$3,961,556 be paid to Richmond Kiwanis Senior Citizens Housing Society (the “Society”) towards construction costs associated with 296 subsidized senior housing units at 7378 Gollner Avenue (formerly 6251 Minoru Boulevard) to be used by the Society;*
- (2) *That, pursuant to the Contribution Agreement, dated November 9, 2012 and amended March 24, 2015, between the City and the Society, no payment be made by the City until:*
 - (a) *substantial completion of all 148 Seniors Housing Units in the second tower as determined by a quantity surveyor retained by and reporting to BC Housing; and*
 - (b) *the City grants a final building inspection permitting occupancy of all 148 units;*
- (3) *That the Chief Administrative Officer and the General Manager of Community Services be authorized to disburse the amount as stated in Part 1 above; and*
- (4) *That the Five-Year Financial Plan (2015-2019) Bylaw be amended to include an additional \$3,961,556 (from the Affordable Housing Reserve Fund) for the City’s contribution.*



Consent
Agenda
Item

13. **DONATION BINS WITHIN THE CITY OF RICHMOND**
(File Ref. No.) (REDMS No. 4582116 v. 13)

CNCL-355

See Page CNCL-355 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That:

- (1) *a fee and permit structure for donation bins on City property, as outlined in Option B of the staff report titled, “Donation Bins within the City of Richmond”, dated August 21, 2015 from the Director, Public Works Operations, be endorsed; and*
- (2) *staff prepare the required bylaws and bylaw amendments to implement the proposed fee and permit structure.*



Consent
Agenda
Item

14. **CLIMATE LEADERSHIP PLAN COMMENTS**
(File Ref. No. 10-6125-07-02) (REDMS No. 4704160 v. 2)

CNCL-362

See Page CNCL-362 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That staff provide comments to the Climate Action Secretariat on the provincial “Climate Leadership Plan Discussion Paper,” as presented in the staff report titled “Climate Leadership Plan Comments,” dated August 20, 2015 from the Director, Engineering.



Consent
Agenda
Item

15. **VANCOUVER AIRPORT FUEL DELIVERY PROJECT UPDATE**
(File Ref. No. 10-6060-01) (REDMS No. 4716394)

CNCL-366

See Page CNCL-366 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Notwithstanding City Council’s ongoing objection to this project, that the comments regarding the Vancouver Airport Fuel Facility Corporation’s application to Port Metro Vancouver for the proposed Fuel Receiving Facility identified in the staff report titled “Vancouver Airport Fuel Delivery Project Update” dated September 1, 2015, from the Director, Engineering, be endorsed for submission to Port Metro Vancouver.



Consent
Agenda
Item

16. **REVISED UBCM RESOLUTION – PORT METRO VANCOUVER AND AGRICULTURAL LANDS**

(File Ref. No. 01-0005-01) (REDMS No. 4714001)

CNCL-384

See Page CNCL-384 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the Federal Port Operations on Agricultural Land Resolution, as proposed in Attachment 2 of the staff report dated August 27, 2015 from the Director, Intergovernmental Relations and Protocol Unit be submitted to the Union of BC Municipalities for their endorsement.



Consent
Agenda
Item

17. **APPROVAL TO REPLACE HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 8862 WITH TERMINATION OF HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 9286 AND HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 9251**

(File Ref. No. 08-4057-01; 12-8060-20-009251/9286) (REDMS No. 4574655 v. 6)

CNCL-389

See Page CNCL-389 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286 be introduced and given first, second, and third readings to authorize the termination, release and discharge of the Housing Agreement entered into pursuant to Housing Agreement (9500 Cambie Road) Bylaw No. 8862 and the repeal of Housing Agreement (9500 Cambie Road) Bylaw No. 8862; and*
- (2) *That Housing Agreement (9500 Cambie Road) Bylaw No. 9251 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached thereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the affordable rental housing units required by Rezoning Application No. 10-557519.*



Consent
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Item

18. **HOUSING AGREEMENT BYLAW NO. 9229 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8151 ANDERSON ROAD (ANDERSON SQUARE HOLDINGS LTD.)**

(File Ref. No. 08-4057-01; 12-8060-20-009229) (REDMS No. 4530101 v. 11)

CNCL-413

See Page CNCL-413 for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 9229 be introduced and given first, second and third readings to permit the City 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 the Development Permit Application DP 13-645286.



Consent
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Item

19. **AFFORDABLE HOUSING CONTRIBUTION RATE AND RESERVE FUND STRATEGY REVIEW – FINAL RECOMMENDATIONS FOR ADOPTION**

(File Ref. No. 08-4057-01) (REDMS No. 4630503 v. 5)

CNCL-436

See Page CNCL-436 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the proposed rates in the staff report titled, Affordable Housing Contribution Rate and Reserve Fund Strategy Review – Final Recommendations for Adoption, dated July 6, 2015, from the General Manager, Community Services be adopted:*
- (a) *\$2 per square foot from single family subdivision developments;*
 - (b) *\$4 per square foot from townhouse developments; and*
 - (c) *\$6 per square foot from apartment and mixed use developments involving 80 or less residential units;*
- (2) *That development applications received prior to Council's adoption of the proposed policy, be processed under the existing Affordable Housing Strategy policies, provided the application is presented to Council for their consideration within 1 year of the effective date of the revised policy; and*
- (3) *That the approved rates undergo periodic review to account for current market conditions and affordable housing demands.*



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20. **CHILD CARE DEVELOPMENT POLICY AMENDMENT**
(File Ref. No. 07-3070-01) (REDMS No. 4586418 v. 3)

CNCL-452

See Page CNCL-452 for full report

PLANNING COMMITTEE RECOMMENDATION

That the Child Care Development Policy 4017 be amended as set out in Appendix A of the staff report titled Child Care Development Policy Amendment, dated June 2, 2015, from the General Manager, Community Services.



Consent
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21. **APPLICATION BY YIN P. MUI FOR REZONING AT 10491 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**
(File Ref. No. 12-8060-20-009213; RZ 13-643655) (REDMS No. 4498681)

CNCL-524

See Page CNCL-524 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9213, for the rezoning of 10491 No. 1 Road from “Single Detached (RS1/E)” to “Coach Houses (RCH1)”, be introduced and given first reading.



Consent
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22. **APPLICATION BY STEVE DHANDA FOR REZONING AT 3260/3280 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**
(File Ref. No. 12-8060-20-009225; RZ 15-690340) (REDMS No. 4587634)

CNCL-543

See Page CNCL-543 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9225, for the rezoning of 3260/3280 Blundell Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/C)”, be introduced and given first reading.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE

Councillor Linda McPhail, Chair

23. **PROPOSED SECONDARY SUITE POLICY AFFORDABLE HOUSING STRATEGY AMENDMENTS FOR SINGLE FAMILY SUBDIVISIONS AND REZONINGS**

(File Ref. No. 08-4057-01) (REDMS No. 4571609 v. 16)

CNCL-560

See Page CNCL-560 for full report

PLANNING COMMITTEE RECOMMENDATION

Opposed: Cllr. Au

- (1) *That, as per the staff report titled Proposed Secondary Suite Policy Affordable Housing Strategy Amendments for Single Family Subdivisions and Rezonings, dated July 6, 2015, from the General Manager, Community Services; the City's existing Secondary Suite Policy, for all single family rezoning applications being subdivided through a rezoning application, where a density bonusing approach is taken in exchange for a higher density, be amended to require developers to either:*
 - (a) *build a secondary suite on 100% of the single family lots subdivided through rezoning applications; or*
 - (b) *build a secondary suite on 50% of the single family lots subdivided through rezoning applications and a cash-in-lieu contribution of \$2 per square foot per total buildable area to the Affordable Housing Reserve Fund from the remaining lot; or*
 - (c) *provide a 100% cash-in-lieu contribution of \$2 to the Affordable Housing Reserve Fund for the total buildable area of single family lots subdivided through rezoning applications that cannot accommodate the provision of built secondary suites; and*
- (2) *That single family rezoning applications received prior to Council's adoption of the proposed policy, be processed under the existing Affordable Housing Strategy policies, provided the application is presented to Council for their consideration within 1 year of the effective date of the revised policy.*



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH HAVE HAD A PUBLIC HEARING AND ARE TO BE ADOPTED – ITEM NO. 24.

CONSIDERATION OF BYLAWS FOR 2ND AND 3RD READING AND ADOPTION

24. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9280 AND 9281 (BUILDING MASSING BYLAWS) FROM SEPTEMBER 8, 2015 PUBLIC HEARING**

CNCL-573

See Page CNCL-573 for memorandum from the Director, Development

(A) 2ND AND 3RD READING OF ZONING AMENDMENT BYLAW 9280

(1) *That the motion to consider second and third readings of Bylaw 9280 (from the September 8, 2015 Public Hearing) be lifted from the table.*

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(2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 be given second reading as amended.*

CNCL-574

See Page CNCL-574 for the “red line” version of Bylaw 9280, which displays for the purposes of clarity the amended text of Bylaw 9280.

CNCL-578

See Page CNCL-578 for the final text of Bylaw 9280 as amended.

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- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 be given third reading.*

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- (B) 2ND AND 3RD READING OF ZONING AMENDMENT BYLAW 9281

- (1) *That the motion to consider second and third readings of Bylaw 9281 (from the September 8, 2015 Public Hearing) be lifted from the table.*

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- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 be given second reading as amended.*

CNCL-582

See Page CNCL-582 for the “red line” version of Bylaw 9281, which displays for the purposes of clarity the amended text of Bylaw 9281.

CNCL-587

See Page CNCL-587 for the final text of Bylaw 9281 as amended.

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- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 be given third reading.*

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- (C) ADOPTION OF ZONING AMENDMENT BYLAW 9280 AND BYLAW 9281

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 be adopted.*

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- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 be adopted.*

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BYLAWS FOR ADOPTION

CNCL-590	Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 9263 Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-593	Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9268 Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-594	Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 9106 (7120, 7140, 7160, 7180, 7200, 7220, 7240, and 7260 Bridge Street and 7211, 7231, and 7271 No. 4 Road, RZ 12-605038)	
CNCL-598	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9107 (7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road, RZ 12-605038) Opposed at 1 st Reading – Cllr. Steves Opposed at 2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-603	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9175 (7440 Williams Road, RZ 13-648179) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-605	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9181 (9680 Railway Avenue, RZ 14-660396) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-607	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9201 (4760/4780 Fortune Avenue, RZ 14-677417) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – Cllr. Day.	<input type="checkbox"/>

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- CNCL-609** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9237**
(10311 River Drive, ZT 15-691748)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.



DEVELOPMENT PERMIT PANEL

25. RECOMMENDATION

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

- CNCL-611** (1) *That the **minutes** of the Development Permit Panel meeting held on August 26, 2015, and the **Chair's reports** for the Development Permit Panel meetings held on November 26, 2014, August 26, 2015, May 13, 2015 and February 25, 2015, be received for information; and*
- CNCL-616** (2) *That the recommendations of the Panel to authorize the issuance of:*
- (a) *a Development Permit (DP 14-665485) for the property at 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road;*
 - (b) *a Development Permit (DP 14-677130) for the property at 20599 Westminster Highway; and*
 - (c) *a Development Variance Permit (DV 14-670015) for the property at 11014 Westminster Highway;*
- be endorsed, and the Permits so issued; and*
- (3) *That the changes to the design of building “B” (addressed as 10013 River Drive) be deemed to be in General Compliance with the Development Permit (DP 11-564405) issued for the property at 10011, 10111 & 10197 River Drive and a portion of 10199 River Drive (formerly 10011 & 10111 River Drive and a portion of 10199 River Drive).*



ADJOURNMENT





**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

David Weber, Corporate Officer

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

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9243
(RZ 15-694974)**

(Location: 10291 No. 5 Road; Applicant: Jasdeep and Harpreet Mann)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

Submissions from the floor:

Michael Wolfe, 9731 Odlin Road, commented that the subject property is heavily forested and, while the fast track application complies with the City's maximum and/or minimum requirements, he had concerns regarding (i) the minimum side yard setback of 1.2 meters, (ii) the lack of information related to ceiling height, (iii) the City's acceptance of the voluntary contribution of \$3,000 to the City's Tree Compensation Fund for replacement trees, and (iv) the contribution to the City's Affordable Housing Reserve Fund in-lieu of securing a secondary suite, which will not contribute to infrastructure improvements.

PH15/8-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9243 be given second and third readings.

CARRIED

2. RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9260, OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9273, AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9261 AND 9262 (RZ 14-660662 AND RZ 14-660663)

(Location: 23200, 23241, 23281, 23301, 23321, 23361 and 23381 Gilley Road; 23000, 23060, 23066, part of 23080 and part of 23100 Westminster Highway; and part of 4651, 4671, and 4691 Smith Crescent; Applicant: Oris Developments (Hamilton) Corp.) and (Location: Entire Hamilton Area Plan; Applicant: City of Richmond)

Applicant's Comments:

The applicants were available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/8-2

It was moved and seconded

That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9260 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
Tuesday, September 8, 2015**

PH15/8-3 It was moved and seconded
*That Official Community Bylaw 7100, Amendment Bylaw 9273 be given
second and third readings.*

CARRIED

PH15/8-4 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9261 be given
second and third readings.*

CARRIED

PH15/8-5 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9262 be given
second and third readings.*

CARRIED

PH15/8-6 It was moved and seconded
*That Official Community Plan Bylaw 7100, Amendment Bylaw 9273 be
adopted.*

CARRIED

3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9264
(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

Staff was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/8-7 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9264 be given
second and third readings.*

CARRIED

PH15/8-8 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9264 be adopted.

CARRIED



**Regular Council meeting for Public Hearings
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In accordance with Section 100 of the *Community Charter*, Councillor Dang declared himself to be in a conflict as he has an interest in the property at 11811 Dunford Road and left the meeting (7:18 p.m.).

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9270
(RZ 15-697230)**

(Location: 11811 Dunford Road; Applicant: 1006738 BC Ltd.)

Applicant's Comments:

The applicant was not available to respond to queries.

Written Submissions:

(a) Geraldine Wray, 4460 Garry Street (Schedule 1)

Submissions from the floor:

None.

PH15/8-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9270 be given second and third readings.

CARRIED

Councillor Dang returned to the meeting (7:19 p.m.).

5. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT
BYLAW 9274 AND RICHMOND ZONING BYLAW 8500,
AMENDMENT BYLAW 9275 (RZ 14-674749)**

(Location: 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street;
Applicant: AM-PRI Developments (2013) Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Ken Yip, 5533 Moncton Street (Schedule 2)

Submissions from the floor:

None.



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PH15/8-10 It was moved and seconded
That Official Community Plan Bylaw 7100, Amendment Bylaw 9274 be given second and third readings.

CARRIED

PH15/8-11 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9275 be given second and third readings.

CARRIED

6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9280 AND 9281

(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

Barry Konkin, Program Coordinator, Development, accompanied by James Cooper, Manager, Plan Review, provided background information on the proposed zoning bylaw amendments related to (i) building massing, (ii) interior ceiling height and floor area calculation, (iii) accessory structure locations, (iv) 9 metres height maximum for 2-storey residential homes, (v) vertical building envelop, (vi) public bulletins, (vii) an enhanced checklist including additional cross-sectional and large scale drawings showing the condition of a 5 metre ceiling and the vertical envelope, (viii) submission of a zoning summary compliance form, and (ix) regulations to address any potential deviations from the approved construction plans.

In response to queries from Council, Mr. Konkin and Mr. Cooper provided the following information:

- rather than using the mid-roof measurement, the proposed maximum height for a 2-storey home is 9 metres measuring to the peak of the roof;
- the 9 metre mid-roof measurement plus an additional 1.5 metres for a total of 10.5 metres will apply to 2.5-storey homes;
- applying the 9 metre maximum to 2.5-storey homes would significantly reduce the usable floor area with a viable overhead clearance space;
- the reduction from 10.5 metres to the 9-metre maximum will significantly reduce massing as all elements of the project would be reduced proportionally;



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- the proposed amendments will push the upper floor massing or floor area to the centre of the structure, which will allow for better spatial separation between neighbours; and
- using a standard 8' ceiling height for each of the first and second floors of a 2.5-storey home would widen the usable floor area with sufficient clearance space on the upper half storey.

Written Submissions:

- (a) Sharon MacGougan, 7411 Ash Street (Schedule 3)
- (b) Carlos Silva, 8120 Jones Road (Schedule 4)
- (c) Frances Lukban, 1188 Mellis Drive (Schedule 5)
- (d) Michael Seidelman, Richmond Resident (Schedule 6)
- (e) Ann Albisser, 12639 No. 2 Road (Schedule 7)
- (f) Marion Smith, 6580 Mayflower Drive (Schedule 8)
- (g) Lyn ter Borg, submission dated September 2, 2015 (Schedule 9)
- (h) Christine Smerdon, 11491 7th Avenue (Schedule 10)
- (i) Michael Wolfe, 9731 Odlin Road (Schedule 11)
- (j) John Parrott, 8960 Lancelot Gate (Schedule 12)
- (k) Steffany Walker, 12633 No. 2 Road (Schedule 13)
- (l) John Montgomery, 5880 Sandpiper Court (Schedule 14)
- (m) Brian Howe, 6233 London Road (Schedule 15)
- (n) Katherine Covell, 6233 London Road (Schedule 16)
- (o) Graham Johnsen, 5131 Hummingbird Drive (Schedule 17)
- (p) Neil Cumming, 5771 Gannet Court (Schedule 18)
- (q) Anna Delaney, 11331 Sealord Road, Submission #851 (Schedule 19)
- (r) Sarah Gordon, 5831 Plover Court (Schedule 20)
- (s) Frank Suto, submission dated September 4, 2015 (Schedule 21)
- (t) Peggy Ogloff, 6531 Clematis Drive, Submission #853 (Schedule 22)



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- (u) Ryan Odamura, 3580 Bowen Drive (Schedule 23)
- (v) Anna Delaney, 11331 Sealord Road (Schedule 24)
- (w) Peggy, Fred, Kathryn, and Robert Ogloff, 6531 Clematis Drive (Schedule 25)
- (x) Neil Cumming, 5771 Gannet Court (Schedule 26)
- (y) Angus Lam, 9200 No. 4 Road (Schedule 27)
- (z) Erika Simm, 4991 Westminster Highway (Schedule 28)
- (aa) Stephanie Nomellini, 6451 Riverdale Drive (Schedule 29)
- (bb) Sarah Gordon, 5831 Plover Court (Schedule 30)
- (cc) Lee Bennett, 5371 Woodpecker Drive (Schedule 31)
- (dd) Graham Taylor, 8571 Fairhurst Road (Schedule 32)
- (ee) Tessa D'Aguiar, Richmond Resident (Schedule 33)
- (ff) Chris DeVito, Richmond Resident (Schedule 34)
- (gg) Connie Hall, 8380 Colonial Drive (Schedule 35)
- (hh) Dean and Jennifer Chan, 5171 Hummingbird Drive (Schedule 36)
- (ii) Alex Herring, 11340 Pelican Court (Schedule 37)
- (jj) Penelope Shaffer, 2280 Douglas Crescent (Schedule 38)
- (kk) Brigid Ting, Richmond Resident (Schedule 39)
- (ll) Patricia Pearce, 5751 Bittern Court (Schedule 40)
- (mm) P. Pearce, Richmond Resident (Schedule 41)
- (nn) Trevor and Jean Meier, Richmond Residents (Schedule 42)
- (oo) David Gordon, 5831 Plover Court (Schedule 43)
- (pp) Helen Pettipiece, Richmond Resident (Schedule 44)
- (qq) Geoff Packham, Richmond Resident (Schedule 45)
- (rr) Mark and Deanna Talbott, 11591 Kestrel Drive (Schedule 46)
- (ss) Robert and Sally Breen, 12032 Osprey Court (Schedule 47)
- (tt) Robin Burnside, 5920 Goldeneye Place (Schedule 48)
- (uu) Loraine Rudek, 11820 Pintail Drive (Schedule 49)



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- (vv) Norman Lau, 5451 Hummingbird Drive (Schedule 50)
- (ww) Jackie Lui, 8391 Mirabel Court (Schedule 51)
- (xx) Raphael Lui, 8391 Mirabel Court (Schedule 52)
- (yy) Mary Phillips, 5500 Andrews Road (Schedule 53)
- (zz) Clarence Ash, 8171 Mirabel Court (Schedule 54)
- (aaa) Jon and Marit Henderson, 8271 Rideau Drive (Schedule 55)
- (bbb) Rosemary Neish, 6900 Gainsborough Drive (Schedule 56)
- (ccc) Don Neish, 6900 Gainsborough Drive (Schedule 57)
- (ddd) Cathy Smyth, 3420 Lamond Avenue (Schedule 58)
- (eee) Penelope Menezes, 3451 Springfield Drive (Schedule 59)
- (fff) Eric and Lillian Ah-Yon, 8011 Mirabel Court (Schedule 60)
- (ggg) Tilman Thrum, 5820 Plover Court (Schedule 61)
- (hhh) Heather McDonald and Jack Olsen, 5640 Wagtail Avenue (Schedule 62)
- (iii) Barbara Eaton, Richmond Resident (Schedule 63)
- (jjj) Angela Burnett, 12531 Wescott Street (Schedule 64)
- (kkk) Kevin Johnston, Richmond Resident (Schedule 65)
- (lll) Tony Banting Jr., 8131 Mirabel Court (Schedule 66)
- (mmm) Stephen Ting, Richmond Resident (Schedule 67)
- (nnn) Elaine Barr, Richmond Resident (Schedule 68)
- (ooo) Elaine Barr, 4737 Mahood Drive (Schedule 69)
- (ppp) Denise McDougal, Richmond Resident (Schedule 70)
- (qqq) Mark Wise, Richmond Resident (Schedule 71)
- (rrr) Brian Snellings, 5780 Wagtail Avenue (Schedule 72)
- (sss) Barry and Karen Corrin, 8551 Demorest Drive (Schedule 73)
- (ttt) Moira Langley, 3820 Richmond Street (Schedule 74)
- (uuu) Joy Hillier, 3351 Springford Avenue (Schedule 75)
- (vvv) Susan Tanco, 6851 Camsell Crescent (Schedule 76)



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Tuesday, September 8, 2015**

- (www) Eben Dy, 7751 Minoru Boulevard (Schedule 77)
- (xxx) Kathy Zemke, 3640 Ullsmore Avenue (Schedule 78)
- (yyy) Jaime Cathcart, 5551 Hummingbird Drive (Schedule 79)
- (zzz) Rickey and Lana McClelland, 3160 Wardmore Place (Schedule 80)
- (aaaa) Harish Krishnan, 11380 Kingfisher Drive (Schedule 81)
- (bbbb) Jim Wright, 8300 Osgoode Drive (Schedule 82)
- (cccc) Wilbur Walrond, 7260 No. 4 Road (Schedule 83)
- (dddd) Richard Rochard, 11420 Seabrook Crescent (Schedule 84)
- (eeee) James Strilesky, Richmond Resident (Schedule 85)
- (ffff) Eleanor Girard, Richmond Resident (Schedule 86)
- (gggg) Terry Callon, Richmond Resident (Schedule 87)
- (hhhh) Michael Lessey, Richmond Resident (Schedule 88)
- (iiii) Doreen and Neil le Nobel, 11080 Kingfisher Drive (Schedule 89)
- (jjjj) Jeanette Callon, Richmond Resident (Schedule 90)
- (kkkk) Bruce and Gerry Laffling, 6371 Riverdale Drive (Schedule 91)
- (llll) Carol Rennie, Richmond Resident (Schedule 92)
- (mmmm) Greg and Brenda Zell, 10151 Bamberton Drive (Schedule 93)
- (nnnn) Martin Woolford, Richmond Resident (Schedule 94)
- (oooo) Peter Lefroy, 8750 Wagner Drive (Schedule 95)
- (pppp) Loraine Brooks, 9380 Piermond Road (Schedule 96)
- (qqqq) S. Verhoeff, 4560 Coventry Drive (Schedule 97)
- (rrrr) Roula Kaye, 3600 Vinmore Avenue (Schedule 98)
- (ssss) Jerome Dickey, 9280 Glenallan Drive (Schedule 99)
- (tttt) Alasdair Kaye, 3600 Vinmore Avenue (Schedule 100)
- (uuuu) Meredith Woodward, 4500 Westwater Drive (Schedule 101)
- (vvvv) Evelyn Felton, 10491 Aintree Crescent (Schedule 102)
- (www) Denny Birring, Richmond Resident (Schedule 103)



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Tuesday, September 8, 2015**

- (xxxx) Kate Herring, 11340 Pelican Court (Schedule 104)
- (yyyy) Rosemary Neish, 6900 Gainsborough Drive (Schedule 105)
- (zzzz) Mark Sakai, 11762 Fentiman Place (Schedule 106)
- (aaaa) Trudy and Cosmo Piccirilli, Richmond Residents (Schedule 107)
- (bbbb) [REDACTED], [REDACTED] (Schedule 108)
- (cccc) Roger Searson, 7871 Goldstream Drive (Schedule 109)
- (dddd) Sandra Northam, Richmond Resident (Schedule 110)
- (eeee) Gordon Boleen, 4746 Mahood Drive (Schedule 111)
- (ffff) Gordon Boleen, Richmond Resident (Schedule 112)
- (gggg) Nestor and Shirley Noguera, Richmond Residents (Schedule 113)
- (hhhh) John ter Borg, 5860 Sandpiper Court (Schedule 114)

Submissions from the floor:

Rosa Stuiver, 8911 Fairdell Place, expressed concern regarding the proposed zoning bylaw amendments and read from a written submission (attached to and forming part of these Minutes as Schedule 115)

John Carten, 5631 Williams Road, representing Feng Shui Custom Home Developers, spoke in opposition to the proposed interior ceiling height restrictions and their effects on the future marketability of the homes in Richmond.

Dan Baxter, 10920 Springmont Drive, expressed the view that in addition to considering building massing that maintains community values, Council strengthen the social fabric of the community, protect existing neighbourhood characteristics, and secure affordable single-family housing options.

Marion Smith, 6580 Mayflower Drive, spoke in opposition to the proposed bylaws and read from a written submission (attached to and forming part of these Minutes as Schedule 116).

Kerry Starchuk, 7611 Lancing Place, spoke in opposition to the proposed amendments and spoke to the (i) City's vision to be the most appealing, livable, and well-managed community, (ii) detrimental effects current building massing has to existing neighbourhoods and to the environment, and (iii) need to preserve single-family homes and to build a better community for generations to come.



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Josephine Papali, 9620 Glenacres Drive, spoke in opposition to the proposed amendment bylaws and commented on the lack of and need for housing for modest income families and seniors. In addition, she expressed concerns related to privacy, affordability, thoughtful construction, and the deterioration of the social/community fabric of the city. She urged Council to consider the views of the majority, to preserve Richmond's neighbourhoods and multicultural flavour, and to protect the City's reputation as a "Garden City."

Ann Merdinyan, 8351 Fairhurst Road, expressed concern regarding the current infill housing practice instead of protecting the environment and creating affordable housing for future generations. Also, she spoke to the recommendation from independent consultants and the Advisory Design Panel for a 3.7 metre height restriction and the need for vision and thoughtful leadership to protect single-family residential neighbourhoods.

██████████ ██████████, was opposed to the proposed amendments and was of the view that the bylaws inadequately controlled residential massing, particularly on small and medium sized lots. She commented on various options to reduce building massing, while allowing thoughtful double height space design by developers. In addition, she expressed concern for (i) the protection of residential rear and side yard space, (ii) environmental stewardship, and (iii) the impact of mega homes on affordability, diversity and sustainability of the single-family home stock in Richmond. ██████████ requested reconsideration of provisions in the proposed bylaws, such as a reduced height for single storey homes to 12'1" before double counting floor area and zoning considerations based on lot size rather than neighbourhoods alone.

Mel Goodwin, 11051 Kingfisher Drive, spoke in support of the proposed amendments and was of the view that (i) the new homes have beautifully upgraded neighbourhoods in Richmond, (ii) Richmond's limitation in land mass warrants land being utilized to its maximum, and (iii) with regard to massing, architectural design (i.e., box house) rather than size should be examined.

Radhaknthuar Nayar, 3411 Springfield Drive, was of the opinion that both longstanding and new immigrant residents are affected by the destruction of their local neighbourhoods. He then expressed concern for the ability of future generations to purchase single-family homes in Richmond. Also, he was of the view that (i) stricter regulations would create a market for the more modest homes, and (ii) builders stand to benefit from the proposed less restrictive measures.



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Bob Williamson, 8166 Mirabel Court, spoke in opposition to the proposed bylaws and expressed the view that the mega home builders have neither demonstrated respect for the City's Official Community Plan nor for ensuring that the new single-family homes compliment established single-family neighbourhoods. He was of the opinion that staff's proposed recommendations to address massing were rejected by Council in favour of insignificant changes proposed in Bylaw 9280. He urged Council to reconsider and make a meaningful decision for the residents of Richmond by lowering the ceiling height from 5 metres to 3.7 metres and by limiting the maximum height of all single-family roof peaks to 9 metres.

Amy Liu, 9871 Deagle Road, spoke in support of the proposed bylaws and was of the view that (i) the new homes are escetically pleasing, (ii) building and ceiling heights should not be limited, (iii) privacy can be addressed by the individual homeowner.

Neil Cumming, 5771 Garnet Court, queried Council's rationale to have different building dimensions than those in other Lower Mainland municipalities and expressed the need for visionary leadership to ensure Richmond remains an appealing, livable, and well-managed community with incentives to retain the existing housing stock, and discourages redevelopment that erodes the liveability from others.

Sal Bhullar, 6660 Sidaway Road, was opposed to the proposed bylaws and expressed concerns regarding the loss of affordable housing for families and seniors, as well as the diminishing community connectivity within Richmond.

Sam Sandhu, 4691 Tilton Road, a builder and Richmond resident, spoke in support of the proposed bylaws. He expressed the opinion that each subdivision should be zoned accordingly and that the issues of affordability and of residents leaving Richmond are a result of current market conditions and not relevant to building mass.

Councillor Day left the meeting (8:53p.m.) and returned (8:54 p.m.).

Jim Wright, 8300 Osgoode Drive, expressed concern with the proposed amendment bylaws and read from a written submission (attached to and forming part of these Minutes as Schedule 82).



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Ivan Krpan, 8541 Fairbrook Crescent, supported the proposed bylaws and commented on the improvements made by the building industry, which have been unrecognized. He was of the opinion that (i) the building industry is evolving and that what appears to be a problem today will be a non-issue tomorrow, (ii) today's families are asking for a larger home, and (iii) affordability is a matter of perception.

Geraldine Parsons, 5771 Easterbrook Road, spoke to ongoing concerns regarding damages to her property from watermain breaks due in part to aging infrastructure and construction traffic.

Jason Ma, 6220 Goldsmith Drive, was opposed to the proposed bylaws and was of the opinion that Council should represent and protect the values, harmony, and sense of community of residents.

Khalid Hasan, 8980 Heather Street, supported the proposed bylaw amendments and commented that, in addition to the previous zoning bylaw amendment that addressed 3-storey homes, the proposed reductions will significantly reduce massing in new homes. He further commented that 8' ceiling heights per storey was not practical and was of the opinion that a maximum building height of 9 metres for single-family homes would limit the construction of 2.5-storey homes.

John ter Borg, 5860 Sandpiper Court, spoke to concerns related to the proposed bylaw amendments and read from a written submission (attached to and forming part of these Minutes as Schedule 117).

Raman Kooner, 3399 Moresby Drive, was in favour of the proposed bylaws and commented on the changes to the single storey ceiling height, the overall building height, and the vertical building envelope, noting these changes will significantly impact building mass. He further commented on the comparison of cost for renovations versus new construction.

Cindy Piper, 2024 East Pender Street, Vancouver, spoke in support of the proposed amendments and cited that the bylaws were reasonable compromises for both the building industry and residents.

Councillor Steves left the meeting (10:10 p.m.) and returned (10:17 p.m.).

Lyn ter Borg, 5860 Sandpiper Court, spoke in opposition to the proposed zoning amendment bylaws and read from a written submission (attached to and forming part of these Minutes as Schedule 118).



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Laura-Leah Shaw, 12331 No. 3 Road, spoke in opposition to the proposed bylaws and expressed the opinion that (i) there is a market for homes with ceiling heights of 8' and 9', (ii) a national housing strategy is needed, and (iii) other options for single-family homes, such as duplexes, be used to reduce massing.

John Roberts, 9120 Chapmond Crescent, spoke in opposition to the proposed bylaws and commented on the destruction of the neighbourhood through the introduction of "mega homes" and provided examples of homes needing protection.

PH15/8-12

It was moved and seconded

That the Public Hearing proceed past 11:00 p.m.

CARRIED

John Montgomery, 5880 Sandpiper Court, spoke to the proposed zoning bylaw amendments and read from a written submission (attached to and forming part of these Minutes as Schedule 119).

Juan Miguez, 7100 No. 1 Road, spoke in favour of the proposed zoning amendments and read from a written submission (attached to and forming part of these Minutes as Schedule 120).

Jack Chen, 11240 Westminster Highway, expressed concerns regarding denial of a building permit application.

Councillor McPhail left the meeting (11:13 p.m.) and returned (11:16 p.m.).

Kathryn McCreary, 7560 Glacier Crescent, was opposed to the proposed amendments and spoke to concerns related to (i) setback projections, (ii) building height measurements from finished or average grading, and (iii) privacy.

Staff was directed to include examining the definition of average finished site grade in the building massing referral made at the July 27, 2015 Council meeting.

Gursher Randhawa, 8311 No. 6 Road, spoke in support of the proposed bylaws and commented that the amendments are a good compromise that will result in a reduction in the size of single-family homes.



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Dave Patterson, 4691 Pendlebury Road, spoke in opposition to the proposed amendments and was of the opinion that new construction should not interfere with the liveability of neighbourhoods.

Mayor Brodie acknowledged the conclusion of the first round of speakers. Speakers then addressed Council for a second time with new information.

Khalid Hasan, 8980 Heather Street, remarked that photos shown to Council regarding house massing by previous speakers are of homes constructed under Land Use Contracts, and thus do not accurately reflect what is permitted under current building regulations.

Juan Miguez, 7100 No. 1 Road, was of the opinion that a 9-metre building height can accommodate a 2.5 storey home, and noted that many new homes built in the Westwind neighbourhood are under Land Use Contracts and not subject to the City's current zoning regulations.

Jason Ma, 6220 Goldsmith Drive, commented on the demographics of delegations before Council, noting that many speakers are residents without expertise in technical matters related to building height or massing; however, he stated that these residents are providing qualitative information for Council's consideration and expressing their perspectives as habitants of the community.

John ter Borg, 5860 Sandpiper Court, commented on the need for regulations to address over height space matters as, although developers in attendance demonstrate concern for the community, there are others that may not be so thoughtful.

PH15/8-13

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 be given second and third readings.

The question on Resolution PH15/8-13 was not called as an amendment to Bylaw 9280 was introduced; however, the Chair ruled the request to be out of order. Councillor Steves challenged the ruling of the Chair.

Following procedural clarification from the Corporate Officer, the Chair asked for a seconder for the motion to amend.



**Regular Council meeting for Public Hearings
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PH15/8-14

It was moved and seconded

That Section 2(b) of Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 (which adds a new section numbered 4.3.2) be amended by replacing all references to “5.0 m” with “3.7 m.”

The question on Resolution PH15/8-14 was not called as discussion took place on the proposed amendment. Advice was provided that should the amendment be adopted, a further Public Hearing would be required.

The question on Resolution PH15/8-14 was then called and it was **DEFEATED** with Mayor Brodie and Councillors Au, Dang, Johnston, Loo, McNulty, and McPhail opposed.

Discussion then took place on the potential for a 9-metre maximum height on all residential buildings and whether such an amendment would require a new Public Hearing. Staff advised that a further Public Hearing would not be required as a result since the proposed amendment did not alter land use or density. As a result of further discussion, the following **motion** was introduced:

PH15/8-15

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 be amended to provide for a 9-metre maximum height on all residential buildings; and*
- (2) *That staff provide the appropriate wording changes for consideration of second and third reading and adoption of Amendment Bylaw 9280 at the regular meeting of Council on September 14, 2015.*

CARRIED

PH15/8-16

It was moved and seconded

That Resolution PH 15/8-13 to give second and third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 be tabled until the September 14, 2015 regular Council meeting.

CARRIED

PH15/8-17

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 be amended appropriately to provide for a 9-metre maximum height on all residential buildings; and*



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- (2) *That staff provide the appropriate wording changes for consideration of second and third reading and adoption of Amendment Bylaw 9281 at the regular meeting of Council on September 14, 2015.*

CARRIED

PH15/8-18

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 be tabled until the September 14, 2015 regular Council meeting.

CARRIED

ADJOURNMENT

PH15/8-19

It was moved and seconded

That the meeting adjourn (12:37 p.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 September 8, 2015.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

10.4460 Garry St.,
Richmond, B.C., V7E 2N2
26 August 2015

David Weber, City Clerk's Office,
6911 No. 3 Rd., Richmond, B.C., V6Y 2C1

To Public Hearing	
Date:	Sept 8 / 15
Item #	4
Re:	11811 Dunford Rd.
	R215-697230

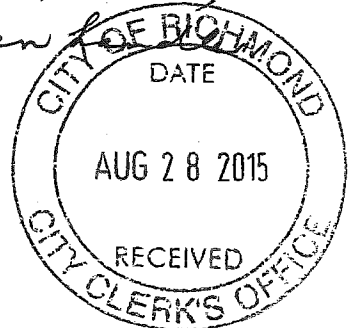
Dear Mr. Weber.

Thank you for the notice of the Public Hearing which
is to be held Sept. 8/15 regarding rezoning on property
to be subdivided to access vehicles to Dunford Rd.,

unfortunately I will be unable to attend but did
want my views heard.

Could you tell me why the Mayor and Council are
continuing to allow developers to despoil further
areas in our city? Are they aware of the many
old timers, the pioneers responsible for Richmond's
development who have been so disappointed in
what has happened to Richmond that they have
moved to Ladner, White Rock, Surrey and
points further east?

As I pointed out in a previous letter to
Council on this subject (March 2012) Richmond
already has more residents than our roads,
bridges, Tunnel and parking spaces can



2.

As my closing remarks in my previous letter stated that, having lived in Richmond for 88 years and having witnessed first hand the appalling charges and destruction in our city, I would suggest we refrain from any further development.

We are an Island and there is very little land left. We, as a city should attempt to achieve QUALITY, rather than QUANTITY!!

Yours Truly,

(Mrs.) Geraldine May.

Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

MayorandCouncillors

From: Webgraphics
Sent: Friday, 4 September 2015 19:04
To: MayorandCouncillors
Subject: Send a Submission Online (response #857)

Categories: 12-8060-20-9275 - RZ 14-674749

To Public Hearing
Date: <u>SEPT 8, 2015</u>
Item # <u>5</u>
Re: <u>5460, 5480, 5500,</u>
<u>5520, 5540, 5560</u>
<u>Moncton St.</u>

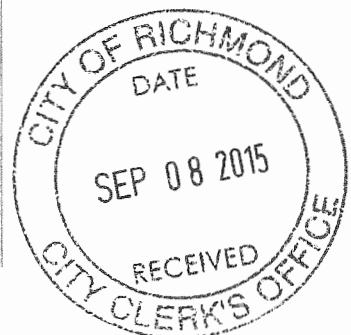
Send a Submission Online (response #857)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/4/2015 7:03:38 PM

Survey Response

Your Name	Ken Yip
Your Address	5533 Moncton Street, Richmond
Subject Property Address OR Bylaw Number	Bylaw 8500 (RZ 14-674749)
Comments	<p>6 single houses, rezoning to 30 detached single homes! I have the following concerns: 1. There is constant traffic congestion in the intersection of Moncton and No. 2 Rd and Steveston Hwy and No. 2 Rd...I predict that each of the 30 houses will have 2 cars, (two working young couples in a house) which is a grand total of 60 cars. Many of the cars will most likely be using Moncton, then onto No.2 Rd as their main road as it is more direct than using Trites Rd than turning back onto Moncton. This will definitely increase the traffic congestion. 2. As the single houses are smaller in size, many of their garages may be used for storage or only single garage. This forces the owners to park their car on Moncton or Trites. However, as there are not a lot of parking spots on Trites, people will naturally park on Moncton. As of right now, during the day, there are at least 10 parked cars in front of the town houses on Moncton and at night, there</p>



	<p>are already more than 20 parked cars. Once the 30 single houses are built, some people will definitely park on Moncton, which will increase the number of parked cars. This can create blockage of traffic, as well as not being able to clearly see cars coming your way, when you are trying to get out of your driveway.</p>
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MayorandCouncillors

Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280+9281</u>

From: Webgraphics
Sent: Friday, 28 August 2015 14:37
To: MayorandCouncillors
Subject: Send a Submission Online (response #840)

Categories: 12-8060-20-9280

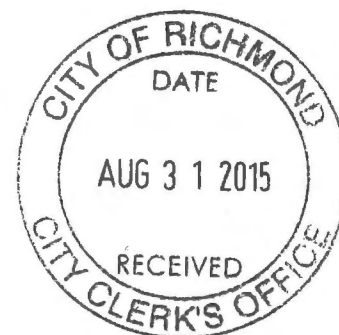
Send a Submission Online (response #840)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/28/2015 2:36:38 PM

Survey Response

Your Name	Sharon MacGougan
Your Address	7411 Ash Street
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 metre ceiling height and the 9 metre building height for all new houses.



Schedule 4 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 31 August 2015 11:04
To: Mayor and Councillors
Subject: Send a Submission Online (response #842)

Categories: 12-8060-20-9280

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u>
<u>9281</u>

Send a Submission Online (response #842)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/31/2015 11:03:42 AM

Survey Response

Your Name	Carlos Silva
Your Address	426 - 8120 Jones Rd
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 metre ceiling height and the 9 metre building height for all new houses.



Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing	
Date:	SEPT. 8, 2015
Item #	6
Re:	
BY LAWS 9280 + 9281	

From: Mayor and Councillors
Sent: Monday, 31 August 2015 16:14
To: 'Lukban, Frances [VC]'
Subject: RE: Meeting Re: House Heights

R. Wayne Craig
Joe Craig

This is to acknowledge and thank you for your email of August 31, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Also, your email will be included in the September 8, 2015 Public Hearing agenda package.

Thank you again for taking the time to make your views known.

Yours truly,

Schedule 5 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Michelle Jansson
Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Lukban, Frances [VC] [<mailto:Frances.Lukban@vch.ca>]
Sent: Monday, 31 August 2015 11:27
To: Mayor and Councillors
Subject: Meeting Re: House Heights

To Mayor & Council,

Please restore the height limit of **9 metres**
(almost thirty feet), *not* 10.5 metres, for **all** new houses.
Please **DO NOT** allow any loopholes and no wasteful exception for 2.5-storey houses.

Let's keep Richmond beautiful!

Frances Lukban

12-1188 Mellis Drive

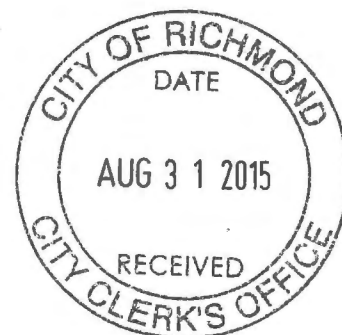
Richmond, BC V6X 1M1

604-313-0209



t: 604.707.6651
<http://travelclinic.vch.ca>
f t w

CNCL - 40



Schedule 6 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

From: Michael Seidelman <bat1734@telus.net>
Sent: Monday, 31 August 2015 16:18
To: Weber, David
Subject: Letter for Public Hearing

To Public Hearing
Date: <u>Sept 1, 2015</u>
Item # <u>6</u>
Re: <u>Zoning Bylaw B500</u>
<u>Amend. 9280 : 9281</u>
<u>Building height + massing</u>

Dear Mr. Weber,

I would like to submit this letter to be considered before the Public Hearing on Sept, 8th.

Sincerely,
Michael Seidelman

Dear Council,

If you read the letters section in the Richmond News, Richmond forums on Facebook, or talk to people who grew up in Richmond but now choose to live elsewhere, you'll see that people are disillusioned with what Richmond neighbourhoods are becoming; more concrete and less green space, large out of place homes towering over their neighbours' older but completely liveable homes, and unfriendly metal gates that are anything but neighbourly.

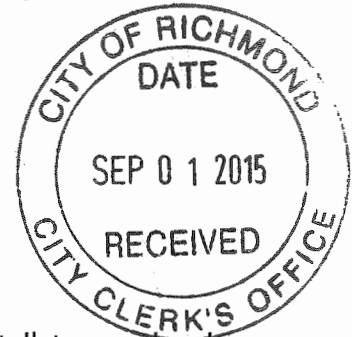
People who grew up in Richmond who want and are able to buy a detached home are buying in other cities like Delta, Ladner or Tsawwassen where reminders of friendly neighbourhoods like those of Richmond's past allow their kids to have a sense of community that they fondly remember having in Richmond. And when they do wish to purchase a home in Richmond, they are often outbid, not by other families who wish to live in the neighbourhood, but by developers who want nothing more than to knock the home down, build a larger one, often invasive to current properties and with less green space and an unwelcome metal gate, and flip it to a new buyer at much higher a cost. And many of those kid's' parents, who wish to remain in the homes that they raised their families in, don't feel like their voices are being heard in regards to the neighbourhoods they have spent many years living in.

Please remember that 35-40 years ago, when the neighbourhoods were originally built, there were structural guidelines for each neighbourhood that were followed so no houses would seem out of place. Now similar guidelines are needed so the new homes that are built fit into these neighbourhoods; currently it seems like the Wild West with no thought or consideration going into new homes so they blend into the existing streets.

Please listen to what the people of Richmond are saying. They have Richmond's best interests in mind while developers care about profits first and foremost. We live in a time where any new home that is built will sell so having those homes fit into the existing neighbourhood, not take away sunlight from their neighbours or take the word "neighbour" out of the word "neighbourhood" makes sense and will sell just as quickly. Developers will still do very strong business and Richmond neighbourhoods will be better for it.

The people of Richmond are counting on you to make the right decision that reflects our concerns for the communities we live in.

Sincerely,



Michael Seidelman
A 35-year resident of Richmond

MayorandCouncillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 +</u> <u>9281</u>

From: Webgraphics
Sent: Wednesday, 2 September 2015 12:28
To: MayorandCouncillors
Subject: Send a Submission Online (response #843)

Categories: 12-8060-20-9280

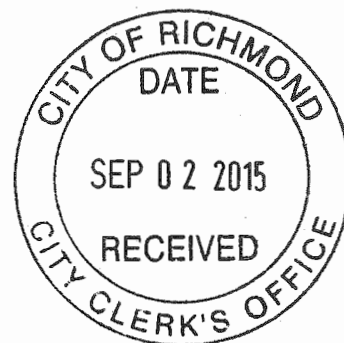
Send a Submission Online (response #843)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/2/2015 12:27:37 PM

Survey Response

Your Name	Ann Albisser
Your Address	417 12639 No.2 Road Richmond, V7E6N6
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 metre ceiling height and the nine metre building height for all new houses.



Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW #9280 + 9281</u>

From: Mayor and Councillors *re Wayne Craig Joe Eric*
Sent: Wednesday, 2 September 2015 15:09
To: 'marionsmith@shaw.ca'
Subject: FW: Comments regarding Bylaw 9280
Attachments: Bylaw 9280 - Public Hearing Sept 8 2015.pdf

This is to acknowledge and thank you for your email of September 2, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Also, your email will be included in the September 8, 2015 Public Hearing agenda package.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

Schedule 8 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

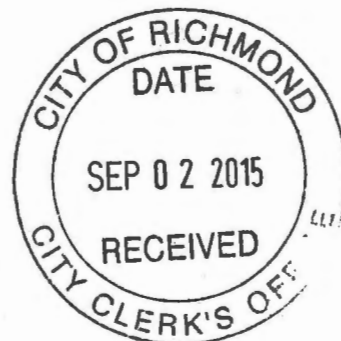
-----Original Message-----

From: Marion Smith [<mailto:marionsmith@shaw.ca>]
Sent: Wednesday, 2 September 2015 13:41
To: Mayor and Councillors
Subject: Comments regarding Bylaw 9280

Dear Mayor and Councillors:

Attached is a letter regarding recent development in the Riverdale subdivision. If you don't believe that construction is affecting our neighbourhoods, then please look at the attached map.

Regards,
Marion Smith
604-277-0259



Marion L. Smith

6580 Mayflower Drive, Richmond, BC V7C 3X6

September 2, 2015

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Dear Mayor and Council:

Re: Public Hearing on Bylaw 9280, September 8, 2015

Riverdale has been a very stable neighbourhood ever since it was built in the early 1970s. Even renters have lived here for decades. However, new giant houses are sucking the life blood out of our subdivision.

All of us living here know that when one of these houses goes up next door, our properties and our lives are changed irrevocably.

Because of this, people are getting out. And this is happening, not just in our neighbourhood, but all over Richmond. When long-term residents abandon a city, that city is in crisis.

We all know what the solution is. The mass of new housing must be brought under control, in particular, limiting ceiling heights to 12 feet, double-counting rooms with higher ceilings and restricting overall height.

Sincerely,

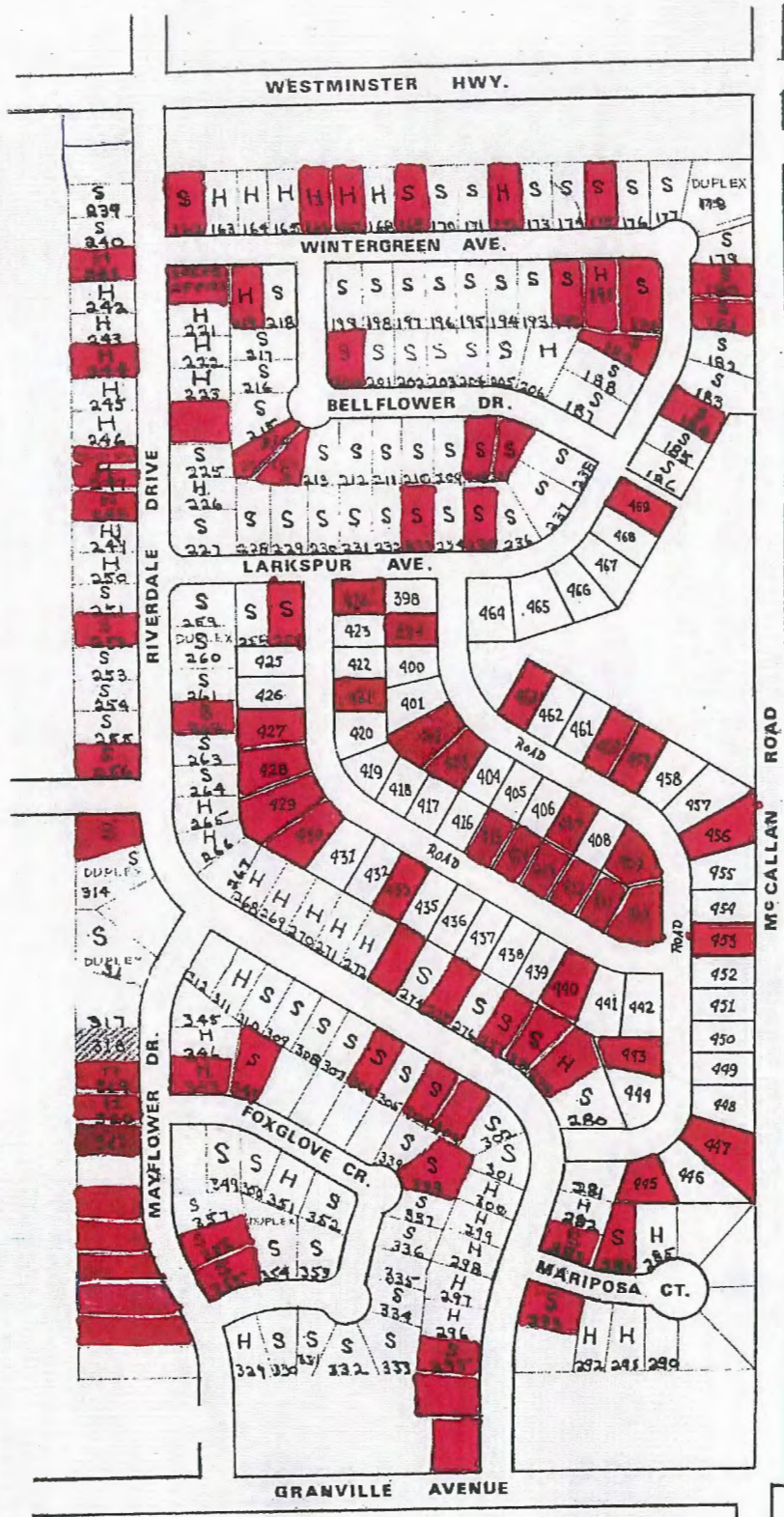
Marion Smith

Attachments:

- Map showing recent construction in red
- Photos

Richmond

RIVERDALE SUBDIVISION



These are just four of the massive houses built in the Riverdale subdivision south of Westminster Hwy.

4840 Mariposa Crt at Riverdale Dr



4611 Foxglove Dr at Mayflower Dr



4651 Wintergreen at Riverdale Dr



6620 Clematis Dr at Coltsfoot Dr



Schedule 9 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 +</u>
<u>9281</u>

From: Lynda Terborg <lterborg@shaw.ca>
Sent: Wednesday, 2 September 2015 16:30
To: Weber, David
Subject: ambiguity in the bylaws - for Public Hearing September 8, 2015
Attachments: CCE02092015_0003.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi David

I spoke to you this morning about a missing piece of correspondence that I cannot find on the site reporting the City Council meeting minutes of July 27th, 2015 (copy attached).

I pointed out the memorandum is also misdated as July 23, 2014. This memorandum from Wayne Craig to the Mayor and Councillors was date stamped received in your City Clerk's Office Jul 24, 2015.

This memorandum is germane to the control of building massing issues before us at the Public Hearing September 8th 2015 and was received and the content discussed at the July 27th Council meeting that passed the Bylaw Amendments under consideration.

Please consider this email and the attachment a written submission to the Public Hearing and also a concern as to how this very important interpretive material in the memo can be put in the public record of the events unfolding in the deliberations.

The ambiguity of the intent of the bylaws cannot continue and the standardization for measurements must meet the intention of the bylaws proposed.

The missing memorandum in the Council meeting minutes and reports, is a direct response from Mr Erceg's to the Tuesday, July 21, 2015 Planning Committee meeting advising "that staff will be able to provide clarification with respect to ceiling height measurement prior to the next Council meeting."
(copy of Planning meeting minutes page 12 attached).

Thank you,

Lyn ter Borg



Planning Committee
Tuesday, July 21, 2015

Discussion ensued with regard to utilizing a down zoning system similar to what is used in the Corporation of Delta. In reply to queries from Committee, Mr. Konkin noted that in the Corporation of Delta, homeowners within a specific area have the opportunity to downzone the property, should there be a consensus amongst area residents; however, the process is time consuming and individual homeowners retain the ability to rezone their property back to the original zoning.

In reply to queries from Committee, Mr. Erceg noted that should the proposed amendments proceed, the proposed amendments would apply to all single-family lots in the city without Land Use Contracts. He added that the proposed amendments would provide clarity and precision to the current regulations.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 to amend the zoning regulations for building massing, interior ceiling height and floor area calculation, and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 to amend the residential vertical lot width building envelope within single-family, coach house and two-unit dwelling zones:*
 - (a) *be updated at section 4.18.2 and 4.18.3 to change the figures "12.5 m" to "15 m"; and*
 - (b) *be introduced and given first reading ; and*
- (3) *That staff report back to Planning Committee in one year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.*

The question on the motion was not called as discussion ensued with regard to (i) the possible effect of the proposed amendments on Land Use Contracts, (ii) the possibility of restricting subjective aspects of architectural design, (iii) reviewing the proposed amendments in the future, (iv) having appropriate setbacks to adjacent properties, and (v) the definition of ceiling height.

In reply to queries from Committee, Mr. Craig noted that the proposed amendments will restrict the ability to add drop ceilings. Mr. Cooper added that the proposed measurement of ceiling height will be tied to the building's structure.

The Chair requested further clarification in relation to the proposed measurement of ceiling height in cases of exposed beams. Mr. Erceg advised that staff will be able to provide clarification with respect to ceiling height measurement prior to the next Council meeting.





**City of
Richmond**



TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Memorandum

Planning and Development Division
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director of Development

Date: July 23, 2014
File: 08-4430-01/2015-Vol 01

Re: **Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family and Two-Family Developments**

This memorandum responds to the Planning Committee motions passed at the July 21, 2015 Planning Committee meeting for the proposed Zoning Bylaw 8500 amendments to regulate single-family and two-family dwelling massing. The following motion was passed by Planning Committee:

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 to amend the zoning regulations for building massing, interior ceiling height and floor area calculation, and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 to amend the residential vertical lot width building envelope within single-family, coach house and two-unit dwelling zones:*
 - a) *be updated at section 4.18.2 and 4.18.3 to change the figures "12.5 m" to "15 m"; and*
 - b) *be introduced and given first reading; and*
- (3) *That staff report back to Planning Committee in one (1) year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.*

Amendment Bylaw 9280

Proposed Zoning Bylaw 8500 Amendment Bylaw 9280, as presented to Planning Committee, would introduce amendments to prohibit dropped ceilings, revise setback and height requirements for detached accessory structures, revise the maximum height regulations for 2 storey houses to limit the maximum height to 9 m and limit interior ceiling height to 5.0 m before an area with a tall ceiling would be counted twice for the purpose of floor area calculations.

During the Committee meeting, Planning Committee requested clarification regarding the measurement of interior ceiling height as proposed in Zoning Bylaw 8500 Amendment Bylaw 9280, and how it would apply to various architectural details that could be constructed. In response to the questions, staff have reviewed the proposed definition of ceiling height in proposed Bylaw 9280,

PHOTOCOPIED

July 23, 2015

- 2 -

and have amended the Bylaw 9280 (attached to this memorandum) as follows, for consideration of 1st reading:

"Height, ceiling means the vertical distance from top of the finished floor of a storey to:

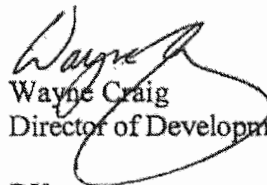
- a) the underside of the floor joist;
- b) the underside of the roof joist;
- c) the underside of the bottom chord of a structural truss; or
- d) the underside of a structural deck

above that storey, whichever is the greatest distance from the finished floor."

Please refer to the cross-section sketches for various forms of construction provided in Attachment 1 for information on how interior ceiling height would be measured. Should Zoning Bylaw 8500 Amendment Bylaw 9280 proceed to adoption, staff will prepare an information bulletin on interior ceiling height measurements to ensure that property owners, home designers and builders are aware of the new regulations.

Amendment Bylaw 9281

Planning Committee passed a motion to amend proposed Zoning Bylaw 8500 Amendment Bylaw 9281 to retain the existing residential vertical lot width building envelope provisions for lots with a lot width of less than or equal to 15.0 m. Staff have revised Zoning Bylaw 8500 Amendment Bylaw 9281 to reflect this change. The revised Zoning Bylaw 8500 Amendment Bylaw 9281 is provided with this memorandum for Council's consideration.

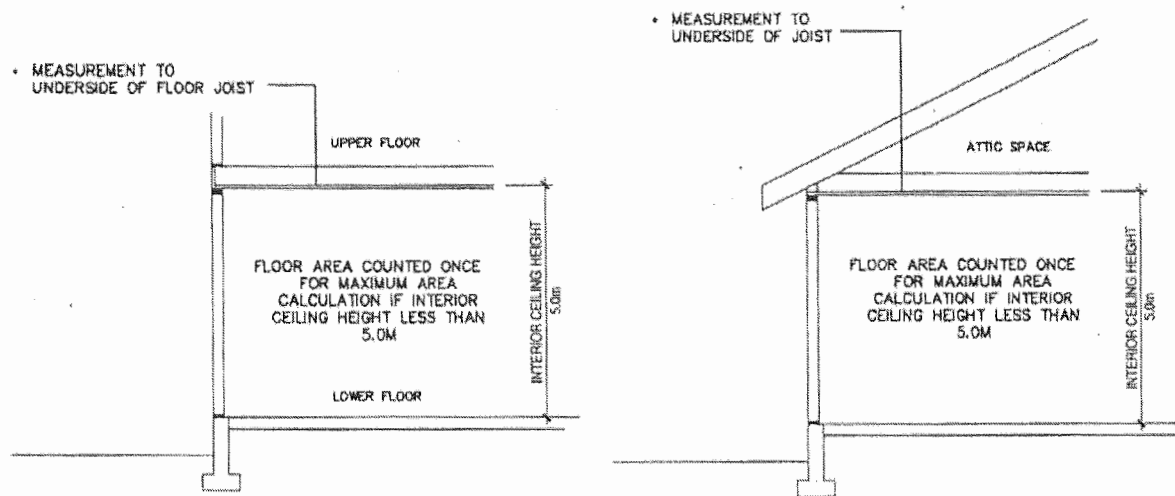

Wayne Craig
Director of Development

BK:rg

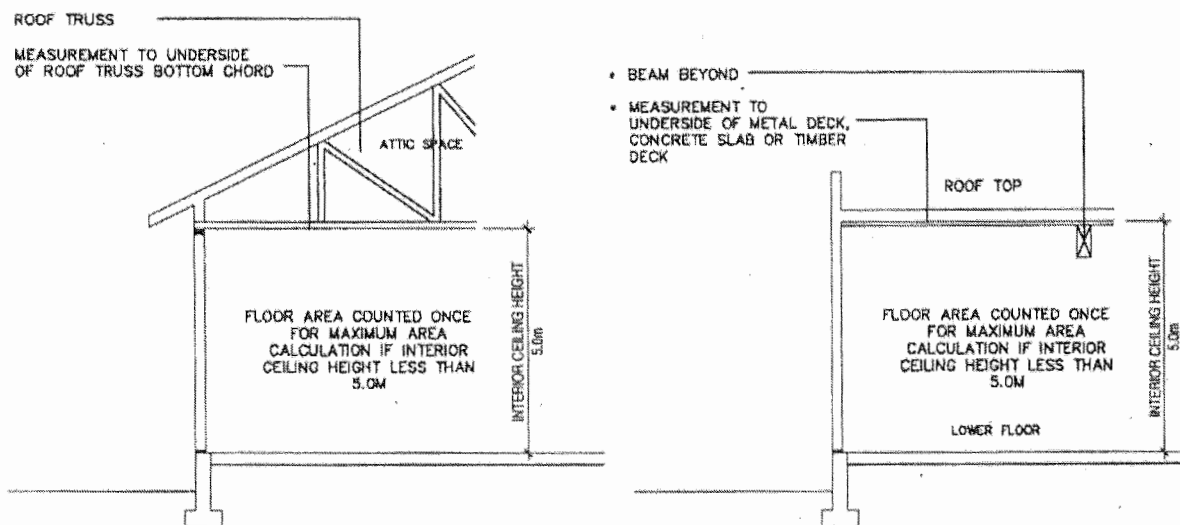
Attachment 1: Potential Ceiling Construction and Height Measurement

Interior Ceiling Height Definition

Measurement for flat ceiling situations



■ ceiling measurement at joist conditions

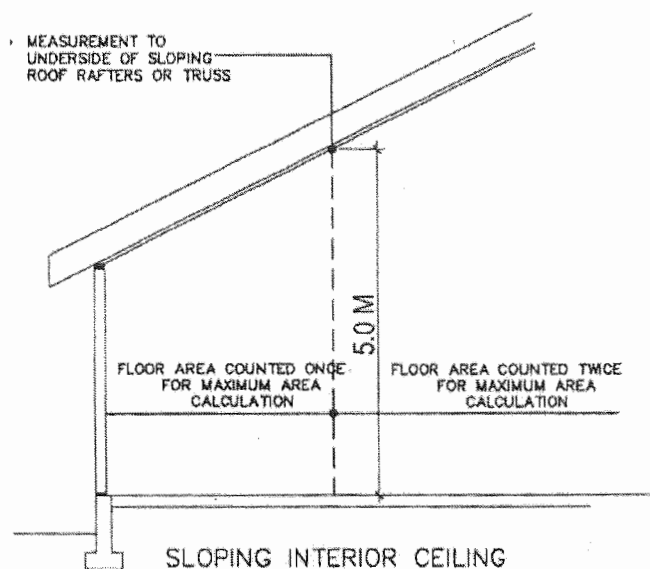


■ ceiling measurement at truss conditions

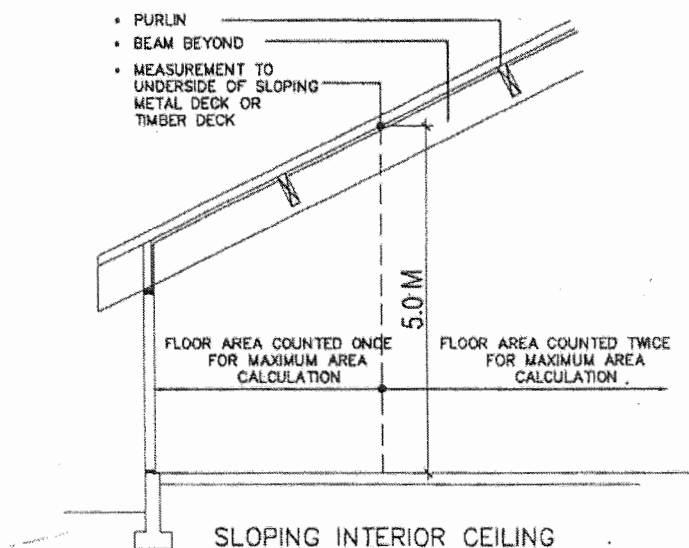
■ ceiling measurement at roof slab, and spanning deck conditions

Interior Ceiling Height Definition

Measurement for sloped ceiling situations



■ ceiling measurement at roof rafter condition



■ ceiling measurement at sloping roof deck conditions

MayorandCouncillors

Schedule 10 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAW 9280 + 9281

From: Webgraphics
Sent: Wednesday, 2 September 2015 21:05
To: MayorandCouncillors
Subject: Send a Submission Online (response #844)

Categories: 12-8060-20-9280

Send a Submission Online (response #844)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/2/2015 9:04:13 PM

Survey Response

Your Name	Christine Smerdon
Your Address	14-11491 7th Avenue
Subject Property Address OR Bylaw Number	9280
Comments	<p>Please use the 3.7 metre ceiling height and the 9 metre building height for all new houses. The bylaws exist to ensure, among other things, that homes maintain or improve the quality of life of communities. No one who lives in Richmond can seriously suggest that the large homes being built maintain or improve the quality of life of the neighbourhoods they have been forced into. And please don't bring out the one about people having the right to build their dream house. Actually, they don't have that right. Unless their dream home doesn't infringe upon the sunlight or pave over the green space or blind their neighbours with vast expanses of wall and concrete 'yards', they will have to modify their dream or build somewhere else.</p>

Mayor and Councillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item #: <u>6</u>
Re: <u>BYLAW 9280+9281</u>

From: Webgraphics
Sent: Thursday, 3 September 2015 08:08
To: Mayor and Councillors
Subject: Send a Submission Online (response #845)

Categories: 12-8060-20-9280

Send a Submission Online (response #845)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 8:07:06 AM

Survey Response

Your Name	Michael Wolfe
Your Address	9731 Odlin Road
Subject Property Address OR Bylaw Number	9280
Comments	Use the 3.7 metre ceiling height and the nine metre building height for all new houses.

Schedule 12 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

MayorandCouncillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 +</u>
<u>9281</u>

From: Webgraphics
Sent: Thursday, 3 September 2015 09:56
To: MayorandCouncillors
Subject: Send a Submission Online (response #846)

Categories: 12-8060-20-9280

Send a Submission Online (response #846)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 9:55:03 AM

Survey Response

Your Name	John Parrott
Your Address	8960 Lancelot Gate, Richmond, V7C 4S5
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	Please use the 3.7 meter ceiling height and the 9 meter max building height for all new houses. The MONSTER houses that are frequently being built are literally killing our neighbourhoods!

Schedule 13 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 3 September 2015 12:31
To: Mayor and Councillors
Subject: Send a Submission Online (response #847)

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 + 9281</u>

Send a Submission Online (response #847)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 12:29:50 PM

Survey Response

Your Name	Steffany Walker
Your Address	111 - 12633 No. 2 Road
Subject Property Address OR Bylaw Number	same as above
Comments	How sad is Richmond going to be in five years. It will be nothing but high rises and mega houses. Richmond will be very ugly. Traffic will be horrendous. Those of us who can get out are going to get out. Those who are left will not speak to each other. To overcrowded. Not Canada anymore. How sad. No one cares anyway do they?

Schedule 14 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 3 September 2015 12:34
To: Mayor and Councillors
Subject: Send a Submission Online (response #848)

To Public Hearing
Date: <u>SEPT 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 + 9281</u>

Send a Submission Online (response #848)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 12:33:11 PM

Survey Response

Your Name	John Montgomery
Your Address	5880 Sandpiper Court
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	<p>The bylaw, as presently proposed, will not solve the problem that it is intended to fix. The problem, as identified in April, is the building of monster houses (very tall houses with very large footprints) that overshadow neighbouring homes and deprive neighbours of sunlight and privacy. The bylaw as proposed features ceiling and building heights which were not recommended by the Design Advisory Panel, but were lobbied for by builders. A 3500 to 4000 square foot house with 16 foot ceilings will have a very large footprint, and if built to the full height proposed for 2-1/2 story homes will be a "monster house". That's the way the math works, and it will negatively affect up to five neighbours - one on each side, and up to three behind, as well as being visually displeasing from the street. As it stands, the bylaw will do very little to address the expressed concerns of the general public, and will do very little to stop the destruction of our very desirable neighbourhoods. The Mayor and all councillors campaigned on a promise to</p>

respect these neighbourhoods, and their preservation is a core City value and objective. Nobody campaigned on a platform of doing everything possible to keep builders and developers happy. There is a very simple solution - amend the bylaws to reflect a maximum ceiling height of 3.7 meters before double counting, and a maximum structure height of 9 meters for all new houses. This is consistent with the recommendations of staff and the Advisory Design Panel, is consistent with the City's stated objectives, and is consistent with the bylaws of neighbouring cities. These amendments will not be harmful to builders or the market - there will always be a market for tastefully designed, well built homes in Richmond.

Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Thursday, 3 September 2015 13:26
To: 'Brian Howe'
Subject: RE: 9280 Public Hearing

*re Wayne Craig
Joe Craig*

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>12</u>
Re: <u>BYLAW 9280 +</u>
<u>9281</u>

This is to acknowledge and thank you for your email of September 3, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Also, your email will be included in the September 8, 2015 Public Hearing agenda package.

Thank you again for taking the time to make your views known.

Yours truly,

Schedule 15 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

-----Original Message-----

From: Brian Howe [mailto:Brian_Howe@cbu.ca]
Sent: Thursday, 3 September 2015 13:19
To: Mayor and Councillors
Subject: 9280 Public Hearing

I am disturbed to see the expansion of the so-called mega homes or monster homes in Richmond. They take away from the beautiful greenery of the Garden City. I also am disturbing to see the unfairness in neighborhoods where a new mega home takes away the light and view of people in other houses. I urge you to use the 3.7 metre ceiling height and the 9 metre building for all new houses. If the city of Vancouver and other cities in the area can have these kinds of sensible limitations, why cannot Richmond. Lets keep our trees and green spaces.

Brian Howe
6233 London Rd.
Richmond, BC

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 3 September 2015 13:16
To: MayorandCouncillors
Subject: Send a Submission Online (response #849)

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280+</u> <u>9281</u>

Send a Submission Online (response #849)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 1:15:06 PM

Survey Response

Your Name	Brian Howe
Your Address	6233 London Road, Richmond BC
Subject Property Address OR Bylaw Number	9280
Comments	<p>I am disturbed to see the expansion of the so-called mega homes or monster homes in Richmond. They take away from the beautiful greenery of the Garden City. I also am disturbed to see the unfairness in neighbourhoods when new mega homes take away the light and the view of people in other homes. I urge you to use the 3.7 metre ceiling height and the 9 metre building for all new houses. If the city of Vancouver and other cities in the area can have these kinds of sensible limitations, why cannot Richmond. Lets keep our trees and green spaces.</p>

Schedule 16 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280T</u>
<u>9281</u>

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 3 September 2015 13:40
To: MayorandCouncillors
Subject: Send a Submission Online (response #850)

Categories: 12-8060-20-9280

Send a Submission Online (response #850)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 1:38:56 PM

Survey Response

Your Name	Katherine Covell
Your Address	6233 London Rd
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 metre ceiling height and the 9 metre building height for all new houses. Without such restrictions, you are not only contributing to the aesthetic destruction of our once beautiful garden city, you are promoting environmental devastation. Mega homes do not allow space for trees. Trees are essential to air quality and human health as well as to control erosion. Moreover, the endless destruction of existing homes has led to a crisis of construction waste in our landfills. Please do the right thing for all citizens of Richmond and immediately restrict the size of all new homes.

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u>
<u>9281</u>

cc: Wayne Craig
Joe Erceg

Mayor and Councillors

From: Mayor and Councillors
Sent: Thursday, 3 September 2015 15:31
To: 'graham.johnsen@shaw.ca'
Subject: FW: Sept. 8 Public Hearing regarding Zoning Bylaw 8500
Attachments: Wrap letter Sept 3.pdf

This is to acknowledge and thank you for your email of September 3, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Also, your email will be included in the September 8, 2015 Public Hearing agenda package.

Thank you again for taking the time to make your views known.

Yours truly,

Schedule 17 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

Michelle Jansson

Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1

Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Graham Johnsen [<mailto:graham.johnsen@shaw.ca>]
Sent: Thursday, 3 September 2015 13:49
To: Mayor and Councillors
Subject: Sept. 8 Public Hearing regarding Zoning Bylaw 8500

**5131 HUMMINGBIRD DRIVE
RICHMOND, BC V7E 5T7**

September 3, 2015

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Attention: Mayor and Councillors

Dear Mesdames and Sirs:

**Re: Public Hearing for Proposed Amendments
to Single Family Zoning Bylaw 8500**

I have two submissions for Council's consideration at the Public Hearing on Tuesday.

1. Reduce Maximum Interior Ceiling Heights

Consistent with community planning elsewhere in the lower mainland, I submit that the maximum interior ceiling height should be reduced from 16.4 feet to 12 feet. I believe that such an amendment to the proposed amending bylaw would be the most effective mechanism to reduce excessive massing that is so negatively impacting existing, viable neighbourhoods in our community.

2. Limit Encroachments on Rear Yards

The devastating effects of shading and visual assault on neighbouring lands resulting from excessive massing should be further reduced by limiting now, in this proposed amending bylaw, development in rear yards - particularly where they do not abut lanes.

We have made these submissions to staff and councillors throughout this process.

Yours truly

Graham Johnsen

CityClerk

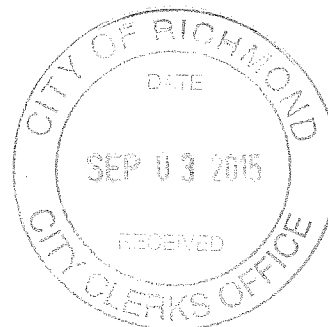
From: ncumming [ncumming@telus.net]
Sent: Thursday, 03 September 2015 2:18 PM
To: CityClerk
Cc: Brodie,Malcolm; Au,Chak; Dang,Derek; Day,Carol; Johnston,Ken; Loo,Alexa; McNulty,Bill; McPhail,Linda; Steves,Harold
Subject: Proposed changes to Zoning Bylaw
Attachments: Richmond City Council Sept 3, 2015.pdf
Categories: 12-8060-20-8500 Richmond Zoning Bylaw 8500

		INT
	DW	
	MJ	
	DB	

In preparation for the upcoming Public Hearing, please see the attached letter.

Thanks you,

Neil Cumming



Neil A. Cumming
5771 Gannet Court
Richmond, BC
V7E 3W7

03 September 2015

City of Richmond
Richmond, BC
Attention: Members of Council

Dear Sirs/Mesdammes:

Re: Proposed Amendments to Zoning Bylaw 8500

I wish to provide members of Council with several thoughts for your consideration on the subject of the proposed amendments to the building bylaw.

WHO IS BEING HEARD?

When I addressed the Planning Committee on June 16 and followed up in writing on June 18, I mentioned that there had been inadequate consultation with the most important stakeholder group, i.e. the residents who have to live with the results of Council's decisions. To your credit, you directed staff to undertake the necessary consultation, and this resulted in the two open houses held on July 8 and 9.

I attended both events. The first was ostensibly for residents, but was attended by many representatives from the building industry. The council chamber was filled to overflowing, and many residents took the opportunity to speak their minds. It is noteworthy that the builders tried to consume much of the available time, even though their designated opportunity was the following evening. On the second evening slightly fewer people attended, but nonetheless, the chamber was almost full. Many residents saw the need to attend again to offset the aggressive lobby being advanced by the builders.

I paid particular attention to which councillors attended these open houses. I give credit to Councillor Au, who attended both sessions, and Councillor Loo, who attended the second one. The remaining councillors were conspicuously absent. I was astonished by news reports that suggested some councillors felt their presence would be improper. This was your best opportunity to inform yourselves as to the wishes of the community, and you passed it up. I have to ask how you can consider yourselves to be adequately informed when most of you failed to engage in the consultation process?

Well, let's examine what happened next. I suggested more consultation was needed. Council directed staff to do so. They did. They subsequently made recommendations to council based on what they heard. Council, most of whom did not attend the open houses, did not attend the Westwind neighbourhood meeting on April 29, 2015, and therefore have not heard from a representative cross section of residents, decided to overrule the recommendations of staff. On what basis was this decision made? Why do we have consultation if the consultees will be ignored?

I submit to you that councillors who have not engaged in the consultation process are not in a position to overrule or second guess the recommendations of staff who did.

WHAT DID THE PEOPLE SAY?

In the few months of public discourse on this issue we have heard many things. Much of it has come from an aggressive, well-funded and well-organized lobby sponsored by the building industry. They have advanced several arguments as to why the bylaw should not be changed, or why larger, higher, denser buildings should be allowed. One comment we have heard several times, from both the lobbyists and from certain councillors, is that the opposition to large homes comes from a small but overly vocal minority of disaffected residents who do not represent the mainstream. I suggest to you that this is a false characterization. If you had attended the Westwind neighbourhood meeting you would have seen close to 200 people who felt strongly enough to come out. If you had attended the July 8 and 9 open houses you would have seen similar numbers, many of whom spoke passionately about the degradation of our neighbourhoods in the face of uncontrolled development. Add to that the hundreds of letters to the City and to the newspapers, and it is a conclusive fact that a very significant segment of Richmond's population is very concerned about what the City is allowing to happen to the quality of life their neighbourhoods.

I think it is important to recognize certain essential features of the various stakeholder groups. The building industry has been granted stakeholder status by the City, although some of us have questioned the validity of this status. Notwithstanding that uncertainty, it is an undeniable fact that the builders, by and large, may do business and employ people in their pursuits, but they are in most cases not the ones who have to live with the results of their work. They reap their rewards and move on.

Similarly, we have also heard from a number of people who express concern over the notional loss of value of their property. If the intent of these people is indeed to liquidate the value of their property, they are again by definition not the ones who must live with the results of the building bylaw. They also reap their rewards and move on.

Thirdly, we have heard that "the market" wants these larger, denser homes with high ceilings and spacious rooms. Fair enough, but I think we also need to acknowledge that these future buyers are also questionable stakeholders in this debate. They are potential future residents (or are they?), and by definition are not here yet, and therefore have no standing. There is no convincing case that existing residents should be expected to sacrifice their neighbourhood character and livability to satisfy those who are not even here yet and are at liberty to pursue their dreams elsewhere. If future buyers wish to take advantage of what Richmond has to offer, they are welcome. If they expect to achieve their goals by taking away from our livability, they are not. We owe these people nothing.

I would also offer that I have yet to see a convincing argument that allowable building characteristics in Richmond should be any different than the norm prevailing in our neighbouring municipalities.

The most important stakeholder group are we, the people who must live with the results of Council's decisions. We are not opportunists who are out to make a buck. We are the people who have lived in Richmond, raised our families in Richmond, paid our taxes in Richmond, coached our children's sports teams in Richmond, attended the community events in Richmond, and done all the things that make it a desirable community to live in and raise a family in. We are the ones who are here for the long haul and have planned to spend our retirement years here. We need to be heard, and we need you to engage in the consultation process you yourselves initiated.

THE BIG PICTURE

Right now the City staff and Council are down in the weeds, tinkering with decimals of a meter for building dimensions. We need to raise the level of this debate to look at the big picture.

Council has made solemn commitments to the people of Richmond. They are embodied in the City's Vision Statement, and the Official Community Plan that you yourselves have endorsed:

- The most appealing, livable, well-managed community in Canada;
- Protection of single family neighbourhoods and existing housing stock;
- Assurance that changes to the physical character of single family neighbourhoods occurs in a fair, complementary manner with community consultation.

You need to deliver on those commitments.


Finally, I need to acknowledge that there is a need in any thriving and progressive community for growth, renewal and improvement. It is not my intent to deny that redevelopment is necessary nor desirable. The key is proper planning, reasonable control, and respect for existing residents. While developers and residents should be at liberty to pursue their goals, they should not be achieving them by taking something away from others. The objective here should be healthy, vibrant and attractive development that enhances the appeal and livability of our neighbourhoods, and is done in a planned and coordinated way that adds to our community well-being.

Development that manifests in a way imposes negatively on existing neighbours is the root of the problem we are now facing. That is a decidedly unhealthy road to be following.

Before you vote on the proposed amendments to the building bylaw, I ask that each and every one of you look at yourselves in the mirror and ask if you are doing the right thing for those of us that must live with your decision.

Only then will Council be in a position to declare success.

Respectfully submitted,



Neil A. Cumming

Schedule 19 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 3 September 2015 20:15
To: Mayor and Councillors
Subject: Send a Submission Online (response #851)

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAW 9280 + 9281

Send a Submission Online (response #851)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 8:14:45 PM

Survey Response

Your Name	Anna Delaney
Your Address	11331 Sealord Road, Richmond
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	Please, please modify this bylaw and respect the collective voices of many Richmond residents across Richmond. Use the 3.7 metre ceiling height and the nine metre building height for all new houses. This is more than ample to build a house. Development will NOT cease, the world will not stop spinning and neighbourhood 'feel' will be somewhat preserved.



Schedule 20 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 + 9281</u>

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 3 September 2015 20:37
To: MayorandCouncillors
Subject: Send a Submission Online (response #852)

Categories: 12-8060-20-9280

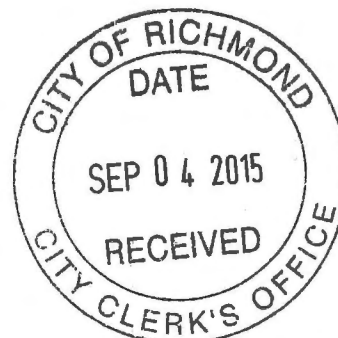
Send a Submission Online (response #852)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 8:36:47 PM

Survey Response

Your Name	Sarah Gordon
Your Address	5831 Plover Court, Richmond, V7E 4K2
Subject Property Address OR Bylaw Number	9280 Public Hearing
Comments	Please use the 3.7 metre ceiling height and the nine metre building height for all new houses.



Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BVLAW # 9280 + 9281

From: Frank Suto <fsuto@shaw.ca>
Sent: Friday, 4 September 2015 01:35
To: Mayor and Councillors; Erceg, Joe; Craig, Wayne
Subject: House Massing
Categories: 12-8060-20-9280

Schedule 21 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

With regard to house massing, I'd like to suggest moving away from mandating maximum ceiling heights.

I'd like to recommend the introduction of a simple rule based on a 'standard ceiling height' (SCH) of 2.45 meters or about 8 feet with no allowances other than directly above stairs.

- The area with a ceiling height over two SCH i.e. 4.9 meters and less than three SCH i.e. 7.35 meters shall be multiplied by two for total area calculation;
- the area with a ceiling height over three SCH i.e. 7.35 meters and less than four SCH i.e. 9.8 meters shall be multiplied by three for total area calculation;
- the area with a ceiling height over four SCH i.e. 9.8 meters and less than five SCH i.e. 12.25 meters shall be multiplied by four for total area calculation;
- the area with a ceiling height over five SCH i.e. 12.25 meters and less than six SCH i.e. 14.7 meters shall be multiplied by five for total area calculation.

For areas with a cathedral ceiling the calculation shall be based on the height from the floor to the highest point of the ceiling.

This way the maximum height of the building can be defined as the distance between the ground and highest point of the roof irrespective of ceiling heights.

Regards,
Frank Suto



MayorandCouncillors

Schedule 22 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAW 9280+
	9281

From: Webgraphics
Sent: Friday, 4 September 2015 07:36
To: MayorandCouncillors
Subject: Send a Submission Online (response #853)

Categories: 12-8060-20-9280

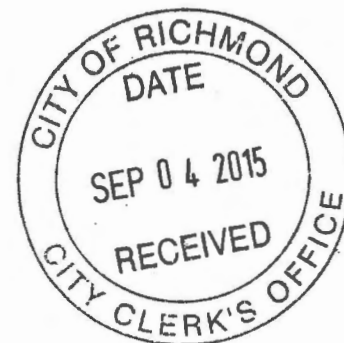
Send a Submission Online (response #853)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/4/2015 7:34:55 AM

Survey Response

Your Name	Peggy Ogloff
Your Address	6531 Clematis Drive
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	Please use the 3.7 metre ceiling height and the nine metre building height for all new houses.



MayorandCouncillors

Schedule 23 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 + 9281</u>

From: Webgraphics
Sent: Friday, 4 September 2015 08:39
To: MayorandCouncillors
Subject: Send a Submission Online (response #854)

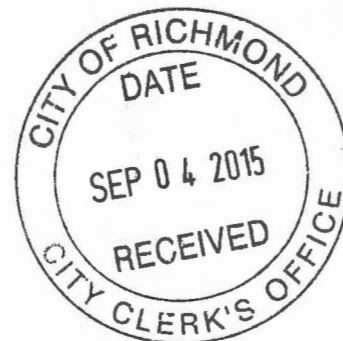
Send a Submission Online (response #854)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/4/2015 8:38:39 AM

Survey Response

Your Name	Ryan Odamura
Your Address	3580 Bowen Drive
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7metre ceiling height and 9metre building height for all new houses. I believe these heights are still too high but its a start.



Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing

Date: SEPT. 8 2015

Item # 6

Re: BYLAW 9280+9281

From: Mayor and Councillors
Sent: Friday, 4 September 2015 08:44
To: 'ANNA D.'
Subject: RE: Bylaw 9280 Public Hearing

cc Wayne Craig
Joe Craig

Schedule 24 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Dear Ms. Delaney,

This is to acknowledge and thank you for your email of September 3, 2015, a copy of which will be forwarded to the Mayor and each Councillor. In addition, your email will be forwarded to Wayne Craig, Director, Development. If you have any further comments or concerns, you may contact Mr. Craig at 604.276.4000.

Also, your email will be included in the September 8, 2015 Public Hearing agenda package.

Thank you for taking the time to contact Richmond City Council.

Best regards,

David Weber
Director, City Clerk's Office
City of Richmond

From: ANNA D. [mailto:sferndesign@shaw.ca]
Sent: Thursday, 3 September 2015 20:56
To: Mayor and Councillors
Subject: Bylaw 9280 Public Hearing

Dear Mayor and Councillors,

Please use the 3.7 metre ceiling height and the 9 metre building height for this bylaw and respect the collective voices of many Richmond residents across Richmond who have spoken on this matter.

We, the residents of Richmond matter also (although sometimes I feel secondary to the wants of developers). If 3.7/9 metre heights are adopted, development will NOT cease, the world will not stop spinning and neighbourhood 'feel' will be somewhat preserved. The developers will NOT go out of business - they will just find and build for a different client. Those clients wanting a house of a different size/configuration, will build elsewhere.

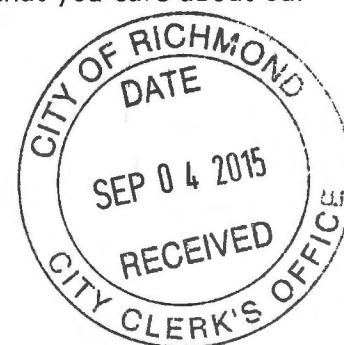
As for those homeowners claiming their homes will be of less value, they will all make money when they sell, but they may just make a little less....the greed of a few should not outweigh a decision that will affect a neighbourhood far beyond today's market.

Enough is enough - I am a frustrated and fed up Richmond resident. Please show that you care about our opinions also!

Thank you,

Anna Delaney
11331 Sealord Road
Richmond, BC

CNCL - 74



Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing
Date: SEPT. 8 2015
Item # 6
Re: BYLAW 9280 + 9281

From: Mayor and Councillors
Sent: Friday, 4 September 2015 08:45
To: 'Peggy Ogloff'
Subject: RE: Bylaw 9280

*cc Wayne Craig
Joe Craig*

Schedule 25 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

This is to acknowledge and thank you for your email of September 4, 2015, a copy of which will be forwarded to the Mayor and each Councillor. In addition, your email will be forwarded to Wayne Craig, Director, Development. If you have any further comments or concerns, you may contact Mr. Craig at 604.276.4000.

Also, your email will be included in the September 8, 2015 Public Hearing agenda package.

Thank you for taking the time to contact Richmond City Council.

Best regards,

David Weber
Director, City Clerk's Office
City of Richmond

From: Peggy Ogloff [<mailto:pegloff@shaw.ca>]
Sent: Friday, 4 September 2015 07:30
To: Mayor and Councillors
Subject: Bylaw 9280

Please use the 3.7 metre ceiling height and the nine metre building height for all new houses.

Four voters:

Peggy Ogloff Fred Ogloff Kathryn Ogloff Robert Ogloff
6531 Clematis Drive



Schedule 26 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

CityClerk

From: Neil Cumming [ncumming@telus.net]
Sent: Friday, 04 September 2015 10:14 AM
To: CityClerk
Cc: Brodie, Malcolm; Au, Chak; Dang, Derek; Day, Carol; Johnston, Ken; Loo, Alexa; McNulty, Bill; McPhail, Linda; Steves, Harold
Subject: Changes to Zoning Bylaw
Attachments: Westwind Meeting April 29, 2015.jpg
Categories: 12-8060-20-009280/9281

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BVLAW 9280+9281
	INT
✓	DW
	MJ
	JB ✓

Further to my letter of yesterday, I meant to include the attached photo, which illustrates the attendance at the April 29, 2015 Westwind Neighbourhood meeting (the one you all missed). I hope you can appreciate that this is a lot more than just a small group of disgruntled activists.

Thanks,

Neil Cumming





CNCL - 77

Mayor and Councillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 + 9281</u>

From: Webgraphics
Sent: Friday, 4 September 2015 09:05
To: Mayor and Councillors
Subject: Send a Submission Online (response #855)

Categories: 12-8060-20-9280

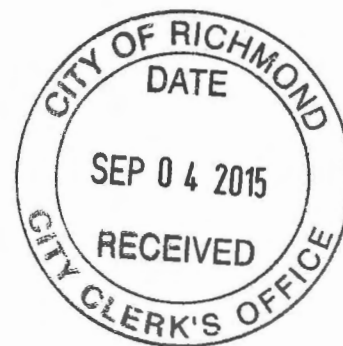
Send a Submission Online (response #855)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/4/2015 9:03:56 AM

Survey Response

Your Name	Angus Lam
Your Address	9200 No.4 Road
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 metre ceiling height and the nine metre building height for all new houses



Schedule 28 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u>
<u>9281</u>

To City Clerk
and Mayor & Council
City of Richmond

Sept. 6, 2015

from Erika Simm
4991 Westminster Hwy
Richmond B.C. V6C 1B7

Re: public hearing on residential building bylaws, Sept. 8th, 2015

Dear Mayor and Council,

I think it would be prudent to introduce clear and precise building bylaws that would not leave themselves open to manipulation (or interpretation) by builders, which includes double ceiling heights.

This would be followed by rigorous enforcement of the City's building regulations through building inspections on an ongoing bases, paid for by the builder.

Any changes that would have to be made and re-inspected should be at an increased charge and must also be at the builders expense .

I know that builders just pass on any initial and additional expenses to the purchase price of the house. So there should also be a disallowance for builders that repeatedly ignore Richmond's building bylaws to build in Richmond.

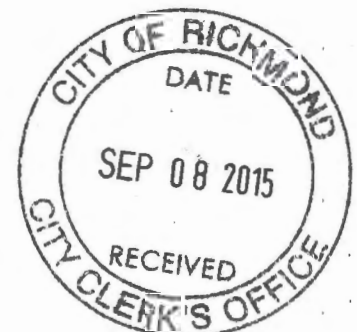
I agree with developer Dana Westermarck, who is a proponent of "different zoning, building regulations and design protocols" for specific neighbourhoods. Individual neighbourhoods could have different rules and zoning regulations. Much of this depends on lot sizes in various areas.

It makes for a much more interesting City as a whole. The word "generic" should not be synonymous with " Richmond ". A variety of housing forms for different neighbourhoods will create different character and will add to the vibrancy of our City.

Design and building forms should be varied. For instance the area which is presently being built to the east and south of the OVAL should not all be rectangular 8-storey apartment buildings. It could include townhouses for a variety of density, massing and height.

The same goes for the area at Cambie close to No.4 Rd. There are too many 8-storey apartments too close together and it makes the area unattractive. It needs a variety of housing forms. The overall maximum height of 16 story's in Richmond because of Airport regulations is another visual impediment. It looks like a bad haircut!

Sincerely, ... Erika Simm



Mayor and Councillors

Schedule 29 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+ 9281

From: Webgraphics
Sent: Friday, 4 September 2015 15:31
To: Mayor and Councillors
Subject: Send a Submission Online (response #856)

Categories: 12-8060-20-9280

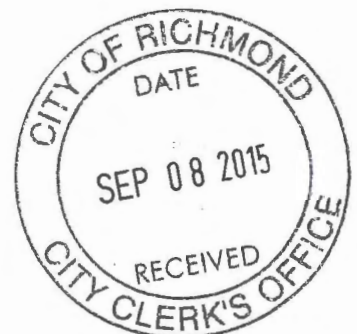
Send a Submission Online (response #856)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/4/2015 3:30:04 PM

Survey Response

Your Name	Stephanie Nomellini
Your Address	6451 Riverdale Dr
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	Please use the 3.7 metre ceiling height and the nine metre building height for all new houses



Schedule 30 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

From: sjeades@direct.ca
Sent: Friday, 4 September 2015 16:48
To: Mayor and Councillors
Cc: City Clerk
Subject: Please apply attached letter to the Sept 8th Mass Housing public hearing
Attachments: Letter to Mayor Brodie and City Councilors - September 4, 2015.docx
Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+
	9281

I would like the attached letter to be applied to the Tuesday September 8th public hearing regarding Mass Housing.

Thank you.

Sarah Gordon



September 4, 2015

Dear Mayor Brodie and City Councillors,

I moved to Richmond in 1999 from Vancouver. I appreciated many aspects of this city; especially that it was an "Island City by Nature" with its charming blend of farmland intersecting the Fraser River.

When I got married my husband and I chose to raise our family here. We started the way many young families do; we entered the real estate market with limited resources and worked our way up from a townhouse to a single-family dwelling.

While we loved our townhouse we yearned for a larger space and a plot of land to care for. We were very selective when choosing our Steveston neighbourhood, as we knew we would reside there for many years.

Luck was on our side and we found the perfect house and an idyllic cul-de-sac. We were attracted to the Westwind district for a very specific reason – the houses were all built within a short time span and there was a very attractive uniformity in the size of dwellings. The designs complemented each another. The distance between homes was generous, and there were a good number of established trees. It was perfect.

We have watched with horror as other Richmond neighbourhoods have gone under the wrecking ball. Seafair and the Monds has been a nightmare, Riverdale too (R.I.P. Gibbons Drive), and now we have seen the spread into Westwind as the monster homes encroach upon us.

What is happening at City Hall? These massive beasts are destroying virtually every neighbourhood in Richmond. Not only are they aesthetic eyesores with no obvious plan to fit in to their surroundings (look at Vancouver for a better example of this), but they also leave neighbouring homes appearing like garages. What an insult to have your personal "castle" overshadowed by a gargantuan residence. 12' versus 16' ceilings are in question? We live in a home with perfectly liveable 8' ceilings!

These new homes take away sunlight and privacy of neighbouring houses. Beautiful old trees have been removed with \$10,000 fines not even being a sufficient deterrent.

Richmond homeowners have invested a lot of money into live in this community. No matter what year we bought our homes, it is all relative; homes have always been the most expensive investment a family will ever make. Our homes are our sanctuaries. They are a place to call our own.

It is not home owners nor even developers that we must point the finger at – for ultimately it stems from City council and the willingness to entertain developers and allow these monstrosities to be built. Surely a lesson has been learnt from the ONNI Imperial Landing fiasco in Steveston?

Where is the community plan? What exactly IS the vision for Richmond? City centre has become unrecognizable with its plethora of condominium towers, and in stark contrast, mere blocks away mansions fit for royalty appear.

WHY are builders permitted to build to these astronomical heights? Many of these homes are chateaus that should be situated on acreages, not wedged in between suburban homes in established neighbourhoods.

Would it not be advantageous to shift gears and scale back before every neighbourhood is obliterated? Perhaps look to the European model and live a greener lifestyle? These homes are also energy beasts with their electrical and heating demands.

It is excessive and quite frankly it is embarrassing. We have had out of town visitors shake their heads in wonderment at what on earth is going on in our city.

I know that I am not alone in my thinking. Richmond taxpayers are at their wits' end. This issue is tearing communities apart, both literally with bulldozers and metaphorically with resentment.

I am pleading with you as our elected officials to stop approving these mega houses and instead incorporate appropriately sized new homes that fit in with and enhance our neighbourhoods.

Richmond has gone from a charming and liveable city, to a city that I often consider leaving. Surely that cannot be City Hall's wish, to drive out long-term residents in moving van loads?

Yours truly,
Sarah Gordon

5831 Plover Court
Richmond BC
V7E 4K2

Mayor and Councillors

Schedule 31 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u>
<u>9281</u>

From: Lee Bennet <leeben@telus.net>
Sent: Friday, 4 September 2015 22:52
To: Mayor and Councillors
Subject: Mega Homes, Bylaw 8500

Categories: 12-8060-20-9280

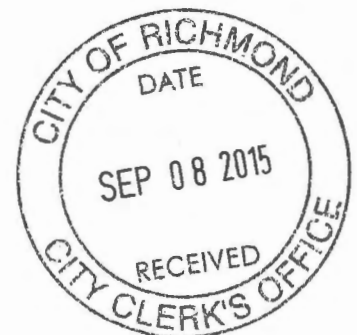
Dear Mayor and Councillors

Please address the many concerns that have been raised in the last few months to ensure the appropriate revisions to the bylaw do not have a negative impact on our neighbourhoods. As you know the massing of many new homes does not consider the environment outside the property lines. Many longtime residents have been negatively impacted with the loss of sight lines, trees, access to sunshine and privacy.

I would also strongly urge policy and practices be reviewed to eliminate issuing of building permits that exceed the current bylaw. To further ensure compliance a Quality Management System should be instituted to inspect all new structures and renovations during the construction process to verify compliance to bylaw and building codes.

Please strengthen the bylaw to bring control back to the process.

Yours truly
Lee Bennett
5371 Woodpecker Dr., Richmond, BC.



Mayor and Councillors

Schedule 32 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

From: Webgraphics
Sent: Saturday, 5 September 2015 10:47
To: Mayor and Councillors
Subject: Send a Submission Online (response #858)

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

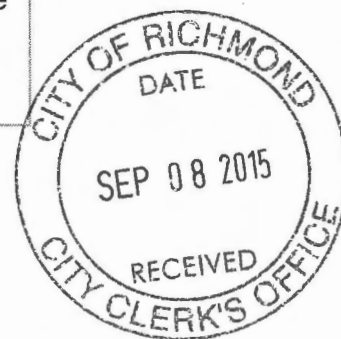
Send a Submission Online (response #858)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/5/2015 10:46:30 AM

Survey Response

Your Name	Graham Taylor
Your Address	8571 Fairhurst Road
Subject Property Address OR Bylaw Number	Amendment Bylaw 9280
Comments	<p>I am of the view that the staff recommendation regarding this bylaw were correct and the 7-2 Council vote against the staff recommendation was wrong. Staff clearly studied the issue, understood the concerns of residents and made helpful recommendations. Richmond's bylaws for single family dwellings are by far the most builder-friendly/neighbourhood-unfriendly in the Lower Mainland. The staff recommendations would have gone a small way toward correcting this imbalance. The 7 who voted against it have shown a clear preference for the interests of the builders over the residents and are perpetuating Richmond's slide into a collection of soulless, overbuilt silos</p>



MayorandCouncillors

Schedule 33 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BVLANS 9280 + 9281

From: Tessa D'Aguiar <skydogs@telus.net>
Sent: Saturday, 5 September 2015 11:40
To: MayorandCouncillors
Subject: House Massing

Categories: 12-8060-20-9280

Since I will be unable to attend Sept 8th meeting on the above subject please consider this email as my voice.
Again and again I urge you to
keep the height restrictions to 12ft and do something regarding the houses being too big for the lots upon which
they are being built. It is NOT
OKAY to build homes that invade other people spaces, their enjoyment of the atmosphere and most of all their
homes because something is massive
and overpowering. If you want to listen to the taxpayers and their concerns but to the developers then you have
no business running City all and should
step down.
RICHMOND IS FOR ALL AND EVERYONE HAS THE RIGHT TO ENJOY THEIR HOMES NOT
MATTER HOW SMALL. MASSIVE HOMES BELONG
ON MASSIVE LOTS NOT IN REGULAR SUBDIVISIONS
Thank you.



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MayorandCouncillors

Schedule 34 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

From: Chris topher <facepuller@hotmail.com>
Sent: Saturday, 5 September 2015 11:55
To: MayorandCouncillors
Subject: RE: Bylaw 9280

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT 8 2015
Item #	6
Re:	BYLAWS 9280+
	9281

Greetings,

Like a lot of others in our city I believe room heights in buildings built in the city of Richmond should be 12 feet; not 16 feet as stated in the bylaw.

Kindest regards,

Chris DeVito



MayorandCouncillors

Schedule 35 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

From: Webgraphics
Sent: Saturday, 5 September 2015 12:03
To: MayorandCouncillors
Subject: Send a Submission Online (response #859)

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+
	9281

Send a Submission Online (response #859)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/5/2015 12:01:51 PM

Survey Response

Your Name	connie hall
Your Address	8380 Colomial Dr
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 meter ceiling height and the 9 meter building height for all new houses



MayorandCouncillors

Schedule 36 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

From: Dean R Chan <dean_r_chan@hotmail.com>
Sent: Saturday, 5 September 2015 14:48
To: MayorandCouncillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+
	9281

Hello,

I am a resident of Richmond. I believe that room heights in Richmond should be 12 feet (3.7 m), not 16 (5 m) as in the bylaw.

We should have the same byways as other municipalities in the GVA. Please Protect backyards, privacy, and sunshine.

Dean and Jennifer Chan
5171 Hummingbird Drive.



Mayor and Councillors

Schedule 37 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+
	9281

From: Webgraphics
Sent: Saturday, 5 September 2015 15:11
To: Mayor and Councillors
Subject: Send a Submission Online (response #860)

Categories: 12-8060-20-9280

Send a Submission Online (response #860)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/5/2015 3:10:22 PM

Survey Response

Your Name	Alex Herring
Your Address	11340 Pelican Court
Subject Property Address OR Bylaw Number	Bylaw # 9280
Comments	Please use the 3.7 metre ceiling height and the nine metre building height for ALL new houses. Also have a look at that monstrosity built on ALR land on the east side of number 2 road south of Moncton. How can they build a palace like that on farm land? Grow some and have the guts to pass some strong legislation.



Mayor and Councillors

Schedule 38 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

From: Webgraphics
Sent: Saturday, 5 September 2015 15:31
To: Mayor and Councillors
Subject: Send a Submission Online (response #861)

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

Send a Submission Online (response #861)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/5/2015 3:30:07 PM

Survey Response

Your Name	penelope shaffer
Your Address	2280 Douglas Crescent
Subject Property Address OR Bylaw Number	lot 8, block L Sections 29 & 30, block 5, north range. N.West. Plan 9740
Comments	Per 2980 Public hearing Please use the 3.7 metre ceiling height and the 3.7 metre height for all new houses.



Mayor and Councillors

Schedule 39 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Brigid Ting <brigid.ting@telus.net>
Sent: Saturday, 5 September 2015 16:56
To: Mayor and Councillors
Cc: Brigid TING
Subject: Bylaw 9280

Categories: 12-8060-20-9280

I think the room heights should be reduced to 12 ft. (3.7 m) to be compatible with the maximum normal room heights found in Vancouver, Surrey and Burnaby.

The current 16 ft. Richmond ceiling height has led to monstrous bulky houses that tower over the neighbours, block out sun light and reduce back yard privacy. I have one next door. Comparable redeveloped subdivisions in Vancouver have maintained the neighbourhood environment because new houses are not so bulky.

Developers are lobbying for the 16 ft. ceilings, not the average Richmond person who has lived in this community for many years. If developers are determined to have 16 ft. ceilings make a bylaw that they must double count the square footage. This would take away the incentive to build bulky and high.

I realise that by saying this (12 ft. max ceilings) I potentially reduce the value of my own property. I can accept that I will get less money if I sell the future. I favour densification (rather than building on farm land). I'd prefer more flexibility in sub dividing larger lots for 2 smaller homes or the provision of coach house and in-fill housing. This would make single family housing more affordable to young families.

Privacy gone - Over looked by a monster house!
Brigid Ting.



This email has been checked for viruses by Avast antivirus software.
www.avast.com



Mayor and Councillors

Schedule 40 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

From: Webgraphics
Sent: Sunday, 6 September 2015 13:28
To: Mayor and Councillors
Subject: Send a Submission Online (response #862)

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

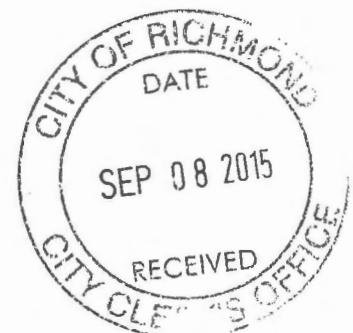
Send a Submission Online (response #862)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/6/2015 1:27:32 PM

Survey Response

Your Name	Patricia Pearce
Your Address	5751 Bittern Court
Subject Property Address OR Bylaw Number	9280
Comments	please use the 3.7 metre ceiling height and the nine metre building height for all new houses. Please allow us privacy and sunshine into our back yards, side yards and even our front gardens!



MayorandCouncillors

Schedule 41 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Tish Pearce <tishpearce52@gmail.com>
Sent: Sunday, 6 September 2015 13:59
To: MayorandCouncillors
Subject: 9280 public hearing

Categories: 12-8060-20-9280

I have lived in our current home for over 30 years and have always loved this neighbourhood, until recently. The building of the new homes with ceiling and building height not controlled has ruined the look, and the feel of this area. We have always had well maintained homes and gardens with a real sense of pride in this family neighbourhood. Now some of my neighbours have lost not only the beauty of sunshine in their back, side and even front gardens but privacy as well! Please reconsider the bylaw you are trying to pass and see fit to reduce the massing of new homes by restricting ceiling height to 12 feet and building height to 9 metres.

Sincerely
P.Pearce
Sent from my iPad



Mayor and Councillors

Schedule 42 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+
	9281

From: trev <tjmeier@telus.net>
Sent: Sunday, 6 September 2015 14:03
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

To the Richmond City council.

I have been a Richmond resident for 65 years, my wife 60 years. We have been homeowners and taxpayers for 45 years.

We currently reside in Westwind, and have watched it change over the last 23 years.

We moved here because it was a warm, well-kept NEIGHBOURHOOD, with a uniformity of home designs which offered a level of privacy and enough flexibility to appeal to a wide range of potential buyers.

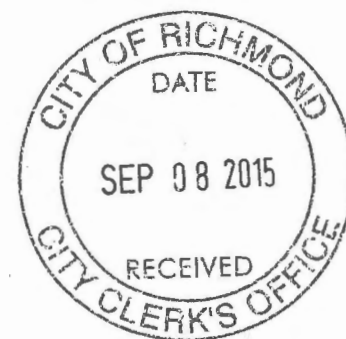
Today, we see massive homes that destroy what brought people here.

We understand that there needs to be an evolution towards the larger homes, what with property values and the needs of the community on the whole. But, to have a 2.5 to 3 level house constructed anywhere adjacent to, or even NEAR one of the original low profile unpretentious homes is a complete invasion of privacy and personal space. There needs to be more respect for existing owners who established their neighbourhoods, respected the needs of others, and paid taxes for the privilege of enjoying a chosen lifestyle.

The very things that made our neighbourhood so appealing and popular are being blown away by a wealthy few with absolutely no regard for their neighbours or even any understanding of what made this area special. Perhaps it's time the elected council showed some respect for us long-time residents and taxpayers, and recognized that mandatory maximum building heights should never allow for 2.5 or 3 stories, and that room heights need to be restricted to 12 feet. Even these restrictions will drastically change our community, but at least it will ensure the abuse is kept to a minimum.

Respectfully,

Trevor & Jean Meier



Mayor and Councillors

Schedule 43 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Webgraphics
Sent: Sunday, 6 September 2015 14:37
To: Mayor and Councillors
Subject: Send a Submission Online (response #863)

Categories: 12-8060-20-9280

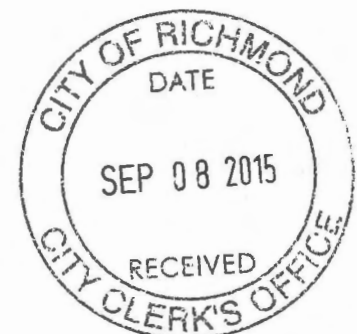
Send a Submission Online (response #863)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/6/2015 2:36:43 PM

Survey Response

Your Name	David Gordon
Your Address	5831 Plover Court, Richmond, B.C. V7E 4K2
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	Do not pass this bylaw as it stands. Please align ourselves (Richmond), with Vancouver, Surrey, & Burnaby and limit the ceiling heights to 12 feet, as recommended by your staff. Please except the highly advised building height of 29.5 feet. Housing should be developed as a necessity not a commodity.



Mayor and Councillors

Schedule 44 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT 8 - 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Helen Pettipiece <hpettipiece@sutton.com>
Sent: Sunday, 6 September 2015 14:50
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

Dear Mayor and Council Members,

Please take into consideration the following two submissions at the upcoming Public Hearing on September 8, 2015. ONE SIZE does not fit all.....INFILL HOUSING in existing sub-divisions is a different animal.

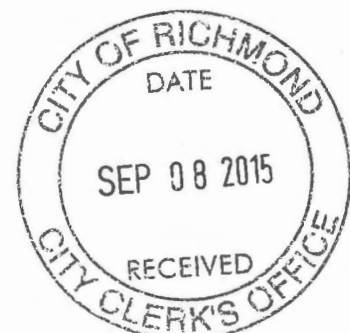
1. LIMIT ENCROACHMENTS ON REAR YARDS, thereby allowing existing homes to be spared the loss of natural light and privacy, resulting from the monster homes now being built in single family neighbourhoods, especially when these homes do not abut laneways, or open spaces.
2. REDUCE MAXIMUM INTERIOR CEILING HEIGHTS.

After consultation with the Public, AKA residents of Richmond!... the city's planning staff proposed what could be a step in the right direction, by reducing the maximum interior ceiling height from 16.4 to 12 feet. (Even better would be to not allow the 3 Story homes). However, with the exception of Councilors Harold Steves and Carol Day, the remaining members our elected officials chose to ignore both the city planners and the members of the Public who came to these meeting and submitted requests in writing. To say that I was disappointed was an understatement. What happened to "preserving existing family neighbourhoods" which if my memory serves me correctly was on the election platform, at our last Municipal Election. Instead of working to enhance our City for our children and grandchildren the Council are overseeing the destruction of those same family neighbourhoods, by not stepping up to the plate and at least implementing these much needed and simple changes.

Homes will continue to be built, builders will still make a profit and homeowners who still have plenty of equity in their existing homes, have an opportunity to sell their homes for a profit, and move on, and those of us who are left will not fear the "For Sale" when it appears on the lawn of a home in our neighbourhood.

Make the change for all of the residents of Richmond – Child of the Fraser, Island City by Nature. Be remembered for enhancing and developing our City, in a responsible manner.

Regards,
Helen Pettipiece.



Mayor and Councillors

Schedule 45 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

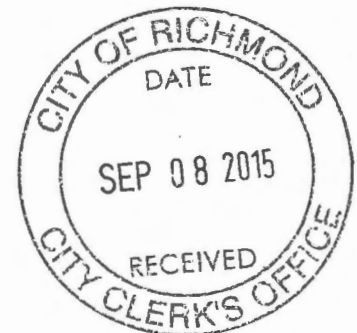
To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+
	9281

From: Geoff Packham <gbpackham@telus.net>
Sent: Sunday, 6 September 2015 15:24
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

Dear Mayor and Councillors,

We need to keep Richmond a nice and friendly place to live. Please use the 3.7 metre ceiling height and the nine metre building height for all new houses. Thank you. G. Packham



Schedule 46 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

From: Deanna Talbottstuff <talbottstuff@gmail.com>
Sent: Sunday, 6 September 2015 16:45
To: Mayor and Councillors
Subject: Bylaw 9280

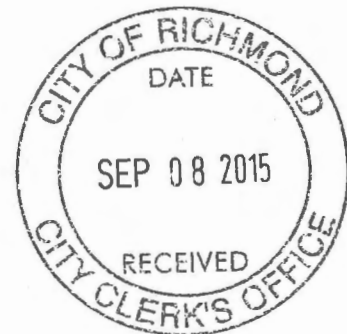
Categories: 12-8060-20-9280

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u>
<u>9281</u>

Please vote to reduce the building height for new homes in richmond. As a long time richmond resident. I would hope that richmond city councillors would vote to keep new home heights to 29.5 feet. By allowing a new home to tower over its neighbours isn't very neighbourly !

Mark and Deanna Talbott
11591 kestrel Dr
Richmond, BC
V7E-4E3

Sent from my iPad



MayorandCouncillors

Schedule 47 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: SALLY BREEN <indigo@shaw.ca>
Sent: Sunday, 6 September 2015 16:49
To: MayorandCouncillors
Subject: Bylaw 9280 - do not pass it as is!!!

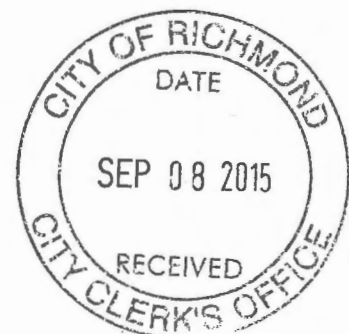
Categories: 12-8060-20-9280

Please do not pass Bylaw 9280 as is.

We have been proud to call Richmond home since 1991. Development and densification is a normal and expected process as more and more people move into this city. However, it must take place in a planned and deliberate way and consider the health and well-being of all its residents. Preserving at least some green space and allowing sunlight to enter our yards and stream through our windows is a critical consideration. Single family homes should be no higher than 9 metres and only 2 stories, room heights should not be higher than 12 feet and front, back, and side yard allowances should be respected. This allows for sustainable, energy efficient, and neighbour-friendly development.

Please reconsider Bylaw 9280 and make amendments that allow Richmond to be the best.

Robert and Sally Breen
12032 Osprey Court
Richmond, BC, V7E 3S6



Mayor and Councillors

Schedule 48 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Webgraphics
Sent: Sunday, 6 September 2015 17:02
To: Mayor and Councillors
Subject: Send a Submission Online (response #864)

Categories: 12-8060-20-9280

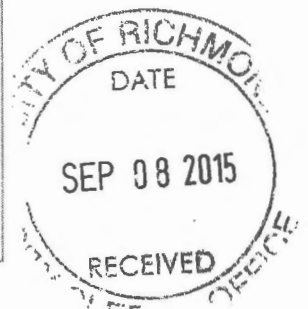
Send a Submission Online (response #864)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/6/2015 5:01:31 PM

Survey Response

Your Name	Robin Burnside
Your Address	5920 Goldeneye Place
Subject Property Address OR Bylaw Number	9280 Public Hearing
Comments	<p>Dear Mayor and City Council, I wish to register my profound dismay regarding Council proceedings during the time since the issues surfaced regarding Land Use Contracts and building-construction bylaws. Unlike other municipalities, both issues have dragged on at snail's pace in Richmond and we find ourselves being rushed into a decision without proper discussion. Mayor Brodie must accept responsibility for his failure to ensure that the trust placed on him and the Council is not betrayed by this inaction. Too many long-time and elderly residents have already seen the degradation of their "dream home" and, unless there is quick action, more will suffer the same fate before another opportunity arises at the next municipal elections. To that end there should be:</p> <ol style="list-style-type: none">1): a 12 foot limit on the height of interior ceilings,and 2): controls on shading of backyards. <p>Yours</p>



	truly, Robin Burnside
--	-----------------------

Mayor and Councillors

Schedule 49 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To: Public Hearing
Date: <u>SEPT 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u> <u>9281</u>

From: Webgraphics
Sent: Sunday, 6 September 2015 17:52
To: Mayor and Councillors
Subject: Send a Submission Online (response #865)

Categories: 12-8060-20-9280

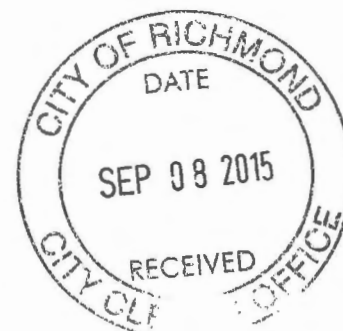
Send a Submission Online (response #865)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/6/2015 5:50:58 PM

Survey Response

Your Name	Loraine Rudek
Your Address	11820 Pintail Drive Richmond BC
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	Please use the 3.7 metre ceiling height and the nine metre building height for all new houses.



Mayor and Councillors

Schedule 50 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+ 9281

From: Webgraphics
Sent: Sunday, 6 September 2015 21:21
To: Mayor and Councillors
Subject: Send a Submission Online (response #866)

Categories: 12-8060-20-9280

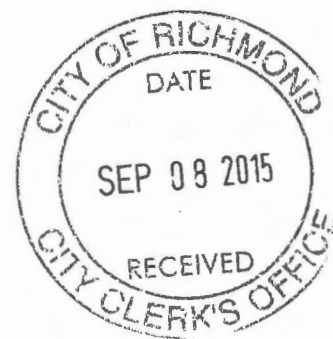
Send a Submission Online (response #866)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/6/2015 9:20:43 PM

Survey Response

Your Name	Norman Lau
Your Address	5451 hummingbird drive
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 metre ceiling height and the nine metre building height for all new houses.



Schedule 51 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

From: Webgraphics
Sent: Sunday, 6 September 2015 22:33
To: Mayor and Councillors
Subject: Send a Submission Online (response #867)

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAW 9280 + 9281

Send a Submission Online (response #867)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/6/2015 10:32:41 PM

Survey Response

Your Name	Jackie Lui
Your Address	8391 Mirabel Court, Richmond, BC
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 metre ceiling height and the nine metre building height for all new houses. I do not want to see more mega homes in our neighbourhood.



Mayor and Councillors

Schedule 52 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u> <u>9281</u>

From: Webgraphics
Sent: Sunday, 6 September 2015 22:46
To: Mayor and Councillors
Subject: Send a Submission Online (response #868)

Categories: 12-8060-20-9280

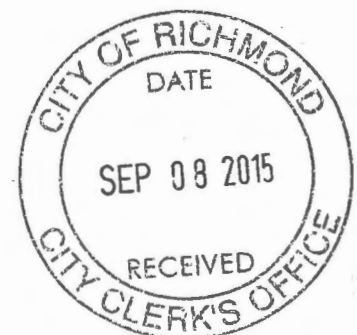
Send a Submission Online (response #868)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/6/2015 10:45:46 PM

Survey Response

Your Name	Raphael Lui
Your Address	8391 Mirabel Court, Richmond, BC
Subject Property Address OR Bylaw Number	9280
Comments	I do not want to see overbuilding in our neighbourhood. I am in favour of limiting the ceiling height to 3.7 metres and building height to 9 metres for all new houses.



Mayor and Councillors

Schedule 53 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Mary Phillips <mmphillips52@telus.net>
Sent: Monday, 7 September 2015 08:16
To: Mayor and Councillors
Subject: Public Hearing Sept 8th and Neighbourhoods

Categories: 12-8060-20-9280

I enjoyed the World Day celebrations on Saturday at Minoru which were attended by people of all ages and cultures. What a wonderful community Richmond is!

As you contemplate the issues of changing neighbourhoods and the effect of new mansion style houses in our single family dwelling areas, I would ask you to consider the results of this trend for the city community as a whole.

I have lived in Richmond since 1985 and moved from a single family home to an apartment in 2007 so am not immediately affected by the new buildings. I do see the effects on the neighbourhoods and people's sense of community however. "Neighbourhood" means "neighbourly feeling or conduct" as well as "nearness". It cannot be neighbourly to block the neighbour's access to sunlight. Even worse it cannot be good for neighbourhoods to build an enormous house and leave it empty.

All levels of government need to tackle the Elephant in the Room of foreign investment in real estate simply as a means of parking excess cash. The myriad trickle-down effects of this phenomenon are eroding our ability to have mixed income neighbourhoods that form the backbone of our communities.

Please consider carefully what your decisions will mean around zoning and by-laws. Do you favour the changes you see all around you? Or are you as concerned as many of your neighbours? Do you favour the few who benefit – the builders, realtors, and wealthy homebuyers or do you side with protecting our neighbourhoods from changes that erode the sense of community and neighbourliness we have enjoyed for many years.

Like many residents, I have not always liked the changes I've seen over the last 30 years in Richmond but I can accept the densification in the downtown and along the Canada Line. This attack on the single family neighbourhoods is harder to bear.

Sincerely,

Mary Phillips

219-5500 Andrews Road, Richmond

604-271-8794



Mayor and Councillors

Schedule 54 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Clarence Ash <clarencesash@gmail.com>
Sent: Monday, 7 September 2015 09:13
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

I understand Bylaw 9280 will come up for discussion 2015 Sep 08.

I have major concerns with this bylaw - it appears to favour developers and does not address the concerns of the general public.

-One of the things that need to happen is to reduce the 'double height' standard.

Room height limits should be 3.7 meters as recommended by city staff - not 5 meters, as the bylaw proposes. Richmond seems to be the only city in Metro Vancouver that uses 5 meters as a normal height.

Surrey, Burnaby and Vancouver limit heights to 3.7 meters. If ceilings are higher, the room's floor area is counted twice for

maximum total allowable house area.

-A 9 meter height limit is needed for ALL new houses. No loopholes or wasteful exception for 2.5 storey homes. Third storey floor areas must fit within the standard roofline.

-We need to keep our backyard privacy and access to direct sunlight.

Please no more bending to the mega requests of developers

Clarence Ash
8171 Mirabel Court,
Richmond



Mayor and Councillors

Schedule 55 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u>
<u>9281</u>

From: JON HENDERSON <trollhen3@shaw.ca>
Sent: Monday, 7 September 2015 12:02
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

Dear Councillors and city staff,

As home owners at 8271 Rideau Drive, we are concerned about the height and size of the new homes being built in our subdivision and Richmond in general. Apparently Bylaw 9280 is to set limits on new single family homes regarding height and size. We feel that the proposed 10.5 meter limit is too high and that a more realistic 9 meter limit be considered. Bylaw 9280 also proposes that a ceiling height of 5 meters will determine whether a room's floor area be counted twice. It is our understanding that in the neighbouring communities of Vancouver, Surrey and Burnaby the room's floor is counted twice if the ceiling is higher than 3.7 meters. If this is a fact, why aren't we following their lead? As homeowners at this address for 39 years, we are also concerned that these new mega-homes are lacking significant green space because of the building's size on the property. We are also concerned that some of these properties appear to be unoccupied for extended periods. Has there been any consideration given to a Bylaw concerning premises that remain unoccupied for extended periods?

Yours truly,

Jon and Marit Henderson

Sent from my iPad



Mayor and Councillors

Schedule 56 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Webgraphics
Sent: Monday, 7 September 2015 12:27
To: Mayor and Councillors
Subject: Send a Submission Online (response #869)

Categories: 12-8060-20-9280

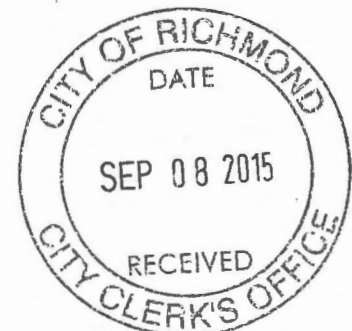
Send a Submission Online (response #869)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/7/2015 12:26:11 PM

Survey Response

Your Name	Rosemary Neish
Your Address	6900 Gainsborough Dr.
Subject Property Address OR Bylaw Number	9280
Comments	Please change this bylaw so that it will require an increase to the space between houses, lowering the height of new homes and preserving more trees and green space on lots. At the very least, use the 3.7 metre ceiling height and the 9 metre building height.



MayorandCouncillors

Schedule 57 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 +</u> <u>9281</u>

From: Webgraphics
Sent: Monday, 7 September 2015 12:32
To: MayorandCouncillors
Subject: Send a Submission Online (response #870)

Categories: 12-8060-20-9280

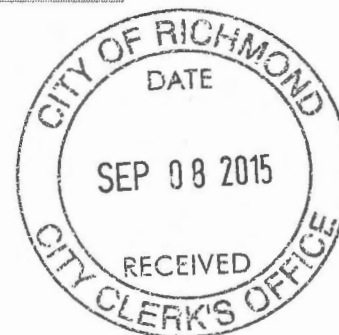
Send a Submission Online (response #870)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/7/2015 12:31:13 PM

Survey Response

Your Name	Don Neish
Your Address	6900 Gainsborough Drive
Subject Property Address OR Bylaw Number	9280
Comments	I'm urging council to vote in favour of using the 3.7 metre ceiling height and the 9 metre height for all new houses. These restrictions are necessary to prevent new houses from not only being eyesores..but from dwarfing existing homes and cutting out whatever natural light the existing homes would receive



Schedule 58 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 7 September 2015 12:46
To: Mayor and Councillors
Subject: Send a Submission Online (response #871)

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

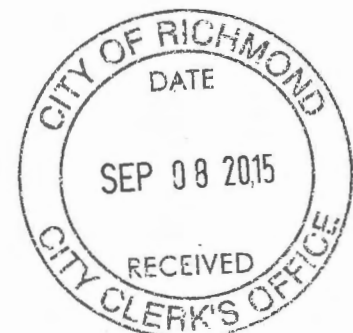
Send a Submission Online (response #871)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/7/2015 12:45:09 PM

Survey Response

Your Name	Cathy Smyth
Your Address	3420 Lamond Avenue
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 metre ceiling height for all new houses. Our neighbourhood is getting swamped with very large houses that, when being built, potentially damage our foundations and when actually built, block light from our backyard.



Mayor and Councillors

Schedule 59 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Webgraphics
Sent: Monday, 7 September 2015 13:08
To: Mayor and Councillors
Subject: Send a Submission Online (response #872)

Categories: 12-8060-20-9280

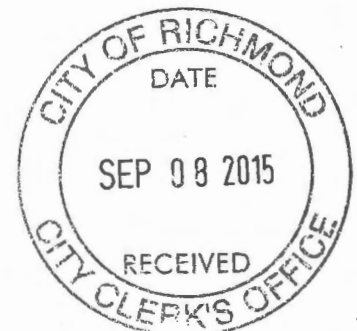
Send a Submission Online (response #872)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/7/2015 1:07:47 PM

Survey Response

Your Name	Penelope Menezes
Your Address	225-3451 Springfield Drive, Richmond BC V7E 1Z2
Subject Property Address OR Bylaw Number	Bylaw 9280, New Housing Height & Massing
Comments	We are concerned with how the mega-houses have destroyed the fabric of the City of Richmond community. The height limit for all new houses should be 9.0 metres. In all new-house construction, a room's floor area should be counted twice if the ceiling is higher than 3.7 metres.



Mayor and Councillors

Schedule 60 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Eric Ah-Yon <elahyon@gmail.com>
Sent: Monday, 7 September 2015 13:30
To: Mayor and Councillors
Subject: Bylaw 9280 Public Hearing on Sept. 8/15

Categories: 12-8060-20-9280

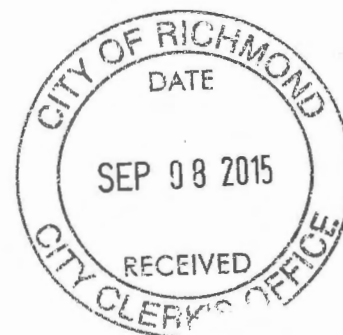
Dear Mayor and Council:

Please accept our suggestions/comments on the following Bylaw 9280:

- **Building massing.** The single most effective action to reduce the massing of new homes in Richmond is to reduce the 'double height' standard. Room height limits should be 3.7 metres (12 feet), as recommended by city staff. Not 5 metres (16.4 feet), as the bylaw proposes. Richmond is the only city in Metro Vancouver that uses 5 metres as a normal room height. Vancouver, Surrey & Burnaby limit heights to 3.7 metres (12 feet). If ceilings are higher, the room's floor area is counted twice for maximum total allowable house area.
- **Maximum building height.** A 9-metre (29.5 feet) height limit is needed for **ALL** new houses. No loopholes or wasteful exceptions for 2.5-storey houses. Third-storey floor areas must fit within the standard roofline.
- **Backyards** are needed to be preserved for privacy and sunshine. Indeed for people opting to grow their own fruits & vegetables garden, sunshine is needed for the fruits & vegetables to grow healthily and the building massing may prevent that from happening.

Thank you for your consideration.

Regards,
Eric & Lillian Ah-Yon
8011 Mirabel Court
Richmond, BC V7C 4V8



Mayor and Councillors

Schedule 61 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

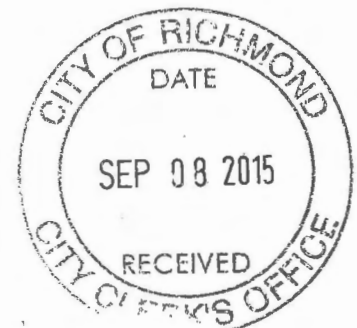
From: Tilman Thrum <tthrum@googlemail.com>
Sent: Monday, 7 September 2015 14:00
To: Mayor and Councillors
Subject: Submission for Public Hearing Sep 8, 2015 - Bylaw 9280
Attachments: CoR_Thrum_bylaw_amend_9280.pdf

Categories: 12-8060-20-9280

To whom it may concern:

Please find attached my written submission to Mayor and Council in regards to the public hearing on Sep 08, 2015, Amendment Bylaw 9280 et al.

Regards,
Tilman Thrum



Dr. Tilman Thrum, P.Eng.
5820 Plover Court
Richmond, BC, V7E 4K2

Sep 07, 2015

Mayor and Council
City of Richmond
via email

Re: Public Hearing Sep 8, 2015 – Amendment Bylaw 9280

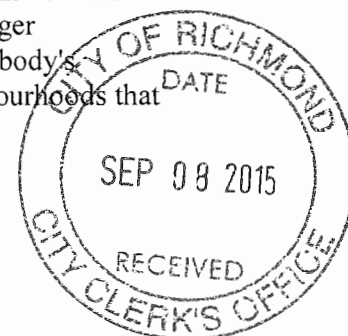
Dear Mayor and Council,

at rare times politicians, whether federal, provincial or municipal, are asked to decide on matters that shape communities for years and decades to come. With your decision on the current trend of house-massing in Richmond you are facing such a pivotal decision point for the City of Richmond. And as politicians you need to find a decision that balances many different individual needs for the greater good of the city and its citizens.

You each have to ask yourself whether you want to support a radically different single-family house style in Richmond with extravagant ceiling heights that no other municipality in the Lower Mainland supports, with often paved front and backyards, fenced and gated front property borders and little space between oversized buildings – or whether you want to support a somewhat slower but steady development of the city in sync with the needs of people of all ages and lifestyles already living here - often for decades - as well as for families who recently moved to or are planning to move to the city; this all while maintaining certain key neighbourhood features such as open front yards, reasonably sized backyards, overall consistent roof lines across neighbourhoods and an acceptable ratio between building volume and lot size.

Looking at the hundreds of submissions you have received so far some trends are clear: Individuals and companies benefitting from massive new developments do not want you to change the status quo, some even want you to relax current standards even more. Concerned residents on the other hand are afraid of their neighbourhoods changing, large houses taking over their backyards, open neighbourhoods being replaced with gated and fenced properties.

You however have to raise above all these submissions and think about what is truly in the interest of the single-family house neighbourhoods of Richmond as a neighbourhood-friendly city, a suburb to one of the most liveable cities on the planet. What does it take to maintain this character and spirit that has brought Richmond to where it is today and why have people moved here over the past decades? What do they find appealing about the city and what will make their neighbourhoods continue to prosper and allow new generations to be brought up here with a strong sense of community? Is it oversized houses with extreme indoor space or is it a healthy ratio between spacious neighbourhoods and individual housing space, respecting the needs for both individual needs as well as space for the larger neighbourhood as a whole that benefits everybody? Is it the drive to support only somebody's individual needs or do individual needs need to be balanced with plans for entire neighbourhoods that are in the interest of everybody?



Richmond currently has no enforceable urban plan in place for the neighbourhoods in question that I am aware of – and this combined with old bylaws that had a very different intent than to open up to legal loopholes that are now being exploited. It is City Council that these neighbourhood communities look up to to set the direction for the next decades.

You need to find the courage to make decisions that will shape this community far beyond your term as an elected representative. You need to consider who you represent. You need to think about what is worth more to this City: Individual benefit – or our court barbeque that we had last night for the 25th time and that epitomizes a healthy neighbourhood where people come together, kids support each other in growing up and people look out for each other with respect and no need to put gates around the properties.

One last thought I would like to bring to your attention is how other jurisdictions handle residential development. In Canada we have a stakeholder involvement process when it comes to large public construction projects. However no similar process exists for individual standard building permits. Germany, the country that I grew up in, has a similar process also for residential building permits: Before a permit is granted affected neighbours are formally informed about the building permit intention and have the opportunity to submit their concerns, objection or support. This way individual and neighbourhood concerns are balanced. This process can go all the way to a formal investigation to consider what the best solution is. The intent however is that the design and plans are done such from the beginning that they match overall with the character of the neighbourhood as that way no delay will occur.

Ultimately an urban plan for Richmond's residential neighbourhoods will be required, a plan that is enforceable and sets proper development guidelines. Until then this City Council has to show the courage that it is willing to balance the greater community interests with that of individuals.

Thank you for your consideration,
Dr. Tilman Thrum, P.Eng.

MayorandCouncillors

Schedule 62 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u>
<u>9281</u>

From: JACK OLSEN <jackolsen@shaw.ca>
Sent: Monday, 7 September 2015 14:14
To: MayorandCouncillors
Cc: info@wrapd.org
Subject: bylaw 9280 - Public Hearing

Categories: 12-8060-20-9280

Dear Sirs/Mesdames:

We continue to be concerned that passage of this bylaw as it is currently worded is not in the interests of our community. We believe that the 3.7 metre ceiling height and the 9 metre building height should be used for all new houses.

Regards,

Heather McDonald and Jack Olsen
5640 Wagtail Ave.
Richmond, BC V7E 4V9



Mayor and Councillors

Schedule 63 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u>
<u>9281</u>

From: Barbara Eaton <barbara_eaton@shaw.ca>
Sent: Monday, 7 September 2015 14:25
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

To all concerned

- 1 All new home room heights should be no more than 12 feet
- 2 All new homes should be no more than 9 metres in height
- 3 Width of new homes should also be considered i.e. ratio of house to lot size
- 4 Frontyards should not be 90% cement. Other big international cities have learned that taking away so much green space has caused problems. e.g. flooding
50% of yard should be grass/flower beds
- 5 Backyards need to be preserved to enjoy sunshine and personal space.

PLEASE preserve our open space.

Who really NEEDS these massive houses, They all look so much alike--where is some imaginative designs!!!

Having lived in Richmond for 45 years I hope you will consider my comments.

Thank you

Barbara Eaton



Mayor and Councillors

Schedule 64 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Webgraphics
Sent: Monday, 7 September 2015 14:58
To: Mayor and Councillors
Subject: Send a Submission Online (response #873)

Categories: 12-8060-20-9280

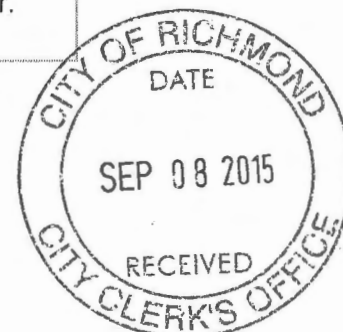
Send a Submission Online (response #873)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/7/2015 2:57:48 PM

Survey Response

Your Name	Angela Burnett
Your Address	12531 Wescott Street, Richmond, V7E6T9
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	<p>The height limit for ALL new houses should be no more than 9.0 metres. In all new-house construction a room's floor area should be counted twice if the ceiling is higher than 3.7 metres. It is high time the Council performed its duties towards ALL citizens, and stopped permitting the destruction of established neighbourhoods. Besides allowing huge houses on small lots, the city permits fully paved yards that cause polluted runoff that eventually gets into the Fraser River.</p>



MayorandCouncillors

Schedule 65 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: KEVIN JOHNSTON <kevin_johnston@shaw.ca>
Sent: Monday, 7 September 2015 15:46
To: MayorandCouncillors
Subject: Bylaw 9280

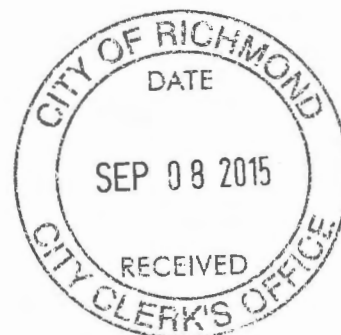
Categories: 12-8060-20-9280

I am against overbuilding and bylaw 9280.

Follow the responsible surrounding communities and limit room height to 12 feet not 16 feet as the bylaw proposes.

Sincerely

Kevin Johnston P.Eng



Mayor and Councillors

Schedule 66 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: tbanting924@gmail.com
Sent: Monday, 7 September 2015 16:06
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

Dear Sir/Madam:

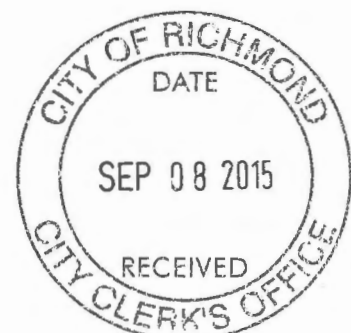
As a 30+ year resident of Richmond, I have seen a lot of changes in our neighbourhood particularly the size of houses being built of late. I live at Mirabel Court where already the size of the lots are small. I ask that subject bylaw be changed:

1. Reduce the double height standard and limit room heights to 3.7 meters (12 feet) as recommended by city staff and not 5 meters (16.4 feet).
2. With respect to maximum building height, I ask that all new houses have a height limit of 9 meters (29.5 feet), no loopholes or wasteful exceptions for 2.5-storey house. Third storey floor areas must fit within the standard roofline.

By doing so, you will protect our backyards, trees, mature landscaping, provide us with privacy and access to sunlight. These are as important to you as they are to us.

Thank you.

Tony Banting Jr
8131 Mirabel Court
Richmond BC
V7C4V8



Schedule 67 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

MayorandCouncillors

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Stephen Ting <sting784@gmail.com>
Sent: Monday, 7 September 2015 16:56
To: MayorandCouncillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

Mayor and Councillors,

- 1) Please do not pass Bylaw 9280 that allows 5 m room heights.
- 2) Maintain the 9 m building height and the room height to 3.7 m, should the developer plans greater than the 3.7 m then it counts as double the square footage.
- 3) Richmond housing standard should be in sync with Vancouver, Burnaby and Surrey for good reasons, to keep our subdivisions in balance and harmonious in appearance.
- 4) Current mega houses built with three and a half stories (5 m ceiling) are massive and out of proportion, they block light and reduce privacy for neighbors.
- 5) The larger mega houses are eroding the congeniality of the Richmond single neighborhoods with their high fences and fully enclose gates.

Thank you for your consideration,

Steve Ting



Mayor and Councillors

Schedule 68 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Elaine Barr <elaine.barr@shaw.ca>
Sent: Monday, 7 September 2015 17:04
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

Ladies and gentlemen:

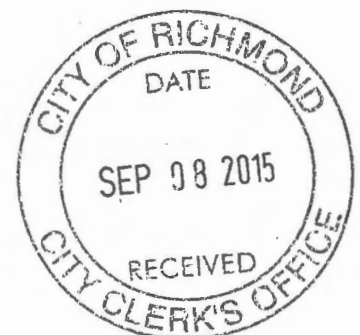
I am compelled to write at this time as the construction that has been undertaken in the last few years has made me wonder if I wish to live in this community much longer. The new construction does nothing to foster community or neighbourhoods but rather individual enclaves shutting out those who live nearby (not merely those who are next door).

All members of a neighborhood are entitled to light and privacy in their existing homes. Allowing homes to exceed twelve feet in room height and over 9 metres in overall height deprives existing homes of these basic rights.

Allowing this bylaw to pass will only result in a sterile unfriendly and, very likely, an unlivable city who few will name as a desirable place to call home. It causes me great concern that the city I chose to reside in 25 years ago cares so little for its community that they would allow such large homes that affect the rights of neighbours in such a cavalier fashion.

Elaine Barr

Sent from my iPad



Schedule 69 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 7 September 2015 17:21
To: Mayor and Councillors
Subject: Send a Submission Online (response #874)

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

Send a Submission Online (response #874)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/7/2015 5:20:24 PM

Survey Response

Your Name	Elaine Barr
Your Address	4737 Mahood Drive
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	New construction must remain at the current standards of room height of 3.7 metres and overall building height of 9 metres. These standards also must be enforced during construction through the home inspection process. The proposed heights contemplated by this bylaw infringe upon long accepted rights to light and sunshine for those already residing in the community.



Mayor and Councillors

Schedule 70 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+ 9281

From: Denise McDougal <dmcDoug@shaw.ca>
Sent: Monday, 7 September 2015 17:21
To: Mayor and Councillors
Subject: House Massing open House Sept 8th

Categories: 12-8060-20-9280

Dear Mayor and Councillors,

I am very concerned about the huge houses that one is allowed to build in Richmond. I am very much in favour of 12' limits to ceiling heights.

I am also very concerned about houses being built that change the character of a neighbourhood, e.g., the Westwind area. Other cities have bylaws concerning this. For example, in the Mount Pleasant area of Vancouver, north of 16th Ave, homes cannot be torn down but are renovated to maintain the heritage character of the neighborhood. Wherever I go in the Lower Mainland, I do not see these huge ugly houses that developers are allowed to build in Richmond.

Besides the aesthetic quality (or rather lack thereof and I do admit that beauty is in the eye of the beholder), I am very concerned with the energy usage in these megahomes, not only the quantity of lights but also the heating requirements especially because heat rises and these homes have such high ceilings. We need to all be tending toward a smaller footprint.

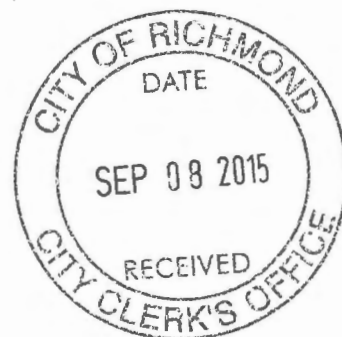
Also of extreme dismay is the lack of green space - all megahomes I have seen have much hardscape in their yards when environmentally we each need to be increasing our greenspace as much as possible.

Developers speak of people not wanting to live in old homes and wanting modern luxuries. I understand and agree with this as a modern home should be more energy efficient but I do not see how this equates to such huge homes, which may also be disconcerting to their neighbours who are now more lacking in natural light and privacy.

Please, we as a city need to be encouraging (yes, even regulating!) a much greener approach!

Please apply this letter to the Sept 8, 2015, public hearing.

Denise McDougal
Richmond



Schedule 71 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

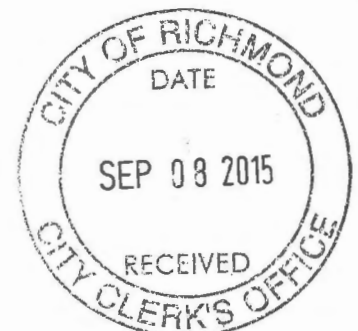
From: mark wise <mark.wise@wiseconsult.ca>
Sent: Monday, 7 September 2015 17:48
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

I am writing this email to strongly request that the Mayor and City Council heed the professional recommendations of city staff to reduce the double height standard. Room heights should be 12 feet as staff have recommended. This is in line with all other metro Vancouver municipalities. Further building height for all new houses needs to be limited to 9 metres in ALL cases. The city needs to respect the integrity of existing neighbourhoods and your tax payers.

mark wise, pmp
Wise Consulting Inc.
604.808.5896



Mayor and Councillors

Schedule 72 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Brian Snellings <brian_snellings@telus.net>
Sent: Monday, 7 September 2015 18:40
To: Mayor and Councillors
Subject: Bylaw 9280

Importance: High

Categories: 12-8060-20-9280

I have just become aware that this bylaw is proposing changes to construction regulations for Richmond.

I am OPPOSED TO this bylaw's provision allowing room heights of 16.4 feet. That is ridiculous.

Room heights SHOULD BE LIMITED to 12 feet. That standard would be more than ample.

I would also like to see a building height limitation of 9 metres, - NO EXCEPTIONS.

We have recently seen a few new homes built in our neighbourhood (Westwind) that exceed the general heights and dimensions of the existing homes. The size of these new homes is not consistent with the rest of the neighbourhood and they are ruining the character of the community. They look misplaced, and stick out like a sore thumb. They also project more "shade" on neighbouring lots, changing the appeal of existing backyards, and sometimes presenting 'overlook' opportunities for the new home over the adjoining lots. Privacy and the enjoyment of one's backyard is compromised.

All of the existing residents live here because they appreciate the thoughtful and consistent approach that was taken in the design and development of the area. I am opposed to any further changes in bylaws or regulations that permit the development of "monster homes" that are out-of-character with the present community.

I am asking the mayor and city council to do what you've been elected to doensure that we have a livable community and preserve our interests.

1. Limit room heights to 12 feet
2. Limit building height for all new houses to 9 metres (29.5 feet)

Thank you for doing the right thing.

Brian Snellings
5780 Wagtail Ave.



MayorandCouncillors

Schedule 73 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

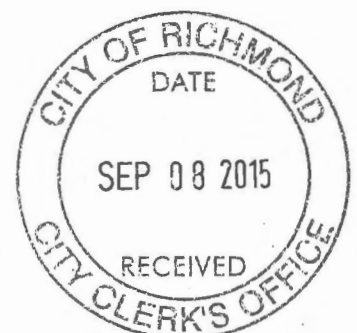
To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u> <u>9281</u>

From: Barry Corrin <barrycorrin@gmail.com>
Sent: Monday, 7 September 2015 18:45
To: MayorandCouncillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

PLEASE, I DON'T WANT A MINI APARTMENT BLOCK IN MY COMMUNITY NEIGHBOURHOOD.
Ceiling higher than 3.7 meters? Count the floor area twice. Make 9 meters the maximum height for all new
houses, no exceptions.

Barry and Karen Corrin
8551 Demorest Drive
Richmond BC
V7A 4P8
barrycorrin@gmail.com



Schedule 74 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

MayorandCouncillors

From: Moira Langley <Moira.Langley@kpu.ca>
Sent: Monday, 7 September 2015 19:03
To: MayorandCouncillors
Subject: Letter to Council regarding large houses in Richmond
Attachments: Letter to Richmond City Council.doc

Categories: 12-8060-20-9280

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280+</u>
<u>9281</u>

Please see attached letter regarding the building of large houses in Richmond. I hope this letter is pertinent to Tuesday's public hearing on the matter. Thank you for your attention to this important issue.

Moira Langley
3820 Richmond St
Richmond, BC



September 7, 2015

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280+</u>
<u>9281</u>

Richmond City Council:

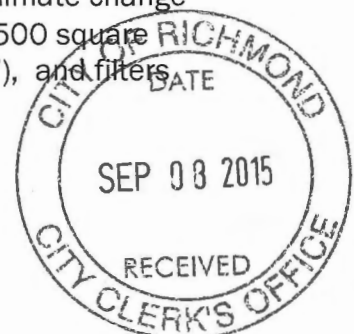
I'm writing to voice my strong opposition to the building of so-called "monster houses" in Richmond. I understand there is a public hearing on this issue on Tuesday, September 8, and I want to have my opinion counted.

I'm sure you are familiar with the common arguments against monster houses: that new building footprints in Richmond's established neighbourhoods are destroying mature trees, pushing 20-foot walls to the property lines, towering above the neighbour's back yard and stealing their privacy and sunlight; that protecting back yards, trees, mature landscaping, privacy, and access to sunlight are important; that all this rebuilding is driving up the average cost of the housing stock to the point where ordinary working people cannot afford to buy; that larger houses do not guarantee increased density, as often they do not have more people living in them than the older, smaller houses did; that the character of neighbourhoods is being rapidly and dramatically altered, to the dissatisfaction of many who live there; that all that building material being disposed of is a terrible waste and an environmental black mark, even if some of it is recycled; that a relatively small number of developers and realtors are making vast amounts of cash from all this to the detriment of the many. I think these are all excellent arguments. I agree with them all, and I am sure you are considering them.

But recently, I've been thinking about another issue too, one that I haven't heard so much about. Because the newer houses are much bigger and take up more of the lot than the older houses they replace, we are losing an enormous amount of green space in Richmond. I estimate approximately a 60% loss of lawn area every time a 1950's split is knocked down and replaced with a monster house. I have been thinking about the environmental and social effects of losing all that green space – the gardens – that surrounded the older houses.

An interview on CBC Radio on August 10, 2015 discussed the environmental benefits of lawns. According to Alan White, the "Ontario representative for the Canadian Nursery Landscape Association," healthy lawns benefit our social, urban, and global environment in a number of ways:

- Most notably (according to White), healthy lawns help to neutralize carbon emissions from cars (one average lawn can "offset the carbon of about 600 kilometres of driving")
- Lawns can "moderate [temperature] as much as 10 to 20 degrees," a significant factor as cities become more densified and contain more and more heat-absorbing concrete, and as we face hotter summers and worry about global climate change
- Turf grass (obviously) turns carbon dioxide into oxygen ("an average 2500 square foot lawn [...] produces enough oxygen for about 4 people every day"), and filters our air



- Lawns can “mitigate stormwater runoff [and] redirect it back into the landscape” instead of it flooding. They can also act as a “filter of that water going back to our aquifers and back to our streams and rivers” and ultimately, our oceans.
- I include the link to the CBC interview with Alan White here:
<http://www.cbc.ca/radio/popup/audio/player.html?autoPlay=true&clipIds=2673268866> and I summarize his key points at the end of my letter.

Please consider Mr. White's points carefully, because I think we make a mistake if we allow the footprint of new houses to take up such a large percentage of the lot, and thus diminish urban green space.

I happen to think that lawns, gardens, and green space have social benefits too, most notably that children and young people need an outside to play in so they have an alternative to sitting inside playing computer games. I also believe that contact with nature/green space restores the human body and mind, and in this time of high-stress lifestyles, automation, and alienation from the natural world, having grass, green space, gardens outside our front doors and surrounding our houses is important for our mental, physical, and spiritual health.

Please don't allow builders to demolish older houses and replace them with other materials such as heat-absorbing concrete, paving stones, driveways, and houses with larger footprints and smaller gardens. Please stop allowing developers to tear down older houses for the sole reason that they can make private profit by doing so. And if older houses are genuinely ready to be torn down, please don't allow such huge new houses to replace them, homes built right out to the lot line, usually with virtually no garden, houses which dwarf their neighbours, eliminate privacy, and make high fences the necessary norm. Stop allowing newbuilds to have larger footprints than the houses they replace. Surely The City of Richmond has the power to do this if it so chooses.

Please put first what's good for the whole community and for the environment, and don't let money, private profit, developers' agendas, and the short-sighted desire for “new new new” houses be the major considerations. I've lived in Richmond for 14 years, and been a homeowner here for 11. When I moved here in 2001, it was a wonderful, spacious, green community. Let's work to preserve what is left of that.

Sincerely,

Moir Langley
 3820 Richmond St
 Richmond, BC

Appendix: Below is a transcript of some of the key points of Alan White's August 10, 2015 CBC interview which I have referenced in my letter above.

White: Grass . . . when it's growing is actually sequestering carbon . . . cooling our

environment in a really significant way and filtering our air. So those are all contributing factors when we hear of heat indexes going up, and air quality starts to decrease with those heat increases. Turf grass can play a significant role in that urban green infrastructure to help moderate that.

Interviewer: We all know the benefits of trees when it comes to sequestering carbon and increasing oxygen production. How big would a lawn have to be to match those properties of a tree?

White: [A lawn] actually has about ten times the benefit of a tree, primarily because of its density and its rate of growth. So an average 2500 square foot lawn – that produces enough oxygen for about 4 people every day, and it offsets the carbon of about 600 kilometres of driving. But more importantly, it does the work equivalency of about 80 trees. A lot of it has to do with its immediate benefit. It doesn't take very long to establish turf grass . . . a tree typically takes about 30 years to get to that same contributing factor.

Interviewer: And what about when it comes to cooling cities, and the heat that cities capture?

White: We're seeing turf grass can moderate it as much as 10 to 20 degrees. So when we hear about global warming – well they're talking numbers of a single digit to two degrees. So when we can moderate the climate in a city that dramatically, that has a significant impact on the surrounding areas. Bob Sandford at the United Nations University here at McMaster University in Ontario, he's commented that probably one of the largest global threats right now is this "urban heat island" effect, where the extremes between our inner urban cities as they grow is becoming very disproportionate from the surrounding suburbs. And those extremes are helping to contribute to what we are seeing as far as the global trend to larger drought periods, floods, winters, areas that are typically dry being wet and areas that are typically wet being dry. So if we can do things in our cities that are smarter about our green infrastructure, and look at our hardscapes and those areas that are absorbing heat, and find ways to moderate them, or use soccer fields, city boulevards, golf courses – and if people can understand their own back yard is something that would actually cool the surrounding environment in a significant way, I think it would go a long way to helping our cities . . .

. . . so it's super important in our large urban cities – as our cities become larger and larger and we see more and more concrete and asphalt – it's important to find areas that can stabilize that carbon, so as the heat increases, we're not releasing carbon back into our atmosphere.

. . . while we've been on a race to find a better smokestack, a better filter, a better mechanical way of managing our cities, our cars, our production by-products of city life, we've forgotten that plants will do it naturally for us. And our infrastructure was never built for that. The plant . . . nobody's ever included a soccer field as part of the green equation in the city; nobody's ever thought of a boulevard as a way to mitigate stormwater runoff. . . . When I look at the landscape, I see an incredible opportunity in looking at stormwater events, all this water that's coming back to our oceans, that's coming as a by-product of our cities, and if we could slow that down, recapture

it, redirect it back into the landscape and literally use the green component of our landscape as a filter – the secondary or primary filter of that water going back to our aquifers and back to our streams and rivers, then ultimately lead to our oceans, that would be a massive benefit to our cities. Oxygen cooling and water management – stormwater management – ultimately can be managed by the landscape.

. . . [most people think of a yard for pleasure.] Most people don't see their landscape as a filter in their back yard, the lungs of their environment, so it's very easy with no value, or intrinsic value other than beauty [to think it's ok to get rid of lawns]

. . . Ultimately, we hurt the community more if everyone starts ripping out their landscape.

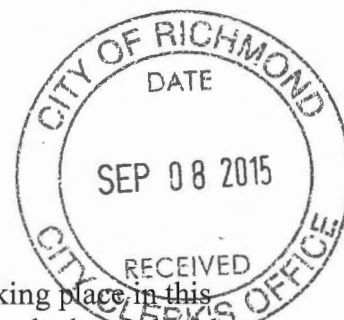
Schedule 75 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>16</u>
Re: <u>BYLAWS 9280 +</u>
<u>9281</u>

From: Joyful <haikucats@yahoo.ca>
Sent: Monday, 7 September 2015 19:33
To: Mayor and Councillors
Subject: RE: Monster Housing in Richmond

Categories: 12-8060-20-9280



Honorable Mayor and Council,

I have been a Richmond resident for over 25 years and have seen incredible changes taking place in this city. Many changes are good, however the monster housing that has been occurring over the last 3 decades is hugely negative on our community.

I appreciate your taking the time to review my concerns as listed below.

Aside from the issues of privacy to neighbours and destruction of mature trees, lawns and landscaping the following thoughts have been presented to me just recently and I fully agree with the authors thoughts.

"Because the newer houses are much bigger and take up more of the lot than the older houses they replace, we are losing an enormous amount of green space in Richmond. I estimate approximately a 60% loss of lawn area every time a 1950's split is knocked down and replaced with a monster house. I have been thinking about the environmental and social effects of losing all that green space – the gardens – that surrounded the older houses. I happen to think that lawns, gardens, and green space have social benefits too, most notably that children and young people need an outside to play in so they have an alternative to sitting inside playing computer games. I also believe that contact with nature/green space restores the human body and mind, and in this time of high-stress lifestyles, automation, and alienation from the natural world, having grass, green space, gardens outside our front doors and surrounding our houses is important for our mental, physical, and spiritual health.

Please don't allow builders to demolish older houses and replace them with other materials such as heat-absorbing concrete, paving stones, driveways, and houses with larger footprints and smaller gardens. Please stop allowing developers to tear down older houses for the sole reason that they can make private profit by doing so. And if older houses are genuinely ready to be torn down, please don't allow such huge new houses to replace them, homes built right out to the lot line, usually with virtually no garden, houses which dwarf their neighbours, eliminate privacy, and make high fences the necessary norm. Stop allowing newbuilds to have larger footprints than the houses they replace. Surely The City of Richmond has the power to do this if it so chooses.

Please put first what's good for the whole community and for the environment, and don't let money, private profit, developers' agendas, and the short-sighted desire for "new new new" houses be the major considerations."

An interview on CBC Radio on August 10, 2015 discussed the environmental benefits of lawns. According to Alan White, the "Ontario representative for the Canadian Nursery Landscape Association," healthy lawns benefit our social, urban, and global environment in a number of ways:

- Most notably (according to White), healthy lawns help to neutralize carbon emissions from cars (one average lawn can "offset the carbon of about 600 kilometres of driving")
- Lawns can "moderate [temperature] as much as 10 to 20 degrees," a significant factor as cities become more densified and contain more and more heat-absorbing concrete, and as we face hotter summers and worry about global climate change
- Turf grass (obviously) turns carbon dioxide into oxygen ("an average 2500 square foot lawn [. . .] produces enough oxygen for about 4 people every day"), and filters our air

- Lawns can “mitigate stormwater runoff [and] redirect it back into the landscape” instead of it flooding. They can also act as a “filter of that water going back to our aquifers and back to our streams and rivers” and ultimately, our oceans.

Included here is the link to the CBC interview with Alan White here:

<http://www.cbc.ca/radio/popup/audio/player.html...> key points at the end of this letter.

We make a mistake if we allow the footprint of new houses to take up such a large percentage of the lot, and thus diminish urban green space.

Yours truly,

Joy Hillier

3351 Springford Avenue

Richmond, BC

Appendix: Below is a transcript of some of the key points of Alan White’s August 10, 2015 CBC interview which I have referenced in my letter above.

White: Grass . . . when it’s growing is actually sequestering carbon . . . cooling our environment in a really significant way and filtering our air. So those are all contributing factors when we hear of heat indexes going up, and air quality starts to decrease with those heat increases. Turf grass can play a significant role in that urban green infrastructure to help moderate that.

Interviewer: We all know the benefits of trees when it comes to sequestering carbon and increasing oxygen production. How big would a lawn have to be to match those properties of a tree?

White: [A lawn] actually has about ten times the benefit of a tree, primarily because of its density and its rate of growth. So an average 2500 square foot lawn – that produces enough oxygen for about 4 people every day, and it offsets the carbon of about 600 kilometres of driving. But more importantly, it does the work equivalency of about 80 trees. A lot of it has to do with its immediate benefit. It doesn’t take very long to establish turf grass . . . a tree typically takes about 30 years to get to that same contributing factor.

Interviewer: And what about when it comes to cooling cities, and the heat that cities capture?

White: We’re seeing turf grass can moderate it as much as 10 to 20 degrees. So when we hear about global warming – well they’re talking numbers of a single digit to two degrees. So when we can moderate the climate in a city that dramatically, that has a significant impact on the surrounding areas. Bob Sandford at the United Nations University here at McMaster University in Ontario, he’s commented that probably one of the largest global threats right now is this “urban heat island” effect, where the extremes between our inner urban cities as they grow is becoming very disproportionate from the surrounding suburbs. And those extremes are helping to contribute to what we are seeing as far as the global trend to larger drought periods, floods, winters, areas that are typically dry being wet and areas that are typically wet being dry. So if we can do things in our cities that are smarter about our green infrastructure, and look at our hardscapes and those areas that are absorbing heat, and find ways to moderate them, or use soccer fields, city boulevards, golf courses – and if people can understand their own back yard is something that would actually cool the surrounding environment in a significant way, I think it would go a long way to helping our cities . . .

. . . so it’s super important in our large urban cities – as our cities become larger and larger and we see more and more concrete and asphalt - it’s important to find areas

that can stabilize that carbon, so as the heat increases, we're not releasing carbon back into our atmosphere.

. . . . while we've been on a race to find a better smokestack, a better filter, a better mechanical way of managing our cities, our cars, our production by-products of city life, we've forgotten that plants will do it naturally for us. And our infrastructure was never built for that. The plant . . . nobody's ever included a soccer field as part of the green equation in the city; nobody's ever thought of a boulevard as a way to mitigate stormwater runoff. . . . When I look at the landscape, I see an incredible opportunity in looking at stormwater events, all this water that's coming back to our oceans, that's coming as a by-product of our cities, and if we could slow that down, recapture it, redirect it back into the landscape and literally use the green component of our landscape as a filter – the secondary or primary filter of that water going back to our aquifers and back to our streams and rivers, then ultimately lead to our oceans, that would be a massive benefit to our cities. Oxygen cooling and water management – stormwater management – ultimately can be managed by the landscape.

. . . [most people think of a yard for pleasure.] Most people don't see their landscape as a filter in their back yard, the lungs of their environment, so it's very easy with no value, or intrinsic value other than beauty [to think it's ok to get rid of lawns]

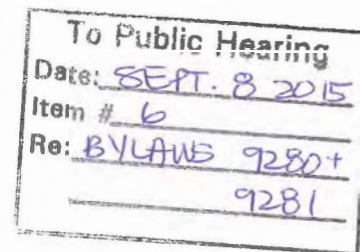
. . . Ultimately, we hurt the community more if everyone starts ripping out their landscape.

Schedule 76 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 7 September 2015 20:40
To: Mayor and Councillors
Subject: Send a Submission Online (response #875)

Categories: 12-8060-20-9280



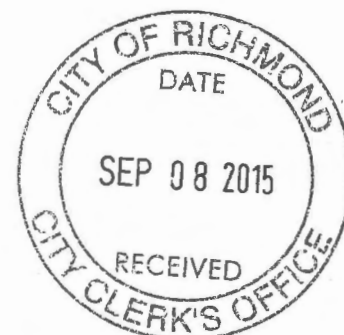
Send a Submission Online (response #875)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/7/2015 8:39:09 PM

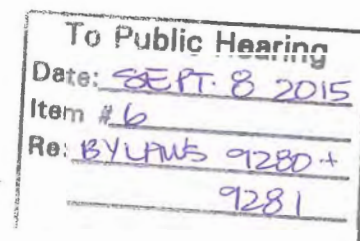
Survey Response

Your Name	Susan Tanco
Your Address	6851 Camsell Crecent, Richmond, BC V7C 2M9
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	The height limit for ALL new houses should be 9.0 metres. In all new-house construction, a room's floor area should be counted twice if the ceiling is higher than 3.7 metres.



MayorandCouncillors

Schedule 77 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.



From: Webgraphics
Sent: Monday, 7 September 2015 21:09
To: MayorandCouncillors
Subject: Send a Submission Online (response #876)

Categories: 12-8060-20-9280

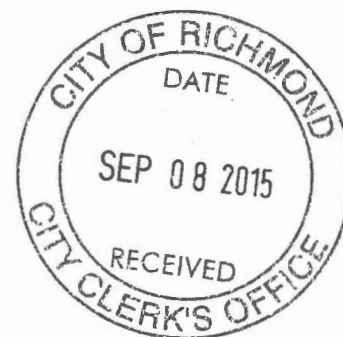
Send a Submission Online (response #876)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/7/2015 9:08:57 PM

Survey Response

Your Name	Eben Dy
Your Address	112-7751 Minoru Blvd
Subject Property Address OR Bylaw Number	The public hearing on Bylaw 9280
Comments	The height limit for ALL new houses should be 9.0 metres. In all new-house construction, a room's floor area should be counted twice if the ceiling is higher than 3.7 metres.



Mayor and Councillors

Schedule 78 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u> <u>9281</u>

From: Mark Heath <mkheath@telus.net>
Sent: Monday, 7 September 2015 21:23
To: Mayor and Councillors
Subject: Letter Re: Sept. 8 Public Hearing

Categories: 12-8060-20-9280

To: Mayor Brodie and Councillors:

This letter is to request council to "do the right thing" in regards to neighbourhood character being destroyed due to over building on lots. Obviously other municipalities have seen the common sense behind limiting building heights and do not permit 16.4 feet.

My modest home is in Seafair and I am living with the poor planning of allowing oversized homes to be built. I am surrounded by mega houses which has hugely impacted my happiness of living in Richmond. Any privacy I had has now disappeared and due to the higher heights allow my bedroom window to align with the mega house bedroom window behind me. The mega house neighbour next door has installed a camera on the bottom of their balcony which can look into my back yard as well as into my sunroom window. Is this the type of community I want to live in? If I decide I want some of my privacy back, it will be up to me to spend a few thousand dollars and to do all the work to make my property more liveable again, so again the onus is on the resident who doesn't wish to tear their home down.

Regards,

Kathy Zemke
3640 Ullsmore Avenue
Richmond, B.C.
V7C 1S2



Schedule 79 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

MayorandCouncillors

From: Jaime Cathcart <jcathcart@knightpiesold.com>
Sent: Monday, 7 September 2015 21:55
To: MayorandCouncillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u>
<u>9281</u>

To the Richmond City Council,

I am writing to voice my concern about the current trend of building massive over-height homes in Richmond that is dramatically changing the look and feel of Richmond neighbourhoods. I understand that there is a move to pass a new bylaw that will facilitate the further development of such massive homes. This concerns me as a long-time Richmond resident and home owner, since such large homes generally crowd their neighbours and reduce privacy and sunshine exposure. I am in favour of limiting ceiling heights to 3.7 m and building heights to 9 m for all new houses.

Thank you for considering my thoughts.

Regards, Jaime Cathcart

5551 Hummingbird Drive
V7E 5N7



Schedule 80 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

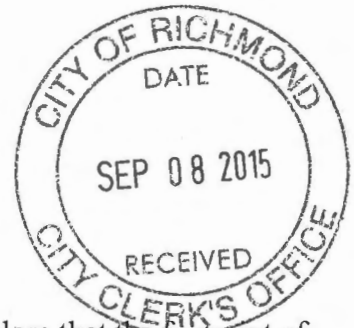
Mayor and Councillors

From: Lana McClelland <lane8811@shaw.ca>
Sent: Monday, 7 September 2015 22:11
To: Mayor and Councillors
Cc: 'Lana McClelland'
Subject: Bylaw 9280 Public Hearing

Importance: High

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281



Dear Mr Mayor and Counsellors,

I write to you today pleading to keep the new house height at 9 metres or LESS and implore that the footprint of said new houses ONLY occupy a 45% footprint of the neighbourhood properties and insist that grass or family vegetable gardens and trees/shrubs be mandatory.

What has happened to the community neighbourhoods in Richmond can be described as being steamrolled by bullies.

It must stop.

Unfortunately the monetary carrot dangled has allowed this to happen.

As a resident of Richmond since 1956 I have witnessed changes, no one really likes change but change is inevitable.

Not all the changes in Richmond have been unwanted, but as of late there have been many that have irked the taxpayers.

Many of my friends have moved away.

However, having said that, we have choices and we have the ability to determine what is good or right for the Garden City of Richmond (not the Concrete City of Rich-man).

For 10 years now my family and I live in a split level in the Seafair area, having moved here from Patterson and Sexsmith Rds, part of what is now known as the Golden Village.

Where we live now, the 'Mores and the 'Monds are undergoing a drastic mega-house transformation.

As I drive through Richmond I see the changes in the house heights, sometimes even side by side displaying the ridiculous height growth.

In an existing neighbourhood the developer should make the change tasteful to the area, not make it garish and unwanted.

I have also heard that *there may be* 2 sets of house plans, those that get approved for permit and those that get used to build.

Trees and shrubbery are being demolished along with the homes.

What happened to moving/bargaining the older homes to other communities for others to reside in or for a cottage/retirement home?

The timbers in these older homes are valuable pieces of lumber, never to be seen again due to the use and destruction of old growth forests (but that is another story).

Speaking of stories, these 10' & 12' ceilings must cost a lot to heat, but if the resident/owner of such a home is not in the country, then Hydro or Fortis is not getting what it deserves.

I have gone through a few open houses of these new mega/monster homes and find them totally non-functional to our family's way of life if I was to choose to purchase one.

I find them cold, sterile and unlivable.

I ask also to reduce the size of the homes/castles in the ALR areas.

What has been constructed on Westminster Hwy, Blundell, Granville, No 2 Road, Monteith, Sidaway, No's 5 and 6 Roads and the South Richmond/Finn Road area are so totally unnecessary and violate or abuse the ALR. I understand that a number of these estates will be used as family hotels or B & B's.

I strongly suggest you monitor these properties closely.

Towers are another topic, and with the densification of Richmond with Towers and Mega Houses (by subdividing existing properties to allow multiple mega houses on what was formerly a single family dwelling, not to mention the Steveston High School property plan) you will need to consider the expansion of the infrastructure such as transit, Hospital, Schools, Community Centres, Child Care, Senior Centres.

If those erecting the Dream House only to park their money to come and go as they please, they are not contributing to the economy in hydro, electricity, retail, grocery, entertainment, PST, GST but indeed take the medical and OAS as an entitlement, City Hall needs to consider what they are missing.

One house, only 1-2 years old was built for \$1M + has now been put on the market a year later for double that. Money laundering?

In closing I ask that you pull back and adjust the bylaws for home building to fit and re-create the neighbourhood affect.

Yours respectfully,
Rickey and Lana McClelland
3160 Wardmore Place
Richmond, BC V7C 1S7
604-270-2708
Lana8811@shaw.ca

Schedule 81 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

From: Harish Krishnan <harishk05@gmail.com>
Sent: Monday, 7 September 2015 22:59
To: Mayor and Councillors
Subject: Public Hearing on Bylaw 9280

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

Dear Mayor and Council,

I have been a Richmond resident for twelve years, and have enjoyed living here. In the last few weeks, however, I have become frustrated with the city's unwillingness to listen to and adequately address the concerns of many residents about the issue of the massing of new homes in Richmond.

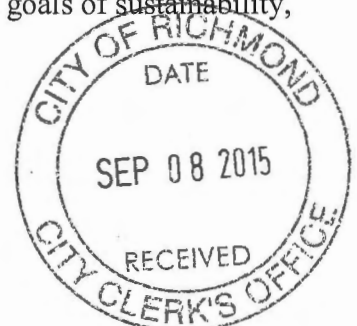
I recognize that there are two sides to this issue. I have seen the argument that demolitions of older homes are replacing them with much larger structures is just "good business sense" and that those who oppose the massing of new homes lack "common business sense." And that construction sustains a "vibrant industry" that contributes to the "cash register of our city."

But there are many problems with this argument. Even if massing makes good business sense for the developers, there are costs that are borne by others. These massive homes are creating tensions between neighbors and this does not promote healthy neighborhoods. They are making housing less affordable. There are well documented negative environmental consequences of these massive homes. In summary, while building massive homes may be just good business for some – it is bad policy for a city that is apparently committed to promoting healthy neighborhoods, affordable housing, and sustainability.

It seems to me that not only is the city ignoring the concerns of many residents, but it is taking a stand that goes against many of the laudable principles outlined in the city's 2041 Official Community Plan.

I urge you to reconsider your position. These massive homes may make good business sense for some now, but well before the year 2041, they will prove to be a massive hurdle to achieving the city's goals of sustainability, affordability and being a community of healthy and connected neighborhoods.

Sincerely,



Harish Krishnan

11380 Kingfisher Drive

Richmond BC V7E 3X5

Mayor and Councillors

Schedule 82 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

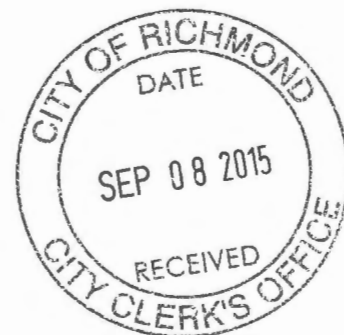
From: Jim Wright <jamesw8300@shaw.ca>
Sent: Tuesday, 8 September 2015 01:42
To: Mayor and Councillors
Subject: For Bylaw 9280 Public Hearing
Attachments: JWright-re-2015-09-07_9280.pdf

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAW 9280 + 9281

Please see my attached contribution to the public hearing.

Jim Wright
778-320-1936



To: Bill 9280 Public Hearing of September 8, 2015
From: Jim Wright, 8300 Osgoode Drive, Richmond
Date: 2015-09-08

There is both progress and need for improvement in the pair of new-house bylaws for public consideration. The main progress is the new-house height limit, a real 9.0 metres. Other improvements include better control of dropped ceilings and excessive garage roofs.

There are two extremely important ways to improve:

- Double-count the floor area of rooms with ceilings above **3.7 metres**.
- Apply the 9.0 metre limit to **all** new houses (including 2.5-storey ones).

By listening at council meetings that discussed the new-house bylaws, I've come to realize that the **3.7 metre ceiling height** threshold for double counting—as in Vancouver, Surrey and Burnaby—is a key way to control house bulk that conflicts with neighbourhoods. The extra-height exemptions that Richmond would still allow make it very fair.

Making *exceptions* to the **9.0 metre house-height limit** threatens the quality of life of my family and our neighbourhood. I will therefore focus on ways to resolve that problem.

First, we know the problem has no reason to exist. Kathryn McCreary, P.Eng., explained that to planning committee on June 16, 2015. Her [speaking notes](#) (from the minutes) are clear:

2.5 storey houses have been permitted for the better part of the last century in most municipalities, and no other municipality differentiates between the height of a 2 and 2.5 storey house. . . . Also, the FAR for a potential 2 or 2.5 storey house for a given lot is identical, so why should their building heights and consequently envelopes differ?

The builder of a true 2.5-storey house creates compact living space—within the height of a 2-storey house—where there might have been an attic void. It tends to be affordable and eco-friendly, requiring less building material, upkeep and heating.

By nature a true 2.5-storey house suits medium-height ceilings. Limiting the ceiling height in order to enable a partial third floor is the normal tradeoff. Increasing the house height to enable high ceilings and a partial third floor as well creates a different concept (under an old name) that invites 10.5 metre houses bulking up in every way to loom above neighbours, with maximum height and volume from the permitted floor area. It enables conspicuous waste, a status symbol. Sooner or later the new loophole would become popular—at the cost of a lot of harm.

I've given plenty of thought to the effect if a 10.5-metre-high house replaces the 2.5-storey house next door, as shown. It would devastate our quality of life. Any new house there will be large but should fit into the neighbourhood, as intended in the Richmond Community Plan. (White chevron = 9 m height; red = 10.5 m.)



At a council meeting, it was said that changing the new bylaw wording to apply the 9-metre height limit to all new houses would be complicated. I think you will find it is a simple matter of deleting complications, as shown on the next page. That leads to two evident options. I like one better, but either is good. Please improve the bylaw for my family and my neighbourhood, which happens to be particularly affected, and for the future of Richmond.

Refining Bylaw 9280 so the height limit for ALL new houses is a real 9 metres

The aim is to refine the new Bylaw 9280 (or 9279) so that the maximum building height of 9.0 metres applies to **ALL** new houses. A good effect of being consistent is that it retains the option of real 2.5-storey houses while eliminating problem ones. (The bylaw uses the name of the long-established concept of 2.5-storey houses but alters the essence.)

The definition below is an image that was copied and pasted from the first page of Bylaw 9280:

Height, building	means the vertical distance between finished site grade and: a) for single detached housing with 2 and half (½) storeys, having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the eave line and ridge of a roof, provided that the ridge of the roof may not be more than 1.5 m above the mid-point; and b) for all other buildings , the highest point of the building , whether such building has a flat roof, pitched roof or more than one type of roof."
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That Bylaw 9280 definition of "**Height, building**" includes many words that not only complicate the definition but also alter the long-established **2.5-storey** concept for the worse.

In the following illustration, **red type** denotes complicating words that I suggest deleting.

Height, building	means the vertical distance between finished site grade and : a) for single detached housing with 2 and half (1/2) storeys, having a pitch roof greater than 4-to-12 and not exceeding a roof pitch of 12-12, the mid-point between the bottom of the eave line and ridge of a roof, provided that the roof may not be more than 1.5 m above the mid-point; and b) the highest point of the building , whether such building has a flat roof, pitched roof or more than one type of roof.
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Along with the **red type** to denote all suggested deletions:

- The **yellow highlighting** denotes what *most* needs deleting because it is so *harmful*.
- The ~~striketrough~~ in the last part denotes complicating words that may not be particularly harmful. In normal editing for plain English, they would be deleted, but the deletion is not essential.

The suggested deletions result in two options that resolve the problems:

- A. Height, building** means the vertical distance between **finished site grade** and the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.
- B. Height, building** means the vertical distance between **finished site grade** and the highest point of the **building**.

In theory the change could complicate the main zoning bylaw in some way, but there seems to be no need for cleanup, which staff could handle well anyway.

Adapting Bylaw 9280 with 9.0 metre height limit for ALL new buildings

Height, building means the vertical distance between finished site grade and :

a) for single detached housing with 2 and half (1/2) storeys, having a pitch roof greater than 4-to-12 and not exceeding a roof pitch of 12-12, the mid-point between the bottom of the eave line and ridge of a roof, provided that the roof may not be more than 1.5 m above the mid-point; and

b) the highest point of the building, ~~whether such building has a flat roof, pitched roof or more than one type of roof.~~

CNC
At 149

Along with the **red type** to denote all suggested deletions:

• The **yellow highlighting** denotes what is *harmful*.

• The ~~strikethrough~~ denotes **superfluous** words.

Two options appear from the suggested deletions:

A. Height, building means the vertical distance between **finished site grade** and the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.

B. Height, building means the vertical distance between **finished site grade** and the highest point of the **building**.

Mayor and Councillors

Schedule 83 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u>
<u>9281</u>

From: Wilbur Walrond <walrond@wecl.ca>
Sent: Tuesday, 8 September 2015 02:20
To: Mayor and Councillors
Subject: Bylaw 9280

Importance: High

Categories: 12-8060-20-9280

To Mayor & Councillors

"Please use the 3.7 meter ceiling height and the nine metre building height for all new houses."

Other suggestions:

I think this Megahome situation could have been handled differently by our City fathers especially in the case of West Wind, which was developed under the Provincial Government Land Use Contract (LUC) circa 1975 and which carried a 'shelf life' of about 25 years. Was it not?

As a result, after the gestation period when the development reverted to the City of Richmond had they been diligent in their duty to that development's home owners knowing that the latter would soon be victims of the LUC, would it not have been the City's moral and fiduciary duty (*kind hearted too*) to introduce a bylaw that would have protected those owners' rights and conditions under which they had entered into the LUC in the first place?

Could this not still be done with a moratorium on any future development of Megahomes in those particular sensitive areas while at the same time looking to creating a special subdivision(s) in some of those areas coming on stream in Richmond for redevelopment, thus making it part of the City's normal overall Community Plan? Let them build their monstrosities in an assigned area, the same as the present designated areas for town houses, single family homes etc.

I believe one developer made a similar suggestion and one City staff member responded that would be too complicated to do! No kidding! Somebody needs to find an easier job requiring less thinking and more pay.

My other concern is that Developers, House builders and Realtors should not have any role in the drafting of any City Bylaws especially for their own self serving financial benefit as they have been brazen enough to mention recently in the media with comments such as "The higher ceiling homes sell better!" Their job is to sell the product as is, if and when they get the listing it to sell!

What right do they have seeking changes to bylaws to help them make more money?

Isn't there a process in place for dealing with changes to bylaws by all citizens through the Board of Variance, and each request is based on its own merit?

Wilbur Walrond P.Eng,
Walrond Realty Inc
Chairman Design Panel
City of Richmond
1974-1976





**Walrond
Realty Inc.**

Equal Housing Opportunity and Fair Housing Act of 1968 and 1988. Equal Housing Opportunity and Fair Housing Act of 1968 and 1988.

Wilbur Walrond P.Eng
7260 No 4 Rd, Richmond, B.C. V6Y 2T3
Ph: 604-214-0877
Fax: 604-273-9855
Cell: 604-240-0886
www.walrondrealty.com

MayorandCouncillors

Schedule 84 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u> <u>9281</u>

From: Richard Rochard <rarochar@gmail.com>
Sent: Tuesday, 8 September 2015 05:31
To: MayorandCouncillors
Subject: BYLAW 9280

Categories: 12-8060-20-9280

To Whom It May Concern

"Please use the 3.7 meter ceiling height and the nine metre building height for all new houses.

Richard Rochard

PS: "Work for a cause, not the applause. Live life to express, not to impress. Don't strive to make your presence noticed, just make your absence felt - Unknown"

11420 Seabrook Cres
Richmond, BC V7A 3H3
Ph :604 275 2156; Fax: 604 275 0015; Cel: 604-219-0156
e-mail: rarochar@gmail.com

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Mayor and Councillors

Schedule 85 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: James Strilesky <jstrilesky@me.com>
Sent: Tuesday, 8 September 2015 07:35
To: Mayor and Councillors
Subject: Sept 8 Public Hearing RE House Massing

Categories: 12-8060-20-9280

I am taking the time to express my concern and hope regarding the house massing issue as I am out of the country at present and will be unable to attend the above meeting. I was also out of the country during the July meeting when Council decided to override the recommendations of its own Advisory Committee and staff as well as the wishes of the majority of property owners and instead voted to side with the wishes of developers.

I continue to be disappointed by the actions of Council on this issue. Our neighbouring Lower Mainland jurisdictions have taken the necessary steps with respect to house massing and Land Use Contracts to listen to constituents and enact policies that attempt to preserve communities. Council seems to lack the will to put aside the revenue from development in favour of a positive, healthy and sustainable vision for the community. We are beginning to see the results of this misguided policy course in pockets of Richmond neighbourhoods that are eerily similar to large areas of the Vancouver west side (see Kerrisdale) where the few long time remaining residents are fleeing streets of vacant megahouse "faux mansions" where neighbourhoods and communities once existed. Is this the vision our Council is aspiring to?

I am requesting that Council reverse the present policy course it seems to be pursuing on this issue. I am hopeful that you will do so. The cost of continuing on the present policy course is one of mounting voter alienation and anger. I hope you will not disappoint.

Sent from my iPad



MayorandCouncillors

Schedule 86 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Eleanor Girard <eleanor.girard@gmail.com>
Sent: Tuesday, 8 September 2015 08:04
To: MayorandCouncillors
Subject: Fwd: Bylaw 9280 public hearing

Categories: 12-8060-20-9280

Subject: Bylaw 9280 public hearing

Dear honourable Mayor Malcolm Brodie and City of Richmond Councillors

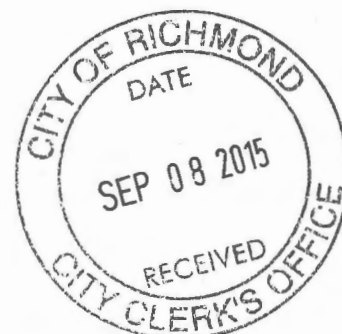
September 8 is a public hearing about bylaw 9280. Please adhere to the 3.7 metre ceiling height and the nine metre building height for all new houses.

We don't need every older home torn down to make room for off shore money laundering and mega houses. You are driving out the middle class, heck we make over \$200,000.00 a year and you are driving us out. Are we now the middle class in Richmond? What are young people to do? Where are they supposed to be able to live and work?

Stop massive homes, curb off shore money which drives up our house prices and let's be reasonable

Sincerely
The Girard's

Sent from my iPhone



MayorandCouncillors

Schedule 87 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BY LAWS 9280 + 9281

From: TERRY CALLON <tcallon@shaw.ca>
Sent: Tuesday, 8 September 2015 08:30
To: MayorandCouncillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

As a long time Richmond home owner, I urge you to restrict mega homes by limiting building heights to 29.5 feet for all new homes. This height restriction is in keeping with other urban municipalities.

Thank you.



MayorandCouncillors

Schedule 88 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

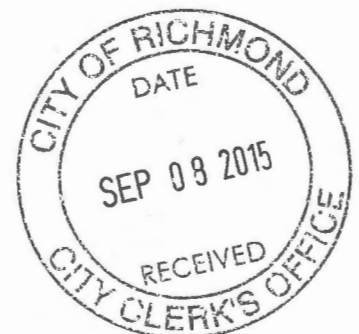
From: michael lessey <michael_lessey@hotmail.com>
Sent: Tuesday, 8 September 2015 08:14
To: MayorandCouncillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

Please use the 3.7 meter ceiling height and nine meter building height for all new houses.

Sent from my iPhone

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u> <u>9281</u>



Mayor and Councillors

Schedule 89 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Doreen and Neil leNobel <doreenandneil@gmail.com>
Sent: Tuesday, 8 September 2015 08:35
To: Mayor and Councillors
Subject: Bylaw 9280 Public Hearing

Categories: 12-8060-20-9280

Dear Mayor and Council

My husband and I live in the Westwind neighbourhood and are unable to attend tonight's public hearing on the proposed new-house massing bylaw. We are disappointed in the inadequate changes that are being proposed to stop the building of mega homes. We are unable to understand why it is such a hardship to restrict ceiling heights to 3.7 meters and house heights to 9 meters.

We are people who like to be welcoming to newcomers but certainly would not welcome a huge new house next to us. We agree with those who express the view that these huge new homes that obstruct the sun, end people's back yard privacy, alter drainage and make existing homes feel walled in and overwhelmed are creating dissent among neighbours. We are unable to understand why people who are moving into an established neighbourhood seem to have more rights than the people already living there. Many of us in the Westwind area bought our ranchers precisely because they have private back yards where we can garden, entertain and relax. Why do we have to contemplate moving simply because someone else feels the need for a mansion but can't afford to buy a lot that is actually big enough to support it.

Doreen and Neil le Nobel
11080 Kingfisher Dr.

Sent I hope from my iPad



MayorandCouncillors

Schedule 90 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Jeanette <jeacallon@gmail.com>
Sent: Tuesday, 8 September 2015 08:48
To: MayorandCouncillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

I've been a Richmond resident for 29 years and do not like the fact regular sized family homes are being replaced with huge homes that take over the whole property. This results in no yards plus it ruin the neighbours privacy and any sun they might have gotten previously in their back yard.

A 29.5 feet height limit for all new homes is needed same as Vancouver, Burnaby and Surrey.

Thank you



Mayor and Councillors

Schedule 91 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: bglafling@telus.net
Sent: Tuesday, 8 September 2015 09:06
To: Mayor and Councillors
Subject: Re: Public Hearing - Bylaw 9280 on Sept 8/15

Categories: 12-8060-20-9280, 10-6550-02 - Tree Protection/Administration - Complaints

Attention: Mayor Brodie and all Councillors:

We are fed up that the interests of the Developers and the imposition of mega homes are not in the best interests of existing homeowners throughout Richmond. We have lived in Richmond for 42 years and while change is inevitable what we have witnessed is deplorable.

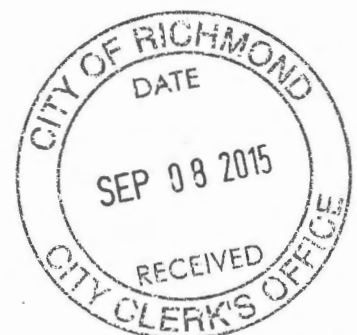
Please use the 3.7 metre room ceiling height and the 9.0 metre building height for all new houses. Builders can still build higher rooms however they must double count the square footage. This will reduce the volume of the house.

The bylaw should protect backyards from flooding, provide for privacy and allow for sunshine to permeate surrounding neighbors instead of 'prison walls'. It takes between 12 to 18 months to build some of these monstrosities and our quality of life has deteriorated to the point we are considering leaving Richmond, as many of our life long friends have already or are in the process of so doing. Living in a constant state of construction activity by builders and their trades who don't give a rats ass about surrounding neighbors, and create mess which invades street cleanliness is simply unacceptable. The Tree bylaw is a joke.

Thank you for your attention to this matter.

Yours truly

Bruce & Gerry Lafling
6371 Riverdale Drive
Richmond, BC. V7C 2E7
604-277-2511.



Mayor and Councillors

Schedule 92 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u>
<u>9281</u>

From: Carol Rennie <carolrennie@telus.net>
Sent: Tuesday, 8 September 2015 09:24
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

Room heights **should remain at 3.7 metres or 12 feet** and an overall limit in height of **9 metres or 29.5 feet** should exist for all single family dwellings in Richmond. As it is, many new homes already tower over their older neighbours by raising the **ground level by several feet** and causing havoc with the older home neighbour's water table and garden! These new gardenless, paved over monstrosities should not continue to exist, particularly if we are intending to become more "green". Are we really? Loss of valuable farmlands to development exacerbates the problem. For a former farming community, we are so far from being self sufficient in just fruit and vegetables as to be ridiculous! How much room does any family need to live in? Many of the larger homes have so much **wasted unoccupied space** within their giant unnecessary square footage. Also, since we continue to pollute our atmosphere, more **mature** trees are required to help "detoxify" it by photosynthesis, not fewer.

Please do not *rubber stamp* the proposed bylaw without due thought to Richmond's hopefully bright future.

Sincerely,

Carol Rennie
West Richmond resident for 36 years



Schedule 93 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

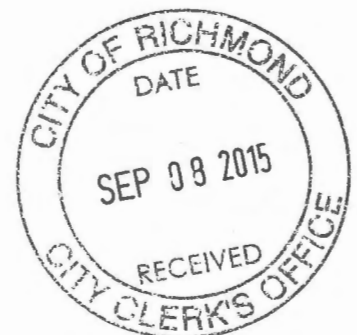
From: Greg Zell <gregzell@hotmail.com>
Sent: Tuesday, 8 September 2015 09:35
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

This is an ill conceived proposal and should not pass.
This proposal could have negative effects on neighboring properties.
by restricting sunlight and adversely affecting future property values.
This bylaw is simply not necessary.

Greg & Brenda Zell
10151 Bamberton Drive

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BVLAW 9280+
	9281



Mayor and Councillors

Schedule 94 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

From: Martin Woolford <martin_woolford@telus.net>
Sent: Tuesday, 8 September 2015 09:55
To: Mayor and Councillors
Subject: September 8 Public Hearing Bylaw 9280

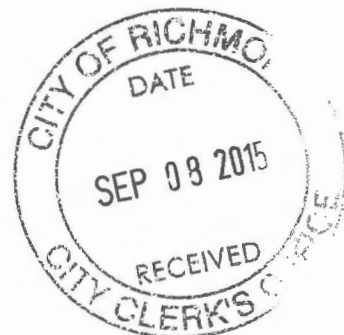
To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

In July, City Council failed on controlling building massing. Mayor and Councillors rejected the advice of the City's own Design Advisory Panel, recommendations from staff and pleas from the public. The Bylaw that is being voted on for final reading appears to be developer driven, and not a response to public concern. Regrowth has to happen but The Bylaw does nothing to improve the situation that is currently allowed to happen, with the infill/ new construction destroying the livability of our well established communities and sub divisions. It should actually have focused on and addressed ways of improving our city:

- 1 - **Building massing** - The single most effective action to reduce the massing of new homes in Richmond is to reduce the 'double height' standard. Room heights should be 12 feet, as staff have recommended. Not 16.4 feet, as the bylaw proposes. Richmond is the only city in Metro Vancouver that uses 16.4 feet as a normal room height. Vancouver, Surrey and Burnaby limit heights to 12 feet.
- 2 - **Building height** - A 9 metre (29.5 feet) height limit for **ALL** new houses is needed. No loopholes and wasteful exceptions for 2.5-storey houses. 3rd storey floor areas must fit within the standard roofline.
- 3 - **Backyards** - Backyards and **green** space need to be preserved to allow space, privacy and sunshine. There is a Council referral back to staff to investigate the protection of backyards. A date for reporting back is required on:
 - *Reducing maximum building depth (to 50% of lot)*
 - *Increasing rear and side yard setbacks (backyard from minimum 20 ft to at least 30 ft)*
 - *Rules regarding to detached accessory building setbacks*
 - *Eliminating projections into 4 ft side yard setbacks altogether. No exceptions.*
 - *Limiting 2nd storey floor areas (to 80% of 1st storey floor area)*
 - *Incentivize new building footprints that preserve mature trees on site*

Yours

Martin Woolford (Richmond Resident Since 1960)



Mayor and Councillors

Schedule 95 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u> <u>9281</u>

From: Peter Lefroy <plefroy@telus.net>
Sent: Tuesday, 8 September 2015 10:07
To: Mayor and Councillors
Subject: Bylaw 9280

Dear Mr. Mayor and City Councillors

You can see from the pictures below how ridiculous the size and height of new homes being constructed in Richmond has become. It is to the point where very nice liveable homes are having their sunlight and sight lines cut off by these new homes which dwarf them. Even homes which we once considered monster homes, as in the bottom two pictures are now dwarfed by these palaces.

It is time to amend the bylaw;

1. A room's floor area should be counted twice if the ceiling is higher than 3.7 metres. This is done in Vancouver, Surrey and Burnaby.
2. A 9 metre height limit for all new houses is needed. There should be "NO EXCEPTIONS."

Please do the right thing and protect our neighbourhoods.

Peter Lefroy
8740 Wagner Drive
Richmond B.C.
V7A 4N9

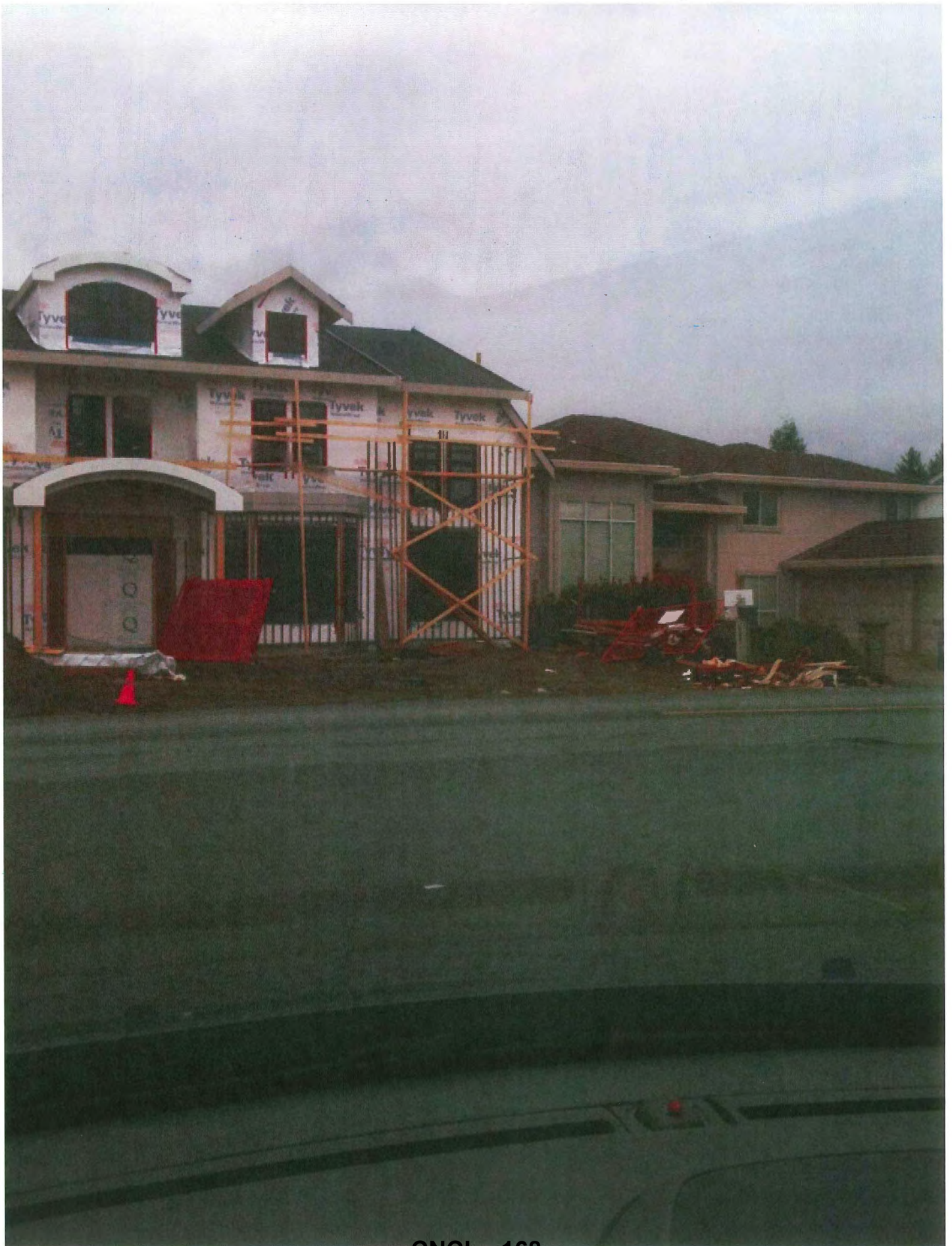




CNCL₂ - 164



CNCL₄ - 166





CNCL₈ - 170

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Mayor and Councillors

Schedule 96 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+
	9281

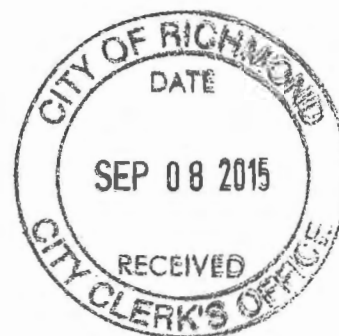
From: zuzustar <zuzustar@telus.net>
Sent: Tuesday, 8 September 2015 10:23
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

I am writing to express my concern with the gross overbuilding happening in my neighbourhood. Currently there are four homes under construction on my street alone. The house that backs onto my property was built last year, and due to the size and lack of proper drainage my backyard now floods in the winter. I am strongly supportive of reducing the "double height" standard. Rooms heights should be 12 feet. As well a 9 metre height limit for all new homes is needed.

The issues of gross overbuilding, flooding in yards of older homes where new homes are adjacent, the lack of privacy and sunshine where new homes are built so close to property lines and the constant sounds of construction need to be seriously addressed by this mayor and council.

Loraine Brooks
9380 Piermond Road
Richmond, BC



Schedule 97 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BVLAW 9280 + 9281

4560 Coventry Drive
Richmond, B.C. V7C 4R2

September 2, 2015

Ms. Carol Day, Councillor
City Hall, Richmond
6911 No 3 Road,
Richmond, B.C. V6Y 2C1

Dear Ms. Day:

This letter is written to you out of concern for the wellbeing of our neighborhood. It is addressed, in particular, to you since I have confidence in your integrity. You have proven to have the best interest for Richmond in your heart.

Please note the included photographs, they show another new building project in our fair city. This monstrosity is tolerated and approved by the city of Richmond. It is being erected at 8280 Colonial Drive.

As the accompanying photos show, especially the rancher on the left is completely overshadowed by this **incongruous** structure. Why must these adjoining owners, or any others, endure these **changed conditions**?

The above development makes us question the current Zoning & Building Committees' objectives in regard to **maintaining** established and **harmonious** neighborhoods.

Why does Council tolerate such blatant disregard where it concerns the **oversight** of our standard of living conditions? Why allow the **destruction** of residential homes when they provide us with quality and affordable housing?

As of today, we have not been offered any clarification or satisfactory answers as to why all these troubling changes are necessary.

Thank you, Ms. Day, for your attention to this disconcerting matter.

Sincerely yours,



S. Verhoeff

Enclosure: Two photographs





Schedule 98 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

MayorandCouncillors

From: ROULA KAYE <rkaye@shaw.ca>
Sent: Tuesday, 8 September 2015 11:42
To: MayorandCouncillors
Cc: rakaye
Subject: Bylaw 9280 Public Hearing

Categories: 12-8060-20-9280

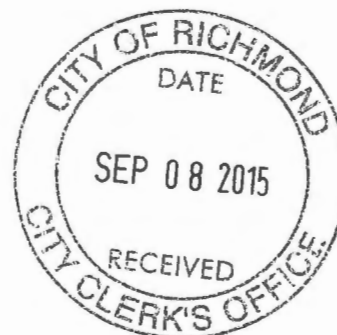
To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+
	9281

Please accept this email as my written opinion regarding the following matters:

- Building massing-room heights should be limited to 12 feet, as the Richmond city staff recommended and not 16.4 feet as the Bylaw proposes;
- Building height -a 9 meter limit (29.5 feet) height limit for all new houses is needed and no exceptions for 2.5 storey houses. 3rd storey floor areas must fit within the standard roofline.
- Backyards-I have a massive home behind my home (only 20 feet from the fence line). Before this home was build we had a respectful amount of privacy, but no longer. We moved to Richmond from Vancouver in 1988 because we loved the green space of our yard here in Richmond. My concern in also that current investment in our neighbourhoods/communities involves the destruction of our existing neighbourhoods/communities. Certainly, the city councillors are aware that our landfills are already full. Please have some consideration for the enjoyment of our beautiful island by nature for all residents.

Yours truly,

Roula Kaye of 3600 Vinmore Avenue Richmond BC



Schedule 99 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 8 September 2015 12:03
To: MayorandCouncillors
Subject: Send a Submission Online (response #877)

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+ 9281

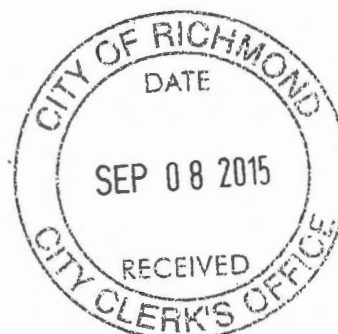
Send a Submission Online (response #877)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/8/2015 12:03:15 PM

Survey Response

Your Name	Jerome Dickey
Your Address	9280 Glenallan Dr
Subject Property Address OR Bylaw Number	9280 New House Height & Massing
Comments	Let's ensure Richmond remains consistent with neighbouring municipalities. The height limit for ALL new houses should be 9.0 metres. In all new- house construction, a room's floor area should be counted twice if the ceiling is higher than 3.7 metres. thanks,



Schedule 100 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

MayorandCouncillors

From: Alasdair Kaye <rakaye@shaw.ca>
Sent: Tuesday, 8 September 2015 12:09
To: MayorandCouncillors
Subject: Bylaw 9280 Public Hearing

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+
	9281

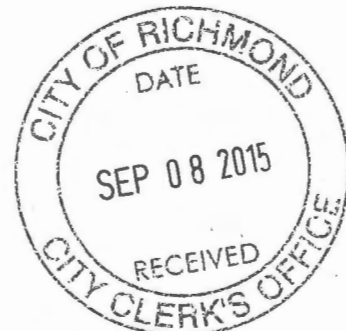
Please accept this email as my written opinion regarding the following matters:

- Building massing - room heights should be limited to 12 feet, as the Richmond city staff recommended and not 16.4 feet as the Bylaw proposes;
- Building height - a 9 meter limit (29.5 feet) height limit for all new houses is needed and no exceptions for 2.5 storey houses. 3rd storey floor areas must fit within the standard roofline.
- Backyards - I have a massive house behind my home (only 20 feet from the fence line). Before this home was built we had a respectful amount of privacy, but no longer. We moved to Richmond from Vancouver in 1988 because we loved the green space of our yard here in Richmond. My concern is also that current investment in our neighbourhoods/communities involves the destruction of our existing neighbourhoods/communities. Certainly, the city councillors are aware that our landfills are already full. Please have some consideration for the enjoyment of our beautiful island by nature for all residents.

Yours truly,

Alasdair Kaye of 3600 Vinmore Avenue Richmond BC

Sent from my iPhone



Mayor and Councillors

Schedule 101 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Webgraphics
Sent: Tuesday, 8 September 2015 13:05
To: Mayor and Councillors
Subject: Send a Submission Online (response #878)

Categories: 12-8060-20-9280

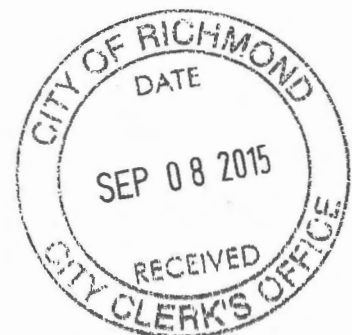
Send a Submission Online (response #878)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/8/2015 1:04:35 PM

Survey Response

Your Name	Meredith Woodward
Your Address	422-4500 Westwater Drive
Subject Property Address OR Bylaw Number	9280
Comments	I support the new-house height and massing proposals as outlined by Garden City Lands. Please take these steps to limit the current building regulations, which allow oversized homes, destruction of neighbourhoods and viable farmland, and overcrowded city lots. Please make Richmond more liveable for families, not less.



Schedule 102 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 8 September 2015 13:17
To: MayorandCouncillors
Subject: Send a Submission Online (response #879)

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

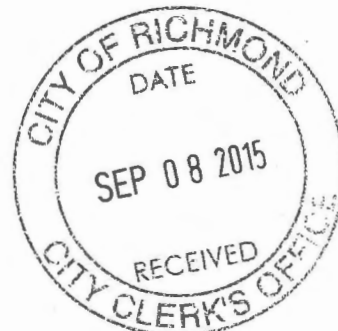
Send a Submission Online (response #879)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/8/2015 1:16:21 PM

Survey Response

Your Name	Evelyn Felton
Your Address	10491 Aintree Crescen5t
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	A Richmond resident for over 30 years, I wish to add my voice to enforce a 12 foot room height limit and a 29.5 foot house height limit - NO EXCEPTIONS.



Schedule 103 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

MayorandCouncillors

From: Denny Birring <dbirring@hotmail.com>
Sent: Tuesday, 8 September 2015 13:21
To: MayorandCouncillors
Subject: Bylaw 9280 public hearing

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 +
	9281

Dear Councillors,

I believe that there should be NO CHANGE to bylaw 9280. I believe 5 meters for ceiling heights is ok and 10.5 meters height limit is also ok. People who want this changed claim it lowers quality of life, i would disagree. I have lived in richmond my whole 39 years and i am pleased the direction richmond is moving as far as housing is concerned. These new homes are just evolution at work. 40 years ago richmond was all ranchers and im sure when the first two story houses were developed people complained much like they are doing now. it did not lower quality of life then nor will it now. Please maintain the bylaw as is. Please feel free to contact me if need be my name is Denny Birring and i live at 8891 demorest drive.

Thank you for your time,

Denny



Schedule 104 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

From: Webgraphics
Sent: Tuesday, 8 September 2015 14:01
To: Mayor and Councillors
Subject: Send a Submission Online (response #880)

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT 8, 2015
Item #	6
Re:	BYLAWS 9280 + 9281

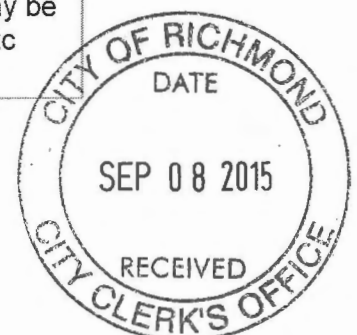
Send a Submission Online (response #880)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/8/2015 1:59:34 PM

Survey Response

Your Name	Kate Herring
Your Address	11340 Pelican Crt Richmond
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	I think that Richmond City Council should adopt: a) 12 feet as the standard for room height in all new houses, without exception b) Overall building height should not exceed 9 metres for all new houses, without exception c) New houses should not be allowed to substantially impact the back gardens of its neighbours by having too many windows overlooking their gardens (limit number and size), and/o by blocking out too much sunshine (no more than a 30% decrease in sunlight to neighbours gardens). In addition, a limit should be placed on how much of an existing garden may be built upon or paved over for parking, patios, etc



Schedule 105 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

MayorandCouncillors

From: Don and Rosemary Neish <dandrneish@gmail.com>
Sent: Tuesday, 8 September 2015 14:19
To: MayorandCouncillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

I am strongly opposed to this bylaw. I would like to see the ceiling heights reduced to 12 feet and the exterior heights to 9 meters.

These changes, however, are minimal to preserving liveable neighbourhoods and I would like to see other initiatives introduced. I would like to see the footprint of new homes reduced to give more space between homes and more chance for sunlight to get through. I have walked through the subdivision to the south east of #2 and Williams and the size of several homes there is appalling. They are totally out of sync with the neighbourhood, block sunlight from neighbouring homes and eliminate any chance of privacy in adjacent yards.

As well I would like to see some sort of restrictions to the amount of paving done over the entire lots. Between the house size, driveways and patios there is no chance for grass, trees or plants to flourish. We need to protect the environment.

I have lived in Richmond for 40 years and take great pride in my community. I realize change is inevitable but feel it must be done in a way that is respectful to neighbourhoods and the environment. Please consider what the people who live in out neighbourhoods want and not just what the developers insist they need.

Rosemary Neish
6900 Gainsborough Dr.



Schedule 106 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

Mayor and Councillors

From: Webgraphics
Sent: Tuesday, 8 September 2015 14:56
To: Mayor and Councillors
Subject: Send a Submission Online (response #881)

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+ 9281

Send a Submission Online (response #881)

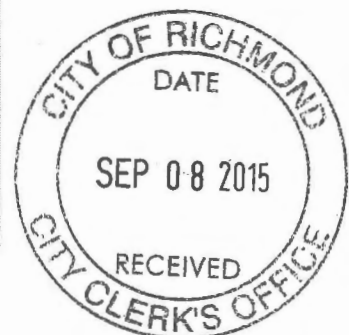
Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/8/2015 2:55:18 PM

Survey Response

Your Name	Mark Sakai
Your Address	11762 Fentiman Place
Subject Property Address OR Bylaw Number	9280 & 9281
Comments	<p>08 September 2015 Your Worship Mayor Brodie and Members of Council Re: Public Hearing 08 September - Item 6 – Zoning Bylaw 8500, Amendment Bylaws 9280 & 9281 My name is Mark Sakai, I live at 11762 Fentiman Place, and I am the Director of Government Relations for the Greater Vancouver Home Builders' Association. I would like to express my support for the proposed bylaw amendments before you today. However, I also believe that there is a better way. There have been many letters published in our community newspaper in opposition to the amendments. There are many people who have mentioned "greedy developers", and "builders only concerned about their profits". I would like to address those comments here. First "developers" and "builders" SHOULD be concerned about their businesses, and yes, their profits. If the people who provide the housing for our residents cannot function, operationally or financially, then who will build the homes of our future households? And by "future</p>

CNCL - 183



households", I am not referring only to new residents from some far off country, as some have narrowly defined it. I am also speaking about young couples, new families, empty nesters and retirees who wish to downsize, and families moving to or returning to BC from Alberta or other parts of Canada. Despite the fact that Richmond is an island, we do not have a drawbridge to pull up, and we don't have a sign which says: "Sorry, Richmond is now full". If we do not provide housing for the people who demand it in Richmond, basic economics dictates that if supply remains constant or declines in the face of increasing demand, prices will escalate. We, as a City, should be concerned with providing homes for all of the different types of households who would like to make Richmond their home. It should be Council's objective to provide the zoning for these homes, because the provision of adequate supply, in all segments of the market, is the best opportunity to control price escalation. There are some who need small condo apartments, or townhouses, or compact single family homes. There are some who need rental secondary suites, non-market housing, or units in purpose-built rental apartment buildings, located close to transit. And yes, there are some who want large homes on large lots. Ideally, Richmond should be providing the widest range of housing possible, to meet all segments of housing demand. Now to the topic of the proposed bylaw amendment. Why are these homes being built? The answer is simple, and complex. Builders construct these homes because there is a demand for them. If nobody wanted to buy them, they wouldn't be built – it's that simple. Because builders must be concerned about the viability of their business (i.e. making a profit), they won't build something that won't sell. It is, therefore, the market (a specific segment of it) which represents the demand for this housing type. Why do they want it? I am not a realtor – I'm not speaking to the purchasers of these homes on a regular basis. But my guess is that, for whatever reason, they enjoy the feeling of a high-ceiling room, and enough space so that members of the family can have their own private space. The existing houses on the historic large lots in Richmond do not have the characteristics desired by this market segment. Is that my personal preference? Frankly, that doesn't matter. And the motivation of those who demand it also doesn't matter. What does matter is that the segment of the market that desires these homes have identified Richmond as a place where they can build them, within the allowances of the zoning bylaw. Is it the role of Council to now say: "There

are people who do not like these houses – we will now make it illegal to build them.” I would suggest that this is a very dangerous approach for Council to adopt – it should be Councils objective to make the decisions which are in the best long-term interest of the City. Council makes decisions for tomorrow’s residents, as well as today’s. As for solutions, as I mentioned earlier, Council should seek to provide housing for all segments of the market. Perhaps it is time, as has been discussed in previous Planning Committee meetings, to look at Neighbourhood-specific zoning. Clearly, there are several neighbourhoods in Richmond where a large number of redevelopments have occurred. Perhaps these areas can be left “as is”, and allow the current process to continue as the market demands. Other areas, where there are large lots, but have seen less (or emerging) redevelopment into large houses, can perhaps be re-examined regarding the Lot Size Policy, and subdivision to smaller lots can be allowed. This act alone will result in reduced housing mass, and will also increase the number of more affordable single family houses on the market. This will also accomplish the much demanded task of “saving neighbourhoods”, as those that are still historically intact will see redevelopment in a manner which reflects the scale of the existing houses. I understand that this is a significant task to place upon your Planning Department staff, at a time when they are dealing with the issue of Land Use Contracts. However, as you can see by the number of people here tonight, this is a matter which has engaged the population – in my opinion, the time is ripe to address this issue in a ‘big picture/long view’ manner – and not in the ‘piecemeal/band-aid’ approach. Thank you for the opportunity to speak to you this evening. Mark Sakai 11762 Fentiman Place Richmond

Mayor and Councillors

Schedule 107 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BILLIANS 9280 + 9281

From: Trudy <trudypiccirilli2012@gmail.com>
Sent: September-08-15 3:09 PM
To: Mayor and Councillors
Subject: 9280 Public Hearing

Categories: 12-8060-20-9280

Dear Mayor Brodie and City Councillors,

Please stop issuing building permits to developers, who do not abide by the rules!

Room heights should not exceed 12 feet.

As a 40 year resident I have watched my neighbourhood (Riverdale) change from a lovely, friendly place, raising a family to an impersonal neighbourhood, where ugly Megahomes with even uglier gates rise up like mushrooms.

You no longer know your neighbours and you're lucky if they speak English...

The kids are grown up and ended up in Port Coquitlam and Maple Ridge, which was still affordable.

The grass is disappearing and so is our beautiful city.

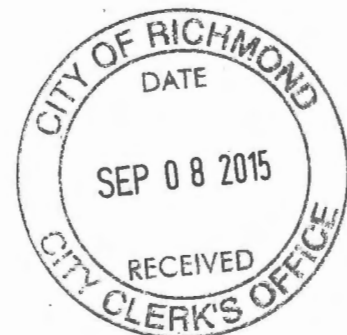
Please, don't make things worse and act now!

KUDO'S TO COUNCILLORS HAROLD STEVES AND CAROL DAY !!!

Sincerely,

Trudy and Cosmo Piccirilli

Sent from Samsung tablet



Schedule 108 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mayor and Councillors

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+
	9281

From: [REDACTED]
Sent: September-08-15 3:30 PM
To: Mayor and Councillors
Subject: Public hearing: Bylaw 9280
Categories: 12-8060-20-9280

Dear Mayor and Council,

You have put many hours of consultation and deliberation with your planning staff, residents and developers, but this amendment that has been tabled does not seem to me to lay down any new measures for controlling the size/impact of massive homes.

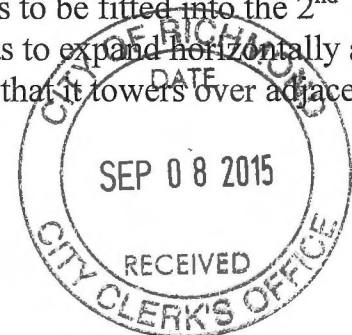
What have you changed that will offer the residents relief from massive homes in the future?

If we are to think of a house as a cube, there are three ways one can possibly shrink a cube. You have returned the height of a two storey house to 29.5 feet. However, since most massive homes are at least 2.5 storey high. How will the height of this 2.5 storey structure be tamed by this amendment?

In fact by retaining the height at 16.4 feet before double counting built area you seem to have chosen to ignore the single most effective tool that could have been put in place to control massing. Reducing this dimension to 12.1 feet is very effective because then the developers need to think carefully about the double height spaces in the new houses in-order to fit in all the amenities they want.

Right now what is happening is that new homes have a lot more double height spaces which fill the house with vertical air space without allowing bathrooms and bedrooms to be fitted into the 2nd storey. And in order to fit in bedrooms and bathrooms this structure has to expand horizontally as well. So the building becomes too tall and too wide. So wide and tall, that it towers over adjacent homes and blocks their light and intrudes on backyards.

CNCL - 187



So reducing the vertical height to 12.1 feet before double counting would have a reductive effect on the width as well.

As far as depth of the cube is concerned: there exists a 20 foot setback that allows for backyard space. However, to allow for an accessory building to cover 40% of this backyard setback dilutes its intent and raises questions about whether the city really intends to provide any backyard privacy.

Even the future directions that the city has set to further investigate this issue seem to be getting diluted by unwarranted amendments. The city had intended to examine side yard setbacks from the property line in houses with frontage of 40 feet (12.5 m). However, this lot width was amended to 50 foot frontage (15 m) in the July 21st planning meeting without any consultation or deliberation with the general public only at the behest of the developers. You can refer to Amendment bylaw 9281 for details on this.

I want to bring to council's notice that massive homes are really problematic on small to medium lots and would make fine homes if they were built on larger lots that allow surrounding properties room to breathe. However by tweaking with the dimensions of what counts as a small or medium lot, the council seems to be partisan to only the concerns of the building industry that caters to the mega- home segment.

Not only is mega-home building having a negative impact on neighborhood connectedness and character, it has significant negative impact on the environment.

Mega home builders are far more concerned with fitting in a three car garage rather than accommodating any private green space/trees on the lot. In the recent transit vote about 70% of Richmond voted "no" to transit. There may have been multiple reasons for not supporting the transit vote but I am sure that having 3 or 4 cars per household would definitely pre-empt the need/desire for transit.

Allowing new massive homes to pave most of the front and backyard decreases the capacity of rainwater to be absorbed in the soil and creates more problems with massive run-off that city's storm drains cannot accommodate. These effects are cumulative and by the time they become commonplace it will be too late to turn the clock back. Mega homes are also rapidly shrinking the diversity and affordability of the single family detached home stock in Richmond.

Is this what the mayor and council really want for the future of this city?

The city's official community plan for 2041 mandates "incentives for reducing solar radiation, run off and green house gases" and the city's current practices of increased recycling and composting seem to indicate that the city is indeed serious about environmental stewardship.

Maybe the council and mayor believe that residents opposed to massive homes are a small minority in one or two neighborhoods of Richmond. However, the letters and photographs that have been submitted to local newspapers and to council show that we are not a small number and these issues are not just confined to our backyards. These issues are connected to the long term direction in city planning and most importantly to laying a foundation for promoting a diversity in lifestyles and encouraging mindful consumption.

I do not think that the city should put a stop to building massive homes. My opposition comes from these massive homes being squeezed in small to medium sized residential lots without providing adjacent properties sufficient sunlight and room to breathe.

I urge the mayor and council to reconsider the provisions in this amendment and to introduce more concrete provisions (such as reducing the height of a single storey to 12.1 feet before double counting) to scale down the massiveness of new construction and to consider zoning based on lot size rather than neighborhoods alone.

I want to re-assure the Mayor and Council that despite these regulatory mechanisms to control the size of massive homes, the city of Richmond will stay "open for business". Richmond's good public schools, its vibrant public parks and beautiful dykes and proximity to Vancouver will continue to attract new residents to its neighborhoods.

You are not just a council for developers in the city or even just a council for those who would like to live in massive homes. You are the mayor and council for all of us and we expect that you will

listen to all of us and be a good steward and lay down building regulations that allow for co-existence and even engagement of diverse people and homes.

Sincerely.

[REDACTED]

[REDACTED], Richmond

Mayor and Councillors

Schedule 109 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Roger Searson <rsearson@shaw.ca>
Sent: September-08-15 3:53 PM
To: Mayor and Councillors
Subject: Bylaw 9280

Categories: 12-8060-20-9280

Mayor & Councillors:

Our neighbourhood in particular and most of Richmond in general has been adversely affected by the development, design and building of oversized houses.

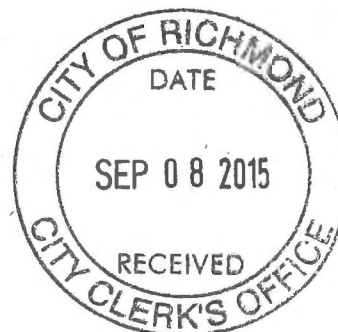
Maple Lane was a development of one level ranchers built almost 50 years ago. Now, there seems to be no logical thought given by Richmond City Hall as to what can be built on the lot that was well set back, had a nice lawn area and fit in perfectly with the neighbours on either side and across the street.

Three properties to the west of our house (7871 Goldstream Drive) at the intersection of Tweedsmuir and Goldstream Drive, is a prime example of:

- A house design that in no way shape or form blends in with the existing neighbourhood.
- A house that is far too high (three stories), vis-à-vis the houses on either side – adversely affecting the amount of sun into their backyards.
- A house that covers too much of the existing lot, resulting in it being too close to the sidewalk. This affects the vision of drivers heading west on Goldstream Drive and turning right onto Tweedsmuir. If any shrubs are planted in the front it will be virtually a blind turn.
- A house that covers too much of the existing lot, with little room left for a front lawn/garden. No character.

I urge this Mayor and Council to put the needs of the existing “tax paying and voting” citizens ahead of developers who do not live in the same neighbourhood. Show some moxy and make more intelligent decisions on what can be built (design & size), after a perfectly good and more affordable house is torn down.

Roger Searson
Concerned citizen.



Schedule 110 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

MayorandCouncillors

From: Sandra Northam <sandranortham@icloud.com>
Sent: September-08-15 4:53 PM
To: MayorandCouncillors
Subject: Bylaw 9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

Dear Mayor and Councillors,

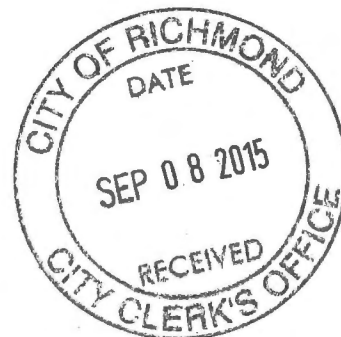
As a long time resident of Richmond I am very upset that you are not taking action to reduce the massing of new homes in Richmond. The most effective action is to reduce the double height standard. Room heights should be 12 feet, as staff have recommended. Not 16.4 feet as the bylaw proposes. Richmond is the only city in Metro Vancouver that uses 16.4 feet as a normal room height. Vancouver, Surrey and Burnaby limit heights to 12 feet.

Building height - a 9 metre height limit for All new houses is needed. No exceptions for 2.5 story houses. 3rd storey floor areas must fit within the standard roofline.

Backyards- we need to preserve backyards, privacy, and sunshine.

I hope that you will vote to protect the

Sent from my iPad



Mayor and Councillors

Schedule 111 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Webgraphics
Sent: September-08-15 5:20 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #882)

Send a Submission Online (response #882)

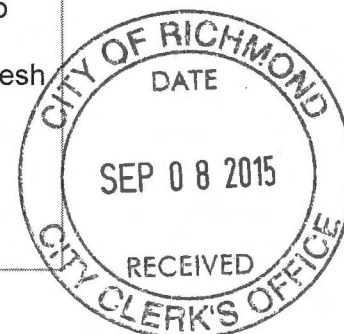
Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/8/2015 5:19:31 PM

Survey Response

Your Name	Gordon Boleen
Your Address	4746 Mahood Drive
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	<p>Please use the 3.7 metre ceiling height and the 9 metre building height for ALL new houses, as recommended by Richmond City Staff, and not those currently proposed in Bylaw 9280. When we built in Richmond in 1979, we were required to conform with requirements governing height, design, colour, and even roof type, to ensure that no one house would be radically different from the next in our subdivision. As a result, our neighbourhood is welcoming and liveable. Nearby on Pendlebury, houses built in the past 25 years, replacing the 1960's side splits, are being dwarfed by the latest homes which infringe on the privacy of neighbours, blocking sunlight, and occupying so much of the property (including largely paved forecourts) that there are few if any trees to refresh the air. By way of contrast, we were not even allowed to have 2nd storey windows looking directly at the neighbours beside us, and were required to have a minimum amount of greenery/trees when we built. All this and a</p>

CNCL-193



maximum height to keep some uniformity in the neighbourhood. Our own City staff have recommended adopting maximum room heights of 12 feet (which is 50% taller than rooms in my own house), and a maximum building height of 29.5 feet with NO exceptions allowing multiple storeys to exceed the standard roofline. This would be consistent with neighbouring Vancouver, Surrey, and Burnaby. It would also encourage dwellings which are in line with the Metro Vancouver objective to densify the urban area and to make better use of the land space. So called MEGA-houses, with 4 or 5 car garages (see the 5000 block of Blundell Rd.), are not improving the land use, will overload the road network, be contrary to the objective of increasing transit usage, and be divisive factors in their neighbourhoods. To see how well smaller lots with reasonably sized homes look like, just visit neighbourhoods with 40-45 x 100 foot lots with compatibly designed homes on them, like mine. Two 60 foot lots can create three 40 foot lots with homes with 1 or 2-car garages and up to 4-5 bedrooms. This still leaves room for trees and greenery to refresh the air and provide privacy as well as room for backyards to be enjoyed. If Richmond can require any sizable tree that is removed to be replaced to maintain the foliage density, then surely the recommended height restrictions (3.7m and 9m) would be in line with maintaining liveable neighbourhoods. Thank you.

MayorandCouncillors

Schedule 112 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Gordon Boleen <gboleen@shaw.ca>
Sent: September-08-15 5:23 PM
To: MayorandCouncillors
Subject: Bylaw 9280 - please modify to 3.7m ceiling height and 9m building height

The following submission was forwarded online after the 4 pm cutoff for today's meeting so I am forwarding it again, below:

"Please use the 3.7 metre ceiling height and the 9 metre building height for ALL new houses, as recommended by Richmond City Staff, and not those currently proposed in Bylaw 9280.

When we built in Richmond in 1979, we were required to conform with requirements governing height, design, colour, and even roof type, to ensure that no one house would be radically different from the next in our subdivision. As a result, our neighbourhood is welcoming and liveable. Nearby on Pendlebury, houses built in the past 25 years, replacing the 1960's side splits, are being dwarfed by the latest homes which infringe on the privacy of neighbours, blocking sunlight, and occupying so much of the property (including largely paved forecourts) that there are few if any trees to refresh the air. By way of contrast, we were not even allowed to have 2nd storey windows looking directly at the neighbours beside us, and were required to have a minimum amount of greenery/trees when we built. All this and a maximum height to keep some uniformity in the neighbourhood.

Our own City staff have recommended adopting maximum room heights of 12 feet (which is 50% taller than rooms in my own house), and a maximum building height of 29.5 feet with NO exceptions allowing multiple storeys to exceed the standard roofline. This would be consistent with neighbouring Vancouver, Surrey, and Burnaby. It would also encourage dwellings which are in line with the Metro Vancouver objective to densify the urban area and to make better use of the land space. So called MEGA-houses, with 4 or 5 car garages (see the 5000 block of Blundell Rd.), are not improving the land use, will overload the road network, be contrary to the objective of increasing transit usage, and be divisive factors in the neighbourhoods.

To see how well smaller lots with reasonably sized homes look like, just visit neighbourhoods with 40-45 x 100 foot lots with compatibly designed homes on them, like mine. Two 60 foot lots can create three 40 foot lots with homes with 1 or 2-car garages and up to 4-5 bedrooms. This still leaves room for trees and greenery to refresh the air and provide privacy as well as room for backyards to be enjoyed. If Richmond can require any sizable tree that is removed to be replaced to maintain the foliage density, then surely the recommended height restrictions (3.7 m and 9 m) would be in line with maintaining liveable neighbourhoods.

Thank you."

Gordon Boleen



Mayor and Councillors

Schedule 113 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

From: Shirley Noguera <snoguera@yahoo.com>
Sent: September-08-15 5:25 PM
To: Mayor and Councillors
Subject: Bylaw 9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+
	9281

Dear Councillors,

Over the years that we lived in Richmond, we've seen a lot of changes that developed in the Richmond city landscape. Change is most often good. However, massing of new homes is destroying the character of our neighborhood. Houses sold are destroyed and replaced by new houses that are an eye sore. These houses are higher than the average height of most houses and the sides of these houses are just inches away from their perimeter fences. Green spaces (front and backyard) are lost. Privacy of their next door neighbors are being compromised since occupants of these tall houses can peek into their neighbor's bedroom or backyard. We, therefore, urge you to please use the 3.7 meter ceiling height and 9 meter building height restrictions for new houses.

Thank you so much for hearing our pleas.

Sincerely,
Nestor and Shirley
Homeowner- Westwind Subdivision



Schedule 114 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280+ 9281

From: john terborg <john_terborg@hotmail.com>
Sent: Tuesday, 8 September 2015 16:04
To: McPhail,Linda; Brodie,Malcolm; Au,Chak; Dang,Derek; Day,Carol; Johnston,Ken;
Loo,Alexa; McNulty,Bill; Steves,Harold; Weber,David
Subject: Bylaw 9280 - Public Hearing submission
Attachments: John ter Borg public hearing submission - Richmond news articles 2015.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello all,

Find attached, my submission for tonight's meeting.

Included are articles from our local newspapers highlighting the conversation that has been happening in our City this past year.

Thank you,

John ter Borg
5860 Sandpiper Court
Richmond





City council is backing a bylaw change to halt construction of houses with a three-storey appearance in areas controlled by the city's zoning bylaw.

They're not only big, they're ugly, according to one city councillor who hopes to close a loophole that has allowed houses to be built a half-storey higher than the city intended.

"Somebody pretty smart has gone out to reinterpret our bylaws," said Coun. Harold Steves. "Hopefully we're closing the door on the three-storey houses."

City council voted unanimously last week to tighten Richmond's zoning bylaw and no longer permit three-storey houses in zones that only allow for two-and-a-half storeys.

Homebuilders have been using existing regulations to the fullest, including maximizing floor area and adding an allowable half-storey on top of the bottom two floors. The city had intended this half storey to be concealed inside a pitched roof but more builders are using a flat roof to effectively create a third floor while staying within the maximum height of nine metres (29.5 feet).

Flat roofs will now only be permitted if the roof area doesn't contain a habitable half-storey. The same applies to gambrel designs common to barns.

Other changes include additional setbacks for half-storey areas and prohibiting decks on the upper half-storey.

Steves said council once rejected the idea of apartment buildings along the waterfront north of Steveston Highway. Instead, builders have been erecting houses with a similar massing.

The veteran councillor said he hopes the changes to the zoning bylaw will lead to better house designs.

"These flat roofed houses are basically not only big but they're ugly," he said. "The bylaw [changes are] making it very clear that we do not accept three storeys in a two-and-a-half storey zone."

Coun. Linda McPhail, chair of council's planning committee, said it's how these new houses fit into established neighbourhoods that concerns residents.

"We heard from residents that these homes appear dominant, and in some cases people feared their privacy is being infringed upon due to placement of balconies and the like. Hopefully the changes before us is a move in the right direction."

The proposed changes will go to a public hearing April 20.

Properties governed by [land use contracts \(http://www.richmondreview.com/news/294853571.html\)](http://www.richmondreview.com/news/294853571.html) that allow three-storey houses is still under city review.

Construction criticism

richmondREVIEW

Richmond has become a construction city

Richmond Review
July 17, 2015 04:33 PM

Editor:

Richmond has become a construction city; whether it be for new complexes or single-family homes, the sight of development signs are inevitable.

However, when I look back at the past 10 years of my childhood, bulldozers, hard hats, orange cones, and dusty roads are not the images that come to mind. As matter of fact, I recall playing tag in the lush green fields of parks, rollerblading around the calm, peaceful neighbourhoods, and not having to worry about getting run over by masses of dump trucks, loaders, or excavators.

So what happened?

In the recent years, swarms of slightly-aged, but perfectly livable homes, have been demolished in order to create monstrous homes or towering residences. I am grateful that my immediate neighbourhood as yet to join this vexatious craze; but right outside of our nurturing and safe environment, the building that once served as a second "home" to hundreds of youth—Steveston Secondary School—is being knocked down in favour of new developments.

But that's not it.

If one continues walking down the street towards Williams Road, you will see clumps of already-sold houses being prepared to be turned into new townhouses, and many already built and ready to be moved into.

Now, I can no longer bike freely or drive with my windows down without the imitations of dust-clouds and traffic disturbances.

Thus, this new era of expansion is not only harming the environment, but is also disrupting families and their young ones, who deserve to grow up in the same loving and warm atmosphere as we all did.

Ankie Wong

Richmond

richmondREVIEW

Elections, not workshops, are the time to make changes

The next election is where the average citizen has the chance to exercise real power and affect real change

Richmond Review
July 15, 2015 05:06 PM

Editor:

I wasn't able to attend the recent "public workshop" (<http://www.richmondreview.com/opinion/letters/treat-the-taxpayers-as-the-key-stakeholder-in-saving-richmond-s-neighbourhoods-1.1995221>) on mega-house development but everything I have gleaned from reading letters and talking to those who did attend confirms my suspicions about what the latent function of this forum would really be.

One of the time-honoured strategies used by politicians and public servants to deal with pressure that is building up inside a boiler is to let a little of that steam out by holding public hearings, workshops, forums, or information sessions where they create the illusion of being concerned about issues but remain confident that they can avoid any real pressure to change the ways in which they do things. They know that most people will fall for this old trick and will believe that by venting their anger at such controlled gatherings they will somehow be able to convince those in power to respond to their concerns.

This strategy is a cynical, self-serving corruption of the democratic process and the proof lies in the fact that the so-called 'public' forums or workshops related to town-planning, urban development, and multiculturalism that have been organized in Richmond over the past few years have resulted in zero change in the attitudes and priorities of our mayor, city council members, and planning departments.

Developers will continue to do what they are allowed to do, and our elected officials and those who run various city departments will continue to allow them to do so. It's a comfortable reciprocity that neither party wants to see altered or disrupted. And they know that an uninformed, naive public will likely keep voting them back into office so all they need to do to propagate the illusion of 'democracy in action' is periodically run a tent show and have their most personable shill work their magic on the disenchanted crowd. Works every time!

The bottom line is that through a combination of an uncaring, unconcerned government and uneducated and passive voters who have taken far too long to awaken themselves to the issues that are having a detrimental effect on their lives, the City of Richmond is being transformed into a community where the building of houses in a way that is totally disassociated from the process of enlightened community-building has taken priority over the creation of homes and the preservation of vibrant neighbourhoods.

Forget the workshops and forums—they are simply created to allow the politicians to let a tiny bit of steam out of the boiler at no cost to their positions or power. The next election is where the average citizen has the chance to exercise real power and affect real change, assuming they actually care to do so.

It's a simple binary choice: concede power or exercise it—take your pick.

Ray Arnold

Richmond

Monster homes, 16-storey apartments don't create communities

richmondREVIEW

Richmond Review
October 31, 2012 12:00 AM

Editor:

Re: "The future is yours—take a look (<http://www.richmondreview.com/editions/?iid=i20121026071356650&pid=p20120309121148491&type=pl>)," Oct 26.

I was surprised to see in Friday's edition of *The Richmond Review* this four page spread reviewing the findings of the public hearings on the OCP so soon after the Open House on October 20th. It talks about 'protecting single family neighbourhoods and character' which is a joke when the city allows the tearing down of perfectly good houses with gardens, to permit the building of monster houses built to the lot line with a paved front yard and no green space around them at all. If you want to protect the character of single family neighbourhoods, what needs to be done is to legislate that all houses must have green space around them where kids can play without the mother or caregiver having to pile them into a car and take them to the local park. You will never create a community by building monster houses and 16-storey apartment blocks no matter how many parks and green spaces there are.

Patrick Gannon Sr.

Richmond.

richmondREVIEW

More trees gone from Richmond

Richmond's vision statement should be changed to read "the most treeless city."

Richmond Review
July 17, 2015 04:29 PM

Editor:

Walking our dog in the Shellmont area tonight and could not help but notice another house gone and its three trees. I'm thinking that Richmond's vision statement should be changed to read "the most treeless city."

Brendan Narowsky

Richmond

CNCL - 199

Paving over Richmond

richmondREVIEW

Richmond Review

October 12, 2012 12:00 AM

Editor:

Re: "[Leave some green spac \(http://www.richmondreview.com/opinion/letters/172493021.html\)](http://www.richmondreview.com/opinion/letters/172493021.html)," Letters.

Can we pause for a moment to reevaluate our vision for what's left of our beloved city please? This is becoming quite sad, watching concrete replace trees and grass. It is heartbreaking to think of our children growing up never seeing nature or wildlife that isn't in a cage or out of our city limits.

It is horrible to feel that high density housing is more valued by our city council than personal/family space and livability.

The greenbelt behind our home was massacred right before Thanksgiving this past weekend. We used to have families of owls nesting there each year. Foxes, hummingbirds, chickadees and so much more lived in this space. Soon there will a monster home and that is all.

My son is too young to remember the nature that used to inhabit this area. He will only know of the concrete.

This is not right, and I implore Richmond to speak up about the future state of our city if we want any semblance of green left at all. We should be able to live 'with', and not at the 'expense of' and I would rather my son grow to be more familiar with the sound of a chirp of a robin than the roar of an exhaust pipe.

Lia Stables-Weekes

Richmond

richmondREVIEW

Residents are losing what they love about their neighbourhoods

ahead of homeowners and current residents

Shame on council for once again putting developers and future residents

Richmond Review
July 8, 2015 04:17 PM

Editor:

I have been talking with family and neighbours about Richmond council's plans to write up bylaws protecting our neighbourhoods after many years of avoiding the obvious problem.

Richmond residents were overjoyed to hear that council was finally making this a priority, so it is extremely disappointing that council has put this off for another three months for "public consultation" (ironically on an issue the public has been united and vocal about for years).

During that time, how many neighbourhoods are going to suffer because a long overdue solution has been put off even longer? Every time a new house is built further back on the lot, neighbouring residents' backyards lose sunlight.

What used to be a green backyard becomes a tiny courtyard. Every time trees are cut down and replaced with oversized concrete driveways, and mega homes with metal fences are built that don't fit the existing streetscape, neighbourhoods are forever changed and not for the better.

How many more residents will lose what they love about their neighbourhoods because of this delay?

How many planned subdivisions of the 1970s and '80s will become "little boxes" of different colours, "all made out of ticky-tacky", and which "all look just the same." Shame on council for once again putting developers and future residents ahead of homeowners and current residents.

Kudos to Carol Day, however, for voting not to delay this discussion and continually standing up for the voices of the people of Richmond.

When the next election comes around voters need to remember who is on their side protecting neighbourhoods and who is more interested in pandering to the developers.

Michael Seidelman

Richmond

richmondREVIEW

Public forum to tackle topic of megahouses

Richmond hosts workshops ahead of expected new rules for builders

Matthew Hoekstra / Richmond Review

June 30, 2015 01:51 PM



A large home under construction in the Westwind neighbourhood.

Call it the monster house, the megahouse or the mansion, new homes that take full advantage of lot size and building rules have become common enough to draw the ire of some longtime residents.

City staff will be listening at a public workshop next week ahead of expected changes to building rules.

Earlier this year city council put new limits on house construction, restricting houses to two-and-a-half storeys, limiting flat roofs, requiring greater setbacks for half-storey areas and prohibiting sky-high decks.

But after critics complained the changes didn't go far enough to address overall size, council ordered staff to probe further restrictions.

On Monday the city announced it will host a public workshop on July 8 to collect comments about the size of new houses—height and massing in particular. The city will hold a workshop for developers the following day.

At issue are the rules of zoning bylaw 8500, which council wants to further amend to address concerns about new houses being built "out of scale" in established neighbourhoods. The bylaw, which governs new home construction, doesn't cover all of Richmond—some areas have special land use contracts—but likely will once those contracts end.

Staff plan to report to planning committee July 21. Proposed changes could go to a public hearing in September.

Coun. Linda McPhail said council started hearing concerns late last year from older neighbourhoods of single-family homes.

"A lot of it is in neighbourhoods like Westwind, 40 to 45 years old. The houses are changing, and the houses are significantly different than the remaining homes," said McPhail, who chairs the city's planning committee. "There may be other ways we can look at to better transition these new homes."

Megahouse workshop

•Public workshop on height and massing of new houses: Wednesday, July 8 from 4 to 7 p.m. at Richmond City Hall council chambers, 6911 No. 3 Rd.



Many new houses are egregiously oversized, questionably legal and are clearly negatively impacting the privacy and natural light of adjacent homes, says a letter-writer.

Editor:

No Richmond resident could fail to observe the rampant demolition of older Richmond homes (464 in 2014; on track for over 500 in 2015) and their subsequent replacement by much larger houses that dwarf their neighbours.

Many new houses are egregiously oversized, questionably legal and are clearly negatively impacting the privacy and natural light of adjacent homes. Changing streetscapes are irrevocably altering the character and livability of Richmond neighbourhoods.

This is not about new house styles or who is buying them. It is about houses that are too tall, too wide and too deep for their lot size.

Richmond council is considering changes to the zoning bylaw. Purportedly, these changes will reduce the massive height and imposing front, back and side wall faces of new houses. I hope that the mayor and councillors are up to the task of analyzing critically the proposals presented to them. City planners have consulted extensively with the builders' lobby. Concessions to builders are eroding reasonable, common sense solutions, such as regulating just how far back a house can extend into its backyard, how close to the neighbours it can be, fixing a maximum height and reducing the area on second floors.

I urge council to listen to the voices of Richmond residents and homeowners in a public forum. As tempting as all that additional revenue generated for the city from permit fees and taxes on high value properties might be, and despite generous campaign contributions to politicians from the developer community, current homeowners deserve to be heard above the clamouring and complaints of builders crying foul. Strengthen the bylaw to reduce massive houses, do not water down common sense proposals, and above all, enforce the regulations.

Elizabeth Hardacre

Richmond

Richmond has become a concrete jungle

"Campaign promises are campaign tactics and rarely come to fruition"

Richmond Review

July 15, 2015 05:10 PM



Editor:

How well I remember writing a letter to the editor back in 2008 regarding campaign promises.

We are leaving after 28 years of living here and watching the city becoming a very different place from what it was back then. We had been fairly regular attendees at council meetings, but after a few years gave up because we never, ever saw any application for re-zoning turned down.

As a portent of things to come we attended an all-candidates when Malcolm Brodie was running for mayor for the first time. I am attaching a copy of the letter to the editor which I wrote and had published.

The last sentence is still true, i.e. "campaign promises are campaign tactics and rarely come to fruition." So true, when you see how Richmond has become a concrete jungle with developers doing more or less whatever they want.

Patricia Gannon

richmondREVIEW

Richmond needs a new slogan

The sign at the entrance to the tunnel states "Island City by Nature"

Richmond Review

July 10, 2015 05:25 PM

Editor:

I was born here in 1927 and am appalled at the destruction to beautiful Lulu Island and the sad end for so many Richmond residents.

Many people have just given up and moved to points further east and south, e.g. Ladner, Tsawwassen, Langley, Aldergrove, etc. These old time residents are irreplaceable and reflect Richmond's loss.

The sign at the entrance to the tunnel states "Island City by Nature." Sadly, a more appropriate name today is "Concrete City by Developers."

Geraldine Wray
Richmond

Richmond tightens rules on new houses, but critics say it's not enough

richmondREVIEW

Matthew Hoekstra / Richmond Review

April 28, 2015 12:00 AM

City council is backing a bylaw change to halt construction of houses with a three-storey appearance in areas controlled by the city's zoning bylaw.

Developers are facing new height limits on houses built in many areas of Richmond, but critics warn construction of mansions with hulking upper floors will continue.

At a recent public hearing city council voted unanimously to tighten Richmond's zoning bylaw and no longer permit three-storey houses in zones that only allow for two-and-a-half storeys.

Homebuilders have been using regulations to the fullest, including maximizing floor area and adding an allowable half-storey on top of the bottom two floors. The city had intended this half storey to be concealed inside a pitched roof but more builders are using a flat roof to effectively create a third floor while staying within the maximum height of nine metres (29.5 feet).

Flat roofs will now only be permitted if the roof area doesn't contain a habitable half-storey.

Other changes include additional setbacks for half-storey areas and prohibiting decks on the upper half-storey.

But critics told council the changes won't adequately address "excessive massing" of homes, especially those built by developers bending the rules.

"Excessive massing by new houses is intruding on (neighbours') privacy, their access to sunlight and their enjoyment of their own backyards," said Lynda ter Borg in her public hearing presentation. "Longtime homeowners are feeling helpless."

City staff acknowledged the changes don't address concerns of interior ceiling height or exemptions over staircases and entryways.

After approving changes to the zoning bylaw April 20, civic politicians asked staff to "investigate options to better control issues related to overall building massing and construction of high ceilings." They also called for an analysis of what other municipalities are doing, and ordered staff to consult with residents and builders.

Meanwhile, the [Westwind Ratepayer Association for Positive Development \(http://www.richmondreview.com/news/296260151.html\)](http://www.richmondreview.com/news/296260151.html) is hosting a town hall meeting on "mega houses" Wednesday, April 29 at 7 p.m. at Westwind Elementary School, 11371 Kingfisher Dr.

That neighbourhood is one of many in Richmond where development is governed by land use contracts. Some new homes built under such contracts are out of character with existing development, but the city can't overrule contract rules.

Now an end to such land use contracts is in sight.

On Monday Mayor Malcolm Brodie announced the city has approved a process to consider early termination of land use contracts to ensure new development is consistent with municipal zoning.

Land use contracts surfaced in the 1970s, providing specific development regulations for an area. Many such regulations are different from city-wide zoning regulations.

There are 94 land use contracts in Richmond governing 4,000 single family homes, according to the city. Of those contracts, 21 also govern more than 1,600 residential strata units, along with parks, schools, health care facilities and a church.

Last year the province required municipalities to prepare for 2024, when all land use contracts expire, while also allowing cities to terminate contracts before then.

Staff are now creating a process for early termination. A special public hearing is scheduled for late 2015 on the proposed changes.

Richmond to curb three-storey houses

richmondREVIEW

Matthew Hoekstra / Richmond Review

March 20, 2015 12:00 AM

Homebuilders have made exploiting the city's zoning bylaw to turn a two-and-a-half storey house into three storeys, such as this house in West Richmond.

It's billed as a stunning three-storey 3,000-square-foot mansion with water and mountain views, set on a dyke-side street in West Richmond-and recently offered for sale at \$2.5 million.

Trouble is, the city doesn't allow three-storey houses here. Now Richmond is seeking to tighten its zoning bylaw and close a loophole some homebuilders have been exploiting.

"Those houses stick out like a sore thumb. It's not the conventional Richmond we know today," said Coun. Bill McNulty.

Trends in single-family house construction in Richmond have resulted in homebuilders using existing regulations to the fullest, according to the city. This includes maximizing floor area and adding an allowable half-storey on top of the bottom two floors.

The city had intended this half storey to be concealed inside a pitched roof-but more builders are using a flat roof to effectively create a third floor while staying within the maximum height of 9 metres (29.5 feet).

"It's really better defining what we mean when we say half-storey," said Ted Townsend, city spokesperson. "I think there's been some scope-creep. Under the exiting regulations people are building what we'd consider three storey."

See Page 7

City council's planning committee asked city planners to review the zoning bylaw-which regulates residential properties not covered by land use contracts-after hearing concerns of houses being built with "an apparent three-storey character."

Proposed changes would ban construction of a flat roof-if the roof area will contain living space. The same applies to similar roofs such as gambrel designs commonly found on barns.

Flat roofs will still be allowed, but the roof area couldn't contain a habitable half-storey.

Other changes include additional setbacks for half-storey areas to eliminate large flat exterior walls, and prohibiting decks on the upper half-storey-something a number of recently built houses feature, staff say.

City council's planning committee endorsed the changes Tuesday.

The problem isn't unique to Richmond, as many cities in Metro Vancouver are facing similar challenges, planners told councillors.

Coun. Linda McPhail, planning committee chair, said with the high cost of land, owners are seeking to maximize the use of the lot. But it's how these new houses fit in older established neighbourhoods that concerns residents.

"They just appear so dominant, and in some cases they may have positioned balconies so people feel their privacy is being infringed upon," she said. "Under the old regulations, people were just really taking it to the limit. The flat roof examples-I don't think we ever expected to see those kinds of homes under the regulations, but they were allowable."

Coun. McNulty said residents are concerned about the massing of houses, especially when gables and third-floor decks are added, and called the new rules "progressive."

"It preserves the character of a neighbourhood," he said.

A public hearing is tentatively set for April 20.

Residential properties governed by [land use contracts \(http://www.richmondreview.com/news/294853571.html\)](http://www.richmondreview.com/news/294853571.html) that allow for three-storey houses is another area under review by city staff.

richmondREVIEW

Shame on city hall for forcing misery on us

The city does not appear to have a master plan for the flood of new building permits that they are processing in record numbers

Richmond Review
July 15, 2015 05:08 PM

Editor:

It was July 8, 2015 and city hall was reaching out to the people for input regarding the long-standing dispute over mega/monster homes being built in Richmond.

Sadly the reach fell far short of the need. Emotions ran high as it was declared by some that what was once a Garden City is no longer thanks to the greed and uncontrolled development driving city hall. Questions flew fast and furious. However, the city hall staff in attendance had very little to say leaving many questions unanswered. The lip service that was offered was insulting at best.

The decision makers are obviously being shielded by their technical staff. One comes away from such a meeting with a feeling of total despair over the fact that a bad situation is becoming worse as ethnic influences grow stronger and stronger.

The city does not appear to have a master plan for the flood of new building permits that they are processing in record numbers. Much needed bylaw revisions are being all but ignored and replaced by excuses after excuses.

I admire the determination of the people of Richmond that goes back many years. Faced with rejection after rejection, they still soldier on. Shame, shame on the officials at city hall for forcing misery on so many who continue to see their tax dollars squandered.

Alan Johnson

Richmond

CNCL - 204

richmondREVIEW^{area}

Richmond Review

June 27, 2014 12:00 AM



New home under construction in Westwind.

Editor:

As a 25-year resident of Trumpeter Drive in Richmond I am calling on the council and the zoning department of the City of Richmond to enact a moratorium on the permit issuing of three-storey houses.

It is time for a design review and usage review of three-storey houses that do not fit the scale or design of the neighbourhood.

The current three-storey monster house under construction on Trumpeter Drive and Puffin Court neither fits the scale of the neighbourhood nor the overall design of the current residences. The lack of design review and the inappropriate scale of the house is an appalling insult to the neighbourhood and the neighbours who in the vast majority are disgusted by this monster house.

The City of Richmond needs to pay more attention to the design and continuity of urban communities.

It is time for a comprehensive urban planning review and stop to Richmond's history of disjointed neighbourhood planning.

The reason people buy in this neighbourhood is for the maturity of the landscaping and scale of the neighbourhood. I am not against new construction in the least. I am opposed to poor planning, poor design and irresponsible predatory practises resulting in destroying a neighbourhood.

I implore the city to take a look at what is currently built. It's time for a moratorium on new construction until a policy that defines parameters of design and scale is determined. What is currently under construction is inappropriate in size and design.

I look forward to discussing an action plan.

Joel Berman

Richmond

Too many monstrosities

richmond**REVIEW**

Richmond Review

July 4, 2014 12:00 AM

Editor:

Re: "[Time for a moratorium on three-storey houses in Westwind area](http://www.richmondreview.com/opinion/letters/264986591.html) (<http://www.richmondreview.com/opinion/letters/264986591.html>)," Letters, June 27.

I think letter writer Joel Berman's point regarding a design and usage review is well made and should be expanded to other areas of Richmond and beyond the three-storey houses to include the huge houses being erected on almost the entire lot that are cropping up all over the city.

What ever happened to the mandatory set-backs from the road/sidewalk we used to have? Many of these new houses are monstrosities with stone walls, gates, concrete or paving stone front yards leaving little, or no, areas of grass or landscaping. They dwarf the neighbouring houses and are changing the neighbourhoods, and not for the better. Where we used to see trees, flowers and shrubs, now we see walls, three or four car garages, and paving stones!

I wholeheartedly agree with Mr. Berman's request for a comprehensive urban planning review, and urge that it be done before we are a city of monster houses and driveways.

I have lived in Richmond since 1971 and am sad to see what we had disappearing, and not so slowly. I understand that change, and progress, are both necessary, and support both, but not at the cost we are now paying in our lovely neighbourhoods.

Amy Abramson

Richmond

richmond**REVIEW**

Treat the taxpayers as the key stakeholder in saving
Richmond's neighbourhoods

Too many developers and builders at the public workshop on monster

houses

Richmond Review
July 9, 2015 10:38 AM

Editor:

Wednesday's "[public workshop](http://www.richmondreview.com/news/public-forum-to-tackle-topic-of-megahouses-1.1984807)" on monster houses (<http://www.richmondreview.com/news/public-forum-to-tackle-topic-of-megahouses-1.1984807>) was useful, in contrast to the sham consultation the City of Richmond is prone to. Leader Barry Konkin of the development applications department was attentive, action-oriented and good-humoured while keeping just enough control of the packed council chambers. If Konkin were king of Richmond, future monsters would adapt to fit in.

Some brought a cocky sense of entitlement and even played the racism card. In essence, they then told the public "Your problems don't matter, so just be nice."

Unfortunately there were too many developers and builders at the public workshop. They were not content with getting their own stakeholder workshop the next evening. Some brought a cocky sense of entitlement and even played the racism card. In essence, they then told the public "Your problems don't matter, so just be nice."

Public servants like Barry Konkin may get somewhere swimming against the tide of the developers-first culture at city hall, with its lobby group of developers and builders behind the scenes, but the need there is for a change in culture. An obvious step is to treat the taxpayers as the key stakeholder in saving Richmond's neighbourhoods.

In this issue—monsters versus neighbourhoods—the taxpayers' leadership is evident. It's realtor Lynda ter Borg's group (wrapd.org) that's getting to the bottom of things through its expertise and months of selfless effort. Development staff have met once with them, and I gather it was collegial and productive.

Clearly there's a window of opportunity for a taxpayers' voice that adds the missing element at city hall. With that and a sea change in values at the top, some neighbourhoods will survive.

Jim Wright

Editor:

Soon, we will be entering the fourth decade of the phenomenon known as the "monster home" or "mega mansion."

For terms of reference, (and not attempting to establish a formal definition) it would be reasonable to submit the aforementioned are a new generation of single family homes which are built to maximize the given permitted square footage.

In days of olde, such large homes were the domain of the upper classes, whether it was to "keep up with the Joneses" in neighbourhoods such as Shaughnessy, or simply large, often old money/ pioneer homes that had middle class homes develop around them over time.

Regardless, the vast majority of homes that existed prior to the Monster Home era were between the 1200 sq. ft. (ie single-storey rancher) to 2400 sq. ft. (two- storey) range. Many long - term Richmond residents can recall neighbours who found such homes more the norm yet were still sufficient to raise large families.

However, in the Monster Home era, we see these older homes being replaced with new homes in the 5,000-plus sq. ft. size range, far in excess of any practical needs.

Monster homes on what the city defines as arterial routes are now themselves being demolished , to be replaced by higher density multi -family units. In the inner subdivisions, the original smaller homes are being demolished, to the point of extinction, to cater to an irrational niche industry, shall we say "Ghost City Unlimited. "

Excluding the arterial routes, whose zoning may change any time into higher density, history has shown that the fate of large monster homes is not positive. Vancouver's wealthy Shaughnessy area, after the Great Depression, was referred to as " Poverty Heights." Many of the residents lost their homes, which drastically collapsed in value. Many of these homes were converted into multi-tenanted rooming houses and nursing homes, or, ironically, "affordable housing.

Over that last 30 years, every local government has succumbed to the monster home madness. This market will collapse.

In its wake will remain a huge oversupply of large homes whose inflated prices will collapse, the vultures will swarm in, and turn them into crowded rental units. Or, more simply stated, neighbourhoods with Mega Homes = Future Slums and Ghettos.

To politicians and urban planners: Planning to Fail ?Failure to Plan ? Does it matter as this un-natural disaster looms to the point of no return? History will show you have all failed us miserably and sold us out.

R.A.Hoegler

Richmond

richmondREVIEW

What if Richmond dealt with the mega house issue?

What if city council actually demonstrated that they believed in the "Vision of a Sustainable Richmond"

Richmond Review
July 17, 2015 04:38 PM

Editor:

My husband and I attended the public workshop on height and massing of new houses July 8 and the workshop for developers July 9. What became abundantly clear is the lagging interest of city council in the mega house issue, the slow response to not only enforce the existing home size restriction bylaws and close some loopholes surrounding the building of mega homes.

So I started to think...what if? What if city council actually demonstrated that they believed in the "Vision of a Sustainable Richmond." What if builders and developers didn't have free reign to just build luxury homes and condos suitable to a specific market. What if the character of single-family neighbourhoods was protected?

What if city planners did some planning for a diverse, vibrant community—not just culturally diverse but socio-economically diverse? What if in order to maintain that diversity, long time residents weren't told, if you don't like the changes "cash out and leave"?

What if work and the proximity to family, determine in part, the location of a residence? What if Richmond is our home, and not just a residence of convenience and opportunism? What if environmental sustainability was a priority, limiting the building of houses with 5-7 bathrooms—and perhaps avoid them being rented out as hotel rooms?

What if every new mega house didn't have a wall around it that signals "keep out," atypical of a Canadian welcome? What if a beautiful backyard garden buzzing with life was as important as a great room with 20-foot ceilings? And what if there were stricter rules around recycling house demolition waste thus avoiding the tons of housing waste at the dump, while the rest of us recycle carrot peelings? What if our tree protection bylaws were enforced and green space valued? What if we didn't have people like [Kerry Starchuk \(http://www.richmondreview.com/opinion/sign-crusader-is-the-best-of-the-best-1.1931820\)](http://www.richmondreview.com/opinion/sign-crusader-is-the-best-of-the-best-1.1931820) and [Lynda ter Borg \(http://www.richmondreview.com/news/richmond-tightens-rules-on-new-houses-but-critics-say-it-s-not-enough-1.1931871\)](http://www.richmondreview.com/news/richmond-tightens-rules-on-new-houses-but-critics-say-it-s-not-enough-1.1931871) who care enough about Richmond to bring some of these concerns to the attention of city council?

What if realtors/developers actually reported large cash transactions to reduce money laundering? What if we all looked the other way just so that we could max out on our property value? What if we had a strong proactive civic leadership, that set "best practices, bylaws and policies" to work for a bet ter Richmond for all? What if it was about more than just money, greed and opportunism. What if?

N. McDonald

Will megahomes be council's Waterloo?

richmondREVIEW

A critical mass of Richmond citizens have exhausted their patience

Richmond Review
July 13, 2015 02:11 PM

Editor:

Has Richmond council (finally) met its Waterloo?

Having lived in Richmond for over 50 years, combined with an interest in local politics and history, it has become beyond obvious, that since the city hired its first urban planner in the 1950s, Richmond's "elected" councils have been kept insulated from their citizens, by choice and/or design.

An early example of this was the Brighthouse Estates issue in the early 1960s, whereby the then council submitted to Richmond citizens a referendum to purchase the 600-acre Brighthouse Farm in the City Centre. The referendum failed, but council still proceeded with the purchase without mandate and proceeded with re-zoning of the farm to a commercial/industrial park and housing.

There is a long list of controversial issues in Richmond's past (ie. Terra Nova, oval, B.C. Packers site, Garden City lands etc.) whereby council made decisions diametrically opposed to the wishes of the majority of Richmond citizens.

One particularly nauseating and oft-repeated mantra submitted by Richmond councils, past and present, is "YOU elected US, thus you have to trust O-U-R judgement."

Oh really?

The June 22 council meeting, standing room only, which I attended, whereby council, via an 8-1 vote, again delayed solutions to [a long simmering issue \(http://www.richmondreview.com/news/public-forum-to-tackle-topic-of-megahouses-1.1984807\)](http://www.richmondreview.com/news/public-forum-to-tackle-topic-of-megahouses-1.1984807) on the mega mansions, but may ultimately become Richmond council's "Waterloo". We also witnessed the usual council "bully" keeping most of Council in line. (Exception: Kudos to gutsy Coun. Carol Dey).

However, I sense that a critical mass of Richmond citizens have exhausted their patience regarding this arrogant, insular, hubris-ridden bunch at city hall, and this latest slap in the citizens face may be the long-overdue rallying cry and tipping point to take our city back.

R.A. Hoegler

Richmond

What is the city going to do about the recent rash of tree removals?

richmondREVIEW

Richmond Review

October 31, 2012 12:00 AM

Editor:

Re: Large trees being removed or killed with impunity by builders.

Our neighbourhood is being denuded of large trees, trees that are owned by the city and trees that are supposed to be protected by the city's Tree Protection Bylaw. These healthy trees are being cut down or killed by builders who, in the interest of maximizing their profits, are building monster homes for foreign investors.

There appears to be no process to actively inform the residents in the neighbourhood of the building permit plans, no willingness to share the plans in a manner that is open and transparent, and no appeal process once a building permit has been issued that will forever change the beauty of our neighbourhood, and no penalties for builders who kill protected trees.

Two examples:

1. In August I called the Tree Protection Bylaw office and the Parks Department to investigate what action the city was taking on protected trees that were killed by the builder at 6760 Gamba Dr. I have dutifully followed up and received the same answers: "Our inspector will check this out and get back to you." A couple of days ago I walked by the Gamba Drive property only to discover that the trees are slated to be removed on Wednesday, and no indication that they will be replaced with trees of equal stature.

It was brought to my attention by a neighbour that at the time the home was built, that the crew who were infilling the ditch had damaged the root systems of the trees. In less than two years, the six protected city-owned trees that were left on the property have died. These were all tall mature evergreens.

2. On Sept. 29, I sent a letter to the Tree Protection Bylaw office requesting information on two large trees at 4411 Stonecrop, as it appeared that the home was being prepared for demolition. I received a reply two weeks later, on Friday, Oct. 12 at 4:44 p.m. While calling on Monday morning to understand what steps could be taken to appeal the decision to remove the trees, the tree felling crew showed up at 8:20 a.m. and proceeded to cut down two healthy large trees. The reason provided in the letter was simply that "significantly impacted with the new house & driveway construction along with plans for Hydro going underground." It was also noted that "Also, the trees has poor structure from being topped number of years ago. All neighbouring trees are to be protected and retained."

My photographs of the trees shown no evidence having poor tree structure, and there are no neighbouring trees on the property. The trees were located at the front of the property and could have been accommodated. In fact, like all new home construction in our neighbourhood, the builder followed a scorched-earth practice and cleared the lot from one end to the other.

Considering that the only large trees left in our neighbourhood are on properties with homes, that once sold will most likely be replaced by a monster home, we are in grave danger of losing one of the key features that makes our neighbourhood such a desirable one to live in.

I would like to know what my elected representatives are going to do regarding the apparently weak tree protection bylaw and the current practice of denuding our neighbourhood of large trees.

Paul Dylla

City prioritizes developers

Richmond News

October 10, 2012 01:00 AM

The Editor,

Has anyone noticed that even with the countless letters in our local newspapers decrying the unchecked and halfheartedly regulated construction of mega-houses, the mayor and city council never seem to feel it is necessary to acknowledge those concerns, or even attempt to present a rationale for the type of development?

Kind of reveals to what and to whom our elected officials' real priorities and concerns are dedicated, doesn't it?

Ray Arnold, Richmond

Letter: Stop Richmond's development 'insanity'

Richmond News

January 30, 2015 11:11 AM



Most homes in some neighbourhoods in Richmond are out of reach for the 'typical' family

Dear Editor,

The definition of insanity usually includes references to extreme folly, senselessness, foolhardiness, and irrationality. Riding a bicycle on a busy road at night dressed totally in black certainly qualifies, as does smoking a pack or two of cigarettes a day, eating hamburgers and fries for dinner seven days a week, and staring at your iPhone while driving above the speed limit through a school zone.

And then we have a community that does nothing to prevent the development of houses and buildings that only offshore investors and wealthy part-time inhabitants can afford and that remain unoccupied for most of the year.

Pure, senseless, irrational insanity — what else would those full-time, permanent residents who have been priced out of the housing market in Richmond possibly call what has been allowed to happen in this city?

But, don't forget there is also insanity involved in continuing to vote those who are the most culpable back into public office year after year. Seems there are more of us who are capable of irrational insanity than we would like to admit to ourselves.

Ray Arnold

Richmond

Houses too big for their britches

New Westwind Ratepayer Association calling on city to limit house size and character

Graeme Wood / Richmond News

March 13, 2015 12:54 PM



Lynda Terborg is joined by (from left) Joel Berman, Lee Bennett, Neil Cumming and Martin Woolford to form the city's first ratepayer association, which aims to lobby the city regarding regulations on home size and character.

In response to the city's slow-moving acknowledgement of zoning bylaw loopholes that are "decimating" neighbourhoods, longtime local real estate agent Lynda Terborg has created the city's first ratepayer association for her Westwind neighbourhood — the Westwind Ratepayer Association for Positive Development.

"We don't want wards, we don't want a representative for Westwind, we just want (the city) to listen to us and have input, not just sit behind closed doors and come up with a solution of their own," said Terborg, who is urging other residents to do the same in their areas.

A ratepayer association is a group of residents who lobby the city on behalf of its neighbourhood's interests. They are prominent in other Metro Vancouver cities, said Terborg.

At issue is the city's failure to amend roughly 4,000 land-use contracts — initiated in the 1970s — which allow homebuilders to build three-storey homes on relatively small lots. Such contracts don't fall under the city's zoning bylaws.

"It was incomplete language. Who would have known that," said Terborg, noting now that property values have risen, developers are taking full advantage of the land-use contracts that don't clearly dictate a home's living space relative to the property footprint.

"Developers are already door-knocking here so hard, and they're not offering owners their due market value."

She points to one recently built home that is listed for \$2.4 million after the older, now demolished, home was sold for \$784,000. The new, three-storey home has a total floor area of 6,200 square feet, whereas the older home was just 1,600 square feet, on a 5,300 square foot lot.

Members say they worry about the future of the neighbourhood due to its unaffordability for new families.

"Good people run away when they see bad things happen," said Terborg.

Another problem she sees is the city's lack of design protocol. She points to builders who have built "French chateaus" next to modest homes.

The city claims the land-use contracts were out of the city's controls. However, last year the province changed laws to allow the city to amend the contracts. Terborg argued that the city could have lobbied the province years ago, and, at least, should do something now.

"Now they pretend it's a provincial problem. Provincial problem — my foot! They had the problem in wording in the first amendment," said Terborg.

"It's almost a whole year later and we aren't talking publicly about a fix. Look at the escalation of permits. In 10 years, we'll be decimated," she warned.

Terborg said large homes built under land-use contracts are "out of character" and would be non-conforming under city zoning.

The new homes overshadow older ones, robbing them of sunlight, thus causing drainage problems and ruining gardens in their wake. All-in-all quality of life, for those who wish to remain in their family homes, is being ruined, said Terborg.

Coun. Linda McPhail, who lives in the Westwind neighbourhood, concurred that some of the homes "are really pushing the boundaries" and offered to review the bylaws.

Joe Erceg, Richmond's manager of planning and development, has stated the city is in the process of amending the current terms of land-use contracts.

[@WestcoastWood \(http://www.twitter.com/WestcoastWood\)](https://twitter.com/WestcoastWood)

[gwood@richmond-news.com \(mailto:gwood@richmond-news.com\)](mailto:gwood@richmond-news.com)

Megahome bylaw goes to public hearing

Residents have opportunity to address city councillors on megahomes at April 20 hearing

Graeme Wood / Richmond News

March 24, 2015 03:28 PM

Here, a Google maps image shows an old home that was reduced into rubble, along with its lawn, and turned into a \$2.5 million mansion that towers over the rest. Kittiwake Drive, Westwind neighbourhood, 2015.

In its first attempt to respond to widespread complaints within the city over large, new homes — colloquially known as mega or monster homes — the City of Richmond is proposing a bylaw amendment that will tighten height restrictions to eliminate flat-roofed, three-storey homes.

The new, proposed bylaw — presented by city planners to city council Monday — will reduce the height of flat-roofed homes from nine metres to 7.5 metres, thus eliminating a homebuilder's ability to build overt three-story homes.

Such homebuilders will still be allowed to construct three-storey homes at a height of nine metres, but the third storey must be somewhat hidden within the pitched roof of the home.

Furthermore, no balconies will be allowed above a second floor of a home and roof and window setbacks will be amended to improve privacy concerns.

The changes were welcomed with cautious optimism from real estate agent Lynda Terborg, who spoke to council after it approved the bylaw, which is now set for a public hearing on April 20.

"I'm delighted council is moving so swiftly in addressing something the public is so aware of," said Terborg, who recently created the first neighbourhood ratepayers' (homeowners) association in Westwind.

However, Terborg noted the changes still don't fully address the largess of the homes relative to their older counterparts.

"How is it we're sitting here with puffed up houses on steroids?" she asked, noting homebuilders are still maximizing regulations related to such things as floor area and ceiling heights.

A city report to council stated the new homes were being built in such a manner as it reflects "current market land and construction prices."

The bylaw allowing for such three-storey homes was last amended in 2008, when the city stipulated "two-and-a-half storey homes could be built.

"The increasing use of flat roof designs was not envisioned when the definition was amended," noted the report.

Coun. Bill McNulty took credit for the changes.

"There are groups that are on our side on this," he said.

Coun. Harold Steves was also pleased with the amendment.

"Now, the bylaws making it very clear we do not accept three-storey buildings in a two-and-a half-storey zone,"

The bylaw, if approved following the public hearing at Richmond City Hall, will be reviewed in one year's time.

City planners have told council they continue to work on amending roughly 4,000 land-use contracts, which presently do not fall under city zoning bylaws. Homes on land-use contracts, which once fell under provincial jurisdiction, can be built with three storeys, up to 11.5 metres, and can maximize floor area even greater than the city's regulations.

[@WestcoastWood](https://twitter.com/WestcoastWood) (<http://www.twitter.com/WestcoastWood>)

gwood@richmond-news.com (<mailto:gwood@richmond-news.com>)

Letter: Delusions of grandeur are not neighbourly in Richmond

Richmond News

April 16, 2015 11:18 AM



Houses built in the 1970s are now dwarfed by those built after 2010.

Dear Editor,

Re: "Welcome to the neighbourhood; Nothing monster about this manor" News, March 27.

In response to your front page article, I would like to share the following:

The house is indeed a manor, in a neighbourhood that was not manor-intended.

This new home is presented as a model of co-existence, as it is, according to owners not a monster home, in a cohesively planned neighbourhood that is now being transformed by mega homes.

On my street alone, in the last year, four of them now disrupt the landscape: a provincial French palace, two castles, and a Vegas hotel with abundant garden lighting to highlight the palm trees to prove it.

My opinion is that, although the "manor" discussed in the article does have tasteful features, such as lovely windows and doors and a nice "Cape Cod-inspired shingle style," it still grossly imposes on the neighbourhood, as it stands out, dominating the cohesively planned, unpretentiously charming houses that surround it.

It is mentioned in the article that the neighbours were consulted, giving the reader the impression the owners want to make an effort to be neighbourly. It would have been nice to look at examples of houses nearby where the owners worked with the existing frames and tastefully renovated the houses without oppressing the landscape.

The builder says the homes need to be large to allow for storage space, compensating for the lack of basements.

In this age of environmental concern, shouldn't we be trying to consume less, thus making storage space less necessary?

Do we need to live ideals of royalty by having large balconies overlooking the "peasants" with their smaller homes that live nearby?

Building the home smaller than what the owners were allowed does not hide the fact that the house is still a mega home, and the nice gestures of consulting with neighbours is but a minor action.

Call it a manor or a monster, either way, it's much larger and grand than most homes in the neighbourhood.

Thank for you for the opportunity of express my opinion.

Elaine Beltran-Sellitti

Westwind resident

Letter: The City of Richmond has sold out

Richmond News

April 23, 2015 05:36 PM

Here, a Google maps image shows an old home that was reduced into rubble, along with its lawn, and turned into a \$2.5 million mansion that towers over the rest. Kittiwake Drive, Westwind neighbourhood, 2015.

Dear Editor,

The politicians who run the City of Richmond have sold out to property tax revenue greed.

Perfectly good, older homes are being tom down to be replaced by mostly over-sized homes that look out of place in the neighbourhood and out of the market price range for many families.

Developers have taken advantage of the weak mindedness of the politicians and have maximized the usable property space to where some lots are all house and paving stones. (Not good for the environment).

Three-story new homes should never have been allowed. It's a perfect example of politicians not taking their jobs seriously in protecting the best interests of neighbourhoods. They will defend their lack of oversight in this matter with wiggle room excuses.

Now, the politicians have allowed ultra-small two-storey towers to be built on the same property as the oversized home. More property tax revenue for the city but at what expense to the character of the neighbourhoods ?

The two most pressing problems of this world, according to a recent UN study, are over population and over development. The Richmond city politicians have no true ethical understanding of what is meant by over development. They are part of the problem because their mindset has been influenced by the relentless pursuit of progress and development. Eventually, a new mindset has to take place, but it certainly won't happen with the current batch of politicians running the City of Richmond.

JG Jardey

Richmond

Letter: Richmond bylaws need to be fair to all

Richmond News

April 30, 2015 01:53 PM

Dear Editor,

Re: "Megahome bylaw needs work: Residents," News, April 23.

Residents of Westwind subdivision should be commended for their analysis of the building bylaw and over-inflated houses. This was a significant project that has the potential to have positive impact on all of Richmond's single-family neighbourhoods, something that we've needed for a long time.

There should be an immediate moratorium on new permits so that the bylaw can be repaired. Mayor Brodie is quoted as saying that a moratorium would impede homeowner rights, but he forgets that his first duty is to protect the rights of current homeowners/taxpayers, not someone who wants to build a new home according to a flawed bylaw.

Changes to the bylaw should include an honest, simple method of calculating total building height. In Richmond, you measure from the eaves to the top roof point and divide by two, then add this to the measurement from the eaves to ground level.

Another major change should be the alignment of Richmond's allowable room height to conform to that used by Vancouver, Burnaby and Surrey which all limit room height to 12 feet while Richmond's nominal limit is 16 feet.

These high-ceiling rooms should always be counted as double floor space, but apparently this isn't being done. This rule should be followed scrupulously — with every application.

If Richmond wants to be respected as a well-run municipality, it needs to ensure that its bylaws are transparent, fair, and equitably managed.

Marion Smith

Richmond



Letter: Where were you ratepayers when we raised a warning?

Richmond News

April 23, 2015 05:36 PM

Dear Editor,

Re: "Too big for their britches," News, March 13.

A number of years ago I started writing letters to the media warning of the consequences of allowing the wholesale takeover of our neighbourhoods by shoddily-built giant, pseudo-mansions. It seemed quite evident to me at the time that the existing bylaws and codes related to allowable square footage, building footprint, and elevation formulas were providing developers and off-shore investors a clear field to impose their standards and values on our community, and only the totally naive would believe they had the best interests of Richmond and its citizens in mind when it came to their developments and purchases.

Now, after so much irreparable damage has been done to our community and so many vital neighbourhoods have been turned into semi-ghost towns, people are waking-up to the fact that we have not only allowed the designing of our community to be taken over by parties who are not the least bit interested in how their activities affect the social and environmental dimensions of life for full-time citizens of Richmond, but we have also sold away the future as well.

These houses are not homes, and never were intended to be such. They are not really even houses – they should be more appropriately characterized as safety-deposit boxes where wealthy foreigners can drop and protect their money.

Look into the future and try to imagine what our neighbourhoods will look like 10-20 years from now. Canadian

citizens and young couples with families will never be able to afford one of these out-of-scale monsters, and they will either be flipped over and over again to other disconnected off-shore investors and/or, because of their shoddy construction, fall rapidly into disrepair and be demolished for the purposes of building more unoccupied money shelters. Consider that there is a good chance that the residential neighbourhoods that are being so dramatically changed by what is happening will remain as empty and bereft of human spirit and soul as many are rapidly becoming today. Not a particularly promising legacy we have forged, is it?

All due respect to the initiative behind the formation of the Westwind Ratepayers Association and all those others who are now starting to become concerned about this issue, but I have one question to ask those involved: Where were you seven, eight years ago when the few of us who could see what was coming raised the warning flag? More astute and educated voting in our local elections back then would have gone a long way towards ensuring that you would not have to be forming such an association today!

But, to paraphrase an old adage: "Some are capable of waking up when they see the light, but others will only wake up when they finally begin to feel the heat."

Ray Arnold

Richmond

Residents contend city bylaws being flouted by megahome developers

Public hearing addressed only 10 per cent of megahome problem, says Steveston realtor

Graeme Wood / Richmond News

April 22, 2015 03:10 PM

Lynda Terborg is joined by (from left) Joel Berman, Lee Bennett, Neil Cumming and Martin Woolford to form the city's first ratepayer association, which aims to lobby the city regarding regulations on home size and character.

Homebuilders and developers are flouting city bylaws to construct megahomes.

That's the message Richmond City Council received from the Westwind Ratepayers' Association at a packed public hearing at city hall Monday for a proposed bylaw amendment to flat-roofed homes.

"What we see is a pattern of excessive massing on the upper floors of homes," said real estate Lynda Terborg.

About 40 homes in Richmond are being demolished for development each month. At issue are large, new homes — accused of being out of character from planned neighbourhoods — that overshadow older ones, thus blocking sunlight, causing drainage issues and ruining privacy.

The proposed bylaw is intended to curb three-storey homes with flat roofs and prohibit third-storey balconies. But Terborg said such homes only account for about 10 per cent of new housing stock.



8899 Carrick Road (off Francis Rd.) Richmond

With the help of a study conducted by her son John Terborg and friend Kathryn McCreary, both engineers, Terborg contested the majority of new homes are illegally including 20-foot ceiling rooms without counting the space twice-over in the livable floor area, as prescribed in bylaws (homes have size restrictions relative to lot size). This results in the contentious bulky, box-style homes.

"It's quite obvious there is a huge amount of empty space and that increases the height of the house, which is what we are concerned about. I think we've got a problem," said Coun. Harold Steves.

Council created a new referral, tabled by Coun. Linda McPhail, to investigate housing "massing," particularly as it applies to double height ceilings.

Terborg and others are calling on a moratorium on permits until better enforcement comes into place.

"You cannot have a city approving housing that is in violation of its bylaws," she told the News.

"We don't have time to refer back anymore, something needs to change now," she added.

Terborg and others also want Richmond to drop its double ceiling maximum height from 16 feet to about 12 feet, to come in line with other municipalities. She is also asking the city to measure the height of a home from the top of a house and not from the mid-point of a sloped roof, as is presently done.

Such a measurement method can add about five feet in height to Richmond homes, compared to homes in other municipalities.

Measuring the mid point of a sloped roof started in 2008 following a bylaw amendment aimed to placate residents' concerns over megahomes.

Terborg said she can't find a logical explanation as to how such a change did the exact opposite of what was intended. She contends the city has turned a blind eye to bylaw infractions for years now.

Coun. Carol Day said a clearer definition on the maximum heights of homes is "critical" in limiting home sizes.

Mayor Malcolm Brodie said moratoriums would impede on homeowner rights. He noted the city will look to better enforcement with the new referral. He said the existing proposed bylaw will move ahead and the new concerns could be addressed in a subsequent bylaw amendment.

There was no opposition to the proposed (flat-roof) amendment at the hearing. Councillors Chak Au and Bill McNulty were absent.

Land-use contract amendments will take more time

Brodie noted the bylaw amendment does not apply to land-use contracts.

About 4,000 residential properties do not fall under city zoning bylaws, meaning homes can be built up to 39 feet high (instead of 34 feet high) with much greater density.

City spokesperson Ted Townsend said it will take time for staff to amend the contracts to bring properties under city zoning.

"It's not as simple as the city passing a bylaw ...We can't simply unilaterally do so and the process is expected to be complex and lengthy, not withstanding the need to consult," he said.

Townsend noted the city's legal team must assess the legalities of getting rid of the contracts, which were created by the province decades ago.

Last May the province put forth legislation that allows municipalities to extinguish the contracts.

Specifically, in Richmond, there are 49 land-use contracts in Richmond governing 4,009 single family lots. Another 21 contracts govern other uses such as parks, public facilities and multi-family residential homes (855 townhouses and 785 apartments).

"That's a lot of people directly impacted, not to mention their neighbours, many of whom have differing viewpoints on how the issue should be handled given potential impacts on land values, neighbourhood character etc. The process needs to ensure all viewpoints are heard," said Townsend.

He provided no timeline for when city staff will present to council a plan to extinguish the contracts.

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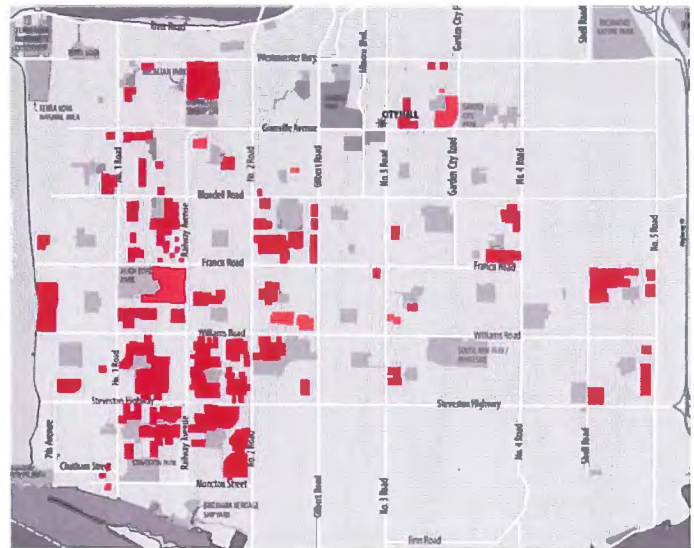
[gwood@richmond-news.com \(mailto:gwood@richmond-news.com\)](mailto:gwood@richmond-news.com)

Developers swing back at those opposed to Richmond megahomes

Homebuilders concerned about property values, while residents

Graeme Wood / Richmond News

May 1, 2015 02:15 PM



Land use contracts are noted in red. City of Richmond Image.

Residents gathered Wednesday April 28, 2015 at Westwind elementary school to discuss how the City of Richmond can prevent a new wave of megahomes from ruining, as they say, the aesthetics and character of their neighbourhood. But not everyone agrees, as homebuilders contend land values will decrease if homes sizes are limited.

Things got a little less than neighbourly in the school gym of Westwind elementary where about 100 residents of the area came to talk about megahomes rising up around them.

The meeting was called by real estate agent Lynda Terborg and the Westwind Ratepayers Association to galvanize Richmond residents to demand the City of Richmond to ramp up enforcement of home size restriction bylaws and extinguish land-use contracts. (The contracts, as they stand, allow developers to build homes significantly larger than is permitted by city bylaws.) While most in the crowd seemed to be onside with the organizers, a number of developers who are building the types of megahomes in question, were also there, ready to swing back.

In fact, part-time homebuilder Rocky Mangat, an appliance retailer in Vancouver and Richmond resident, challenged Terborg's allegiances.

"You're playing both sides of the fence," said Mangat, as he held up an email written by Terborg, in February, telling a potential client that a Westwind property for sale has the opportunity for a "big rebuild."

After the meeting, Terborg told the Richmond News, "I'm a realtor. I make no bones about telling people that," noting she was merely stating facts for her client.

Ratepayer Graham Johnson noted the city's Official Community Plan calls on continuing "to protect single-family neighbourhoods," and one of the stated goals of Richmond First councillors (Bill McNulty, Linda McPhail and Derek Dang) is "balancing growth while protecting the character of single-family neighborhoods."

"That doesn't seem to be reflected in some of the construction," stated Johnson to the crowd void of city councillors and officials.



This modest home, with a backyard, now faces a wall, in the form of a newly built megahome, that will block out sunshine, thanks to a homebuilder's interpretation of a land-use contract. Richmond B.C. April 2015.

At issue is the fact — according to Graham, Terborg and others — that the city is failing to enforce its own bylaws regarding house height and size restrictions.

But moreover, a number of properties throughout Richmond exist under old land-use contracts, that have never been amended to include certain amended bylaws regarding height and size.

"Walls are being erected along people's backyards," said Terborg.

Mangat said he agrees bylaws must be followed, but he argued that extinguishing the land-use contracts (and thus bringing the properties under city bylaws) for single-family homes will ruin property values.

"My mother lives on a property (with a land-use contract) and she's counting on that value for her retirement," he told the audience at the Westwind elementary gym.

Mangat and his colleagues who attended the town hall meeting, including prominent developers Ajit Thaliwal and Raman Kooner (who combined to donate \$20,000 to Richmond First last election), met with city planners on Thursday to express their views.

"We agree there are a lot of ugly homes being built, but this is (a result of) very few people in the homebuilder network," said Mangat.

"A lot of people bought these (land-use contract) lots because they have these contracts on them," said Kooner, who expressed concerns about the rights of homeowners and called for community dialogue including all stakeholders.

On Monday Mayor Malcolm Brodie announced the city would begin the process of extinguishing land-use contracts. The process will require public consultation and the earliest the city claims the contracts could be extinguished is 2016.

Notably, the contracts will expire in 2024 at any rate; the city is merely — potentially — expediting the issue.

Gordon Price is an urban planner, development consultant and former Vancouver NPA councillor who now is now the director of the City Program at Simon Fraser University.

He said land-use contracts initially acted as a sort of "envelope" for the size of homes back in the 1970s. The development that is occurring now is a result of people trying to maximize the size of homes — essentially the hot real estate market has pushed home sizes to the brink of what is allowed.

Price contends if land-use contracts are extinguished there would likely be a hit to property values in the short term.

"However if properties are on an even playing field, the market would adjust," said Price who speculated the 36,000 other homes dictated by city bylaws could theoretically rise in value (with all other market factors excluded).

Terborg contends each home is different and must be assessed based on its unique criteria (such as location), and a land-use contract and/or home size alone doesn't necessarily mean higher value.

Another issue for her is how the neighbourhood looks aesthetically; because land-use contracts can exist on one side of a street and not the other, it may result in neighbourhoods becoming a hodgepodge of different sized homes.

Price said a hodgepodge of housing may or may not be detrimental to the housing values in a particular neighbourhood.

He said what is "probably more critical" than an aspect such as the shape of a roof, is open space on a lot, noting aspects such as gardens and privacy are factors to consider.

"There are values that are as important, if not more, than just the short term price of housing," said Price.

Terborg is also asking the city for the reinstatement of design controls, via a design panel.

"We want fair play for all and for everyone to live by the same rules," she said.

Mangat agreed, in part.

"As far as the sizing of homes we have to respect the realities. ...Immigrant families need these big homes. As far as character goes, let's sit down to discuss it," said Mangat.

He noted "in the same boat of fairness there has to be some sort of compensatory action for these property owners," should land-use contracts be extinguished.

Furthermore, cries for a moratorium on home builds while the city amends its bylaws, as suggested by Terborg, would put people out of jobs, said Kooner.

City of Richmond spokesperson Ted Townsend said under new provincial legislation the land-use contracts can be extinguished via a public hearing without the expressed consent of each individual property owner. Nor is there any requirement for the city to compensate those affected by the changes, he said.

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Letter: Hope for Richmond's future?

Richmond News

May 14, 2015 10:50 AM

Dear Editor,

I recently met a young man who managed to effectively undermine my pessimistic assumption that there are no people of his age group in Richmond who are aware of or care about how badly mismanaged the development of this community has been over the past 10-20 years.

While he and I share the same opinion that those in charge of the running of Richmond's government and its planning departments have wilfully failed to ensure that the city's building codes and bylaws are properly and fully enforced, and have therefore cynically undermined the trust placed in them by the public to do so, he made it clear to me he had a much more optimistic outlook than I do about the possibilities for changing these attitudes and conditions in the future.

He came across as a well-educated, extremely dedicated, and thoroughly altruistic community activist — the kind of person who I fervently hope will someday wrest political power away from the self-serving, unconcerned, and ethically suspect individuals the public has been voting into office in this city since my family moved here in the 1950s.

If more young citizens like him join together in challenging the political status quo in this community we might yet experience what it is like to have enlightened, responsive, and responsible governance in Richmond.

Ray Arnold

Richmond

Letter: Monster home madness will implode in Richmond

Richmond News

May 7, 2015 09:32 AM



A relatively new home on an arterial road in Richmond is slated for demolition. The City of Richmond has a policy to densify arterial roads with townhomes. Market forces have resulted in developers knocking down such homes, questioning the environmental and planning policies of the city.

Dear Editor,

Soon, we will be entering the fourth decade re: the phenomenon of the monster home/mega mansion.

For terms of reference, it would be reasonable to submit the aforementioned are a new generation of single family homes built to maximize local government's permitted square footage.

In days of olde, such large homes were the domain of the upper classes, whether it was to keep up with the Joneses in neighbourhoods such as Shaughnessy, or simply large, often old-money pioneer homes that had middle class homes develop around them over time.

Regardless, the vast majority of homes that existed prior to the monster home era were in the range of 1200 sq ft. (ie single storey rancher) and 2400 sq ft (two-storey).

Many long-term Richmond residents will recall such homes were the norm, and still sufficient to raise large families.

However, in the monster home era, we see these older homes being replaced with new homes in the 5,000 + sq. ft. range, far in excess of any practical needs.

Monster homes on what the city defines as arterial routes are now themselves being demolished, to be replaced by higher density multi-family units.

In the inner subdivisions, the original smaller homes are being demolished, to the point of extinction, to cater to an irrational niche industry.

Excluding the arterial routes, history has shown that the fate of large monster homes is not positive.

Vancouver's wealthy Shaughnessy area, after the Great Depression, was referred to as Poverty Heights. Many of the residents lost their homes, which drastically collapsed in value. Many of these homes were converted into multi-tenanted rooming houses and nursing homes, or, ironically, "affordable housing".

However, Shaughnessy was a relatively small niche with respect to the Metro Vancouver area.

Over that last 30 years, every municipal government has succumbed to the monster home madness. This market will collapse. It is only matter of time when the irrational exuberance implodes. In its wake will remain a huge oversupply of large homes whose inflated prices will collapse, the vultures will swarm in and turn them into crowded rental units.

To politicians and urban planners, history will show you have all failed us miserably.

R.A.Hoegler

CNCL - 221

Letter: Click, there's no place like home

Richmond News
May 20, 2015 03:16 PM



Dear Editor,

As a lifetime (50-plus years) member of the Richmond community, I feel a sense of anguish in what is currently taking place here with rampant development and the changes that have exploded over the past decade.

An intrusion of development. This tells of my dream to click my ruby red slippers together three times while reciting "there's no place like home" and, hopefully, getting back to a place I once knew and loved. Lately, it's unrecognizable and heartless.

The breaking point for me was in reading a notice from the city that my aunt, a resident here for 70-plus years, just received. It indicated that the trees and hedges bordering her home of 50 years were "in conflict of demo and construction and were being removed."

The City said it would replant new trees "if area permits" (which likely won't be so). In what world is this OK, when developers looking to profit can "change" the face of our lifetime homes/properties without any regard or respect?

Here are my poetic thoughts:

*"Build it, they said, "and they shall come"
But the shortsighted plan trampled on some
Boundaries were stretched as huge monster homes
Looked more like castles that Kings and Queens own
Invaded the neighbourhoods, despite peasants' cries
No beauty to be found in developer's eyes
Just money, that's all, as memories crashed down
To supersize Richmond, their once friendly "town"
They'd lived here forever, helped make this place great
And would never have imagined they'd meet this sad fate
Planners didn't care as some castles sat bare
"Afterall", they proclaimed, "that's money parked there"
Dollar signs blurred their visions, their focus was wrong
And they forgot all the words to that Joni Mitchell song
The hospitals - crowded, schools bursting to the brim
Traffic was a nightmare and the future grew dim
For they only saw the present(s), they lived for today
As they bulldozed the houses and trees in their way
The taxes grew higher, homes no longer afforded
By the peasants', whose dreams would all be aborted*

*For decades they'd lived, side by side in bliss
They couldn't believe it was coming to this
They were told to be happy with their home values high
But they cared not to pack up and leave with goodbye
There clearly is no mercy in greed and power
Shame on you, Richmond, in your darkest hour
Can't open a window without hitting a wall
Don't care about trees as, in numbers, they fall
The farmland will slowly be phased out too
Who needs crops when you've money to stew?
But you can't eat cash and you need room to breathe
People are of value, and some will grieve
As their peaceful tranquility's a thing of the past
With luxury cars whizzing steadily past
It's lovely to blend a variety of cultures
But developers are picking the bones like vultures
They're onto something here, so it's full steam ahead
But the Richmond we knew is officially dead
Some values aren't only measured in money
Like a yard full of neighbours gathered when it's sunny
But there'll be no neighbours or yards to be seen*

*High rises are in and gray's the the new green
There is no turning back once paradise is lost
We've been sold out here, at such a great cost
RIP my fine city, I shall never forget you
The beauty you once held
Before greed beset you.*

D. Wilde
Richmond

Council to decide on 'mega home' bylaw proposal

City council to deal with the compromising bylaw on Monday as developers and residents clash

[Graeme Wood](#) / Richmond News

June 17, 2015 04:08 PM



Residential bylaw amendments being proposed by the City of Richmond this June hope to fix residents' concerns such as this wall looming over a backyard. April, 2015.

It was supposed to be a compromise for the most recent round of a decades-long debate on mega homes that has pitted Richmond homeowners against developers.

"What we are recommending is a compromise on either side," explained Deputy Chief Administrative Officer Joe Erceg of the city's new proposed bylaw amendment, at a four-hour planning committee meeting Tuesday evening.

The changes are meant to manage the shape of new homes and how they fit in established neighbourhoods. But neither side was 100 per cent convinced.

Some spoke to specifics of the bylaw whereas others claimed there was a bigger issue; that being new residents – mostly immigrants — who have different ideals.

Homebuilder Sam Sandhu said the issue is never going to go away.

Sandhu said he faced discrimination when he built his large home for his extended family in the 1980s.

He then noted the 1990s brought wealthy Asian immigrants who "wanted to be private and not converse with anyone." So they too built large homes. This led to jealousy and resentment from established Richmonders, said Sandhu.

"The camaraderie in the community, the communication, the social sectors; they start dissipating. ...What it is is an underlying problem that will always exist."

What is happening now is a new wave of Asian immigrants with similar desires, such as homes with large cathedral ceilings, at the expense of backyards, stated another homebuilder.

A common complaint from others was that such homes are an assault on established lifestyles, as once-private backyards are turned into walled caverns.

The proposed bylaw amendment reduces two-storey house heights by five feet, from 34 feet to 29 feet, and interior double-ceiling allowances by four feet, from 16 feet to 12 feet. Furthermore, accessory buildings will also be curtailed and home setbacks will be better managed so new walls don't loom over other properties. However, the proposed amendment does not curtail the floor area ratio of a new home, nor does it improve enforcement mechanisms. Furthermore, the bylaw proposes to add 160 extra square feet of extra high ceiling space for a home (which would have to be to the back or middle of the home, not on the sides).

Neil Cumming, of the Westwind Ratepayers' Association, called for clearer language in the bylaw so it wouldn't be further misinterpreted. Fellow area resident John Terborg said the city needs better design protocol measures. He asked for the city to implement a checklist for developers and the public.

But several developers shot back, claiming more time was needed to assess the changes.

Dana Westmark, representing the Urban Development Institute, suggested a less prescriptive recipe, as he believes the new bylaw could lead to homogenous homes. He said new homes should create a "gentle transition" from old to new by comparing the design to the older surrounding stock.

Coun. Chak Au questioned how bylaw subversion could be prevented if the existing bylaw isn't improved. As it stands Erceg admitted that there were "shortcomings" in the existing bylaw.

Amit Sandhu of Ampri Real Estate Development Group also asked for more time, citing the changes would affect his compact single-family homes. He said such changes (particularly setbacks) would shrink his homes further (as they are built close together). Erceg said the bylaws can be manipulated for specific zones, where the city may want to allow for such homes (about 1,600 square feet, in a close row).

Coun. Bill McNulty wanted more time for consultation and described the process as "trying to kill a fly with a sledgehammer."

Coun. Linda McPhail also wanted more time but councillors Au, Harold Steves and Carol Day disagreed, choosing to send the proposal to Richmond City Council on Monday without a decision. A special public hearing is tentatively scheduled for July 6.

Should the amended bylaw pass through city council, it would be applied to potentially soon-to-be-terminated land-use contracts, which apply to roughly 4,000 homes in the city. Such properties allow for much greater home sizes than those under the existing city bylaw.

[@WestcoastWood \(http://www.twitter.com/WestcoastWood\)](https://twitter.com/WestcoastWood)

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Letter: City must resist dazzle of developers' gold

Richmond News

June 24, 2015 01:18 PM

Dear Editor,

Re: "Council tackles mega homes management," *News*, June 18.

No Richmond resident could fail to observe the rampant demolition of older Richmond homes (464 in 2014; on track for over 500 in 2015) and their subsequent replacement by much larger houses that dwarf their neighbours.

Many new houses are egregiously oversized, questionably legal and are clearly impacting negatively the privacy and natural light of adjacent homes.

Changing streetscapes are irrevocably altering the character and livability of Richmond neighbourhoods.

This is not about new house styles or who is buying them. It is about houses that are too tall, too wide, and too deep for their lot size.

Richmond councillors and the mayor currently are considering changes to the zoning bylaw. Purportedly, these changes will reduce the massive height and imposing front, back and side wall faces of new houses.

I hope that the mayor and councillors are up to the task of analyzing critically the proposals presented to them.

City planners have consulted extensively with the builders' lobby.

Concessions to builders are eroding reasonable, common sense solutions, such as regulating just how far back a house can extend into its backyard, how close to the neighbours it can be, fixing a maximum height and reducing the area on second floors.

I urge the mayor and councillors to listen to the voices of Richmond residents and homeowners in a public forum.

As tempting as all that additional revenue generated for the city from permit fees and taxes on high value properties might be, and despite generous campaign contributions to politicians from the developer community, current homeowners deserve to be heard above the clamouring and complaints of builders crying foul.

Strengthen the bylaw to reduce massive houses, do not water down common sense proposals and, above all, enforce the regulations!

Elizabeth Hardacre

Council fumbles 'mega home' management

After a detailed report from city planners to amend zoning bylaws, Richmond City Council calls for more time

[Graeme Wood](#) / Richmond News

June 23, 2015 11:10 AM



Councillors Linda McPhail and Carol Day sit side by side on council but couldn't be further apart when it comes to policies on development. June, 2015.

Richmond City Council postponed a decision to amend the city's residential zoning bylaws, which could have stopped mega homes in their tracks.

As such, developers have at least another three months to "build big" under the existing bylaws.

At [Monday evening's council](http://www.richmond.ca/agendafiles/Open_Council_6-22-2015.pdf) (http://www.richmond.ca/agendafiles/Open_Council_6-22-2015.pdf) meeting the majority of councillors cited the need for more public consultation from all sides of the issue.

"I suggest that a little more analysis and to engage the community would be beneficial," said planning committee chair Coun. Linda McPhail.

With Coun. Ken Johnston absent, council nearly unanimously proceeded to direct staff to consult for four more weeks. With the item off the meeting agenda,

people filed outside without having had the opportunity to speak. After a public hearing was scheduled for July 6, the earliest one can occur now is early September.

Last week, developers and residents raised several bones of contention with the proposed bylaw amendment, which was supposed to be a compromise between the two sides.

As a result, a set of new recommendations from director of planning Wayne Craig was tabled in a letter to council before Monday's meeting.

In the recommendations is the option to implement design controls on new homes, which, if implemented, "would add significant time to the processing of single-family building permits."

As such, a large group of homebuilders was on hand to witness the meeting along with many residents concerned about mega homes ruining backyards, privacy and the character of neighbourhoods.

Only Coun. Carol Day opposed the postponement, citing the fact roughly 40 homes per month are being demolished.

Day said she wanted to debate the merits of the staff recommendation.

"The referral (postponement) should come after we have the opportunity to hear from the people," said Day.

The proposed bylaw amendment would reduce the height of two-storey houses by five feet, from 34 feet to 29 feet, and interior double-ceiling allowances by four feet, from 16 feet to 12 feet. Furthermore, accessory buildings will also be curtailed and home setbacks will be better managed so new walls don't loom over other properties.

The changes are meant to manage the shape of new homes and how they fit in established neighbourhoods.

The city's proposal also gave developers a few carrots in the form of extra ceiling height within the interior of a home and maintaining 34-foot high two-and-a-half storey homes.

Craig's department also gave council a series of options to approve (such as changing certain proposed measurements to setbacks) and recommended reviewing the changes after one year.

Although Coun. Chak Au voted to postpone the decision he read a letter from a concerned resident stating that 'the time for a public hearing is before, not after the bylaw is drafted.'

While raising concerns about the process he concluded "we should make a decision based on good information."

Coun. Harold Steves said he needed assurances from staff that the existing bylaw would be enforced over the summer. When he got that he too voted to postpone the debate.

Coun. Alexa Loo said if there's a summer rush to build big homes then it would mean people want them and thus it would be unfair to "cut them out ...before giving it a closer examination."

She questioned if four weeks was enough time for staff to consult and make additional changes but Deputy Chief Administrative Officer Joe Erceg interjected and stated that it was.

Councillors Bill McNulty and Derek Dang also voted to postpone any debate. As such a public workshop is planned to take place.

"Let's get this right," said McNulty.

Among the many complaints over the new stock of housing being built in the city, is design and character.

In his letter, Craig noted council can implement design guidelines to regulate the form and character of homes by mandating development permits for certain residential neighbourhoods.

This would effectively solve some of the concerns raised by developer and Urban Development Institute member Dana Westermarck; namely that a house should conform to its surroundings (and thus a one-size-fits-all bylaw is ineffective). Ergo, in Westwind a new home would likely feature pitched roofs while in Broadmoor a new home could be more of a large box-style home — said to be popular amongst new Chinese immigrants — to conform to that neighbourhood's late 1990s stock.

Craig cautioned that the legal feasibility of such a plan would need to be "comprehensively examined" and individual permits "would add significant time to the processing of single-family Building Permits."

Craig dismissed concerns from developers that the new bylaw would affect compact single-family homes. Yet, he noted to council that it has the ability to alter the bylaw at any time. He also presented an example of a bylaw amendment for council's consideration.

Au said he didn't want to be reviewing this issue every six months.

Craig reiterated that it was the opinion of city planners that the amended bylaw would be clear enough as to not require new enforcement measures, a common complaint from the Westwind Ratepayers' Association. Even still, he said it would be possible for the city to provide a new checklist of bylaw rules on the building application form.

The proposed bylaw amendment would encapsulate all single-family homes in Richmond save for about 4,000 properties that fall under a provincial contract, known as a land-use contract, which allow for even bigger homes.

Such contracts are in the process of being extinguished by the city. When that occurs all residential properties would fall under the powers of city zoning bylaws.

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Mega homes prove politicians out of touch

Dear Editor,

Re: "Mega home bylaw on hold,"
News, June 25

The elected politicians (past and present) of Richmond are acting like misbehaving children denying any responsibility for the city's out of character neighbourhood monster homes and foreign owned property speculating investment ghost houses.

This is good evidence that our politicians did not drive, nevermind

walk, the various neighbourhoods of our city and seriously question what was beginning to happen with developers flouting the city's bylaws and negatively changing the character of some neighbourhoods. Where was, and is, the leadership at city hall?

As I write this letter, I am parked in front of a hideous looking, bylaw-flouting, three-storey home being built with a two-storey detached micro rental suite. It's a ridiculous-

looking building for this neighbourhood.

The city bureaucrats in the planning and permit department sat on their collective butts and did nothing. No one within these departments had the foresight or fortitude to effectively address the concern of oversized, sometimes strange looking, homes being built in some neighbourhoods.

Molly Palm
Richmond

Playing with democracy



EVE EDMONDS

Editor

EDITOR@RICHMOND-NEWS.COM

Call it a Catch 22.

City council postpones a decision on a new bylaw that would address concerns regarding mega home developments, pending more public input.

Meanwhile, the residents and homebuilders who had attended said meeting, hoping to offer public input, file out without having had the chance to voice their concerns because the bylaw has been postponed.

I get that process matters, and the process in this instance is that if a bylaw is sent back to staff, the issue is off council's agenda and it's on to the next item.

However, process can also be a way to, intentionally or otherwise, stifle debate and bury dissent. Not everyone would be willing to give up a Monday night to participate in the functioning of our democracy. It does not bode well for any of us if those willing to do so are sent home without an opportunity to speak or even witness councillors address the issue.

If there was one buzz word that made its way into every speech and press release during the last civic election, that word was "engagement." Candidates of all slates and stripes committed themselves to greater community engagement.

Of course, the irony here is that the bylaw is deferred due to a lack of public input. Never mind the fact offering public opinion regarding the bylaw is exactly what those folks were there to do; there has been a deluge of public input on this issue over the last few years, if not decades.

I could easily fill every page in this paper just with the mega home letters we've received to date.

And what about the formation of the Westwind Ratepayers' Association? Not to mention the fact the association managed to pack the Westwind elementary school gym with residents and developers all offering "public input" on this issue, albeit with no councillors present.

And then there's been the various petitions and protests at city hall.

I get that Coun. Linda McPhail's suggestion to defer speaks to the specifics of this particular bylaw, which, as it currently stands, may well need to be honed. However, it didn't escape anyone's notice that deferring the issue just at the start of summer, when council doesn't sit, has allowed for an even lengthier delay.

Now the plan is to host two "public education" meetings on July 8 for residents and July 9 for developers, although anyone can attend either. (See story page 8.)

Okay, let's try this again. I imagine many of the same folks will be there. But this game is getting wearing, and wearing people's patience with democratic engagement is a dangerous game indeed.

Trees play important role in neighbourhoods

Richmond News

June 26, 2013 01:00 AM

The Editor,

Living in Richmond has convinced me that when it comes to one issue in particular, the world can be divided simply into two distinct groups of people: those who love trees, foliage, gardens, and green spaces, and those who don't.

And if what is transpiring in our neighbourhood represents what the future will look like in our residential areas, then one can only conclude the City of Richmond has decided to ignore the values and concerns of the former and pander to the interests and demands of the latter.

Every new mega pseudo-mansion ensures the removal of at least one mature tree. Far too many of those are destroyed simply for the purpose of allowing the addition of a third garage space, many of which simply end-up being storage areas.

The footprint of these buildings is such that front lawns, large trees and shrubbery, complementary gardens and backyards are made irrelevant.

The concepts of the space around a home being an interactive, integral part of the living environment as well as an important dimension of its aesthetic qualities have been almost totally abandoned in the city's apparent desire to fill its residential neighbourhoods with treeless lots and empty, tax-generating, out-of-scale houses.

Of course, if people choose to concentrate most of their lives indoors and ignore any aspect of living around their homes, that is their right and privilege. But there seems to be an almost total lack of concern for the fact that the presence or absence of mature trees and foliage not only plays an important role in affecting the personality of an entire neighbourhood, but also the character and quality of the lives of those who reside in it.

A tree is not just removed from a lot, it is removed from the lives of neighbours who love its existence, love its beauty, love the birds that nest in it, love the shade it casts on hot days, love the privacy it might facilitate, love the ways in which it enhances the view through a window, love the ways in which it softens the impact of brutal architecture, and love the ways in which it reminds us that it is nature that has always nurtured us, not our technologies.

Call me a tree-hugger if you like, but in an either/ or world, I would much rather look up at a beautiful tree than the massive face of yet another property line-crowding mega house and would prefer to walk by open lawns than stone walls, iron gates, and expansive brick driveways, and I gladly accept the raking of leaves in the fall as the small price I have to pay to enjoy the proximity of beautiful greenery.

And, most certainly, I would rather have faith in the city departments that are supposed to protect our trees rather than be constantly disappointed and enraged by their half-hearted attempts at doing so.

But those are the things that differentiate my values and priorities from those who seem to have gained the favour of Richmond's mayor and council. It is they who have managed to reduce the issue to simple black and white (or green and grey) terms.

Ray Arnold Richmond

Letter: Hopes dashed as City of Richmond defers bylaw

Richmond News

July 2, 2015 11:39 AM



Dear Editor,

Re: "Mega home bylaw on hold," News, June 25

I have been talking with family and neighbours about Richmond council's plans to write up bylaws protecting our neighbourhoods after many years of avoiding the obvious problem.

Richmond residents were overjoyed to hear that council was finally making this a priority, so it is extremely disappointing that council has put this off for another three months for "public consultation" (ironically on an issue the public has been united and vocal about for years.)

During that time, how many neighbourhoods are going to suffer because a long overdue solution has been put off even longer? Every time a new house is built further back on the lot, neighbouring residents' backyards lose sunlight. What used to be a green backyard becomes a tiny courtyard. Every time trees are cut down and replaced with oversized concrete driveways, and mega homes with metal fences are built that don't fit the existing streetscape,

neighbourhoods are forever changed and not for the better. How many more residents will lose what they love about their neighbourhoods because of this delay? How many planned subdivisions of the 1970's and 80's will become "little boxes" of different colors "all made out of ticky-tacky," and which "all look just the same."

Shame on council for once again putting developers and future residents ahead of homeowners and current residents. Kudos to Carol Day, however, for voting not to delay this discussion and continually standing up for the voices of the people of Richmond.

When the next election comes around voters need to remember who is on their side protecting neighbourhoods and who is more interested in pandering to the developers.

Michael Seidelman

Richmond

Tensions palpable at mega home forums

Ambiguous bylaws and poorly detailed permit applications to blame for mega homes, city claims

[Graeme Wood](#) / Richmond News

July 15, 2015 06:37 PM



Participants at an open forum at Richmond City Hall for mega homes witnessed and displayed some palpable emotions. July 8, 2015

"What it really looks like is builders want to maximize profits. I don't see any other reason for what's going on here ...And, I'm wondering what's going on between the (City of Richmond) and builders out here when letters of instruction to the builders just get sloughed off?" said a long-time Richmond resident whose fury over the changing character of neighbourhoods and the erosion of housing affordability was palpable.

His question was followed by an eruption of cheers at the packed open house for residential zoning regulations on July 8 at Richmond City Hall.

The man's question was similar to one posed by real estate agent Lynda Terborg who breached the issue of mega homes at city hall some months ago.

In May Terborg asked city councillors to "rigorously enforce our bylaws and stand behind the plan checkers and inspectors because it is obvious they cannot sustain the pressures being out on them to look the other way."

When asked by the Richmond News if bylaws are being broken, plan review manager James Cooper stated, "we do not issue permits if they do not meet zoning requirements. Applicants bring plans and we review them against the criteria."

When asked if the plans (designs) being submitted are matching what is actually being built, Cooper stated, "for the most part they are," however there is "ambiguity" in the existing bylaw that has led to excessive volume in homes (and thus a lack of green space and large walls blocking out sunshine).

Presently, homes in Richmond that are purchased for one to \$1.4 million are being demolished, rebuilt and sold for upwards of \$3 million. A typical large custom 4,000 square foot home may cost in the range of \$800,000, [according to some builders \(http://harlequinhomes.ca/how-much-to-build-custom-home.html\)](http://harlequinhomes.ca/how-much-to-build-custom-home.html). Should a home be built to be larger than it should be, the windfall on flipping such a home could be in the hundreds of thousands of dollars.

Cooper's department is now leading a review of zoning bylaws. Included in the proposed changes is a five-foot reduction in the height of homes, tighter setbacks, more detailed home design submissions and a new bylaw checklist for designers and builders.

Many homebuilders, who were given equal weight for public input at a subsequent meeting on July 9, have cried foul at the changes.

Several have said the problem is confined to Terborg's Westwind neighbourhood, but Cooper replied his phone "rings every seven and a half minutes" and that it was "unfair to say a small group of people are complaining."

Builders argue that the proposed changes to house setbacks (distance to property lines) are unfair and put their businesses at risk. Many stated the changes will affect small, compact houses, although Cooper, disagreed.

"No one's trying to take one square foot of floor space from anyone. I've worked real hard to make sure the (existing) floor area ratios are respected"

Race, ethnicity and nationality became a sidebar to the technical discussions.

One of many South Asian homebuilders defended the right of new homeowners who are, for the most part, believed to be new, wealthy mainland Chinese immigrants.

"There's a sleeping dragon here and they have a right too. ...In the 1960s houses were built for affordability. That's not the case in Richmond anymore; it's a luxury market now, people have money and they want houses that they can build out," he said.

The July 8 open house was predominantly older Caucasian residents and a minority of South Asian homebuilders; however, at least two ethnic Chinese people stood up to voice different opinions.

One man said he was a new immigrant from Hong Kong and liked big houses.

"If you control too much, do we go back to [the] old town? The city is developing. Some things, we need to change," he said.

Another Asian woman, stating she was a long time resident, made an impassioned plea stating she was "so sad" to see old residents (that she described as Caucasians) move away and new residents putting up gates and not speaking to her.

The July 9 "builders" meeting discussion was geared more toward technical bylaw discussions as opposed to how mega homes appear to be a symbol of the social impacts of gentrification, wealth migration, and as some suggested, a lack of political leadership to mend fences, both literally and figuratively (only councillors Chak Au and Alexa Loo attended both meetings).

Builder/real estate agent Raman Kooner maintained the need to look closely at compact lots differently than bigger lots.

"Are we trying to achieve affordable housing? Are we trying to maximize use of our land? Or are we sitting here trying to make the odd person who's not getting sunlight happy?" said Kooner, sparking an emotional response from resident Nita Sharma.

"I don't think we should trivialize the issue of sunlight because it is everybody's right," she said, accusing builders of "befuddling" the issue.

"You are creating hostility for these people who move into these huge homes that have not been thought through," she said.

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Letter: Richmondites expressed their feelings of loss

Richmond News

July 15, 2015 06:38 PM

Dear Editor,

Last Wednesday, July 8, there was a feeling of unhappiness, frustration and even anger in the council chambers at city hall.

People wanted to be heard. They expressed their passion for and pride in their home of Richmond but were overcome with sadness for the direction in which it is going.

Among the details of setbacks, square footage, and height of new homes, the citizens in attendance were told that bylaws were in place, that they could be tweaked slightly, and that someone would examine them and report back to the public.

However, courageous leadership and a deep understanding of the source of the public angst were not there. This angst comes from a deep sense of loss in what community is, a place where individuals live together, knowing that the place is shared, where they are concerned for each other, trust each other and respect each other.

As individuals, we are rooted in the social context; our individuality is forged out of this context. True meaning in life is found in community. A genuine community is one in which individuals exemplify loyalty toward a worthy cause or an ideal and, in doing so, build a higher order, one that extends beyond their individual lives. It is this need for genuine community and the fear of its loss that was expressed yesterday. It truly hurt.

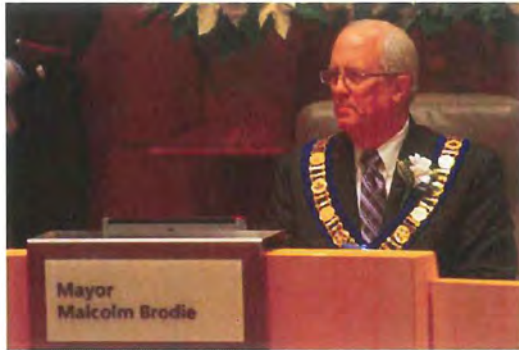
N. Yurkovich

Richmond

Letter: Not hard to judge council's courage, cowardice

Richmond News

July 16, 2015 11:01 AM



2014-2018 Richmond City Council mayor Malcolm Brodie

Dear Editor,

There are many different kinds of cowardice and we can often see the manifestations of several types in the attitudes and behaviours of some politicians. A purposeful avoidance of conversations about important issues with concerned constituents is a form of cowardice, as is an inclination to show disrespect or contempt for those who voice their concerns and attempt to exercise their democratic rights by trying to engage their elected representatives in any kind of meaningful dialogue.

Willfully forgetting the values and principles outlined in one's oath of office, especially those related to attending, with equal concern, to the welfare of every citizen in a community, is another form, as is conveniently forgetting that elected officials are responsible to the people who voted them into office and pay their salary, not the reverse.

It is not hard to assess and judge the levels of cowardice demonstrated by politicians. We only need to look at who they decide to spend more or less time

conversing with, which community meetings or functions they do or do not attend, to what extent they use misdirection, bafflegab, deflection, and avoidance when asked about important issues, and how much time they are willing to spend intermingling and interacting with average citizens within their constituency.

Using such criteria, how would we in Richmond rank the personal and civic levels of courage demonstrated by those we have elected to represent us at the federal, provincial, and, most particularly, civic levels?

Perhaps a glance at which local politicians did not attend the recent public forum on megahouse construction is a good starting point for conducting such an assessment.

Letter: What if things changed for the better?

Richmond News

July 16, 2015 11:16 AM

Dear Editor,

My husband and I attended the public workshop on height and massing of new houses July 8 and the workshop for developers July 9. What became abundantly clear is the lagging interest of city council in the mega house issue, the slow response to not only enforce the existing home size restriction bylaws and close some loopholes surrounding the building of mega homes, but also the inaction over time to deal with the land use contracts.

So I started to think... what if.

What if city council actually demonstrated that they believed in the "Vision of a Sustainable Richmond."

What if builders and developers didn't have free reign to just build luxury homes and condos suitable to a specific market.

What if the character of single-family neighbourhoods was protected?

What if city planners did some planning for a diverse, vibrant community — not just culturally diverse but socioeconomically diverse?

What if in order to maintain that diversity, long time residents weren't told, if you don't like the changes "cash out and leave"?

What if work and the proximity to family, determine in part, the location of a residence?

What if Richmond is our home, and not just a residence of convenience and opportunism?

What if long-time residents were valued, contributing members of the community and their opinions mattered?

What if environmental sustainability was a priority, limiting the building of houses with five to seven bathrooms — and perhaps avoid them being rented out as hotel rooms?

What if every new mega house didn't have a wall around it that signals "keep out", atypical of a Canadian welcome?

What if a beautiful backyard garden buzzing with life was as important as a great room with 20-foot ceilings?

And what if there were stricter rules around recycling house demolition waste thus avoiding the tons of housing waste at the dump, while the rest of us recycle carrot peelings?

What if our tree protection bylaws were enforced and green space valued?

What if it wasn't so much about density and frenzied construction but also about aesthetics? The Richmond skyline is starting to look like box Communist blocks.

What if we didn't have people like Kerry Starchuk and Lynda ter Borg who care enough about Richmond to bring some of these concerns to the attention of city council?

What if realtors/developers actually reported large cash transactions to reduce money laundering?

What if we all looked the other way just so that we could max out on our property value?

What if we had a strong proactive civic leadership, that set "best practices, bylaws and policies" to work for a better Richmond for all?

What if it was about more than just money and greed and opportunism, and.. What if?

N McDonald

Richmond

Letter: City adrift from official plan

Richmond News

July 22, 2015 02:45 PM

Dear Editor,

After attending Tuesday evening's planning committee meeting at Richmond City Hall. I find myself extremely disappointed by our elected decision-makers.

On the issue of mega house construction, councillors voted against city staff recommendations. Councillors voted against the professional advice of the city's own Advisory Design Panel (independent architects appointed to provide a sober second opinion and protect the public on issues affecting the built environment). And councillors voted against the concerns expressed by residents who participated in the July 8 public workshop. Instead, councillors sided with the interests of builders and proceeded to grant additional concessions to the development community beyond what was proposed. What was observed is simply business as usual at city hall.

I will continue to advocate for a greener, more progressive and more sustainable approach to neighbourhood planning. I will also advocate for better management of our resources and activities in ways that are forward looking and address the most pressing concern that faces our city — adapting to climate change.

It is proving to be very difficult to work with the people who have been elected to city council because their views on Richmond's future look nothing like the vision that is the City's Official Community Plan.

John Terborg

Richmond

Letter: Richmond's green space gone

Richmond News
July 22, 2015 02:46 PM

Dear Editor,

From what I see every day, I believe that Richmond is slowly becoming more and more polluted by the dust from construction.

From building town houses, to apartments, to plazas, there is no end to it.

I still remember the days when we could actually see large, spacious areas filled with fields of grass and trees. What happened to the beautiful, green landscape of Richmond?

Everywhere I go, all I see are trucks, bulldozers, and workers holding stop/slow signs. Not to mention how it is impossible to get anywhere on time due to construction being everywhere.

As a student who has to tutor and work after school, I find it absolutely irritating how we have to purposely choose to go a different route just to avoid traffic.

The scenery of what I used to think Richmond had is gradually disappearing as towering buildings take over the city. Is it really necessary to knock down old, but usable homes just to improve the outlook? I think it is time to limit the amount of construction we're having and focus more on the future of our environment and generation.

Zoey Leung

Richmond

Letter: Mega-home envy not the problem

Richmond News
July 22, 2015 02:42 PM



Participants at an open forum at Richmond City Hall for mega homes witnessed and displayed some palpable emotions. July 8, 2015

Dear Editor,

I have little patience with the simple-minded proposition that those who object to the proliferation of mega-houses in our community are motivated by some kind of jealousy of wealth. Such claims invariably come from those who are entirely uneducated about even the most basic principles involved in informed community planning, especially as regards those which are concerned with the ways in which architectural design and town-planning (or lack of it) affect the social and cultural dimensions of neighbourhoods and communities.

In the first instance, houses should be designed and built to satisfy the basic criteria of benefiting everyone on the street, -they should promote social interaction between neighbours and help in supporting or establishing a sense of belonging to a community sharing common values and priorities.

The mega-houses taking over our residential neighbourhoods, most of which remain unoccupied or are used as hotels with transient residents, are built for entirely opposite functions. They promote isolation between neighbours (when there are any), and therefore represent a total lack of interest in or

commitment to making a contribution to the greater social and cultural aspects of the communities they are placed in.

In the second instance these mega-houses are entirely out of place because their scale and architectural styles are more appropriate to much larger properties or urban settings. Any architect, urban planner, or sociologist will confirm that any given house, no matter what its style or scale, can be placed in either compatible and appropriate or incompatible and inappropriate contexts or surroundings.

Buildings (houses) are not just structures. They are physical embodiments of our values and priorities, and as such they make a clear statement about what a community's cultural and social heart and soul might be. The most welcoming, interactive, inviting, and inclusive neighbourhoods are invariably those in which governing bodies, developers, designers, and concerned citizens all work closely together to ensure new houses and developments are designed in a way that not only makes them appropriate to their general surroundings, but complements and enhances our senses of place and community rather than compromising or destroying them. To say that such collaborative processes are not occurring in the development of Richmond's residential neighbourhoods would be an understatement.

If each new house does not demonstrate a commitment to being socially and environmentally responsible to its neighbourhood and its inhabitants then there is no "neighbourhood" per se, only a collection of isolated, unrelated, individual edifices which represent the antithesis of what our species has come to celebrate as "community."

Jealous of wealth? Hardly! Offended and outraged by bad design and planning and by ignorance and greed? Most definitely!

Ray Arnold

Builders get concessions from councillors, mayor

Mega home bylaw set for city council meeting on Monday.

[Graeme Wood](#) / Richmond News

July 22, 2015 02:59 PM

Updated: July 23, 2015 11:46 AM



A committee meeting on July 21 saw city councillors back away from staff recommendations for proposed residential zoning amendments.

Homebuilders walked away from a four-hour planning committee meeting Tuesday evening appearing content with amendments made to proposed residential zoning bylaws, by the committee, against the recommendation of city planners.

Following an extended round of public consultation, the committee had been presented with various options from city staff to solve alleged problems of building "massing," or volume, in mega homes.

Raman Kooner of Sutton Group told the committee that the proposed new setbacks for small, subdivided lots would hamper builders' ability to construct marketable homes.

As such the committee of Mayor Malcolm Brodie, and councillors Chak Au, Carol Day, Linda McPhail, Bill McNulty, and Harold Steves voted to change the parameters of new setbacks and building envelopes from 12.5-metre wide lots to 15-metre wide lots.

The report to council (http://www.richmond.ca/agendafiles/Open_Planning_7-21-2015.pdf) states staff "are of the opinion that changes to the building envelope are warranted for lots wider than 12.5 m."

Essentially, with the committee's amendment, builders can construct homes closer (1.5 metres) to property lines on lots up to 15 metres wide.

Kooner said that the amendment was critical as many large lots he and other builders subdivide fall between the aforementioned parameters.

James Cooper, a licensed architect and the city's lead planner in the review process, previously stated that under the staff recommendations no home would lose square footage. Kooner said his concern was having enough ceiling space on the second floor.

Builders at the meeting also appeared pleased with the committee's decision to maintain 5-metre ceilings that would not count twice against their homes' total floor area.

Councillors Steves and Day opposed that compromise, in a 4-2 vote, stating they preferred staff's recommendation of 3.7-metre ceilings.

Even still, Joe Erceg, the city's deputy chief administrative officer, stated the proposals would result in smaller structures.

Notably, two-storey homes will be reduced by 1.5 metres in height, although two-and-a-half storey homes will remain at the same height of 10.5 metres.

At issue is how larger, new homes are projecting outwards on other properties with older homes. As well, the public has called into question the character and style of homes, namely the lack of green space and driveway gates.

At the meeting builder Ivan Krpan told the committee the problem wasn't in the existing bylaws but rather the home inspection process.

In its package to the committee the city is proposing new enforcement measures as it stated "there is a perception that many new homes are being altered after building permit inspections."

Some of the concerns involve builders installing false ceilings and filling in houses with illegal floor space.

The meeting was marred by several interruptions from builders cheering for those who supported not changing the original bylaw.

Many people, once again, raised the issue of ethnicity and culture, with some builders — from a Southeast Asian background — noting there are cultural preferences for large homes in their community as well as the Chinese community.

The packed meeting saw at least three people of Chinese ethnicity — claiming to be prospective homebuyers — state their opinion that large homes should not be reduced in size.

One speaker, using Au as a translator, cited his right to freedom and love for Canada.

Furthermore, Steves and Brodie dismissed the notion that the complaints over mega homes originate only from Caucasians or long-time residents.

Several builders accused the city of being favourably biased toward a small group of upset people, with some naming the Westwind Ratepayers' Association.

However, city staff has stated the complaints are wide spread and Erceg noted the issue has been ongoing for "decades."

The full report and committee recommendations will go to a council meeting on Monday where councillors Alexa Loo, Ken Johnston, Derek Dang will weigh in.

Following that the zoning proposals will head to an official public hearing this September.

Correction: In last week's edition the Richmond News erroneously stated Coun. Alexa Loo did not attend both public workshop meetings, when in fact she stated via Twitter she had done so (On Tuesday McNulty accused Loo and Au of breaking council policy by attending those workshops).

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Letter: It's not me, Richmond, it's you

Richmond News

July 31, 2015 03:49 PM

Dear Editor,

We have been together for 30 plus years. You watched me grow up, buy my home, watched me get married, and was there when I found a great job. We've been through everything together. That is why I hate to tell you we need to break up.

Let's start with my job. I take the bus to work daily and have to walk roughly 10 minutes from the bus stop to my office. No big deal right?

Well now you are widening the road and not providing a sidewalk for me (and others) to safely get to work. Essentially we have to either walk an extra 30 minutes along train tracks or walk in the road just to access the street my office is on.

A few years ago you watched me buy my one bedroom condo (that was a great day wasn't it?). Now that I'm married my husband and I would like to upgrade to something a little bigger, but you're stopping us from doing that.

We can't afford a mega-home or even some of the condos out there. Even if we decided to sell and start renting a house we couldn't do that as you have made rental vacancies scarce and outrageously priced.

We would like to still be able to eat after paying the rent/mortgage.

I'm just trying to figure out what I did to make you dislike me so much. It's pretty clear that you'd rather be with others that can inflate your ego rather than with me who has stood by you for three decades.

It's sad really. This means we will have to move on from each other and I will have to find another community to start a meaningful relationship with.

We laughed, we cried, and we grew up together. I suppose it's inevitable that we'd grow apart, too. I just thought it would be amicably. At least we have memories.

Take care Richmond, I'll miss you.

Susan Letendre

Richmond (for now)

Councillor calls mega home bylaw "half-assed"

Meanwhile realtors and developers warn council of lowering land values.

[Graeme Wood](#) / Richmond News

July 28, 2015 06:29 PM

Updated: July 29, 2015 12:18 PM



Participants at an open forum at Richmond City Hall for mega homes witnessed and displayed some palpable emotions. July 8, 2015

Richmond City Council has tentatively approved a new set of bylaws aimed at reducing the size of homes. However, the decision at city hall on Monday was met with opposition from some residents as well as two councillors, one of whom called the process "half-assed."

The amendment to the city's existing residential zoning bylaws will now go to a public hearing on Sep. 8. If approved, it will mean Richmond will still have the tallest homes in the Metro Vancouver region, as well as the most generous ceiling heights when it comes to calculating the size of homes and how they push up against existing properties.

Prior to discussion on the matter council approved the subdivision of a residential lot at 11811 Dunford Road in Steveston, in which Coun. Derek Dang, a developer, had to briefly remove himself from the chambers granted he owns the property.

Upon returning Dang joined Mayor Malcolm Brodie and fellow councillors Bill McNulty, Linda McPhail, Chak Au, Ken Johnston and Alexa Loo in voting for amendments that went against the advice of city planners.

Initially, at a planning committee meeting last week, councillors Harold Steves and Carol Day had tentatively voted in favour of relaxing the staff-proposed restrictions on side setbacks for medium sized lots, as suggested by builders and developers. However, at the council level they decided otherwise and voted for the greater setbacks, as recommended by staff. They also voted against allowing higher ceiling heights (Five metres as opposed to 3.7 metres) before the city counts the open space twice against the allowable size of a home.

Realtor Brianna Chu of Royal Pacific Realty explained in a statement to council that homes with higher ceilings sell better.

Furthermore, "Richmond is considered a higher end, prestige (sic) area for new immigrants. They like to invest here because of what we have — the restaurants, the convenience to the airport, the shopping malls."

Builder Samuel Yau, as well as builder and realtor Raman Kooner expressed similar concerns that restricting home sizes will result in lower home prices.

In reply to Day comparing various aspects of Richmond's bylaw to other cities, Kooner noted Richmond has lower allowable floor area ratios (FAR represents the size of a home's livable space compared to the size of a lot) than other municipalities in part because there are no basements.

Longtime resident John Roberts stated the issue at heart was how new homes are destroying green space and overshadowing older homes, not what is or is not allowable floor space.

Realtor Lyn Terborg, of the Westwind Ratepayers' Association, told council that she thought the changes would provide "no relief" to the "massing" of homes. She stated that the changes would only result in more three-storey homes, which would still be allowed to reach 10.5 metres in height.

Meanwhile fellow longtime resident Calvin Lee opined that he should be able to build his "dream house" and that if homes were restricted too much he would consider moving.

As if to cross-examine him, Day asked Lee where he would move granted other municipalities have tighter restrictions on various zoning aspects.

Au said he supported the higher ceilings because the option recommended by staff meant lower ceilings but with a 15 square-metre bonus ceiling, which would not count against a home's FAR. Au said that bonus would lead to massing, although a staff report noted its effects would be mitigated. However, there was another option on the table from staff — low ceilings (3.7 metres) and no bonus — that Au did not mention.

Meanwhile Day preferred staff's option with the bonus ceiling. She called on council to favour what city planners had recommended.

"It does not fix a broken leg, it puts a Band-Aid on it. And rather than make a half-assed effort to deal with (building) massing I would suggest we go with staff recommendations," said Day, further noting a planned one-year review of the changes would only add to the problem.

Gavin Woo, the city's senior manager of building approvals, estimated 80 per cent of the roughly 400 homes that are being torn down and rebuilt each year would likely use the higher ceilings.

As such Steves said he was convinced the city ought to lower them to come in line with other cities.

"The more I hear about the bylaw the more I'm concerned," said Steves, noting large homes show a "lack of respect" to existing residents.

"People aren't welcomed in their own neighbourhood and that's really what's happening."

After one builder, Ivan Krpan, noted existing bylaw infractions were the result of a minority of builders Steves told staff to start revoking business licenses.

Loo said she thought the bylaw amendments agreed to by the majority of council did bring massing down and she agreed with Steves on the need for better enforcement.

McPhail said it was evident that "boundaries have been pushed" by builders.

Last week McNulty, who tabled the motion against the staff recommendation at the committee level, said any decision was not going to please everyone and compromises must be made.

Dang and Johnston did not speak on the issue.

[@WestcoastWood \(http://www.twitter.com/WestcoastWood\)](https://twitter.com/WestcoastWood)

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VOICES Column

Still not seeing the public's interest

**EVE EDMONDS***Editor*

EDITOR@RICHMOND-NEWS.COM

I keep looking for what I would consider a rational explanation as to why Richmond councillors are loath to curtail the size of homes in this city.

I'm not finding it.

I appreciate Coun. Chak Au's letter in Wednesday's paper, attempting to explain why he voted along side the majority of councillors (apart from Couns. Harold Steves and Carol Day) against the size limits recommended by city staff.

I still don't get it.

He says he has listened to many people in the community. I'm sure he has. And I accept that builders and mega home buyers may be less inclined to write letters to the editor, but his stance certainly doesn't reflect a balance among our readers.

He says the current proposal, which has passed through council and is now on to a public hearing, is an improvement over what is. Maybe, but given that what "is" is what Au describes as the exploitation of a loophole, that's not saying much.

He also says it would be unfair to owners of homes who are "almost built up" as they will be prevented from matching up with the

bigger houses next door.

Well, let's talk about not "matching up." What about the homes that have been radically dwarfed as a result of a mega home going up along side them?

I agree with Au's point that when it comes to housing, one size doesn't fit all and we need to attend to Richmond's diversity.

But it seems to me that diversity is exactly what we are losing with these mega homes.

When I first moved to Richmond, I rented part of a duplex that had been turned into a fourplex. It wasn't the prettiest thing, but it had a huge, shared backyard, and the cul de sac in front was action central for the kids. That duplex provided affordable housing for anywhere between 12-16 people. It's still standing, but I imagine not for long. The duplex next door has been knocked down and replaced with two mega homes, which house a total of six people between them.

And speaking of affordable housing, just last week, Coun. Bill McNulty also wrote a letter to the paper about the need to provide more of it. It was a commendable letter, yet he, too, voted in favour of this latest bylaw to allow Richmond to become home to the tallest homes in all of Metro Vancouver.

I realize these issues are complex and there are many stake-holders, but the word that comes to mind is excess.

I accept that developers want to earn a good living. I accept that people with the means want live in big homes, but we look to our civic leaders to balance that with the interests of all. Call me blind, but I'm not seeing it.

Letter: Richmond, concrete City by Nature

Richmond News

August 6, 2015 04:51 PM

Dear Editor and Richmond City Council,

I attended the recent council meeting regarding the home size bylaw.

Thank you to Couns. Carol Day and Harold Steves for their progressive views in voting no to the proposed amendments.

I am tremendously disappointed at the disregard for the citizens' opinions about the megahomes, obviously favouring a niche of developers in passing the minimal amendments to the building bylaw, which does not address the severity of the issues presented at the community meetings.

You seemed to be surprised at the level of building permits that you issue a year — 400!

Most of which, I presume, to be for new homes.

At this current rate, we should start changing the label from Garden City to Concrete City, as it was obvious at the meeting that mega homes is what the market wants. Who is saying so?

Hmmmm, it seems to be a niche of developers and realtors that cater to a luxurious market.

It is disappointing that the city has proven to be inefficient in not monitoring the abuses regarding uncounted space, again favouring the developers.

As well, I am disappointed that you went against your own city planners in not following their recommendations.

It was not clear at the meeting what was your rationale for doing so.

What transpires is the siding with the developers. Hmmmm, I wonder why.

The city is grossly responsible for fermenting neighbourhood divide.

We should welcome new homes that will improve our communities, not fear them.

I hear many negative comments about the owners and builders of the new mega homes.

The anger should be directed at the city for not creating guidelines that attempt to preserve communities while allowing for change.

Someone's dream home should not be the neighbour's nightmare.

How can people be welcomed to neighbourhoods when their megahomes steal other people's privacy and sunshine?

I pick up garbage from the street and dispose it.

I compost and conserve water and take good care of my garden.

I came to love this city with its beautiful gardens and friendly neighbourhoods.

Yet, your management is responsible for the erosion of this very community that I am part of building and preserving.

Elaine Beltran-Sellitti

Richmond

Letter: Enough is enough with the mega homes

Richmond News

August 28, 2015 10:51 AM



A brand new home awaits its new residents...

Dear Editor,

Re: "Flexibility is key to adding property value," Aug. 14.

I did not know anything about the Land Use Contracts (LUCs) until I read the letter. This is the first that I have heard about it in the 30 years I have lived in Richmond. Why is it an urgent concern?

Just come to my neighbourhood and see the mega house on Colonial Drive near Citadel Crescent. I never could have guessed that anyone would build such a large home on such a small lot.

Homes not far from my area with larger lots have been dropping like flies.

Letter-writer M. Ting, says she has been following the debate over cancelling the LUCs. This would possibly result in her losing thousands of dollars if she sold her home. She says she has concerns over the aesthetics of her neighbourhood.

It sounds to me like she is thinking of selling in a few years and wants to get the most profit out of her property. I don't think she is too worried about whether a developer may demolish the house and build a mega house that will not fit in with her neighbours.

We need to stop the land use contracts now! We need to send a message to council that neighbourhoods of modest homes don't want mega homes. We like our more affordable older homes, not mega buildings in the style of apartment blocks.

I've called Richmond my home for many years. I have seen a lot of changes over the years, but enough is enough.

David Moralek

Richmond

Letter: City of Richmond is abandoning the public's concerns

Richmond News

September 4, 2015 11:24 AM



A brand new home awaits its new residents...

Dear Editor,

Why is the city so uncaring about our concerns?

The city organized two public meetings on July 8 and 9 and asked residents and developers to provide input on the issue of massive homes being built in the city. Many residents gave input about how these massive homes, which are often built within two to four feet of the property line, block the sun from a neighboring property, and tower above the neighbour's backyard.

After consultation with the public, the city's planning staff suggested one important way to reduce and scale down the size of massive homes was to reduce the double height calculation for a single storey from 16.4 feet to 12.1 feet. What this meant was you could still build high, but after 12.1 feet you would have to double count the built area. This reduced dimension would offer relief from massing and is line with the direction that neighboring cities (Vancouver, Surrey, Burnaby) have adopted.

Contrary to input from Richmond residents and advice from city's own planning and design staff, all councillors other than Carol Day and Harold Steves voted to pass the bylaw amendment that retains the 16.4 feet height before double counting floor area.

I want to ask the council what has changed after this four to six-month period of consultation with the public and with the city's planning staff? What have you done to offer relief from massive homes?

The only thing that stands out in the bylaw amendment is that the overall height of the two-storey structure has been returned to 29.5 feet. However, most massive homes are not two-storeys high. They are at least 2.5 storeys tall and how will the height of this structure be tamed by the new amendment?

These massive homes pay much more attention to fitting a three-car garage on the lot than having a garden or trees. In the recent transit vote about 70 per cent of Richmond voted no. There may have been multiple reasons for not supporting the transit vote, but I am sure that having three or four cars per household would definitely pre-empt the need/desire for transit.

These mega homes may be "dream homes" for the builders/developers because they yield high turnover profits, but the developer only has a short-term connection with this structure. They buy the lot, demolish the old house and build a new one that is sold for much more money. The builders work hard during this process, but they seem uncaring about how this new structure impacts the neighbours. That is because it's not the builder/developer that lives around this new house but residents whose properties are adjacent to the new structure. They are the ones to suffer the consequences of unthinking plans that allow massive homes that are both too tall, too wide and seem to be bursting out of their lot to impose on the neighbors. These mega homes may be fine when offset by surrounding acreage, but they are a nightmare especially for small to medium residential lots.

It is the city that needs to lay down guidelines and bylaws that uphold the property rights of existing and new residents equally. It is the city that seems to have turned its back on the demands of the residents who suffer from being walled in by the massive new homes around them. I understand that some of us enjoy tall ceilings and big homes, but these should be built on large lots that allow surrounding neighbors room to breathe.

In the public meetings the developers tried to say that opposition to these mega homes comes from those who are not immigrant friendly and do not like the changing demographics of the city. I disagree with this comment. I think the massification of single family homes is significantly responsible for creating and exacerbating tensions between existing and new residents, regardless of their ethnicity.

The city should be building bridges between neighbors, not tall, unbreachable walls.

Unless the city takes the role of a good steward and invests more political will in listening to all its people, we are in danger of losing that essential ingredient of a robust community: Goodwill and care for each other.

Please come to the city hall public hearing (Sept. 8) on the massing and height bylaw to let your voice be heard.

Richmond

CNCL - 242

Column: House bylaw's phoney height is a real waste

JIM WRIGHT / RICHMOND NEWS
AUGUST 12, 2015 12:33 PM

There's a quick way to assess council action on development.

Just ask, "Does it help Richmond to be the Garden City?"

Yes = Pass. No = Fail.

The "half-assed house bylaw" fails. That nickname (from Coun. Carol Day) refers to proposed rule changes to alter how new houses affect their neighbours.

The future of our neighbourhoods depends on the house bylaw. If fixed, it can rescue hope. If not fixed, it can stifle the Garden City dream.

On council, only Carol Day and Harold Steves have looked ahead and cared, and we need them to keep it up. The rest are good people, too, and we need them to wake up or step down.

The worst flaw is easy to fix. Simply define house "height" in the obvious way. In bylaw terms, it's the vertical distance between finished site grade and the highest point.

The flaw came to light when a 2008 bylaw that was supposed to curb house height began to spawn taller houses, instead.

Citizens found that the bylaw had changed "height" to mean the distance to halfway up the roof. Mind-boggling!

With phoney height like that, houses are built 1.5 metres taller than their supposed height. Neighbours are robbed of their sunlight.

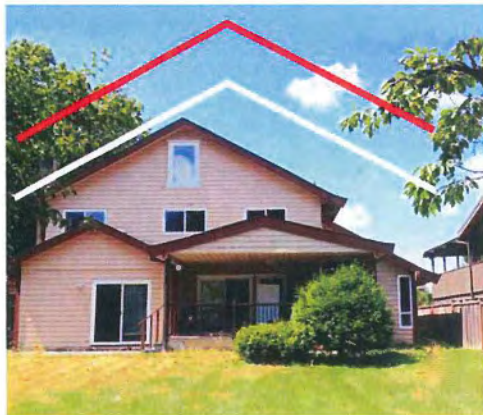
It seemed the 2015 house bylaw would finally measure Richmond house height to the top of the roof, as in the rest of the world. But no, the details reveal that phoney height still applies to "2.5-storey houses." That turns a low-waste concept into high waste.

The photo at right shows an older home of 2.5 storeys. The big window below the peak, along with a skylight, lets the small half-storey fill with natural light. It was designed as an art studio.

With half-storeys like that, builders create living space — within the height of a two-storey house — where there might have been attic voids.

The building may also have a smaller footprint, since the floor area is split among three floors. That leaves more of the lot area for nature and gardens.

The building may also have a smaller footprint, since the floor area is split among three floors. That leaves more of the lot area for nature and gardens.



A true, 2.5-storey house tends to be affordable and eco-friendly, taking less building material, upkeep and heating. By nature it suits medium-height ceilings, although the house I've shown has a high vaulted ceiling in the front.

I've added a white chevron to the image. It shows a roofline at the stated house height limit, nine metres. That's enough for 2.5-storey houses, but the bylaw adds an uncounted 1.5 metres.

The red chevron shows the effect. Besides being far higher than the stated limit, it puts the structure outside the concept of 2.5-storey houses.

But phoney 2.5-storey houses would excel as trophy houses, imposingly tall and self-indulgent. Sooner or later, they'd be looming above our neighbourhoods, and killing them.

We've pleaded with regressive council members to stop the phoniness. We've implored them to respect our homes, the Garden City and our quality of life.

It's high time to be heeded.

The public hearing on the house bylaw is on Sept. 8.

Column: Make your voice heard at public hearing, earn that miracle

Jim Wright / Richmond News
September 2, 2015 11:22 AM

Could the public be heeded at the next public hearing?

Yes, miracles can happen if we earn them.

On Tuesday, Sept. 8 at 7 p.m., council will hear the public on a new-house massing bylaw. The venue is the council chambers at Richmond City Hall.

At this point, the bylaw (which was supported by all councillors except Carol Day and Harold Steves) best serves the interests of developers and will lead to more mega homes.

The public hearing is a speed bump before the final rubber stamp. If you value neighbourhoods more than mega trophy houses, you will want the bylaw changed first.

For quick impact, go to the online form for public hearings and write "Please use the 3.7 metre ceiling height and the nine metre building height for all new houses."

Those ample heights (over 12 feet and almost 30 feet) were set, but then fudged. Applied firmly, they'd help put a collar on rampant problems.

If you value trophy houses most, you could write "Please pass the bylaw as is." I'd still respect you for taking part.

The rest of this column is a brief how-to manual for the public hearing. To check details, I discussed them with Richmond's manager of legislative services. Thank you, Michelle Jansson!

For a start, get to know the Richmond.ca website. Click your way from the "City Hall" tab to "City Council" to "Watch Meetings Online" or "Public Hearings."

On the "Send a Submission Online" form, use 9280 as the bylaw number. Or email MayorandCouncillors@Richmond.ca with "9280 Public Hearing" as the subject.

Submissions are accepted up to the meeting time, 7 p.m. next Tuesday, but send your message much sooner if you can.

You can speak at the public hearing for up to 10 minutes. That applies even if you've sent input, but do more than repeat it.

After everyone has spoken, you can speak for three more minutes — with new information.

Speaking well will influence people, even if you're brief. It's fine to simply state what's best in half a minute.

When you practise, visualize yourself at the speakers' desk. View some of the online video of the July 27 council meeting. You'll see citizens speak about the new-house massing bylaw in the "Committee of the Whole" part.

Then bring your speaking notes. That will help you recall your points, conserve time and have fun.

Come early. If need be, wait for seats to open up. The new-house bylaw is last on the agenda, and people who've come for earlier items will leave when they're finished.

There will be a handout to pick up as you enter. There may also be a speakers' list to sign.

Decorum is normal. It's tacky to shout out, clap or chat during a hearing.

You'll find more help on my blog. Just google "natural legacies versus waste" to get there.

After earning a miracle, sit back and see what happens.

Jim Wright is president of the Garden City Conservation Society.

Letter: See you at Richmond City Hall to talk mega homes

Richmond News

September 4, 2015 11:26 AM

Dear Editor,

Turn off the TV and get off the couch. The City of Richmond needs to hear from you.

In new houses, excessive 16.4 foot overheight spaces counted as one storey, will remain. This room height can accommodate a semi truck and trailer and provides more clearance than the George Massey Tunnel.

The proposed bylaw makes no change to this awkward dimension.

New building footprints in Richmond's established neighborhoods are destroying mature trees, pushing 20-foot walls to the property lines, and stealing privacy and sunlight from neighbours.

Future considerations to protect backyards are only that, unless you speak up.

City councillors need to hear from you.

They need to feel what you know, that protecting backyards, trees, mature landscaping, privacy, and access to sunlight are as important to them as they are to you.

See you at the public hearing at 7 p.m, Tuesday, Sept. 8 at city hall.

John ter Borg

Richmond

Public Hearing Submission
September 8, 2015

Good evening Mr. Mayor, Councillors and Staff:

My name is Rosa Stuiver, I live at 8911 Fairdell Place, Richmond.

I ask Council to reconsider the storey height. The Public Meetings, editorials, and letters from the residents all point to concern on our changing neighbourhoods and what is contributing to that. In spite of that Public outcry, the majority of council supports these changes. It takes me back to Terra Nova Public Hearings, when days of Public Hearing and the pleas of residents fell on deaf ears. This feels like deja vue.

Unfortunately Council is not obligated to share with the public why they support certain bylaws. That leaves the public no choice but to surmise what might be those reasons, be they right or wrong. Perhaps it is all about money. After all, a multi-million dollar home returns more revenue to the City coffers than my humble Seafair home.

The residents that chose Richmond to purchase their homes 30, 40, 50 years ago most likely did not do so because "the market is hot". If they were like me, they looked at the neighbourhood, the buildings, the yards, lot space, trees, shrubs and gardens and saw a property that was suitable to call home, personalize, update as required, raise a family and earn a living.

What makes a neighbourhood? I believe my street epitomizes what a neighbourhood used to be. We know each other by name, we look out for each other, caring when illness strikes and supportive in our daily lives. We only have one mega home on our street and it does not have a gated front. That neighbour introduced himself while some of us chatted on the front lawn. During a storm in the spring, the power went off, and my husband immediately went to another new neighbour to enquire if they had a flashlight and candles, and were they alright. This is what Richmond neighbourhoods used to be like. Not house beside house, many sitting empty and dark, some with ^{uncut} grass and weeds growing everywhere. When "Artists Among Us" open their homes, many people walk down our street, and comment on the flowers. We have humble homes. A number of the residents are the original residents when Seafair was developed. We are aging. We like our yards, our homes. We are active and healthy. We are kind and caring.

I cannot improve upon the many letters so eloquently written, on how these changes impact our neighbourhoods. Do I want a 16.4 foot concrete wall three feet from my fence, that

blocks all the sunlight? Many of my neighbours have incredibly beautiful back gardens made possible by light around their property.

One Councillor commented that it can't be that bad, the construction. We have had construction noise now for the past three years. We get the garbage on windy days as it blows around because the sites are not kept free of debris.

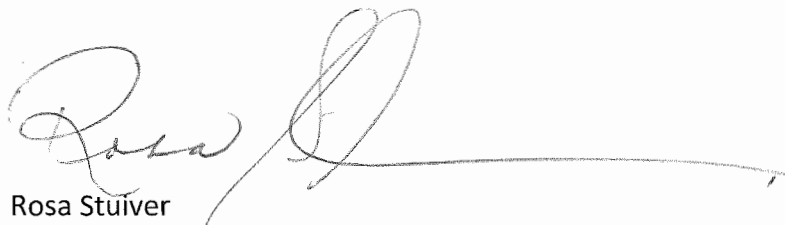
There are so many unfair actions in how building now takes place. We have beautiful trees on our street, and most homes did. If those trees are now unmanageable, and we would like to have them removed, we cannot do so without great cost to determine if it falls within the Tree Protection Bylaw. But a developer can come in, remove every shrub and tree without a problem. Our properties provide grass and yards for the rain to dissipate. We have birds and bees which are important for pollination. All of this is removed and replaced with a cedar hedge, a bit of grass and mostly building and concrete.

The symmetry is gone. Some of the homes are so huge. I could not help but wonder this summer with the water shortage, the difference in water consumption between a house with 5 ½ full bathrooms compared to the average home. How responsible is this Council in considering all aspects of how these homes impact everyone around them including the environment in the future?

I see no respect or consideration for those of us, who have supported Richmond for many years, long before it became a Real Estate "hot spot". Many of my former coworkers from City Hall upon retirement have left Richmond. And in private, the most common theme was the changing neighbourhoods. Perhaps one day, I too will join the 28,000 that have already left Richmond for communities into which they feel welcomed.

What is your vision of Richmond? Whom are you serving? These are questions every resident should ask and seek an answer to from each member of Council.

Thank you for giving me the opportunity to express my concerns.

A handwritten signature in dark ink, appearing to read 'Rosa Stulver', followed by a long horizontal flourish line.

Rosa Stulver
8911 Fairdell Place
Richmond, BC V7C 1W6

September 8, 2015

Re: Public Hearing on Bylaw 9280

Schedule 116 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

Mr. Mayor, Members of Council, Ladies and Gentlemen:

Last week I sent you a map of my subdivision, showing the new construction in red. It is on page PH - 415 in your packages. This map is not, I emphasize, an argument for developing the rest of the subdivision. This is meant to demonstrate just how much the new construction is affecting our neighbourhoods.

The red lots are those that have been redeveloped into megahouses. Very few of these have families living in them. Many have at most two people. I can show you one of these new houses that has clearly been abandoned by its owner. It has never been lived in and the weeds are a foot high.

The white lots on the map represent affordable family housing for those who have lived here for awhile. We all know that Richmond desperately needs affordable housing. Many of the homes that have been torn down had rental suites, so the loss of an older home often means the loss of two affordable dwellings.

There is a market for older homes. There are at least six older homes in our area that have been purchased and are being lived in by the new owners. It is wrong to assume that every older home is ready for demolition. Only in our perverse local housing market are liveable houses torn down. Everywhere else in this country, houses that are twenty, thirty, forty years old are considered desirable dwellings.

You were not elected to pass bylaws to enable a small group of people to make a lot of money. You were elected to ensure that everyone is treated fairly in the bylaws. We are here tonight to ask for fair treatment. When a megahouse affects the neighbour's home and his enjoyment of his property, that isn't fair. It is the result of bad legislation.

We all know that:

- the mass of houses can be controlled by reducing room height to 12 feet and double counting overheight rooms
- house height has a significant impact on the neighbouring houses
- backyards are important to families.

Any bylaw that is passed should, in effect, be a good neighbour bylaw that protects properties from being adversely affected by new construction.

Only two of you attended the consultation meeting for residents, so you missed a rare opportunity to hear your constituents. Please listen to your professional staff and your Advisory Design Panel and bring the room height into line with neighbouring municipalities.

All we want is fairness in the bylaw so that existing properties are not overwhelmed by massive, overheight buildings.

City of Richmond - Public Hearing September 8, 2015

Hello my name is John ter Borg,
B.Eng., MLWS, LEED AP

I live at 5860 Sandpiper Court

I am speaking to the problem that is the City of Richmond's double counting control for overheight spaces. I first brought up the concern at the April 20th, 2015 Public Hearing.

Building Massing

As mentioned five months ago, reducing the overheight room allowance from 5.0 m (16.4 ft) to 3.7m (12.1 ft) would address the majority of the problems experienced with building massing that we experience in Richmond today.

If you have not noticed, Vancouver, Burnaby, and Surrey have done away with this awkward dimension long ago and they are in no hurry to turn back. The reason is because it contributes to construction practices that are damaging to neighbourhoods and the community.

In the proposed bylaw that we are discussing we will only need to change one thing. All references to 5.0 m overheight allowances need to be changed to 3.7 m. And everyone will go home happy tonight. Builders can still build rooms to 16 ft, 20 ft, or 22 ft heights if they choose, they only have to count these excessive height spaces as additional floor area as is the practice in our neighbouring cities.

Lego Demonstration

As demonstrated by these Lego building blocks we can see in three dimensions how uncontrolled overheight spaces contribute to massing in new houses.

- 1) You see these two houses are built with the same number of blue blocks.
- 2) The red blocks represent overheight areas.
- 3) These two houses are the same size. And they are both maxed out. They have the same FSR and there is no difference in the walkable floor area.
- 4) This shows us exactly what is happening in Richmond today.
- 5) Notice that the overheight spaces not only push the building footprint into the sideyards, but into the backyard as well. This loss of backyard area and green space is a community concern.

Protect Backyards

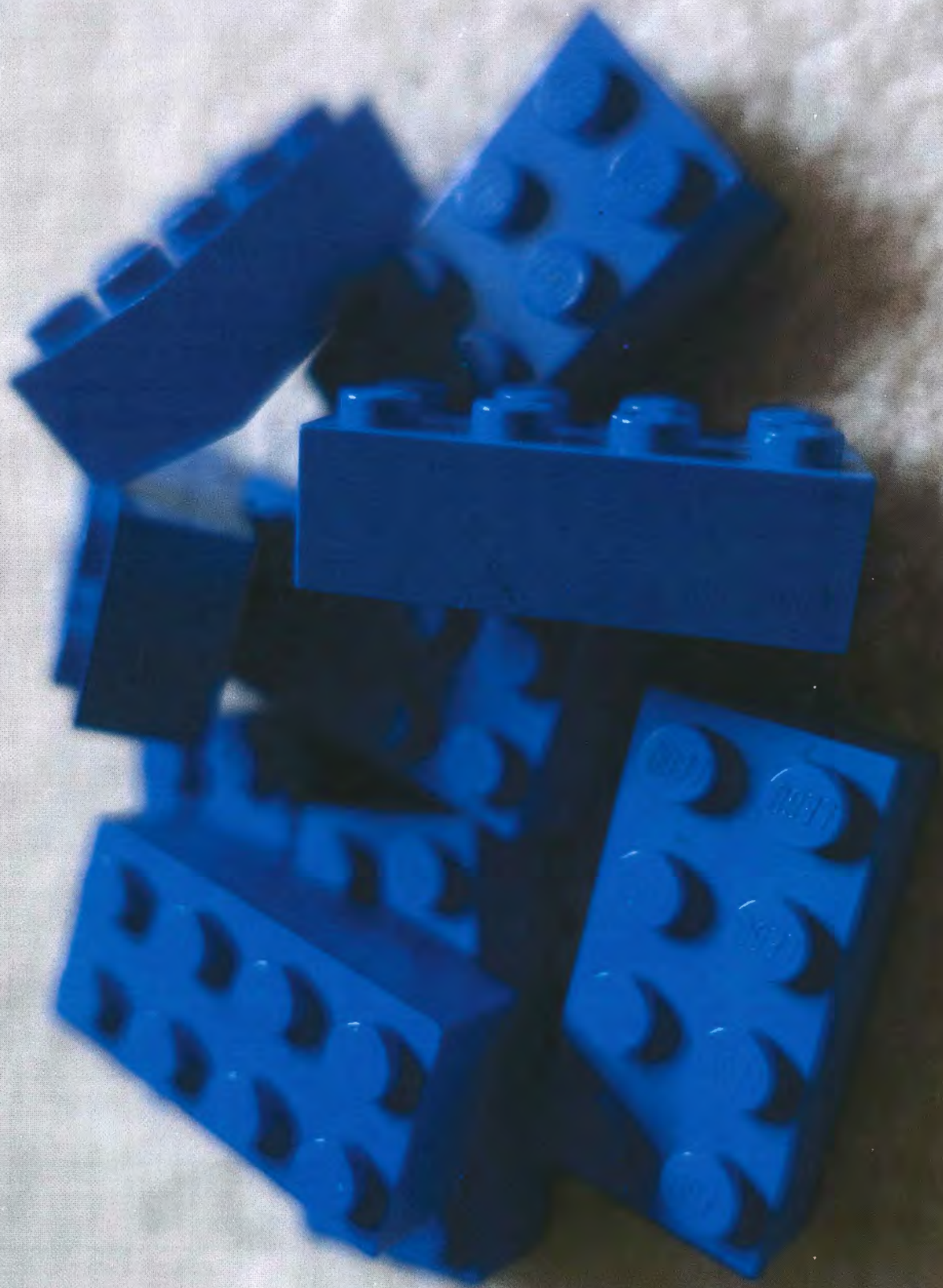
It is through this demonstration that we see how the 5:0 m (16.4 ft) overheight areas directly impact backyard areas and contribute to the loss of mature trees, the loss of privacy, and loss of sunlight in people's backyards.

This is why I maintain that changing our bylaw from 5.0 m to 3.7 m is what is needed to control massing for new house construction in Richmond today.

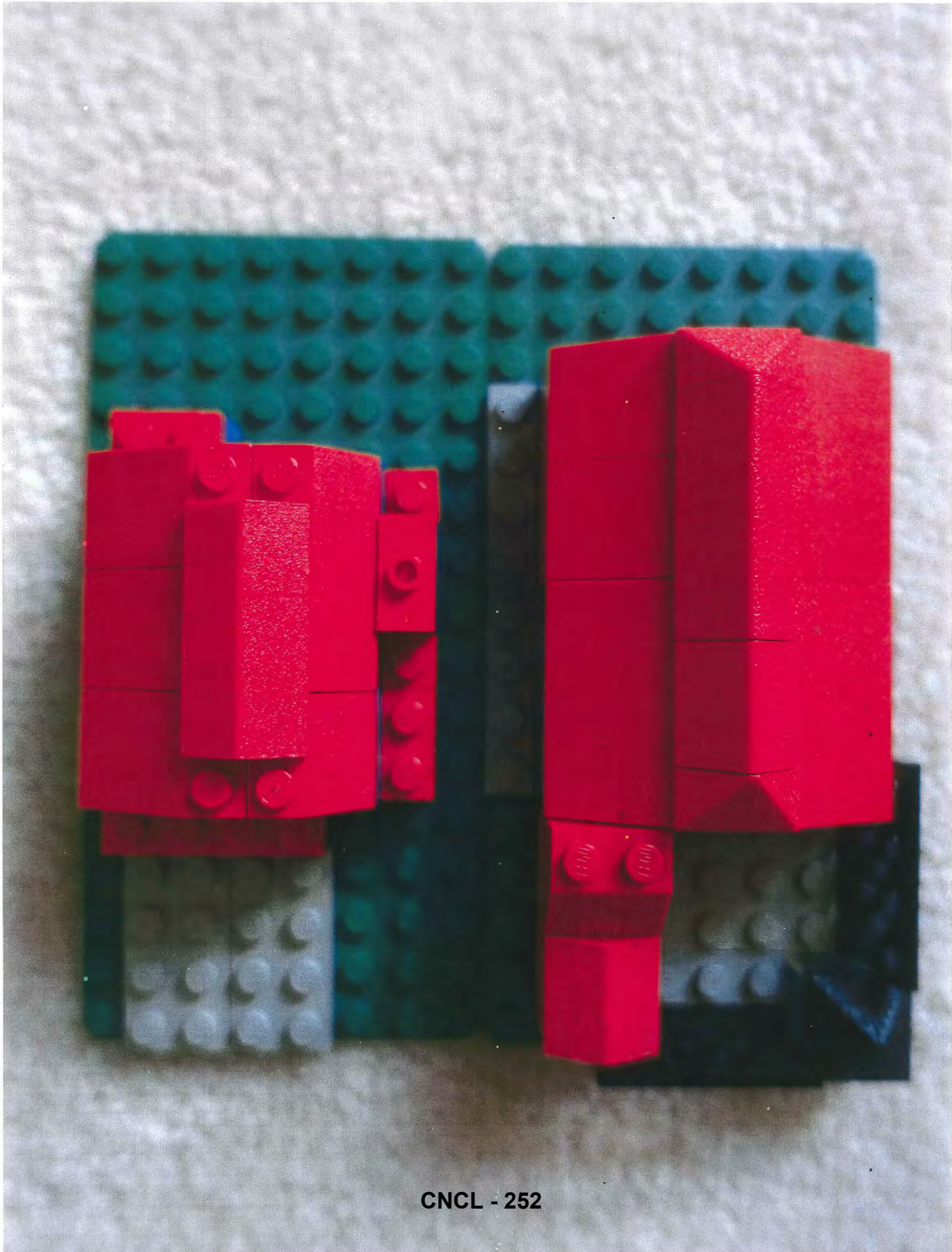
For science-based guidelines and technical resources that further support the retention of onsite greenspaces we can look to the cities of Seattle and Portland as leaders that we can follow to encourage 'greening' of Richmond's Building Bylaws.

Appendices

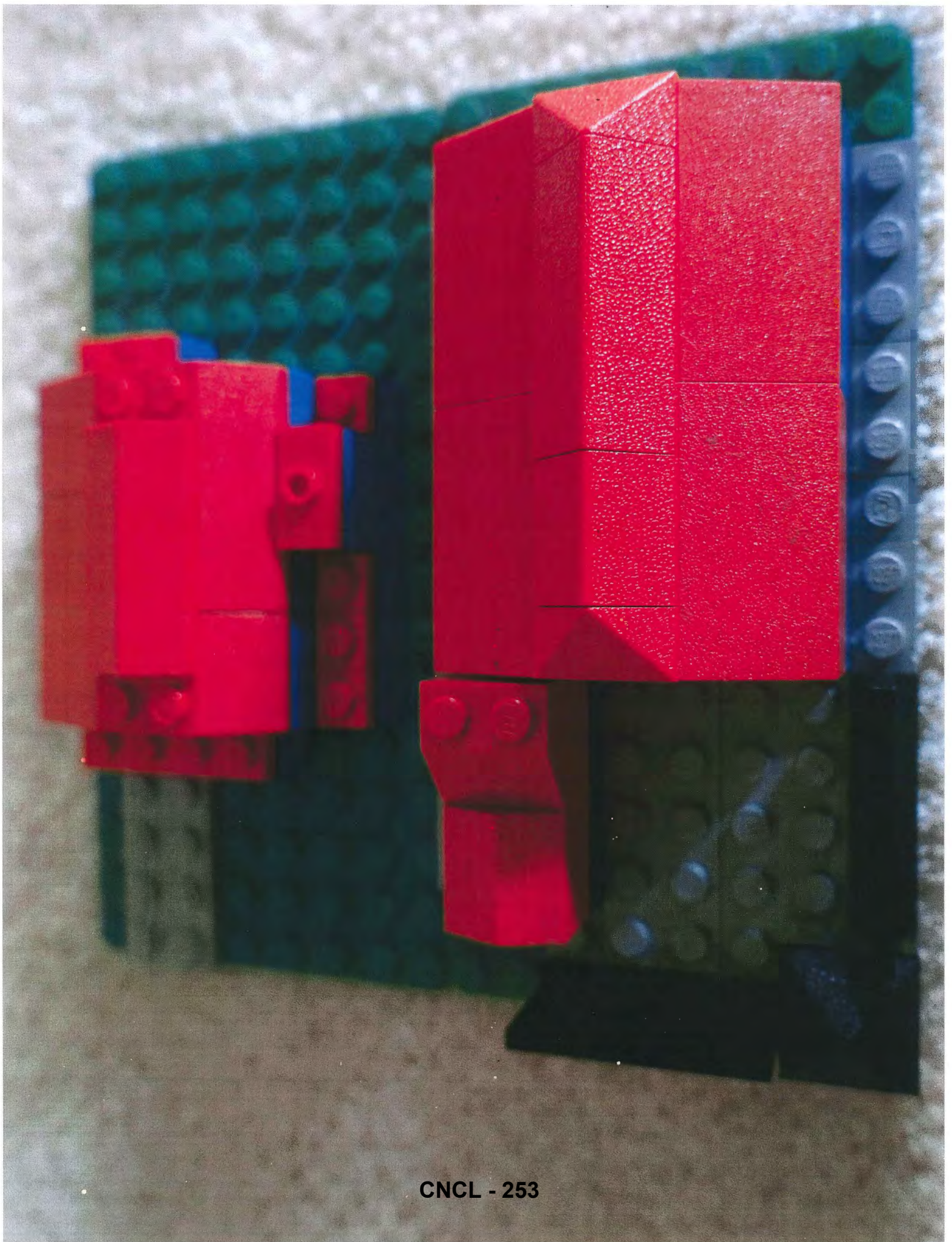
- 1) Lego Demonstration - Pictures
- 2) City of Seattle - Green Storm water Infrastructure Requirement Calculator



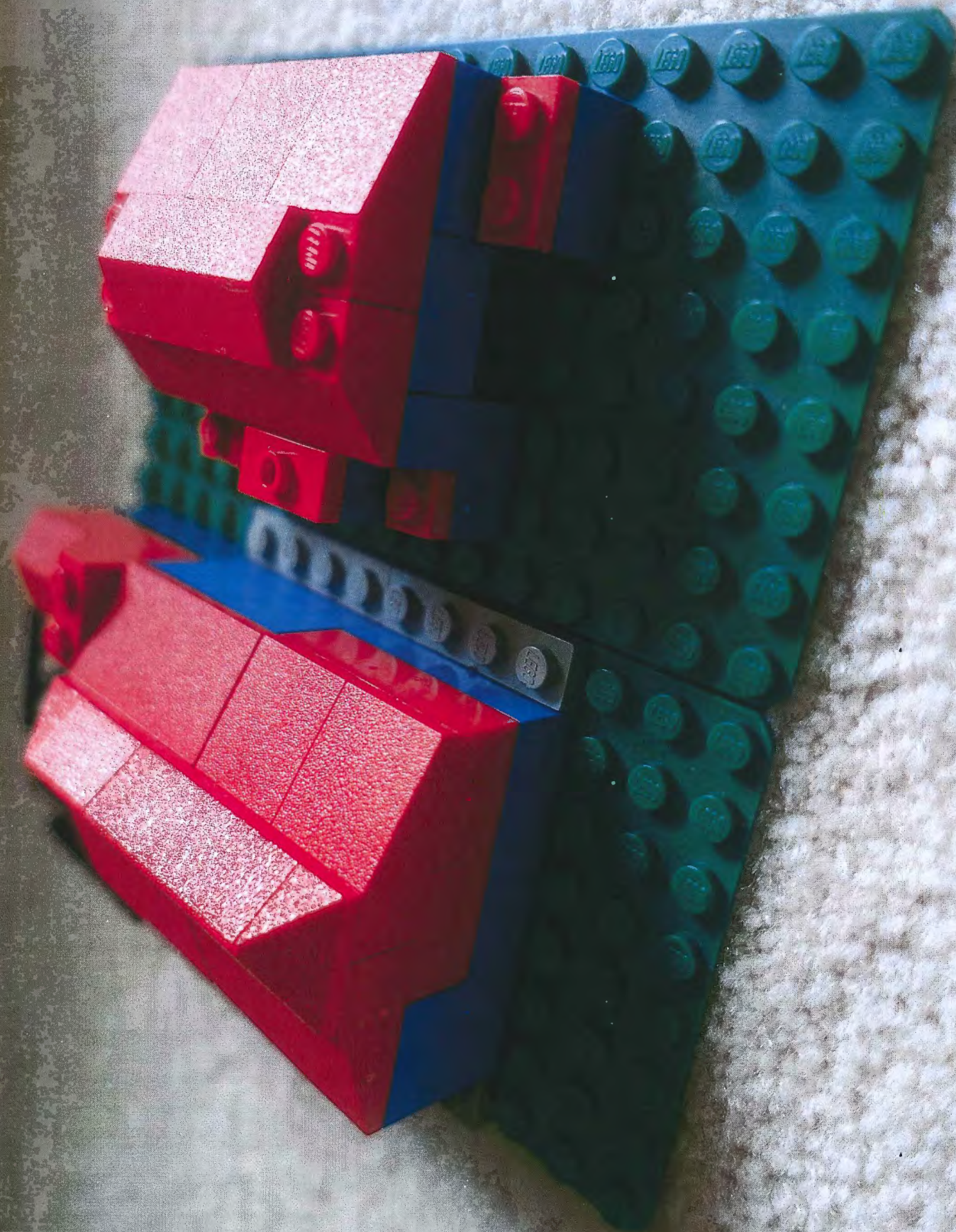
CNCL - 251



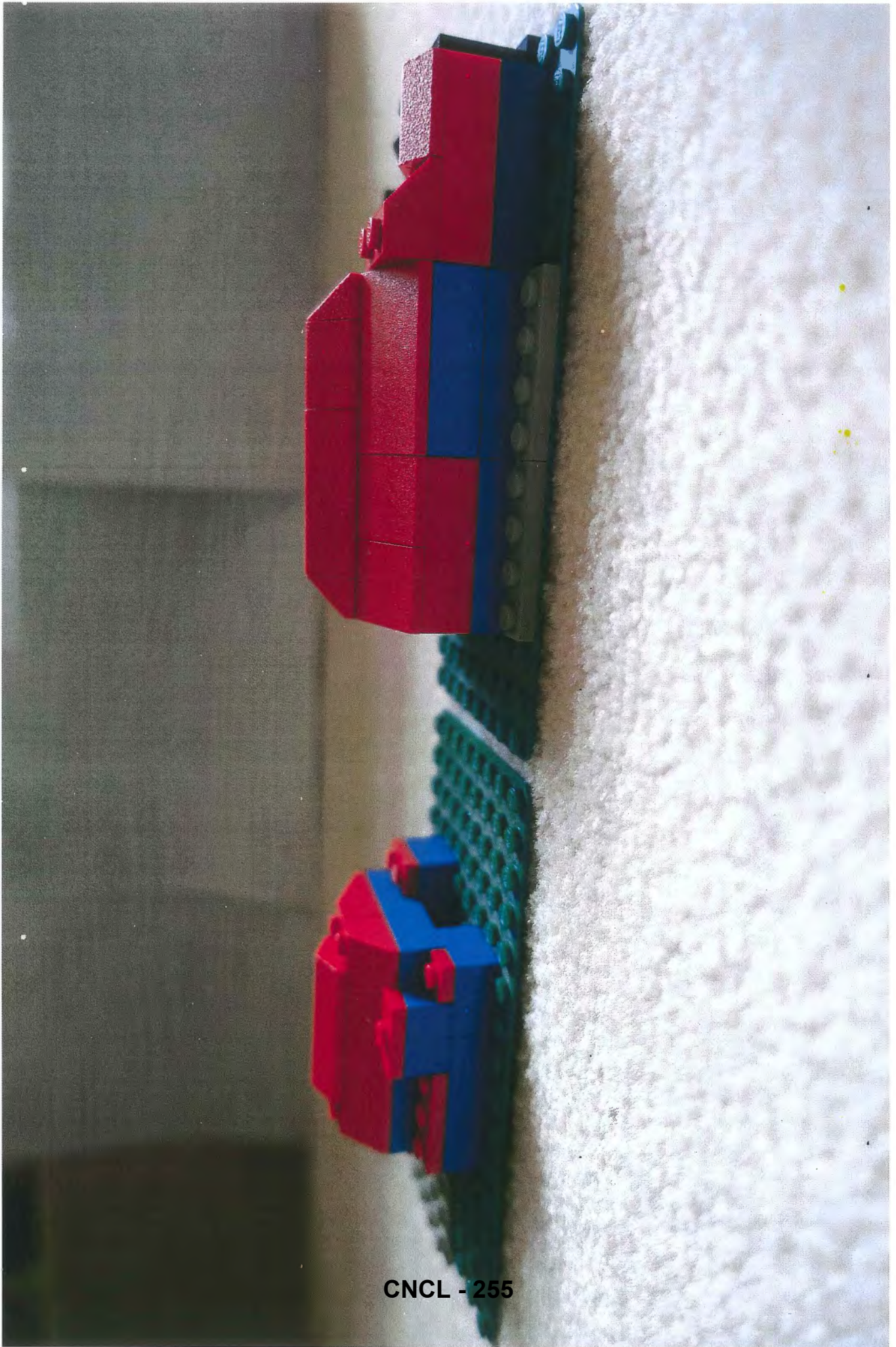
CNCL - 252



CNCL - 253



CNCL - 254



CNCL - 255



CNCL - 256

City of Seattle GSI to MEF Requirement Calculator (2013-03-01)									
Building Permit No. → <input style="width: 100px;" type="text"/>		Project Type → <input style="width: 100px;" type="text"/>							
Project Address → <input style="width: 250px;" type="text"/>				Project Area → <input style="width: 100px;" type="text"/> sf				New plus Replaced Impervious Area → <input style="width: 100px;" type="text"/> sf	
				Area Requiring Mitigation → <input style="width: 100px;" type="text"/> sf					
Runoff Reduction Methods		Facility Size		Credit		Area Mitigated			
Retained Trees									
Existing Evergreen	# Trees	<input style="width: 50px;" type="text"/>	Total Canopy Area of Trees	<input style="width: 50px;" type="text"/> sf	x	20% Canopy (or min 100 sf/tree) =			
Existing Deciduous	# Trees	<input style="width: 50px;" type="text"/>	Total Canopy Area of Trees	<input style="width: 50px;" type="text"/> sf	x	10% Canopy (or min 50 sf/tree) =			
New Trees									
New Evergreen	# Trees	<input style="width: 50px;" type="text"/>			x	50 sf/tree =			
New Deciduous	# Trees	<input style="width: 50px;" type="text"/>			x	20 sf/tree =			
								Total Area Mitigated by Trees =	<input style="width: 100px;" type="text"/> sf
Dispersion ¹									
Downspout or Sheet Flow Dispersion		Dispersed Impervious Area		<input style="width: 50px;" type="text"/> sf	x	100.0% =		<input style="width: 100px;" type="text"/> sf	
Infiltration and Reuse Facilities		Facility Size		Sizing Factor		Area Mitigated			
Infiltrating Facilities									
Bioretention Cell (without Underdrain)									
1 Contributing Area	<input style="width: 50px;" type="text"/> sf	Bioretention Bottom Area		<input style="width: 50px;" type="text"/> sf	Select Project Type		<input style="width: 100px;" type="text"/> sf		
Ponding Depth	<input style="width: 50px;" type="text"/> in								
Design Infiltration Rate	<input style="width: 50px;" type="text"/> in/hr								
2 Contributing Area	<input style="width: 50px;" type="text"/> sf	Bioretention Bottom Area		<input style="width: 50px;" type="text"/> sf	Select Project Type		<input style="width: 100px;" type="text"/> sf		
Ponding Depth	<input style="width: 50px;" type="text"/> in								
Design Infiltration Rate	<input style="width: 50px;" type="text"/> in/hr								
3 Contributing Area	<input style="width: 50px;" type="text"/> sf	Bioretention Bottom Area		<input style="width: 50px;" type="text"/> sf	Select Project Type		<input style="width: 100px;" type="text"/> sf		
Ponding Depth	<input style="width: 50px;" type="text"/> in								
Design Infiltration Rate	<input style="width: 50px;" type="text"/> in/hr								
Detention Cistern to Bioretention Cell (BC) (without Underdrain) ²									
Contributing Area	<input style="width: 50px;" type="text"/> sf	Bioretention Bottom Area		<input style="width: 50px;" type="text"/> sf	Select Project Type		<input style="width: 100px;" type="text"/> sf		
Number Cisterns	<input style="width: 50px;" type="text"/>								
BC Ponding Depth	<input style="width: 50px;" type="text"/> in								
BC Design Infiltration Rate	<input style="width: 50px;" type="text"/> in/hr								
Permeable Pavement Facility (may receive run-on) ³									
Contributing Area	<input style="width: 50px;" type="text"/> sf	Permeable Pavement Area		<input style="width: 50px;" type="text"/> sf	Enter Contributing Area		<input style="width: 100px;" type="text"/> sf		
Ponding Depth ⁴	<input style="width: 50px;" type="text"/> in				Plus Permeable Pavement Facility Area =		<input style="width: 100px;" type="text"/> sf		
Design Infiltration Rate	<input style="width: 50px;" type="text"/> in/hr								
Reuse Facilities ¹									
Rainwater Harvesting		Applicant must provide documentation of area mitigated by rainwater harvesting						<input style="width: 100px;" type="text"/> sf	
Impervious Surface Reduction Methods		Facility Size		Credit		Area Mitigated			
Alternative Pavement Surfaces									
Permeable Pavement Surface (Subgrade Slope ≤2%)		Permeable Pavement Area		<input style="width: 50px;" type="text"/> sf	x	100.0%		<input style="width: 100px;" type="text"/> sf	
Permeable Pavement Surface (Subgrade Slope >2-5%)		Permeable Pavement Area		<input style="width: 50px;" type="text"/> sf	x	55.0%		<input style="width: 100px;" type="text"/> sf	
Alternative Roof Surfaces ¹									
Green Roof (Single/Multi-Course / 4" Growth Medium)		Green Roof Area		<input style="width: 50px;" type="text"/> sf	x	55.0%		<input style="width: 100px;" type="text"/> sf	
Green Roof (Multi-Course / 8" Growth Medium)		Green Roof Area		<input style="width: 50px;" type="text"/> sf	x	84.0%		<input style="width: 100px;" type="text"/> sf	
Partial Infiltration ¹									
Bioretention Cell with Detention (without Underdrain)									
Contributing Area	<input style="width: 50px;" type="text"/> sf	Bioretention Bottom Area		<input style="width: 50px;" type="text"/> sf	Select Project Type		→ <input style="width: 100px;" type="text"/> sf		
Ponding Depth	<input style="width: 50px;" type="text"/> in								
Design Infiltration Rate	<input style="width: 50px;" type="text"/> in/hr								
Non-Infiltrating Facilities		Facility Size		Credit		Area Mitigated			
Non Infiltrating Facilities									
Bioretention Planter (with underdrain)									
Contributing Area	<input style="width: 50px;" type="text"/> sf	Bioretention Bottom Area		<input style="width: 50px;" type="text"/> sf	Select Project Type		<input style="width: 100px;" type="text"/> sf		
Ponding Depth	<input style="width: 50px;" type="text"/> in								
Detention Cistern with Harvesting Capacity ^{5, 6}									
Contributing Area	<input style="width: 50px;" type="text"/> sf	Min Cistern Area		<input style="width: 50px;" type="text"/> sf	Select Project Type		<input style="width: 100px;" type="text"/> sf		
		Min Live Cistern Volume		<input style="width: 50px;" type="text"/> gal					
<div style="text-align: right;"> Total Area Mitigated → <input style="width: 100px;" type="text"/> 0 sf Area Requiring Mitigation → <input style="width: 100px;" type="text"/> sf % Impervious Area Mitigated → <input style="width: 100px;" type="text"/> % GSI to MEF Target Achieved? → <input style="width: 100px;" type="text"/> </div>									
Notes: GSI - Green Stormwater Infrastructure sf - square feet in - inch eqn - equation BC - bioretention cell min - minimum ft - feet in/hr - inch per hour gal - gallons Infiltr - infiltration 1. Single family residential projects and trail/sidewalk projects are not required to evaluate this BMP. 2. Each above ground cistern must have 6.68 sf minimum bottom area, a 0.25 inch orifice and a minimum of 3 feet of live storage above the orifice. If using two cisterns they must be connected and have only one orifice. Flow from cistern orifice must be routed to bioretention cell. 3. The area contributing runoff to a facility shall be no larger than 3 times the permeable pavement facility area corresponding to a minimum sizing factor of 33.3%. 4. Average subsurface ponding depth in aggregate storage reservoir. 5. Cistern must be above ground. Cistern area must be rounded up to next commercially available product. Cistern need not have more than 3 feet of live storage volume above orifice. 6. Water collected using the detention cistern may be used for non-potable uses only (e.g., irrigation). For additional uses of harvested water consider the "Rainwater Harvesting" BMP. This calculator does not provide conveyance flow calculations. Applicant is responsible to ensure system overflow conveyance is provided per Section 2.2.1 of the Stormwater Manual Volume 3.									

Lynda ter Borg... submission to Public Hearing on September 8th, 2015

My written submission includes an important memo from Wayne Craig, that was left out of the last Council meeting minutes held July 27th, 2015, addressed to the Mayor and Councillors. The Clerk has now added it to these proceedings. **SHOW MEMO(A)** It is also misdated as 2014 rather than 2015. It references the Mayor's amendment which was a last minute change to alter the vertical envelope to 15m rather than accepting the staff recommendation of 12m. This memo also has an addendum showing how ceiling heights are measured for double height calculations. This will help to remove ambiguity from the bylaw.

It is important to remember, the first major "building massing" complaints by residents of Tranquille Place in 2006 resulted in a 5 foot overall increase to building heights for 2 and 2 1/2 storey houses in 2008. A complete opposite of what was expected and requested.

Wayne Craig promised a one year review of the impact of those height changes and that never happened. **SHOW (B)**

Seven years later, this Bylaw restores the overall building height for 2 storey houses to 29 feet but leaves the 2 1/2 storey height at 34.5 feet. This is not suitable. How many 2 1/2 storey houses have been built in the City in the last 12 months? My prediction is this difference in heights will push up the number of 2 1/2 storey houses constructed considerably and that will be an unfortunate but predictable outcome.

In the last 7 years we have ongoing citizens complaints and more formal referrals from council to staff to look into building massing and heights. There have been no substantial changes and the houses got bigger and bigger. Not by increased FAR but by volume. **SHOW (C) clarifies definitions but not for double height**

As you can see in the picture of this house and from the second storey floor plan **SHOW (D and E)**, approximately half of the first floor has nothing above it.... it is void. These voids can be anything from 16 to 22 feet high and are about 800 to 1000 sq. ft. and often more in most of the mega houses we see today. The excessive use of voids has resulted in a compressed second floor area that is only half of the lower floor plate. These are complicated designs most often not drawn by certified professionals. Does the City require these plans and houses to be engineer certified for earthquake preparedness?

If the double heights were counted accurately in this house you would see that it is not a 3,700 sq. ft. home it is equivalent to a 4,500 sq. ft. home. The exterior walls go up to 20 and 22 feet. There is no way you can get a vertical envelope set back to work on a 20 foot single storey side wall.

We are opposed to these 4,500 sq. ft. homes that are too big for the lots, extend to the maximum of every setback, overshadow their neighbours, and are masquerading as if they are 3,700 sq. ft.

If you keep the double height at 16ft 4 inches you keep the main floor stretched out to the maximum setbacks. You keep the voids and you keep the massing problems. Change the double height calculations to meet the Metro standard at 12 feet. The house will reduce in volume and the lot

coverage will naturally decrease. Backyards, privacy and sunshine will return for all. The house will be in balance with their lots and will fit more compatibly with old and new houses. They will still have first floor rooms heights 50 per cent taller than their 8 foot ceiling old timer neighbours .

Since the start of January this year, Vancouver has sold over 300 homes priced over \$4,000,000. Their standard is 12 ft. If we don't build 16 ft., no one else will so there is no danger of losing buyers elsewhere. We are a desirable place to live and always will be. We don't need height tricks to attract buyers. Have confidence in building a good product.

To continue this 16.4 height to mid and small sized lots will break up the community even more. Your job as Councillors is to have the political will to do what is right for the long term for all lots, big and small.

We are at a tipping point for maintaining a sense of community if the LUC's rebuilds continue to produce some of these most outrageous narrow/tall mega houses. The overshadowing is worse than in the big lots. **SHOW (F and G) (Canso and Goldsmith)**. The quality of life on surrounding small and mid-sized lots cannot bear multiple 16.4 ft. double height ceilings and the requisite void spaces to fit them in.

Building full 3 storey grain elevators on LUC lots, most of which are only 100 feet or less in depth, is a pressure this community will be hard pressed to accept.

People fear they will be next to have their world changed when they look out their windows. **(SHOW (H))**.

What is the long term plan for this community? We are showing signs of stress. People are moving out, our school enrollment is dropping, we have vacant new homes.

Our most impartial professionals, trained architects whose knowledge and experience we value to guide this City are on our Design Advisory Panel and they have given their advise:

*Comments from the Panel were as follows: **SHOW (I)***

- (i) Maximum height definition of a storey to remain at 5 metres with the height defined to top plate of wall supporting the roof structure but not allowing drop ceiling, is susceptible to manipulations by the builder,*
- (ii) The proposed maximum ceiling height of 5 metres is too generous even for big houses, and*
- (iii) The proposed 3.7 metre maximum ceiling height is more appropriate.*

If your doctor told you to make changes for the betterment of your health... only a fool would ignore the warnings and just keep on partying with their wild west cowboy friends. It is time to take the bitter pill and clean house once and for all.

The built landscape in Richmond is filled with a variety of housing styles and sizes from old bylaws days, non-conforming now, to new builds, co-existing with old housing stock. You needn't try to make it

homogeneous. Making the change to 12ft double height, and 29 ft. overall height of building will be a change we can absorb for the long term betterment of all.

These new homes will be as desirable and will garner the best of price. There will be more creativity and less of the stereotypical building that we see today.

Enforcement is paramount to managing change.

In Gavin Woo's department, plans leave the City Hall with a stamp on the drawings to indicate ceilings must conform to 16.4 ft (SHOW (J)) "finished floor to underside ceiling/roof framing members." And these stampings were initiated well before the April 20th Public Hearing.

Some houses conform to this rule and some don't. Plan checkers say they can't be held responsible for what is permitted to be built on the site. How can this be? Rather than flood the department with violations, I have filed only two formal complaints regarding excessive overheight areas not being counted twice, infill exceeding allowable FAR, or required drop ceilings not being constructed. One complaint regarding a building inspector's own home is 8 weeks old and the other a demonstration house for a builder was filed 6 weeks ago. I asked for an external audit by a neutral party and have not heard back any results.

If a home is older and on a zoning lot you can probably fill in a carport or garage as an entertainment room but you cannot if you have already maximized your FAR.

On another matter, we have been trying to stop attic conversions when the maximum FAR has been reached for over 20 years. (SHOW (K)) *Effective immediately unfinished attic area in a single family dwelling must not incorporate any of the following features in the building design "framing the attic in a manner to allow sufficient headroom, for a future room"*

When do you think we will get it right?

We are having problems understanding why the Bylaws are not being applied fairly to all and what the consequences are if they are not followed.

Please tighten the ambiguity, enforce the bylaws, amend Bylaw 9280 to reduce double height to 3.7 m and overall height to 9m for all homes in Richmond. Anyone wanting a reasonable exception can always go to the Board of Variance.

Do the right thing, we must, by law, follow the OCP.

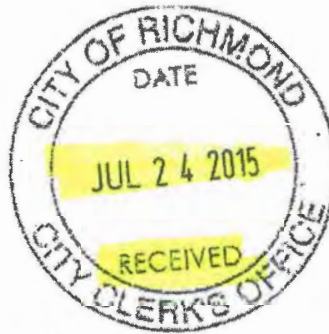
OCP (SHOW (L))

Political platforms

City vision statements



**City of
Richmond**



TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Memorandum
Planning and Development Division
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director of Development

Date: July 23, 2014
File: 08-4430-01/2015-Vol 01

Re: Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family and Two-Family Developments

This memorandum responds to the Planning Committee motions passed at the July 21, 2015 Planning Committee meeting for the proposed Zoning Bylaw 8500 amendments to regulate single-family and two-family dwelling massing. The following motion was passed by Planning Committee:

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 to amend the zoning regulations for building massing, interior ceiling height and floor area calculation, and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 to amend the residential vertical lot width building envelope within single-family, coach house and two-unit dwelling zones:*
 - a) *be updated at section 4.18.2 and 4.18.3 to change the figures "12.5 m" to "15 m"; and*
 - b) *be introduced and given first reading; and*
- (3) *That staff report back to Planning Committee in one (1) year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.*

Amendment Bylaw 9280

Proposed Zoning Bylaw 8500 Amendment Bylaw 9280, as presented to Planning Committee, would introduce amendments to prohibit dropped ceilings, revise setback and height requirements for detached accessory structures, revise the maximum height regulations for 2 storey houses to limit the maximum height to 9 m and limit interior ceiling height to 5.0 m before an area with a tall ceiling would be counted twice for the purpose of floor area calculations.

During the Committee meeting, Planning Committee requested clarification regarding the measurement of interior ceiling height as proposed in Zoning Bylaw 8500 Amendment Bylaw 9280, and how it would apply to various architectural details that could be constructed. In response to the questions, staff have reviewed the proposed definition of ceiling height in proposed Bylaw 9280,

PHOTOCOPIED

July 23, 2015

- 2 -

and have amended the Bylaw 9280 (attached to this memorandum) as follows, for consideration of 1st reading:

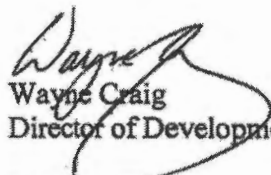
"Height, ceiling means the vertical distance from top of the finished floor of a storey to:

- a) the underside of the floor joist;
- b) the underside of the roof joist;
- c) the underside of the bottom chord of a structural truss; or
- d) the underside of a structural deck above that storey, whichever is the greatest distance from the finished floor."

Please refer to the cross-section sketches for various forms of construction provided in Attachment 1 for information on how interior ceiling height would be measured. Should Zoning Bylaw 8500 Amendment Bylaw 9280 proceed to adoption, staff will prepare an information bulletin on interior ceiling height measurements to ensure that property owners, home designers and builders are aware of the new regulations.

Amendment Bylaw 9281

Planning Committee passed a motion to amend proposed Zoning Bylaw 8500 Amendment Bylaw 9281 to retain the existing residential vertical lot width building envelope provisions for lots with a lot width of less than or equal to 15.0 m. Staff have revised Zoning Bylaw 8500 Amendment Bylaw 9281 to reflect this change. The revised Zoning Bylaw 8500 Amendment Bylaw 9281 is provided with this memorandum for Council's consideration.

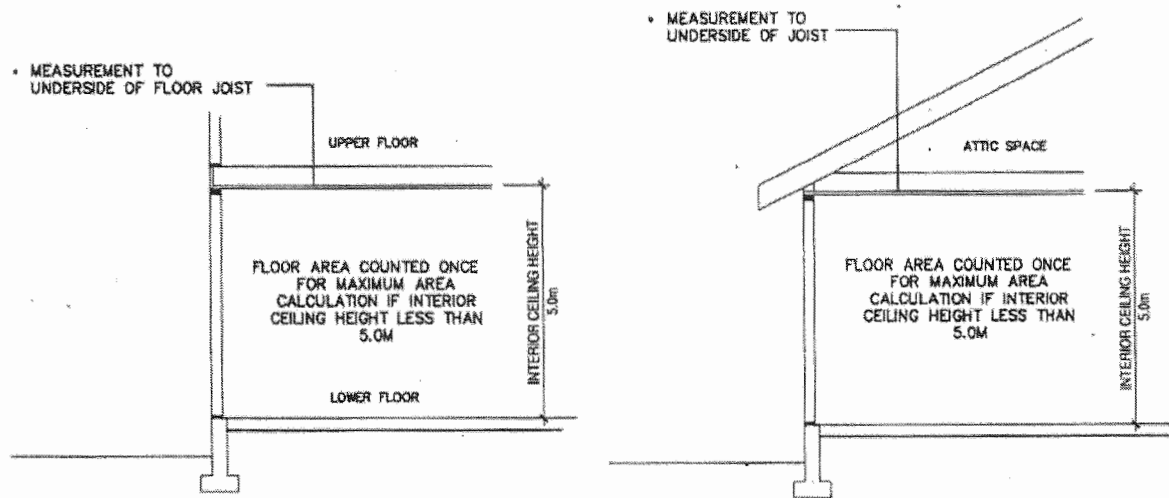

Wayne Craig
Director of Development

BK:rg

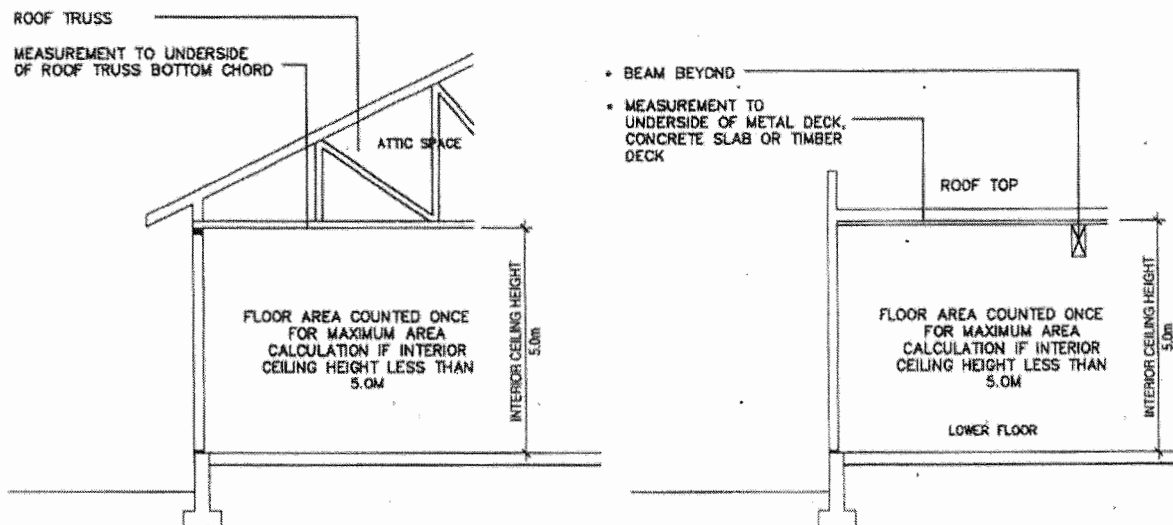
Attachment 1: Potential Ceiling Construction and Height Measurement

Interior Ceiling Height Definition

Measurement for flat ceiling situations



■ ceiling measurement at joist conditions

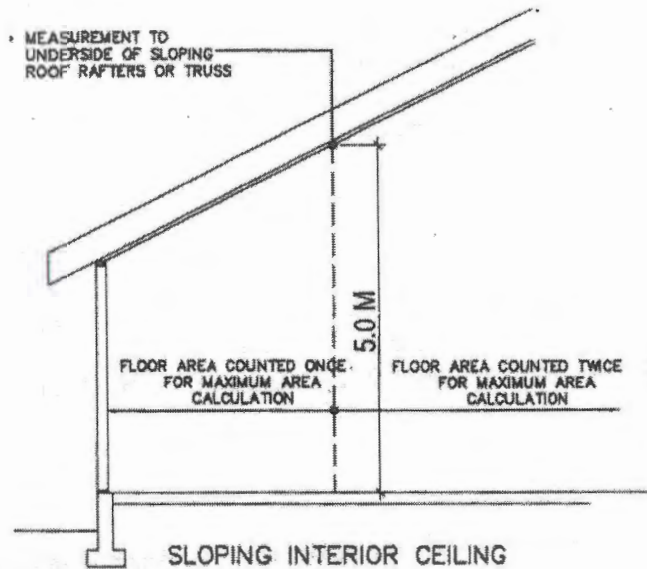


■ ceiling measurement at truss conditions

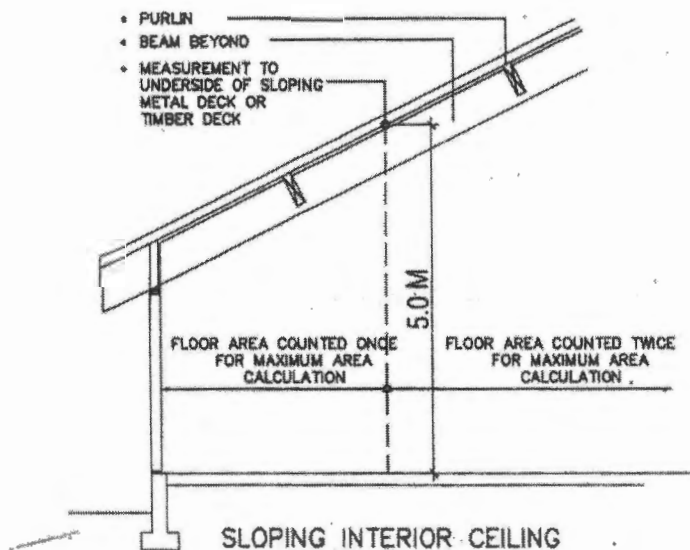
■ ceiling measurement at roof slab, and spanning deck conditions

Interior Ceiling Height Definition

Measurement for sloped ceiling situations



■ ceiling measurement at roof rafter condition



■ ceiling measurement at sloping roof deck conditions

2008 – Zoning Amendment Bylaw 8319 Height Increase in Response to Concerns

Conclusion

Planning Committee and Council have asked staff to examine the issue of single-family dwelling height specifically as it relates to 2½-storey single-family dwellings. Staff have reviewed the zoning provisions related to Building Height and Half-Storey, and have identified that some definitions in the Zoning Bylaw should be amended or added.

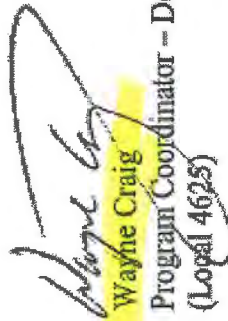
The proposed amendment to Zoning Bylaw No. 5300 will also address the potential building height issue resulting from the increase of minimum habitable elevations as proposed in the Flood Plain Designation and Protection Bylaw No. 8204.

Staff will monitor the implementations of the proposed changes to the Zoning and Development Bylaw and determine if any further revisions are required.




Edwin Lee
Planning Technician – Design
(Local 4121)

EL/WC:rg



Wayne Craig
Program Coordinator – Development
(Local 4625)

Attachment 1: Building Height and Half-Storey Building Area dated April 8, 2008

 City of Richmond Planning and Development Department		Report to Committee To: Committee - July 23, 2008 Date: June 20, 2008 File: 13-0460-20-0-019
To: Planning Committee From: Brian J. Jackson Director of Development Re: Building Height and Half-Storey Building Area	Staff Recommendation That the Zoning Amendment Bylaw No. 8319 be passed as amended to the Richmond Zoning and Development Bylaw No. 5300 to be amended and given final reading.	
Brian J. Jackson Director of Development BJJ		
FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO: Building Approvals: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> REVIEWED BY TAB: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	CONCURRENCE CONCURRENCE OF GENERAL MANAGER: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY TAB: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>



Zoning Bylaw 8500

No.: PERMITS-46

Date: 2010-09-14

Purpose:

- To inform builders/owners and designers of the Zoning Bylaw 8500, that contains the following definitions.

Background:

- Some previous definitions have left these terms open to various interpretations, resulting in building designs not anticipated, and in some instances greatly impacting adjacent properties.
- The bylaw includes some of the following:
 - **"Crawl Space"** means an interior **building** space at or below **finished site grade**, between the underside of the floor system next above and the top of the floor slab on the ground surface below, having a vertical clear height less than 1.2 m (4.0 ft.).
 - **"Flood Plain Construction Level"** means the minimum elevation level identified in *Flood Plain Designation and Protection Bylaw No 8204*, as amended.
 - **"Finished Site Grade"** means:
 - i) in Area 'A' indicated on Schedule 'A' to Division 100 attached to and forming part of this Bylaw the average ground elevation identified on a **lot** grading plan approved by the City. The average ground elevation must not exceed 0.6 m (2 ft.) above the highest elevation of the crown of any **public road** abutting the **lot**;
 - ii) in Area 'B' indicated on Schedule 'A' to Division 100 attached to and forming part of this Bylaw the average ground elevation identified on a **lot** grading plan approved by the City. The average ground elevation must not exceed:
 - a) 0.6 m (2 ft.) above the highest elevation of the crown of any **public road** abutting the **lot**; or
 - b) where the average ground elevation calculated pursuant to ii) a) above is more than 1.2 m (4 ft.) below the required **Flood Plain Construction Level** the average ground elevation may be increased to 1.2 m (4 ft.) below the required **Flood Plain Construction Level**.

(see Diagram A)

 - **"Building Height"** means the vertical distance between **finished site grade** and:
 - i) the highest point of a **building** having a flat roof;
 - ii) the mid-point between the eaves line and ridge of a roof having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, provided that, the ridge of the roof is not more than 1.5 m (5 ft.) above the mid-point;

See over →

- iii) the highest point of a **building** having a roof pitch other than those identified in ii) above;
- iv) the greater of the measurements referred to in i), ii) and iii) above in the case of a **building** with more than one type of roof.

(see Diagram B)

- **"Half-Storey"** means the uppermost **storey** of a **building** meeting the following criteria:
 - i) the **habitable space** is situated wholly under the framing of the roof;
 - ii) the **habitable space** does not exceed 50% of the **storey** situated immediately below;
 - iii) the top of the exterior wall plates is not greater than 0.6 m (2 ft.) above the floor of such **storey** on any two adjacent exterior walls;
 - iv) a maximum of two opposite exterior walls may have a dimension greater than 0.6 m (2 ft.) between the top of the exterior wall plate and the floor of such **storey**.

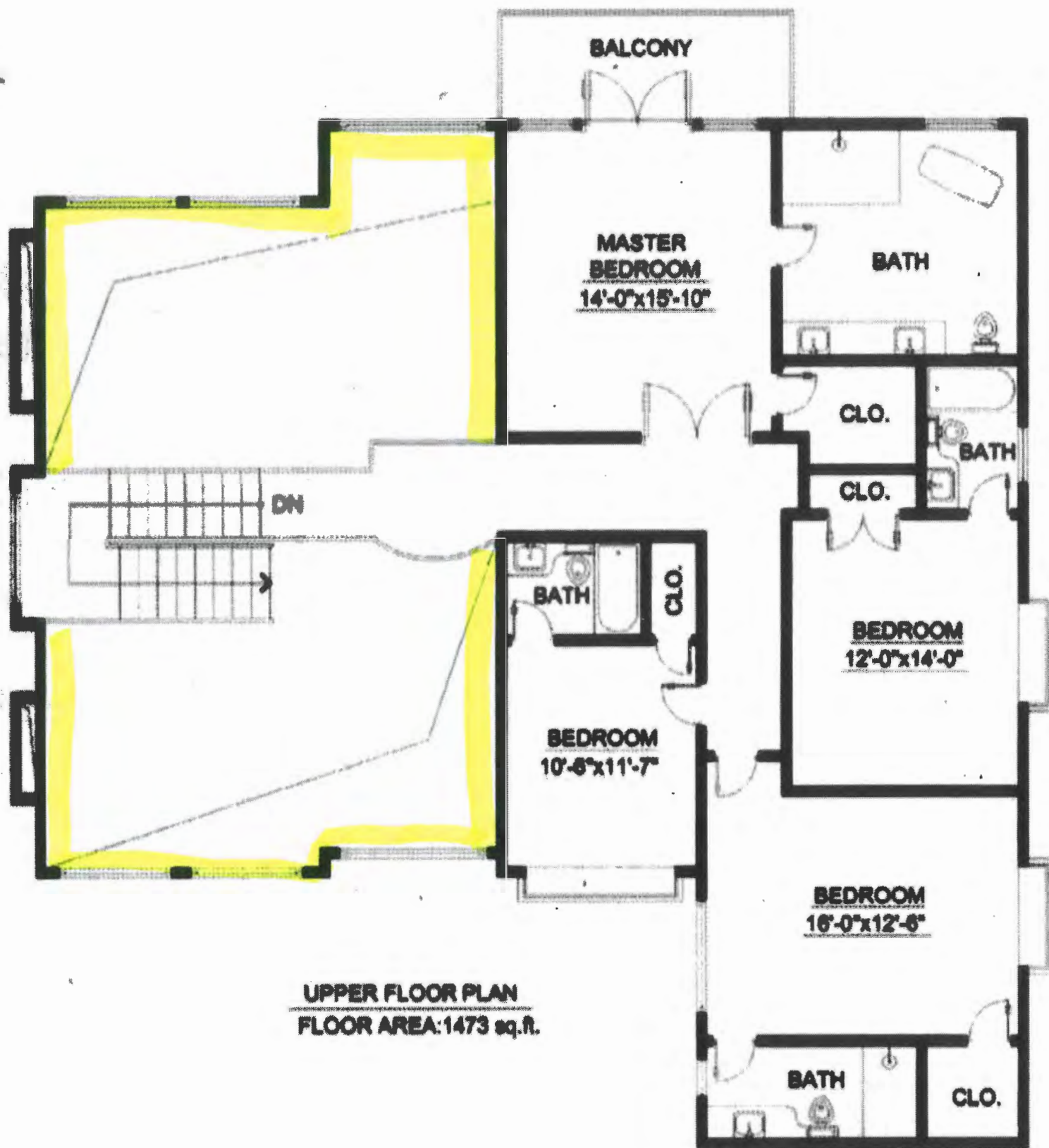
Implementation:

- Should you have any questions, comments or suggestions concerning this bulletin, please contact the Zoning Division at 604-276-4017 or Building Approvals Division at 604-276-4285.

See attached



CNCL - 268





04/28/2015 12:51

CNCL - 270



CNCL - 271

Advisory Design Panel

Thursday, May 21, 2015

Mr. Cooper added that the above proposals are intended to lower the height of single-family building and transfer the mass away from the neighbours to the middle of the buildable volume.

Also, Mr. Cooper presented (i) three options on maximum height definition of a storey to address concerns on building bulk due to high floor to floor heights, (ii) proposed changes to attached garage construction to control height and massing, (iii) proposed changes to limit the massing and required setbacks of detached accessory buildings with an area of 10 square metres or less, and (iv) massing and setback requirements for detached accessory building greater than 10 m² in area, limited to a maximum of 40% of the rear yard, and a maximum size limit of 70 square metres.

(Jubin Jalili left the meeting at 6:15 p.m. and did not return)

Panel Discussion

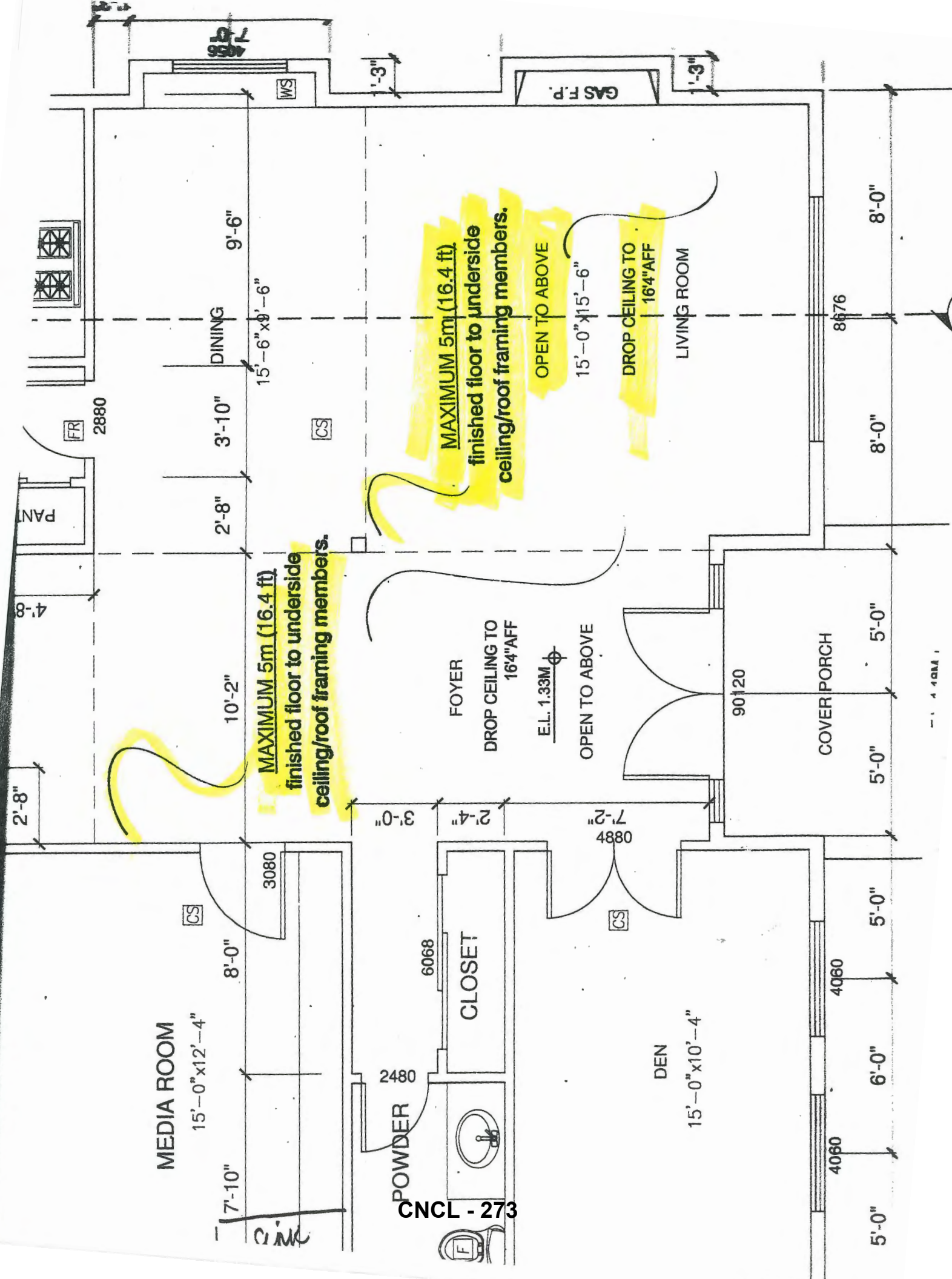
Comments from the Panel were as follows:

With regard to the three options presented by staff regarding proposed changes to the current Zoning Bylaw 8500 height definition of a storey, a Panel member commented that (i) Option 1, which allows the maximum height definition of a storey to remain at 5 metres with the height defined to top plate of wall supporting the roof structure but not allowing drop ceiling, is susceptible to manipulations by the builder, (ii) the proposed maximum ceiling height of 5 metres is too generous even for big houses, and (iii) the proposed 3.7 metre maximum ceiling height is more appropriate.

With regard to the proposed amendments to the current Zoning Bylaw 8500 to control the massing of single-family homes, a Panel member noted that the goal can be achieved through a simpler formula which provides flexibility, not stifle creativity, and not cause uniformity of design of single-family homes.

A Panel member noted that staff is going in the right direction and expressed appreciation for their efforts to investigate the design implications of proposed amendments to current Zoning Bylaw 8500. Also, support was expressed for the staff proposal for a maximum building depth of 50 percent of the lot depth. In addition, it was noted that the staff proposals for the secondary vertical building envelope and wall plane articulation to control massing may result in homogeneity of house design.

Panel commented that more time is needed to study and provide their comments regarding the proposed amendments to Zoning Bylaw 8500. In response to the comment of Panel, Mr. Konkin advised that Panel members are welcome to submit their written comments to staff.





Attic Spaces in a Single Family Dwelling

No.: PERMITS-20

Date: 1999-05-10

Revised: 2011-08-16

Purpose:

- To inform owners and contractors that constructing an accessible unfinished attic in a single family dwelling, for future conversion into a liveable space when the maximum Floor Area Ratio (FAR) has been reached, is not permitted.

Background:

- It has come to our attention that a number of single family dwellings are being designed and built to facilitate conversion of an accessible unfinished attic space into a liveable area including storage space. The area of the liveable area would be included as part of the FAR and if the single family dwelling has already reached the maximum permitted FAR, converting such areas contravenes the Zoning Bylaw.

Implementation:

- Effective immediately unfinished attic areas in a single family dwelling must not incorporate any of the following features in the building design:**
 - Attic ceiling joists, when permitted, and the bottom cord of roof trusses sized to support more than a ceiling load as prescribed by the BC Building Code.
 - Installing sub-flooring over the bottom cord of roof trusses or when permitted, attic ceiling joists.
 - Storing or applying interior finishing material for walls or ceilings of the attic.
 - Insulating the attic space from the exterior space.
 - Roughing-in electrical wiring or heating system.
 - Providing truss designs to permit the future removal of the central web members.
 - Framing the attic in a manner to allow sufficient headroom, for a future room.
 - Framing a floor/ceiling or wall assembly to facilitate a future stair or doorway opening other than a required attic access in compliance with the BC Building Code.
- Effective immediately framing material used for unfinished attic areas in a single family dwelling is limited to the following:**
 - Conventional roof rafter and ceiling joist assembly when the clear height from the underside of the ceiling joist to the highest point within the attic area is less than 1.5 m.
 - Conventional web trusses (Fink or Howe) are permissible for all attic areas.

Should you have any questions, comments or suggestions concerning this bulletin, please contact the Supervisor, Permits at 604-276-4278.



CNCL - 275



CNCL - 276



CNCL - 277



3.2 Neighbourhood Character and Sense of Place

OVERVIEW:

Some say that communities happen on foot, so enhancing the character and accessibility of neighbourhoods is important.

OBJECTIVE 1:

Continue to protect single family neighbourhoods outside the City Centre.

POLICIES:

Single Family Land Uses

- promote single family uses within residential quarter sections;
- explore incentives and other mechanisms to encourage the retention of existing housing stock in established single family neighbourhoods (e.g., secondary suites);

Neighbourliness and Character Retention

- recognize that the physical elements of neighbourhoods such as housing styles, existing building setbacks, exterior finishes, building height and massing, existing trees and landscaping, attractive and appealing streets, street trees are just some of the factors that create the character of established single family neighbourhoods;
- work to ensure that new single family housing complements established single-family neighbourhoods using zoning or other appropriate regulations;
- continue to implement the Single Family Lot Size Policies to ensure that changes to the physical character of single family neighbourhoods occurs in a fair, complementary manner with community consultation;
- actively explore alternatives to Land Use Contracts (LUCs) (e.g., seek Provincial legislative changes, replace LUC with appropriate zones, apply development permit guidelines) to achieve better land use management over time;



- to encourage single family housing compatibility when requested by neighbourhoods, consider amending policies and bylaws (e.g., zoning), for example, to modify yard and building height requirements.

Densification in Residential Areas

- carefully manage coach houses and granny flats in residential areas as approved by Council (e.g., Edgemere; Burkeville; along arterial roads);
- coach houses and granny flats are not anticipated to be allowed in other areas except in Neighbourhood Centres. If such requests are made from owners and other neighbourhoods, they may be considered on a case by case rezoning basis;
- limit arterial road town houses to along certain arterial roads;
- carefully manage the densification of shopping centres outside the City Centre.

OBJECTIVE 2:

Enhance neighbourhood character and sense of place by considering community values.

POLICIES:

- a) when enhancing neighbourhoods, consider the following community values, for example:
 - sustainability objectives;
 - the compatibility of new housing types;
 - local employment opportunities;
 - traffic impacts and improving transit, walking, bicycling and rolling opportunities;
 - existing and future infrastructure;
 - the provision of community amenities;
 - other as necessary;
- b) encourage local commercial uses such as corner grocery stores, and new commercial and mixed uses where appropriate;
- c) applications to re-designate from "Community Institutional" to other OCP designations and to rezone Assembly zoned land for the purpose of redevelopment will be considered on a case by case basis:
 - without the need to retain assembly uses;
 - subject to typical development requirements (e.g., access; parking; layout; tree preservation; child care; public art; Affordable Housing Strategy requirements; servicing upgrades; etc.).

NOTES FOR SUBMISSION TO CITY OF RICHMOND PUBLIC HEARING, SEPT. 8, 2015

RE: BYLAW 9280

My name is John Montgomery, and I live at 5880 Sandpiper Court

I have been following this process since April, when you initially identified the serious problem of the impact on neighbourhoods of "monster houses" - very tall houses with very large footprints, built right to the edges of the lot.

We have heard from a number of people, and their views fall into two well defined camps.

I'm a member of the group that wants the issue addressed. We are largely existing homeowners living in the established neighbourhoods. We're worried about the destructive impact of these homes on the character of our neighbourhoods, and we're worried about our loss of sunlight, and the invasion of our privacy, to the point that we can't enjoy our back yards.

The other group, builders, along with several realtors and home owners, like what they are doing, and want the freedom to continue doing it.

What I have found interesting throughout this process is that there is no disputing of the facts. Homeowners say these large structures are destroying the neighbourhoods, that they block sunlight, and see their privacy invaded to the point they can't enjoy their backyards. The builders and buyers of these home don't deny this. Builders say they are meeting a market demand, and the buyers like their big, bright houses, but they don't deny any of the impacts they are having on neighbours and neighbourhoods. It seems they just don't care, and in spite of these negative impacts, they build these houses anyway. Why? - because the bylaws allow them to. They don't do it in Vancouver, Burnaby or Surrey, but in Richmond the bylaws say it's OK to build massive houses that destroy the neighbourhood, that block the neighbour's sunlight, and invade the neighbour's privacy.

So, nobody is denying the problem exists - one group wants to deal with it, and one group doesn't.

Council in April recognized the problem, wanted to fix it, and directed staff to develop bylaws that would correct the issues.

Staff recently presented two options - one which was recommended by staff and the Advisory Design Panel, and a second that incorporated the wishes of the builders.

Council has moved quite quickly, endorsing the "builders' version", and including a couple of builder friendly amendments. That is the bylaw being considered here today.. How effective will these changes be? Will they address the problem? Ivan Krpan, a builder who has addressed you on several occasions, in his letter to the Richmond News, refers to "upcoming insignificant changes in the local bylaws". Bob Ransford, an urban land use consultant wrote an op-ed piece in the Vancouver Sun on August 29, commenting on Richmond Council's efforts to control monster houses. He states "The City of Richmond is proposing some minor changes to design regulations in single family neighbourhoods aimed at limiting the impact of building height and massing".

So here we are - proposing minor, insignificant changes to address an acknowledged serious problem.

Is this really what you want - bylaws that encourage neighbourhood destroying architecture, structures that invade privacy, block sunlight, and render neighbour's yards unenjoyable.

Is this the kind of "bad neighbour policy" the City should be encouraging?

I don't understand you, and I'm very frustrated with you.

You are proposing a bylaw that completely ignores the wishes of a great many established Richmond residents, a bylaw that does virtually nothing to address the problem you identified last April, and a bylaw that is quite inconsistent with the official Community Plan.

What is so frustrating is you are not giving any rationale or explanation for this position - you are just doing it. You are saying - just carry on, carry on destroying our neighbourhoods, carry on invading neighbour's privacy, carry on blocking their light, and never mind they can't enjoy their back yards any more.

None of you were taking such an uncaring position last Fall, when you were looking for our votes. You all spoke in support of the City's declared objective of protecting the character of our existing neighbourhoods. I'm sorry, but you cannot square your position today with the position you took last Fall, nor can it be squared with the City's Official Community Plan. As a reminder, OCP Section 3.2, Neighbourhood Character and Sense of Place, Objective 1, Neighbourliness and Character Retention Policy, bullet point two - "work to ensure that new single family housing complements established single-family neighbourhoods using zoning or other appropriate regulations".

I understand this is the final phase - the Public Hearing. If you are hearing, please get us back on the track of solving the problem at hand. Minor, insignificant changes will not solve your problem.

The solution is brutally simple - it's very simple arithmetic. Massing is determined by multiplying the footprint area by the building height. Big footprint times tall building equals massive house. Height you control height by lowering the maximum allowable height. Footprint you control by lowering the maximum ceiling height allowed before double counting the area.

Please, reconsider your positions, and amend the bylaws to provide for a maximum structure height of 9 meters for all residential buildings, and a maximum ceiling height of 3.7m before double counting. That's what they do in Vancouver, Burnaby and Surrey, and their real estate markets are holding up very well!

2015 09 08 Public hearing

To: Mayor and Councillors and public present

I read the comments of the Richmond residents and their desire to reduce among other things the open areas ceiling heights from 5 meters to 3.6 meters.

I have concerns about comments such as "If you don't like it go and build somewhere else" That takes away from the friendly atmosphere that people complaining about the big homes are preaching all along.

The problem with creating so many restrictions in what people want to build for themselves will eventually lead to further implications. Another resident complains about the block fences, metal railings and gates and garages that protrude from the house and said this restrictions will be good just to start.

With this precedent one can expect in the future that having pillars, brick or rock veneer in your building face is too much for some residents who will ask the City to impose restrictions and force them to use cedar siding to blend with their homes. Where do we stop?

The fact of the matter is that nobody building a new home is asking them to change theirs, or asking them to move and build somewhere else if they don't like it.

There is however, some room for improvement in the present bylaw:

Making the 5 meter height measured to the top plate of the floor will make a big difference in building mass, about 5 feet less in height from the existing conditions.

Lowering the maximum height of protruding garages as proposed will do that too.

Lowering the maximum height to 3 meters for accessory buildings less than 10M2 , to 4 meters for accessory buildings over 10M2 and to 9 meters for the dwelling will contribute to a great decrease in building massing that will still provide an spacious inside open areas for owners and a great decrease in massing for their neighbours.

Thank you.

Juan Miguez

Richmond resident since 1985



For Metro Vancouver meetings on Friday, June 12, 2015

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg Valou, 604-451-6016, Greg.Valou@metrovancouver.org or Jean Kavanagh, 604-451-6697, Jean.Kavanagh@metrovancouver.org.

Greater Vancouver Regional District - Parks

Campbell Valley Regional Park - Campbell Valley Equestrian Society Agreement

APPROVED

The Board authorized a five-year Co-operative Agreement from 2015 through 2020, with a five-year renewal option, with the Campbell Valley Equestrian Society for the non-exclusive use of approximately 36 hectares of cross-country courses and select facilities within Campbell Valley Regional Park for equestrian activities.

Request for Support for Rivershed Society of BC's 2015 Fraser River Swim Relay

APPROVED

The Rivershed Society of BC is organizing a 2015 anniversary Fraser Swim Relay with a team of five female swimmers. The Society asked Metro Vancouver for \$5,000 to assist with riverside community event costs (e.g. tents, staging, promotions etc.) as well as in-kind support and all necessary permitting in affected regional sites.

The Board approved a contribution of \$5,000 to the Rivershed Society of BC for their 2015 Fraser River Relay Swim initiative, and assistance with both in-kind support from existing operations and services and by waiving fees for applicable Metro Vancouver regional park use permits.

Greater Vancouver Regional District

Electoral Area A Advisory Planning Commission – Issues and Options

APPROVED

An Advisory Planning Commission (APC) is a group of community residents appointed by a local government to provide guidance on land use matters. The current eight-member APC for Electoral Area A was appointed in 2012 for a two-year term, which has expired.

The Electoral Area A APC has met infrequently over the last several years, generally to discuss broader planning issues rather than specific development applications. Given the widespread potential impacts of local government bylaws and policies, direct consultation by the Electoral Area Director and Metro Vancouver staff with Electoral A communities, Electoral Area A should be the primary vehicle for engaging residents and stakeholders. On particularly important bylaw and policy matters, special-purpose citizen committees could be established, and the APC could continue to provide advice on land use applications and could be called upon to play a role in larger consultation processes as necessary.



The GVRD Board directed staff to undertake community engagement activities with Electoral Area A communities, and directed staff to proceed with advertising for Electoral Area A Advisory Planning Commission members for the 2015-2017 term.

2016 GVRD Sustainability Innovation Fund Applications

APPROVED

The Board approved the allocation of funding from the GVRD Sustainability Innovation Fund to the following projects:

- Restoration of Degraded Areas within Burns Bog Ecological Conservation Area: \$80,000 in 2016 and \$35,000 in 2017
- Roof to Creek Natural Drainage and Habitat Learning Landscape: \$100,000 in 2016
- The Drive Smart Study: \$100,000 in 2016
- Strata Energy Advisor: \$50,000 in 2015; \$50,000 in 2016, and \$100,000 in 2017
- Metro Vancouver Grow Green: \$40,000 in 2015 and \$40,000 in 2016
- Home Energy Labelling Program Pilot: \$40,000 in 2015 and \$60,000 in 2016

Correspondence on a Regional Pilot Project to Prevent Illegal Fill Deposition

APPROVED

Increasingly in Metro Vancouver, there is demand for disposal sites for soil excavated from construction sites, commonly referred to as 'fill'. Illegal fill deposition occurs on farmland because there is a lucrative financial benefit for haulers to dispose of, and landowners to accept, the fill. The problem is further exacerbated by a lack of oversight over the movement of fill across municipal boundaries.

On April 24, 2015, the Regional Planning Committee endorsed a regional approach to addressing illegal fill including a two-year trial project be initiated to develop a web-based permit registry and tracking system for specified construction projects excavating soil as part of their permitting process.

The Board will send a letter to member municipalities requesting their participation in a regional pilot project to prevent illegal fill deposition.

2015 Metro Vancouver Agriculture Awareness Grant Recommendations

APPROVED

Over the past seven years, Metro Vancouver has provided up to \$40,000 in annual funding grants to non-profit organizations to deliver agriculture awareness activities throughout the region. The Board approved the allocation of the 2015 Metro Vancouver Agriculture Awareness Grants to eleven non-profit organizations.



**BC Transportation and Financing Authority Transit Assets and Liabilities Act (Bill 2)
– Overview and Analysis**

RECEIVED

The Board received for information a report that provides an overview and analysis of the BC Transportation and Financing Authority Transit Assets and Liabilities Act, a provincial law that came into effect on May 21, 2015 to consolidate provincially owned public transit assets within Metro Vancouver under the BC Transportation Financing Authority.

Delegation Executive Summaries Presented at Committee – May 2015

RECEIVED

The Board received for information a summary of a delegation to the Federal Gas Tax Task Force from City of Burnaby Councillor Colleen Jordan.

**Metro Vancouver 2040: Shaping our Future Amendment Request from the
Township of Langley – Latimer**

APPROVED

The Township of Langley has requested that the GVRD Board consider a Type 3 amendment to the regional growth strategy, Metro Vancouver 2040, for two sites in the Latimer area. Overall, the proposed amendments will serve to shape the form of this emerging urban area in a manner generally consistent with Metro 2040's goals and strategies.

The Board:

- a) Initiated the Metro Vancouver 2040 amendment process for the Township of Langley's proposed amendments for the two Latimer sites.
- b) Gave first and second readings to "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1222, 2015".
- c) Directed staff to notify affected local governments as per Metro Vancouver 2040: Shaping our Future section 6.4.2.

NOTICE OF MOTION: Direct Coal Transfer Facility at Fraser Surrey Docks

The following Notice of Motion was provided by Director Judy Villeneuve, Councillor, City of Surrey:

That the GVRD Board write to Port Metro Vancouver and Fraser Surrey Docks indicating:

- that Metro Vancouver continues its opposition to coal shipments from the Fraser River Estuary other than the existing Robert Banks coal port.
- that member municipalities including the City of Richmond, the Corporation of Delta, the City of New Westminster, and the City of Surrey have all expressed significant concerns with the proposed Direct Transfer Coal Facility at Surrey Fraser Docks, and that their concerns still remain unresolved.



- that member municipalities including the City of Richmond, the Corporation of Delta, the City of New Westminster, and the City of Surrey have all expressed significant concerns with the proposed application amendment being contemplated by Fraser Surrey Docks.
- that the preliminary consultation period on the proposed application amendment provided by Fraser Surrey Docks was inadequate.
- that should Port Metro Vancouver receive the proposed application amendment, a further three-week consultation period as proposed by Port Metro Vancouver is inadequate, and that Port Metro Vancouver should establish two consultation periods.
 - the first being a consultation period on the application in advance of the various supporting studies being undertaken. This consultation period should for a minimum of six weeks and include public information meetings within the communities potentially impacted by this amendment, namely the City of Richmond, the Corporation of Delta, the City of New Westminster, and the City of Surrey.
 - the second being a consultation period following the completion of all of the various supporting studies being undertaken. This consultation period should for a minimum of six weeks and include public information meetings within the communities potentially impacted by this amendment, namely the City of Richmond, the Corporation of Delta, the City of New Westminster, and the City of Surrey.
- that a Human Health Risk Assessment be completed based on a Terms of Reference supported by the chief medical health officers of the Vancouver Coastal Health Authority and the Fraser Health Authority.

Greater Vancouver Water District

2016 Water Sustainability Innovation Fund Applications

APPROVED

The Board approved the allocation from the Water Sustainability Innovation Fund for the following projects:

- Barnston/Maple Ridge Pump Station Energy Recovery: \$95,000
- Climate Change Impacts and Adaptation Strategy: \$100,000
- Water Conservation Research and Campaign: \$260,000
- Watershed Invasive Plant Removal and Control Project: \$90,000

2014 GVWD Quality Control Annual Report

RECEIVED

The Board received for information the 2014 GVWD Quality Control Annual Report.

Metro Vancouver's water quality monitoring program continues to fulfill its role confirming that the water quality barriers the GVWD has in place, including watershed protection, water treatment, and ongoing operation of the water system to maintain water quality, are working effectively and that the



drinking water provided by the GVWD to its customers met, or exceeded, water quality standards and guidelines in 2014.

Greater Vancouver Sewage and Drainage District

2016 Liquid Waste Sustainability Innovation Fund Applications

APPROVED

The Board approved the allocation from the Liquid Waste Sustainability Innovation Fund for the following projects:

- Water Reclamation from Wastewater Effluent Using Disc Filters: \$215,000
- Phosphorus Recovery Demonstration Unit: \$250,000
- Reducing Grease in Sewers, Behavior Change Pilot Project: \$170,000

Five-Year Funding Commitment for Collaborative Agreement with UBC for the Strait of Georgia Ambient Monitoring Program

APPROVED

The Strait of Georgia Ambient Monitoring Program is required to fulfill Metro Vancouver's regulatory commitment under the Integrated Liquid Waste and Resource Management Plan.

This monitoring program is vital to understanding the relative contribution and significance of discharges from the region into the Strait of Georgia in the context of existing baseline conditions and ongoing region-wide changes.

Collaboration with university researchers would qualify Metro Vancouver to apply for a Collaborative Research and Development Grant of the Natural Sciences and Engineering Research Council of Canada, and a multi-year financial commitment is a requirement for the grant application.

The Board endorsed a five-year funding commitment for the Collaborative Agreement with UBC for the Strait of Georgia Ambient Monitoring Program at a cost of up to \$180,000 per year.

2014 Disposal Ban Inspection Program Update

RECEIVED

The disposal ban inspection program is a key waste-reduction strategy for solid waste management in Metro Vancouver. In 2014, 184,000 loads were inspected with a total of 6,000 violation notices issued.

The Board received for information an update on the 2014 Disposal Ban Inspection Program.



Metro Vancouver Streetscape Recycling Living Lab Update

APPROVED

A report provides an update on Metro Vancouver's collaborations with post-secondary institutions, Member Municipalities, and other stakeholders to improve recycling in public spaces. This includes working with Emily Carr University of Art + Design to develop better recycling bins. The prototype bin models were successful in initial user tests and were also assessed by collection and waste-reduction staff in Richmond and the Township of Langley as well as with Multi Material BC staff.

The Board will forward the report to Member Municipalities advising of the opportunity for Member Municipalities to test the recycling bins in the fall of 2015.



General Purposes Committee

Date: Tuesday, September 8, 2015

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Absent: Councillor Derek Dang

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

AGENDA ADDITION

It was moved and seconded

That Emergency Preparedness be added to the Agenda as Item No. 11.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on July 20, 2015, be adopted as circulated.

CARRIED

General Purposes Committee
Tuesday, September 8, 2015

FINANCE AND CORPORATE SERVICES DIVISION

1. **MAYFAIR LAKES MANAGEMENT CORPORATION, DOING BUSINESS AS MAYFAIR LAKES GOLF COURSE 5460 NO. 7 ROAD**
(File Ref. No. 12-8275-05) (REDMS No. 4690928)

In reply to a query from Committee, Cecilia Achiam, Director, Performance and Compliance, advised that letters were sent to businesses, residents and property owners within a 50-metre radius of the establishment; also, she noted that she would provide Council with detailed information regarding the properties captured in the 50-metre radius.

It was moved and seconded

That the application from Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course, for an amendment to add a patron participation endorsement under Food Primary Licence No.129629, in order to offer entertainment in the form of live bands and recorded music for dancing, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) *Council supports the amendment of an endorsement for patron participation as the issuance will not pose a significant impact on the community;*
- (2) *Council comments on the prescribed criteria (set out in Section 53 of the Liquor Control and Licensing Regulations) are as follows:*
 - (a) *The potential for additional noise and traffic in the area was considered;*
 - (b) *The impact on the community was assessed through a community consultation process;*
 - (c) *Given that there has been no history of non-compliance with the operation, the amendment to permit patron participation under the Food Primary Licence should not change the establishment so that it is operated in a manner that is contrary to its primary purpose as a golf course and food and beverage establishment;*
- (3) *As the operation of a licenced establishment may affect nearby residents the City gathered the view of residents 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 instructions on how community comments or concerns could be submitted;*

General Purposes Committee
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- (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;*
- (4) Council's comments and recommendations respecting the views of the residents are as follows:*
 - (a) That based on the number of letters sent and the lack of response received from all public notifications, Council considers that the amendment is acceptable to the majority of the residents in the area and the community.*

CARRIED

2. MAYFAIR LAKES MANAGEMENT CORPORATION, DOING BUSINESS AS MAYFAIR LAKES GOLF COURSE 5460 NO. 7 ROAD
(File Ref. No.) (REDMS No. 4693238)

It was moved and seconded

That the application from Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course, for an amendment under Liquor Primary Licence No. 130519 to change the hours of liquor service from 11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to Midnight Sunday to 9:00 a.m. to 1:00 a.m. Monday to Saturday and 9:00 a.m. to Midnight Sunday, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) Council supports the amendment for an increase in liquor service hours as the increase will not have a significant impact on the community*
- (2) Council's comments on the prescribed criteria (set out in Section 53 of the Liquor Control and Licensing Regulations) are as follows:*
 - (a) The potential for additional noise and traffic in the area was considered*
 - (b) The impact on the community was assessed through a community consultation process*
- (3) As the operation of a licenced establishment may affect nearby residents the City gathered the view of the residents 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 instructions on how community comments or concerns could be submitted*

General Purposes Committee
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- (b) *Signage was posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instructions on how community comments or concerns could be submitted*
- (4) *Council's comments and recommendations respecting the views of the residents are as follows:*
 - (a) *That based on the number of letters sent and the lack of response received from all public notifications, Council considers that the amendment is acceptable to the majority of the residents in the area and the community.*

CARRIED

3. BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 9289 – 8555 SEA ISLAND WAY UNIT 120
(File Ref. No. 12-8060-20-9289) (REDMS No. 4700997)

It was moved and seconded

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9289 which amends Schedule A of Bylaw No. 7538 to include the premises at 8555 Sea Island Way Unit 120 among the sites that permit an Amusement Centre to operate with more than 4 amusement machines, be introduced and given first, second and third readings.

The question on the motion was not called as in reply to a query from Committee, Ms. Achiam advised that the proposed bylaw amendment is to permit an increased number of amusement machines at the subject site; also, she commented that computerized games are recognized as Amusement Centres by regulation and by definition, thus necessitating a business regulation bylaw amendment.

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

4. BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 9288 – 5731 NO. 3 ROAD
(File Ref. No. 12-8060-9288) (REDMS No. 4697299)

It was moved and seconded

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9288 which amends Schedule A of Bylaw No. 7538 to include the premises at 5731 No. 3 Road among the sites that permit an Amusement Centre to operate with more than 4 amusement machines, be introduced and given first, second and third readings.

CARRIED

General Purposes Committee
Tuesday, September 8, 2015

COMMUNITY SERVICES DIVISION

5. BRIGHOUSE FIRE HALL NO. 1 PUBLIC ART CONCEPT PROPOSAL

(File Ref. No. 11-7000-09-20-187) (REDMS No. 4691945 v. 4)

It was moved and seconded

That the concept proposal and installation for the Brighthouse Fire Hall No. 1 public artwork by artist Nathan Scott, as presented in the staff report titled "Brighthouse Fire Hall No. 1 Public Art Concept Proposal" from the Director, Arts, Culture and Heritage Services, dated August 12, 2015, be endorsed.

CARRIED

6. KIWANIS TOWERS – THIRD DISBURSEMENT FROM THE AFFORDABLE HOUSING RESERVE FUND TO 7378 GOLLNER AVENUE

(File Ref. No. 08-4057-01) (REDMS No. 4536424 v. 14)

It was moved and seconded

- (1) That, subject to Part 2 below, \$3,961,556 be paid to Richmond Kiwanis Senior Citizens Housing Society (the "Society") towards construction costs associated with 296 subsidized senior housing units at 7378 Gollner Avenue (formerly 6251 Minoru Boulevard) to be used by the Society;*
- (2) That, pursuant to the Contribution Agreement, dated November 9, 2012 and amended March 24, 2015, between the City and the Society, no payment be made by the City until:*
 - (a) substantial completion of all 148 Seniors Housing Units in the second tower as determined by a quantity surveyor retained by and reporting to BC Housing; and*
 - (b) the City grants a final building inspection permitting occupancy of all 148 units;*
- (3) That the Chief Administrative Officer and the General Manager of Community Services be authorized to disburse the amount as stated in Part 1 above; and*
- (4) That the Five-Year Financial Plan (2015-2019) Bylaw be amended to include an additional \$3,961,556 (from the Affordable Housing Reserve Fund) for the City's contribution.*

CARRIED

General Purposes Committee
Tuesday, September 8, 2015

ENGINEERING AND PUBLIC WORKS DIVISION

7. DONATION BINS WITHIN THE CITY OF RICHMOND

(File Ref. No.) (REDMS No. 4582116 v. 13)

Discussion ensued regarding the viability of the proposed donation bin regulations for not-for-profit groups.

In reply to a query from Committee, Jennifer Kube-Njenga, Program Manager, Public Works, advised that under the proposed regulations, bin operators would be given 24-hours to clean up any unsightly or illegal dumping around their donation bins; if compliance is not achieved, the City would undertake the cleanup and charge back the cost for such remedy from the bin operator's damage deposit. Also, she noted that should an organization's damage deposit be used fully for remedial action, the City would require that it be replenished.

Discussion then took place on the potential to limit eligible bin operators, i.e., a registered charity, to those specific to Richmond. It was noted that there are several registered charities that, although are not specific to Richmond, provide services to the community.

The Chair directed staff to incorporate in the Expression of Interest that signage surrounding the bins identify Richmond aspects of a particular organization.

It was moved and seconded

That:

- (1) a fee and permit structure for donation bins on City property, as outlined in Option B of the staff report titled, "Donation Bins within the City of Richmond", dated August 21, 2015 from the Director, Public Works Operations, be endorsed; and*
- (2) staff prepare the required bylaws and bylaw amendments to implement the proposed fee and permit structure.*

CARRIED

8. CLIMATE LEADERSHIP PLAN COMMENTS

(File Ref. No. 10-6125-07-02) (REDMS No. 4704160 v. 2)

It was moved and seconded

That staff provide comments to the Climate Action Secretariat on the provincial "Climate Leadership Plan Discussion Paper," as presented in the staff report titled "Climate Leadership Plan Comments," dated August 20, 2015 from the Director, Engineering.

General Purposes Committee
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The question on the motion was not called as it was suggested that staff incorporate agriculture, a carbon sequester, into the proposed key comments on natural areas preservation.

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

9. VANCOUVER AIRPORT FUEL DELIVERY PROJECT UPDATE

(File Ref. No. 10-6060-01) (REDMS No. 4716394)

In reply to a query from Committee, John Irving, Director, Engineering, advised that the proposed staff comments will be shared with the Vancouver Airport Authority.

Discussion took place on Council's ongoing unanimous opposition to the Vancouver Airport Fuel Delivery Project, and it was suggested that Council's position be conveyed in correspondence regarding the Project. As a result, the following **motion** was introduced:

It was moved and seconded

Notwithstanding City Council's ongoing objection to this project, that the comments regarding the Vancouver Airport Fuel Facility Corporation's application to Port Metro Vancouver for the proposed Fuel Receiving Facility identified in the staff report titled "Vancouver Airport Fuel Delivery Project Update" dated September 1, 2015, from the Director, Engineering, be endorsed for submission to Port Metro Vancouver.

CARRIED

CHIEF ADMINISTRATOR'S OFFICE

10. REVISED UBCM RESOLUTION – PORT METRO VANCOUVER AND AGRICULTURAL LANDS

(File Ref. No. 01-0005-01) (REDMS No. 4714001)

The Chair provided background information regarding the City's relations with Port Metro Vancouver, noting that Council has made numerous attempts to meet with their Board; however, the City was advised that all intergovernmental relations have been delegated to Port Metro Vancouver staff.

It was moved and seconded

That the Federal Port Operations on Agricultural Land Resolution, as proposed in Attachment 2 of the staff report dated August 27, 2015 from the Director, Intergovernmental Relations and Protocol Unit be submitted to the Union of BC Municipalities for their endorsement.

CARRIED

General Purposes Committee
Tuesday, September 8, 2015

11. EMERGENCY PREPAREDNESS

(File Ref. No.)

Discussion took place on the recent windstorm that swept through the Lower Mainland, and on the potential for staff to examine what was learned as a result of the storm in relation to the City's emergency preparedness. As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That staff examine lessons learned as a result of the recent windstorm in relation to the City's emergency preparedness.

CARRIED

Committee then expressed their sincere gratitude to all staff that worked tirelessly throughout the windstorm to ensure the community's safety. It was suggested that a thank you letter be sent to all staff that contributed to remedial activities throughout the windstorm.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:30 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 8, 2015.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Coordinator



Planning Committee

Date: Wednesday, September 9, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au (entered at 4:01 p.m.)
Councillor Carol Day
Councillor Harold Steves (entered at 4:04 p.m.)

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 July 21, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

September 22, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **APPROVAL TO REPLACE HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 8862 WITH TERMINATION OF HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 9286 AND HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 9251**
(File Ref. No. 08-4057-01; 12-8060-20-009251/9286) (REDMS No. 4574655 v. 6)

Joyce Rautenberg, Planner 1, briefed Committee on the proposed agreement, noting that rental rates have been updated to reflect 2013 rental rates.

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Wednesday, September 9, 2015

Cllr. Au entered the meeting (4:01 p.m.).

It was moved and seconded

- (1) *That Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286 be introduced and given first, second, and third readings to authorize the termination, release and discharge of the Housing Agreement entered into pursuant to Housing Agreement (9500 Cambie Road) Bylaw No. 8862 and the repeal of Housing Agreement (9500 Cambie Road) Bylaw No. 8862; and*
- (2) *That Housing Agreement (9500 Cambie Road) Bylaw No. 9251 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached thereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the affordable rental housing units required by Rezoning Application No. 10-557519.*

CARRIED

2. HOUSING AGREEMENT BYLAW NO. 9229 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8151 ANDERSON ROAD (ANDERSON SQUARE HOLDINGS LTD.)

(File Ref. No. 08-4057-01; 12-8060-20-009229) (REDMS No. 4530101 v. 11)

It was moved and seconded

That Bylaw No. 9229 be introduced and given first, second and third readings to permit the City 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 the Development Permit Application DP 13-645286.

CARRIED

3. AFFORDABLE HOUSING CONTRIBUTION RATE AND RESERVE FUND STRATEGY REVIEW – FINAL RECOMMENDATIONS FOR ADOPTION

(File Ref. No. 08-4057-01) (REDMS No. 4630503 v. 5)

Ms. Rautenberg briefed Committee on the proposed Affordable Housing Contribution Rate and Reserve Fund Review, noting that staff have compiled feedback from stakeholders and the public on the matter.

Discussion ensued with regard to a periodic review of the proposed rates. Staff were then directed to review the rates in one year and report back.

Cllr. Steves entered the meeting (4:04 p.m.).

Discussion then ensued with regard to developer contributions to affordable housing in other municipalities

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Wednesday, September 9, 2015

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, added that it is difficult to compare developer contributions from other municipalities, however; the City's policies involving contributions towards affordable housing are clear and transparent and benefits the entire community.

In reply to queries from Committee with regard to implementation of the proposed rates, Ms. Rautenberg advised that, should the proposed rates be approved, in-stream applications will be subject to the existing contribution rates while new applications will be subject to the proposed contribution rates.

It was moved and seconded

- (1) That the proposed rates in the staff report titled, Affordable Housing Contribution Rate and Reserve Fund Strategy Review – Final Recommendations for Adoption, dated July 6, 2015, from the General Manager, Community Services be adopted:*
 - (a) \$2 per square foot from single family subdivision developments;*
 - (b) \$4 per square foot from townhouse developments; and*
 - (c) \$6 per square foot from apartment and mixed use developments involving 80 or less residential units;*
- (2) That development applications received prior to Council's adoption of the proposed policy, be processed under the existing Affordable Housing Strategy policies, provided the application is presented to Council for their consideration within 1 year of the effective date of the revised policy; and*
- (3) That the approved rates undergo periodic review to account for current market conditions and affordable housing demands.*

CARRIED

4. PROPOSED SECONDARY SUITE POLICY AFFORDABLE HOUSING STRATEGY AMENDMENTS FOR SINGLE FAMILY SUBDIVISIONS AND REZONINGS

(File Ref. No. 08-4057-01) (REDMS No. 4571609 v. 16)

Ms. Rautenberg spoke on the proposed Secondary Suite Policy, noting that the proposal was presented to the general public and feedback was received.

Discussion ensued with regard to removing the option for full cash-in-lieu contributions towards the Affordable Housing Reserve Fund for single-family subdivisions and rezonings.

Planning Committee

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In reply to queries from Committee, Wayne Craig, Director, Development, noted that the proposed policy will apply to any size lot. He added that following feedback from the development community, an option for a full cash-in-lieu contribution towards the Affordable Housing Reserve Fund was included for instances where the dimensions of the lot may restrict the ability to provide a secondary suite or where the addition of a secondary suite may be subject to neighbourhood opposition. Mr. Craig further noted that given the City's preference for the development of secondary suites, applicants will be advised that there is a strong preference that suites be provided.

Cathryn Volkering Carlile, General Manager, Community Services, spoke of the proposed policy amendments and noted that the cash-in-lieu contributions from developments help to support other programs in the City.

In reply to queries from Committee, Mr. Erceg advised that the majority of applicants pursue secondary suites and that Council may control the number of cash-in-lieu contributions through rezoning applications.

In reply to queries from Committee, Ms. Carlile noted that the City does not monitor occupancy of secondary suites after construction and auditing occupancy would be difficult to pursue.

Discussion ensued regarding possible incentives for property owners to report occupancy of secondary suites and in reply to queries from Committee, Mr. Erceg noted that incentives such as a reduction in property taxes for owners who report occupancy would be difficult to implement. He added that secondary suites could be occupied by tenants or family members.

Discussion ensued with regard to conducting a survey related to the occupancy of secondary suites in the city.

In reply to queries from Committee, Mr. Erceg noted that significant resources and consultation would be required if the City pursues a more structured policy on the occupancy of secondary suites. He added that the City has moved forward in legitimizing secondary suites and that the City receives approximately 100 to 150 Building Permit applications annually for secondary suites.

Discussion then took place with regard to (i) calculating affordable housing contributions by using the area of the entire lot instead of only the buildable area, (ii) the number of actual rental suites available in the city listed on online classified ads, (iii) legitimizing illegal suites in the city, and (iv) reviewing the proposed policy in one year.

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Wednesday, September 9, 2015

It was moved and seconded

- (1) *That, as per the staff report titled Proposed Secondary Suite Policy Affordable Housing Strategy Amendments for Single Family Subdivisions and Rezoning, dated July 6, 2015, from the General Manager, Community Services; the City's existing Secondary Suite Policy, for all single family rezoning applications being subdivided through a rezoning application, where a density bonusing approach is taken in exchange for a higher density, be amended to require developers to either:*
- (a) *build a secondary suite on 100% of the single family lots subdivided through rezoning applications; or*
 - (b) *build a secondary suite on 50% of the single family lots subdivided through rezoning applications and a cash-in-lieu contribution of \$2 per square foot per total buildable area to the Affordable Housing Reserve Fund from the remaining lot; or*
 - (c) *provide a 100% cash-in-lieu contribution of \$2 to the Affordable Housing Reserve Fund for the total buildable area of single family lots subdivided through rezoning applications that cannot accommodate the provision of built secondary suites; and*
- (2) *That single family rezoning applications received prior to Council's adoption of the proposed policy, be processed under the existing Affordable Housing Strategy policies, provided the application is presented to Council for their consideration within 1 year of the effective date of the revised policy.*

CARRIED

Opposed: Cllr. Au

5. CHILD CARE DEVELOPMENT POLICY AMENDMENT

(File Ref. No. 07-3070-01) (REDMS No. 4586418 v. 3)

The Chair noted that members of Council were able to attend the opening of the Cranberry Children's Centre, where the draft guidelines were utilized during its development. She added that the Child Care Development Policy is a great resource for the community.

It was moved and seconded

That the Child Care Development Policy 4017 be amended as set out in Appendix A of the staff report titled Child Care Development Policy Amendment, dated June 2, 2015, from the General Manager, Community Services.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

6. APPLICATION BY YIN P. MUI FOR REZONING AT 10491 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)

(File Ref. No. 12-8060-20-009213; RZ 13-643655) (REDMS No. 4498681)

Mr. Craig spoke of the proposed application, noting that the two proposed coach houses would be designed in keeping with recent changes to the City's coach house zoning district.

In reply to queries from Committee, Mr. Craig noted that public notification will be sent should the proposed application advance to Public Hearing. He added that, as part of a referral to staff regarding public notification, staff will examine potential options to increase the public notification area beyond the current 50 metre radius requirement.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9213, for the rezoning of 10491 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.

CARRIED

7. APPLICATION BY STEVE DHANDA FOR REZONING AT 3260/3280 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)

(File Ref. No. 12-8060-20-009225; RZ 15-690340) (REDMS No. 4587634)

Mr. Craig commented on the proposed application, noting that the proposed rezoning is consistent with the lot size policy in the area.

In reply to queries from Committee, Mr. Craig noted that there are adjacent duplexes on the west and east side of the site and that staff will provide information on potential duplex and triplex locations in the city in response to a referral from Committee.

Discussion ensued with regard to the subdivision of lots for duplex development and in reply to queries from Committee, Mr. Craig noted that the subdivision would not increase the number of principal dwelling units, however, there would be opportunities to provide of secondary suites.

Discussion then ensued with regard to the potential increase in value of duplex properties and the potential tax implications.

In reply to queries from Committee, Mr. Craig advised that through rezoning, the City is able to receive contributions toward other City programs such as affordable housing and tree planting.

Planning Committee
Wednesday, September 9, 2015

In reply to queries from Committee, Mr. Erceg advised that tax revenue received from duplex development is not necessarily able to offset the City resources required to service the site. He added that the City's 702 Policy allows for duplex sites to be subdivided into two lots.

Discussion then took place with regard to the history of multi-family dwellings in the city.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9225, for the rezoning of 3260/3280 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

CARRIED

8. MANAGER'S REPORT

(i) Row Housing

Discussion ensued with respect to the potential development of row housing in the city.

As a result of the discussion, staff were directed to provide Council with information on and examples of row housing and report back.

In reply to queries from Committee, Mr. Erceg noted that staff are examining other forms of housing. He added that row housing has some drawbacks compared to other forms of multi-family housing since each row house will have a separate title instead of being stratified, and as a consequence would require individual service connections.

(ii) Metro Vancouver Regional Growth Strategy Amendment

Terry Crowe, Manager, Policy Planning, commented on proposed amendments to the Regional Context Statement in Metro Vancouver's Regional Growth Strategy. He advised that Metro Vancouver has invited the City to comment on the proposed amendments, however, since the proposed amendments do not affect the City, no formal response is required.

(iii) Affordable Housing Coordinator

Kim Somerville, Manager Arts Services, wished to welcome Dougal Forteath as the new Affordable Housing Coordinator.

(iv) Communication Tools from Richmond Community Services Advisory Committee (RCSAC)

Ms. Somerville advised that the City received two communication tools from RCSAC. She added that reports will be coming forward regarding the Richmond Youth Media Program and the Social Services Space Needs Survey and Assessment Results.

Planning Committee
Wednesday, September 9, 2015

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:40 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
9, 2015.

Councillor Linda McPhail
Chair

Biason, Evangel
Auxiliary Committee Clerk



To:	General Purposes Committee	Date:	August 12, 2015
From:	Cecilia Achiam, MCIP, BCSLA Director, Performance and Compliance	File:	12-8275-05/2015-Vol 01
Re:	Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course 5460 No. 7 Road		

Staff Recommendation

That the application from Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course, for an amendment to add a *patron participation endorsement* under Food Primary Licence No.129629, in order to offer entertainment in the form of live bands and recorded music for dancing, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

1. Council supports the amendment of an endorsement for patron participation as the issuance will not pose a significant impact on the community.
2. Council comments on the prescribed criteria (set out in Section 53 of the Liquor Control and Licensing Regulations) are as follows:
 - a. The potential for additional noise and traffic in the area was considered.
 - b. The impact on the community was assessed through a community consultation process.
 - c. Given that there has been no history of non-compliance with the operation, the amendment to permit patron participation under the Food Primary Licence should not change the establishment so that it is operated in a manner that is contrary to its primary purpose as a golf course and food and beverage establishment.
3. As the operation of a licenced establishment may affect nearby residents the City gathered the view of residents 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 instructions on how community comments or concerns could be submitted.
 - 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



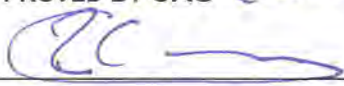
application and instructions on how community comments or concerns could be submitted.

4. Council's comments and recommendations respecting the views of the residents are as follows:

- a. That based on the number of letters sent and the lack of response received from all public notifications, Council considers that the amendment is acceptable to the majority of the residents in the area and the community.



Cecilia Achiam, MCIP, BCSLA
Director, Performance and Compliance
(604-276-4122)

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 
APPROVED BY CAO (Deputy) 	

Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the Liquor Control and Licensing Act (the “Act”) and the Regulations made pursuant to the Act.

This report deals with an application submitted to LCLB and to the City of Richmond by Rising Tide Consultants on behalf of their client Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course (the Applicant) for City support to allow patron participation under its Food Primary Liquor Licence No. 129629. The proposed patron participation endorsement will enable customers to be entertained and dance to live and recorded music.

Local Government has been given the opportunity to provide comments and recommendations to the LCLB with respect to liquor licence applications and amendments. For amendments to Food Primary licences the process requires Local Government to provide comments with respect to the following criteria:

- the potential for noise,
- the impact on the community; and
- whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose.

Analysis

The Applicant’s establishment is located in east Richmond and has operated an 18 hole golf course, restaurant and banquet room from 5460 No. 7 Road since 1989.

The zoning for the property is Golf Course (GC) and the business use of a golf course and food and beverage establishments are consistent with the permitted uses for this zoning district. The property is bounded to the north by Highway 91 to the west and east by farmland and to the south by single family residential housing.

The letter of intent submitted by the Applicant indicates that they are requesting the patron participation endorsement to enable them to offer entertainment to their clients and that the endorsement will not impact the community nor will the business be operated contrary to its primary purpose of a golf club and restaurant.

Summary of Application and Comments

The city’s process for reviewing applications for liquor related permits is prescribed by the Development Application Fee’s bylaw no. 8951, which under section 1.8.1 calls for;

*1.8.1 Every **applicant** seeking approval from the **City** in connection with:*

- (a) *a licence to serve liquor under the Liquor Control and Licensing Act and Regulations; or*
- (b) *any of the following in relation to an existing licence to serve liquor:*
 - (i) *addition of a patio;*
 - (ii) *relocation of a licence;*
 - (iii) *change of hours; or*
 - (iv) *patron participation*

must proceed in accordance with subsection 1.8.2.

*1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:*

- (b) *post and maintain on the subject property a clearly visible sign which indicates:*
 - (i) *type of licence or amendment application;*
 - (ii) *proposed person capacity;*
 - (iii) *type of entertainment (if application is for patron participation entertainment); and*
 - (iv) *proposed hours of liquor service; and*
- (c) *publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.*

The required signage was posted on May 20, 2015, and the three ads were published in a local newspaper May 21, 28 and June 4, 2015.

In addition to the advertised public notice requirements set out in Section 1.8.2, staff have adapted from a prior bylaw requirement, the process of the City sending letters to businesses, residents and property owners within a 50-metre radius of the establishment (Attachment 1). This letter provides details of the proposed liquor licence application and requests the public to communicate any concerns to the City.

There are 35 properties identified within the consultation area. On May 21, 2015, letters were sent to 45 residents and property owners to gather their view on the application.

All public consultations ended June 26, 2015, and no responses were received from the public.

Potential for Noise

Staff believe that there would be no noticeable increase in noise if the entertainment endorsement is supported.

Potential for Impact on the Community

Based on the lack of any negative public feedback staff is of the opinion that there would be no impact on the community associated with the amendment.

Potential to operate contrary to its primary purpose

Staff are of the opinion that due to a lack of any non-compliance issues related to the operation of this business, there would be minimal potential of the business being operated in a manner that would be contrary to its primary purpose.

Other agency comments

As part of the review process, staff requested comments from Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue, Richmond Joint Task Force, the City Building Permit and Business Licence Departments. These agencies generally provide comments on the compliance history of the applicant's operations and premises.

No objections to the application were received from any of the above mentioned agencies and divisions.

Financial Impact

None

Conclusion

Following the public consultation period, staff reviewed the Food Primary Liquor Licence amendment application against the legislated review criteria and recommends City Council support the application for a patron participation endorsement. The amendment is not expected to increase noise or have a negative impact on the community nor result in the Applicant operating the business contrary to its primary purpose.



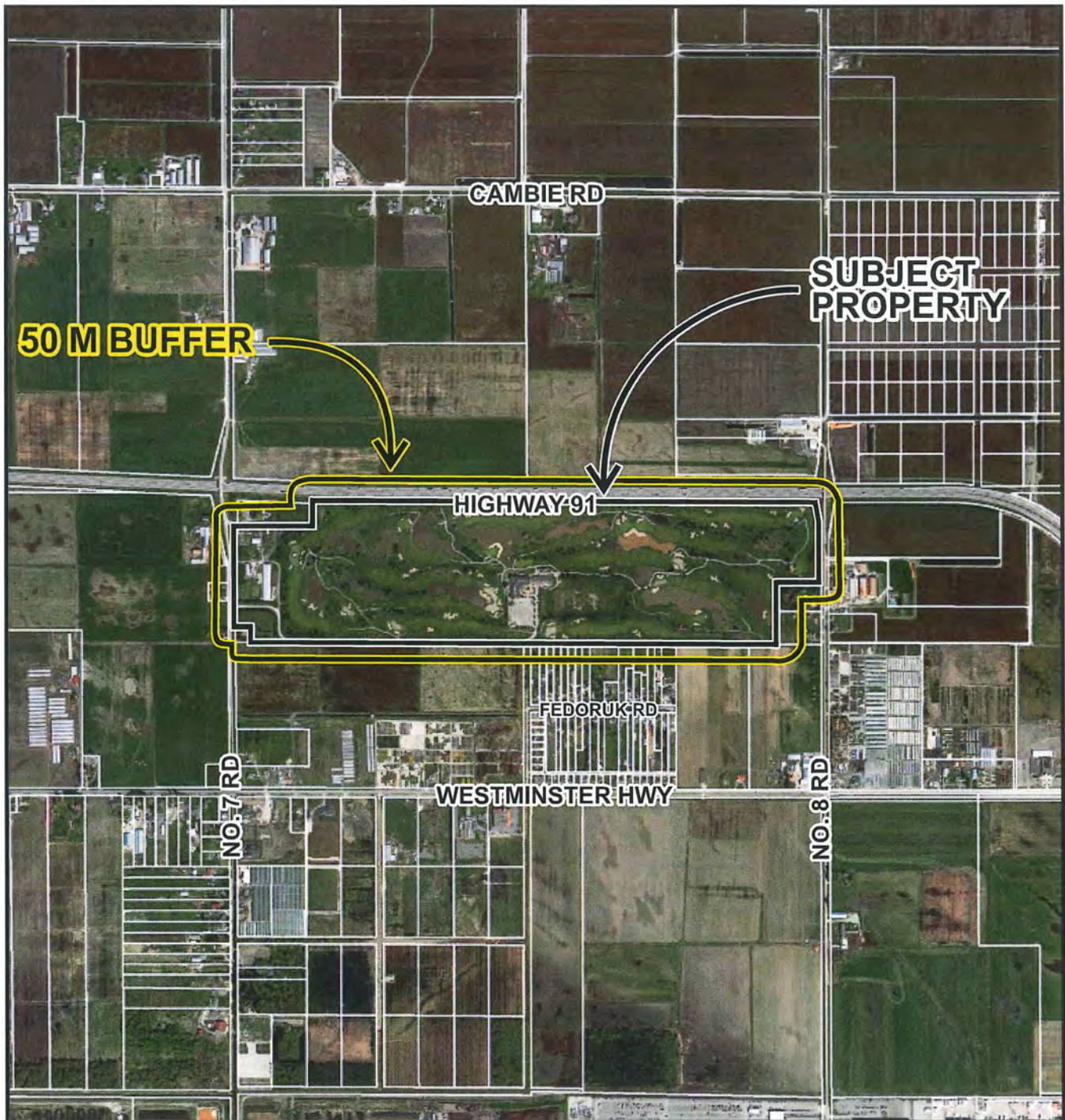
Joanne Hikida
Supervisor Business Licence
(604-276-4155)

JMH:jmh

Att. 1: Site Map with 50 metre buffer



City of
Richmond



5460 No. 7 Road

Original Date: 08/12/15

Revision Date:

Note: Dimensions are in METRES

CNCL - 310



To:	General Purposes Committee	Date:	August 14, 2015
From:	Cecilia Achiam, MCIP, BCSLA Director, Performance and Compliance	File:	
Re:	Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course 5460 No. 7 Road		

Staff Recommendation




That the application from Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course, for an amendment under Liquor Primary Licence No. 130519 to change the hours of liquor service **from** 11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to Midnight Sunday **to** 9:00 a.m. to 1:00 a.m. Monday to Saturday and 9:00 a.m. to Midnight Sunday, be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

1. Council supports the amendment for an increase in liquor service hours as the increase will not have a significant impact on the community.
2. Council's comments on the prescribed criteria (set out in Section 53 of the Liquor Control and Licensing Regulations) are as follows:
 - a. The potential for additional noise and traffic in the area was considered.
 - b. The impact on the community was assessed through a community consultation process.
3. As the operation of a licenced establishment may affect nearby residents the City gathered the view of the residents 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 instructions on how community comments or concerns could be submitted.
 - b. Signage was posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instructions on how community comments or concerns could be submitted.

4. Council's comments and recommendations respecting the views of the residents are as follows:
 - a. That based on the number of letters sent and the lack of response received from all public notifications, Council considers that the amendment is acceptable to the majority of the residents in the area and the community.



Cecilia Achiam, MCIP, BCSLA
 Director, Performance and Compliance
 (604-276-4122)

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 
APPROVED BY CAO (Deputy). 	

Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the Liquor Control and Licensing Act (the “Act”) and the Regulations made pursuant to the Act.

This report deals with an application submitted to LCLB and to the City of Richmond by Rising Tide Consultants on behalf of their client Mayfair Lakes Management Corporation, doing business as Mayfair Lakes Golf Course (the Applicant) for City support for amendment to their Liquor Primary Licence No. 130519 to;

change the hours of liquor service *from* 11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to Midnight Sunday *to* 9:00 a.m. to 1:00 a.m. Monday to Saturday and 9:00 a.m. to Midnight Sunday.

Local Government has been given the opportunity to provide comments and recommendations to the LCLB with respect to liquor licence applications and amendments. For amendments to Liquor Primary licences, the process requires Local Government to provide comments with respect to the following criteria:

- the potential for noise; and
- the impact on the community.

Analysis

The Applicant’s establishment is located in east Richmond and has operated an 18 hole golf course, restaurant and banquet room from 5460 No. 7 Road since 1989.

The zoning for the property is Golf Course (GC) and the business use of a golf course and food and beverage establishments are consistent with the permitted uses for this zoning district. The property is bounded to the north by Highway 91 to the west and east by farmland and to the south by single family residential housing.

The letter of intent submitted by the Applicant indicates that they are requesting the amendment to the hours of liquor service to better accommodate the needs of the early morning golfers and for tournaments and events held at the golf course that have early morning starts.

Summary of Application and Comments

The city’s process for reviewing applications for liquor related permits is prescribed by the Development Application Fee’s bylaw no. 8951, which under section 1.8.1 calls for;

*1.8.1 Every **applicant** seeking approval from the **City** in connection with:*

- (a) a licence to serve liquor under the Liquor Control and Licensing Act and Regulations; or*

- (b) *any of the following in relation to an existing licence to serve liquor:*
 - (i) *addition of a patio;*
 - (ii) *relocation of a licence;*
 - (iii) *change of hours; or*
 - (iv) *patron participation*

must proceed in accordance with subsection 1.8.2.

*1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:*

- (b) *post and maintain on the subject property a clearly visible sign which indicates:*
 - (i) *type of licence or amendment application;*
 - (ii) *proposed person capacity;*
 - (iii) *type of entertainment (if application is for patron participation entertainment); and*
 - (iv) *proposed hours of liquor service; and*
- (c) *publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.*

The required signage was posted on May 20, 2015, and the three ads were published in a local newspaper May 21, 28 and June 4, 2015.

In addition to the advertised public notice requirements set out in Section 1.8.2, staff have adapted from a prior bylaw requirement, the process of the City sending letters to businesses, residents and property owners within a 50-metre radius of the establishment (Attachment 1). This letter provides details of the proposed liquor licence application and requests the public to communicate any concerns to the City.

There are 35 properties identified within the consultation area. On May 21, 2015, letters were sent to 45 residents and property owners to gather their view on the application.

All public consultations ended June 26, 2015, and no responses were received from the public.

Potential for Noise

Staff believe that there would be no noticeable increase in noise if the increase in liquor service hours is supported.

Potential for Impact on the Community

Based on the lack of any negative public feedback staff is of the opinion that there would be no impact on the community associated with the amendment.

Other agency comments

As part of the review process, staff requested comments from Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue, Richmond Joint Task Force, the City Building Permit and Business Licence Departments. These agencies generally provide comments on the compliance history of the applicant's operations and premises.

No objections to the application were received from any of the above mentioned agencies and divisions.

Financial Impact

None

Conclusion

Following the public consultation period, staff reviewed the Liquor Primary Licence amendment application against the legislated review criteria and recommends Council support the amendment to increase liquor service hours as the amendment is not expected to increase noise or have a negative impact on the community.



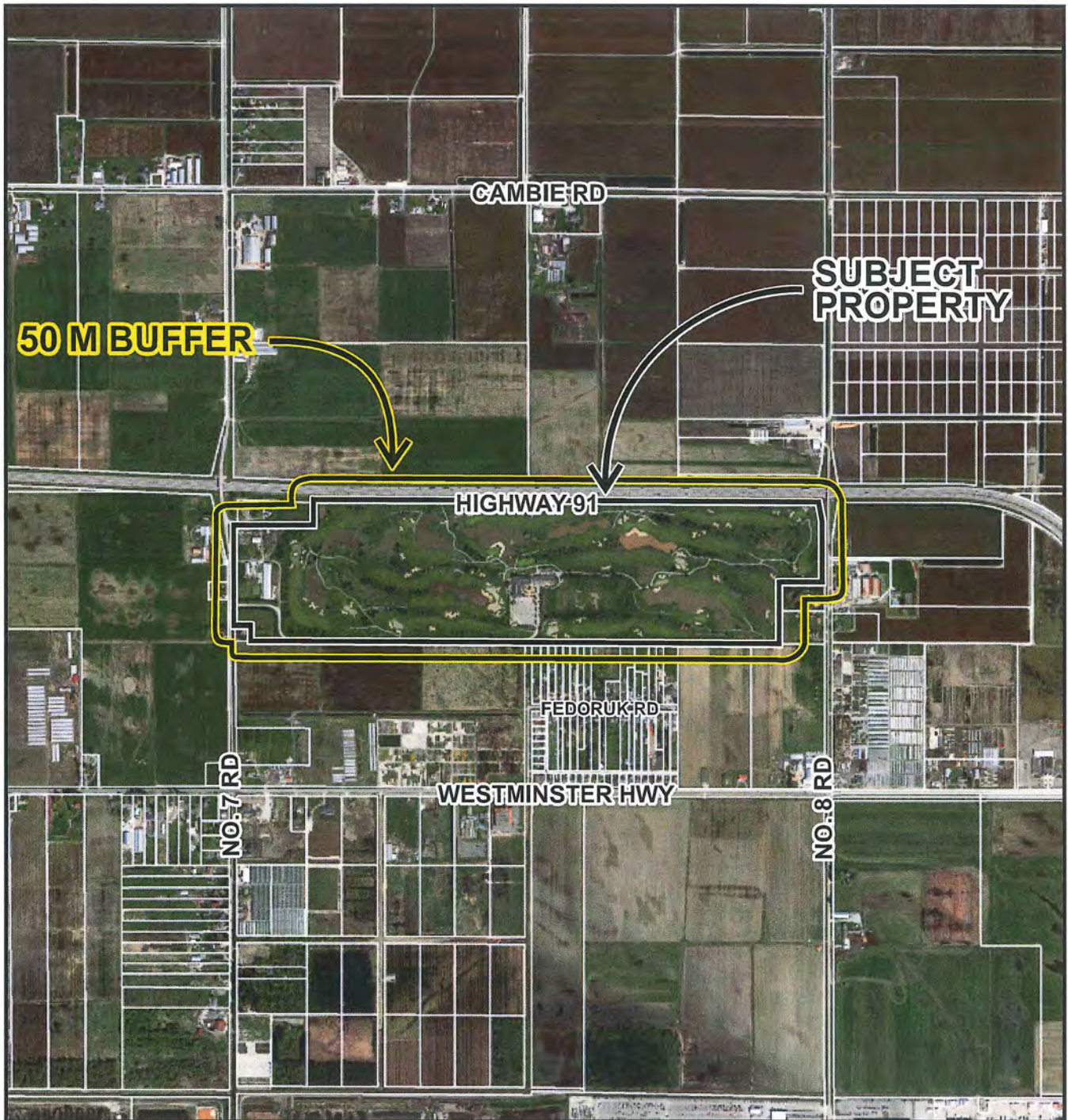
Joanne Hikida
Supervisor Business Licence
(604-276-4155)

JMH:jmh

Att. 1: Site Map with 50 metre buffer



City of
Richmond



5460 No. 7 Road

Original Date: 08/12/15

Revision Date:

Note: Dimensions are in METRES

CNCL - 316



City of Richmond

Report to Committee

To: General Purposes Committee Date: August 19, 2015
From: Cecilia Achiam, MCIP, BCSLA File:
Director, Performance and Compliance
Re: **Business Regulation Bylaw No. 7538, Amendment Bylaw 9289**
8555 Sea Island Way Unit 120

Staff Recommendation

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9289 which amends Schedule A of Bylaw No. 7538 to include the premises at 8555 Sea Island Way Unit 120 among the sites that permit an Amusement Centre to operate with more than 4 amusement machines, be introduced and given first, second and third readings.

Cecilia Achiam, MCIP, BCSLA
Director, Performance and Compliance
(604-276-4122)

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

Staff Report

Origin

Amongst the regulated businesses in Richmond are Amusement Centres that contain Amusement Machines, which are defined in the Business Regulation Bylaw No. 7538 as:

A machine on which mechanical, electrical, automatic or computerized games are played for amusement or entertainment, and for which a coin or token must be inserted or a fee charged for use, and includes machines used for the purposes of gambling.

Business Regulation Bylaw No. 7538 restricts a business premise to only 4 amusement machines unless the location is listed in Schedule A of the bylaw.

This report deals with an application received from Kai Du (the Applicant) operating as Victoria Cyber Cafe, to operate a internet café with 70 machines from premises located at 8555 Sea Island Way Unit 120. This premise is not on the list of approved addresses that allows an operation to have more than 4 amusement machines.

Analysis

By regulation and definition, Internet Cafes with more than 4 machines used to play computerized games are recognized as Amusement Centres. These businesses generally use networked computers for the purposes of playing games on the Internet amongst a group of individuals.

The location at which the Applicant intends to operate is zoned Auto-Oriented Commercial District (CA) which permits among other uses, Amusement Centres. The premise is located in a single level strip mall and other businesses operating in the mall are a paint shop, computer shop, liquor store and fast food take-out operation. The areas to the south and east are under re-development and upon completion of construction will be a mix of commercial and residential uses. To the north and east are more commercial businesses including a hotel (Attachment 1).

The City has imposed regulations including restricted operating hours, which Amusement Centres must adhere to and this type of regulated use is one that the Richmond Special Task Force Team inspects from time to time to ensure compliance to the regulations.

The RCMP were contacted and have responded that they have no concerns with the application.

The Applicant will be required to ensure that the premises meets all building, health and fire codes before a Business Licence would be issued.

Financial Impact

None.

August 19, 2015

- 3 -

Conclusion

Amusement Centres are regulated under the City's Business Regulation Bylaw No. 7538 and staff are recommending that the Applicant's request for 8555 Sea Island Way Unit 120 be added to Schedule A of the bylaw to allow more than 4 amusement machines to be operated.



Joanne Hikida
Supervisor Business Licence
(604-276-4155)

JMH:jmh

Att. 1: Aerial View

City of Richmond Interactive Map



39.8 0 19.90 39.8 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© City of Richmond

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**Business Regulation Bylaw No. 7538
Amendment Bylaw No. 9289**

The Council of the City of Richmond enacts as follows:

1. That Business Regulation Bylaw No. 7538, as amended, is further amended by adding the following in Schedule A after item 37:

	Civic Address	Civic Number	Original Bylaw Reference
37.A	Sea Island Way	8555-Unit 120	9289

2. This Bylaw is cited as "**Business Regulation Bylaw No. 7538, Amendment Bylaw 9289**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: General Purposes Committee
From: Cecilia Achiam, MCIP, BCSLA
Director, Performance and Compliance
Date: August 17, 2015
File: 12-8275-01/2015-Vol
01
Re: **Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9288**
5731 No. 3 Road

Staff Recommendation

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9288 which amends Schedule A of Bylaw No. 7538 to include the premises at 5731 No. 3 Road among the sites that permit an Amusement Centre to operate with more than 4 amusement machines, be introduced and given first, second and third readings.

Cecilia Achiam, MCIP, BCSLA
Director, Performance and Compliance
(604-276-4122)

REPORT CONCURRENCE		
ROUTED TO: Law	CONCURRENCE 	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO (Deputy),

Staff Report

Origin

Amongst the regulated businesses in Richmond are Amusement Centres that contain Amusement Machines, which are defined in the Business Regulation Bylaw No. 7538 as:

A machine on which mechanical, electrical, automatic or computerized games are played for amusement or entertainment, and for which a coin or token must be inserted or a fee charged for use, and includes machines used for the purposes of gambling.

Business Regulation Bylaw No. 7538 restricts a business premise to only 4 amusement machines unless the location is listed in Schedule A of the bylaw.

This report deals with an application received from Ming Yang (the Applicant) operating as Yeezy Entertainment Ltd., to operate a internet café with 130 machines from premises located at 5731 No. 3 Road. This premise is not on the list of approved addresses that allows an operation to have more than 4 amusement machines.

Analysis

By regulation and definition, Internet Cafes with more than 4 machines used to play computerized games are recognized as Amusement Centres. These businesses generally use networked computers for the purposes of playing games on the Internet amongst a group of individuals.

The location at which the Applicant intends to operate is zoned Auto-Oriented Commercial District (CA) which permits among other uses, Amusement Centres. The premise is a one level building that is currently is being used by a newspaper publication business. The area surrounding the premises is a mix of commercial businesses that cater to the day-to-day needs of the general public (Attachment 1).

The City has imposed regulations including restricted operating hours, which Amusement Centres must adhere to and this type of regulated use is one that the Richmond Special Task Force Team inspects from time to time to ensure compliance to the regulations.

The RCMP were contacted and have responded that they have no concerns with the application.

The Applicant will be required to ensure that the premises meets all building, health and fire codes before a Business Licence would be issued.

Financial Impact

None.

August 17, 2015

- 3 -

Conclusion

Amusement Centres are regulated under the City's Business Regulation Bylaw No. 7538 and staff are recommending that the Applicant's request for 5731 No. 3 Road be added to Schedule A of the bylaw to allow more than 4 amusement machines to be operated.

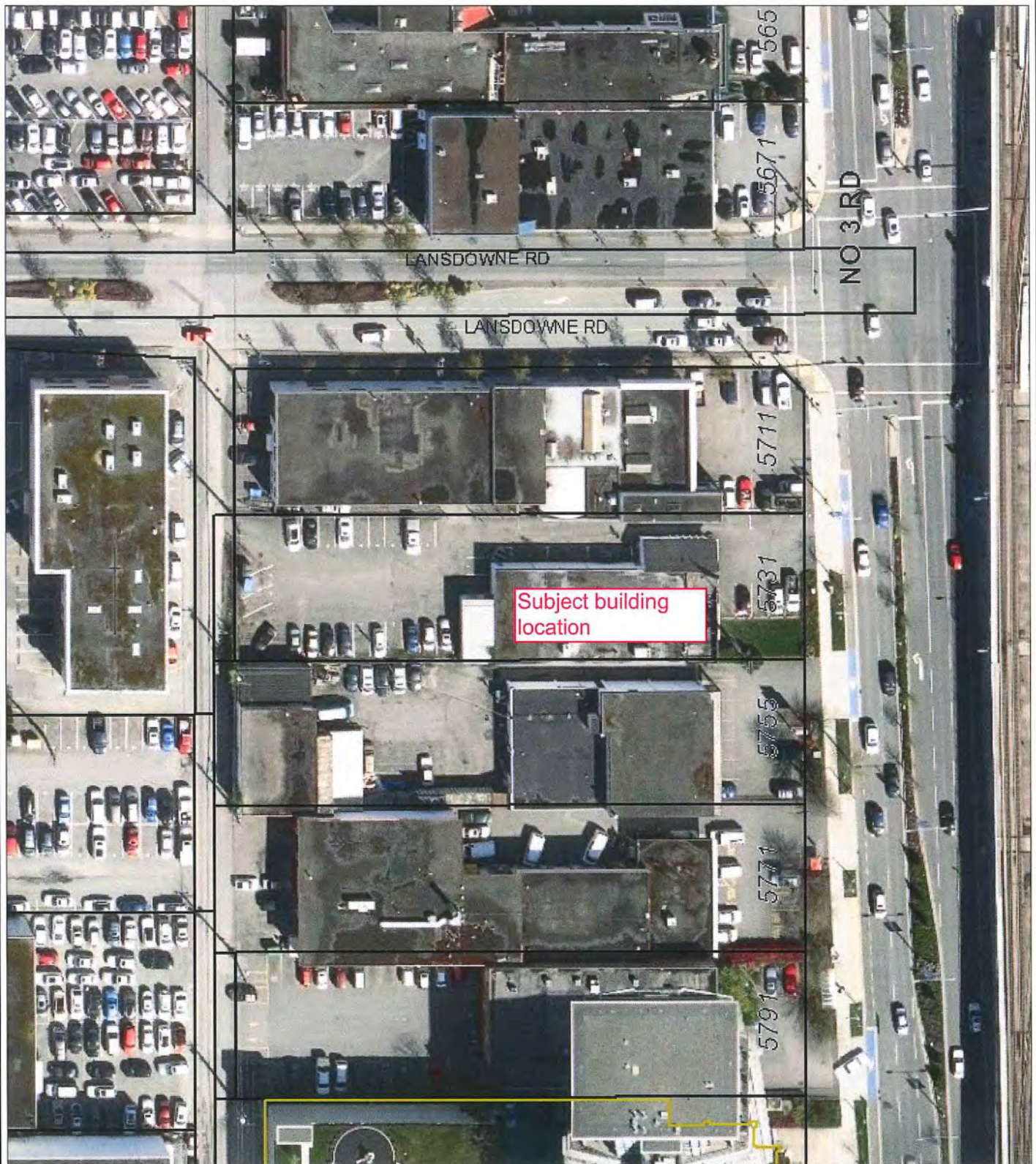


Joanne Hikida
Supervisor Business Licence
(604-276-4155)

JMH:jmh

Att. 1: Aerial View

City of Richmond Interactive Map



39.8

0

19.90

39.8 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© City of Richmond

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**Business Regulation Bylaw No. 7538
Amendment Bylaw No. 9288**

The Council of the City of Richmond enacts as follows:

1. That Business Regulation Bylaw No. 7538, as amended, is further amended by adding the following in Schedule A after item 34:

	Civic Address	Civic Number	Original Bylaw Reference
34.A	No. 3 Road	5731	9288

2. This Bylaw is cited as **“Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9288”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER



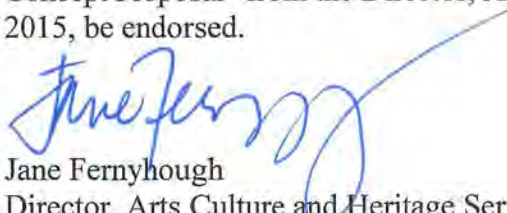
City of Richmond

Report to Committee




To: General Purposes Committee **Date:** August 12, 2015
From: Jane Fernyhough
Director, Arts, Culture and Heritage Services **File:** 11-7000-09-20-187/Vol
01
Re: **Brighthouse Fire Hall No. 1 Public Art Concept Proposal**

Staff Recommendation

That the concept proposal and installation for the Brighthouse Fire Hall No. 1 public artwork by artist Nathan Scott, as presented in the staff report titled "Brighthouse Fire Hall No. 1 Public Art Concept Proposal" from the Director, Arts, Culture and Heritage Services, dated August 12, 2015, be endorsed.


Jane Fernyhough
Director, Arts Culture and Heritage Services
(604-276-4288)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Project Development Fire-Rescue	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO (DEPUTY) 

Staff Report

Origin

At the October 14, 2014 Council meeting, Council formally endorsed the Minoru Civic Precinct Public Art Plan as the guiding plan for public art opportunities in the Minoru Civic Precinct, including the proposed Brighthouse Fire Hall No. 1.

This report presents the recommended artwork concept proposal for the exterior site opportunity commission for Brighthouse Fire Hall No. 1, a significant artwork to visually activate the important north east corner of Granville Avenue and Gilbert Road.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

Analysis

Minoru Civic Precinct Public Art Plan Vision for Brighthouse Fire Hall No. 1

Brighthouse Fire Hall No. 1 occupies an important place in Richmond's civic life at the corner of Granville Avenue and Gilbert Road. The new fire hall will serve as Richmond Fire-Rescue's Headquarters (with the offices for the Senior Fire Chiefs, Managers, Administration, Fire Prevention and Public Education) as well as a fully operational fire hall to provide emergency response services. Guiding principles for the artwork were contributed by stakeholders at a workshop held at City Hall and included:

- tradition, dedication
- honour, pride
- recognition of place, history
- camaraderie
- protection, safety, security
- professionalism

Terms of Reference – Brighthouse Fire Hall No. 1

The Public Art Terms of Reference for the Brighthouse Fire Hall No. 1 public artwork describes the art opportunity, site description, scope of work, budget and selection process (Attachment 1). The Terms of Reference were reviewed and endorsed by the Public Art Advisory Committee on April 21, 2015. An open artist call for submissions was issued on May 4, 2015, with a deadline of May 28, 2015. Eligibility was for professional artists residing in Canada, with a relevant expertise in creating bronze sculptures.

Brighthouse Fire Hall No. 1 - Public Art Artist Selection Process

Following the Public Art Program's administrative procedures for artist selection for civic public art projects, a selection panel consisting of artists and Richmond residents was appointed.

Members of the selection panel included:

- Adrienne Moore, Artist
- Ruth Beer, Artist
- Bill Miloglav, Artist and Firefighter, Retired
- Jason Wegman, Design Team Landscape Architect
- Jay Lin, Design Team Architect

Members of the City project development team, public art staff and representatives from Richmond Fire-Rescue attended as observers to provide background and to respond to technical questions from the selection panellists.

On June 10, 2015, the selection panel reviewed the artist submissions of the 19 artists who responded to the Open Call to Artists residing in Canada and shortlisted four artists for further consideration. The shortlisted artists were requested to prepare scale models or other forms of design drawings to represent their concept proposals for the commission, and to present these to the selection panel at an interview.

Recommended Artist

On June 30, 2015, following the presentations and interviews of the four shortlisted artists, the public art selection panel reached a consensus and recommended Nathan Scott of Victoria, BC for the Brighthouse Fire Hall No. 1 public artwork commission. The Public Art Advisory Committee supports the Selection Panel's artist recommendation. The artist's resume and examples of past work are included in Attachment 2.

Recommended Public Art Concept Proposal

On July 21, 2015, the Public Art Advisory Committee reviewed the clay model of a gender neutral firefighter in motion wearing full gear and holding an axe and fire hose (Attachment 3) and endorsed the public art concept proposed by Nathan Scott.

The proposed exterior location for the artwork is on the southwest corner of the site at Granville Avenue and Gilbert Road, placed back from the sidewalk and integrated into the landscape design. The artwork will be comprised of a full-scale three-dimensional sculpture of a uniformed firefighter in action, set flush with the ground surface.

The artist has worked successfully with a variety of groups to bring their occupation, passion and history to the forefront. For this project, the firefighter sculpture is based on the themes of:

Strength, bravery, resolve, commitment and capturing the moment of pride, strength, and awareness of the firefighter's contributions to our society and community: past, present and future.

Next Steps

The artist will meet with representatives of Richmond Fire-Rescue to confirm details of the firefighting equipment and gear, down to the detailed level of insignias and buttons. The overall stature will be reflective of the average height of either a male or female firefighter.

A technical review and coordination phase with the architect-led design team will be included with the design development phase of the artwork. The artist, design consultants, and City staff will continue to meet to review construction coordination and implementation budgets. Any repairs or maintenance required for the artwork will be the responsibility of the Public Art Program.

Financial Impact

There is no new financial impact for this project.

The approved budget of \$111,000, funded from 1% of the total construction budget for Brighthouse Fire Hall No. 1, includes up to \$75,000 plus GST for artist fees, design, fabrication and installation of artwork, including all related artist expenses. The remaining funds of \$36,000 will remain in the Capital Project's Public Art Budget for the concrete foundation and lighting for the art work, artist residency commissions and /or exhibitions within the fire hall, administrative expenses and project contingency.

Conclusion

The new Brighthouse Fire Hall No. 1 will serve the public for generations to come. The proposed firefighter statue by Nathan Scott will serve as a lasting commemoration to Richmond Fire-Rescue, create a distinctive public space and enhance the sense of community, place and civic pride.

Staff recommend that Council endorse the proposed concept and installation of the Brighthouse Fire Hall No. 1 public artwork, by artist Nathan Scott, as presented in this report.



Eric Fiss
Public Art Planner
(604-247-4612)

- Att. 1: Public Art Terms of Reference for Brighthouse Fire Hall No. 1
2: Recommended Artist Background
3: Concept Proposal for Brighthouse Fire Hall No. 1 Public Artwork

Brighthouse Fire Hall No. 1**Artist Call for Commemorative Exterior Bronze Sculpture**

May 2015

BUDGET: \$75,000 CAD

[Budget is inclusive of design, fabrication, travel and relevant taxes. Site preparation, plinth, and foundations by the City of Richmond]

ELIGIBILITY: open to professional artists and artist teams residing in Canada.

DEADLINE: 5:00 PM PST ON THURSDAY, MAY 28, 2015

OPPORTUNITIES

The City of Richmond Public Art Program, in partnership with the Richmond Fire-Rescue Service, seeks an artist to create an exterior three dimensional bronze sculpture as part of the reconstruction of Brighthouse Fire Hall No. 1. The sculpture can consist of multiple components. The artwork will create an identity for Richmond's Fire-Rescue – honouring the firefighters' service and connection to community. The artwork will be located on a prominent landscaped edge at the intersection of Granville Street and Gilbert Road and will be highly visible by pedestrians and on-coming traffic.

The bronze sculpture shall be compelling and representative of the contributions of Richmond Fire-Rescue Service to the City past and present – a legacy of comradery, protection, education, and response. The completed figurative sculpture is intended to be cast to a human scale and should convey a sense of positive identity for the Richmond Fire-Rescue. The gender and race of the figure shall be disguised by the appropriate firefighter uniform, including mask, helmet, turn out jacket, pants, and boots. The figure or figures shall be in a pose that is reflective of the activities and services of a firefighter in action.

BACKGROUND

The Richmond Fire Department was established as an all-volunteer force in 1897 (in response to the growing population and canning industry in Steveston), and was exclusively operated by volunteer firefighters from the community until the 1950's. The sacrifices these volunteers made, their courage and dedication, established the foundation for today's professional Fire-Rescue Service.

Richmond Fire-Rescue now employs over 220 professional firefighters and administration staff committed to a department that values diversity and inclusion and who's direction and services are guided by the mission "To protect and enhance the City's livability through service excellence in prevention, education, and emergency response."

The Brighthouse Fire Hall No.1 occupies an important place in Richmond's civic life at the corner of Granville Avenue and Gilbert Road. The new fire hall will serve as the Richmond Fire-Rescue's Headquarters (with the Senior Chiefs, Managers, Administration, Fire Prevention, Public Education) as well as a fully operational fire hall to provide emergency response services.

The design team consultants include Hughes Condon Marler Architects and PWL Partnership.

RESEARCH THE CLIENT

[RESEARCH THE MINORU CIVIC PRECINCT DEVELOPMENT](#)

[RESEARCH THE CITY OF RICHMOND PUBLIC ART PROGRAM](#)

[READ THE MINORU CIVIC PRECINCT ART PLAN](#)

ARTIST SELECTION SCHEDULE*

Deadline for Entry: May 28, 2015

Finalist Notification: June 15, 2015

Finalist Concept Proposals and Interviews June 30, 2015

PROJECT DESIGN SCHEDULE*

Design Contracts Issued: July 2015

Final Design/Documentation July - August 2015

Artwork Implementation September 2015 – November 2016

*Schedules are subject to change

ARTIST SELECTION PROCESS

One artist or artist team will be selected for this commission through an open selection process coupled with finalist concept proposals and interviews. Artists invited to apply for this call should have a strong body of work that incorporates realistic or representational imagery. A selection panel comprised of three art professionals and two representatives, (acting as panel advisors from the Richmond Fire-Rescue Service) will review all applicant materials. Based on the selection criteria listed below, the panel will select up to three short listed artists to produce a concept proposal. The short listed artists will each receive a \$750 artist fee to produce a concept proposal.

The shortlisted artists will be invited to present their concept proposals and to discuss past approaches and working methods with the panel and answer questions relating to this type of project. On the basis of the presentations and interviews, the selection panel will then recommend one artist or artist team for the commission. The panel reserves the right to make no selection from the submitted applications or finalist interviews. Out-of-town finalists will be reimbursed for travel and lodging expenses to attend the interview and orientation in Richmond, British Columbia, Canada. If applying as a team, the allowance for travel may not fully reimburse all team members.

SELECTION CRITERIA

The artists/teams will be selected based on the following qualifications/criteria:

- Quality and strength of past work, working in bronze as demonstrated in submitted application materials;
- Strong technical skills as demonstrated in artwork that incorporates realistic imagery;
- Interest in or experience in developing artworks within landscape, including coordination and collaboration with project representatives;
- Availability to begin work in July 2015.

ELIGIBILITY

Open only to professional artists or artist teams residing in Canada. City of Richmond staff and its Public Art Advisory Committee members, selection panel members, project personnel and immediate family members of any of the above are not eligible to apply.

APPLICATION MATERIALS

Please submit only one (1) PDF file with all supporting documents. File should not exceed 5MB.

1. INFORMATION FORM — Applicant contact information form.
2. RESUMÉ — Two-page (maximum) current professional resume. Teams should include two-page resumes for all members as one document. PDF format.
3. STATEMENT OF INTEREST — 300 words (or less) that explain why the artist/team is interested in this opportunity and how their practice relates to this project and the posted selection criteria. If applying as a team please address how team members work together in the statement of interest. PDF format.
4. DIGITAL IMAGE WORK SAMPLES — Applicants must submit up to 10 samples of past work that best illustrate their qualifications for this project. Please incorporate all images in one PDF file. If applying as a team, the team submits no more than 10 images.

If possible, please list the title, date of completion, project budget, and dimensions of each work sample on the image page itself. Otherwise, a separate numbered image list will be acceptable.

DEADLINE: REQUIRED MATERIALS MUST BE RECEIVED NO LATER THAN 5:00 P.M. PST ON THURSDAY, MAY 28, 2015.

QUESTIONS?

For questions regarding the project and City of Richmond Public Art Program, please contact:

Eric Fiss
efiss@richmond.ca
604.247.4612



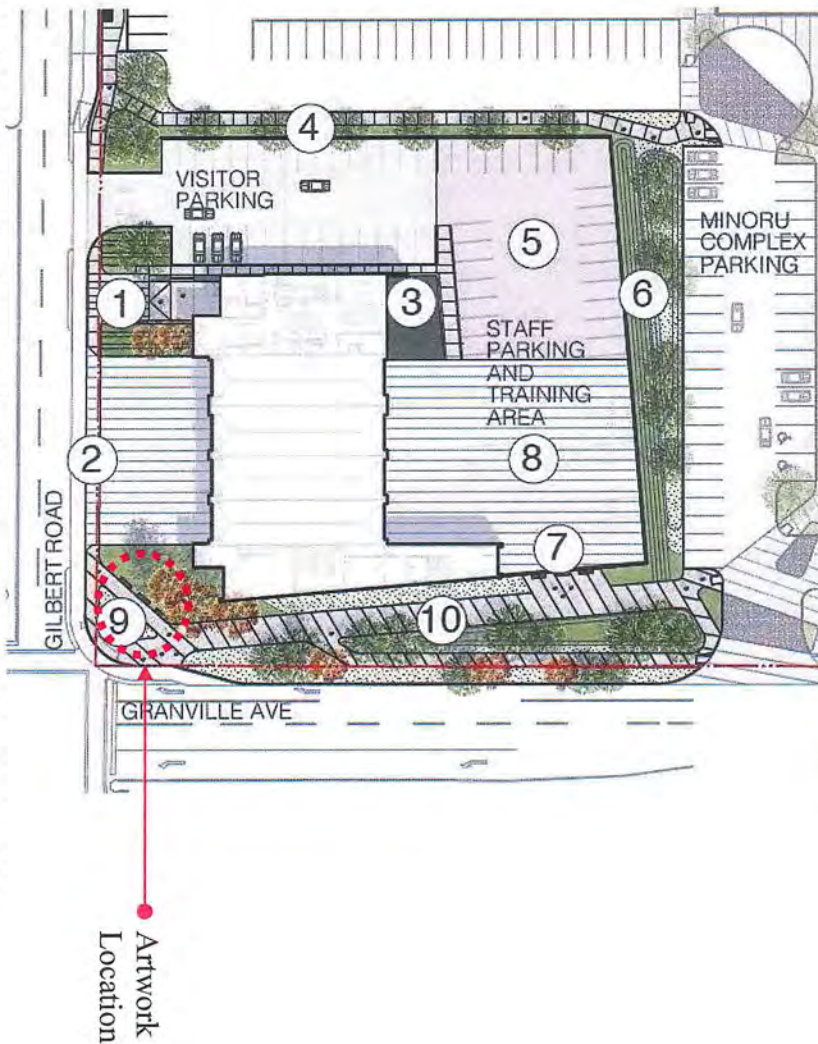
Figure 1. Architectural rendering at the corner of Gilbert Road and Granville Avenue.



Figure 2. Architectural rendering on Gilbert Road.

Figure 3. Site plan showing location for the commemorative bronze sculpture.

Fire Hall No. 1: Site Plan



Legend

1. FIRE HALL ENTRY
 - integrated ramp and stairs
 - flag poles
 - bike parking
2. MUNICIPAL SIDEWALK
 - c/w fire truck path of travel indicators
3. OUTDOOR AMENITY SPACE
 - screening
 - composite wood decking
4. NORTH BUFFER
 - low fence
 - hedging and canopy trees
 - park access sidewalk
5. TRAINING AREA
 - surrounded by enclosure and spray wall in concrete and materials to match building
6. BIOSWALE
 - c/w concrete weirs and rain garden
 - naturalized planting
 - rock swale
7. DECORATIVE AND PROTECTIVE FENCE
 - c/w viewing openings
 - materials to relate to the building
 - flag poles
 - bike parking
8. CONCRETE DRIVEWAY
9. MINORU PARK ENTRY PLAZA
 - c/w seating, planting, and lawn
10. MINORU PARK GATEWAY CONNECTION
 - 4.0m wide walkway
 - seating
 - viewing plaza

Character Imagery



Examples of Richmond Fire-Rescue service gear and equipment:



Photographs by Chung Chow, Richmond News, FRIDAY FEATURE: Burning up, from the inside out; Richmond News' reporter feels the heat. A.Campbell, September 20, 2013.

Brighthouse Fire Hall No. 1 – Commemorative Bronze Sculpture

Submission Deadline: Thursday May 28, 2015 by 5:00pm PST.

Attach one (1) copy of this form as the first page of the submission.

Name: _____

Team Name (if applicable): _____

Address: _____

City/Postal Code _____

Primary Phone _____ **Secondary Phone:** _____

Email _____ **Website:** _____
(one website or blog only)

Incomplete submissions will not be accepted. E-mailed submissions over 5MB will not be accepted. Information beyond what is listed in the checklist will not be reviewed.

List Team Member Names Here (Team Lead complete above portion):

Please let us know how you found out about this opportunity:

Would you like to receive direct emails from the Richmond Public Art Program? _____

Signature: _____

Date: _____

Submit applications by e-mail to: publicart@richmond.ca

Additional Information:

Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the RFQ as required. All submissions to this RFQ become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright of the submitted documents. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.



I started my sculpting career in the summer of 1998, upon returning to Victoria from a 10 year stint as a goldminer in the Yukon. My sculptures have become my resume which is ever growing and changing.

Within 6 months of the beginning of my sculpting career, I was given my first public commission by the township of Sidney on Vancouver Island. Since that time, I have completed many public commissions, adorning streets, memorials, trestles and parks from Victoria, BC to Charlottetown, PEI.

Between public commissions, I have completed many private commissions as well as a line of limited edition which have journeyed to many continents. I am kept busy with a variety of art and garden shows throughout the year. I have been involved with shows in Victoria, Vancouver, and as far away as Toronto, San Francisco and Colorado. My main retail outlet has been the Butchart Gardens in their garden gallery, which has captured an international market for me, allowing me to send my pieces throughout the world. I also show my work at my own studio in Saanichton, BC and a couple of resorts and galleries on and around Vancouver Island.

In 2009, I opened the doors to my own bronze foundry where I now have a couple of employees assisting me. I am now able to take control of both quality and timeline as I complete every step of the bronze casting process at my own studio and foundry. I also take in work from other artists, casting their pieces in both poured bronze done in the lost wax method and cold cast bronze.

Please refer to my website, www.sculpturebynathanscott.com where you can view many of my sculptures as well as a time lapse video of a sculpture being created.

The following is a list of public sculptures I have completed to date.

WORKS OF ART

Works in Progress

UBC Bronze Commission of two of the founding fathers of UBC

Public Commissions

April, 2015	Museum Sculptures for Wanapum Nation, Washington
2014	Life size sculptures: 2 horses, 6 Aboriginals, 6 wildlife and 2 salmon
Sept, 2014	Two Forefathers of Canadian Confederation-bronze, Charlottetown, PEI
April, 2011	YMCA Vancouver-7 sculptures of children and 125 chrome fish
May, 2011	Life-sized bronze Sailor for Ship's Point-Canadian Navy, Victoria, BC
May, 2010	"Navy's 100th Anniversary" Homecoming Sculpture for Victoria,
BC March, 2010	Bronze Bust of "Spock"; unveiled in March by Leonard Nimoy

May, 2009	“WRG Wenman Memorial” -St Michael’s University in Victoria, BC
September, 2008	“Arthur Thomas Fleetwood” bronze for Fleetwood, Surrey, BC
September, 2008	“Carousel Horse”-Bronze commission for Butchart Gardens
March 18, 2006	“Year of the Veteran” Commissioned by the Army and Navy of Victoria
September 18, 2005	“Terry Fox Memorial” Commissioned by the City of by Prince George
September 16, 2005	“Terry Fox Memorial Sculpture” Commissioned by Rob Reid, Victoria, BC
September, 2004	“The Venture Cadet”-Commissioned by the Venture Association
June, 2004	“Bridget Moran” Commissioned by the City of Prince George
September, 2003	“UN Peacekeepers” Commissioned by the Army & Navy Club of Victoria
June, 2003	Bronze commission of nurse by the Royal Jubilee Hospital Nurses Alumnae
June, 2002	“Two Children and a Cat” Commissioned by the Township of Sidney
May, 2001	“War Veteran with Child” Commissioned by the Sanscha Foundation
March, 2001	“Farmer Roy” Commissioned by the Municipality of Saanich
December, 2000	“Old Salty” Commissioned by the Township of Sidney
March, 2000	“Mrs. Stone” Commissioned by the Township of Sidney
May, 1999	“The Old Man by the Sea” Commissioned by the Township of Sidney

Private Commissions

2001-2015 Over 20 private commissions

Limited Editions

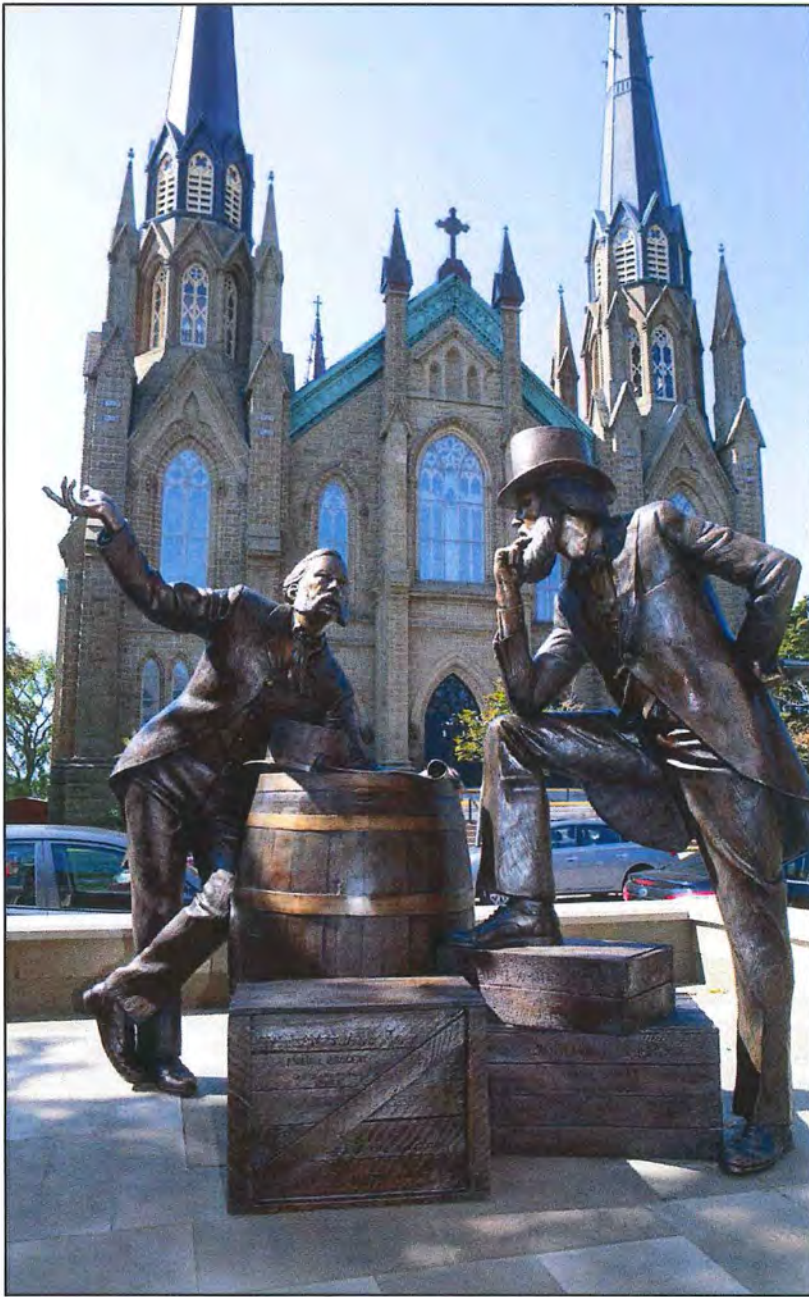
I have sculpted over 40 Limited Edition sculptures in figurative, abstract, and in the Wildlife Series, many of which can be seen on my website at:

<http://www.sculpturebynathanscott.com/figurative---bronze-sculptures.html>

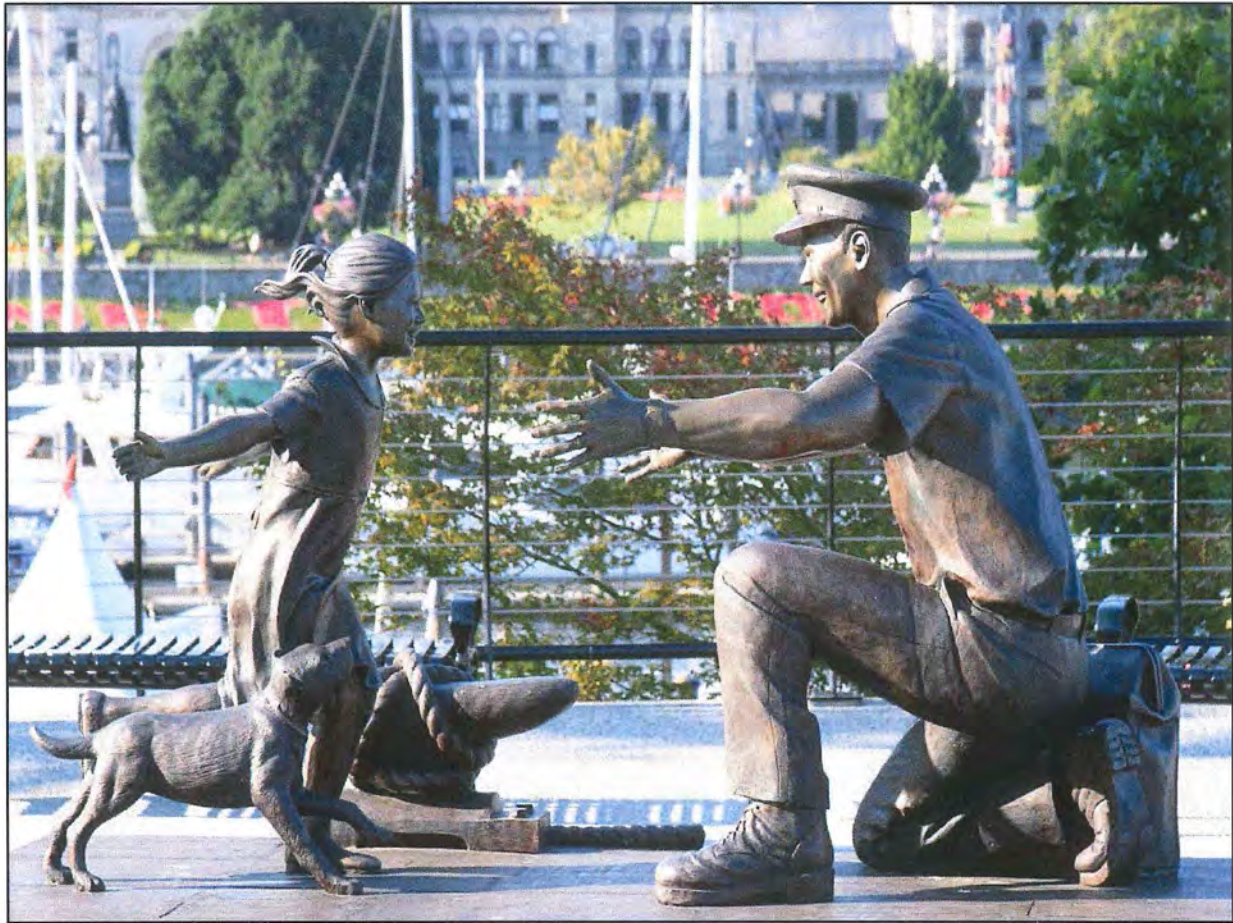
Participation in Exhibitions

Van Dusen Flower and Garden Show	Sculpture Splash
Loveland Sculptural Invitational	Glendale Garden Art in the Park
Toronto Fine Art Expo	Butchart Gardens (17
years) San Fransisco Flower and Garden Show	Island Art Expo
Seattle Garden Show	Sidney Fine Art Show
Canada Blooms, Toronto	Sooke Fine Art Show
Wickinninish Inn, Tofino	Dent Island Lodge, Dent Island, BC
Village Gallery, Sidney, BC	Sonora Resort, Sonora Island, BC

Previous Projects by Nathan Scott



Title: 'The Two Mr. Greys: Forefathers of Confederation' (Charlottetown, PEI)
Date of Completion: September, 2014
Project Budget: \$113,500.00
Dimensions: Life Size



'The Homecoming,' Canadian Navy's 100th Anniversary (Victoria, BC)

Date of Completion: May, 2010

Project Budget: \$182,000

Dimensions: Life Size



Title: 'Cpl Arthur Thomas Fleetwood' (Surrey, BC)

Date of Completion: March, 2008

Project Budget: \$62,500

Dimensions: Life Size



Title: 'Shaker' (Victoria, BC)
Date of Completion: June, 2004
Project Budget: \$43,250
Dimensions: Life Size



Title: 'UN Peacekeepers,' Sidney, BC
Date of Completion: June, 2003
Project Budget: \$8,600.00
Dimensions: Life Size



Statement of Interest

Public Art-Richmond
Brighthouse Fire Hall No.1

Artist Call for Commemorative Exterior Bronze
Sculpture May, 2015

Thank you for the opportunity to bid on this job. As a sculptor, it is my pleasure to be part of bringing recognition to the heroes of our society. It is a privilege to be trusted with a person's great triumphs, victories, and even devastating losses. It is this human aspect of the job that I love. I am humbled to be able to create art that helps people celebrate, appreciate, or grieve. Sometimes a single piece of art does all.

Whenever there is a heroic or devastating situation where people can't be at the exact location, having a memorial sculpture gives people a place to pay tribute. As humans, this is so important. I know how my father feels as a retired soldier, seeing the flowers and knowing people appreciate his risks and sacrifices.

The things that make a great sculpture are the attention to detail, correct proportions and correctness of any instruments, equipment, or badges. I enjoy capturing a moment in sculpture, as in a snapshot-such as the girl running to her Dad in 'The Homecoming' or the conversation taking place between the two forefathers of Confederation. As always, I will take the time to work with the Fire Department to find out the correct positioning of the equipment, usage of it, and give particular attention to the positioning and stance of the firefighter in action. In each project I take on, I want to fully express the client's desires of the sculpture.

I am in a unique position of also successfully running my own foundry. This allows me to have complete control over the quality, costs, and timeline. I guarantee my work 100%.

My letters of recommendation speak of my willingness to work with individuals and committees, my professionalism, ability to stay within budget and timelines, and ultimately exceed expectations.

It is my goal to exceed your expectations.

Concept Proposal:



Concept model of Firefighter (front view)
Final Dimension: Life Size

CNCL - 346



Concept model of Firefighter (rear view)
Final Dimension: Life Size

CNCL - 347



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** August 18, 2015
From: Cathryn Volkering Carlile **File:** 08-4057-01/2015-Vol
General Manager, Community Services 01
Re: **Kiwanis Towers – Third Disbursement from the Affordable Housing Reserve Fund to 7378 Gollner Avenue**

Staff Recommendation

1. That, subject to Part 2 below, \$3,961,556 be paid to Richmond Kiwanis Senior Citizens Housing Society (the "Society") towards construction costs associated with 296 subsidized senior housing units at 7378 Gollner Avenue (formerly 6251 Minoru Boulevard) to be used by the Society.
2. That, pursuant to the Contribution Agreement, dated November 9, 2012 and amended March 24, 2015, between the City and the Society, no payment be made by the City until:
 - a. substantial completion of all 148 Seniors Housing Units in the second tower as determined by a quantity surveyor retained by and reporting to BC Housing; and
 - b. the City grants a final building inspection permitting occupancy of all 148 units.
3. That the Chief Administrative Officer and the General Manager of Community Services be authorized to disburse the amount as stated in Part 1 above.
4. That the Five-Year Financial Plan (2015-2019) Bylaw be amended to include an additional \$3,961,556 (from the Affordable Housing Reserve Fund) for the City's contribution.

Cathryn Volkering Carlile
General Manager, Community Services
Att.1

REPORT CONCURRENCE		
ROUTED TO: Finance Department Law Development Applications	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO (DEPUTY)

Staff Report

Origin

The purpose of this report is to recommend that Council approve a payment of \$3,961,556 to Richmond Kiwanis Senior Citizens Housing Society (“Society”) towards construction costs associated with 296 seniors’ subsidized rental housing units to be owned by the Society at 7378 Gollner Avenue (formerly 6251 Minoru Boulevard) (“Kiwanis Towers”).

Kiwanis Towers represents an innovative multi-stakeholder funding approach to leverage non-profit, private and public sector resources and expertise with senior government financing and technical support to achieve subsidized rental housing with tenant amenity spaces to meet the needs of Richmond’s low income seniors.

The project originated when Kiwanis proposed the replacement of an aging seniors housing complex on its nearly 5 acre site with two concrete towers, financed partially through the selling of a portion of the site to Polygon. Polygon has contracted with Kiwanis to build the seniors units as well as three market condominium towers on its parcel. City capital contributions are being provided to the project from the capital Affordable Housing Reserve Fund utilizing funds generated through developer contributions from other Polygon sites. BC Housing is providing low-interest construction financing and facilitating the take-out mortgage.

This report supports Council’s 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond’s demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

This report also supports Council’s 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

This report is also consistent with the Richmond Affordable Housing Strategy, adopted on May 28, 2007, which specifies the creation of subsidized rental units as a key housing priority for the City.

Background

Affordable Housing Special Development Circumstance Provisions

On April 10, 2012, Council endorsed amendments (subsequently adopted) to the Affordable Housing Statutory Reserve Fund Policy 5008, Zoning Bylaw 8500 and Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206.

The amendments provide Council with authority to direct:

1. Different proportions of contributions to the two capital and operating Affordable Housing Reserve Funds, from time to time, to support affordable housing special development circumstances (“AHSDCs”); and
2. Capital financial support for specific affordable housing developments for affordable housing project eligible costs that include:
 - a. Municipal fiscal relief (i.e., development cost charges, costs related to the construction of infrastructure required to service the land, and development application and permit fees); and
 - b. The construction of infrastructure required to service the land on which the affordable housing is being constructed; and
 - c. Other costs normally associated with construction of the affordable housing units (e.g. design costs, soft costs).

At the discretion of Council, 100% of contributions can be allocated to projects that meet the AHSDC requirements set out in Policy 5008.

Kiwanis Towers Financial Contributions

On June 25, 2012 Council approved recommendations in a staff report, dated May 30, 2012, from the General Manager of Community Services titled “Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard.” These recommendations included provision of financial support toward the development of seniors housing units up to a maximum of \$20,837,610 for the costs of construction, and up to a maximum of \$3,305,468 for development cost charges, permit fees, and service cost charges. The entirety of these latter costs and part of the construction costs are to be funded with capital Affordable Housing Reserve Funds; the balance of construction costs are to be funded through new Affordable Housing Value Transfers to be received from several contributor sites owned by Polygon (Attachment 1).

A rezoning application (RZ 11-591685) was adopted and a development permit (DP 12-609958) was issued for Kiwanis Towers on March 11, 2013.

The rezoning considerations divided the City’s contributions towards Kiwanis Towers into:

- Four payments toward construction costs;
- Payments for development cost charges and permit fees; and
- One payment for service cost charges.

The project’s contribution schedule, as well as the Council-approved pre-conditions for the contributions set out in the rezoning considerations, was included in a subsequently executed Contribution Agreement, dated November 9, 2012 and amended March 24, 2015, between the

City and the Society (“Contribution Agreement”). The Contribution Agreement provides that, subject to Council’s approval, the second payment for construction costs are due upon:

- a. substantial completion, as determined by a quantity surveyor retained by and reporting to BC Housing, of the first tower containing 148 Seniors Housing Units; and
- b. the City granting a final building inspection permitting occupancy of all 148 Seniors Housing Units within the first tower.

On September 4, 2013, the Kiwanis Towers project received its building permit. The issuance of this permit was the first funding milestone in the Contribution Agreement, which triggered the release of the first disbursement of the City’s financial contributions of \$9,166,870 towards construction costs and \$2,603,630 to cover development cost charges and permit fees. The remainder of the budgeted amount to cover development cost charges and permit fees will be allocated towards covering service costs and any additional development cost charges in a future disbursement.

On February 13, 2015, the Kiwanis Towers project received its final building permit issuing occupancy for the first tower. The issuance of this permit was the second funding milestone in the Contribution Agreement, which triggered the release of the second disbursement of the City’s financial contributions of \$5,848,406 towards construction costs.

The Kiwanis Towers project is anticipated to receive its final building permit issuing occupancy for the second tower in early September 2015. The issuance of this permit is the third funding milestone in the Contribution Agreement, which triggers the release of the third disbursement of the City’s financial contributions of \$3,961,556 towards construction costs.

Analysis

Payment Toward Costs of Construction (\$3,961,556)

On June 25, 2012, Council approved a maximum of \$20,837,610 towards the costs of constructing Kiwanis Towers, and approved the allocation of \$2,147,204 towards construction costs from existing capital Affordable Housing Reserve Funds. The remaining funding is to be provided through Affordable Housing Value Transfers from several Polygon contributor sites, which are being made in phases from 2012 to 2017 subject to Council’s approval of the rezoning of those contributor sites.

The Contribution Agreement between the City and the Society provides that the City’s third payment of \$3,961,556 towards the cost of constructing the Kiwanis Towers be contributed upon:

- a. the substantial completion of the second tower, as determined by a third-party independent Quantity Survey retained by and reporting to BC Housing; and
- b. the City granting final building inspection permitting occupancy of all 148 units.

The following tables reflect the targeted and actual disbursed amounts disbursed to Kiwanis and the remaining balance to be distributed in Disbursement 4.

Figure 1: Disbursement 1 (May 2, 2014) – Towards Construction Costs

Source	Description	Disbursement #1 Total	Remaining Disbursement Balance
Capital Affordable Housing Reserve Fund	Previously approved AH Capital Projects from Cash-in-Lieu projects	\$2,147,204	
Capital Affordable Housing Reserve Fund	Developer Contributions from Polygon Sites (AHVTs)	\$7,019,666	
	Totals	\$9,166,870	\$11,670,740

*\$1,745,803 from the Polygon Mueller project didn't advance in time for the first disbursement and is included in the second disbursement request.

Figure 2: Disbursement 2 (June 2, 2015) – Towards Construction Costs

Source	Description	Disbursement #2 Total	Remaining Disbursement Balance
Capital Affordable Housing Reserve Fund (Developer Contributions from Polygon Sites (AHVTs))	Carrera	\$1,355,344	
	Alexandra Road West	\$719,362	
	Mueller (Avanti)	\$1,886,850	
	Total	\$3,961,556	
Capital Affordable Housing Reserve Fund	Developer Contribution from Mueller site (AHVT) – carried from Project Disbursement #1	\$1,886,850	
	Totals	\$5,848,406	\$5,822,334

Figure 3: Request for Third Disbursement (Target – Fall 2015) – Towards Construction Costs

Source	Description	Disbursement #3 Total (Subject to Council Approval)	Remaining Disbursement Balance
Capital Affordable Housing Reserve Fund (Developer Contributions from Polygon Sites (AHVTs))	Carrera	\$1,355,344	
	Alexandra Road West	\$719,362	
	Mueller (Avanti)	\$1,886,850	
	Total	\$3,961,556	
	Totals	\$3,961,556	\$1,860,778

Staff recommend that Council approve the third scheduled payment of \$3,961,556 towards the construction costs of Kiwanis Towers.

The fourth and final scheduled payment (anticipated to be \$1,860,778) towards construction costs of Kiwanis Towers will be due, subject to Council's approval, when a quantity surveyor retained by and reporting to BC Housing certifies that the seniors housing units are complete in their entirety and all deficiencies are corrected, provided that Kiwanis is in compliance with the terms of the Contribution Agreement, Housing Agreement and Housing Covenant, and other agreements between Kiwanis and the City relating to Kiwanis Towers.

Financial Impact

The payment being recommended at this time is \$3,961,556 received by the City as AHVT contributions.

An amendment to the Five-Year Financial Plan (2015-2019) Bylaw is required for the third disbursement (\$3,916,556) to be funded by the Affordable Housing Reserve Fund.

Conclusion

Kiwanis Towers exemplifies an innovative multi-stakeholder approach to combine non-profit, private, and public sector funding and expertise with senior government financing and technical support to achieve subsidized rental housing to meet the needs of Richmond's low income seniors.

In receiving its final building permit issuing occupancy, Kiwanis Towers has reached a milestone triggering the third of the City's financial contributions.



Joyce Rautenberg
Affordable Housing Planner
(604-247-4916)

Att. 1: Kiwanis Project Total Contribution Schedule

Kiwanis Project Total Contribution Schedule

Source	Affordable Housing Contribution Amount
Affordable Housing Capital Reserve Fund	\$2,147,204
Polygon Contributor Sites	
Mayfair Place (RZ 10-537689) 9399 Odlin Rd	\$2,223,360
Cambridge Park (RZ 08-408104) 9500 Odlin Rd	\$2,721,600
Carrera (RZ 11-591685) 6251 Minoru Blvd	\$4,066,032
Alexandra Road West (RZ 12-598503) 9311,9331,9393,9431,9451,9471 Alexandra Rd	\$2,871,264
Mueller (Avanti) (RZ 11-591985) 8331,8351,8371 Cambie Rd and 3651 Sexsmith Rd	\$5,237,409
Alexandra Road East (RZ 12-598506) 9491,9511,9531,9591 Alexandra Rd	\$892,634 *
Jayden Mews (RZ 13-649641) 9700 and 9740 Alexandra Rd	\$678,107
TOTAL	\$20,837,610

* Amount was decreased from the original contribution agreement amount of \$1,570,741 in lieu of Jayden Mews contribution and securing built units on site. This contribution is subject to Council, in its discretion, approving the proposed rezoning of these properties.



City of Richmond

Report to Committee

To: General Purposes Committee
From: Tom Stewart, ASCT.
Director, Public Works Operations
Re: Donation Bins within the City of Richmond

Date: August 21, 2015

File:

Staff Recommendation

That:

1. a fee and permit structure for donation bins on City property, as outlined in Option B of the staff report titled, "Donation Bins within the City of Richmond", dated August 21, 2015 from the Director, Public Works Operations, be endorsed; and
2. staff prepare the required bylaws and bylaw amendments to implement the proposed fee and permit structure.

Tom Stewart, ASCT.
Director, Public Works Operations
(604-233-3301)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	<input checked="" type="checkbox"/>	
Roads & Construction Services	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO FOR

CNCL - 355

Staff Report

Origin

There has been an increasing number of donation bins appearing throughout the City, including on City property. This has led to increased illegal dumping around donation bins and increased complaints to the City about resulting unsightliness (Attachment 1). To address the issue, this report discusses alternatives and proposes regulatory requirements for a fee and permit structure to allow donation bins from charitable organizations only at a limited number of City-designated locations.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

Analysis

Current Practice

Currently, there is no formal approval process for placement of donation bins on City property, nor do existing City bylaws permit these bins to be placed on City property. Donation bins simply appear at certain locations at any time without prior notice to the City. Staff estimate there are currently up to 100 bins located on both City and private property. The location of donation bins on private property is likely the result of discussions between the bin operator and property owner.

When complaints are received, various departments are involved, including Engineering, Community Bylaws and Public Works Operations. City staff undertake clean-up activities to address concerns in a timely manner in order to mitigate the potential for further increased illegal dumping. Where continued concerns are present, staff request that bin operators remove their donation bins. There has generally been good voluntary compliance by bin operators in removing containers when requested to do so by the City.

The issue relating to donation bins is not unique to Richmond. After contacting several lower mainland cities regarding donation bins, there is general consensus that increased emphasis on recycling in the Lower Mainland could lead to higher utilization and increasing numbers of bins. On April 1, 2015, the City of Burnaby banned donation bins from public property and as a direct result of this action staff from other cities reported an immediate increase in bins. Staff expect that this is also why more donation bins have appeared in Richmond.

Both for-profit and charitable organizations utilize this form of collection to generate revenues for their respective organizations. Most municipalities do not have a mechanism in place to deal with these problems; however given the growing prevalence of the bins, several are in the process of regulating this activity by way of by-laws, permits and/or business licensing.

Issues and Challenges

A number of concerns have been identified in regard to donation bins:

- Placement of bins on public and private property without prior consent from the City.
- Bins often attracting illegal dumping of unwanted waste.
- The increasing cost to manage and clean unsightly areas.
- Vandalism, graffiti and tipping over of bins.
- Scavenging from items located in donation bins, with unwanted items often left dumped on City land.
- Sightline issues for traffic flow and safety of residents.
- Bin locations can cause potential traffic hazards.
- Staff time and resources for cleaning up areas and addressing resident concerns.
- Reduction of parking and extra traffic volumes.
- The concern that for-profit bin operators are giving consumers the false impression that they are donating their clothes to charity, when the clothes are in fact being sold for profit.
- The need to regulate donation bins by policies, bylaws and/or licensing requirements.

Benefits

The benefits of these donation bins include:

- Keeps materials out of the landfill/waste disposal network.
- Helps to promote reuse and recycling.
- Donations of clothing to charitable organizations that use the proceeds to fund programs and services.
- Some of the donations go directly to families and individuals in the community in need.
- The processing of the donations directly employs and trains individuals in the community, such as the Developmental Disabilities Association.
- Purchasing used clothing reduces energy and raw material consumption.
- Provides affordable clothing.
- Residents appreciate the convenience of drop off bins, but not always in their neighbourhoods.

Regulatory Authority

To address this issue, staff reviewed the City's regulatory authority. Section 8 of the *Community Charter* gives municipalities the authority by bylaw to regulate, prohibit and impose requirements in relation to many matters including in relation to public places and the protection and enhancement of the well-being of its community in relation to the matters referred to in section 64 (nuisances, disturbances and other objectionable situations).

In reviewing bylaws currently in force in other Canadian municipalities, staff found there were six municipalities that licensed/permitted clothing donation bins with fees ranging from \$0 to \$517.61 annually. Also of note is that four of the six municipalities limit this activity to charitable organizations, and two allowed for-profit organizations/businesses.

Options Considered

Following an examination of practices used in other municipalities and discussion with internal departments/agencies, the following options were considered:

Option A: Prohibition (Not Recommended)

The use of donation bins on public property would not be permitted in the City of Richmond. This option would virtually eliminate all issues related to donation bins on public property, and would require enforcement efforts to ensure bins are removed. This would help to avoid complaints about unsightliness around donation bins and reduce resource requirements for cleaning up illegal dumping around donation bins.

The downside of this option is that it would reduce or eliminate viable alternatives for fundraising activities by some charitable organizations. It would also increase the amount of these types of items being disposed of in the landfill and could increase illegal dumping in other areas.

Option B: Eligible Permittees (Recommended)

Adopt a new bylaw and amend appropriate existing bylaws to limit this activity on City property to only those entities which have been approved for registration as a charity by the Canada Revenue Agency (CRA) and have been issued a charitable registration number by the CRA ("Eligible Permittees"). Such organizations must be established and operate exclusively for charitable purposes and must be designated by the CRA as a charitable organization, a public foundation or a private foundation.

The CRA website¹ states that examples of the four categories of registered charities generally include:

1. relief of poverty (food banks, soup kitchens, low-cost housing units)
2. advancement of education (colleges, universities, research institutes)
3. advancement of religion (places of worship, missionary organizations)
4. purposes beneficial to the community (animal shelters, libraries, volunteer fire departments).

All for-profit and other donation bin operators will continue to be able to negotiate separate arrangements for locations on private property.

Under Option B, staff propose that the City approve approximately 50 bins throughout the City at locations designated by the City. Eligible Permittees would be able to respond to the City's request for Expression of Interest (EOI) for the use of designated locations for a set term (three years) and on such other terms and conditions as set out in the EOI.

Staff recommend a maximum limit of three bins per site, with a maximum of up to 50 bins allowed throughout the City on City property. Provisions would also be included to limit the

¹ <http://www.cra-arc.gc.ca/chrts-gvng/chrts/pplyng/rgstrtn/rght-eng.html>

number of bins per eligible Permittee to help decrease the extensive influx of any one organization's bins throughout the City. A suggested fee structure is outlined below.

	PERMIT FEE
Annual permit application fee	\$100
Permit fee for each location	\$25 – one time per bin, plus changes or additional bins
Damage and cleanup deposit*	\$1000 per location to a maximum of \$3000 per permittee
Bin removal fee	\$100
Bin retrieval fee	\$200
Storage of bin	\$15 per day
Disposal fee for bin	\$80 per disposal

*Should these funds be used to reimburse the City for clean up, the permittee will be required to fully reinstate the deposit within thirty (30) days or remove all permitted bins.

If Option B is approved by Council, staff will take steps to educate the public and bin operators about the new requirements. Detailed information could be posted on the City's website and Community Bylaws will work closely with the various operators to ensure a smooth transition during the implementation of the new bylaw and bylaw amendments. Staff will monitor the activity in the course of their regular duties which includes site visits throughout the year.

The enforcement of these bylaws will be incorporated into the daily work of the City's Bylaw enforcement officers. It is intended that the bylaws will provide the officers the tools they need to be able to respond and act on any bylaw violations. The bin operators will be given a short time (e.g. 24 hours) to clean up any unsightly or illegal dumping around donation bins. If they fail to comply, the City will undertake the clean up, drawing from the damage deposit collected.

Staff will notify and work with the existing operators in anticipation of the new requirements. As part of this process, operators would need to review their donation bin program, remove bins no longer eligible for permitting, and submit an Expression of Interest to the City once the City issues a request.

Staff recommend this option as it provides a mechanism for appropriate entities to benefit from this service in a managed approach.

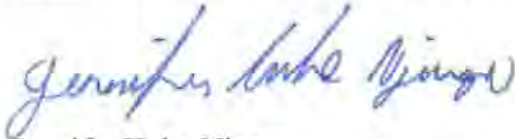
Financial Impact

Revenue from annual permit fees are estimated at \$5,000 annually (50 bins x \$100 permit fee). These revenues would be applied to offset the cost of managing the permit scheme and enforcement activities by Community Bylaws.

Overall there should be a reduction in dumping as related cleanup around the donation bins will be the responsibility of the bin Permittees. If the bin Permittees do not respond to the clean up request within the timeframe (e.g. 24 hour) then the damage and cleanup deposit will be used to reimburse the costs to the City to clean up the site.

Conclusion

Staff recommend that Option B, which outlines a fee and permit structure to allow donation bins from eligible Permittees only at a limited number of City-designated locations, be approved and further, that staff report back with the required regulatory bylaws to implement this option.



Jennifer Kube-Njenga
Public Works Program Manager
(604-244-1260)

JKN:jkn

Att. 1 Photographs of illegal dumping around donation bins



Ongoing illegal dumping around donation bins on Capstan Way just west of Garden City Road (June, 2015)



Ongoing illegal dumping around donation bins at Steveston Hwy and No. 3 Road (July 22, 2015)



Steveston Hwy and No. 3 Road donation bin site after City litter staff cleaned up for one hour (July 22, 2015)



City of Richmond

Report to Committee

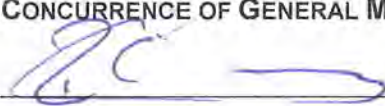

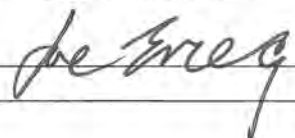
To: General Purposes Committee
From: John Irving, P.Eng. MPA
Director, Engineering
Re: Climate Leadership Plan Comments

Date: August 20, 2015
File: 10-6125-07-02/2015-
Vol 01

Staff Recommendation

That staff provide comments to the Climate Action Secretariat on the provincial "Climate Leadership Plan Discussion Paper," as presented in the staff report titled "Climate Leadership Plan Comments," dated August 20, 2015 from the Director, Engineering.

John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 
APPROVED BY CAO FOR 	

Staff Report

Origin

In 2010, Council adopted targets in Richmond's Official Community Plan (OCP) to reduce greenhouse gas emissions 33 percent below 2007 levels by 2020 and 80 percent by 2050, noting Council's understanding that actions by the province to effect emissions reductions within provincial jurisdiction are necessary to achieve these targets. This report provides information on the process to develop the BC Climate Leadership Plan, and recommends steps for the City to inform the content of the Plan.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

4.1. Continued implementation of the sustainability framework.

4.2. Innovative projects and initiatives to advance sustainability.

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

5.1. Advancement of City priorities through strong intergovernmental relationships.

Analysis

Background

In 2008, the province of British Columbia released a Climate Action Plan, which outlined an array of climate action commitments. Correspondingly, in 2010, Council adopted targets in Richmond's OCP to reduce community GHG emissions 33 percent below 2007 levels by 2020, and 80 percent below 2007 levels by 2050. Council specified that these targets are "subject to the understanding that senior levels of government undertake necessary GHG reduction improvements within their jurisdictions with the necessary assistance being provided to the City."

Richmond's subsequent 2014 Community Energy and Emissions Plan (CEEP) outlines an array of strategies that the City is taking to pursue its energy and emissions goals. Importantly, the CEEP recognizes that City emissions reduction targets will only be achieved with "Big Breakthroughs," including widespread uptake of zero GHG transportation systems and new buildings, and deep energy retrofits of existing buildings. The CEEP recognizes that these reductions are not achievable by the City alone; rather, they require provincial and federal regulatory changes, market innovation, increasing carbon pricing, and coordinated efforts

between all levels of government and industry. Moreover, the CEEP includes the following strategy:

Strategy 12: Encourage Sustained Action by Senior Levels of Government.

Provincial Climate Leadership Plan

On May 12, 2015, the province announced its intention to develop a revised Climate Leadership Plan. This Climate Leadership Plan is seen as an important opportunity to build on the Province's existing suite of climate actions. The province noted that a draft version of the plan will be released in December 2015, and a final version in March 2016. Additionally, the province released a Discussion Paper (previously termed the "Framework for the Climate Leadership Plan") in July 2015, to facilitate public feedback on what should be included in the draft plan.

Anticipating this opportunity to provide comment on this Discussion Paper, on June 22, 2015, Council adopted a resolution that a letter under the Mayor's signature be sent to the Premier's office, requesting that the comment period on the Discussion Paper be extended to allow sufficient time for local government review. On August 6, 2015, the Deputy Minister of the Environment sent a letter to the Mayor and Council noting that comment submissions would be received beyond the original August 17, 2015 deadline. The Province has since issued an announcement that the opportunity for written submissions on the Discussion Paper will close September 14, 2015. This extension provides the opportunity for comment on the Discussion Paper to be provided by the City, to inform the ongoing development of the Climate Leadership Plan.

City Input into the Climate Leadership Plan

The development of the Climate Leadership Plan is a key opportunity for the City to provide input and comments on how the province might best support climate action by local government. There are a variety of changes in provincial regulations or policy that could facilitate action to reduce emissions at the local scale. There is an opportunity to communicate to the Province the City's perspectives both at this juncture while the province develops the draft Climate Leadership Plan, as well as during the comments period for draft plan, which is anticipated in December 2015.

It is recommended that staff provide comments to the Province regarding its Discussion Paper, highlighting key elements that the Climate Leadership Plan should include to maximize its efficacy at reducing emissions. Key comments are as follows:

- Carbon pricing – Whether through the carbon tax and/or an emissions cap and trade system, the province can continue to increase the price of carbon to reflect the full cost of releasing GHGs into the atmosphere.
- Zero carbon buildings – The CEEP identifies that for Richmond to meet its 2050 emissions targets, new buildings must be zero carbon by 2025, and widespread deep-energy improvements to existing buildings must occur. Such improvements will entail an exponential increase in the scale of building energy investments. The Climate Leadership

Plan should establish targets and actions for the new and existing buildings to achieve low-carbon performance.

- Transit and active transportation – Provincial investments in walking, cycling, and transit infrastructure will be a key to enabling the continued development of compact, liveable, and low carbon communities that are the basis of Richmond’s 2041 OCP. Such improvements require sustainable, long-term funding contributions.
- Renewable energy and district energy infrastructure – The Province can enable municipal action and incentivize investments in district energy and renewable energy systems through incentives, funding, and tax policies for all sectors.
- Waste management – Ongoing support for diverting waste for recycling and composting will reduce GHG emissions from the landfill and the production of virgin products. Richmond is a leader in organics diversion and other waste management programs. The Province should continue to value and support efforts to manage waste and enable private sector investment in waste management technologies.
- Natural areas preservation – Natural areas often comprise important “carbon sinks”, with carbon sequestered in soils and vegetation. Protection and appropriate land management techniques can prevent release of this stored carbon into the atmosphere and enhance natural areas’ long-term carbon sequestration potential, while also enhancing biodiversity and other amenities. In addition to working to enhance carbon sequestration in lands and waters under provincial jurisdiction, the province can support local government preservation of natural areas (i.e. bogs and parks) through funding programs and enabling policy and regulatory tools such as density transfer.

These suggested elements directly support many of the strategies and actions in Richmond’s 2014 CEEP and the 2041 OCP. Analysis performed for Richmond’s CEEP suggests that to reach the City’s and the Province’s current emissions targets, all of the strategies listed above will need to be employed. Likewise, similar conclusions were reached by the B.C. government’s Climate Action Team in 2008 in their document “Meeting British Columbia’s Targets,” and as part of efforts to quantify the impacts of the 2008 Climate Action Plan on regional emissions.

Financial Impact

None.

Conclusion

This report recommends that staff communicate with the Climate Action Secretariat to provide comment on the Province’s Climate Leadership Plan Discussion Paper, working to ensure that the provincial governments takes steps within its jurisdiction that can help the City reach its energy and emissions goals.



Brendan McEwen
Sustainability Manager
(604-247-4676)



City of Richmond

Report to Committee

To: General Purposes Committee

Date: September 1, 2015

From: John Irving, P.Eng. MPA
Director, Engineering

File: 10-6060-01/2015-Vol
01

Re: Vancouver Airport Fuel Delivery Project Update

Staff Recommendation

That the comments regarding the Vancouver Airport Fuel Facility Corporation's application to Port Metro Vancouver for the proposed Fuel Receiving Facility identified in the "Vancouver Airport Fuel Delivery Project Update" report dated September 1, 2015, from the Director, Engineering, be endorsed for submission to Port Metro Vancouver.

John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)

Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Services	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO FOR

Staff Report

Origin

On December 12, 2013 the Minister of Environment and the Minister of Natural Gas Development issued a conditional Environmental Assessment Certificate for the Vancouver Airport Fuel Delivery (VAFD) Project. The certificate is contingent on the proponent meeting 64 conditions that came out of the environmental assessment process that are included in the certificate. The project proponent is Vancouver Airport Fuel Facilities Corporation (VAFFC).

The City of Richmond received a letter dated August 14, 2015, from Port Metro Vancouver (PMV) indicating they had received a project permit application from the VAFFC for the aviation Fuel Receiving Facility (Facility) (Attachment 1). The letter invited the City's comments on the project and indicated that a public open house was to be held on August 29, 2015.

This report identifies staff's comments regarding the VAFFC project permit application for the Facility for Council's consideration for submission to PMV. It also updates the status of the pipeline and Marine Terminal elements of the Vancouver Airport Fuel Delivery (VAFD) project.

Findings of Fact

The VAFD project on Lulu Island is divided into three components:

1. Marine Terminal – The marine terminal is proposed at 15040 Williams Road. This is a 9.45 acre site where aviation fuel will be delivered by maritime transport tanker vessels. Aviation fuel will be pumped via a pipeline eastward across Williams Road to the proposed FRF.
2. Fuel Receiving Facility – The Facility is proposed to be located on PMV land east of the intersection of Williams Road and Dyke Road. It will receive aviation fuel from the Marine Terminal and transfer it to Sea Island via the proposed pipeline.
3. Pipeline – A new 13 km long underground pipeline is proposed to transfer aviation fuel from the Facility across Lulu Island to the existing YVR fuel holding facility located at 7511 Grauer Road on Sea Island.

Attachment 2 identifies the general layout of the three components.

Fuel Receiving Facility

The proposed Facility is located adjacent to the Marine Terminal at the intersection of Williams Road and Dyke Road in south east Richmond (Attachment 3). This is located on PMV property and is not subject to the City's approval processes. However, the Facility will be connected to municipal roadways and utilities and will require City approval to make these connections.

The VAFFC has submitted a project permit application dated May 13, 2015, to develop the Facility on PMV land. The application was made available to City staff at a meeting on August

21, 2015. The proposal document is available on both the PMV and VAFFC web sites. The project permit application is limited to the boundaries of PMV land and as such does not consider connectivity or impact to City utilities or roadways.

Staff Comments

There is currently no detailed information available regarding the connectivity of the Facility to the Marine Terminal or YVR. As such, it is difficult to assess the proposal in a comprehensive manner. While staff are continuing to review information and may develop further comments as warranted, it is recommended that the following comments be submitted to PMV at this stage:

1. The submission requires detail on the interaction of the Fuel Receiving Facility, the Marine Terminal, and the pipeline, particularly during emergency or post disaster scenarios.
2. Public process should be extended and enhanced.
3. A Traffic Impact Study is required and transportation improvements identified in the study need to be addressed.
4. The Fuel Receiving Facility must conform to the American Petroleum Institute (API) 2021 Management of Atmospheric Storage Tank Fires standard.
5. The City recommends that automated fire suppression equipment be included in the Fuel Receiving Facility.
6. Fire flow for fire hydrants on the Fuel Receiving Facility site must be identified and addressed.
7. Post seismic event operation of fire suppression equipment at the Fuel Receiving Facility must be addressed.
8. Impacts of the Fuel Receiving Facility on the adjacent dike must be identified and addressed. Approvals must be obtained from the Provincial Inspectors of Dikes.
9. Site servicing for utilities must be addressed.
10. The development of the Fuel Receiving Facility site must be harmonized with the approved CN Ewen extension.
11. The development and operation of the Fuel Receiving Facility must be in accordance with the conditions set out in the EA conditional certificate and the City's comments that were submitted through the BC EAO.

The following expands on the comments listed above.

Public Process

While the Provincial Environmental Assessment Office (EAO) does not require further public consultation, PMV required the VAFFC to conduct a public open house to present the proposed Facility. The notification period for the public information meeting on August 29, 2015 was very short, and public meetings held during the summer often don't reach the target audience due to summer vacations. Similarly, the comment closure date identified in the PMV letter of September 19, 2015 does not provide adequate time for comments.

On August 29, 2015, the day of the open house, a significant storm occurred that knocked out electric power to a significant portion of the Lower Mainland, including the facility that was being used for the open house. Additionally, residents were advised not to travel on that day given the severity of the storm. These factors led PMV to require an additional open house, and VAFFC has scheduled it for:

September 17th 2015

4:00 pm – 7:00 pm

East Richmond Community Hall

12360 Cambie Road, Richmond, BC

Accordingly, PMV has verbally indicated they will extend the period for public comment by one week, making the deadline for public comment September 26, 2015. Staff have secured an extension for City comments until October 15, 2015, and has requested that the period for public comment be extended to this date as well.

Transportation

The Facility has proposed connections to the City's road network at Williams Road and at Dyke Road. VAFFC has not submitted a traffic impact study and the Transportation Department has not had adequate time or information to review the proposed access. Transportation has a number of preliminary concerns that should be addressed by the traffic study, including but not limited to:

- The proposed primary access from Dyke Road is not supported by Transportation due to impacts on dike users, but could be considered if this access was limited to emergency vehicles;
- The site traffic respecting the existing 5-tonne load limit posted on No. 6 Road north of Triangle Road;
- Municipal roadway improvements to accommodate vehicle turning templates for the various design vehicles accessing the site via Williams Road, Triangle Road, No. 6 Road and Steveston Highway;
- Consultation with MOTI on traffic impacts on the planned upgrade of the Steveston Highway Interchange before, during and after the upgrade; and

- The interaction of proposed site grades with the proposed CN Ewen Branch Extension has not been explored.

Fire and Rescue

The scope of the Vancouver Airport Fuel Delivery Project Risk and Hazard Analysis Design Brief for Fuel Receiving Facility (Design Brief) is limited to the Facility. Given that the Facility is integrally connected to the Marine Terminal and the 13 km pipeline to YVR, each of these components can impact each other from a risk management perspective. As such, the Design Brief does not meet its stated objective:

“The purpose of this analysis is to address safety related issues with the various agencies involved to demonstrate that the design, construction and operation of the facility will afford the appropriate level of fire safety to the community and responding fire service.”

The Design Brief should address how the pipeline and Marine Terminal components are designed to interact with each other and the Facility in an emergency situation. The Design Brief also omits the American Petroleum Institute (API) 2021 Management of Atmospheric Storage Tank Fires standard. The Facility will be required to adhere to this standard and as such this omission should be remedied. In addition, the locations of the existing City fire assets are outside of the industry standard, and neither the project permit application nor the Design Brief address this issue.

The project permit application includes automated fire detection equipment in the Facility, but does not include automated fire suppression equipment. It is critical to control fuel tank fires in their early stages and staff recommend that automated fire suppression equipment be included in the Facility. It also needs to include a water system fire flow demand that will be required outside of the fire suppression system. The City standard for industrial sites is 200 l/s, however, additional flow may be required due to the nature of the site. Lastly, regular inspection of the fire detection and suppression equipment is not addressed in the Design Brief.

Seismic

The impact of a seismic event on the Facility has not been adequately explored. Seismic issues that require additional work include:

- Probability of tank failure due to seismic activity;
- Probability of secondary containment failure due to seismic activity;
- Probability of fire post seismic activity;
- Post seismic event operation of the Facility;
- Interaction between Facility structures and the City’s dike during a seismic event; and
- Post seismic water supply for Facility fire suppression systems.

Staff have noted that the proposed fire suppression systems are reliant on the City's water distribution system and will be vulnerable to water outages in a post seismic scenario. The Facility should include provisions for providing emergency power and water to the fire suppression equipment in a timely manner after a significant seismic event.

Utilities

PMV have indicated that they expect VAFFC to enter servicing agreements with the City for connection to City utilities. The VAFFC have not approached the City for utilities servicing. A servicing plan will be required that details utility demands/flows and connectivity to the City system for review.

Diking

The proposed Facility is immediately adjacent to the City's dike and includes considerable soil preparation. No work exploring the interaction of the soil work and the dike has been presented to date. Additionally, the project permit application indicates that a screen including trees is proposed on the City's dike, outside of the PMV property. The proposed trees will reduce the integrity of the dike and staff recommend that they not be permitted on the dike. Further, staff recommend that the proposed screen be installed on PMV land.

Marine Terminal

The proposed Marine Terminal (Attachment 5) is located to the west of the Facility and is subject to the City's Development Permit process. To date, no development permit application has been submitted and it is unknown when the VAFFC is planning to submit. Key issues in the development permit will be:

- Public consultation;
- Foreshore and ESA impacts and compensation;
- Diking; and
- The City's objectives for a continuous trail along the dike.

Pipeline

The proposed 13 km pipeline route is predominantly on MOTI property on Highway 99 (Attachment 2). The proposed pipeline utilizes City road dedications at the north and south ends of the project.

On the north end, the proposed pipeline route identified in the EA conditional certificate utilizes a circuitous route from Highway 99 to the north end of No. 3 Road on the North Arm of the Fraser River (Attachment 6). This route has significant impacts to the future development of this area and the development of Duck Island. After negotiations with the City, VAFFC and the Jingon Group (the Duck Island developer), the VAFFC has proposed that the Fraser River crossing be moved to be adjacent to the Airport Connector Bridge at the west end of Bridgeport

Road. This alignment is more agreeable to Jingon and potentially leads to moving the entire north Richmond alignment off of City streets and onto MOTI's Bridgeport Road, adjacent to the existing Kinder Morgan jet fuel pipeline. The VAFFC has indicated they are currently in discussion with the EAO to make these changes to the EA conditional certificate.

On the south end, the proposed pipeline route identified in the EA conditional certificate utilizes City road dedications on Francis Road from the Fuel Receiving Facility (FRF) to Highway 99 (Attachment 7). This alignment is in conflict with the adjacent Ecowaste landfill site and proposed development. Staff understand that the VAFFC and Ecowaste have developed an alternate pipeline alignment identified in Attachment 8 that utilizes Williams Road, Savage Road and Francis Road. This proposal has not been formally presented to the City for comment and has not been submitted to the EAO for amendment to the EA conditional certificate.


Financial Impact

None

Conclusion

The VAFD project is moving forward and an application has been made to PMV for the Facility. PMV have a deadline of October 15, 2015 for City comments, and staff recommend submitting the comments listed in this report regarding traffic impacts, the interaction of the major components in an emergency, impact of a seismic event on the Facility, and utility servicing.

It is unknown when the VAFFC will apply to the Oil and Gas Commission for a permit to construct the proposed pipeline, or when the associated comment period will commence. It is also unknown when the VAFFC will apply for a development permit for the Marine Terminal. Staff will report to Council any significant change in status on both the pipeline and Marine Terminal, and provide further updates on the PMV process for permitting the Facility.



Lloyd Bie, P.Eng.
Manager, Engineering Planning
(604-276-4075)

LB:lb

- Att. 1: PMV Referral
- 2: EA Conditional Certificate VAFD Project Layout
 - 3: Fuel Receiving Facility
 - 4: Isometric View of the Fuel Receiving Facility
 - 5: Marine Terminal
 - 6: EA Conditional Certificate Pipeline Route Through North Richmond
 - 7: EA Conditional Certificate Pipeline Route in South Richmond
 - 8: Proposed Pipeline Route Through South Richmond



August 14, 2015

VIA E-MAIL & MAIL

Mr. Wayne Craig
 Director of Planning
 City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1

Dear Mr. Craig:

**RE: Referral - PER No. 15-104
 Vancouver Airport Fuel Delivery project
 End of Williams Road, Richmond**

Port Metro Vancouver (PMV) has received a project permit application from FSM Management Group Inc. representing Vancouver Airport Fuel Facilities Corporation (the Applicant) for an aviation fuel receiving facility and sections of new fuel transfer and delivery pipelines on PMV land (the Project) at the end of Williams Road in Richmond.

As part of the Project and Environmental Review of this application, we are writing to invite your comments on this proposed Project. Attached is a copy of the location map for your information. Please refer to PMV's website for all drawings, studies, and additional details submitted as part of the [project permit application](#).

Project Description

The proposal is for an aviation fuel receiving facility and sections of fuel transfer and delivery pipelines that will be located on PMV land. Construction of associated office, utilities and landscaping works are also to be undertaken as part of this proposal.

Proposed Works

Site Preparation Works:

- Over-excavation and removal of spoil material (up to approx. 150,000 m³).
- Filling of the site with dredged river sand as quality backfill material.
- Ground densification using stone columns to a seismic performance target of 1:2475 year event.

Storage Tanks:

- Installation of 6 above ground vertical carbon steel single wall tanks, each with approx. a diameter of 33.5 m (110 ft.), a height of 14.6 m (48 ft.) and

100 The Pointe, 999 Canada Place, Vancouver, B.C. Canada V6C 3T4

portmetrovancover.com

100 The Pointe, 999 Canada Place, Vancouver, C.-B. Canada V6C 3T4

a useable storage capacity of 13.3 million litres, and with a combined capacity of 80 million litres.

- The tanks will:
 - Be fitted with a primary and secondary level control system, which will include monitoring and overfill protection;
 - Incorporate a pressure/vacuum venting system to control emissions;
 - Incorporate foam dispensing system connected to the foam storage building;
 - Be fitted with automatic motorized emergency valves to control the receiving and dispensing lines to each tank; and
 - Be provided with a liner and leak detection.

Operations Facilities:

- Construction of a one-storey operations building approx. 64m² (689 sq. ft.) to house offices, a control room for the facilities, first aid facilities and washrooms.
- Construction of a one-storey water treatment building of approx. 64m² (689 sq. ft.)
- Construction of an electrical motor control centre building approx. 64m² (689 sq. ft.)
- Installation of a containment basin and lift station as part of oil/water separator system.
- Installation of a filtration system and three transfer pumps.
- Installation of fire pump system and perimeter fire hydrants around the facility, and a fire water pumphouse of approx. 40 m² (431 sq. ft.).
- Installation of a foam storage and incident command centre approx. 60 m² (646 sq. ft.).
- Installation of a backup generator capable of running core functions and firefighting systems.
- Installation of associated spill containment infrastructure.
- Installation of a stormwater detention basin.

Underground Utilities:

- Installation of a section of the 600mm jet fuel pipeline used to transfer fuel from the Applicant's marine terminal to the proposed fuel receiving facility.
- Installation of a section of the 350mm jet fuel pipeline used to transfer fuel from the proposed fuel receiving facility to Vancouver International Airport (YVR).
- Installation of associated services for stormwater, sewer, water, communications, and electricity.

Facility Access and Ancillary Features:

- Proposal for two driveway access points (from the end of Williams Road and from Dyke Road).

- Proposal for internal driveways and fire access roads.
- Installation of 8 employee parking spaces.
- Installation of perimeter security fencing and landscaping.
- Installation of outdoor LED lighting fixtures.

As part of the Project and Environmental Review for this project, the Applicant is required to conduct a public **Open House/Information Session** to provide the public and community with an opportunity to review the proposal and provide comments. The Open House is scheduled for:

Saturday, August 29 2015 from 2:00 pm to 5:00pm
Holiday Inn Express & Suites Riverport
10688 No. 6 Road, Richmond, B.C.

All stakeholders interested in the Project are welcome to attend the Open House. PMV staff will be attending to observe and answer questions about the permitting process.

We would appreciate your comments on the proposed Project by **Monday, September 14, 2015**. Should you wish to meet to discuss this application or require an extension to the comment period, please let me know by Friday, August 28, 2015.

Should you have any questions, please contact me at (604)665-9627 or andrew.taylor@portmetrovanancouver.com.

Sincerely,

PORT METRO VANCOUVER



Andrew Taylor
Senior Planner

Encl: Location Map

Cc: Mark McCaskill, Senior Project Manager, FSM Management Group Inc.
Lilian Chau, Manager, Planning, Port Metro Vancouver
Lisa-Marie Martin, Communications Advisor, Port Metro Vancouver
Barry Konkin, Program Coordinator, Development, City of Richmond



**Vancouver Airport
Fuel Delivery
Project**
PP#2015-104

- VFPA Boundary
- Project Location



Attachment 2 – EA Conditional Certificate VAFD Project Layout



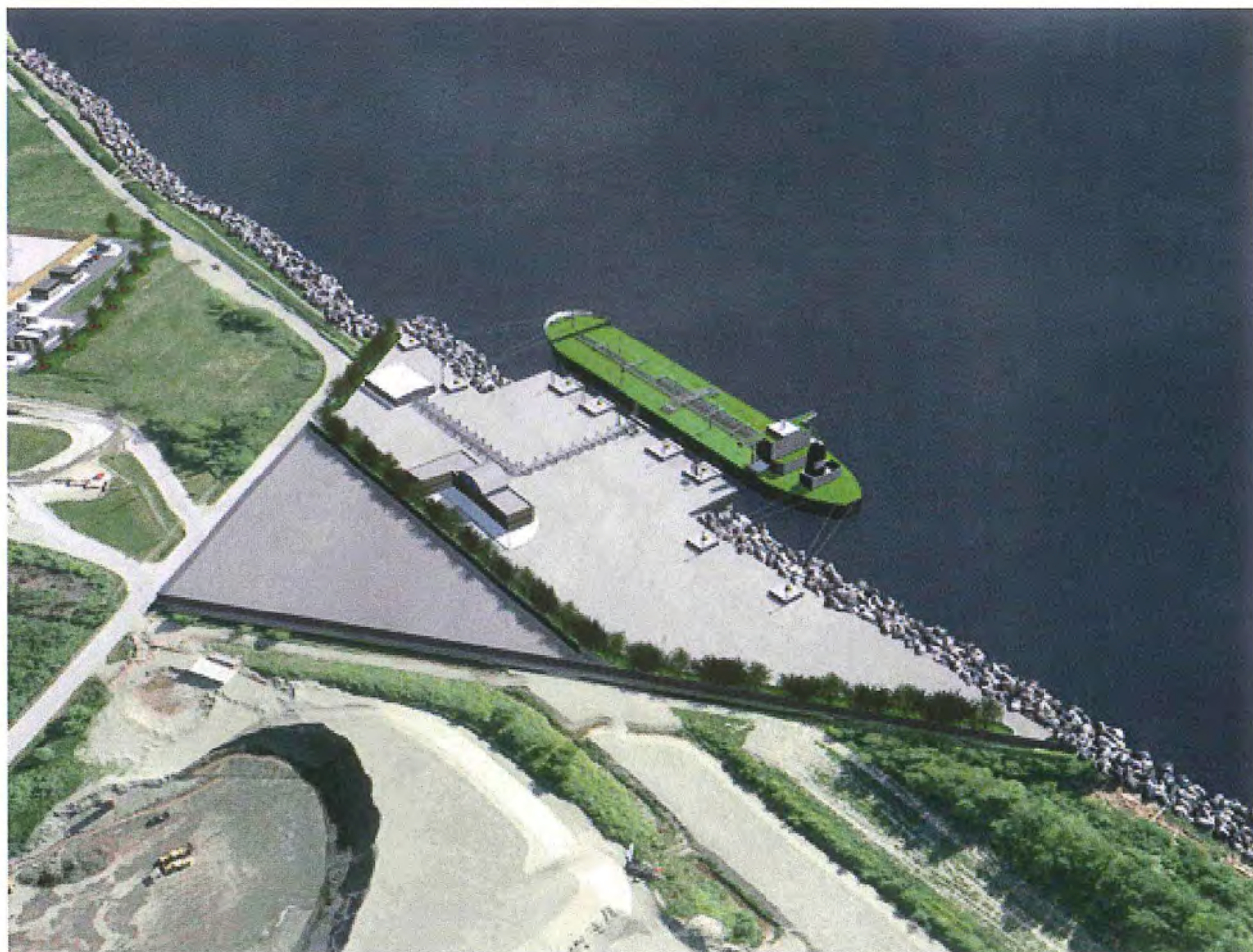
Attachment 3 – Fuel Receiving Facility



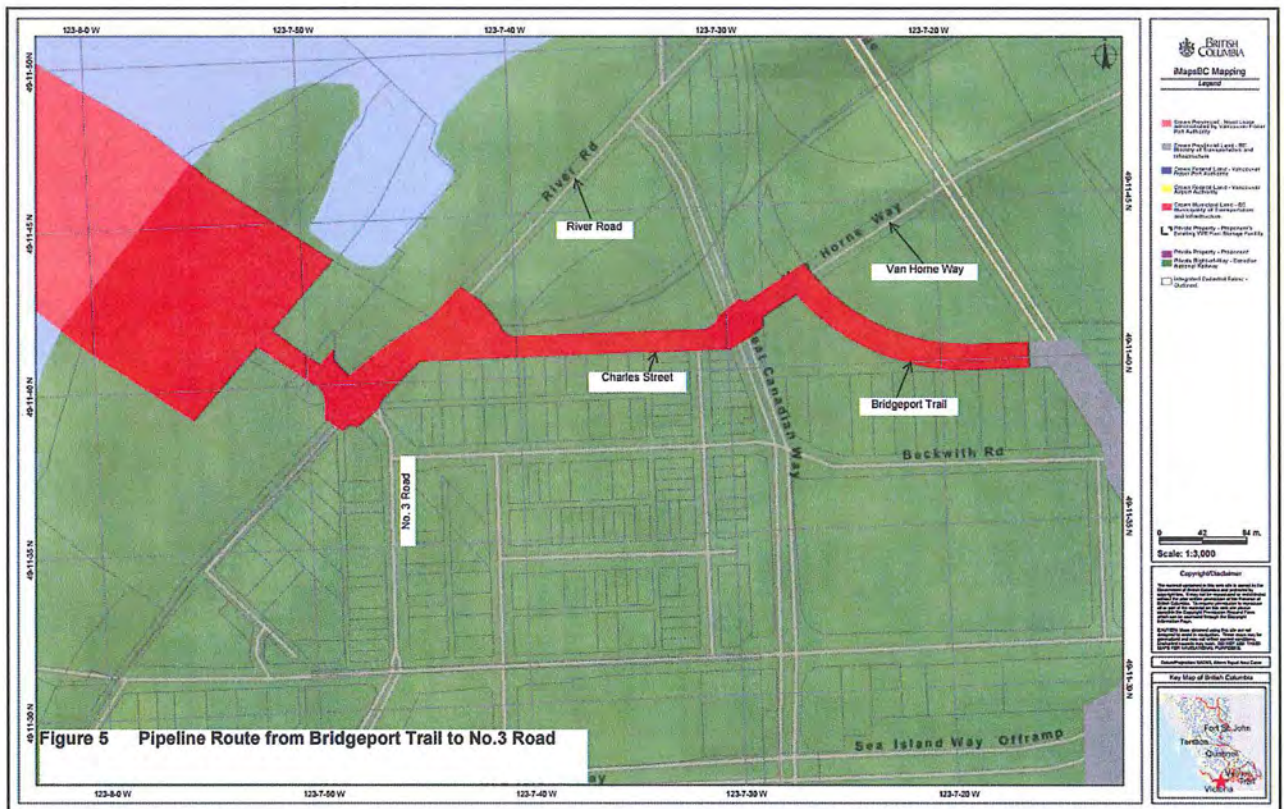
Attachment 4 – Isometric View of the Fuel Receiving Facility



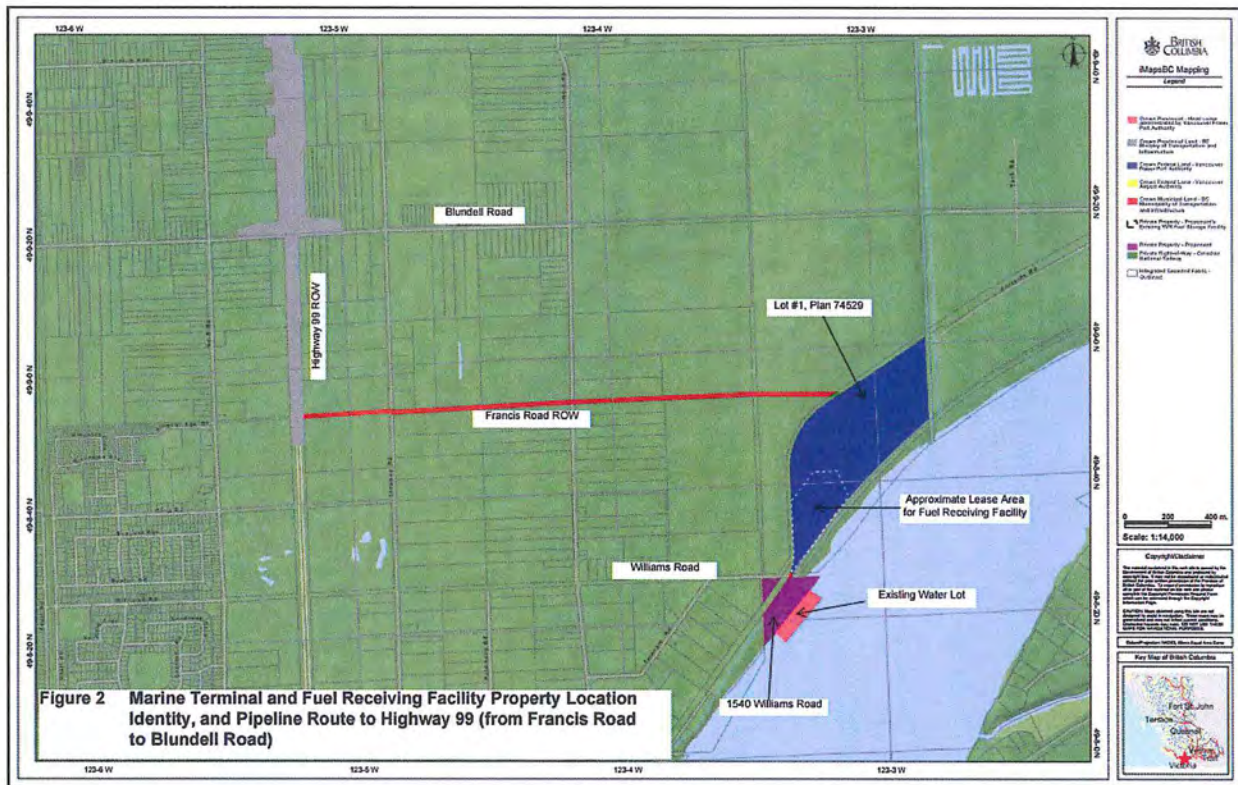
Attachment 5 – Marine Terminal



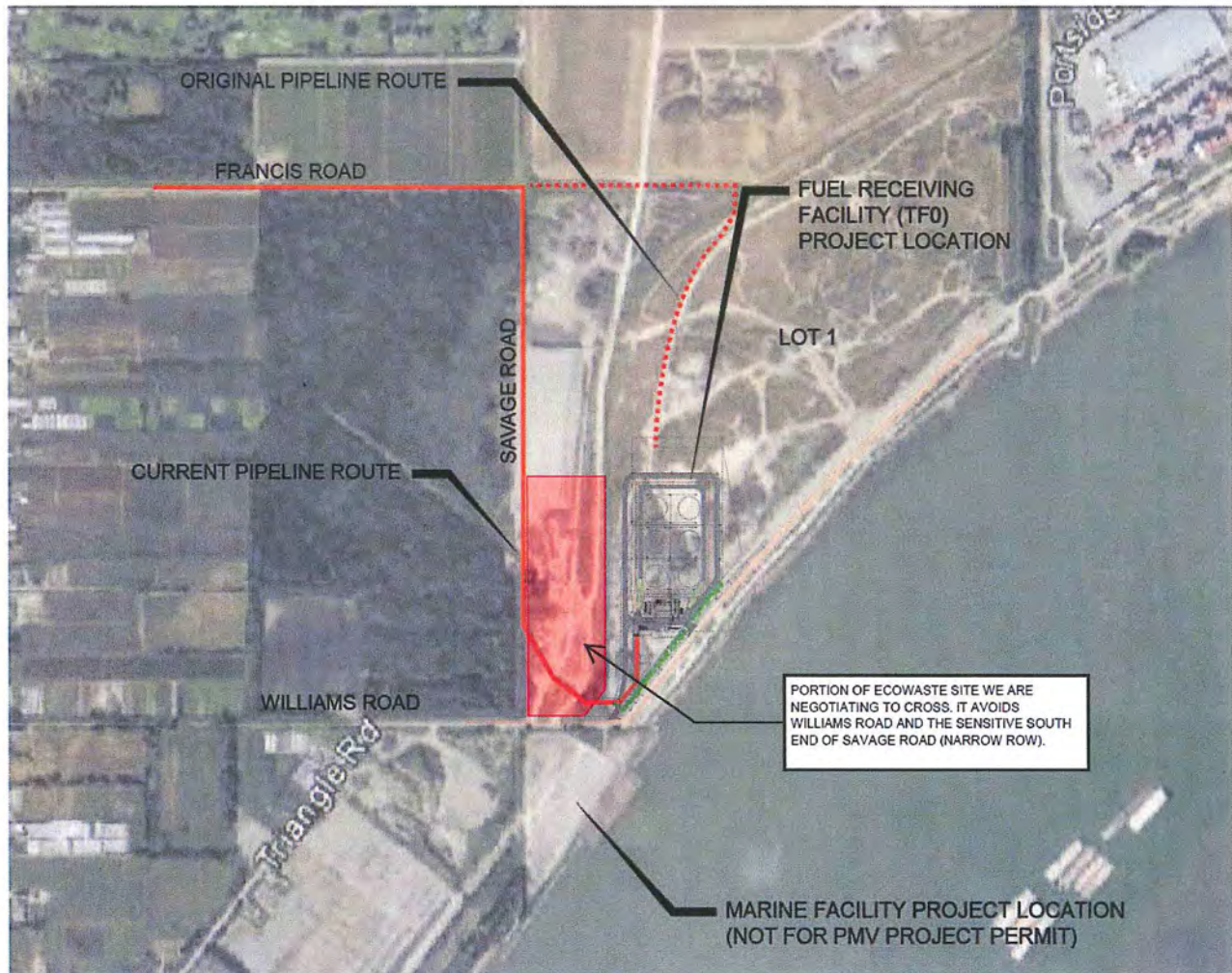
Attachment 6 – EA Conditional Certificate Pipeline Route Through North Richmond



Attachment 7 – EA Conditional Certificate Pipeline Route in South Richmond



Attachment 8 – Proposed Pipeline Route Through South Richmond





City of Richmond

Report to Committee

To: General Purposes Committee
From: Amarjeet S. Rattan
Director, Intergovernmental Relations and
Protocol Unit
Date: August 27, 2015
File: 01-0005-01/2015-Vol
01
Re: Revised UBCM Resolution - Port Metro Vancouver and Agricultural Lands

Staff Recommendation

That the Federal Port Operations on Agricultural Land Resolution, as proposed in the August 27, 2015 staff report from the Director of Intergovernmental relations and Protocol Unit, be submitted to the Union of BC Municipalities for their endorsement (Attachment 2).

Amarjeet S. Rattan
Director, Intergovernmental Relations and Protocol Unit
(604-247-4686)

REPORT CONCURRENCE		
ROUTED TO: Policy Planning	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO (DEPUTY)

Staff Report

Origin

At the March 23, 2015 Council Meeting, the City resolution '*Discouraging Port Metro Vancouver (PMV) From Expanding on Agricultural Lands*' (Attachment 1) was endorsed for submission to the Lower Mainland Local Government Association (LMLGA) and the Union of BC Municipalities (UBCM).

This City resolution was subsequently endorsed by LMLGA and sent to UBCM for their endorsement. UBCM has requested that this resolution be revised and resubmitted for inclusion in their 2015 Resolutions.

Analysis

As PMV has refused to acknowledge the City's concerns, in relation to their ownership and future use of ALR lands, staff recommend that the City direct its efforts to collaborating with the Lower Mainland Local Government Association (LMLGA), Union of BC Municipalities (UBCM), Federation of Canadian Municipalities (FCM), Metro Vancouver and member municipalities, to seek their support in requesting that the Government of Canada reform and improve PMV- Municipal relations through changes to federal regulations and policies to compel PMV to engage in meaningful consultations with municipalities, and adhere to municipal and regional bylaws and policies.

Accordingly, a Resolution (Attachment 1) outlining City concerns and recommendations was forwarded to LMLGA and UBCM to gain their support in pursuing federal regulatory changes to PMV operations which impact municipal interests.

On May 7, 2015, the LMLGA unanimously endorsed the City resolution and sent it to UBCM for inclusion in their 2015 Resolutions.

The UBCM Resolutions Committee has now reviewed this City resolution and recommended that it be referred back to LMLGA as "the issue as stated in the resolution is specific to Port Metro Vancouver and therefore regional in nature".

Through subsequent discussions with UBCM, a revised City resolution (Attachment 2) has been prepared. If approved by Council, UBCM has advised that it will accept this and include it in their late resolutions to be considered in the September 25th resolution session of the upcoming annual convention.

Financial Impact

No financial impact.

Conclusion

A City resolution with respect to PMV ownership of agricultural land was endorsed by the LMLGA and submitted to UBCM. However, the UBCM Resolutions Committee reviewed this City resolution and recommended that it be referred back to LMLGA as “the issue as stated in the resolution is specific to Port Metro Vancouver and therefore regional in nature”. UBCM has now indicated that it is prepared to accept a revised resolution (Attachment 2) for consideration as part of its late resolutions session, as outlined in the staff report.

A handwritten signature in black ink, appearing to read "A. Rattan", with a horizontal line drawn underneath it.

Amarjeet S. Rattan
Director, Intergovernmental Relations and Protocol Unit
(604-247-4686)

AR:ar

Att. 1: LMLGA/UBCM Resolution
2: Revised UBCM Resolution

City of Richmond Resolution to LMLGA and UBCM:

Discouraging Port Metro Vancouver (PMV) From Expanding on Agricultural Lands Resolution:

WHEREAS the *Canada Marine Act* (e.g., through *Letters Patent* and pursuant to the *Port Authorities Management Regulations*) allows Port Metro Vancouver (PMV) to undertake port activities including the shipping, navigation, transporting and handling of goods and passengers, including managing, leasing, licensing, acquiring and disposing of lands for the purposes of operating and supporting port operations;

AND WHEREAS PMV has purchased land in the BC Agricultural Land Reserve (ALR) in the City of Richmond, totaling 241.51 acres, which over time it intends to develop for port purposes and these ALR land purchases have been authorized by the issuance of *Supplementary Letters of Patent* signed by the Minister of Transport Canada;

AND WHEREAS the City of Richmond has advised PMV that it continues to strongly object to its Land Use Plan, as it does not protect ALR land, and has requested the PMV Board to delete the “Special Study Areas” located within ALR in the City of Richmond, and create a policy which prohibits the expansion of PMV operations on all ALR lands;

THEREFORE BE IT RESOLVED that the Lower Mainland Local Government Association (LMLGA) and the Union of BC Municipalities (UBCM) call on the federal government and the Minister of Transport Canada, through the Federation of Canadian Municipalities (FCM) and other avenues as appropriate, to:

1. Request the Minister of Transport Canada to rescind the March 24, 2009 *Supplementary Letter of Patent* (attached) issued by the Honourable John Baird, Minister of Transport, Infrastructure and Communities, which authorized the transfer of the 229.34 acre Agricultural Lands real property, described in this *Supplementary Letter of Patent*, from A.C. Gilmore & Sons (Farms) Ltd. to PMV, and order the PMV Board to dispose of this real ALR property and other real ALR properties, currently designated in their Plan as ‘Special Study Areas’, for agricultural purposes, at fair market value;
2. Request the Minister of Transport Canada, by way of regulatory changes (e.g., to the *Canada Marine Act*, the *Port Authorities Management Regulations* and *Letters of Patent*), to prohibit the PMV and its subsidiaries, from purchasing any ALR land in the City of Richmond and within the Metro Vancouver region, for port purposes; and
3. Request the Minister of Transport Canada to require PMV to establish, with the local governments located within the area in which it operates, a meaningful consultation process and a formal dispute resolution process to address Municipal/PMV issues arising from its operations and activities.

ENDORSED BY THE LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: Refer Back to Area Association

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee advises that the UBCM membership has not previously considered a resolution requesting that the federal government prohibit the acquisition by port corporations of land in the BC Agricultural Land Reserve for non-agricultural, port purposes.

The Committee would observe that the issue as stated in the resolution is specific to Port Metro Vancouver and therefore regional in nature.

Revised City Resolution to UBCM:

Federal Port Operations on Agricultural Land

Whereas the *Agricultural Land Reserve Act* and regulations establish the Agricultural Land Reserve (ALR) as a provincial zone in which agriculture is recognized as the priority land use, farming is encouraged, and non-agricultural uses are restricted;

And whereas the Canada *Marine Act* empowers federal port authorities to undertake port activities including the shipping, navigation, transporting and handling of goods and passengers, including managing, leasing, licensing, acquiring and disposing of lands for the purposes of operating and supporting port operations;

And whereas the provisions of the Canada *Marine Act* effectively exempt federal port authorities operating in BC from the land use provisions of the *Agricultural Land Reserve Act* and regulations;

And whereas Port Metro Vancouver, a federal port authority, has purchased land in Richmond, BC that falls within the Agricultural Land Reserve, and which over time it may wish to develop for port operations rather than agricultural use—a situation that could occur in any region of the province where a federal port authority operates;

And whereas the City of Richmond has expressed opposition to the Land Use Plan that Port Metro Vancouver prepared for the ALR land that it purchased in Richmond, specifically the fact that the plan may contemplate future non-agricultural use of ALR land:

Therefore be it resolved that UBCM call on the provincial and federal governments to:

- order federal port authorities operating in BC to sell at fair market value any currently held real properties that fall within the Agricultural Land Reserve;
- enact legislative and regulatory changes to prohibit federal port authorities from purchasing land within the Agricultural Land Reserve if the intended use is non-agricultural; and
- require federal port authorities to establish meaningful consultation processes and a formal dispute resolution process with neighbouring local governments, to address issues arising from federal port operations and activities;

And be it further resolved that in the specific case of Port Metro Vancouver, UBCM urge the Board of Directors of Port Metro Vancouver to adopt a policy prohibiting the expansion of Port Metro Vancouver operations onto lands within the Agricultural Land Reserve.



City of Richmond

Report to Committee

To: Planning Committee **Date:** August 17, 2015
From: Cathryn Volkering Carlile **File:** 08-4057-01/2015-Vol
General Manager, Community Services 01
Re: **Approval to Replace Housing Agreement (9500 Cambie Road) Bylaw No. 8862 with Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286 and Housing Agreement (9500 Cambie Road) Bylaw No. 9251**

Staff Recommendation

1. That Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286 be introduced and given first, second, and third readings to authorize the termination, release and discharge of the Housing Agreement entered into pursuant to Housing Agreement (9500 Cambie Road) Bylaw No. 8862 and the repeal of Housing Agreement (9500 Cambie Road) Bylaw No. 8862; and
2. That Housing Agreement (9500 Cambie Road) Bylaw No. 9251 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached thereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the affordable rental housing units required by Rezoning Application No. 10-557519.

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 STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO (Deputy)

Staff Report

Origin

The purpose of this report is to recommend Council adoption of the Termination of Housing Agreement Bylaw No. 9286 (Attachment 1) and Housing Agreement Bylaw No. 9251 (Attachment 2) to secure 4,306 ft² (399 m²), or six (6) affordable rental housing units in the proposed development located at 9500 Cambie Road (Attachment 3).

The report and bylaws support Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

The report and bylaws also support Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

The report and bylaws are consistent with the Affordable Housing Strategy, adopted on May 28, 2007, which specifies the creation of affordable low end market rental units as a key priority for the City.

GBL Architects Inc., on behalf of Well Sing Property Development Ltd., has applied to the City to rezone 9500 Cambie Road from "Single Detached (RS1/F)" to "Low Rise apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)" to permit development of approximately 135 residential units, including six (6) affordable rental housing units over a parking structure.

At the December 20, 2011 Public Hearing, the rezoning application received second and third readings (RZ Application 10-557519 and associated Richmond Zoning Bylaw 8500, Amendment Bylaw 8826). On November 12, 2013, Council authorized the City to enter into a Housing Agreement with 0890784 B.C. Ltd. to secure six (6) affordable housing units located at 9500 Cambie Road (Bylaw 8862). The then owner signed the Housing Agreement at the time, although the City did not sign it as the then owner did not proceed with the application. The owner has since sold the property to the new owner. Accordingly, Housing Agreement Bylaw 8862 will need to be repealed through Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286 and the City will also enter into a new Housing Agreement (Bylaw No. 9251) with the new owner. It is recommended that the Bylaws be introduced and given first, second, and third readings.

Analysis

The subject rezoning application involves a development consisting of approximately 135 residential units, including six (6) affordable rental housing units, the combined habitable floor area of which shall comprise at least 0.066 of the total maximum Floor Area Ratio (FAR) of the subject development's total residential building area. The affordable rental housing component of this project consists of 4,302 ft² (399 m²) of livable space that includes three (3) two-bedroom units and three (3) one-bedroom units. All affordable housing units in this development must satisfy the Richmond Zoning Bylaw requirements for Basic Universal Housing.

Unit Type	Minimum Size	Maximum Monthly Rent	Total Household Annual Income
1 bedroom	50 m ² (400 ft ²)	\$950	\$38,000 or less
2 bedroom	80 m ² (535 ft ²)	\$1,162	\$46,500 or less

The Housing Agreement restricts the annual household incomes for eligible occupants and specifies that the units must be made available at low end market rent rates in perpetuity. The Agreement includes provisions for annual adjustment of the maximum annual housing incomes and rental rates in accordance with specified requirements. The Agreement also specifies that occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The owner has agreed to the terms and conditions of the attached Housing Agreement, and to register notice of the Housing Agreement on title to secure the six (6) affordable rental housing units.

Financial Impact

Administration of the Housing Agreement will be covered by existing City resources.

Conclusion

In accordance with Section 905 of the *Local Government Act*, adoption of Bylaw No. 9286 and Bylaw No. 9251 is required to permit the City to enter into the housing agreement which, together with the housing covenants, will act to secure the six (6) affordable rental housing units that are proposed in association with Rezoning Application No. 10-557519. It is recommended that the above noted Bylaws be introduced and given first, second, and third readings.



Joyce Rautenberg
Affordable Housing Planner
(604-247-4916)

- Att. 1: Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286
2: Housing Agreement (9500 Cambie Road) Bylaw No. 9251
3: Subject Property Map – 9500 Cambie Road



City of
Richmond

Bylaw 9286

Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to:
 - (a) execute agreements to terminate the housing agreement referred to in Housing Agreement (9500 Cambie Road) Bylaw No. 8862 (the "Original Housing Agreement");
 - (b) cause Notices and other charges registered at the Land Title Office in respect to the Original Housing Agreement to be discharged from title;
 - (c) execute such other documentation required to effect the termination of the Original Housing Agreement;
2. To repeal Housing Agreement (9500 Cambie Road) Bylaw No. 8862
3. This Bylaw is cited as "**Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>JR</i>
APPROVED for legality by Solicitor
<i>BD</i>



City of
Richmond

Bylaw 9251

Housing Agreement (9500 Cambie Road) Bylaw No. 9251

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: 029-537-096

Lot 1 Section 34 Block 5 North Range 6 West
New Westminster District Plan EPP35455

2. This Bylaw is cited as **"Housing Agreement (9500 Cambie Road) Bylaw No. 9251"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>SR</i>
APPROVED for legality by Solicitor <i>BD</i>

MAYOR

CORPORATE OFFICER

Schedule A

to Housing Agreement (9500 Cambie Road) Bylaw No. 9251

HOUSING AGREEMENT BETWEEN THE CITY OF RICHMOND AND WELL SING
PROPERTY DEVELOPMENT LTD. (Inc. No. BC1000315)

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the 22nd day of May, 2015.

BETWEEN:

WELL SING PROPERTY DEVELOPMENT LTD.

(Inc. No. BC1000315),

a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 3061 West 42nd Avenue, Vancouver, British Columbia, V6N 3H1

(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 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) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"City"** means the City of Richmond;
- (d) **"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;
- (e) **"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;
- (f) **"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;
- (g) **"Eligible Tenant"** means a Family having a cumulative annual income of:
 - (i) in respect to a bachelor unit, \$34,000 or less;
 - (ii) in respect to a one bedroom unit, \$38,000 or less;
 - (iii) in respect to a two bedroom unit, \$46,500 or less; or
 - (iv) in respect to a three or more bedroom unit, \$57,500 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;

- (h) **"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
- (i) **"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 _____, 20__, under number _____, as it may be amended or replaced from time to time;
- (j) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (k) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (l) **"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: 029-537-096
 LOT 1 SECTION 34 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN
 EPP35455
- (m) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (n) **"LTO"** means the New Westminster Land Title Office or its successor;
- (o) **"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;

(p) **“Permitted Rent”** means no greater than:

- (i) \$850.00 a month for a bachelor unit;
- (ii) \$950.00 a month for a one bedroom unit;
- (iii) \$1,162.00 a month for a two bedroom unit; and
- (iv) \$1,437.00 a month for a three (or more) 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;

(q) **“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;

(r) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(s) **“Strata Property Act”** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

(t) **“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 *Land 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*;

(u) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and

(v) **“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.

WELL SING PROPERTY DEVELOPMENT LTD.,
by its authorized signatory(ies):

Per: 
Name: Stevie Wei

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 Well Sing Property Development Ltd. (the "Owner") in respect to the lands and premises legally known and described as:

PID: 029-537-096

Lot 1 Section 34 Block 5 North Range 6 New Westminster District Plan EPP35455

(the "Lands")

CANADIAN WESTERN BANK (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 CA3813079 and CA3813080, 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.

CANADIAN WESTERN BANK

by its authorized signatory(ies):

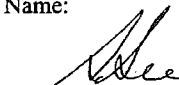
Per: 

Name:

WILLIAM G. WHELAN
SENIOR MANAGER
COMMERCIAL BANKING

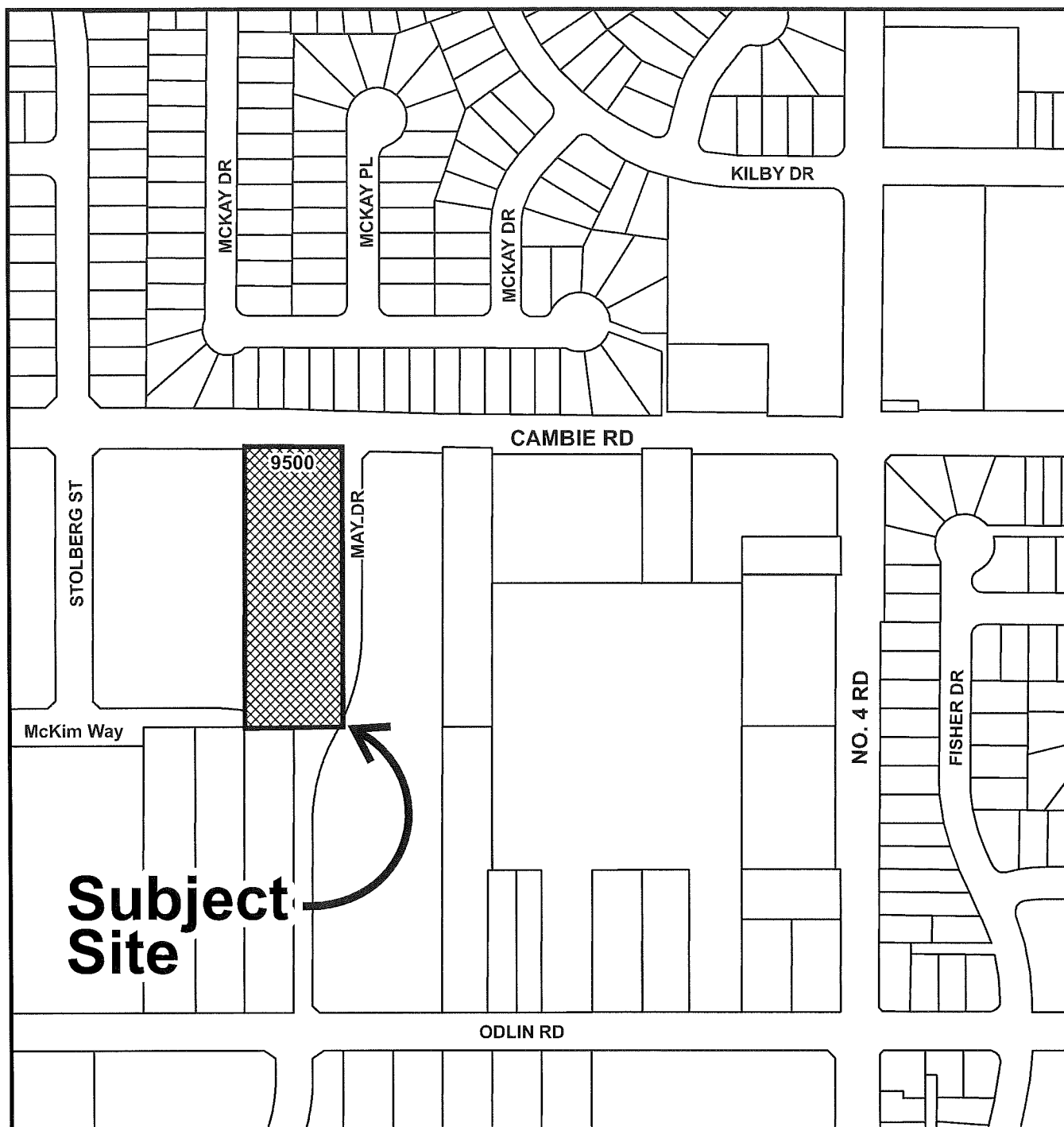
Per:

Name:


ALICE SEE
Mgr. Comm. Bkg.



City of
Richmond



9500 Cambie Road

Original Date: 08/10/15

Revision Date:

Note: Dimensions are in METRES

CNCL - 412



City of Richmond

Report to Committee

To: Planning Committee **Date:** August 17, 2015
From: Cathryn Volkering Carlile **File:** 08-4057-01/2015-Vol
General Manager, Community Services 01
Re: Housing Agreement Bylaw No. 9229 to Permit the City of Richmond to Secure
Affordable Housing Units located at 8151 Anderson Road (Anderson Square
Holdings Ltd.)

Staff Recommendation

That Bylaw No. 9229 be introduced and given first, second and third readings to permit the City 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 the Development Permit Application DP 13-645286.

Cathryn Volkering Carlile

Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	<i>Cathryn Volkering Carlile</i>
Development Applications	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: <i>mg</i>	APPROVED BY CAO (Deputy): <i>[Signature]</i>

Staff Report

Origin

The purpose of this report is to recommend that Council adopt Housing Agreement Bylaw No. 9229 (Attachment 1) to secure 508 m² (5,476 ft²) or eight (8) affordable housing units in the proposed development located at 8151 Anderson Road (Attachment 2).

This report and bylaw supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

This report and bylaw also supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

This report and bylaw are also consistent with the Richmond Affordable Housing Strategy, adopted on May 28, 2007, which specifies the creation of affordable low end market rental units as a key housing priority for the City.

Andrew Cheung Architects Inc. has applied on behalf of Anderson Square Holdings Ltd. (the registered owner) to the City of Richmond for a development permit to develop approximately 111 residential units (103 apartment condominium units and eight (8) affordable housing units), in a fifteen (15) storey high-rise building and a six (6) storey mid-rise building, as well as ground level commercial units at 8151 Anderson Road on a site zoned "Downtown Commercial (CDT1)".

There is no rezoning associated with this project, therefore a Public Hearing was not required.

The Development Permit was endorsed by the Development Permit Panel on February 25, 2015, subject to a Housing Agreement being registered on title to secure eight affordable housing units with maximum rental rates and tenant income as established by the City's Affordable Housing Strategy. The proposed Housing Agreement Bylaw for the subject development (Bylaw No. 9229) is presented as attached. 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

The subject development application involves a development consisting of 111 residential units, including eight (8) affordable rental housing units. The affordable housing units are anticipated to deliver as follows:

Unit Type	Number of Units	Maximum Monthly Rent	Total Household Annual Income
1 bedroom	5	\$950	\$38,000 or less
1 bedroom & den	3	\$950	\$38,000 or less
	8 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 rent rates in perpetuity. The Agreement includes provisions for annual adjustment of the maximum annual housing incomes and rental rates in accordance with City requirements. The Agreement also specifies that occupants of the affordable housing units shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The applicant has agreed to the terms and conditions of the attached Housing Agreement, and to register notice of the Housing Agreement on title to secure the eight affordable rental housing units.

Financial Impact

None.

Conclusion

In accordance with the *Local Government Act* (Section 905), adoption of Bylaw No. 9229 is required to permit the City to enter into a Housing Agreement which together with the housing covenant will act to secure eight (8) affordable rental units that are proposed in association with Development Permit Application 13-645286.



Joyce Rautenberg
Affordable Housing Planner
(604-247-4916)

Att. 1: Bylaw No. 9229, Schedule A

Att. 2: Map of Subject Property



City of
Richmond

Bylaw 9229

Housing Agreement (8151 Anderson Road) Bylaw No. 9229

The Council of the City of Richmond enacts as follows:

1. The Mayor and Corporate Officer for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out in Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: 003-558-827 Lot A (J96195E) Section 9 Block 4 North Range 6 West New
Westminster District Plan 6789

2. This Bylaw is cited as **"Housing Agreement (8151 Anderson Road) Bylaw No. 9229"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>HR</i>
APPROVED for legality by Solicitor <i>BDJ</i>

MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (8151 Anderson Road) Bylaw No. 9229

HOUSING AGREEMENT BETWEEN THE CITY OF RICHMOND AND ANDERSON
SQUARE HOLDINGS LTD.

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the 24th day of August, 2015.

BETWEEN:

ANDERSON SQUARE HOLDINGS LTD. (Inc. No. BC0684287),
a company duly incorporated under the laws of the Province of British
Columbia and having its registered office at 1000 – 840 Howe Street,
Vancouver, B.C. V6Z 2M1

(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 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) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"City"** means the City of Richmond;
- (d) **"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;
- (e) **"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;
- (f) **"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;
- (g) **"Eligible Tenant"** means a Family having a cumulative annual income of:
 - (i) in respect to a bachelor unit, \$34,000 or less;
 - (ii) in respect to a one bedroom unit, \$38,000 or less;
 - (iii) in respect to a two bedroom unit, \$46,500 or less; or
 - (iv) in respect to a three or more bedroom unit, \$57,500 or less

Housing Agreement (Section 905 Local Government Act)
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Application No. DP13-645286

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;

- (h) **"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
- (i) **"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 _____, 20__, under number _____, as it may be amended or replaced from time to time;
- (j) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (k) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (l) **"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: 003-558-827
 Lot A (J96195E) Section 9 Block 4 North Range 8 West NWD Plan 6789
- (m) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (n) **"LTO"** means the New Westminster Land Title Office or its successor;

- (o) **“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;
- (p) **“Permitted Rent”** means no greater than:
 - (i) \$850.00 a month for a bachelor unit;
 - (ii) \$950.00 a month for a one bedroom unit;
 - (iii) \$1,162.00 a month for a two bedroom unit; and
 - (iv) \$1,437.00 a month for a three (or more) 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;
- (q) **“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;
- (r) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (s) **“Strata Property Act”** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (t) **“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 *Land 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*;
- (u) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and

- (v) **"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,

Housing Agreement (Section 905 Local Government Act)
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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

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8151 Anderson Road
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(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.
- 5.6 The strata corporation may add any fine levied by the strata corporation to the rent payable by the Tenant whose actions or omissions resulted in the fine being levied.

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*;

Housing Agreement (Section 905 Local Government Act)
8151 Anderson Road
Application No. DP13-645286

- (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:

Housing Agreement (Section 905 Local Government Act)
8151 Anderson Road
Application No. DP13-645286

- (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.

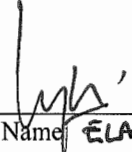
7.23 Limitation on Owner's Obligations

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.

ANDERSON SQUARE HOLDINGS LTD.

by its authorized signatory(ies):

Per: 
 Name: ELAINE S.M. LEONG, SECRETARY

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.

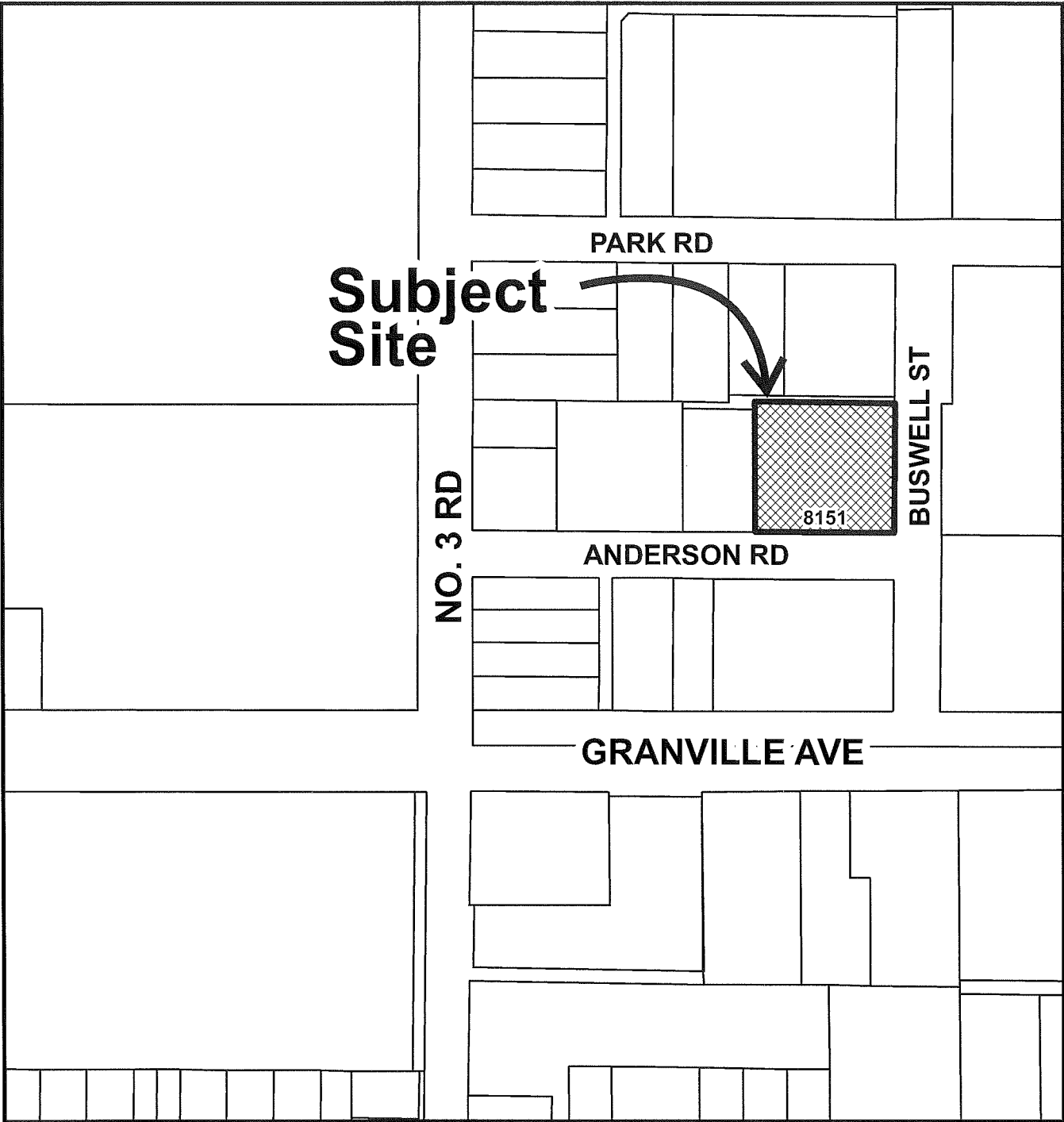
Housing Agreement (Section 905 Local Government Act)
8151 Anderson Road
Application No. DP13-645286

A Commissioner for Taking Affidavits in the Province of British Columbia

DECLARANT



City of
Richmond



8151 Anderson Road

Original Date: 08/05/15

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Report to Committee

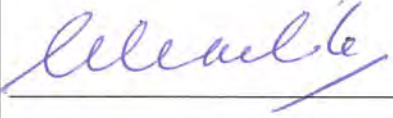


To:	Planning Committee	Date:	July 6, 2015
From:	Cathryn Volkering Carlile General Manager, Community Services	File:	08-4057-01/2015-Vol 01
Re:	Affordable Housing Contribution Rate and Reserve Fund Strategy Review – Final Recommendations for Adoption		

Staff Recommendation

1. That the proposed rates in the report titled, “Affordable Housing Contribution Rate and Reserve Fund Strategy Review – Final Recommendations for Adoption” dated July 6, 2015 from the General Manager, Community Services be adopted:
 - a. \$2 per square foot from single family subdivision developments;
 - b. \$4 per square foot from townhouse developments; and
 - c. \$6 per square foot from apartment and mixed use developments involving 80 or less residential units.
2. That development applications received prior to Council’s adoption of the proposed policy, be processed under the existing Affordable Housing Strategy policies, provided the application is presented to Council for their consideration within 1 year of the effective date of the revised policy.
3. That the approved rates undergo periodic review to account for current market conditions and affordable housing demands.

Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications Finance	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO (DEPUTY). 

Staff Report

Origin

This purpose of this report is to respond to the February 3, 2015 Planning Committee and reiterated at the February 10, 2015 Council meeting:

It was moved and seconded

- (1) That the staff report titled Richmond Affordable Housing Contribution Rate and Reserve Fund Strategy Review, dated January 13, 2015, from the General Manager, Community Services be received for information;*
- (2) That staff be directed to seek comments from the development community and other key stakeholders regarding the recommended Affordable Housing Contribution rates and report back to Planning Committee;*
- (3) That development applications already received and being processed by the City, prior to adoption of the proposed rates, be grandfathered with existing Affordable Housing Contribution rates; and*
- (4) That approved rates undergo periodic review to account for current market conditions and affordable housing demands.*

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

Background

Affordable Housing Contribution Rate and Affordable Housing Reserve Fund Strategy Overview

The Affordable Housing Strategy, Affordable Housing Reserve Fund Policy 5008 and Richmond Zoning Bylaw 8500 Section 5.15 create a City policy framework to articulate affordable housing priorities, collect developer contributions, and manage the City's affordable housing reserve funds to provide resources to meet the specific housing and support needs of priority groups.

The City's Affordable Housing Reserve Fund was not intended to be the sole source of funding for development and operation of affordable housing in the City. Rather, its aim was to help the

City to plan and, as resources and budgets are available, support affordable housing development opportunities through collaboration with senior levels of government and other partners to:

- Develop and implement a strategic land acquisition program; and
- Collect monies to be utilized first and primarily towards subsidized rental housing capital development.

At the Council meeting, held on May 28, 2007, Council adopted the Richmond Affordable Housing Strategy. As part of the Strategy, Council adopted the following Affordable Housing Contribution rates where a cash contribution for affordable housing is received under a statutory density bonusing approach for rezoning applications received after July 1, 2007:

- a. \$1 per square foot from single family subdivision developments;
- b. \$2 per square foot from townhouse developments; and
- c. \$4 per square foot from apartment and mixed use developments involving 80 or less residential units.

This year, a review of the existing rates and the City's Affordable Housing Reserve Fund strategy was conducted as a key component of the overall Affordable Housing Strategy update that is currently underway. The Affordable Housing Contribution Rate and Affordable Housing Reserve Fund strategy review is intended to provide an updated resource to support the City's decisions and resource allocations on affordable housing matters, in accordance with the City's Affordable Housing Strategy and related City policies.

At the February 3, 2015 Planning Committee meeting, the report dated January 13, 2015 and titled, "Richmond Affordable Housing Contribution Rate and Reserve Fund Strategy Review – Recommendations for Stakeholder Consultation" was presented and discussed.

The purpose of the report was to introduce Council with adjustments to the cash-in-lieu affordable housing rates. The report coincided with another report appearing on the February 3, 2015 Planning Committee agenda titled: "Single Family Subdivision Rezoning Policy-Affordable Housing Considerations and Proposed Amendments" to be considered concurrently. Planning Committee directed staff to consult with stakeholders regarding the revised contribution rates and amendments to the single family rezoning policy.

This report provides a recommendation on the rates and provides feedback from the stakeholders.

Analysis

Affordable Housing Contribution Rate Review Process

The City contracted G.P. Rollo and Associates (GPRA), Land Economists, to undertake a review of its current affordable housing contribution rates in order to reflect changes in the housing development market and local land values since the rates were established in 2007.

GPRA reviewed the City's estimated affordable housing needs (projected until 2041) using the targets provided in the Affordable Housing Strategy and Metro Vancouver's Regional Growth Strategy. GPRA then determined the amount of funding the City would need to collect to achieve these targets. The contribution rate review was undertaken to determine how the rates should be adjusted to meet a specified target. GPRA utilized a rate analysis method to ensure that any projected increased rate would allow developers to still achieve an appropriate rate of return on their projects, while providing a fair and reasonable affordable housing contribution to the City as part of their new development requirements (Executive Summary presented in Attachment 1).

Utilizing this rationale, GPRA analyzed current affordable housing contribution rates and put forward two potential Affordable Housing Contribution rates (conservative and recommended) increases that provide varying levels of projected revenues and unit totals that could be generated through City investment of its Affordable Housing Reserve Funds towards affordable housing development. The chart below compares the current, conservative and recommended Affordable Housing contribution rates.

Current, Conservative and Recommended Affordable Housing Contribution Rates

Type of Development	Current rate per sq.ft.	Conservative rate per sq.ft.	Recommended rate per sq.ft.
Single Family dwellings	\$1.00	\$1.14	\$2.00
Townhouse developments	\$2.00	\$2.28	\$4.00
Apartments	\$4.00	\$4.55	\$6.00
Potential Revenue (to 2041)	\$38.9M	\$44.2M	\$76.1M
Projected Units	1,174	1,261	1,978

Existing Contribution Rates (2007 – 2015)

The existing contribution rates are projected to generate \$38.9M in revenue plus current funds and interest, which would finance approximately 1,174 subsidized rental units through 2041, averaging 39 units per year, with no monies available for other Strategy priorities. The calculation is based on the City providing 20% of the cost of a project in partnership with Senior Government and/or private and community partners.

Conservative Contribution Rates

Affordable housing funds collected from the conservative increase would generate \$44.2M (plus current funds and interest), which would finance 20% of approximately 1,261 subsidized rental units through 2041, an average of 42 units per year, again with no money available for other Strategy priorities.

Recommended Contribution Rates (2015+)

Affordable housing funds collected from GPRA's recommended increase, would generate \$76.1M (plus current funds and interest), which would allow the City to fund 20% of 1,978 subsidized rental units, an average of 66 units per year, but would also allow for any additional monies to be put towards all three Strategy priorities. It must be stressed that GPRA recommends that rates not exceed the recommended values so as not to discourage redevelopment in the city.

Further, GPRA does not recommend setting lower rates based on hypothetical market downturns; rather, they suggest that periodic rate reviews be conducted to ensure adjustments are made to compensate for any longitudinal changes in the market.

Affordable Housing Reserve Fund Strategy Considerations

As part of the analysis, affordable housing practices were reviewed from other jurisdictions in Metro Vancouver and elsewhere and found very similar approaches that are employed by the City of Richmond with respect to Affordable Housing Reserve fund management and policy practice.

While a more in depth assessment would be required, some ideas that may be considered are:

Practice	Outcome/Consideration
Seeking additional revenue sources for the Affordable Housing Reserve Fund (i.e. partial transfer from general revenue or other funding).	Sole reliance on collected contributions from new development generates dependency of meeting affordable housing demands on development and business cycles.
Consider allocation of funds to all 3 Strategy priorities.	Diversifying allocations of funds may increase partnership opportunities in meeting affordable housing needs along all points of the affordable housing continuum.
Potential purchase and refurbishment of existing older rental properties or hotels.	May support utilization of existing built infrastructure to secure affordable rental or specialized housing.
Encourage development of a broader variety of housing forms.	Supports flexible design, stratified units/lock off suites, flexible design, and lower levels of finishing to improve affordability.

These ideas can be further examined as the Affordable Housing Strategy is reviewed in 2015/2016.

Stakeholder Consultation

At the February 3, 2015 Planning Committee and February 10, 2015 Council Meeting, Council directed staff to seek stakeholder input on GPRA's recommended rates. Staff held consultations with representatives from the Urban Development Institute (UDI), Small Builders Group and Greater Vancouver Home Builders' Association (GVHBA).

Below are the key themes that emerged from the discussions, and staff responses:

Key Theme	Staff Response
Need for a complete picture of the total costs of development: figures that represent the community amenity contributions (e.g. affordable housing, childcare, public art).	The consultants chose a fixed rate approach (e.g. \$2/sq.ft. on all single family rezonings) so developers can anticipate affordable housing costs in advance.
Total cost of development is increasing: development cost charge (DCC) rates are also increasing this year, as well as costs of new demolition and recycling programs.	Staff recognize the increasing costs of development; however the affordable housing contribution rates have not been updated since 2007 and do not reflect current market conditions.

Key Theme	Staff Response
Periodic reviews of affordable housing contribution rates are necessary, so the increases will be gradual and not a spike.	GPRA has recommended periodic rate reviews as well, instead of proposing lower rates. Staff will proceed with this recommendation, as this approach will provide opportunities to evaluate and propose amended rates that reflect shifts in the market.
It is not realistic to expect the City to meet all of the housing needs without senior government support – targets should reflect this.	Staff do not expect to meet all of the housing needs in Richmond, but the City can make efforts to secure low end market rental housing targeted towards low to moderate income households, and provide capital grant assistance to non-profit housing providers to address a portion of housing need. During the Housing Action Plan process, a housing needs assessment will be completed which takes the current funding situation into account.
Partnering with the development community is a way to fill the gap of affordable housing provision, with modest support from the federal and provincial funding (e.g. the City could use funds to purchase land and work with developers to build affordable housing).	Staff are always open to considering innovative proposals from the development community, as well as partnership proposals with non-profit housing providers. The Kiwanis senior's housing development is an example of where there was a successful partnership with a non-profit society, developer, the City and senior government.
More thought should be applied to the single family rezoning rate: rates could be scaled based on lot sizes and attach the rate to lot size (instead of floor area).	There are no plans at this time to proceed with a scaled approach. A fixed rate approach provides more clarity around up-front costs.
Staff should consider further discussion of density bonusing on small lots.	Staff recognize the merits of density bonusing on small lots; however, there are no plans to explore this policy at this time.
Clarification on how affordable housing reserve funds are used.	Staff clarified that the funds are typically used for capital grants that cover non-profit developments' cost charges, building permit and servicing cost fees, as well as towards capital construction costs (e.g. Kiwanis Towers and Storeys development).

Additional comments and feedback from the development community are in Attachments 2 and 3. Discussions generated from the stakeholder comments were generally supportive of the proposed changes in contribution rates. Stakeholders expressed concern around the increasing costs of development after factoring in various contributions, but recognized the need to update the affordable housing contribution rates to reflect current market conditions. Stakeholders were also in favour of periodic rate reviews, to avoid a spike in rates in the future.

In conclusion, staff recommend that:

- The GPRA's recommended rate increases (i.e. \$2 from single family subdivision developments, \$4 from townhouse developments, and \$6 from apartment and mixed use developments involving 80 or less residential units) be adopted.

- The revised rates not be applied to development applications that are currently under staff review provided that they are presented to Council for consideration within 1 year of Council's adoption of the revised Affordable Housing Contribution Rates.
- Any new development application received after Council's adoption of the revised Affordable Housing Contribution Rates be subject to the new contribution rates.
- That approved rates undergo periodic review to account for current market conditions and affordable housing demands.

Financial Impact

There will be no financial impact to administer the proposed changes to the Strategy.

Conclusion

Stakeholders from the development community generally recognized the need for a rate review process and increase in contribution rates, but stressed that the reviews should be conducted periodically to ensure the increases are gradual. GPRA's recommended rates are fixed, which means that the costs associated with affordable housing can be anticipated prior to development.

The proposed recommendations cited in this report will support the City to advance its affordable housing objectives while balancing development requirements with growing affordable housing demands in our City, to ensure low to moderate income households can live, work and contribute to Richmond's local and diverse economy and community.



Joyce Rautenberg
Affordable Housing Planner
(604-247-4916)

- Att. 1: Richmond Affordable Housing Strategy Reserve Fund Strategy Review – Executive Summary
- 2: Stakeholder Consultation Summary – Representatives from Richmond Small Builders Group and Greater Vancouver Home Builders Association
 - 3: Stakeholder Consultation Summary – Representatives from the Urban Development Institute

EXECUTIVE SUMMARY – RAH RESERVE FUND STRATEGY REVIEW

The City of Richmond established the Affordable Housing Statutory Reserve Fund in 1991 and their Affordable Housing Strategy in 2007 to support the implementation of the City's Affordable Housing priorities assisting in the provision of Subsidized Housing, Low-End Market Rental, and Entry-Level Home Ownership in the City of Richmond.

The 2006 Regional Growth Strategy from Metro Vancouver estimated the annual needs in the City of Richmond at 73 Subsidized Housing units, 279 Low-End Market Rental units, and 243 Entry-Level Ownership units from 2006 to 2041. A separate piece of analysis in 2006 by McClanaghan & Associates for the City was prepared to determine the ability of the City to meet the Metro Vancouver estimates. The McClanaghan & Associates report indicated that the City could reasonably assist in the provision of 25 to 50 Subsidized Housing units, 95 Low-End Market Rental units, and 60 Entry-Level Ownership units annually based on an 80/20 split of funding between other sources and the City respectively. The City then adopted their own annual targets based on the information from both reports. The following table presents the aggregate targets from 2006 to 2041 as estimated by Metro Vancouver, McClanaghan & Associates, and the City of Richmond:

Table 1: Affordable Housing Needs and Targets by Priority 2006 – 2041

Estimated Need/Target by 2041	Metro Vancouver	McClanaghan & Associates	City of Richmond
Subsidized Housing	2,520	1,500	2,190
Low End Market Rentals	7,611	2,850	8,370
Entry Level Ownership	8,399	1,800	7,290

Since July 2007 Single Family residential rezonings have been required to provide either secondary suites or coach houses in at least 50% of new lots created or a cash-in-lieu contribution of \$1 per square foot of gross building area (GBA) to the Affordable Housing Reserve Fund. Townhouse developments have been required to contribute a cash-in-lieu contribution to the Fund at \$2 per square foot of GBA and apartment developments less than 80 units have been required to contribute \$4 per square foot of GBA.

It was not intended for the Affordable Housing Reserve Fund to serve as the sole funding support for development and operation of affordable housing in the City, but rather to partner with all levels of government along with private sector and community providers to meet the needs of those in Richmond requiring affordable housing. However, this goal has been hampered by decreased funding from senior government for affordable housing with increased burden placed on individual municipalities to bridge the funding gap.

With this in mind the City of Richmond retained G. P. Rollo & Associates (GPRA) to assist the City in determining:

- A. Appropriate Affordable Housing contribution rates for new development in the City; and

B. How best to manage the City's Affordable Housing Reserve Fund.

The review of contribution rates was deemed necessary by the City to reflect changes in market conditions since the rates were established in 2007, increased estimates of need, and a desire to update rates to 2015 values as the existing rates were set prior to the adoption of the Affordable Housing Strategy in 2007.

A key issue for GPRA was to ensure the increased rates would allow developers to still achieve an acceptable return on their projects. GPRA undertook an economic review of how the current rates were established as well as proforma analyses in order to determine potential new rates and their impact on developers.¹

GPRA has put forward two potential Affordable Housing contributions rate increases; an increase to \$1.14 for single family dwellings, \$2.28 for townhouse and \$4.55 for apartments, (**Option 1: Conservative Increase**) and the other being an increase to \$2.00 for single family dwellings, \$4.00 for townhouse and \$6.00 for apartments (**Option 2: Recommended Increase**). GPRA then prepared an estimate of revenues to be collected through to 2041 based on housing demand projections for the City by both Metro Vancouver and Urban Futures using current rates and both the Conservative and Recommended rates.

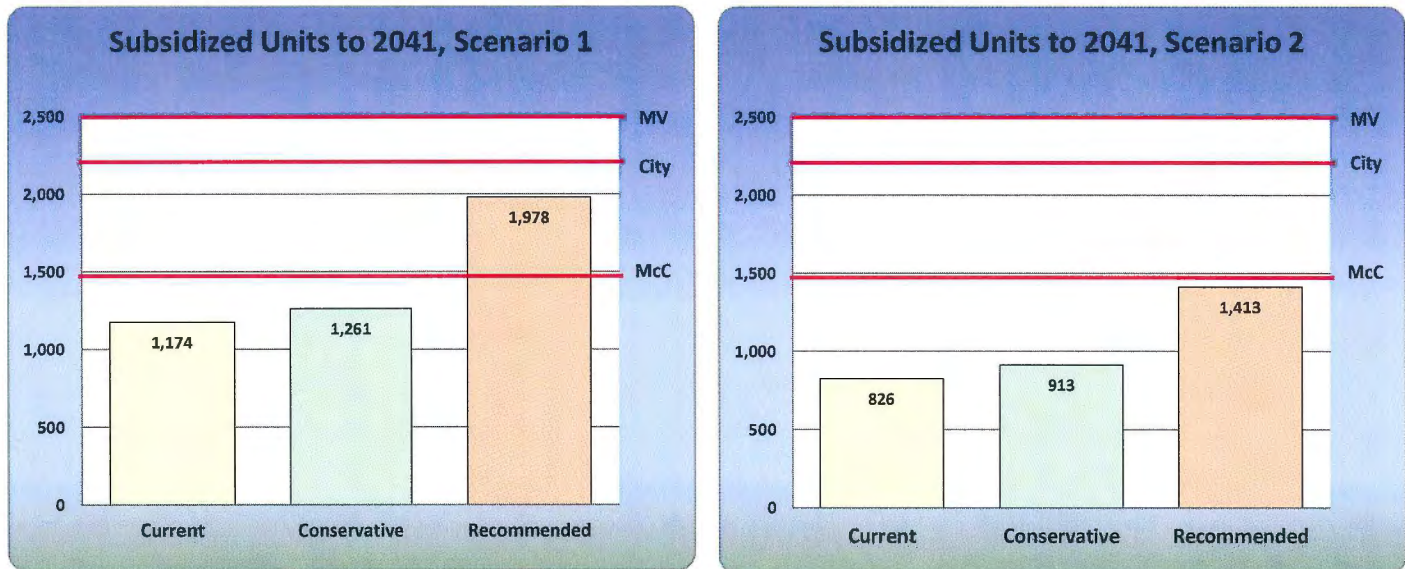
Two scenarios were identified for how funds were to be allocated among the City's three priorities: in **Scenario 1** *all funds would be allocated to Priority 1 – Subsidized Housing until the City's target of 73 units per year was met*; in the **Scenario 2** *funds would be split between all three priorities*. Even by implementing the Recommended Increase and devoting all funds to Priority 1 the City could not meet their goal of 73 units per year of subsidized housing, and would have no monies available for either of Priority 2 or 3, and would still rely upon 80% of the funding from senior levels of government or from partnering with private housing providers or non-profits.

However, by implementing the Recommended Increase and choosing to allocate funds to all three priorities the City could meet or exceed McClanaghan & Associates 'achievable goal' of 25 to 50 subsidized units per year and provide funding to both other priorities.

The two figures on the following page show a comparison between the two scenarios of the total Subsidized Units potentially funded through 2041 with the three contribution rates. The units funded can also be compared to the needs and targets (see Table 1 above) denoted by the horizontal lines **MV** (Metro Vancouver needs), **City** (City of Richmond Targets in the AHS), and **McC** (McClanaghan & Associates 'achievable targets')

¹ Economic Analyses on gross contribution potential were completed in October 2011 and then reviewed in November 2013 and again in January 2015 and reflect market conditions at that time. Sensitivity analysis was undertaken to account for potential downward trends in the market, but significant and/or rapid market fluctuations could impact the results and require additional analyses.

Figure 1: Comparison of Subsidized Units Funded through 2041 Scenario 1 vs. 2



As part of this process GPRA conducted a review of affordable housing practices in other jurisdictions in the Lower Mainland and elsewhere and found very similar approaches in place as those employed by the City of Richmond.

However, there are some ideas to be considered, including: seeking additional sources of revenue for the Fund; allocation of funds between all three priorities; consider grants, tax exemptions, and other incentives to encourage rental/affordable housing; allocation of fund to ongoing management of affordable housing units; fast tracking rental/affordable housing development approvals; direct subsidies to at-risk; offering low-interest/deferred loans for qualified entry level purchasers; incentivize innovation for affordable housing.

G. P. Rollo and Associates recommends that the City implement the Recommended Increase for Affordable Housing contributions as this will allow the Fund to meet targets set by McClanaghan & Associates for subsidized housing units and for funding for other affordable housing priorities. We also recommend allocating funds to all three priorities to provide at least some assistance to other needs beyond subsidized housing. This, along with consideration of some of the recommendations identified in the review of other jurisdictions will position the City to move forward in their Affordable Housing Strategy to meeting their goals.

Richmond's Small Builders' Group (RSBG) and Greater Vancouver Home Builders Association Stakeholder Consultation – Affordable Housing Strategy Update

Topic: Affordable Housing Contribution Rates and Single Family Rezoning Application Considerations

Date of Consultation: March 11, 2015

Purpose:

The purpose of this report is to summarize:

- RSBA and GVHBA members' comments regarding the proposed Affordable Housing Contribution Rates and Single Family Rezoning Application Considerations, and
- City staff responses to their comments were addressed within the context of the existing Affordable Housing Strategy and the City's current updating process.

1. Challenges and Questions Identified by Participants:
<ul style="list-style-type: none"> • Clarification that this policy and proposed contribution rates apply to subdivisions/rezonings only • As proposed, the policy will be applicable regardless of lot sizes • There should be a flexible approach in case lot is too small or a suite is not viable • How were the proposed rates developed? <ul style="list-style-type: none"> – The analysis shows the rate of return, includes cost, loans, interest – The recommended rates were predicated on developers getting an acceptable rate of return • Single family and townhouse rates appear to have doubled, why haven't apartment rates? <ul style="list-style-type: none"> – \$6 appears to be the cap; anything more would be a pinch – With larger apartment developments, there are more carrying costs (e.g. rezoning process is longer) – The analysis also looked at various housing types in neighbourhoods all over Richmond • There are many costs associated with development: going towards accessible design, meeting and exceeding updated Building Code regulations, adding in solar panels and other energy efficient features → this all adds to the cost of development and construction • It is really important to consider the big picture and all the costs • Greater Vancouver Home Builders' Association (GVHBA) is doing a study of all associated costs with building and construction • Does Richmond have a rental program? Similar to City of Vancouver's STIR (Short-Term Incentives for Rental) or Rental 100 program? <ul style="list-style-type: none"> – Purpose-built rental projects contribute overall to affordability in Richmond, but are outside of the Affordable Housing Strategy's scope – Affordable Housing staff are working with Policy Planning staff to develop a market rental policy; this could increase housing stock as a whole
2. RSBA and GVHBA Responses to Consultant's Proposed Rates, Managing Affordable Housing Reserve Fund and Impacts of Proposed Interim Single Family Rezoning Policy
<ul style="list-style-type: none"> • How are the funds used? How long does it take for the funds to be used? <ul style="list-style-type: none"> – Funds are directed to the City's Affordable Housing Reserve Fund and used for capital grants that cover non-profit's development cost charge (DCC)/permit/servicing costs fees – Non-profits can leverage the grant funds to get financing for construction/projects – The City would fund 20%, with project partners funding 80% • How do Richmond's rates compare with other municipalities?

<ul style="list-style-type: none"> – Richmond is unique – the only city with dedicated affordable housing contributions instead of a broad community amenity contribution (CAC)
<ul style="list-style-type: none"> • What about industrial developers? Local Government Act allows only for residential density bonusing
<ul style="list-style-type: none"> – Should look into a mechanism – commercial spaces generate jobs and there is a need for workforce housing
<ul style="list-style-type: none"> • There should be density bonuses for building a suite, this helps the rental market and ensures that home sizes will not be affected
<ul style="list-style-type: none"> • Density bonuses could be applied for family-oriented suites
<ul style="list-style-type: none"> • Should consider bumping up fee for houses of a certain size or larger (e.g. 7000 sq.ft.) for households that can afford to pay and don't want to include a suite
<ul style="list-style-type: none"> • Should consider an incentive-based approach: incentives for smaller lots, mid-size lots, larger lots → scaled approach
<ul style="list-style-type: none"> • Need to keep location and transportation in mind: rental housing needs to be in close proximity to transit and amenities
<ul style="list-style-type: none"> • Lot size policy "protects" single family homes in interior neighbourhoods, rezoning mostly occur on arterial roads
<ul style="list-style-type: none"> • Concern in certain neighbourhoods over secondary suites because of location
<ul style="list-style-type: none"> • There are currently no mechanisms to enforce secondary suites – no enforcement of renting the suite out, no rent caps and not secured in perpetuity
<ul style="list-style-type: none"> • Going back to rates – the original rates were developed in 2006 and were closer to \$2 → the current rates were a compromise (e.g. \$1/ sq. ft. in single family rezoning)
<ul style="list-style-type: none"> • What is next? Feedback will be presented to Council and going forward, builders will be able to choose from the 3 options
<ul style="list-style-type: none"> • Builders understand the need for increasing the rates and recognize that the rates cannot stay static
3. <u>Current Market Condition Challenges Identified by Participants:</u>
<ul style="list-style-type: none"> • Concerned about increasing costs of new demolition and recycling program, also increased DCC (would like to know how much they will increase by)
<ul style="list-style-type: none"> • Land values are extremely high and the end product is not selling at a comparable price
<ul style="list-style-type: none"> • Housing is becoming more complex to build
<ul style="list-style-type: none"> • Regulations keep increasing and costing more, especially with energy efficiency
<ul style="list-style-type: none"> • Many builders choose to build above code, which is also costly
<ul style="list-style-type: none"> • It is hard to build housing for people who do not qualify for affordable housing
<ul style="list-style-type: none"> • Currently, builders have to construct custom homes to make money
<ul style="list-style-type: none"> • Some builders are trying to shift to multi-family construction because single family homes are expensive and challenging to recoup costs
<ul style="list-style-type: none"> • Land values make single family construction not a viable career option
<ul style="list-style-type: none"> • Land prices and scarcity of land are biggest challenges
<ul style="list-style-type: none"> • If you allow subdivisions, it means less neighbourhood change – if lot sizes do not change, the houses become larger and larger
<ul style="list-style-type: none"> • If the policy is only applied one way (e.g., flat rate), it may not capture the nuances of the market
<ul style="list-style-type: none"> • What is the alternative? Do an analysis on every single rezoning application (which would require staff resources or external consultants) which would slow down the process to a halt
<ul style="list-style-type: none"> • Incomes cannot meet the costs of single family homes

• There is no entry level housing in Richmond
4. <u>City Staff Suggested Next Steps</u>
• For builders and development community stakeholders that were unable to attend, a survey will be sent out for feedback
• The Groups are interested in hearing feedback from Richmond residents through Let's Talk Richmond tool

UDI Stakeholder Consultation – Affordable Housing Strategy Update

Topic: Affordable Housing Contribution Rates and Single Family Rezoning Application Considerations

Date of Consultation: March 10, 2015

Purpose:

The purpose of this report is to summarize:

- UDI members' comments regarding the proposed Affordable Housing Contribution Rates and Single Family Rezoning Application Considerations, and
- City staff responses to their comments were addressed within the context of the existing Affordable Housing Strategy and the City's current updating process.

1. <u>Challenges and Questions Identified by UDI Participants:</u>
<ul style="list-style-type: none"> • What are the total costs of development? • Would like a complete picture of community amenity contributions (e.g., affordable housing, childcare, public art, connecting to District Energy Utility system, etc)
<ul style="list-style-type: none"> • Are current DCC rates taken into account? • What about the upcoming DCC increase this year in 2015?
<ul style="list-style-type: none"> • Important to have transparency
<ul style="list-style-type: none"> • Consultant chose a fixed rate approach so that developers can anticipate costs in advance
<ul style="list-style-type: none"> • As the building size/number of units increase, the list of requirements becomes longer
<ul style="list-style-type: none"> • There should be a periodic review of Affordable Housing rates
<ul style="list-style-type: none"> • What costs end up being passed on to homebuyers?
<ul style="list-style-type: none"> • How will these charges impact land values? • Concerns around costs and risks with rezoning, and whether increased rates will deter development or decrease the number of units being sold
<ul style="list-style-type: none"> • There needs to be a balance between the recommended rate and potential (maximum rate)
<ul style="list-style-type: none"> • Rezoning process: takes a long time, if applications were processed in a shorter time frame, this would decrease carrying costs during rezoning • Currently rezoning takes 1 year
2. <u>Stakeholder Comments on Financing Affordable Housing & Affordable Housing Targets</u>
<ul style="list-style-type: none"> • There needs to be clarity on all costs associated with development <ul style="list-style-type: none"> ○ Community amenity contributions (CACs) should be derived from meaningful explanation on what City wants to achieve ○ Should be similar to the DCC review process
<ul style="list-style-type: none"> • What is a reasonable expectation of what Richmond can provide, in terms of affordable housing?
<ul style="list-style-type: none"> • Clarify: Targets will based on a 20/80 split (City could meet target number of units while contributing 20% of costs, while 80% would be taken on by partner, e.g. senior government)
<ul style="list-style-type: none"> • It is not realistic to expect the City to meet all housing needs without senior government funding/intervention
<ul style="list-style-type: none"> • Should look at alternative financing/perspectives: <ul style="list-style-type: none"> ○ Municipal levy (example in Seattle) ○ Comparing costs of homelessness and providing housing; costs less to provide housing ○ Working with developers and the City being open to innovation
<ul style="list-style-type: none"> • How to fill the gap of affordable housing provision? There is a modest amount of federal and provincial funding, there needs to be more partnership with the development community

<ul style="list-style-type: none"> ○ For example, the devolution of assets (expiry of operating agreements with respect to co-ops, social housing stock)
<ul style="list-style-type: none"> ○ Provincial government provides mostly financing for projects, limited capital funding
<ul style="list-style-type: none"> ○ Development community could work with co-ops and societies to do an economic analysis, assess viability of development and explore partnership opportunities
<ul style="list-style-type: none"> ○ Responses need to be flexible and creative
3. <u>UDI Responses to Consultant's Proposed Rates and Managing The Affordable Housing Reserve Fund</u>
<ul style="list-style-type: none"> • Increased rates: \$1 → \$2 for single family rezoning; \$2 → \$4 for townhouse developments; \$4→\$6 for apartment buildings with less than 80 units
<ul style="list-style-type: none"> • How to create rates to meet achievable targets? <ul style="list-style-type: none"> ○ If targets are realistic, a target driven approach could be rolled out and scaled over time (according to market conditions) ○ There needs to be a periodic review of these rates so the increases are gradual, not a spike ○ Calculate the ratio that represents population growth and target number of units to meet the housing demand ○ Consultants took on a reverse analysis, identified what percentage of targets could be met ○ Targets are based on Metro Vancouver's Estimated Housing Demand (Richmond numbers) ○ Asked the City to determine more achievable targets ○ City is currently exceeding subsidized rental and low end market rental (LEMR) targets (Priority 1 and 2 of the Affordable Housing Strategy) – 50 units per year for subsidized rental and 95 units per year for LEMR ○ Falling behind on affordable rent- to-own targets (Priority 3) ○ There should be a distinction between need (which will always be there) and target (something achievable)
<ul style="list-style-type: none"> • Staff should keep an eye out for creative opportunities (e.g. similar to Kiwanis) <ul style="list-style-type: none"> ○ Could partner with co-ops, non-profits and developers, as well as with Dev Apps/Policy Planning departments to facilitate these innovative opportunities
<ul style="list-style-type: none"> • More thought should be applied to single family rezoning rates <ul style="list-style-type: none"> ○ Could be scaled based on lot size, attach rate to lot size (not house size/floor area) ○ If rezoning could allow for smaller lots, more affordable homes could be achieved and more opportunities to generate funds for the Affordable Housing Reserve Fund
<ul style="list-style-type: none"> • What about innovative approaches like the City of Vancouver and the Vancouver Housing Authority? <ul style="list-style-type: none"> ○ City could use funds to purchase land and work with developer to build housing (e.g. Storeys Development site located at 8111 Granville/8080 Anderson Road)
4. <u>City Staff Suggested Next Steps</u>
<ul style="list-style-type: none"> • Information about the next Dialogue Panel (clarify whose panel is this?) will be circulated (the topics will be asset transfer and expiry of operating agreements)
<ul style="list-style-type: none"> • Affordable Home Ownership Policy Update will take place as part of overall Strategy update – development community is interested in this topic
<ul style="list-style-type: none"> • Consider further discussion of density bonusing on small lots
<ul style="list-style-type: none"> • Could ask for provision of secondary suites in new homes in exchange for density bonus



City of Richmond

Report to Committee

To: Planning Committee
From: Cathryn Volkering Carlile
General Manager, Community Services
Re: Child Care Development Policy Amendment

Date: August 17, 2015
File: 07-3070-01/2015-Vol
01

Staff Recommendation

That the Child Care Development Policy 4017 be amended as set out in Appendix A of the staff report titled "Child Care Development Policy Amendment", dated June 2, 2015, from the General Manager, Community Services.

Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department Project Development Development Applications	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO (DEPUTY)

CNCL - 452

Staff Report

Origin

This report proposes amendments to the Child Care Development Policy (4017). The proposed amendments primarily reflect the development of design guidelines to improve child care facility delivery targets. Preparation of the guidelines was jointly coordinated by the Community Services and Engineering & Public Works Divisions.

The proposed City of Richmond Child Care Design Guidelines will be used in planning for future child care facilities either constructed by the City as capital projects or by developers as community amenity contributions. Other amendments were intended to improve clarity regarding the child care grants, development of child care facilities, partnerships and planning (Attachment 1).

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

Analysis

Revisions to the Child Care Development Policy (4017)

Child Care Grants

Minor changes were made to the child care grant references to add furnishings and program development to the list of items the City supports.

Development of Child Care Facilities

The most significant revision to the Child Care Development Policy is the section that discusses the development of child care facilities. The section refers to preparing, using and updating child care design guidelines to assist with negotiations for voluntary child care community amenities as part of the rezoning processes.

A set of guidelines was developed as a joint initiative by the Community Services Division and the Engineering & Public Works Division.

The draft guidelines were tested during the City lead development of the Cranberry Children's Centre.

The proposed City of Richmond Child Care Design Guidelines are attached for reference (Attachment 2). The document is intended to be used for City initiated child care projects, developer-built child care amenity contributions, and shared with the public as a resource. Once approved, the "City of Richmond Child Care Design Guidelines" will be posted on the City's web site and made available to developers contemplating making a child care amenity contribution as part of a rezoning application. Staff will update the guidelines from time to time as opportunities for improvements are identified.

Partnerships and Planning

Wording concerning "partnerships" has been revised to bring together two previous sections in the policy that discuss how the City will work in partnership with others to plan, develop and maintain a quality and affordable comprehensive child care system in Richmond.

The "planning" section has been reduced to one statement which discusses how the City will address child care needs based on available resources and budgets.

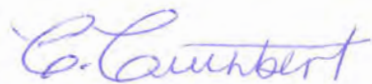
Financial Impact

There is no financial impact.

Conclusion

The Child Care Development Policy (4017) now provides direction on utilizing and updating the proposed City of Richmond Child Care Design Guidelines which will assist with the development of new City-owned child care facilities or developer-built child care community amenities.

Staff recommends that Council adopt the amended the Child Care Development Policy (4017) as presented in Attachment 1.



Coralys Cuthbert
Child Care Coordinator
(604-204-8621)

- Att. 1: Recommended Child Care Development Policy (4017) Amendments
2: Proposed City of Richmond Child Care Design Guidelines



DRAFT amendments - July 2, 2015

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Adopted by Council: January 24, 2006

Policy 4017

Amended by Council: April 10, 2012, December 8, 2014

File Ref: 3070

Child Care Development Policy**POLICY 4017:**

It is Council policy that:

1. GENERAL

- 1.1 The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers and employees.

2. PLANNING

- 2.1 To address child care needs, the City will: plan, partner and, as resources and budgets become available, support a range of quality, affordable child care.

3. PARTNERSHIPS

- 3.1 The City of Richmond is committed to:

- (a) Being an active partner with senior governments, stakeholders, parents, the private and non-profit sectors, and the community, to plan, develop and maintain a quality and affordable comprehensive child care system in Richmond.

Working with the following organizations and groups to facilitate quality child care in Richmond:

- (i) Community Associations and Societies - to assess whether or not child care services can be improved in community centres, and new spaces added to existing and future community centres.
- (ii) Developers - to encourage developers to provide land and facilities for child care programs throughout the City.
- (iii) Employers - to encourage employers' involvement in advocating and planning for child care.
- (iv) Intercultural Advisory Committee - to investigate and report on child care concerns, needs and problems facing ethno cultural groups in the City.
- (v) School Board – to continue providing space for child care programs on school sites; to co-locate child care spaces with schools where appropriate, and to liaise with the Child Care Development Advisory Committee,



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Adopted by Council: January 24, 2006

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Child Care Development Policy

- (b) Monitoring the need for new child care spaces to support Richmond residents, employee and student populations.
- (c) Providing, when appropriate, new child care spaces and/or facilities to meet existing needs and future population growth.
- (d) Requesting senior governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.

4. RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE (CCDAC)

- 4.1 The City will establish and support the Richmond Child Care Development Advisory Committee.

5. CHILD CARE RESERVE FUNDS

- 5.1 The City has established two Child Care Reserve Funds as described below.

- (a) Child Care Development Reserve Fund (established by Reserve Fund Establishment Bylaw No. 7812)

The City will administer the Child Care Development Reserve Fund to financially assist with the following capital expenses:

- (i) Establishing child care facilities and spaces in:
 - City buildings and on City land.
 - Private developments.
 - Senior government projects.
 - Community partner projects.
 - (ii) Acquiring sites for lease to non-profit societies for child care; and
 - (iii) Providing grants to non-profit societies for capital purchases and improvements, such as equipment, furnishings, renovations and playground improvements.
- (b) Child Care Operating Reserve Fund (established by Child Care Operating Reserve Fund Establishment Bylaw No. 8827)
- (i) The City will administer the Child Care Operating Reserve Fund to financially assist with non-capital expenses relating to child care within the City, including the following:



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Adopted by Council: January 24, 2006

Policy 4017

Amended by Council: April 10, 2012, December 8, 2014

File Ref: 3070

Child Care Development Policy

- Grants to non-profit societies to support child care professional and program development within the City;
- Studies, research and production of reports and other information in relation to child care issues within the City; and
- Remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the City.

5.2 Developer cash contributions and child care density bonus contributions to the City's Child Care Reserve Funds will be allocated as follows:

- (a) 90% of the amount will be deposited to the Child Care Development Reserve Fund, and
- (b) 10% of the amount will be deposited to the Child Care Operating Reserve Fund, unless Council directs otherwise prior to the date of the developer's payment, in which case the payment will be deposited as directed by Council.

5.3 All expenditures from the Child Care Reserve Funds must be authorized by Council.

6. DEVELOPMENT OF CHILD CARE FACILITIES

6.1 To facilitate consistent, transparent and sound planning, the City will:

- (a) Undertake periodic child care needs assessments to update its child care strategy.
- (b) Use its powers through the rezoning and development approval processes to achieve child care targets and objectives.
- (c) Prepare Child Care Design Guidelines which articulate the City's expectations for the design and development of City-owned or leased child care facilities, whether they are built as City capital projects or by developers as community amenity contributions.
- (d) Make the Child Care Design Guidelines available to members of the public as a resource, and to City staff, developers, and architects as a guide for planning child care spaces in City-owned or leased facilities or developer-built community amenities being contributed to the City.



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Adopted by Council: January 24, 2006

Policy 4017

Amended by Council: April 10, 2012, December 8, 2014

File Ref: 3070

Child Care Development Policy

6.2 The City will further facilitate the establishment of child care facilities by:

- (a) Encouraging adequate child care centre facilities throughout the City where needed, particularly in each new community.
- (b) Providing City land and facilities for child care programs in locations throughout the City.
- (c) Encouraging child care program expansion through the enhancement of existing community facilities.

7. CHILD CARE GRANTS POLICY

7.1 Through City child care grants, support child care:

- (a) Facilities.
- (b) Spaces.
- (c) Programming.
- (d) Equipment and furnishings.
- (e) Professional and program development support.

8. PROFESSIONAL CHILD CARE SUPPORT RESOURCES

8.1 Support resources for child care providers as advised by the Child Care Development Advisory Committee and as the need requires and budgets become available.

9. POLICY REVIEWS

9.1 From time to time, the City will:

- (a) Review child care policies, regulations and procedures to ensure that no undue barriers exist to the development of child care.
- (b) As appropriate, develop targets for the required number, type and location of child care services in Richmond.

10. AREA PLANS

10.1 The City will ensure that area plans contain effective child care policies.



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Adopted by Council: January 24, 2006

Policy 4017

Amended by Council: April 10, 2012, December 8, 2014

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Child Care Development Policy

11. INFORMATION

11.1 The City will, with advice from the Child Care Development Advisory Committee:

- (a) Generate, consolidate and analyze information to facilitate the development of child care facilities, programs and non-profit child care agencies;
- (b) Determine if any City land holdings are appropriate to be made available for immediate use as child care facilities;
- (c) Review, update and distribute City produced public information material to the public on child care.

12. PROMOTION

12.1 The City will:

- (a) Declare the month of May "Child Care Month" and support awareness and fund-raising activities during that month.



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Adopted by Council: January 24, 2006

Policy 4017

Amended by Council: April 10, 2012, December 8, 2014

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Child Care Development Policy

POLICY 4017:

~~1. POLICY~~

It is Council policy that:

1. GENERAL

1.1 The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers and employees.

2. PLANNING

2.2.1 To address child care needs, the City will: plan, partner and, as resources and budgets become available, support a range of quality, affordable child care.

2.1 ~~To address child care needs, the City will: plan, partner and, as resources and budgets become available, support a range of quality, affordable child care.~~

- ~~• Facilities~~
- ~~• Spaces~~
- ~~• Programming~~
- ~~• Equipment~~
- ~~• Support resources.~~

3. PARTNERSHIPS

3.3.1 The City of Richmond is committed to:

~~3.1 The City of Richmond is committed to:~~

- (a) ~~B~~being an active partner with senior governments, stakeholders, parents, the private and ~~co-operative~~non-profit sectors, and the community, to plan, develop and maintain a quality and affordable comprehensive child care system in Richmond.

Working with the following specific organizations and groups to facilitate quality child care in Richmond:



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- (i) Community Associations and Societies - to assess whether or not child care services can be improved in community centres, and new spaces added to existing and future community centres.
- (ii) Developers - to encourage developers to provide their provision of land and facilities for child care programs throughout the City.
- (iii) Employers - to encourage their employers' involvement in advocating and planning for child care.
- (iv) Intercultural Advisory Committee - to investigate and report on child care concerns, needs and problems facing ethno cultural groups in the City.
- (v) School Board – to continue providing space for child care programs on school sites; to co-locate child care spaces with schools where appropriate, and to liaise with the Child Care Development Advisory Committee.
- (b) Monitoring the need for new child care spaces to support Advise regarding establishing child care facilities for Richmond residents, employee and student populations workers and students at institutions and workplaces (e.g., Richmond Hospital, Workers Compensation Board).
- (c) Providing, when appropriate, new child care spaces and/or facilities to meet existing needs and future population growth.
- (d) To request Requesting the S senior G governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.

4. RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE (CCDAC)

-The City will establish and support the Richmond Child Care Development Advisory Committee.

4.1

5. CHILD CARE RESERVE FUNDS

5.5.1 The City has established two Child Care Reserve Funds as described below.



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Adopted by Council: January 24, 2006

Policy 4017

Amended by Council: April 10, 2012, December 8, 2014

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Child Care Development Policy

~~5.1~~ 5.1 ~~The City has established two Child Care Reserve Funds as described below.~~

~~4)(a)~~ 4)(a) ~~(a)~~ Child Care Development Reserve Fund (established by Reserve Fund Establishment Bylaw No. 7812)

The City will administer the Child Care Development Reserve Fund to financially assist with the following capital expenses:

- (i) Establishing child care facilities and spaces in:
 - City buildings and on City land;
 - Private developments;
 - Senior government projects; and
 - Community partner projects.
- (ii) Acquiring sites for lease to non-profit societies for child care; and
- (iii) Providing grants to non-profit societies for capital purchases and improvements, such as equipment, furnishings, renovations and playground improvements.

~~2)(b)~~ 2)(b) ~~(b)~~ Child Care Operating Reserve Fund (~~E~~established by Child Care Operating Reserve Fund Establishment Bylaw No. ~~82068827~~)

(i) ~~(i)~~ The City will administer the Child Care Operating Reserve Fund to financially assist with non-capital expenses relating to child care within the City, including the following:

- Grants to non-profit societies to support child care professional and program development within the City;
- Studies, research and production of reports and other information in relation to child care issues within the City; and
- Remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the City.



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File Ref: 3070	Child Care Development Policy	

5.2 Developer cash contributions and child care density bonus contributions to the City's Child Care Reserve Funds will be allocated as follows:

a)(a) 90% of the amount will be deposited to the Child Care Development Reserve Fund, and

b)(b) 10% of the amount will be deposited to the Child Care Operating Reserve Fund, unless Council directs otherwise prior to the date of the developer's payment, in which case the payment will be deposited as directed by Council.

5.3 All expenditures from the Child Care Reserve Funds must be authorized by Council.

6. **DEVELOPMENT APPLICATIONS OF CHILD CARE FACILITIES**

6.1 ~~6.1 To develop City child care policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve child care targets and objectives. To facilitate consistent, transparent and sound planning, the City will:~~

(a) The City will u~~ndertake periodic child care needs assessments to update its child care strategy.~~

(b) Use its powers through the rezoning and development approval processes to achieve child care targets and objectives.

(c) Prepare Child Care Design Guidelines and Technical Specifications which articulate the City's expectations for the design and development of City-owned or leased child care facilities, whether they are built as City capital projects or by developers as community amenity contributions.

(d) Make the Child Care Design Guidelines and Technical Specifications available to members of the public as a resource, and to City staff, developers, and architects as a guide for planning child care spaces in City-owned or leased facilities or developer-built community amenities being contributed to the City.



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Adopted by Council: January 24, 2006

Policy 4017

Amended by Council: April 10, 2012, December 8, 2014

File Ref: 3070

Child Care Development Policy

6.2 The City will further facilitate the establishment of child care facilities by:

- (a) Encouraging adequate child care centre facilities throughout the City where needed, particularly in each new community.
- (b) Providing City land and facilities for child care programs in locations throughout the City.
- (c) Encouraging child care program expansion through the enhancement of existing community facilities.

7. CHILD CARE GRANTS POLICY

7.1 —Through City child care grants, support child care:

- (a) Facilities.
- (a)
- (b) (b) Spaces.
- (c) (c) Programming.
- (d) (d) Equipment and furnishings.
- (e) (e) Professional and program development support.

8. PROFESSIONAL CHILD CARE SUPPORT RESOURCES

8.1 ~~8.1~~ Support resources for child care providers as advised by the Child Care Development Advisory Committee and as the need requires and budgets become available.

9. POLICY REVIEWS

• 9.1 From time to time, the City will:

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Adopted by Council: January 24, 2006

Policy 4017

Amended by Council: April 10, 2012, December 8, 2014

File Ref: 3070

Child Care Development Policy

9.1

- (a) ~~(a)~~ ~~r~~ Review child care policies, regulations and procedures to ensure that no undue barriers exist to the development of child care.
- (b) ~~(b)~~ As appropriate, develop targets for the required number, type and location of child care services in Richmond.

10. AREA PLANS

10.1 ~~10.1~~ The City will ensure that area plans contain effective child care policies.

11. INFORMATION

~~11.1~~ The City will, with advice from the Child Care Development Advisory Committee:

11.1

- (a) Generate, consolidate and analyze information to facilitate the development of child care facilities, programs and non-profit child care agencies;
- (b) Determine if any City land holdings are appropriate to be made available for immediate use as child care facilities;
- (c) Review, update and distribute City produced public information material to the public on child care.

12. PROMOTION

-The City will:

12.1

- (a) ~~d~~ Declare the month of May "Child Care Month" and support awareness and fund-raising activities during that month.



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Adopted by Council: January 24, 2006

Policy 4017

Amended by Council: April 10, 2012, December 8, 2014

File Ref: 3070

Child Care Development Policy

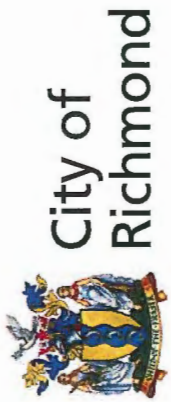
13. PARTNERSHIPS

- ~~Employers~~
 - * ~~Encourage employer involvement in child care.~~
- ~~Developers~~
 - * ~~Encourage the developers to provide land and facilities for child care programs throughout the City.~~
- ~~Community Associations~~
 - * ~~Encourage City staff and the Council of Community Associations to:~~
 - ~~Assess whether or not child care services can be improved in community centres,~~
 - ~~Provide enhanced child care programs in current and future community centres.~~
- ~~Intercultural~~
 - * ~~Encourage the Richmond intercultural Committee to investigate and report on the child care concerns, needs and problems facing ethno-cultural groups in the City.~~
- ~~School Board~~
 - * ~~Co-ordinate CCDAC activities with the Richmond School Board.~~
 - * ~~Encourage the Richmond School District to involve schools in the provision of child care services.~~
 - * ~~Encourage child care centre facilities to be integrated with schools, as appropriate.~~

14. CHILD CARE FACILITIES

~~The City will facilitate establishment of child care facilities by:~~

- ~~Encouraging adequate child care centre facilities throughout the City where needed, particularly in each new community.~~
- ~~Securing child care facilities from developers as voluntary contributions through the rezoning process.~~
- ~~Providing City land and facilities for child care programs in locations throughout the City.~~
- ~~Encouraging child care program expansion through the enhancement of existing community facilities.~~



City of
Richmond

DRAFT

City of Richmond Child Care Design Guidelines

July 2015

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The City of Richmond would like to acknowledge the groups who contributed to the development of these child care design guidelines: The City of Richmond Child Care Development Advisory Committee, Developmental Disabilities Association, Richmond Centre for Disability, Richmond Society for Community Living, and the Society of Richmond Children's Centres.

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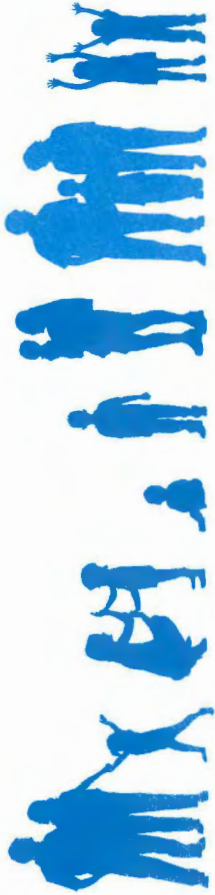
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The City of Richmond provides the following Child Care Design Guidelines (the "Guidelines") to assist City staff and the development community in the creation of child care space within the City of Richmond for child care space in City owned or City leased premises. The Guidelines are provided to the public as a resource on an information only basis. Therefore, while the content is thought to be accurate on the publication date shown, the Guidelines are provided on an "as is" basis and without warranty of any kind, either expressed or implied. The City of Richmond, its elected officials, officers, agents, employees and contractors will, in no event, be liable or responsible for losses or damages of any kind arising out of the use of the Guidelines. Changes may be made to the Guidelines without prior notice.

The information contained in the Guidelines is subject always to the provisions of all governing legislation and bylaws including, without limitation, the BC Building Code, the Community Care and Assisted Living Act (B.C.), Child Care Licensing Regulation (B.C.), the City of Richmond Building Regulation Bylaw 7230, the City of Richmond Zoning Bylaw 8500, and the City of Richmond Subdivision and Development Bylaw 8751, all as they amended or replaced from time to time.



1 Introduction

1.1 Mission Statement

The City of Richmond is committed to working with senior levels of government, the business community and the non-profit sector to develop child care spaces. Creating high quality, accessible child care facilities is a priority. The City wishes to promote the construction of new facilities that are designed to provide healthy, secure and inspiring environments for children while also addressing the needs of early educators, parents and caregivers.

1.2 Intent of the Child Care Design Guidelines and How They Are To Be Applied

The intent of the Child Care Design Guidelines is to provide clarity for developers, architects and child care operators regarding the City's expectations for the design and finish of child care facilities that will become municipal assets. While the document may be used as a resource by anyone considering building new child care facilities in Richmond, it will only apply to child care facilities built as City capital projects or developer-built community amenity contributions related to rezoning processes.

With these design guidelines, the City signals its intention to collaborate with the development industry to help deliver child care facilities that meet the needs of residents and employees who live or work in Richmond. The intent is not to provide minimum standards of design, but to establish guidelines that engage the creative talents of designers and developers to help deliver quality facilities.

1.3 City of Richmond's Commitment To Quality Child Care Facilities

The City of Richmond is committed to the delivery of accessible, affordable and quality child care facilities in the City, to promote the health and well-being of children and families, and to help foster overall economic stability and growth in Richmond.

The City has a strong history of facilitating the development of quality child care facilities and services, based on the following core planning principles:

- meet the needs of the community, and provide child care options that Richmond families require to enhance socio-economic opportunities in the City
- provide quality spaces, indoors and outdoors
- provide for play-based learning
- provide for a welcoming transition between the family home and the child care place
- incorporate best practices in the development of child care facilities
- commitment to best practices for sustainable development
- commitment to principles of accessibility and universal design in the pedestrian environment
- development of resilient buildings for child care uses, that are durable and that minimize maintenance costs over the life of the facility
- commitment to sound management of public funds and working pro-actively with all stakeholders in the delivery of child care



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1 Introduction

1.4 The Importance of Understanding How a Child Care Program Operates

Child care facilities are relatively complex building types with a specific set of building requirements. Central to the design of successful child care facilities is an understanding of the activities and routines that organize the daily life in the child care facility, and how these relate to specific age groups. To further this understanding, the following examples of daily routines in two age-specific child care groups are outlined:

1.4.1 Examples of a Typical Daily Routine in a Full Day Infant and Toddler Child Care Program (Group Care under 36 months)

Morning

7:00 – 8:45:	Centre opens. Free Play and activities
8:45 – 9:00:	Clean-up
9:00 – 9:30:	Planned Activity (art, sensory, science etc.)
9:30 – 10:00:	Morning snack / Clean-up
10:00 – 10:30:	Circle Time; Preparation for Outdoor Play
10:30 – 11:15:	Outdoor Play or Walk
11:15 – 11:30:	Come inside, clean-up for lunch
11:30 – 12:00:	Lunch

Note: These are examples of daily routines. Some centres will have a more flexible approach and may not necessarily follow these exact schedules.



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Afternoon

12:00 – 3:00:	Nap Time
3:00 – 3:30:	Wake up / Free Play
3:30 – 4:00:	Afternoon Snack and feeding
4:00 – 4:30:	Planned Activity #2 (art, sensory, etc.)
4:30 – 5:15:	Outdoor Play
5:15 – 5:30:	Indoor free play / Centre closes

1.4.2 Example of a Typical Daily Routine in an All-Day Child Care Program (Age 30 Months to 5 Years)

Morning

7:00 – 8:30:	Center opens, free play and activities
8:30 – 9:00:	Clean-up, bathroom routine
9:00 – 10:00:	Free play and activities
10:00 – 10:20:	Small group meeting
10:20 – 10:30:	Clean-up and bathroom routine
10:30 – 11:15:	Outdoor Play
11:15 – 11:30:	Circle time
11:30 – 11:45:	Clean-up and bathroom routine

Afternoon

11:45 – 12:30:	Lunch time
12:30 – 2:30:	Nap time
2:30 – 3:00:	Wake up / Clean-up / Bathroom routine
3:00 – 3:30:	Snack time
3:30 – 4:45:	Outdoor time
4:45 – 5:30:	Indoor free play and activities / Centre closes



Developing a Child Care Facility in the City of Richmond: Overview of the Process

2

The City will work with the development community, child care operators and Vancouver Coastal Health Community Care Facilities Licensing to help create high quality, licensed child care facilities. To facilitate the process, it is important for project applicants to follow an appropriate child care development methodology in order to promote successful applications. An overview of the process would include:

- review Provincial requirements for an Operator's application for a Child Care License with Community Care Facilities Licensing (CCFL) at Vancouver Coastal Health.
- determination of community needs and identification of a site. Preliminary project discussions with CCFL and City staff.
- discussion of size of program and financial viability. A detailed business plan is recommended.
- review of the typical approvals process.

Provincial Regulations and Licensing Approvals

- the operator should start the application process for an operating license with Vancouver Coastal Health – CCFL, and develop an operational plan.

City Approvals

A rezoning or development permit may be required for a child care project. Approval of these applications will be required before applying for a building permit.

- Rezoning Approval
 - City approval that allows land use and density.
 - a rezoning application showing property, building amenity location, size, sun orientation, parking/loading and garbage/recycling locations.
 - demonstrate that sufficient indoor and outdoor space can be provided with adequate circulation, access and egress to meet City zoning regulations, Child Care Design Guidelines and Technical Specifications, and Provincial (CCFL) regulations.
- Development Permit
 - City approval that allows architectural form and character.
 - a development permit includes design drawings that incorporate City zoning regulations, the Child Care Design Guidelines considerations, the Provincial [CCFL] regulations and a high level of urban design.
- Building Permit
 - City approval that allows construction to begin, comprised of working drawings and specifications that demonstrate compliance to the BC Building Code, Richmond Zoning Bylaw requirements.
 - Child care facilities typically are considered "Assembly" type occupancies in the BC Building Code. [The City's Building Approvals Department should be consulted regarding Code requirements for these occupancies].

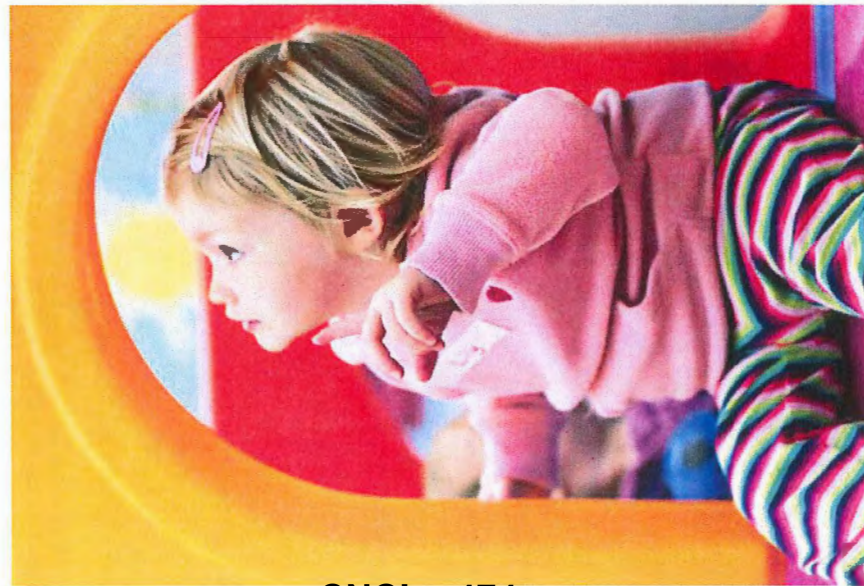
- Final Inspection Card (Occupancy)
 - City final inspection approval of the constructed facility, indicating that it is ready for occupancy.
- Licensing Approval
 - once the City issues a Final Inspection Card, CCFL will inspect the completed facility to ensure all Provincial requirements have been met, to enable issuance of a final license.
- Child Care Facility Application (Record of Child Care)
 - The operator will be required to submit this City application to the City's Building Approvals Department and ensure CCFL has stamped the plans. The City's Building Approvals staff will review the proposed licensed capacity and staff numbers to confirm the facility's occupancy load is consistent with previous City approved building plans. The application must be approved prior to a Provincial child care license being issued.

City Review as Future Owner of the Child Care Facility

- The City has an additional role as the future owner of a child care facility to ensure the space being proposed and built meets its requirements. This role is separate from the approving role and involves staff from Community Services, Engineering and Public Works, and Real Estate Services. Their role will involve input into the type of real estate entity that is negotiated, and all plans and specifications. Staff from these City groups will follow the project from rezoning application through to final occupancy and post occupancy.



Definitions Pertaining to Development of a Child Care Facility 3



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Child care operation and development has a regulatory language that is specific to the needs and requirements of these kinds of facilities. It is important that the terms used in the regulation and development of child care facilities are well understood.

[Definitions from Government of BC's "Child Care Licensing Regulations" or from Vancouver Coastal Health's "Design Resource for Child Care Facilities" - used by permission].

Children

- **Infant** - a child under the age of 18 months
- **Toddler** - a child between 18 and 30 months
- **Preschooler** - a child between 30 Months and 5 years of age
- **School Age Child** - a child between 5 and 12 years of age
- **Special Needs Children** - children who because of physical, mental or emotional handicaps, require additional support and services

Adults

- **Parent** - the person or guardian who usually has the care and control of the child in care. [The parent may in writing designate a "substitute parent"].
- **Licensee / Facility Manager** - the adult operating the facility who must ensure that children in care are supervised at all times by a responsible adult, certified educator or assistant in the employ of the Child Care facility.
- **Standards for Employees and Early Childhood Educators** - are set out in Provincial regulations.

Definitions Pertaining to Development of Child Care Facilities

- **Provincial Community Care and Assisted Living Act** - the over-arching Act that encompasses the Child Care Licensing Regulation. [www.vch.ca/your environment/facility licensing/child care]
- **Provincial Child Care Licensing Regulation** - the regulation that describes requirements for establishing child care facilities and for the continued operation of licensed child care facilities.
- **Community Care Facilities Licensing (CCFL) Program** - located within each Health Services Delivery Area (HSDA), the Community Care Facilities Licensing Program is responsible for the licensing and monitoring of child and residential licensed facilities. In Richmond, the program is administered by Vancouver Coastal Health.
- **Facility** - a building or portion of a building in which licensed care is provided, as well as the outdoor area dedicated to the program.
- **Developmentally Appropriate** - this term means that the space in the facility, and the activities, equipment and materials are appropriate for the age and developmental level of the children.

Definitions Pertaining to Development of a Child Care Facility 3



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- **Group Child Care** - care provided on a full-time basis (up to 13 hours per day). It includes:
 - Group Care for Under 36 Months - care for infants and toddlers
 - Group Care 30 Months to School Age - care for children 3 to 5 years old
 - Preschool - care for 30 Months to School Age for no more than 4 hours per day
 - School Age Care - care for children from Kindergarten to 12 years of age
- **Multi-Aged Child Care** - care provided by a licensee in home or outside of the home for children of a variety of ages from infants to 12 year olds (8 is the maximum group size).
- **In-Home Family Child Care** - care provided by a licensee in their own home - not the focus of these Guidelines.
- **Occasional Child Care** - care provided on a short-term basis - not the focus of these Guidelines.
- **Child Minding** - care provided by a licensee while parents are attending on site activities or programs - not the focus of these Guidelines.

The main emphasis in the Child Care Design Guidelines is on the needs and requirements of Group Child Care, rather than In-Home or Occasional Care.

The reason for this is that Group Child Care provides all day care for children, and as such, the child tends to spend more time during his or her day at the child care facility than he or she even spends at home. For this reason it is crucial that the child care facility be designed with quality care in mind, and provide the developmentally appropriate indoor and outdoor spaces that the children need to positively support growth, early childhood education, and fun.



Facility Design Considerations 4

4.1 Context and Environmental Concerns

4.1.1. Location in the Community

A child care facility should be strategically located to serve local needs in the community, and centrally located, close to other community facilities such as community centres, schools, libraries and parks.

A child care facility may be provided in a stand-alone building, but as Richmond grows as an urban centre, child care facilities may be successfully located in mixed use projects and commercial zones, provided care is taken to design the project to mitigate negative elements such as traffic or building systems noise, emissions or noxious fumes. Child care facilities should not be located close to major traffic routes or industrial uses.

4.1.2. Adjacent Uses and Security Considerations

Safety and security are important considerations when planning a child care facility. Typically, the facility is located so that it is highly visible from the public street with a well-lit entry to reduce the possibility of vandalism. However, the safety and security of the children is of paramount importance, meaning the boundaries of the child care have to be carefully designed to allow for only controlled access and exit from the child care. Designers of child care facilities can benefit from a knowledge of "CPTED" principles, or "Crime Prevention Through Environmental Design". CPTED principles can inform the process of designing a successful child care facility.

4.1.3 Zoning

The City of Richmond's Official Community Plan [OCP], and Zoning Bylaws guide growth and change in the City. When reviewing a possible site for a child care facility, the zoning and allowable uses for the site must be determined, and early contact with City staff is encouraged to ensure there are no land use regulatory issues associated with a specific property.

4.1.4. Relationship to Grade

Child care facilities should be designed to provide barrier-free, same level access from the exterior to the interior of a building. This allows for wheelchair accessibility and freedom of movement for strollers, and eliminates trip hazards for users. If a child care facility is proposed for an above grade building level, or on upper floors of a building, an elevator is required. The elevator needs to be of sufficient size and capacity to handle triple strollers, and transport landscape materials for outdoor play areas.

4.1.5. Relationship of Indoor and Outdoor Spaces

Ideally, outdoor spaces are provided at the same grade as the indoor space and contiguous with it. The two should be planned together. If minor changes in grade cannot be avoided, ramps could be installed to ensure accessibility of all indoor and outdoor spaces.

4.1.6. Urban Design Considerations

A child care facility has the potential to be a highly visible and attractive focus in the community, with the opportunity to share architectural and landscape features with the public realm in a highly positive way. The urban design possibilities of the child care facility need to be carefully and artfully considered.

4.1.7. Importance of Natural Light

Natural lighting is important in child care facilities. It is recommended that window areas be generous, but measures should be taken to avoid solar heat gain and glare. A window area of at least 20 per cent minimum of the wall area is preferred in child care activity spaces, and an even higher percentage could be considered to promote day-lighting, and less artificial lighting, in the child care activity spaces.

Facility Design Considerations 4

4.1.8. Access

Walking, Biking, Transit

- As Richmond continues to grow as an urban centre, in areas of higher residential density, the preferred means of access to a child care facility will be as a pedestrian. Richmond's flat topography is highly amenable to walking and biking. A barrier-free, accessible, pedestrian-oriented access to the child care facility is important.
- Barrier-free design also promotes ease of movement for parents with bicycles, bicycle trailers and strollers. Covered and secured storage needs to be provided for these items. A parent stroller storage area needs to be provided in a convenient location preferably close to the facility's entrance.

Vehicular Access, Drop-Off and Parking, and Loading Regulations, and Fire-fighter Access

- Although Richmond will continue to grow as a pedestrian-oriented urban centre, many trips to the child care facility may be by car, and service and emergency vehicles must be able to also access the child care facility. The City of Richmond Zoning Bylaw sets minimum staff, visitor and bicycle parking and loading space requirements. Consideration also needs to be given to the location of drop-off areas where parents can leave their vehicle for a short time, and safely deliver their child to the child care facility without having to cross other moving traffic areas. As sometimes there is competition for drop-off spots, consider providing "staging areas" where parents can line up and orderly wait in their vehicles for a drop-off space to become available.

4.1.9. Security

Fences and Boundaries

- Generally, outdoor play spaces must be secured to ensure children are kept from harm. Fences must be non-climbable for children, and designed to make trespass from outside difficult. For at grade outdoor play spaces, fencing that has open or glazed portions is desirable, to permit "casual surveillance" of passer-by activity.
- For rooftop play space for child care facilities on upper levels of a building, fences should be well set back from the roof parapet line to prevent feelings of vertigo, yet still provide opportunities for long views by including generous areas of glazing. All rooftop fences and glazed screens must be non-climbable and up to eight feet high.

Gates and Security

- Gates in exterior boundary fencing, or in fencing strategically placed within child care facilities to separate age-specific activity areas, should be equipped with latches that are difficult for children to open. Such "child-proof" latches should be placed on the outside of fencing out of reach of children in care. Gates may also be equipped with self-closing devices.
- "Child-proof" latches however, should not compromise safe egress and fire-exiting from the child care facility, as required by building code. Gates that serve as fire exits will require non-locking panic hardware with a 15 second delay, and a hard-wired alarm linked to the facility's fire alarm system. Consult the City's Building Approvals Department for more information on this subject.

Facility Design Considerations 4

Surveillance

- Controlled access to a child care facility is required to ensure safety for the children and staff. Child care facilities require a locked front door, ideally with glazing that enables staff to see who is at the door before allowing entry. Most facilities will not have a staffed reception area where guests can be greeted. Therefore, conditions need to be in place to allow staff to visually confirm who is at the door, converse with them without having to open the door, and to permit entry with an electronic door release.

If access to the child care entry is in a remote location from the front door, such as a front yard gateway entrance, an enterphone with video monitoring and a staff-controlled entry buzzer should be considered.

Typically, gates in such security sensitive locations are also alarmed, so that staff are aware that a gate has been opened and can then have an opportunity to monitor who has entered or exited. An override button is also installed to avoid the alarm sounding when authorized entry or exit is made.



Limiting Access in Mixed Use Buildings / Shared Facilities

- Unless they are accessed directly from the street or some busy pedestrian thoroughfare like an interior mall, child care facilities in multi-use buildings must have access routes that are well-lit and secure. If the child care facility is located on an upper floor, elevator access should be designed so that it is safe for children and families, with the elevator not opening directly into the child care facility when the upper floor is reached, but rather into an entrance lobby with controlled access into the child care facility. Alternately, a dedicated elevator that serves only the child care facility could be considered, with access control installed at the lower entry level.

4.1.10 Public Art

The integration of public art animates the built and natural environment with meaning, contributing to a vibrant city. Where public art is provided with a child care facility, special care should be taken to ensure that the art work is relevant and safe for children.

4.2 Facility Design – Interior Spaces Group Child Care

4.2.1 City of Richmond Design Guidelines and Provincial Child Care Licensing Regulations

While many options may be considered for the size and age specific types of a child care program, one fundamental concern in developing a child care facility is the economic viability of the child care service. Typically, the greater potential for viability, and for which there is significant demand in the City, is for Group (all-day) child care programs.

With Group child care facilities, there is a core group of indoor and outdoor spaces that must be provided, and the size of each of these components should fulfill the City of Richmond's recommended minimum area requirements, which (as has been noted), are informed by provincial legislation administered by Vancouver Coastal Health's CCFL.

(Please refer to Appendix A Space Summary Tables for various types of child care programs. Designers and developers are advised to contact the City about areas set out in its Guidelines. CCFL should be contacted concerning meeting Provincial licensing regulation).

Facility Design Considerations 4

4.2.2. List of Program Spaces and Activity Areas and Settings – All Day Group Child Care

The following list sets out the basic complement and character of interior spaces for All-Day Group Child Care:

A) THE ENTRY

The front door is the face of a child care facility, and benefits from a design that provides a warm and welcoming sense of arrival.

- provide ample space to accommodate the comings and goings of children and parents. Provide for ease of staff supervision and security of the child care entry.
- provide one means of entry only, supervised by staff with an alarm signaling unauthorized entry or exit. Additional entry doors and exit doors must also be alarmed.
- provide the entry directly from the outdoors. If this is not possible, avoid long, poorly lit institutional corridors. Generally, avoid corridors as visual contact between staff and children is compromised.
- provide for universal accessibility at the entry and throughout the child care facility.



- provide space for strollers, and car or booster seats to be left by parents dropping off children or visiting. Security of strollers and other items for short-term storage are to be considered.
- provide a sign-in counter for parents, and a space for parents to leave their shoes before entering the child care proper.
- for energy conservation purposes in new buildings, vestibules at entries are required. Ensure that the ability for staff to keep a high level of surveillance on the front entry is not compromised by the design of the vestibule. Vestibules function best if they tend to be glass enclosures with automatic opening doors operated by push plates. (Install a push plate on the exterior and the interior, in case someone becomes trapped in the vestibule.)

B) THE CUBBY AREA [AREA BASED ON ONE CUBBY PER CHILD PLUS 10% EXTRA CUBBIES TO ACCOMMODATE PART-TIME CHILDREN ATTENDING THE CHILD CARE]

- best located near the Front Entry, and also near the outdoor access to the Children's Outdoor Play Area.
- provide enough space for one staff and eight children to get dressed for outdoor play in inclement weather.
- locate adjacent the Front Entry.
- also locate near the access to the Outdoor Play Area. This allows for soiled or wet children's clothes and boots to be removed before going in to the Activity Area.
- each child requires their own cubby, with space for coats and shoes, and a change of clothes. [See Technical Specifications section for detailed information]. [Note: The size requirements for Cubbies differs between Infant and Toddler, and Preschooler Age Groups. See Technical Specifications].
- provide for a staff cubby or closet beside the access to the Outdoor Play Area.

Facility Design Considerations 4

C) THE ACTIVITY ROOM

- typically located in close proximity to the Entry and adjacent the Cubbies, the Activity Room is the largest of the child care program spaces, with the other spaces typically arranged contiguous to it.
- the area of the Activity Room is based on a minimum of 40 sq. ft. per child. [Note that this area is devoted to children's activities, and does not include area provided for circulation through the Activity Room, or for built-in millwork. Consult City or CCFL staff for assistance in determining how acceptable area standards will be calculated].
- the room needs to accommodate a variety of activity settings in distinct zones.
- the use of moveable elements to define space is encouraged, along with a design that promotes flexibility.
- it is recommended that the design for the Activity Room include a furniture plan, and indicate how tables and chairs for eating can be accommodated along with other furniture, while leaving adequate play space areas.
- the room design should possess clear circulation paths that respect activity areas in an open plan environment. Separate hallways and columns that block clear sightlines should be avoided.

D) THE GROSS MOTOR AND NAP ROOM

- because the space is large in area, sufficient ceiling height is required. Ceilings of least ten feet in height from floor to finished ceiling are beneficial, rather than the standard eight feet.
- the Activity Room should have an art area with a deep art sink equipped with a sediment trap.
- the Activity Room is best designed to be open to and contiguous with the Kitchen, allowing part of the activity area to be used for eating. (Children however, should not be able to access the Kitchen).
- provide sufficient storage areas so the activity area can be left uncluttered.
- provide a staff work counter, with an area for a notice board. This area could function as an answer station for the enterphone system.
- the Activity Room benefits from a direct relationship with the Outdoor Play Area and the Gross Motor and Nap Room
- Activity Room requirements will differ depending upon the Child Care Group to be served (See space summaries in Appendix A).
- for 3-5 Care a generously sized gross motor/nap room is used both for sleeping and play activity.
- this room is another generously sized multi-purpose room in a child care facility, used for play activity and for napping.
- locate this room so that it can be opened up to the Activity Room, to promote shared use of the two spaces. However, the room should be able to be closed off, so that children can nap without disturbance from other activity.
- to allow for staff supervision into the room, install generously-sized glazed wall areas.
- for a 3-5 years Group Child Care, size the room to accommodate 25 children sleeping on mats — provide a 2 foot x 4 foot size sleeping mat for each child, plus 2 foot circulation space between mats.
- provide adequate storage for play equipment, sleeping mats or cots.
- for Infant and Toddlers separate nap rooms are recommended: one for cribs and one for mats or cots.

Facility Design Considerations 4



Activity Area – Group Child Care Under 36 months



Activity Area - Table Area, Art Area and Kitchen – Group Child Care 30 Months to School Age

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Facility Design Considerations 4

E) THE QUIET ROOM

- the Quiet Room, is a separate room or area with a door for quiet activities involving one staff and up to three children.
- it is generally located adjacent the Activity Room, with glass partitions to allow visual surveillance in and out of the room.

F) THE KITCHEN

- open to the Activity Room, the Kitchen is used for preparation and clean-up of snacks and lunches.
- the Kitchen is an important component of the child care facility, and requires careful design review. Every facility needs to have a Kitchen that is suited to the needs of that specific child care program.
- the Kitchen should be open, and allow good sightlines to the activity areas and to nap areas.
- for safety reasons, the Kitchen is for staff only, and should be separated from the children's activity areas by a latching gate. To involve children in some Kitchen activities, consider providing a child-height counter that separates the Kitchen from the activity areas.

G) CHILD CARE SUPPORT SPACES

Storage - 6 Typical Storage Categories

1. Active Storage - accessible by staff from the various child care activity areas.
 2. Semi-Active Storage - shelves and cupboards accessible to staff above or near activity settings.
 3. Storage Room - for longer term storage, including seasonal items, and larger pieces of equipment.
 4. Sleeping Mat or Cot Storage - adjacent or in the nap room
 - provide purpose built-in millwork for mat or cot storage.
 - include shelf space above mat or cot storage for children's bedding. Provide sufficient shelf space to allow for individual storage baskets as each child's bedding must be kept separate from other children's bedding.
 - if built-in millwork is not provided, a trolley containing the mats or cots and bedding is an option. A storage closet with double doors could be provided to store the trolley and contents.
 - all sleeping mat, cot and bedding storage areas must address seismic safety concerns.
 5. Stroller Storage
 - storage for parent strollers and car seats is best located in or adjacent to the entry.
 - program stroller storage for triple sized strollers is also needed and best located close to the entry.
- allow for wheelchair accessibility in the Kitchen.
 - provide a pantry for food storage, or ample amounts of cabinetry.
 - residential type kitchen exhaust hoods should vent directly to the outdoors.
 - provide grease traps for kitchen plumbing.
 - provide a green waste and recyclables storage station built into the kitchen millwork.
 - Kitchens serving a maximum of 37 children, with no hot meal program, are typically equipped as a "warming kitchen", with a residential style coil-element stove with warming oven, a microwave, a double sink and a separate hand sink, and a dishwasher. No grease-laden cooking vapours are permitted with such a "warming kitchen".
 - Kitchens serving over 37 children or used to cook hot meals may be required to provide a commercial kitchen exhaust hood with fire suppression.

Facility Design Considerations 4

6. Emergency Event Storage Requirements

- all storage shelves and items stored must be reviewed for seismic restraint and safety in case of an earthquake. Shelving should be secured to backing structures in walls, and provide for larger storage items to be able to be secured to shelving units with "bungee" cords or the like.
- additionally, emergency event supply storage shelving must be provided, allowing for storage of a sealed "comfort kit" for each child.

Typically, storage is provided throughout a facility, both indoors and outdoors. Besides providing storage rooms with double doors, plan to build in storage in such areas as above cubbies or in nooks or alcoves.



Children's Washrooms

Children's Washrooms in child care facilities have very specific requirements, for the various child care types:

1. For children under 36 months and/or special needs children
 - provide a dedicated diapering area with everything within reach for the caregiver.
 - provide a changing surface, adjacent sink for washing-off of children, and clean and soiled storage.
2. For 30 months to school age
 - provide a washroom immediately accessible from the cubby and activity areas, nearby to the access door to outdoor play.
 - staff must be able to visually supervise the entrance to the washroom.
 - provide a diapering area.

Note: all Children's Washrooms (and all Washrooms and Service Rooms generally), must have floor drains.

Accessible Washroom and Staff Washroom

- as a minimum in the Children's Washroom, provide an accessible toilet stall and sink.
- depending upon an Operator's preferred approach to meeting WorkSafe BC requirements for preventing staff injury, a ceiling lift may be required to assist with transferring older children to a diaper change table (important in centres serving children who require extra supports).
- provide an accessible Toilet Room for staff. As noted, the Toilet Room could also be equipped with a fold-down diaper change table.

Administrative Office

- for administrative activities, as well as small meetings and conferences with parents.
- allow for visual supervision of the primary activity area from this Office.
- provide lockers for staff in this room, (although as an option, lockers can be provided in the cubby area). [Double tier half-lockers are typical].
- the Office should be large enough to seat one person per program at the same time.

Staff Break Room

- a small room where staff can take breaks and have lunch.
- it should be sufficient size to accommodate a small kitchen counter with under-counter fridge, a lunch table, a desk and a small couch.

Parents Room

- consider providing a Parent Room near the Entry and Staff Office, which could be used for small group meetings or interviews.
- a one-way window could be considered for observation purposes.
- this room could also be used as a library and child care reading resource room for parents.
- while desirable in a larger facility serving 69 children or more, a Parents Room should not take precedence over providing a Staff Break Room in a typical facility.

Facility Design Considerations 4

Laundry

- provide a top-loading washer, dryer and folding counter with a deep sink or front loading machines that are inaccessible to children or protected by a safety gate.
- a Laundry Room is typically about 40 sq. ft. in size, ideally located near the washroom for the Infant and Toddler Group, if possible.
- lockable to prevent unsupervised access.
- laundry appliances should be larger capacity machines, with heavy duty ratings.

Janitor's Room

- locked utility area with mop sink, floor drain, shelves, and wall space for hanging mops and brooms.
- a room of a minimum size of 40 sq. ft. in area.

Garbage and Recycling

- provide a lockable room, adequately sized for the separation and storage of garbage and recyclables, accommodating the following:
 - 1 @ 3 cu.yd. garbage container
 - 1 @ 3 cu.yd. cardboard container
 - 3 @ 95 gallon green carts
 - 1 @ 95 gallon refundable container cart
- ideally, the Garbage and Recycling Room could be located right at the garbage and recycling collection point. However, both are to be located away from children's activity areas and the facility entry.

- provide a safe and accessible route to the Garbage and Recycling Room and to the collection point, particularly if the room is remote from the collection area.
- the Garbage and Recycling Room are best secured with solid core metal doors with heavy duty hardware including hold-opens, kickplates and door edge protection.
- provide a hose bib or mop sink and a floor drain.

Service Rooms

- mechanical and electrical rooms and closets must be lockable and ideally kept remote from children's areas.
- avoid mechanical or electrical noise or mechanical exhaust from entering children's areas.
- ideally, if situated in a mixed-use development, the child care facility should have its own separate mechanical heating and ventilation system, to avoid operational conflicts and temperature control difficulties.
- mechanical and electrical service rooms are not to be used for storage of any items.
- in larger centres, a separate communications closet or Information Technology (IT) room may be required for data and telecommunications equipment.

H) GENERAL INTERIOR DESIGN CONSIDERATIONS

Circulation

- generally, avoid corridors and provide more "open plan" types of space planning.
- ideally, support spaces open directly into activity areas.

Column Free Design

- avoid columns at exterior walls that could create entrapment areas for children.

Opening Windows

- to provide fresh air ensure windows can be opened. However, restrictors are required to ensure windows cannot be opened more than 4 inches.

- provide window screens for all operable windows.

Ceilings

- it is ideal if the Activity and Gross Motor and Nap Room areas have ceilings with at least 10 feet of clear height from floor to finished ceiling.
- where ceiling heights exceed 10 feet, sound dampening measures may be required.

Acoustics

- it is recommended that interior noise levels in all spaces occupied by children not exceed a sound pressure level of 45 dB(A) and that exterior noise levels not exceed 55 dB(A).

Facility Design 4 Considerations

4.2.3 Space Summary – Facility Design Interior Spaces

As has been noted, the size of Group Child Care programs are specified in Provincial regulations, which also sets out staff to child ratios.

Typically, more dense urban settings require interior spaces that are larger than the Provincial minimum areas noted in the regulations. [See Appendix A for minimum space requirement summaries for the various Group Child Care categories].

The number of child care spaces in each group noted below is also the optimal group size in terms of economic viability for each category of child care.

Group Child Care Facilities – Optimum Sizes

- A. Infant Group (Group Child Care Under 36 Months) serves children from birth to 18 months – 12 spaces
- B. Toddler Group (Group Child Care Under 36 Months) serves children 18 – 36 months – 12 spaces
- C. Infant/Toddler Group (Group Child Care Under 36 Months) serves both age groups in a combined program – 12 spaces
- D. 3-5 Child Care (Group Child Care 30 Months to School Age) serves children 30 months to school age – 25 spaces
- E. Preschool Group – serves children 30 months to school age for no more than 4 hours per day – 20 spaces
- F. School Age Group – serves children kindergarten age to 12 years old – 24 spaces or 30 spaces
(If Kindergarten and Grade 1 children are enrolled the max. is 24 spaces. If children in Grade 2 to Grade 7 are enrolled then the max. is 30 spaces)

See Appendix A for Group Child Care Space Summaries

4.2.4 Non-All Day Child Care Facilities

While the emphasis in Richmond is on delivering all-day Group Child Care facilities, at times the financial viability of program delivery is enhanced by space for other programs, such as Preschool or School Age Care.

The maximum time that children may be in care in a Preschool is 4 hours per day. School Age Care may be for longer than 4 hours, and could be for full day care on professional days and school breaks.

A. PRESCHOOL FACILITIES

A Preschool Child Care facility is targeted for children aged 30 months to school age, up to a maximum of 4 hours per day.

Outdoor play spaces associated with a Preschool facility are recommended to be contiguous, and be securely fenced, similar to a outdoor spaces associated with Group Child Care Facilities.

See Appendix A for a space summary of minimum net areas for a 20 space Preschool facility.

B. SCHOOL AGE CARE FACILITIES AGE 6 TO 12 YEARS

A School Age Care Program must be designed to be age appropriate.

Outdoor play spaces for School Age Care, are recommended to be provided contiguous with the child care facilities.

Facility Design Considerations 4

4.2.5. Shared Facilities

1. Program Types and Scales of Operations

In order to enhance the operational and economic viability of child care facilities in Richmond, the City encourages developers and operators to look at shared facilities, where programs serving different age groups can be delivered under the same roof. Ideally, the City would like to encourage Group programs for infants and toddlers in combination with care for 3 to 5 years olds. In this way, support spaces can be combined, and facilities can be delivered with less total building area and hence less cost.

Additionally, a Shared Facility with different age groups also allows for a sequenced graduation of children, in the same family or amongst groups of friends.



2. Common Program Types for Shared Facilities

A. 37 SPACE FACILITY

12 Infants/Toddlers Combined (Group Child Care Under 36 Months)

25 3-5 Care (Group Child Care 30 Months to School Age)

B. 49 SPACE FACILITY

12 Infants (Group Child Care Under 36 Months)

12 Toddlers (Group Child Care Under 36 Months)

25 3-5 Care (Group Child Care 30 Months to School Age)

C. 69 SPACE FACILITY

12 Infants (Group Child Care Under 36 Months)

12 Toddlers (Group Child Care Under 36 Months)

25 3-5 Care (Group Child Care 30 Months to School Age)

20 Preschool (Part Day Child Care 30 Months to School Age)

D. 81 SPACE FACILITY

12 Infants/Toddlers Combined (Group Child Care Under 36 Months)

25 3-5 Care (Group Child Care 30 Months to School Age)

20 Preschool (Part Day Child Care 30 months to School Age)

24 School Age (Child Care for Kindergarten Age to 12 Years Old)

It is advised that the developer or operator discuss the make-up of the various Shared Facility opportunities with City staff and Vancouver Coastal Health's CCFL officials, to gain a better understanding of the potential of Shared Facilities, and the area, equipment and appliance requirements for the various shared options.

4.2.6. Early Childhood Development Hub [ECD Hub]

Conceptually, the ECD Hub is a child care space facility, including at least two types of child care groups, with additional program areas to allow for enhanced community use and offering a continuum of services for families. The activities housed could include family resource and drop-in, parenting programs, and child-focused health services.

The complement of additional program areas could include:

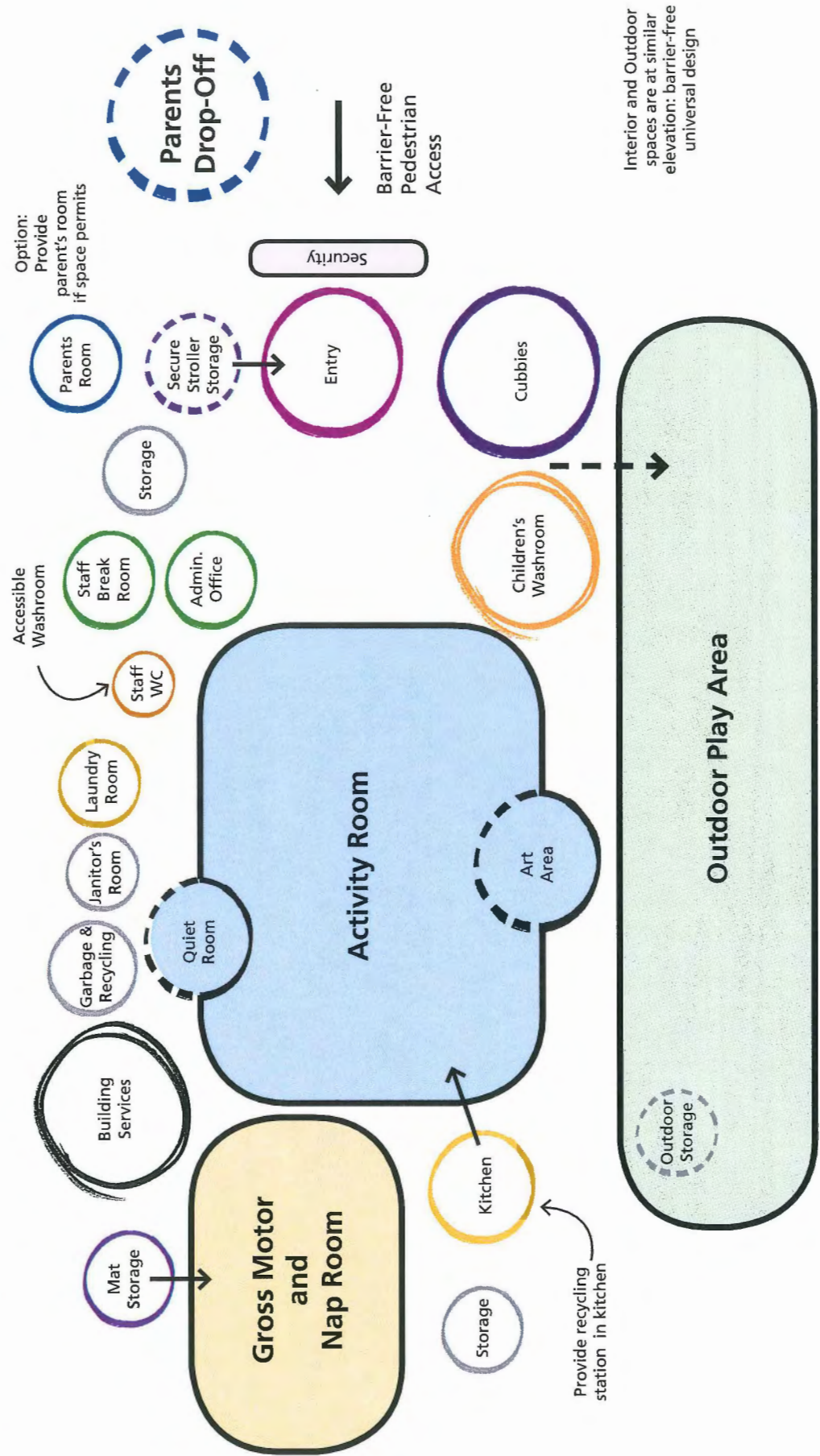
- a 1000 to 2,500 sq. ft. multi-purpose room.
- a convenience kitchen for food warming
- accessible washroom
- lockable storage including parent stroller storage
- an office space

Ideally, the ECD Hub should be well situated to serve a neighbourhood, be well located on a transit route, and suitable as a setting for child development, family support and wellness services.

However, the additional area of the ECD Hub cannot be used to add to the size of the child care facility, unless there is additional area dedicated to the required area for contiguous outdoor play, and additional cubbies are provided.

Facility Design Considerations 4

Group Child Care (30 months to School Age) – Optimum Spatial Inter-Relationships for Child Care Facilities: Interior Spaces



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Facility Design Considerations 4

4.3 Facility Design – Outdoor Activity Areas: Group Child Care

Safe, secure, challenging and fun Outdoor Play Areas are a fundamental requirement of successful child care facilities. The City of Richmond is committed to the provision of high quality and sufficiently large outdoor play areas that work in conjunction with the indoor spaces of child care facilities, in order to provide opportunities for active play throughout the day for all children in care. Ideally, the children will have the opportunity to use the Outdoor Play Areas a number of times during the day, to enjoy the benefits that fresh air, exercise and creative play provides.

To maximize the use and potential of the Outdoor Play Areas, locate them adjacent the child care interior, and install at the same grade as the interior. The following lists the design attributes that will promote successful Outdoor Play Areas:

4.3.1 Environmental Concerns

Environmental concerns that must be addressed include:

A) WIND PROTECTION

Exposure to wind limits the use of outdoor play areas, especially on decks or rooftop locations. Locating building mass to shelter play areas from prevailing winds and weather, and the installation of screens and solid fences, as well as extending building walls to serve as windbreaks, are ways to protect from the negative aspects of wind exposure.

B) SUN EXPOSURE DURING PLAYTIMES

It is important that the Outdoor Play Areas benefit from exposure to sunlight for at least three hours per day at the winter solstice, two hours of which occur during the typical playtimes of 9:30 to 11:30 am or 1:30 to 4:00 pm.

North-facing siting for Outdoor Play Areas may be a problem unless full sun access can be assured during these times.

Though exposure to sunlight is very important, some shade opportunities for hot summer days should be provided through the planting of deciduous trees and the strategic siting of shared structures (which may also provide some shelter on rainy days for outdoor play).

C) PROVIDE NON-GLARE SURFACES

- Building material, colour value and sheen selection are important in the Outdoor Play Areas.
- Do not specify shiny materials, glossy finishes or bright reflective colours.

D) PROTECTION FROM CAR TRAFFIC NOISE AND FUMES

- Outdoor Play Areas should not be located where they are negatively impacted by traffic noise or exhaust.

E) PAY CLOSE ATTENTION TO THE LOCATION OF THE BUILDING'S MECHANICAL EQUIPMENT AND VENTS

- Do not locate the building's mechanical exhaust vents in the Outdoor Play Areas. Building mechanical or electrical equipment must also not be located where equipment noise, exhaust or vibration impacts the Outdoor Play Areas.

4.3.2

Covered and Uncovered Play Areas

- The Outdoor Play Areas are required to include Covered as well as Uncovered Play Areas, all organized in age-appropriate play settings and use zones to offer specific activity settings for exploration by children. It is recommended that Outdoor Play Areas be contiguous with the Indoor Activity Areas.
- Outdoor Play Areas generally incorporate a variety of play areas and a mix of soft landscaping, hard surfacing, and structures. They typically incorporate a variety of natural materials, surfaces and textures.
- Minimum required areas for Outdoor Play are mandated by Provincial legislation, 75 sq. ft. (7 sm) per child (see also Appendix A).

Facility Design Considerations 4

A) COVERED PLAY AREA

- A Covered Play Area is required to provide sheltered play opportunities on inclement days, and a shady area for play on a hot summer's day.
- The Covered Play Area is to:
 - be located adjacent to the cubby area entry door.
 - provide opportunities for play or quiet activities, as well as for outdoor meals and active play on rainy days.
 - include secure outdoor storage to house outdoor play equipment and other items.
 - be equipped with an adult height shelf to accommodate sunscreen, first aid supplies, and the like.

B) UNCOVERED PLAY AREAS

The Uncovered Play Areas are to be designed to provide distinct zones to accommodate different types of outdoor play.

1. Physical Zone

- an area with stationary equipment for climbing, sliding, swaying and balancing.
- off-the-shelf play equipment is not a preferred option. As much as possible, provide custom-made play equipment constructed of natural materials.

2. Social Zone

- a quiet place to sit or talk with friends or staff.
- allow for shade in summer and sun exposure in winter.

3. Dramatic Zone

- consider providing a play house element.

4. Sand Play or Water Play

- a sandbox is a feature of many play areas, but thought needs to be given to how it is covered and secured when not in use. Many sand play elements are contained within a separate closed or screened structure, that can be opened up to the rest of the play space when in use.
- provide a minimum of 12 inches of sand depth for an Infant or Toddler sandbox, and 18 inches for 3-5 Care and Preschool groups.
- locate a sandbox away from entrances to interior spaces to prevent sand being tracked inside by the children.

5. Active Play Area (could include a "Trike Path")

- a fun element for active play, care must be taken to ensure the route of the path is separate from other main circulation routes and does not impact quiet play zones.
- this area should be relatively flat.

6. Natural Elements

- could include such elements as vegetable plots, fragrant plantings, soil for digging, log retaining walls for sitting at change of grade areas, and wind toys.

C) HARD LANDSCAPING

The functional requirements of hard surfacing that is selected must be carefully considered to provide long-term resiliency, universal design and accessibility, and ease of maintenance.

- avoid any slippery or unstable surfaces.
- avoid sharp corners or rough surfaces.
- provide fall protection areas and surfaces that meet Licensing requirements. These could include:
 - an engineered wood chip system such as "Fibar System 300" at least 1 foot deep. [Install 16 inches deep, as this material compresses over time].
 - a poured-in-place rubber system.
 - a rubber tile system designed for playgrounds.
 - pea gravel or soft sand at least 1 foot deep.
- provide for effective drainage with adequate slopes to drain for all surfaces. [2% slope to drain minimum - ¼" in 1 foot]. [Note: the apparent porosity of some rubber surfaces should not be relied upon. All surfaces should be built-in with a positive slope to drain, and any ponding should be avoided.]

Facility Design Considerations 4

COVERED AND UNCOVERED OUTDOOR PLAY AREAS



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Facility Design Considerations 4

D) SOFT LANDSCAPING

Significant areas of soft landscaping are to be provided throughout the Outdoor Play Areas. Soft landscaping could include trees and shrubs, grass and massed planting areas.

However:

- carefully consider plant maintenance issues. Plant species should be vigorous and easily maintainable. Indigenous plant species should be considered.
- provide for built-in irrigation of planted areas that can be automatically operated.
- avoid the use of lawn in higher traffic areas.
- provide for adequate drainage in all outdoor play areas. Provide a minimum 2% slope to drain. Water pooling is not acceptable.
- avoid all toxic plant material. [See 4.3.4 for a list of typical plants to avoid].



E) OUTDOOR PLAY EQUIPMENT

- install outdoor play equipment that provides challenges for children while providing for their safety. Provide safety zones under and around equipment, and allow adequate space for entering and exiting the zone to avoid accidental collisions.
- place climbers at the edge of play areas to maximize use of available space considering required design and fall zones.
- carefully consider sun exposure. Provide shade opportunities in play equipment areas. Slides should be coated so that they do not become too hot to the touch.
- do not use dark colours for surfaces under play equipment.
- equipment may be custom-built, pre-fabricated or a combination of the two. Preference is given to climbers and structures that are custom-built from natural materials.
- climber play equipment should be designed specifically with age group in mind.
- Equipment Height Standards:
 - Toddlers: 3 feet in height
 - Preschoolers: 5 feet in height
 - School-Age Children: 7.5 feet in height
- carefully consider the height and design of guards required when play platforms are constructed above the ground level. They must be non-climbable, and typically a minimum of 4 feet high.

- Use of Pressure-Treated Wood
 - all wood in contact with the soil is to be pressure-treated with CCA-C50 wood preservative. (Preservatives that contain arsenic are not acceptable).
 - Exposed wood that is handled by children should not be pressure-treated.
 - wood used in playground areas that is not naturally rot- and insect-resistant should be treated with a wood preservative that is CSA approved. (However, preservatives containing pentachlorophenol, creosote, tributyl tin oxide, and surface coatings that contain insecticides should not be used for playground equipment).
- All wood work for play structures to be in accordance with Canadian Standards Association (CSA) children's playspaces and equipment guidelines and Licensing.
- Comply with all Fire and Life Safety requirements
 - use non-combustible materials within 10 feet of a fire exit path.
 - locate wood structures 15 to 20 feet away from other structures.
 - do not locate steps in a fire exit path.
 - it is recommended that early contact be made with the City's Building Approvals Department to review fire and life safety concerns.

Facility Design Considerations 4

F) FENCES AND BOUNDARIES

- Non-climbable fences of sufficient height (typically a minimum of six feet) are required to prevent children from leaving the play area, and to prevent strangers from being able to reach or climb into the play area.
- Ensure that fencing is designed to allow for surveillance of the play area from the main Activity area.
- Openings in fences should be no more than four inches in width. If chain link is used, a 1½ inch opening is the maximum dimension.
- In rooftop situations, a perimeter fence height of 8 feet is to be provided from last foothold.

G) OUTDOOR STORAGE

Ample weatherproof outdoor storage should be provided for each group's play area.

- provide sufficient lockable secure storage for outdoor toys and play equipment, wheeled vehicles, and maintenance tools. [Note that trikes and push toys can take up considerable space].
- provide appropriate shelving for various items to fit in the secure storage, including play items such as balls and sandbox items, as well as sanitizer, tissues and music player.

H) LIGHTING

- Lighting in the Outdoor Play Areas needs to be included to allow for use of the space on darker winter days or in inclement weather.
- Avoid any lighting fixtures that produce glare. Consider the use of downlights and soffit lighting in play areas, and lighting in landscaped areas. Locate lighting fixtures so that they will not be a hazard to children.
- Generally, consider task lighting to enhance play activities, in areas such as in climbers and play huts.

I) SHARED OUTDOOR SPACE

When two or more child care programs share the same outdoor area, provide play precincts for the various age groups. These may be separated by low fencing. Provide age specific-sized play equipment, design features and play structures in each area.

J) ROOF-TOP OUTDOOR PLAY AREAS

Outdoor Play Areas designed on decks or rooftops have their own very specific design requirements, for both new and adaptive re-use of existing buildings:

- design the roof structure to support the weight of play space elements and substantial areas of planting, with sufficient soil depth or planter depth to accommodate shrubs and small trees. Locate heavier elements over columns and beams to minimize costs.
- include hose bibs and provide irrigation for planted areas, including an irrigation controller that is part of a Direct Digital Control (DDC) system.
- allow for anchorage of heavier elements into the rooftop housekeeping pads or other structures that do not penetrate roofing membranes. Consider installing modular and sectional play elements that allow for incremental roof repair in the future.
- design boundary fencing to prevent climbing, and sufficiently high enough to deter throwing objects over the fencing. Provide for a fence top with an overhang that extends back into the play area, and set the fence back from the parapet to avoid sensations of vertigo.
- allow for long views from the play area.
- protect play areas from wind.
- do not locate the play area on the north side of a building on a rooftop. Provide for some sun access, but be mindful that roof areas can get very hot in sunny weather. Provide for shade from the hot sun for at least one-third of the play area.
- locate any mechanical systems and equipment away from the play area, to avoid noise and fumes.

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- advance plan to prevent roof leakage and for repair of roofing membranes in the future. Provide for enhanced positive slopes to drain of at least ¼" in one foot minimum, and accessible and serviceable clean-outs and silt traps at roof drains.
- use resilient, lightweight and non-slip decking surfaces, cushioned under play equipment fall zones as per CCFL Licensing requirements.
- use wind tolerant and drought-resistant landscaping and plantings.
- ensure children are buffered for traffic and other disruptive noise [ideal to achieve a sound pressure level of 55 dBA].



- Consideration needs to be given to the location of residential balconies above a children's outdoor play area to minimize the potential of falling debris from balconies and to mitigate potential noise complaints from future residents.
- suggested suitable small deciduous trees for shade and colour, suitable for rooftop planters are:

Suitable Trees for Roof-Top Outdoor Play Areas

BOTANICAL NAME	COMMON NAME	EXPOSURE
Acer campestre	Hedge Maple	Sun to light shade
Acer circinatum	Vine Maple	Part shade
Acer griseum	Paper bark Maple	Part shade
Acer japonicum	Japanese Maple	Part shade
Acer palmatum	Smooth Japanese Maple	Part shade
Cornus kousa Hybrids	Kousa Dogwood 'Aurora', 'Celestine', and 'Starlight'	Sun to light shade
Cercis canadensis	Redbud	Sun to light shade
Magnolia stellata 'Royal Star'	'Royal Star' Star Magnolia	Sun to light shade
Parrotia persica	Persian Ironwood	Sun to light shade
Pyrus calleryana 'Chanticleer'	'Chanticleer' Flowering Pear	Sun to light shade
Styrax japonicus	Japanese Snowbell tree	Sun to light shade
Pinus contorta	Shore Pine	Sun
Picea omorika	Serbian Spruce	Sun

4.3.3 Outdoor Play Areas Space Summary

See Appendix A for a summary of the required Outdoor Play Areas, for each category of child care.

4.3.4 Toxic Plant List

Many plants commonly used in landscaping in North America have toxic properties that can be harmful to children. The use of these plants for soft landscaping in child care outdoor areas must be avoided.

The following list is not an exhaustive one, and landscape designers and developers are advised to also consult a local botanical garden for plant selection, as well as the American Medical Association (AMA) Handbook of Poisonous and Injurious Plants.

Facility Design Considerations 4

Toxic Plant List

BOTANICAL NAME	COMMON NAME	TOXIC PART
Aconitum spp	Monkshood, Wolfbane	all parts
Actaea spp	Baneberry, Cohosh	berries & roots
Aesculus spp	Horse Chestnut, Buckeye	Fruit poisonous, choking hazard
Allium Canadense	Wild Garlic, Wild Onion	bulbs, flowers, stems
Anemone spp	Anemone, Pasque Flower	whole plant
Arisaema spp	Jack-in-the-Pulpit, Bog Onion	whole plant
Atropa belladonna	Deadly Nightshade	whole plant
Aucuba japonica	Aucuba, Japanese Laurel	fruit
Baptisia spp	Wild Indigo, Rattle bush	whole plant
Buxus sempervirens	Boxwood, Box	whole plant
Calla palustris	Water Arum, Wild Calla	whole plant, esp root
Caltha spp	Marsh Marigold	whole mature plant
Calycanthus spp	Carolina Alspice, Spice bush	seeds
Capsicum spp	Chili Pepper, Bird Pepper	fruit & seeds
Celastrus scandens	Bittersweet	fruit
Clematis spp	Clematis	whole plant
Colchicum spp	Autumn Crocus	whole plant
Convallaria majalis	Lily-of-the-Valley	whole plant
Daphne mezereum	Daphne, February Daphne	whole plant
Datura spp	JimsonWeed	whole plant, esp seeds
Delphinium spp	Larkspur, Delphinium	whole plant, esp. seeds
Dicentra spp	Bleeding Heart	whole plant
Digitalis purpurea	Foxglove	whole plant
Dirca: palustris	Leatherwood	whole plant
Echium spp	Bugloss, Snake Flower	whole plant
Euonymus spp	Burning Bush, Spindle Tree	fruit
Euphorbia spp	Spurge, Gopher Purge	latex
Galanthus nivalis	Snowdrop	bulb
Gelsemium sempervirens	Yellow Jesamine	flowers
Gymnocladus dioicus	Kentucky Coffee Tree	seeds
Hedera spp	English Ivy	berry & leaf
Heliotropium spp	Heliotrope	whole plant
Helleborus niger	Christmas Rose	whole plant
Hyacinthus orientalis	Hyacinth	whole plant esp. bulb
Hydrangea spp	Hydrangea	flower bud
Ilex spp	Holly, English Holly	fruit

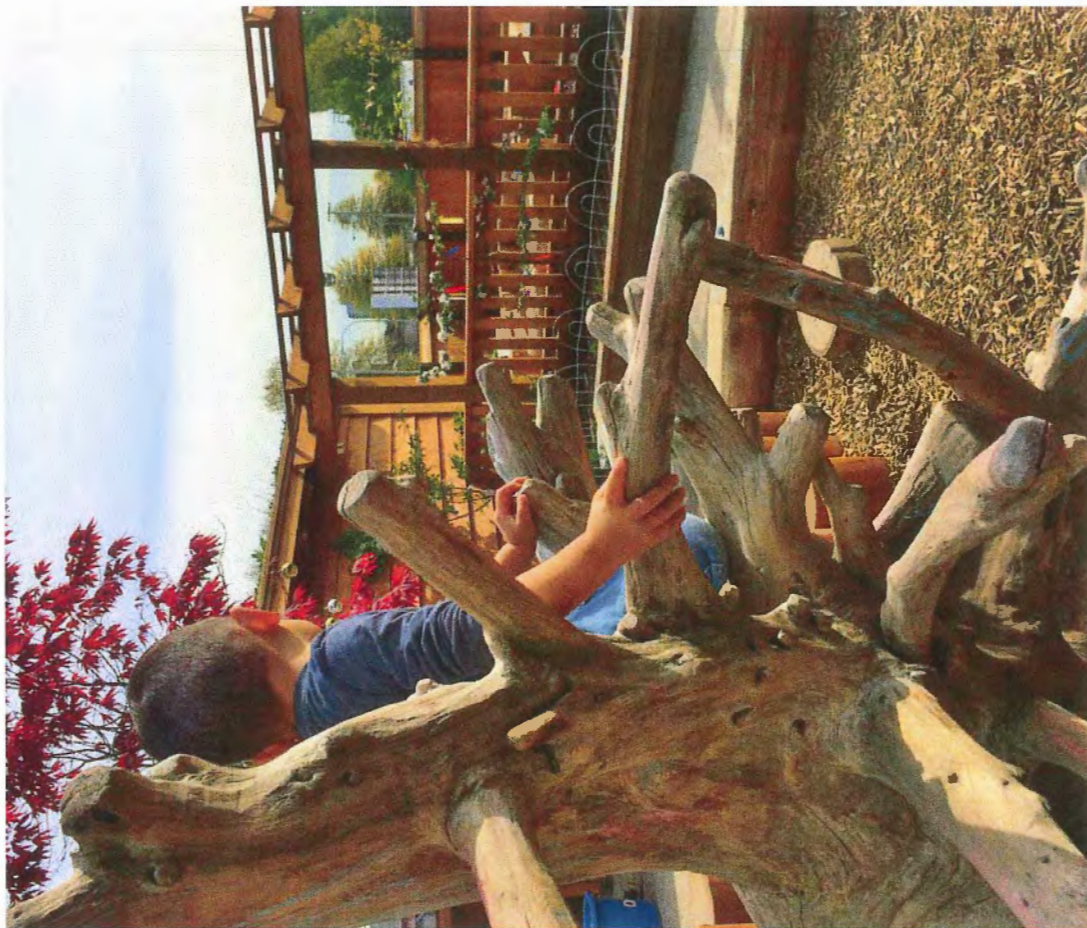
BOTANICAL NAME	COMMON NAME	TOXIC PART
Iris spp	Iris, Flag	roots, flowers
Jasminum nudiflorum	Jasmine	seeds
Kalmia spp	Mountain Laurel	leaves, nectar
Laburnum spp	Laburnum, Golden Rain Tree	all parts
Lantana camara	Lantana	seeds
Leucothoe spp	Pepper Bush, Sweet Bells	leaves, nectar
Ligustrum vulgare	Privet	whole plant
Lobelia spp	Cardinal Flower	whole plant
Lonicera spp	Honeysuckle	possibly berries
Lycoris spp	Spider Lily	bulb
Morus rubra	Red Mulberry	unripe fruit and sap
Narcissus spp	Daffodil, Jonquil, Narcissus	bulb
Nerium oleander	Oleander	whole plant
Nicotiana spp	Flowering tobacco	whole plant
Ornithogalum spp	Star of Bethlehem	whole plant
Parthenocissus quinquefolia	Virginia Creeper	fruit
Pernettya spp	Pernettya	leaves & nectar
Physalis spp	Chinese or Japanese Lantern	fruit
Pieris spp	Lily-of-the-Valley Bush	leaves & nectar
Podophyllum pel tatum	May Apple	whole plant
Prunus spp	Cherries, Plums, Peaches	pit kernels only
Quercus spp	Oak	leaves and acorns at large quantities, also choking hazard
Ranunculus spp	Buttercup	sap, roots
Rhamnus spp	Buckthorn, Cascara	fruit & bark
Rheum rhabarbarum	Rhubarb.	leaves
Rhododendron spp	Azalea, Rhododendron	leaves, nectar
Rhodotypos spp	Jetbead	berries
Rhus vernix	Poison Sumac	whole plant, esp. sap of bark causes swelling
Ricinus communis	Castor Bean	seeds
Robinia pseudoacacia	Black Locust	leaves, roots, bark
Sambucus spp	Elderberry	whole plant except cooked berries
Scilla spp	Squill, Star Hyacinth	whole plant
Senecio spp	Groundsel, Ragwort	whole plant

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Toxic Plant List

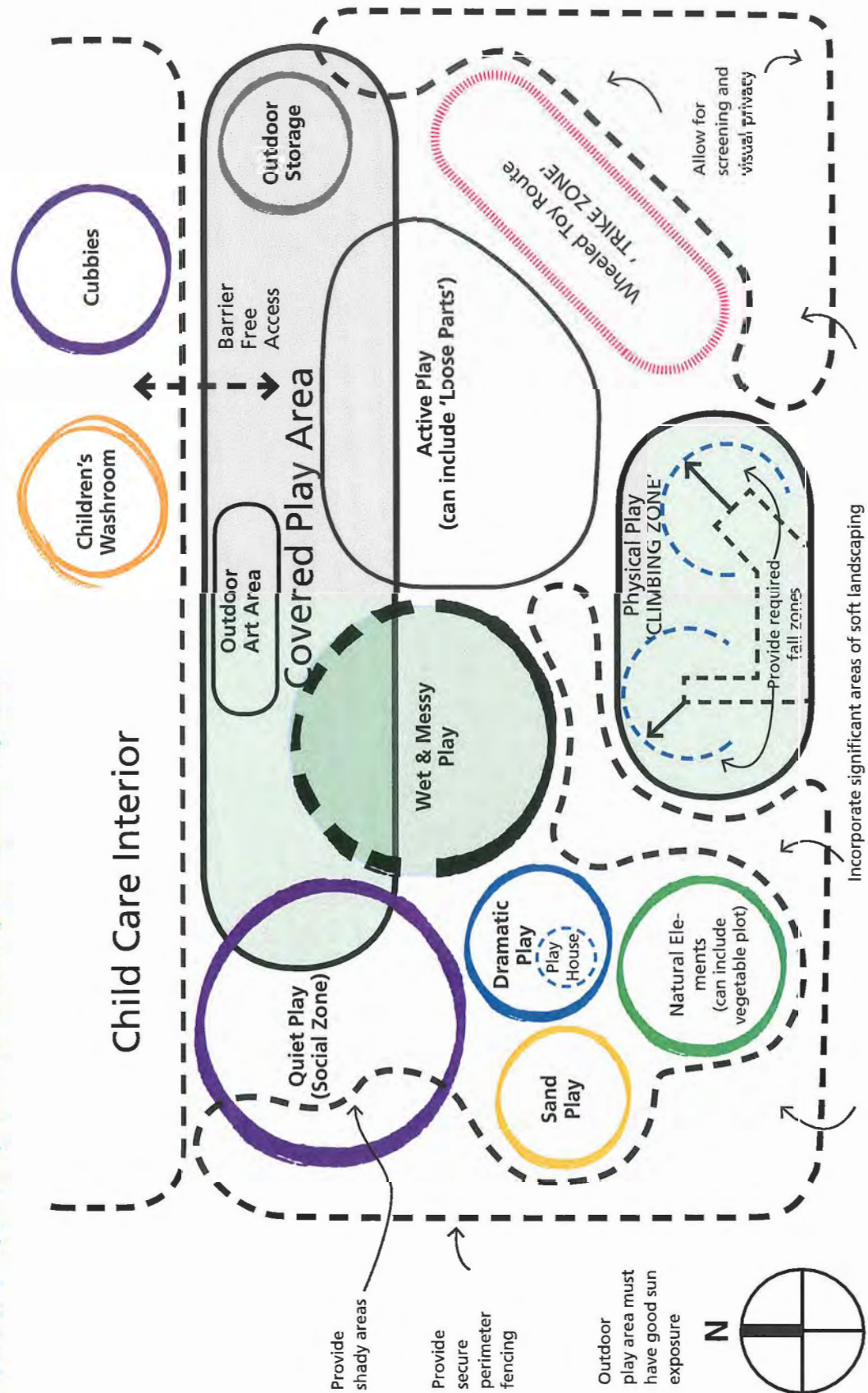
BOTANICAL NAME	COMMON NAME	TOXIC PART
Solanum spp	Nightshade, Potato, Jerusalem Cherry	uncooked sprout, green skin
Sophora spp	Scholar Tree	seeds
Symphoricarpospp	Snowberry, Waxberry	berries in large quantities
Taxus spp	Yew	most of the plant, but not the red aril around the seed
Wisteria spp	Wisteria	whole plant, esp. seeds and pods
Zantedeschia aethiopica	Calla Lily	leaves
Zephyranthes atamasco	Zephyr Lily, Rain Lily	bulb
Aloespp	Aloe	latex beneath skin
Amaryllis	Amaryllis, Belladonna	bulbs
Anthurium	Anthurium	leaves & stems
Arum	Arum, Solomon's Lily	whole plant
Caladium spp	Caladium, Elephants Ear	whole plant
Clivia spp	Kaffir Lily	whole plant
Crinum spp	Spider Lily	whole plant, esp bulb
Dieffenbachia	Dumbcane	leaves
Epipremnum aureum	Pothos	whole plant
Eriobotrya	Loquat	pitkernel
Hymenocallis spp	Spider Lily	bulbs
Monstera deliciosa	Monstera, breadfruit	leaves
Philodendron spp	Philodendron	leaves
Spathiphyllum	Spathe Flower, Anthurium	whole plant
Additional commonly used landscape plants that are toxic:		
Colchicum autumnale	Autumn crocus	whole plant
Cotoneaster spp	Cotoneaster	fruit in large quantities
Juniperus spp	Juniper	berries
Papaver spp	Poppy	seeds, pods, sap



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Facility Design Considerations 4

Group Child Care - Optimum Spatial Inter-Relationships for Outdoor Play Areas



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Child Care Design Guidelines | July 2015

City of Richmond



Facility Technical Considerations 5

5.1 Purpose

The Technical Considerations are intended to be read in conjunction with the Design Guidelines, and augment as follows:

- Outline the design, construction, material and building system requirements for child care facilities.
- Provide a tool for preparing cost estimates early in the design process.
- Provide a checklist for consultants, who are ultimately responsible for ensuring that the completed facility meets the standards and conforms to the regulations of all authorities having jurisdiction.
- Provide clarity for turnkey developments (where the developer is turning over a completed facility to the City) regarding all facility requirements.

5.2 Applicable Regulations

Developers and consultants must ensure that all applicable regulations are met, to the satisfaction of all authorities having jurisdiction. Regulations include, but are not limited to:

- British Columbia Building Code
- City of Richmond Zoning Bylaw
- Provincial Community Care and Assisted Living Act
- Provincial Child Care Licensing Regulation
- LEED: New Construction for New Stand-alone Facilities
- Commercial Interiors for Tenant Improvements
- Universal Design
- Building Envelope Regulations
- Energy Utilization and Building Performance Regulations - [ASHRAE 90.1 (2010)]

Facility Technical Considerations 5

5.3 Technical Considerations for Child Care Facility Design and Construction

5.3.1. Building Construction

- Refer to BC Building Code

5.3.2. Building Envelope and Roofing

- Design and construct according to the requirements of the City of Richmond's Building Approvals Department for approvals, and the City's Engineering and Public Works – Project Development Department, for design review and technical considerations.
 - If the floor of a child care facility is over an unheated space, consider the use of in-floor radiant heating loops set into a concrete floor topping, or increase the insulation R-values in the floor system beyond that required by the Building Code or ASHRAE 90.1 standards.
- Exterior Openings
 - doors and windows to meet CAN/CSA-A440 standards and best practices for Building Envelope construction, including National Research Fenestration Council standards for Air Leakage, U-Factors, and Solar Heat Gain.
 - install windows with sill heights that allow children to look out and see their surroundings.
 - place restrictors on windows to limit the opening dimension to 4 inches.
 - ensure opening windows are not a hazard at exterior pathways.
 - provide screens on all operable windows.
- Roofing
 - provide a minimum 10 year Roofing Warranty from the Roofing Contractors Association of BC (RCABC).
 - provide roof edge safety barriers, fall protection and fall arrest as per the BC Building Code and WorkSafe requirements.
 - for green roofs, ensure the green roof supplier and the roofing supplier coordinate their work to ensure proper installation of roofing systems and assurance of roofing warranty coverage.
 - consider provision of an electronic leak detection system below occupied roofs, with a web-base controller and connected to Direct Digital Control (DDC) to allow for remote non-proprietary monitoring of alarms.
- pay attention to solar heat gain issues, and consider the installation of roof overhangs, shading structures or special glazing.
 - typically, all glazing is tempered, but review if glazing needs to be a protected opening with respect to fire and life safety code compliance concerns.

Facility Technical Considerations 5

5.3.3. Building Systems

- Heating, Ventilation and Air Conditioning - if not a stand-alone facility, the child care should have its own systems, separate from the rest of the building of which it is a part.
- filters and other maintenance items must be easily accessible.
- Acoustic Design:
 - protect the child care from external noise or that from adjacent occupancies.
 - consider enhancing Sound Transmission Control (STC) ratings above those required by the Building Code.

5.3.4. Floors

- provide resilient flooring in activity and wet areas.
- if carpet is provided, install a minimum ¼" thick underlay.
- use of a neutral-coloured carpet tile is preferred in Nap Rooms and Quiet Rooms.
- consider high durability flooring at entries and high traffic areas.
- provide walk-off mats at entries.
- provide floor drains in all Washrooms, the Janitor's Room, the Laundry Room, and in the Mechanical Room.

5.3.5. Walls and Partitions

- painted drywall is the typical finish
 - review wall assembly types, and select those with enhanced acoustic performance
 - use low volatile organic compound (VOC) paints and sealants, and mold and mildew resistant paints in kitchens and washrooms.
- Gloss levels:
- G5 (semi-gloss) - Kitchen, Washrooms, Laundry, Janitor's Room and all doors, door frames and interior trims.
 - G3 (eggshell) - typical for walls [Matte finishes not acceptable]
- provide radiused corner guards
 - wall protection paneling to a height of at least 4 feet above finish floor is recommended in activity areas (install on impact-resistant drywall).
 - provide backing in walls and partitions to secure millwork, railings and fittings as required.
 - for ceramic tiled areas, use larger-sized tiles at washroom walls to minimize grout lines. Darker-coloured grout is preferred.

Facility Technical Considerations 5

5.3.6 Ceilings

- painted drywall is one typical finish, but it can create a noisy interior environment. Acoustic T-Bar ceilings are preferred in Activity Rooms, Nap Rooms and Cubby Areas.
- acoustic T-bar ceilings:
 - install commercial quality
 - system to have an NRC of 70 or better.
- use low VOC paints and sealants (Refer to Gloss levels over)
- provide access for above ceiling services. (But not in Nap Rooms).

5.3.7 Doors and Hardware

- doors into any area should be fully glazed with tempered glass. The intent is to allow for visibility through glazing in doors by small children.
- doors typically should be solid core, except for bi-fold and sliding bypass doors, which can be hollow core.
- if accordion doors are installed, ensure they have appropriate mid-door supports and are easy for staff to manoeuvre, lock and unlock.
- avoid any installations that create "pinching" or scraping hazards, such as door grilles.
- meet Association of Architectural Woodwork Manufacturers Association of Canada (AWMAC) standards for doors.
- Hardware
 - should be commercial grade
 - should meet accessibility and universal design requirements
 - do not install door closers unless required by Code.
 - door stops to typically be wall-mounted
 - sliding doors should have the ability to be pinned in place to prevent unsupervised sliding.
 - swing doors to play areas should be equipped with "elephant's foot" or similar hold-open devices (unless not permitted by Code).

- kick plates should be provided on the push side of doors with closers, and at all storage room doors.
- Locks, Security and Alarms
 - all doors to have locks with a "classroom" function except:
 - Storage Rooms or Laundry Rooms may have a "classroom" or storeroom" function.
 - Gross Motor/Nap Rooms and Quiet Rooms to have passage function.
 - Janitor and service rooms to have "storeroom" function.
 - Adult washrooms to have a "privacy" function.
 - use a City standard key system where locks are provided.
 - provide a lockbox embedded in the building façade for Fire Rescue. [Refer to Fire Protection and Life Safety Bylaw No. 8306].
 - gates typically will feature child-proof latches. Emergency exiting, however, must not be impeded.
 - equip gates with heavy duty hinges.
 - review security and surveillance requirements and meet provincial guidelines.
 - control access into the child care with the use of enterphones. The enterphone should have one receiver in each activity room and one in each outdoor play area.

Facility Technical Considerations 5

5.3.8. Children's Washrooms

- equip doors to the building exterior, and certain interior doors with piezo type alarms, to prevent unsupervised wandering by children. Provide 15 second delay releases and alarms at emergency exits as required by the Building Code.
- restrict access from elevators, parking areas and exits.
- where automatic door openers are provided, ensure security is not compromised by having an interlock function, so that the push plates controlling the door opening are not operable until staff allows the system to open via enterphone or integrate with a cordless phone.

- Toilet Partitions
 - Acceptable products:
 - plastic laminate covered high density particle board
 - Metal with baked enamel finish
 - Phenolic (if budget allows)
 - Hardware - heavy duty stainless steel with tamper-proof screws. (concealed where possible).
 - Countertops - plastic laminate with large-size ceramic tile backsplash with dark Grout colour.
 - Accessories - typically recessed accessories are preferred.
 - paper towel dispensers
 - waste receptacle - consider under-counter receptacle with opening in washroom countertop.
 - soap dispenser
 - toilet paper dispensers
 - change table in the Adult Washroom (Group Care 30 Months to School Age).
- Plumbing
 - Toilets
 - regular tank style water closets (WCs) with round bowls. [small or "baby" child size toilets are not recommended]
 - provide closed front ("residential") toilet seat without lids for all Children's Washroom toilets.

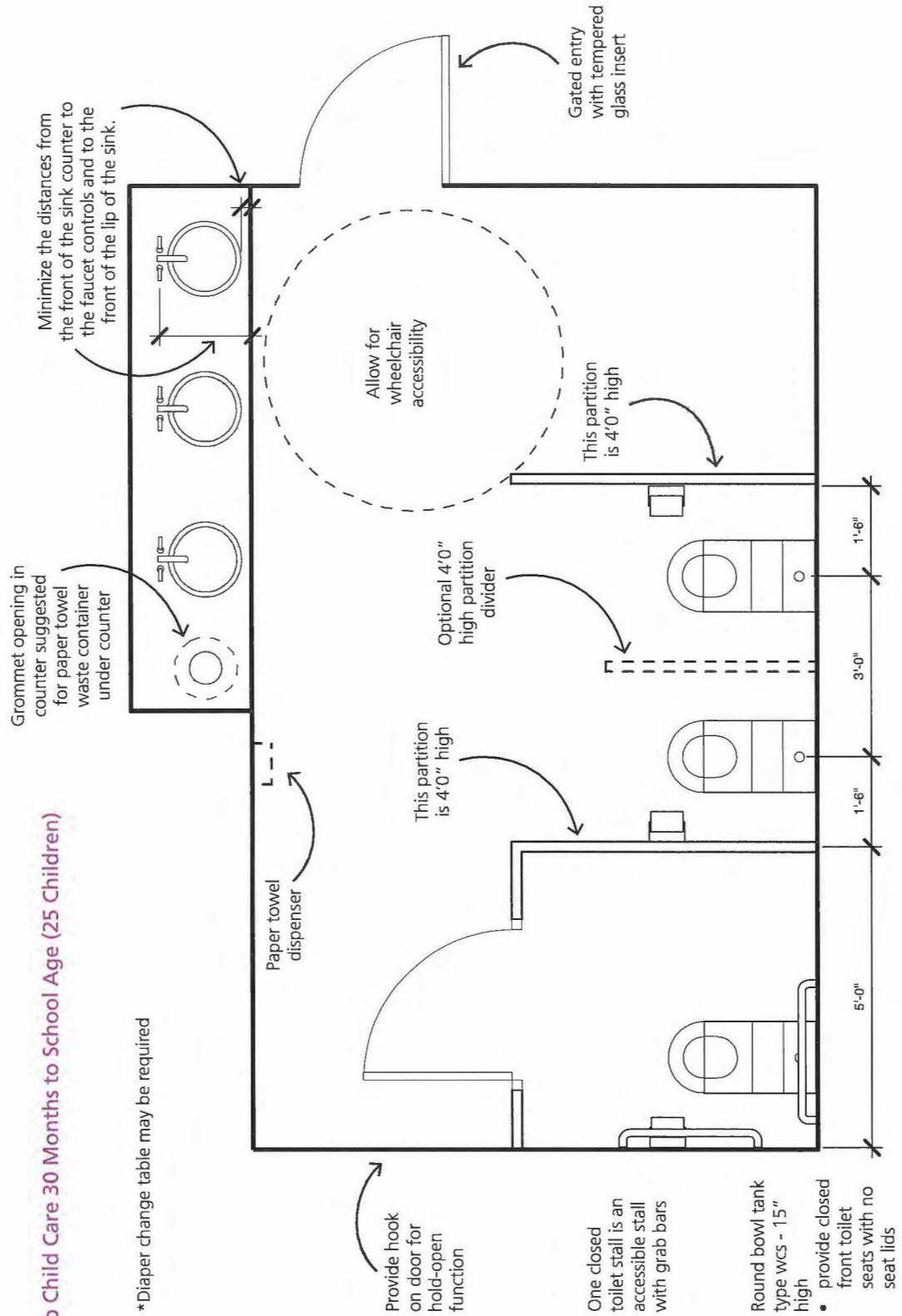
- Sinks
 - self-rimming drop in vanity sinks.
 - faucets to have aerators for water conservation and have temperature control (120 degree F maximum). Provide mixing valves. Hands-free faucets are preferred.
- Infant and Toddler Diaper Change Area
 - 12 inch deep single compartment sink, with swing tap and hand spray attachment.
 - change table millwork cabinet with space for steps and disposal bin under. (Provide an opening in the countertop to access a disposal bin).
 - provide for storage above the diaper change area, and above toilets. (ensure headroom issues are not created).
 - install lighting that does not shine directly into the eyes of children or cast shadows on the children being diapered and does not create excessive heat.
 - additional space and/or special design attention is required for diaper change areas which accommodate children with special needs.



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Facility Technical Considerations 5

Washrooms for Group Child Care 30 Months to School Age (25 Children)

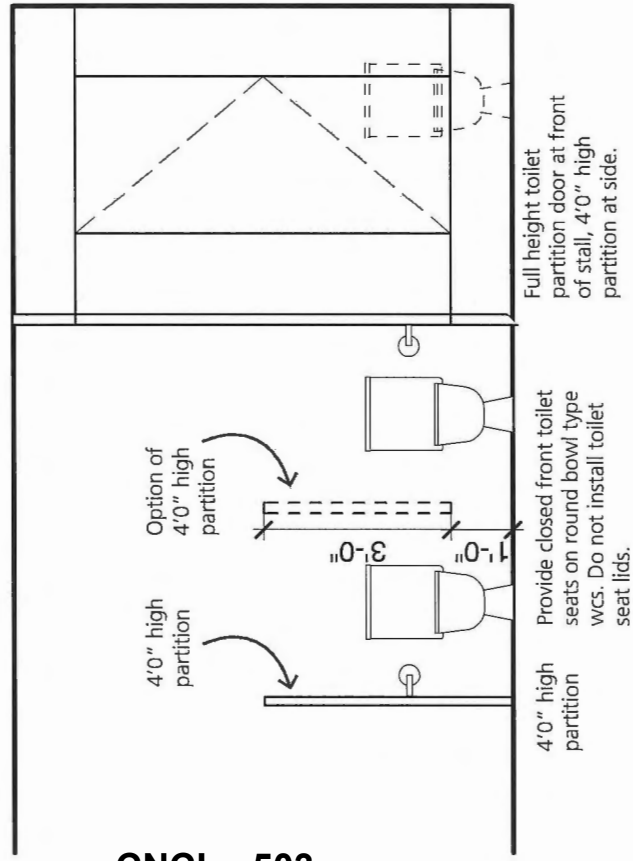
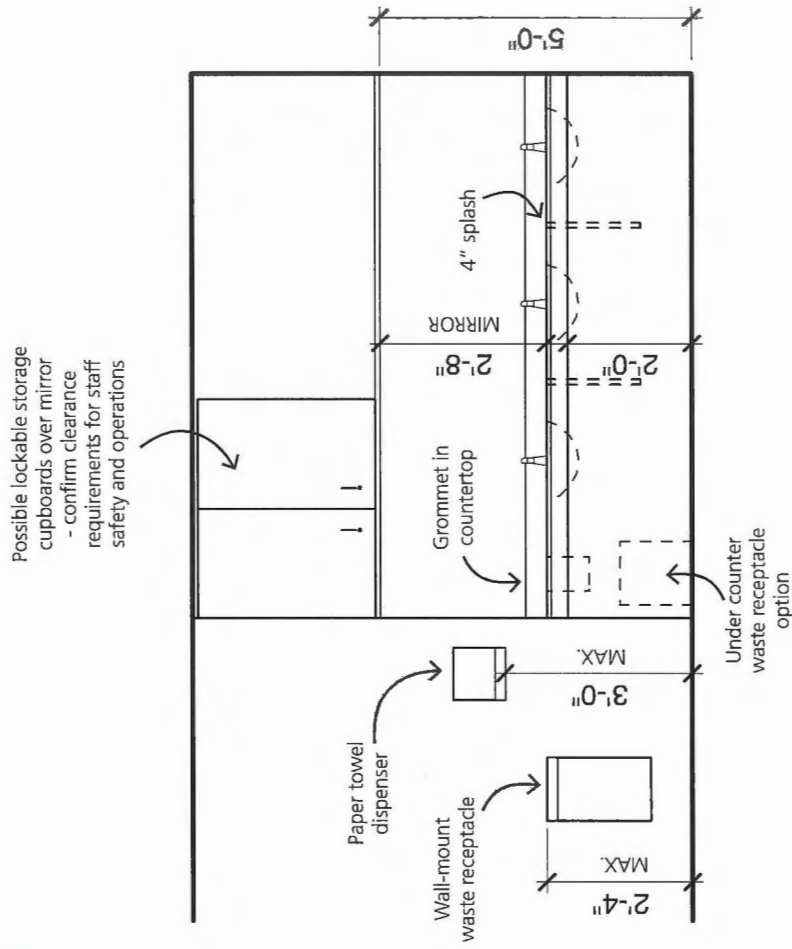


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Facility Technical Considerations 5

Washrooms for Group Child Care 30 Months to School Age (25 Children)

ELEVATION VIEWS

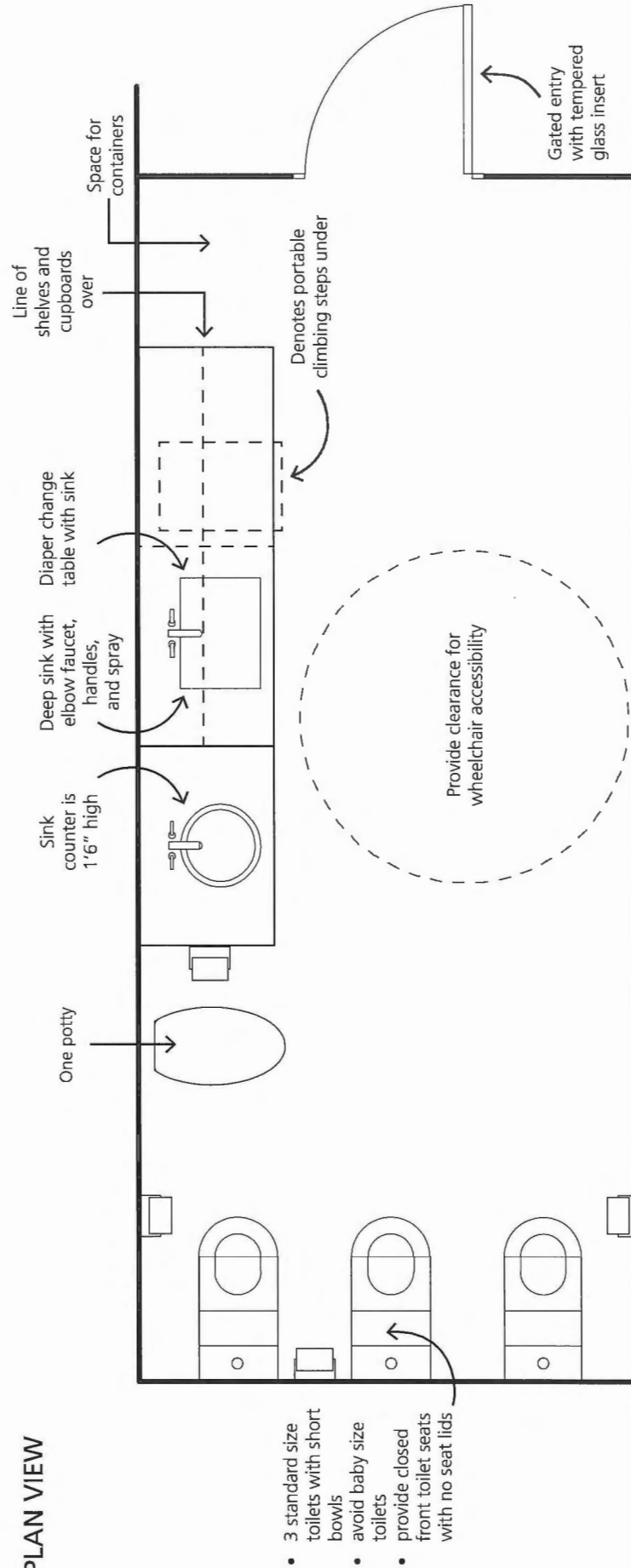


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Facility Technical Considerations 5

Washrooms for Infant and Toddler Group Care: Ages Under 36 Months (12 children); suitable for special needs children

PLAN VIEW



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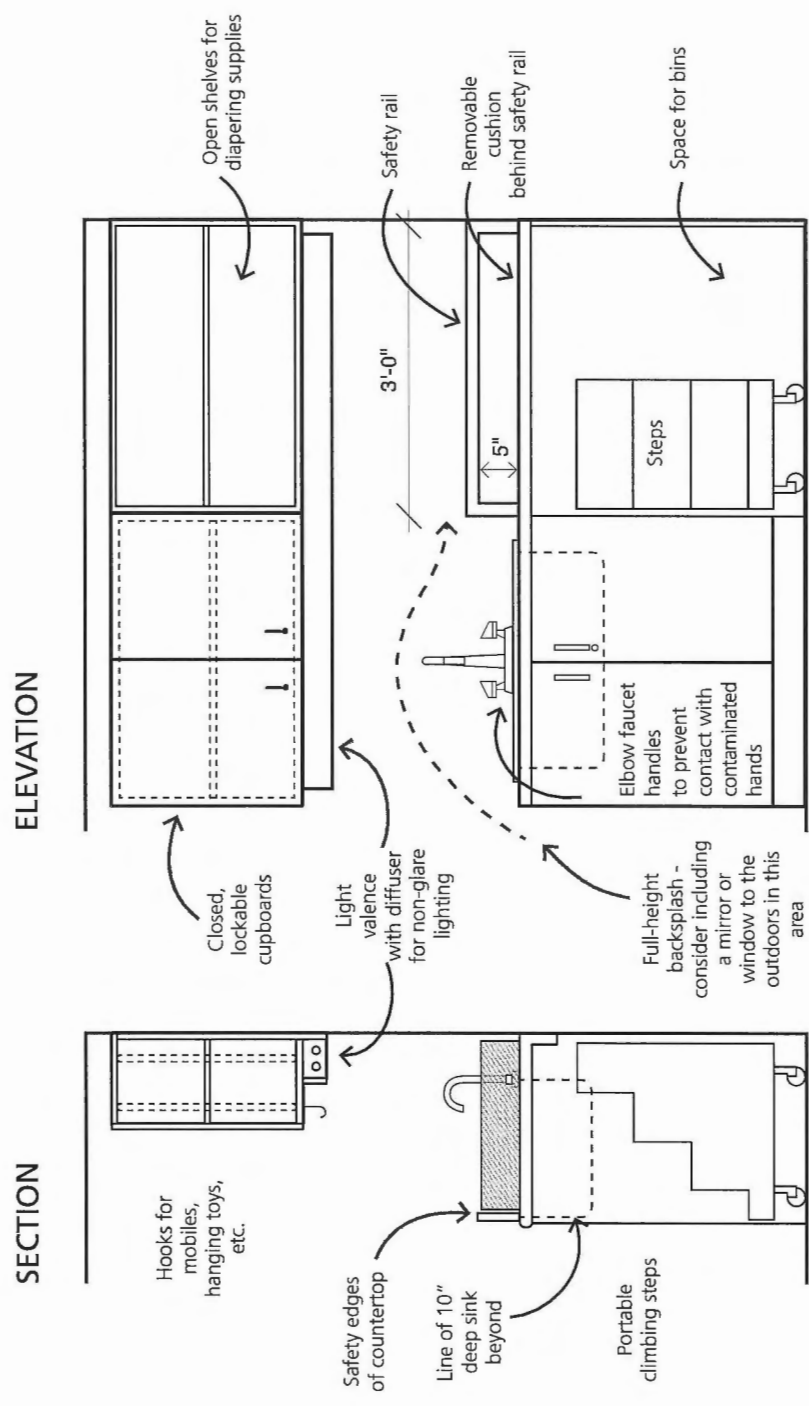
Locate this washroom and laundry room in close proximity to each other. Glass inserts in the walls adjacent to the gated entry are optional to enhance sightlines and permit supervision of the children. If only infants are being cared for then provide two diaper change table areas with both adjacent to a shared deep sink.



Facility Technical Considerations 5

Washrooms for Infant and Toddler Group Child Care:
Ages under 30 Months; suitable for special needs children

DIAPER CHANGE COUNTER



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Facility Technical Considerations 5

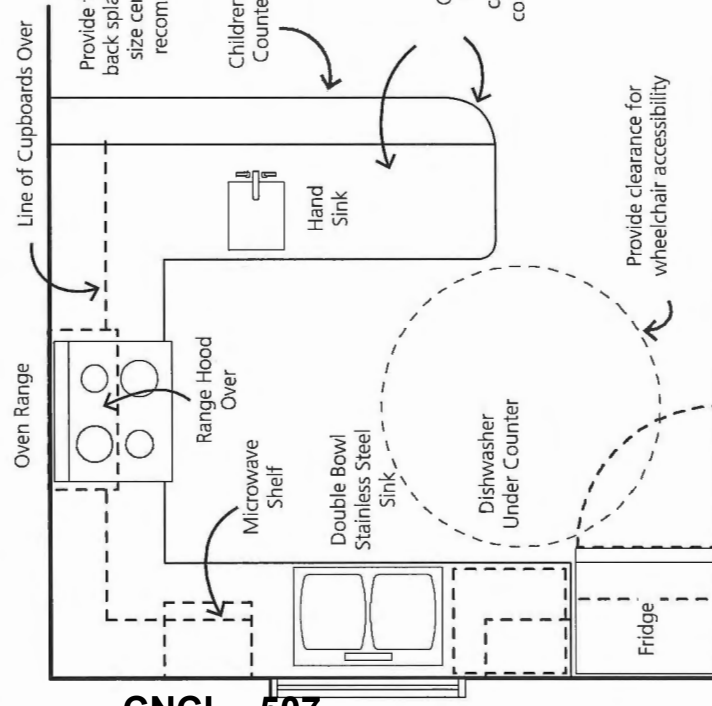
5.3.9. Kitchen

- Appliances - "Energy Star" rating
 - dishwasher: for child cares with greater than 25 children, provide a commercial style under-counter dishwasher with a sani-cycle.
 - a second fridge is recommended in Shared Facilities.
 - additional freezer if the child care provides a lunch program
 - 30 inch wide 4 burner stove with oven, with controls out of reach of children.
 - range hood directly venting to the outdoors. (Carbon filters are not acceptable).
 - microwave oven: 2.0 cu.ft., 1100 watt minimum.
- Millwork - the following are Child Care Facility standards
 1. plywood carcass construction
 2. plastic laminate countertop with all outside corners eased.
 3. AWMAC requirements
 - ensure no gaps in the countertops.
 - for 30 Months to School Age Care programs, provide a child height breakfast counter between the kitchen and the activity area to allow children to observe Kitchen activities.
- Plumbing - double bowl stainless steel kitchen sink
 - separate stainless steel hand sink
- All Kitchens must comply with National Food Code and Provincial Food Premises Regulations, as well as the BC Building Code.

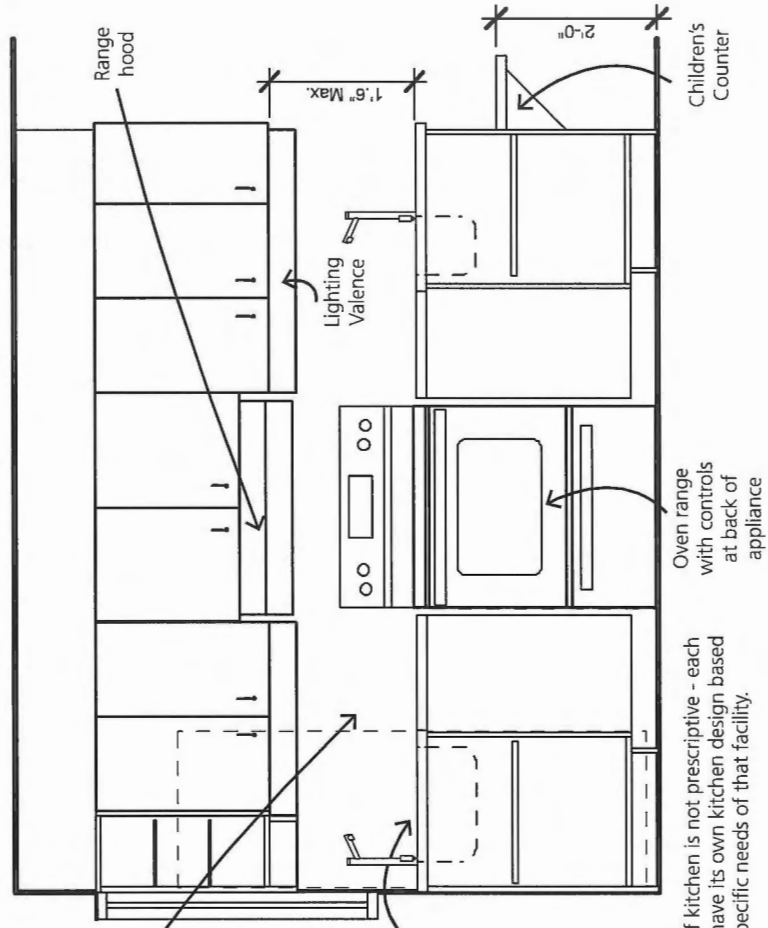
Facility Technical Considerations 5

Kitchen Residential Type Use (No grease-laden cooking vapour)

PLAN VIEW



SECTION AT RANGE



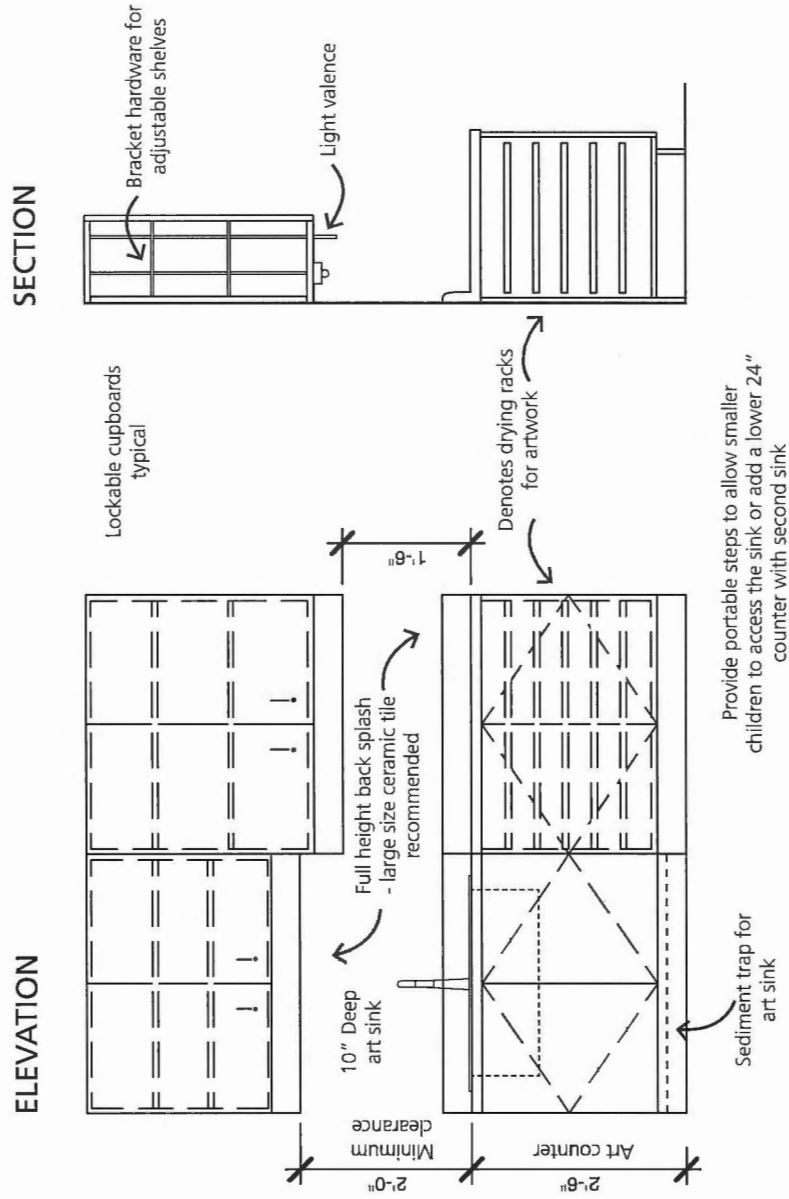
Note: Layout of kitchen is not prescriptive - each facility should have its own kitchen design based on the specific needs of that facility.

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Facility Technical Considerations 5

5.3.10. Art Area

- Art Sink:
 - stainless steel complete with faucet ledge.
 - 10 inches deep [must be deep enough to also allow washing of toys].
 - provide a floor-mounted sediment trap for all art sinks.
 - provide temperature control for hot water. (120 degrees F maximum).
 - provide drying racks or shelves for drying of wet paintings.
- Millwork
 - child appropriate height.
 - child care facility standard for construction.
 - provide portable steps to allow small children to access the art sink, or consider providing a second, lower art sink.

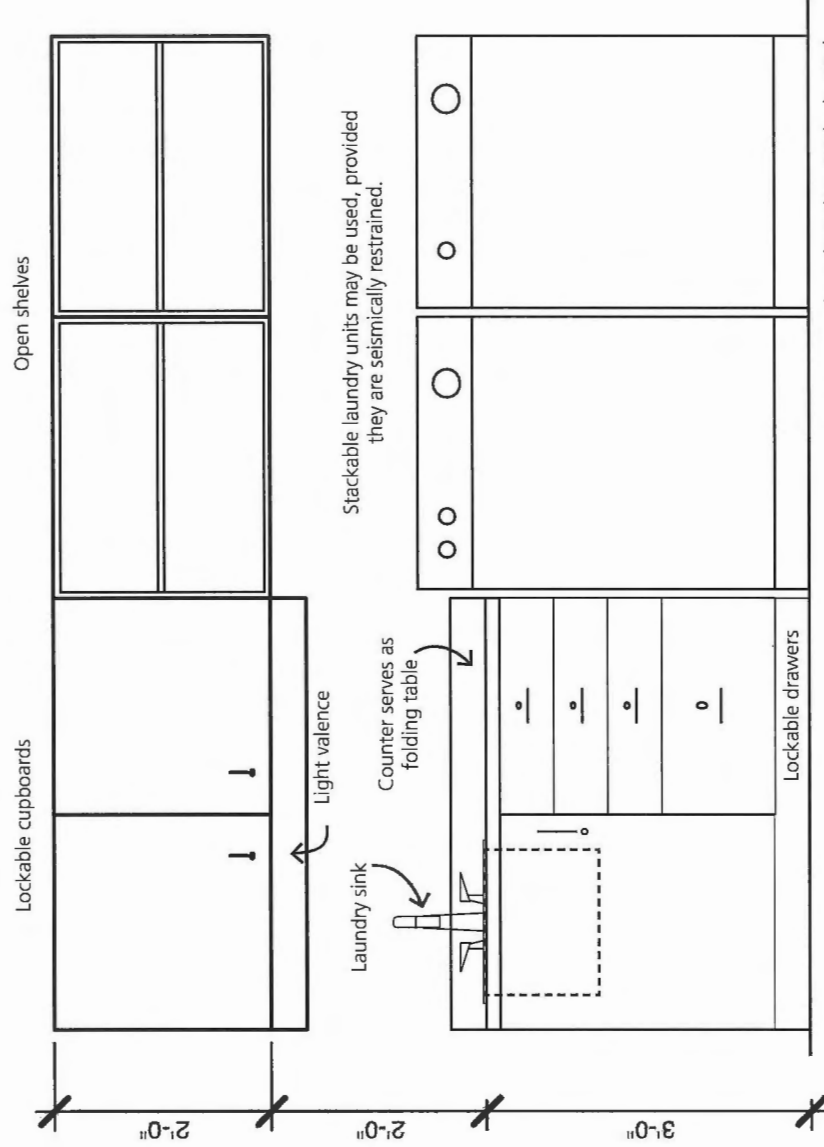


Facility Technical Considerations 5

5.3.11. Laundry Room

- Millwork: child care facility standard for construction.
- Mechanical -
 - provide 10 inch deep stainless steel laundry sink in counter.
 - standard temperature hot water (Room is not accessible to children).
 - side-by-side washer/dryer hook-up preferred.
 - combination units are not acceptable. Stackable units may be used providing they are seismically restrained and located in an enclosed, lockable space or a safety gate must be provided.
 - front loading washers and dryers, if selected, must be located in a locked room.
 - laundry vent to exterior avoiding children's outdoor play areas

LAUNDRY

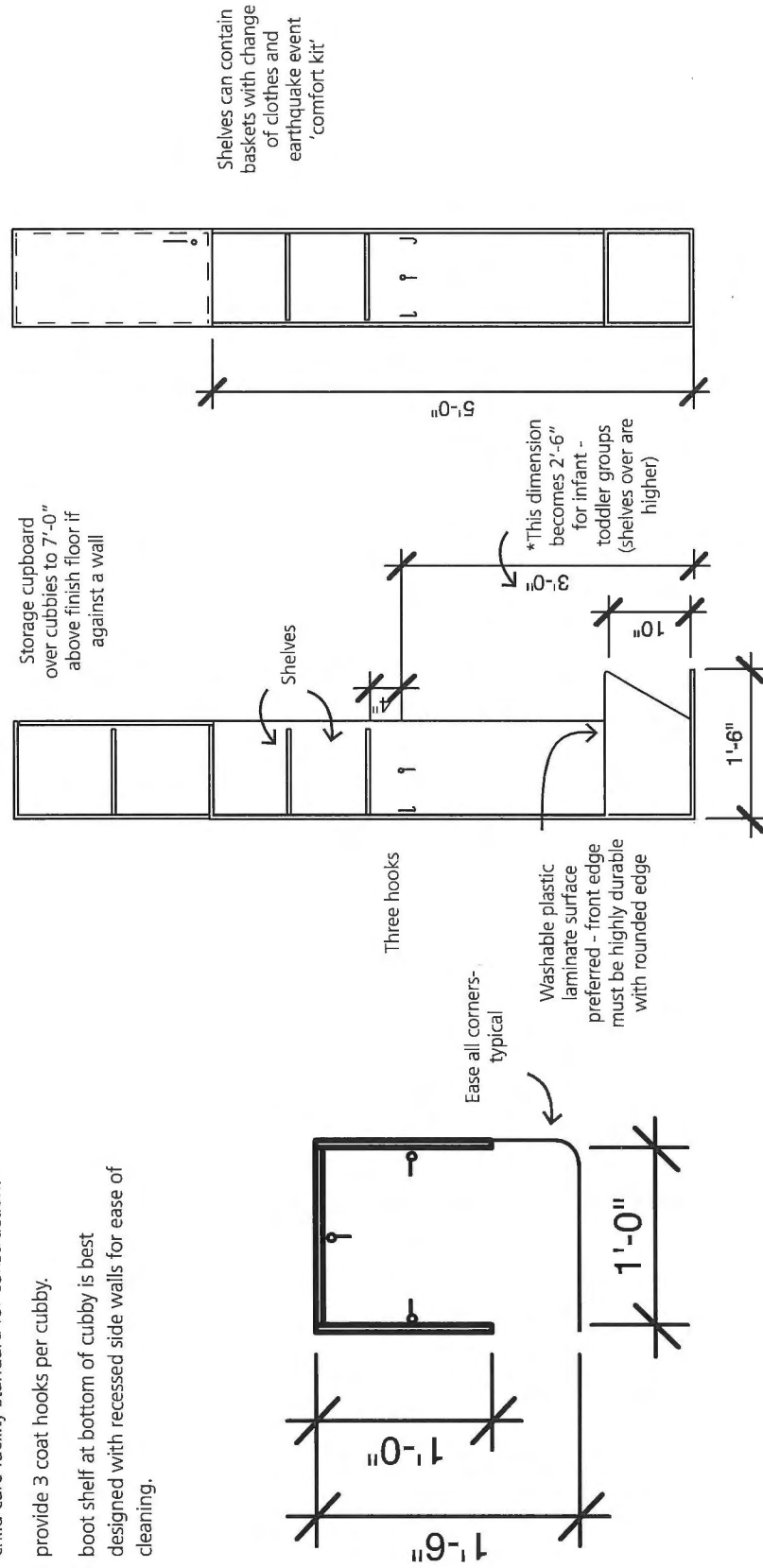


Facility Technical Considerations 5

5.3.12. Cubbies

- Infant and Toddler Cubbies
- Age 3-5 Cubbies
- Millwork:
 - child care facility standard for construction.
 - provide 3 coat hooks per cubby.
 - boot shelf at bottom of cubby is best designed with recessed side walls for ease of cleaning.

Cubbies for Group Care Child Care 30 Months to School Age



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Facility Technical Considerations 5

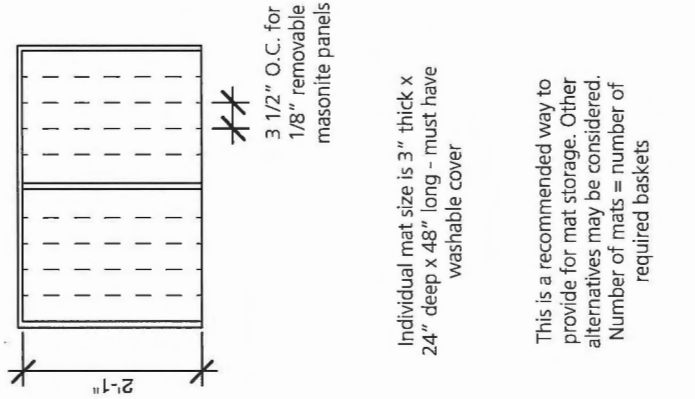
5.3.13. Staff Office

- Millwork
 - Desk / Work Table
 - Room for Photocopier
- Staff Lockers

5.3.14. Storage Items

- Sleep Mat Storage Cabinet
 - child care facility standard for construction.
- Metal Interlock Shelving
 - configure as per specific requirements of the facility.

Sleep Mat Storage (for Gross Motor and Nap Room)



Facility Technical Considerations 5

5.3.15. Additional General Mechanical Considerations

A) GENERAL

- where the City of Richmond will be responsible for equipment maintenance, City standards for operations and upkeep will be required and all equipment is to be labeled. Consult with the Project Development Department and refer to the City's Operations and Maintenance Guide.
- the mechanical room must be lockable, and a sign mounted indicating that service rooms cannot be used for storage.

B) HVAC

- all rooms to be adequately ventilated (to meet ASHRAE 62)
- if baseboards heaters or radiators are used, ensure children cannot touch hot surfaces.
- all equipment to be easily accessible for maintenance purposes. Avoid any access that requires an extension ladder, scaffold or lift equipment.
- ductwork to be designed to avoid sound transmission. Do not locate equipment in Nap Rooms.
- provide all required exhaust, fresh air, and heat recovery ventilation. Pay special attention to provide satisfactory exhaust ventilation from washrooms, laundry and kitchen areas.

C) CONTROLS

- to be DDC, with the ability to tie into the City of Richmond's Direct Digital Control networks. [see City's DDC Guidelines]
- ability to individually control Activity Room and Gross Motor and Nap Room.
- install permanent, hard-wired Carbon Dioxide and Monoxide monitoring systems, at minimum in the above two rooms.
- sensors and controls should be able to control the degree of fresh air intake, in relation to space needs and applicable standards.
- label all controls, and ensure that they are inaccessible to children.
- access panels must be lockable and tamper-proof.
- refer to the City's High Performance Building Policy for system performance standards. Provide systems that allow for monitoring of hydro and gas consumption for the child care facility, separate from other building occupants.

D) PLUMBING

- hot water temperature should be adjustable. Temperature controlled water to be provided at all plumbing fixtures accessible to children. [Maximum 49 degrees C or 120 degrees F]. Provide mixing valves as required with high temperature limit controls.
- high temperature water to be provided to the kitchen, dishwasher, laundry and janitor's sinks.
- all faucets to have aerators for water conservation, and be hands-free type.
- provide adequate numbers of hose bibs at the Outdoor Play Area, and in the garbage and recycling area. Provide drains so no standing water occurs. Include hose bibs that are frost-free with a vacuum breaker and that are vandal-resistant.
- provide roof deck drains, sediment traps and bi-level clean-outs.
- provide floor drains with trap primers in washrooms, kitchen, laundry room, janitor, and service rooms.
- all art sinks to have sediment traps.
- label all piping, valves and shut-offs as per City standard.

Fixtures:

- children's toilets to be tank style, with round bowls.
- number of fixtures and Children's Washrooms to meet CCFL requirements,
- provide closed-front toilet seats without lids for all children's toilets.
- floor-mounted mop sink in the Janitor's Room to have an approved backflow prevention valve.
- provide a dedicated water meter for the child care facility.

Facility Technical Considerations 5

5.3.16. Additional General Electrical Considerations

A) POWER

- all outlets to be childproof with shatterproof faceplates.
- provide high outlets at any music shelf locations.
- provide T-slot (15/20A) Ground Fault Circuit Interrupters (GFCI) receptacles in the Kitchen, and adequate numbers of GFCI outlets in the Outdoor Play Areas.
- provide dedicated circuits for special equipment, including fridges, washer and dryer, freezer, photocopier and security equipment.
- where the building has an emergency power generator, the emergency lighting system shall be powered by the generator, and not by separate battery packs.
- provide a separate hydro meter for the child care in a shared facility.
- label all electrical outlets, electrical panels and junction boxes as per City standard.

B) LIGHTING

- provide CCFL Guideline Lighting Levels as a minimum:
 - 40 ft. candles (420 lux) in children's activity rooms. (Review Infant Program lighting levels with CCFL).
 - 50 ft. candles (540 lux) in the Kitchen, Offices and Washrooms.

- all lighting must be dimable.

- LED lighting is preferred. [temperature between 2700 K and 4100 K where appropriate]. [Research possible incentive external funding sources for lighting, general power consumption, and energy conservation].

- maximize the use of daylighting to meet illumination needs and reduce the use of artificial lighting.
- minimize the number of fixture types and lamp types. [e.g., No MR 16 lamp type fixtures].
- emergency lighting shall have run times with the most stringent occupancy requirement.

C) CONTROLS

- mechanical and lighting systems must be operated through Direct Digital Controls (DDC), with the ability to be monitored by the City of Richmond's Direct Digital Control network. (See City's Corporate DDC Guidelines for more information.)
- provide for varying lighting levels in activity rooms, by arranging switching so that lighting fixtures can be controlled in groups. Provide one fixture controlled by dimmer in the Gross Motor / Nap Room and Quiet Room, to serve as a night light.
- install motion sensors to control lighting in rooms with infrequent use. Motion sensors should be used to turn lights off after a period of inactivity, switches to be used to turn lights on.
- provide for photo sensors and an over-ride switch for outdoor lighting.
- use the DDC system to monitor all lighting and controls to achieve high levels of energy utilization.

If possible, use DDC to monitor total lighting energy consumption for the Facility.

D) CABLE

- provide cable outlets in the Activity Room and in the Staff Break / Parents Room.

E) TELEPHONE

- provide a minimum of one jack in the Kitchen, Parents Room, Staff Break Room and Administration Office, and two jacks in the Activity Room.
- provide a telephone and enterphone connection at Reception, the Activity Room and the Covered Outdoor Play Area.
- if there is an elevator (and the facility is dedicated for City use), add 1 line.
- add 2 lines to the main fire alarm panel.
- all Tel/Data cabling shall be Cat6 (with RJ45 jacks at user plates).

F) DATA

- all data cabling shall be Cat 6.
- Minimum Data Outlets Required:
 - 3 in each Office [allows for computer, printer and walk-in laptop].
 - 1 with fixed IP address for DDC controls
 - 3 in the Activity Room
 - 1 in the Parents Room
 - 2 for Staff Room
 - allow space for City fibre network connection

Facility Technical Considerations 5

G) FIRE ALARM

- ensure non proprietary alarm system is installed.

H) SECURITY

- Access
 - review which type of entry security system is appropriate for the facility. [eg. Bell, buzzer, intercom, video enterphone, etc.]
 - it is recommended that a security consultant be engaged to assist with the appropriate security solution.
 - consider the installation of card readers with pass cards or fobs for controlled access.
 - if card readers are installed, they should match the type and method of communication and control used at other City facilities.
 - allow for door frame preparation for future electronic access if electronic locking devices are not installed.
- After-Hours Security
 - provide an intruder alarm system.

I) ELECTRICAL ROOM REQUIREMENTS

- provide adequate wall space for cable service, telephone termination, security, network switches, City fibre termination, City VOIP phone switch, Data and Telephone Cabling panels. Typically 8 ft. x 8 ft. wall space with ¾" plywood backing (fire-retardant) is required.
- provide a separate communications conduit (minimum 2 inch), from the Electrical Room

to the outside, and take to the nearest City Communication conduit/junction box, or capped off at the property line as a minimum. [Review with City engineering staff].

- if generator power is available, provide it to all communications power plugs.
- install a minimum of two separate dedicated communications circuits in the Electrical Room, or in a separate Communications Room.
- avoid plumbing in Electrical and IT Room walls or ceilings.
- avoid placing transformers in the room. Place transformers as far away as possible from IT cabling or equipment.
- flooring should be non-static (typically sealed or painted concrete).

5.3.17. Additional Interior Design Considerations

A) GENERAL FINISH REQUIREMENTS

- no rough or sharp surfaces are permitted. All corners should be rounded and edges eased, particularly at countertops, window sills and corners. [1/8" radius is satisfactory].

B) GENERAL ARCHITECTURAL MILLWORK

SPECIFICATION [MASTERFORMAT SECTION 06 40 00]

- typically ¾ inch plywood interiors with ½ inch plywood backs, natural wood veneer or sheathed in laminate. Drawers from plywood construction.

- good quality melamine on MDF is acceptable except in wet areas.
- use rubber cove base over ¾ inch plywood at toe-kicks.
- plastic laminate finish over plywood core is preferred for countertops and splashes.

C) GATES AND ACCESS CONTROL FOR VARIOUS PROGRAMS - TYPE AND LOCATION

- Program areas require controlled access, especially in Shared Facilities, by means of a half-height gate or door.
- Washrooms
 - Infant Washroom - gated
 - Toddler Washroom - gated or open
 - 3-5 Care and Preschool Groups' Washrooms - open
- Kitchen
 - Infant Group - gated
 - Toddler Group - gated
 - 3-5 Care and Preschool Groups - gated
- Cubbies
 - Infant Group - gated
 - Toddler Group - gated or open
 - 3-5 Care and Preschool Groups - open
- Gates
 - to have heavy-duty continuous hinges

Facility Technical Considerations 5



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- F) MAILBOX
 - typically, one large mailbox accessible from the interior to be installed at the main entrance.
- G) NOTICE BOARDS AND TACKBOARDS
 - provide corkboard with trim tackboards and white boards
 - typical locations include the Entry area on both the exterior and interior, Offices and Parent Rooms, the Kitchen, the Children's Washrooms, and in the Activity Areas where children's artwork can be displayed above parent sign-in counter (usually located in the cubby area) and staff counters in activity rooms
- H) SIGNAGE
 - comply with City of Richmond Sign Bylaw for exterior signs.
 - provide wayfinding signage as required, and at entries to each Group in Shared Facilities. Provide address sign that meets City Bylaw No. 8306 Fire Protection and Life Safety.
 - provide all signage required for Fire and Life Safety.
 - provide signage in parking areas.
 - provide all required accessibility signage and room identification signage.
 - provide for one illuminated exterior sign that can be seen from the street.
- I) ACCESSIBILITY ITEMS
 - railings at ramps and exterior steps in the landscape.
 - consider child-height handrails that do not create climbability problems.
- J) ELEVATOR DESIGN CONSIDERATIONS
 - closed cabs only
 - if the child care facility has a dedicated elevator, ensure that the elevator controllers are non-proprietary.
 - the cab size of the elevator must be able to accommodate sufficient person capacity and numbers of strollers.
 - elevators serving child care facilities with roof-top play areas must be able to accommodate freight for the purposes of maintaining the play areas. [Minimum capacity of 4000 pounds is recommended].
- K) SEISMIC BRACING
 - all furnishings greater than 4 feet high should be secured to prevent tipping.
 - Garbage and Recycling Area Specifications.
- D) PERSONAL STORAGE BASKETS FOR EACH CHILD
 - these are typically stored in each cubby on an upper shelf, but can also be located with the mat storage carts in the Gross Motor and Mat Room Storage Closet.
- E) WINDOW BLINDS
 - to be commercial grade, chain operated roller style preferred.
 - to be installed on all exterior windows, and at Nap Rooms, Quiet Room and Parent Room in the interior. Nap Room blinds ideally to be black-out type.
 - all cords or chains to terminate 5 feet above the floor, or have a hook tie-off at that height.

APPENDIX A

Space Summary Tables

A Shared Child Care Facility

A child care facility generally includes space for two or more child care programs. For additional information about common program types in a shared facility see section 4.2.5 *Shared Facilities*. The table below outlines required shared areas and other areas to be included in a new child care facility or provided in an existing multi-purpose building where a child care program is being added as part of a renovation or addition.

SHARED AREAS AND OTHER AREAS			
ACTIVITIES	Square Feet	Square Metres	
<i>Shared Areas</i>			
(required by more than one program)			
Entry	200	18.6	
Parent Car Seat and Stroller Storage	43	4.0	
Program Stroller Storage	75	7.0	
HC (Wheelchair Accessible Washroom with Shower)	75	7.0	
Staff Washroom (two may be required depending on number of staff)	50	4.6	
Staff Room	108	10.0	
Kitchen (minimum size if shared by two programs)	200	18.6	
Laundry	43	4.0	
Janitor	43	4.0	
Total Required Shared Areas	837	77.8	
<i>Other Areas</i>			
Administration Office (required for centres serving 69 children or more in addition to program staff offices)	100	9.3	
Parent Room (optional for child care facilities with up to 37 spaces, required for larger facilities)	75	7.0	
Garbage/recycling Room (required)	50	4.6	
Service Rooms (required, size is based on equipment)	To be determined	To be determined	

New child care facilities being built as City capital projects or community amenity contributions being provided by a developer related to a condition of rezoning must include the **minimum net activity areas, support areas and outdoor areas** as noted for each program type.

Efficiencies may be achieved by sharing the following spaces, but these are minimum size requirements and adjustments will depend upon the number of child care programs and types being housed in a shared facility. To determine the gross floor area and account for walls, circulation, stairways and elevators, add 21% to the combined net indoor area inclusive of shared and other areas.

APPENDIX A

Space Summary Tables

1.0

*Six Types of Age-Related Group Child Care Programs with Number of Spaces Noted.
[Size and Number of Spaces are based on required staff and economic viability considerations – refer to the Shared Facilities space summary when planning a new facility that will house two or more programs]*

INFANT CARE (GROUP CHILD CARE UNDER 36 MONTHS) – 12 SPACES: PROGRAM SERVES CHILDREN BIRTH TO 18 MONTHS OLD

INDOOR SPACE			
	ACTIVITIES	Square Feet	Square Metres
A.	INDOOR AREAS		
A.1	Main Activity Area (based on a min. of 40 sq. ft. or 3.7 sm per child)		
	Open Play Area (main activity room)	161	15.0
	Climbing, crawling, interactive	215	20.0
	Quiet area, reading, cozy corner	101	9.4
	Subtotal	477	44.4
A.2	Nap Rooms (2 required at 13 sm each)	280	26.0
	Total Indoor Activity Areas	757	70.4
A.3	Support Spaces		
	Cubby area	130	12.1
	Kitchen*	100	9.3
	Children's Washroom & Diapering Area	80	7.4
	General Storage	86	8.0
	Staff Office	100	9.3
	Total Support Spaces	**496	**46.1

OUTDOOR SPACE		NET INDOOR AREA	1253	116.5
ACTIVITIES			Square Feet	Square Metres
B. OUTDOOR AREAS (min. outdoor play area of 75 sq. ft. or 7 sm per child)				
B.1 Covered Area			301	28.0
B.2 Open Area			603	56.0
Total Outdoor Activity Areas			904	84.0
B.3 Outdoor Storage			86	8.0
		NET OUTDOOR AREA	990	92.0

Note:

*A bottle warming area with a sink, counter, microwave and under counter fridge may still need to be provided for programs serving infants and toddlers even if two programs are sharing a kitchen.

** Laundry, Janitor, HC Washroom with Shower, Staff Room, Staff Washroom, Service and Garbage/Recycling Rooms are also required, if they are not provided in a shared facility.

APPENDIX A

Space Summary Tables

TODDLER CARE (GROUP CHILD CARE UNDER 36 MONTHS) – 12 SPACES: PROGRAM SERVES CHILDREN 18 MONTHS OLD UP TO 36 MONTHS OLD
(Use for a Toddler Program or Combined Infant/Toddler Program – 12 spaces.)

INDOOR SPACE				
	ACTIVITIES		Square Feet	Square Metres
A.	INDOOR AREAS			
A.1	Main Activity Area (based on a min. of 40 sq. ft. or 3.7 sm per child)			
	Table area (for eating, art, water play)		215	20.0
	Open play area		215	20.0
	Quiet area, reading, cozy corner		101	9.4
	Subtotal		531	49.4
A.2	Nap Rooms (one required at 26 sm or two rooms at 13 sm each))		280	26.0
	Total Indoor Activity Areas		811	75.4
A.3	Support Spaces			
	Cubby area		130	12.1
	Kitchen*		100	9.3
	Children's Washroom & Diapering Area		80	7.4
	General Storage		86	8.0
	Nap Room Storage (preferably located in Nap Room)		50	4.6
	Staff Office		100	9.3
	Total Support Spaces		**546	**50.7
	NET INDOOR AREA		1357	126.1

OUTDOOR SPACE		ACTIVITIES	Square Feet	Square Metres
B. OUTDOOR AREAS (min. outdoor play area of 75 sq. ft. or 7 sm per child)				
B.1	Covered Area		301	28.0
B.2	Open Area		603	56.0
	Total Outdoor Activity Areas		904	84.0
B.3	Outdoor Storage		86	8.0
	NET OUTDOOR AREA		990	92.0

Note:

* A bottle warming area with a sink, counter, microwave and under counter fridge may still need to be provided for programs serving infants and toddlers even if two programs are sharing a kitchen.

** Laundry, Janitor, HC Washroom with Shower, Staff Room, Staff Washroom, Service and Garbage/Recycling Rooms are also required, if they are not provided in a shared facility.

APPENDIX A

Space Summary Tables

3-5 CARE (GROUP CHILD CARE 30 MONTHS TO SCHOOL AGE) – 25 SPACES

INDOOR SPACE					
	ACTIVITIES		Square Feet	Square Metres	
A.	INDOOR AREAS				
A.1	Main Activity Area (based on a min. of 40 sq. ft. or 3.7 sm per child)				
	Table Area (for eating, art, water play)		360	33.4	
	Open Play Area		549	51.0	
	Quiet Area, Reading, Cozy Corner or Room		100	9.3	
	Subtotal		1009	93.7	
A.2	Gross Motor/Nap Room		360	33.4	
	Total Indoor Activity Areas		1369	127.1	
A.3	Support Spaces				
	Cubby area		150	13.9	
	Kitchen*		100	9.3	
	Children's Washroom		118	11.0	
	General Storage		100	9.3	
	Sleeping Mat or Cot Storage (preferably located in nap room)		50	4.6	
	Staff Office		100	9.3	
	Total Support Spaces		**618	**57.4	
	NET INDOOR AREA		1987	184.5	

OUTDOOR SPACE					
	ACTIVITIES		Square Feet	Square Metres	
B.	OUTDOOR AREAS (min. outdoor play area of 75 sq. ft. or 7 sm per child)				
B.1	Covered Area		628	58.0	
B.2	Open Area		1256	117.0	
	Total Outdoor Activity Areas		1884	175.0	
B.3	Outdoor Storage		100	9.3	
	NET OUTDOOR AREA		1984	184.3	

Note:

* A shared kitchen may be considered between two programs, see Shared Facility Summary Table.

** Laundry, Janitor, HC Washroom with Shower, Staff Room, Staff Washroom, Service and Garbage/Recycling Rooms are also required, if they are not provided in a shared facility.

APPENDIX A

Space Summary Tables

PRESCHOOL (GROUP CHILD CARE 30 MONTHS TO SCHOOL AGE, MAX. 4 HOURS/DAY) – 20 SPACES

INDOOR SPACE			
ACTIVITIES	Square Feet	Square Metres	
A. INDOOR AREAS			
A.1 Main Activity Area (based on a min. of 40 sq. ft. or 3.7 sm per child)			
Art, Water Play, Eating Area	210	19.5	
Open Play Area	490	45.5	
Quiet Area, Reading, Cozy Corner	100	9.3	
Total Main Activity Areas	800	74.3	
A.2 Support Spaces			
Cubby area	121	11.2	
Kitchen*	100	9.3	
Children's Washroom	97	9.0	
General Storage	100	9.3	
Staff Office	100	9.3	
Total Support Spaces	**518	**48.1	
NET INDOOR AREA	1318	122.4	
CUTDOOR SPACE			
ACTIVITIES	Square Feet	Square Metres	
B. OUTDOOR AREAS			
(minimum outdoor play area of 75 sq. ft. or 7 sm per child)			
B.1 Covered Area	506	47.0	
B.2 Open Area	1001	93.0	
Total Outdoor Activity Areas	1507	140.0	
B.3 Outdoor Storage	86	8.0	
NET OUTDOOR AREA	1593	148.0	

Note:

* A shared kitchen may be considered between two programs, see Shared Facility Summary Table.

** Laundry, Janitor, HC Washroom with Shower, Staff Room, Staff Washroom, Service and Garbage/Recycling Rooms are also required, if they are not provided in a shared facility.

APPENDIX A

Space Summary Tables

SCHOOL AGE CARE (KINDERGARTEN TO 12 YEARS OF AGE) – 24 SPACES*

INDOOR SPACE		Square Feet	Square Metres
ACTIVITIES			
A. INDOOR AREAS			
A.1 Main Activity Area (based on a min. of 40 sq. ft. or 3.7 sm per child)		956	88.8
Total Indoor Activity Area		956	88.8
A.2 Support Spaces			
Entry		150	13.9
Cubby area		150	13.9
Kitchen**		108	10.0
Children's Washrooms		150	13.9
Storage		100	9.3
Staff Office		100	9.3
Total Support Spaces		758	70.3
NET INDOOR AREA		***1714	***159.1
OUTDOOR SPACE		Square Feet	Square Metres
ACTIVITIES			
B. OUTDOOR AREAS (minimum outdoor play area of 75 sq. ft. or 7 sm per child)			
B.1 Covered Area		603	56.0
B.2 Open Area		1205	112.0
Total Outdoor Activity Areas		1808	168.0
B.3 Outdoor Storage		86	8.0
NET OUTDOOR AREA		1894	176.0

Note:

* 24 spaces is the maximum group size for a School Age program that includes children who are in Kindergarten or Grade 1.

** A shared kitchen may be considered between two programs, see Shared Facility Summary Table.

*** Laundry, Janitor, HC Washroom with Shower, Staff Room, Staff Washroom, Service and Garbage/Recycling Rooms are also required, if they are not provided in a shared facility.

APPENDIX A

Space Summary Tables

SCHOOL AGE CARE (KINDERGARTEN TO 12 YEARS OF AGE) – 30 SPACES*

INDOOR SPACE				Square Feet	Square Metres
ACTIVITIES					
A. INDOOR AREAS					
A.1	Main Activity Area (based on a min. of 40 sq. ft. or 3.7 sm per child)			1195	111.0
Total Indoor Activity Area				1195	111.0
A.2	Support Spaces				
	Entry			250	23.2
	Cubby area			180	16.8
	Kitchen**			108	10.0
	Children's Washrooms			150	13.9
	Storage			100	9.3
	Staff Office			100	9.3
Total Support Spaces				888	82.5
NET INDOOR AREA				***2083	***193.5
OUTDOOR SPACE					
ACTIVITIES				Square Feet	Square Metres
B. OUTDOOR AREAS (minimum outdoor play area of 75 sq. ft. or 7 sm per child)					
B.1	Covered Area			753	70.0
B.2	Open Area			1507	140.0
Total Outdoor Activity Areas				2260	210.0
B.3	Outdoor Storage			86	8.0
NET OUTDOOR AREA				2346	218.0

Note:

* If a School Age program serves children in Grade 2 or higher, the maximum group size is 30 spaces.

** A shared kitchen may be considered between two programs, see Shared Facility Summary Table.

*** Laundry, Janitor, HC Washroom with Shower, Staff Room, Staff Washroom, Service and Garbage/Recycling Rooms are also required, if they are not provided in a shared facility.



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City of Richmond

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City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: August 19, 2015

File: RZ 13-643655


Re: Application by Yin P. Mui for Rezoning at 10491 No. 1 Road from Single Detached (RS1/E) to Coach Houses (RCH1)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9213, for the rezoning of 10491 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Yin P. Mui has applied to the City of Richmond for permission to rezone the property at 10491 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two (2) lots, each with a principal single-detached dwelling and an accessory coach house above a detached garage, with vehicle access from the existing rear lane (Attachment 1). A survey of the subject site showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

The subject site currently contains an older character single-detached dwelling. Existing development immediately surrounding the subject site is as follows:

- To the North and South, are compact lots zoned “Coach Houses (RCH)”, each containing a principal single-detached dwelling and an accessory coach house building.
- To the East, directly across No. 1 Road, is Fundy Gate and older character single-detached dwellings on medium-sized lots under Land Use Contract 148.
- To the West, across the rear lane that parallels No. 1 Road, is an older character dwelling on a large lot zoned “Single Detached (RS1/E)” that fronts Sorrel Drive.

Related Policies & Studies

Official Community Plan (OCP) and Steveston Area Plan Designations

The OCP land use designation for the subject site is “Neighbourhood Residential”. The Steveston Area Plan designation for the subject site is “Single-Family” (Attachment 4). This redevelopment proposal is consistent with these designations.

Arterial Road Policy

The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach houses, with rear lane access.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

Staff has not received any comments from the public about the development proposal in response to the placement of the rezoning sign on the property.

Analysis**Site Planning, Transportation Requirements and Architectural Character**

The proposed plans included in Attachment 5 have satisfactorily addressed the staff comments identified as part of the rezoning application review process.

The proposed site plan involves a principal dwelling on the east side of the property and an accessory coach house above a detached garage on the west side of the property, with access from the rear lane. Private open space for use of the principal dwelling is adequately sized to comply with the Zoning requirements and is proposed in the rear yard in between the principal dwelling and the coach house on each lot proposed. Private open space for the exclusive use of the coach house is also proposed in the form of a balcony facing the rear lane, consistent with Zoning requirements.

Clearly defined pedestrian access and circulation on-site is proposed to both the main dwelling and the coach house via permeable pathways from No. 1 Road, as well as from the rear lane.

On-site parking is proposed in accordance with the Zoning Bylaw and consists of two (2) parking spaces in a tandem arrangement for the principal dwelling, and one (1) parking space for the coach house, with vehicle access to the site from the existing rear lane. All parking spaces are proposed to be enclosed within a garage. Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on Title of the lot prohibiting the conversion of the parking area in the garage into habitable space.

The proposed architectural elevation plans show a hipped roof, along with a sloping skirt roof on all elevations to define each storey of the coach house. The proposed elevation facing the lane provides visual interest by incorporating a raised panel garage door, balcony and railing, and window openings. The exterior materials proposed for the coach house on each lot consist of horizontal siding.

On-site garbage and recycling is proposed within a screened enclosure in the rear yard, which is set back a minimum of 1.5 m from the rear lot line, consistent with the zoning requirements

Lot grading is proposed to transition from a higher elevation on the east portion of the subject site to a lower elevation on the west portion of the site through the provision of a retaining wall and steps mid-way through the site. The purpose of the proposed lot grading is to allow the principal dwelling to achieve the required minimum flood construction level while maintaining a lot grade in the rear yard that is consistent with the elevation of the rear lane, which effectively lowers the building height of the coach house.

Prior to final adoption of the Rezoning Bylaw, refinements must be made to the conceptual plans include in Attachment 5 with respect to: a) enhancing the entry to the coach house on each lot; b) clarifying the proposed fencing in the rear yard; and c) providing more variety in the proposed exterior cladding materials and colour scheme. Furthermore, the applicant must register restrictive covenants on Title of the lot to ensure that:

- The coach house cannot be stratified; and
- The Building Permit application and ensuing development at the site is generally consistent with the preliminary plans included in Attachment 5. The Building Permit application review process includes coordination between department staff to ensure that the conditions of the covenant are met.

Trees & Landscaping

Tree Retention, Removal, and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (1) bylaw-sized tree on-site (Tree # 1).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and indicates that Tree # 1 is not a good candidate for retention, as it has been historically topped and will be located too close to the dwelling within the front yard of the proposed south lot to be successfully retained. In addition, proposed lot grading to comply with the minimum flood construction level would further limit the viability of this tree. The City's Tree Preservation Coordinator recommends that the tree be removed and replaced at a ratio of 2:1.

The proposed Tree Retention Plan is included in Attachment 6.

To compensate for the removal of Tree # 1, the applicant is required to plant and maintain two (2) replacement trees (minimum 8 cm deciduous caliper or 4 m high conifer) on the proposed lots. In addition, the landscaping guidelines of the Arterial Road Policy require that one (1) additional tree be planted and maintained in the front yard of each lot proposed (minimum 6 cm deciduous caliper or 3.5 m high conifer).

To ensure that the required replacement trees are planted and maintained, and that the front and rear yards of the subject site are enhanced, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a security in the amount of 100% of a cost estimate for the works provided by the Registered Landscape Architect. The Landscape Plan must respond to the guidelines of the Arterial Road Policy and must comply with the landscaping requirements of the RCH1 zone. The Landscape Plan, Cost Estimate, and Security are required prior to final adoption of the Rezoning Bylaw. The Security will be reduced by 90% after construction and landscaping on the proposed lots is completed and a landscaping inspection has been passed by City staff. The City will retain 10% of the Security for a one-year maintenance period to ensure that the landscaping survives.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) registered on Title of the subject site for utilities. The applicant is aware that no encroachment into the SRW is permitted.

Affordable Housing Strategy

The 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 proposal to permit a subdivision to create two (2) lots, each with a principal single detached dwelling and accessory coach house above a detached garage, conforms to the Affordable Housing Strategy.

Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning. At subdivision and development stage, the applicant is required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.
- Submit a cash-in-lieu contribution for future lane improvements (e.g. full lane width asphalt pavement, lane drainage, roll curb and gutter, and lighting).
- Complete the required servicing works and frontage improvements as described in Attachment 7.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 10491 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principal single-detached dwelling and accessory coach house over a detached garage, with vehicle access to the existing rear lane.

This rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site.

The list of rezoning considerations associated with this application is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9213 be introduced and given first reading.

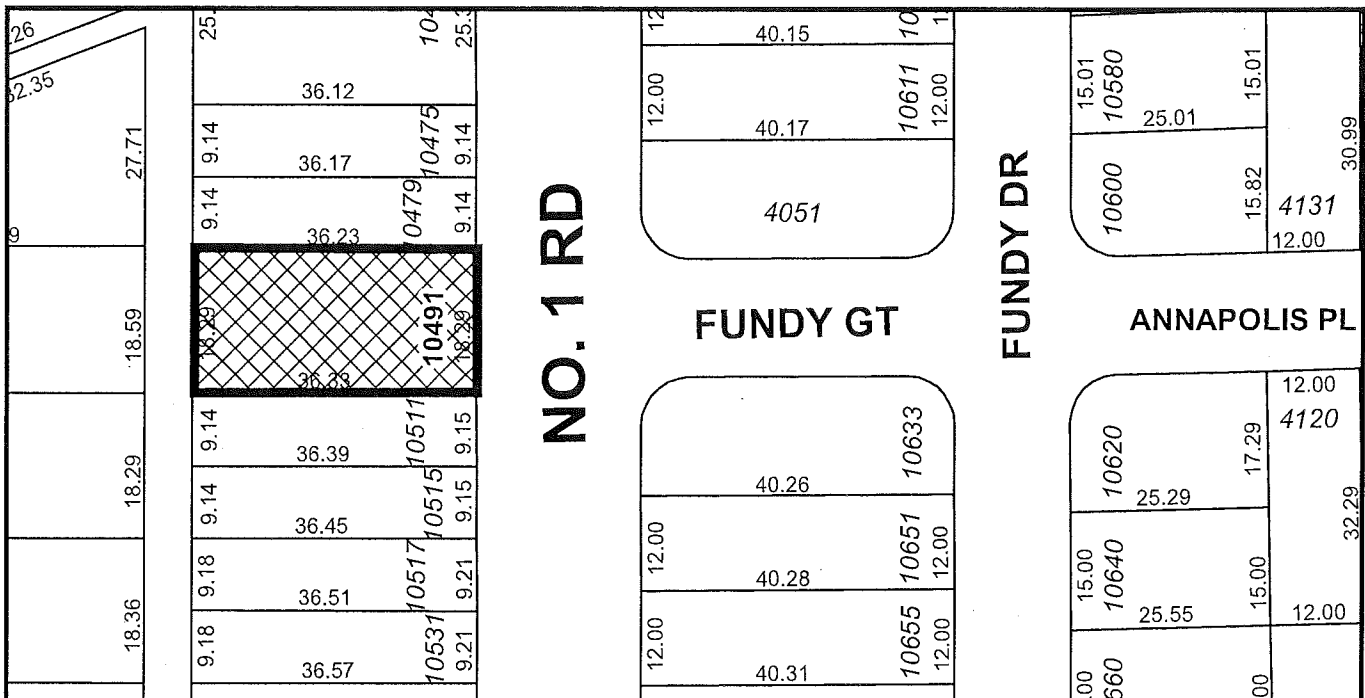


Cynthia Lussier
Planning Technician
(604-276-4108)

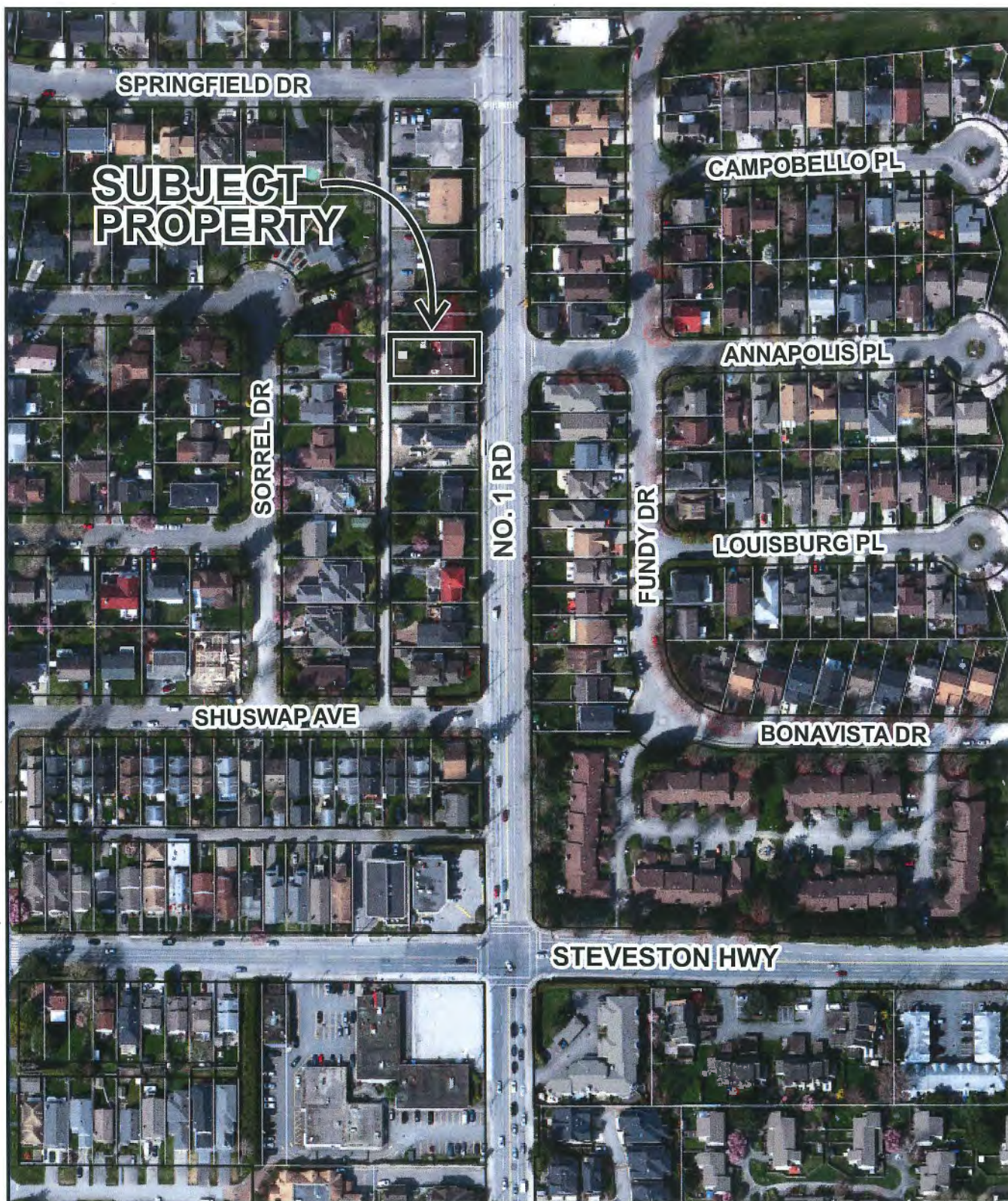
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- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey and Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Plan Land Use Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Proposed Tree Retention & Removal Plan
- Attachment 7: Rezoning Considerations

PROPOSED REZONING



Note: Dimensions are in METRES



RZ 13-643655

Original Date: 09/04/13

Amended Date: 05/08/15

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 478 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 40616

#10491 NO. 1 ROAD,
RICHMOND, B.C.
P.I.D 003-641-228



CNCL - 532

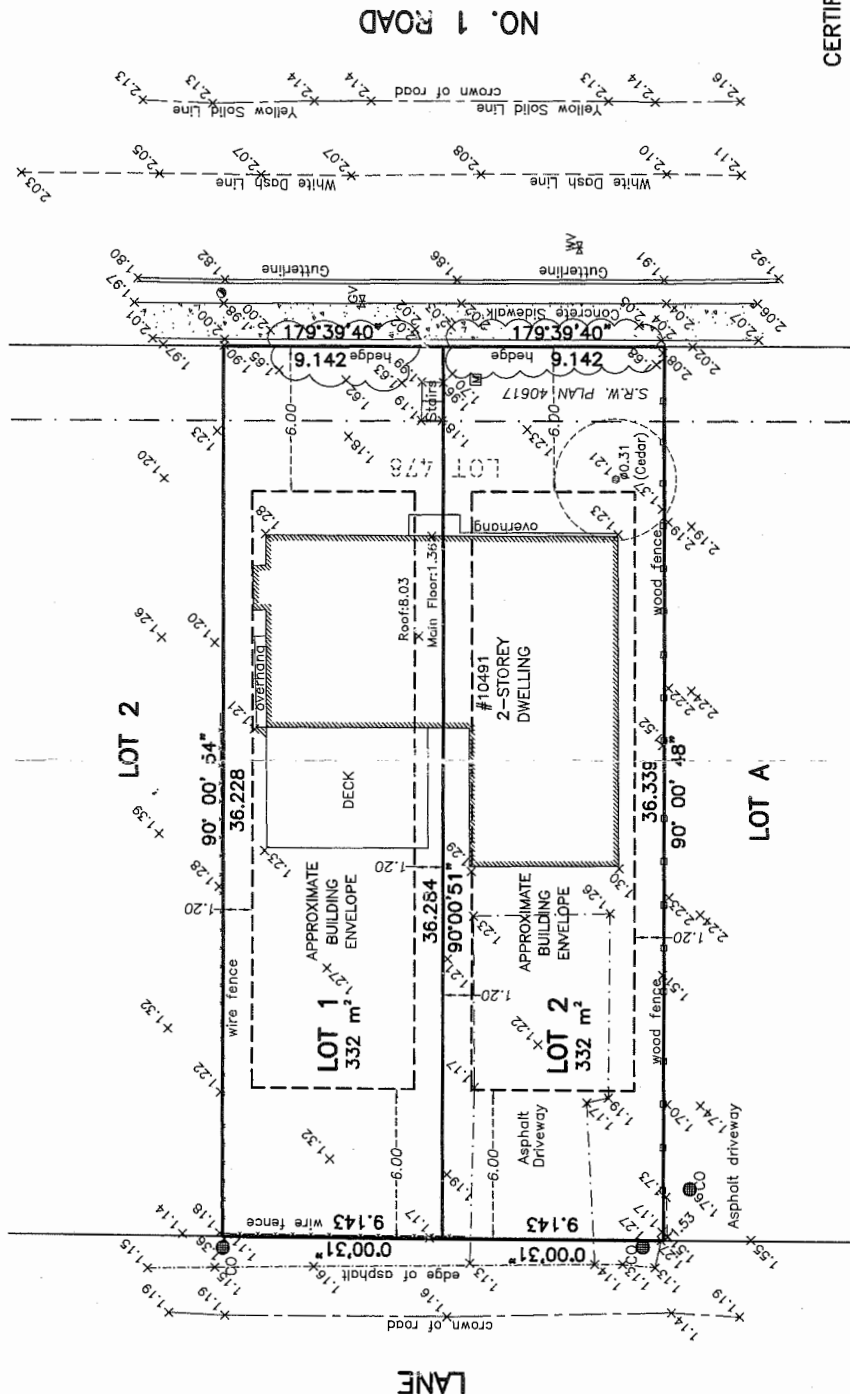
© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5241
FB-235 P59-60
Drawn By: MY

DWG No. 5241-TOPO

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
July 29th, 2013.

NOTE:
Elevations shown are based on City of Richmond HPN
Benchmark network.
Benchmark: HPN #231, Control Monument 19713
Located at E side Dyke, W side lagoon app. Mariner
Park. Prot. By 4x4 posts
Elevation = 3.419 metres

LEGEND:

- denotes power pole
- WPA denotes water valve
- CO denotes cleanout
- denotes water meter
- GVBA denotes gas valve



RZ 13-643655

Attachment 3

Address: 10491 No. 1 Road

Applicant: Yin P. Mui

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Yin Ping Mui	To be determined
Site Size (m²):	664 m ²	Two (2) lots of 332 m ²
Land Uses:	Single detached housing	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)
Other Designations:	The Arterial Road Policy designates the subject site for redevelopment to coach houses with lane access.	No change

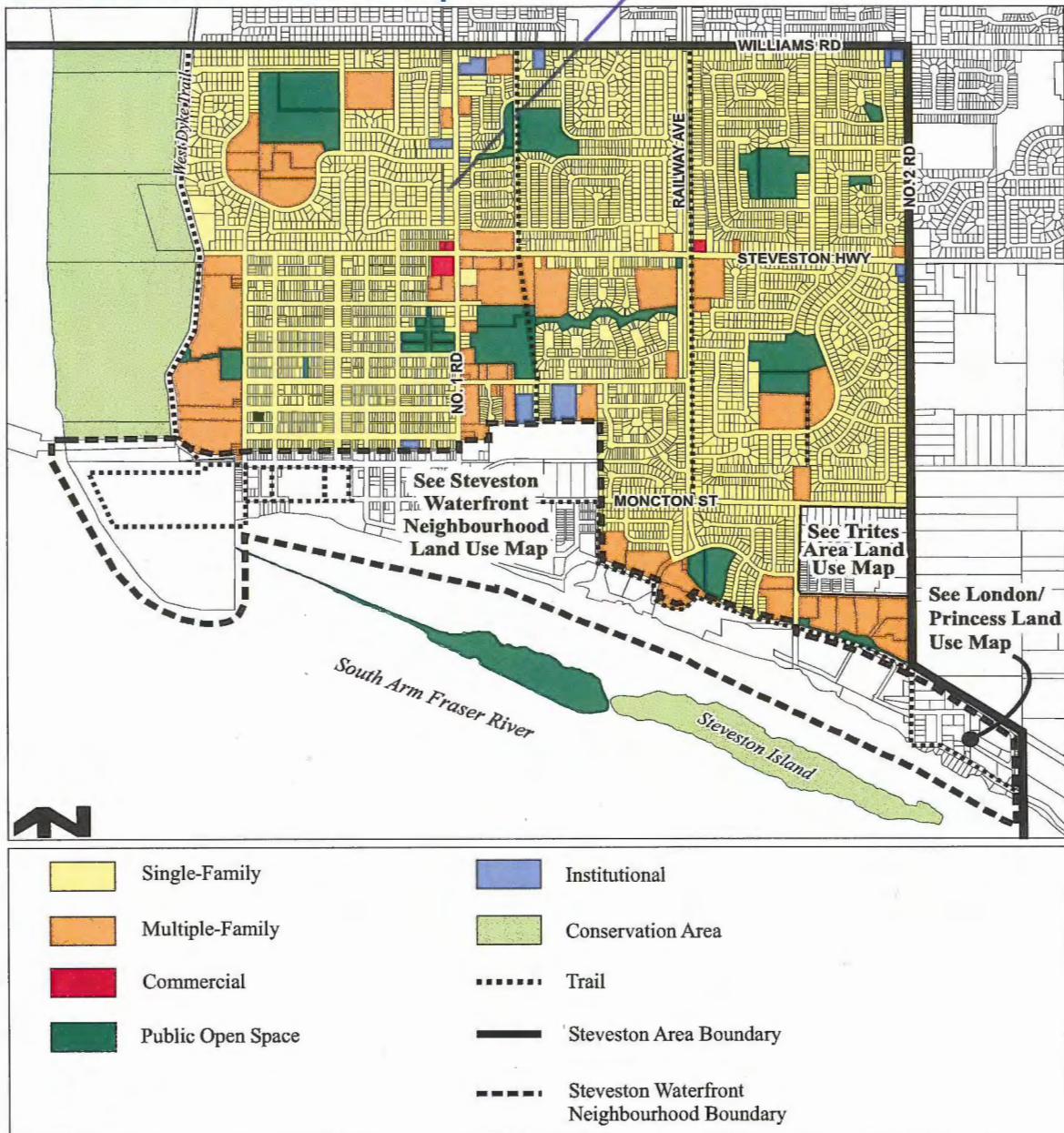
On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Floor Area Ratio:	Max. 0.60		Max. 0.60		none permitted
Lot Coverage – Building:	Max. 45%		Max. 45%		none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%		Max. 70%		none
Lot Coverage – Live Plant Material:	Min. 20%		Min. 20%		none
Lot Size (min. dimensions):	315 m ²		332 m ²		none
Principal Dwelling Setback – Front & Rear Yaos (m):	Min. 6 m		Min. 6 m		none
Principal Dwelling Setback – Side Yards (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Rear Yard (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Side Yards (m):	Ground floor	Min. 0.6 & 1.8 m	Ground floor	Min. 0.6 & 1.8 m	none
	Second floor	Min. 1.2 m & 1.8 m	Second floor	Min. 1.2 m & 1.8 m	none
Principal Dwelling Height (m):	Max. 2 ½ storeys		Max. 2 ½ storeys		none

On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Coach House Building Height (m):	Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		none
On-Site Parking Spaces – Principal Dwelling:	2		2		none
On-Site Parking Spaces – Coach House:	1		1		none
Tandem Parking Spaces:	permitted		2 for Principal Dwelling		none
Amenity Space – Outdoor:	Principal Dwelling	Min. 30 m ²	Principal Dwelling	Min. 30 m ²	none
	Coach House	No minimum	Coach House	No minimum	

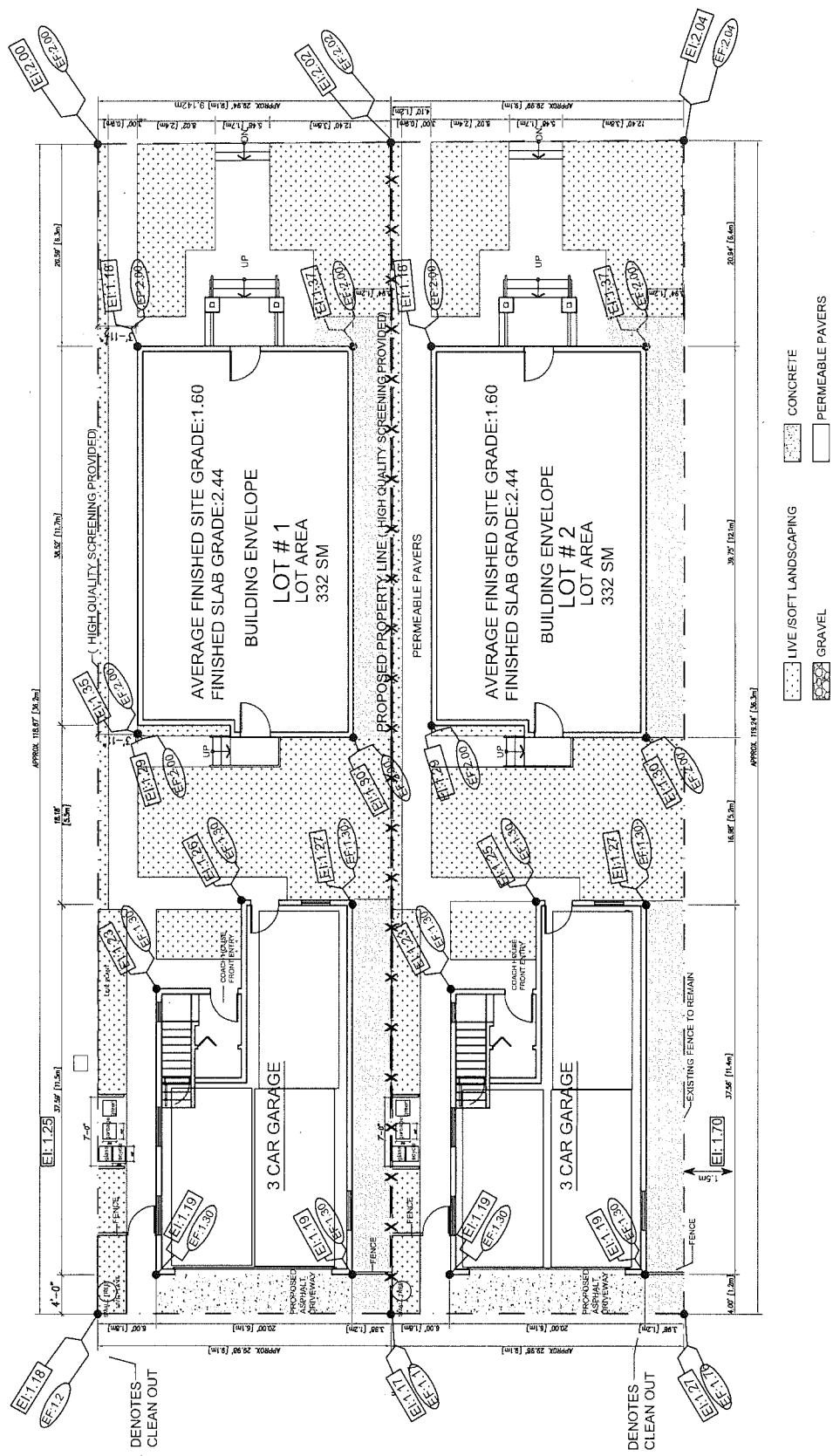
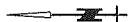
Other: Tree replacement compensation required for loss of bylaw-sized trees.

City of Richmond

Steveston Area Land Use Map

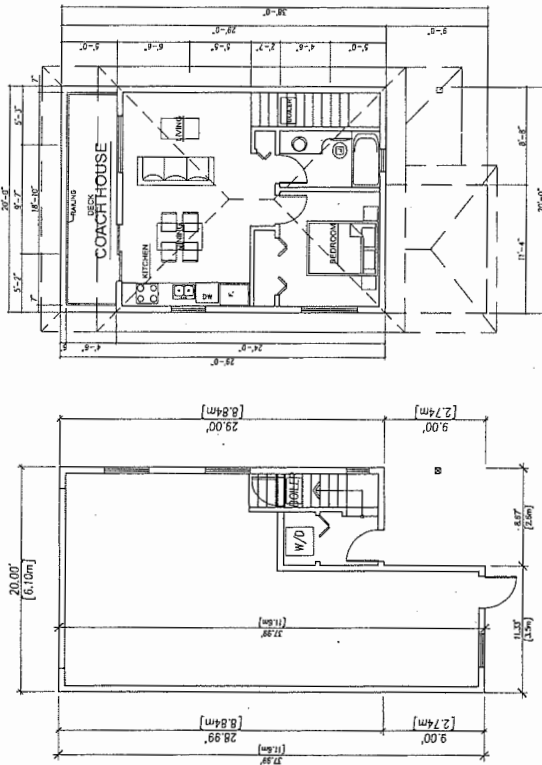
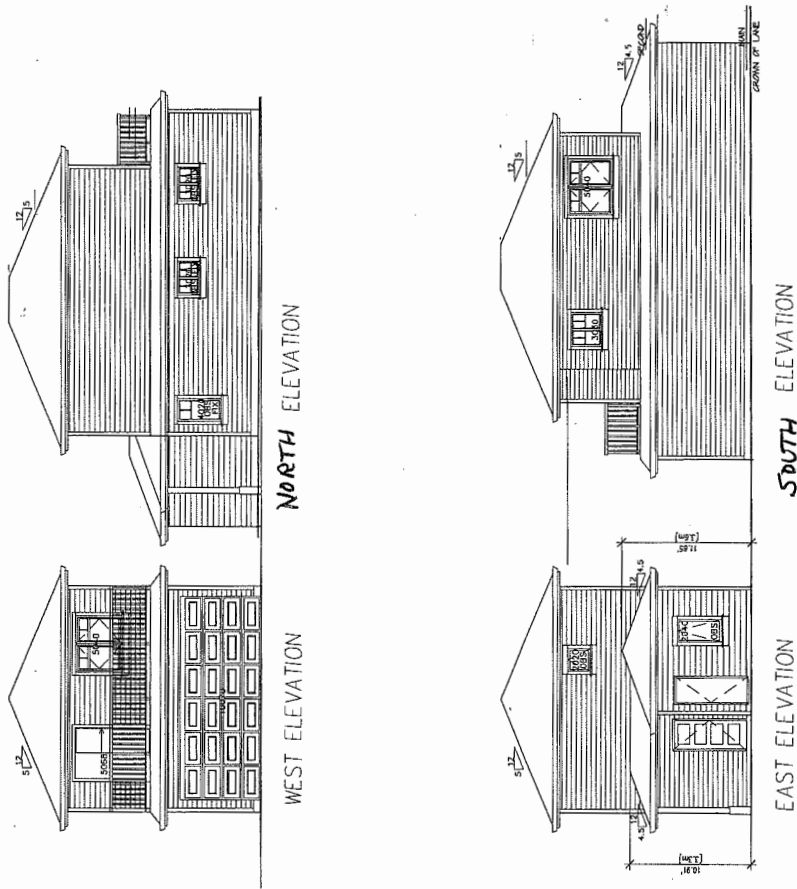
Bylaw 7783
2010/04/12

NTS




CNCL - 536

 MATTHEW CHENG ARCHITECT INC. Unit 302 - 470 EVANS AVENUE VANCOUVER, BC V6A 2A9 Tel: (604) 454-6666 / Email: matthew@mcad.ca	<p>THIS DRAWING MUST NOT BE SCALED. THE CENTRAL CONSTRUCTION AND FINISHES SHALL BE REPORTED ERRORS AND OMISSIONS SHALL BE REPORTED RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.</p>	10491 NO.1. RD., RICHMOND BC	PROPOSED SITE PLAN	Drawn: PW	Original Date: REV DATE
				Checked: MC	Amendment Date:
				Scale: 3/32"=1'-0"	Dwg. No. A3.8
				Project Number: PROJECT_NO	



CNCL - 537

 <p>MATTHEW CHENG ARCHITECT INC. 200-202-670 EVANS AVENUE VANCOUVER, BC V6A 3K0 Tel: (604) 644-6669 / Email: matthew@mca.ca</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL FRAMES AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPIES AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR WRITTEN CONSENT.</p>	<p>10491 NO1. RD, RICHMOND BC</p>	<p>PROPOSED COACH HOUSE</p>	<p>Drawn: PW Checked: MC Scale: 1/32"=1'-0" Project Number: PROJECT_NO Original Date: REV DATE Amend Date: Dwg. No. A8.8</p>
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NTS

Proposed Tree Retention Plan

ATTACHMENT 6

(Annotated survey)

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 478 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 40616

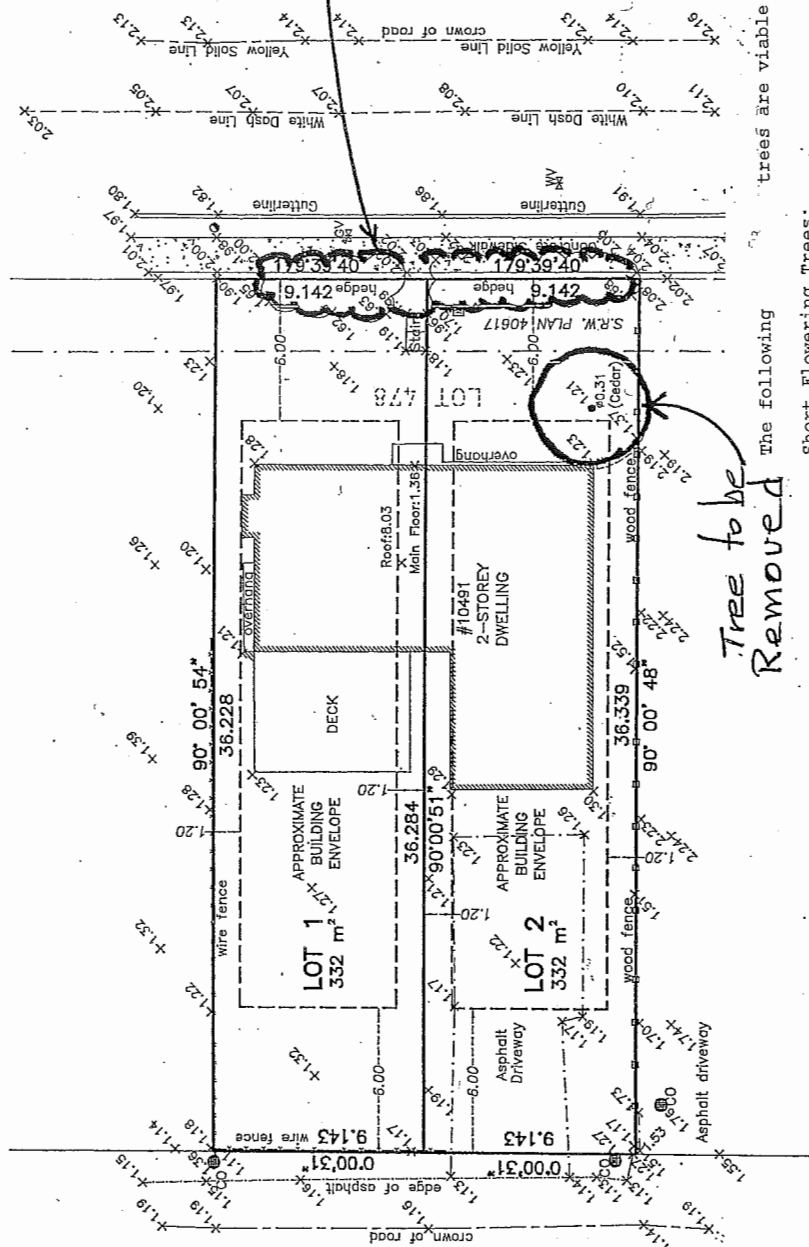
#10491 NO. 1 ROAD,
RICHMOND, B.C.
P.I.D 003-641-228



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



The following trees are viable candidates for narrow lots:

- Short Flowering Trees:
- 1/ Eastern redbud- Cercis canadensis - especially "Forest pansy",
 - 2/ Japanese tree lilac- Syringa reticulata,
 - 3/ Japanese snowbell- Styrax japonica

- Short non-flowering
- 1/ One of the smaller Japanese maples- Acer palmatum
 - 2/ Paper bark maple- Acer griseum,

- Columnar deciduous trees
- 1/ Swedish Columnar aspen-Populus tremula 'erecta'.
 - 2/ Columnar beech- Fagus sylvatica 'Dawyks'.
 - 3/ Armstrong maple- Acer rubrum 'Armstrong'.

- Columnar conifers
- 1/ De Groot's Spire-Thuja occidentalis.
 - 2/ Columnar Colorado Spruce Tree -Picea pungens 'Fastigiata'.
 - 3/ Columnar Norway Spruce- Picea abies 'Cupressina'.

Table of Trees

Type	DBH (cm)	Approximate Dripline (from survey)	Recommendation
------	----------	------------------------------------	----------------

Western Red Cedar	33	5 m	Remove
Cedar Hedge	N/A	N/A	Remove

DWG No. 5241-TOPO

CNCL - 538

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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. 5241
FB-235 P59-60
Drawn By: MY



Rezoning Considerations

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

Address: 10491 No. 1 Road

File No.: RZ 13-643655

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9213, the following items are required to be completed:

1. Submission of revised conceptual plans for the coach houses as it relates to: a) enhancing the entry to the coach house on each lot; b) clarifying the proposed fencing in the rear yard; and c) providing more variety in the proposed exterior cladding materials and colour scheme.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of a cost estimate for the works provided by the Landscape Architect (including 10% contingency, fencing, required trees, all hard and soft landscaping, and installation). The Landscape Plan must respond to the guidelines of the Arterial Road Policy and must comply with the landscaping requirements of the RCH1 zone. The Landscaping Security will be reduced by 90% after construction and landscaping on the proposed lots is completed and a landscaping inspection has been passed by City staff. The City will retain 10% of the Security for a one-year maintenance period to ensure that the landscaping survives.
3. Registration of a restrictive covenant on Title of the lot to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary plans included in Attachment 5 to the staff report dated August 19, 2015.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on Title ensuring that the coach house cannot be stratified.
6. Registration of a legal agreement on title prohibiting the conversion of the parking area in the garage into habitable space.

At Subdivision* and Building Permit* Application stage, the applicant must complete the following requirements:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.
- Submit a cash-in-lieu contribution for future lane improvements (e.g. full lane width asphalt pavement, lane drainage, roll curb and gutter, and lighting).
- Complete the following required servicing works and frontage improvements:

Water Works

- Using the OCP Model, there is 383.2L/s of water available at a 20 psi residual at the Schaeffer Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s. Once you have confirmed your building design at Building Permit stage, you must submit fire flow calculations signed and sealed by a Professional Engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm the development has adequate fire flow for on-site fire protection.
- At the applicant's cost, the City is to cut and cap the existing water service connection at the watermain, along No. 1 Road frontage, and install two (2) new 2 5mm water service connections complete with meters and meter boxes along the No. 1 Road frontage.

Storm Sewer Works

- At the applicant's cost, the City is to cut and cap the existing storm service at the main, remove the existing inspection chamber, and install a new inspection chamber at the adjoining property line along the rear lane, complete with dual storm service connections to service the proposed subdivided lots.

Sanitary Sewer Works

- At the applicant's cost, the City is to cap the existing sanitary service connection at the northeast corner of the subject site, and install a new inspection chamber at the adjoining property line along the rear lane, complete with dual sanitary service connections to service the proposed subdivided lots.

Frontage Improvements

- The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - For servicing requirements.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items

- 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9213 (RZ 13-643655)
10491 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 (RCH1)”**.

P.I.D. 003-641-228

Lot 478 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 9213”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor W

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development

Date: August 24, 2015
File: RZ 15-690340

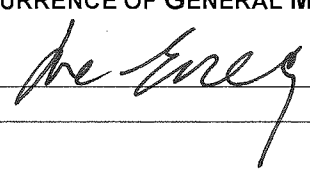
Re: Application by Steve Dhanda for Rezoning at 3260/3280 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/C)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9225, for the rezoning of 3260/3280 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:el

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

Staff Report

Origin

Steve Dhanda has applied to the City of Richmond to rezone the properties at 3260/3280 Blundell Road (Attachment 1) from “Two-Unit Dwellings (RD1)” zone to “Single Detached (RS2/C)” zone in order to permit the properties to be subdivided into two (2) single-family lots, each with vehicle access from Blundell Road (see Attachment 2). There is currently an existing strata-titled duplex on the subject site, which will be demolished.

Findings of Fact

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

Surrounding Development

The subject site is located on the south side of Blundell Road, between Seafair Drive and Dalemore Road, in an established residential neighbourhood consisting mainly of single detached housing and duplexes.

To the North: Across Blundell Road, single-family residential lots zoned “Single Detached (RS1/E)”.

To the South: Directly behind the subject site, single-family residential lots zoned “Single Detached (RS1/E)” fronting Newmore Avenue.

To the East: A duplex on a lot zoned “Single Detached (RS1/E)” and then single-family homes on lots zoned “Single Detached (RS1/E)” fronting Dalemore Road.

To the West: Duplexes on lots zoned “Two-Unit Dwellings (RD1)” and single-family homes on lots zoned “Single Detached (RS1/C)”.

Related Policies & Studies

Official Community Plan/Area Plan

There is no Area Plan for this neighbourhood. The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Lot Size Policy 5474

The subject site is located within the area covered by Lot Size Policy 5474, adopted by City Council in 2008 (Attachment 4). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) equal lots. This redevelopment proposal is consistent with Lot Size Policy 5474, and would permit a subdivision to create two (2) lots, each approximately 14.328 m wide and 465 m² in area.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

Analysis**Existing Legal Encumbrances**

There is currently a covenant registered on the Title of the subject properties, restricting the use of the site to a two-family dwelling only (charge #RD65129). Prior to final adoption of the rezoning bylaw, the applicant must discharge the covenant from title of both subject strata properties. The applicant must also wind up and cancel the strata plan for the site prior to subdivision.

Transportation and Site Access

Vehicle access to the proposed lots will be via two (2) driveways to Blundell Road. The Transportation Division support the proposal but has stipulated that driveway is not to exceed 4.0 m at the property line. The existing sidewalk and boulevard along Blundell Road development frontage are to be maintained.

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and has provided the following comments:

- A 35 cm cal Spruce tree located in the front yard is in good condition and should be retained and protected with a Tree Protection Zone of a minimum of 4.0 m out from the base of the tree.
- A 22 cm cal Fir tree is located within the building side yard/envelope and cannot be retained.
- A 33 cm cal Pine tree located at the southwest corner of the site has been historically topped for hydro line clearance and is not a good candidate for retention.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, four (4) replacement trees in a mix of minimum 6 cm to 8 cm calliper deciduous trees and minimum

3.5 m to 4.0 m high coniferous trees are required for the removal of the two (2) trees listed above. 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 \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Tree Protection

Tree protection fencing is required to be installed as per the Tree Preservation Plan (Attachment 5), prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the protected tree will not be damaged during construction, as a condition of rezoning, the applicant is required to submit a \$3,000 tree survival security. The City will retain 50% of the security until Final Inspection of the Building Permits of the affected future lots are issued. The City will retain the remaining 50% of the security for an additional two (2) years after the Final Inspection of the Building Permits to ensure that the tree has survived.

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 the tree to be retained, and submit a landscape security in the amount of \$3,000 to ensure the replacement planting will be provided.

Affordable Housing Strategy

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

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft² of total building area of the single-family developments (i.e. \$5,503) in-lieu of providing a secondary suite on 50% of the new lots.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, the City will accept a proposal to build a secondary suite within a dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that a secondary suite is built in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on title prior to rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning.

At future Subdivision stage, the applicant will be required to pay servicing costs for engineering servicing as outlined in Attachment 6 and costs associated with driveway construction, which will include sidewalk panel replacement and sidewalk letdown alterations.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit the subdivision of the subject site into two (2) lots zoned "Single Detached (RS2/C)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP) and with Single-Family Lot Size Policy 5474.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 6.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9225 be introduced and given first reading.



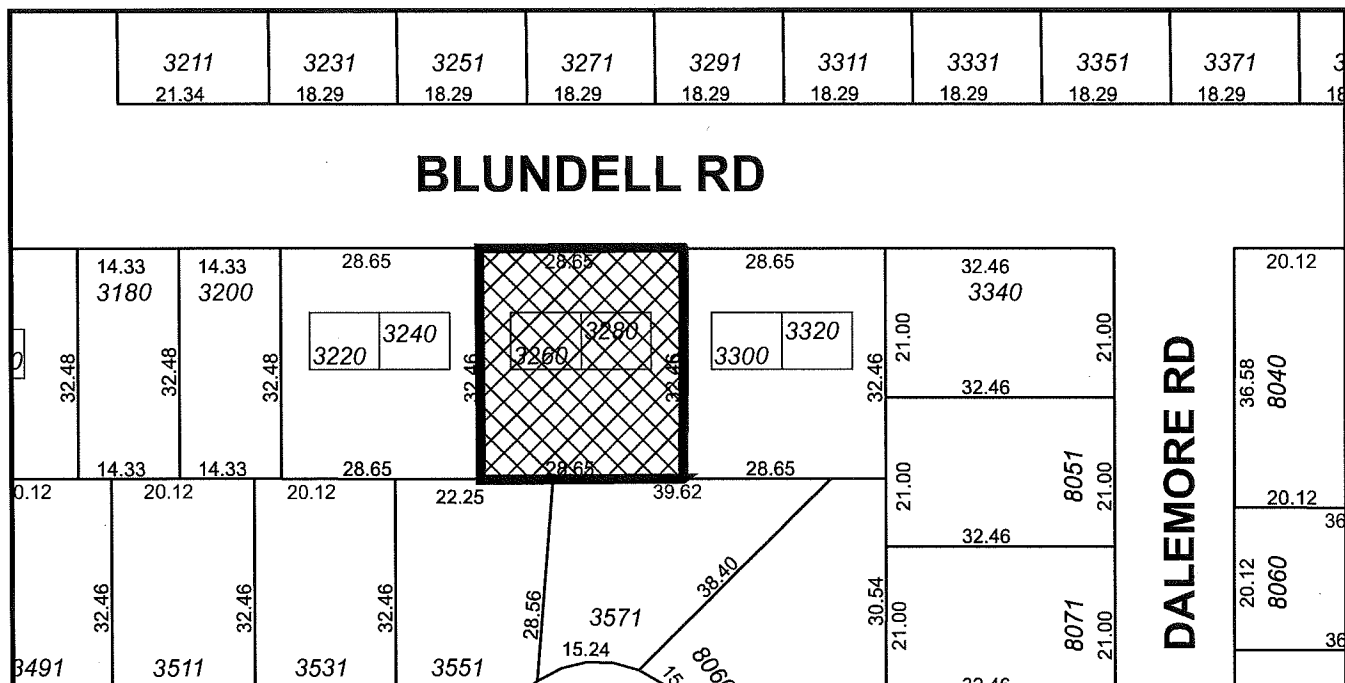
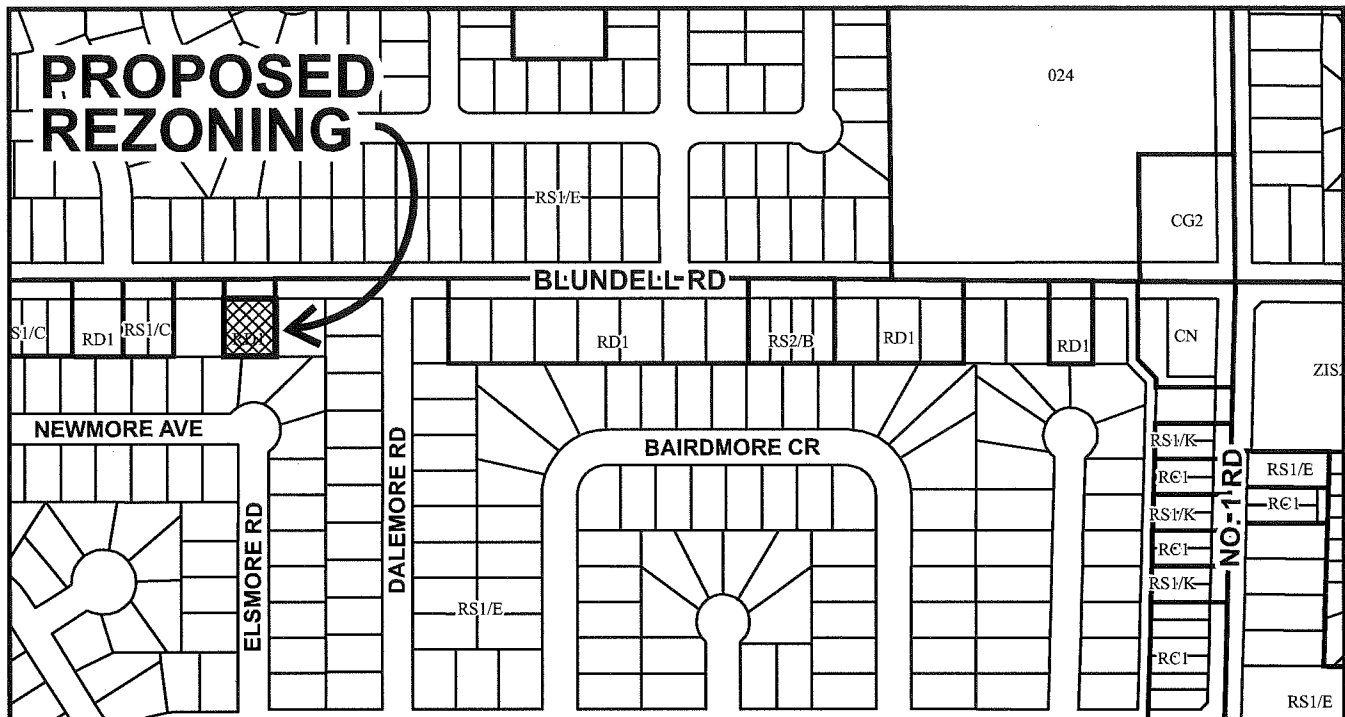
Edwin Lee
Planner 1

EL:rg

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5474
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



RZ 15-690340

Original Date: 01/27/15

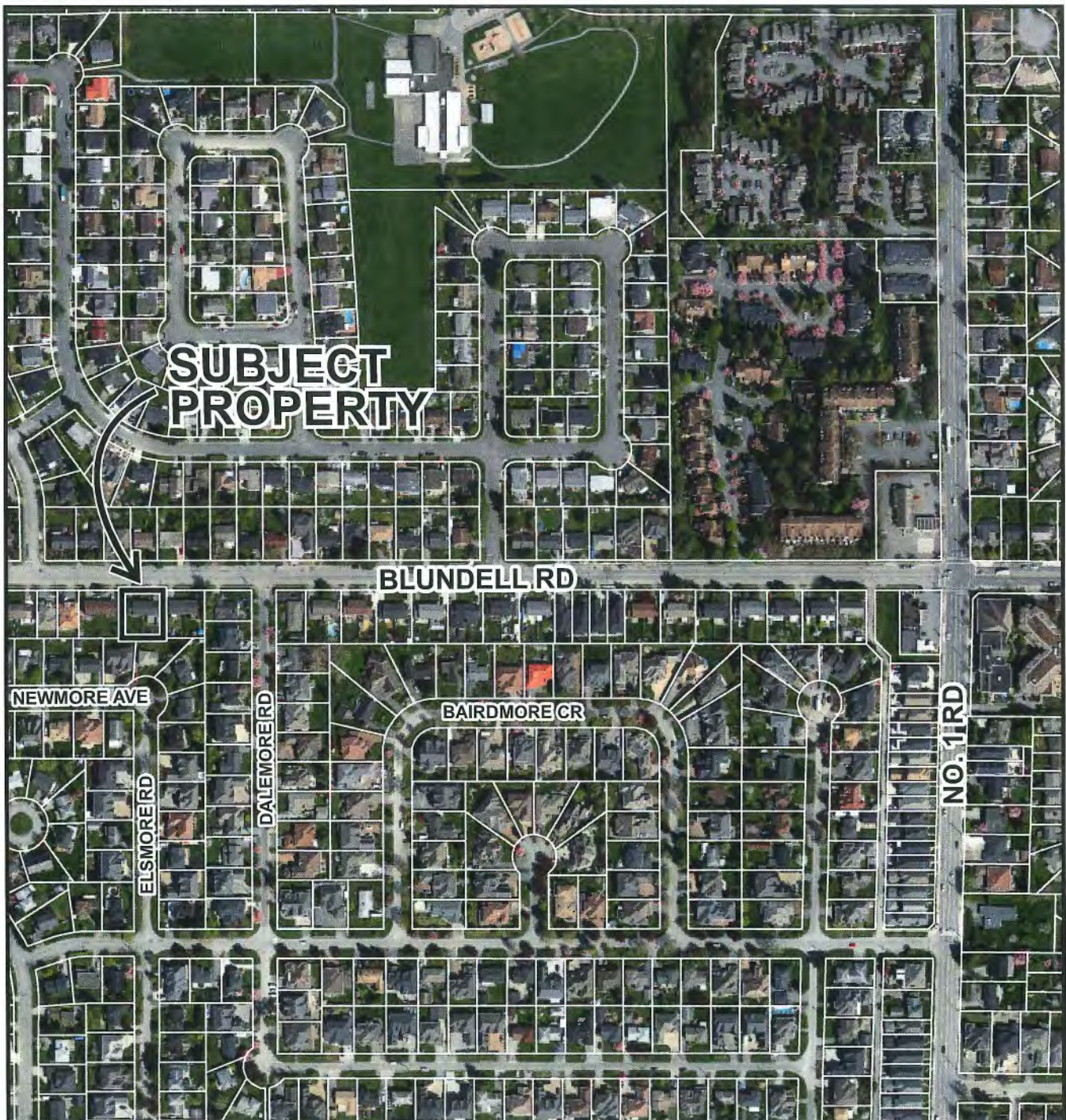
Revision Date:

Note: Dimensions are in METRES

CNCL - 548



City of
Richmond



RZ 15-690340

Original Date: 01/27/15

Revision Date

Note: Dimensions are in METRES

CNCL - 549

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA LOT 1
SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER
DISTRICT STRATA PLAN NW1055 TOGETHER WITH AN INTEREST IN
THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT
OF THE STRATA LOT AS SHOWN ON FORM 1**

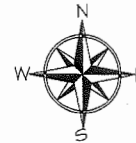
#3260 BLUNDELL ROAD,
RICHMOND, B.C.
P.I.D 001-637-517

#3280 BLUNDELL ROAD,
RICHMOND, B.C.
P.I.D 001-637-525

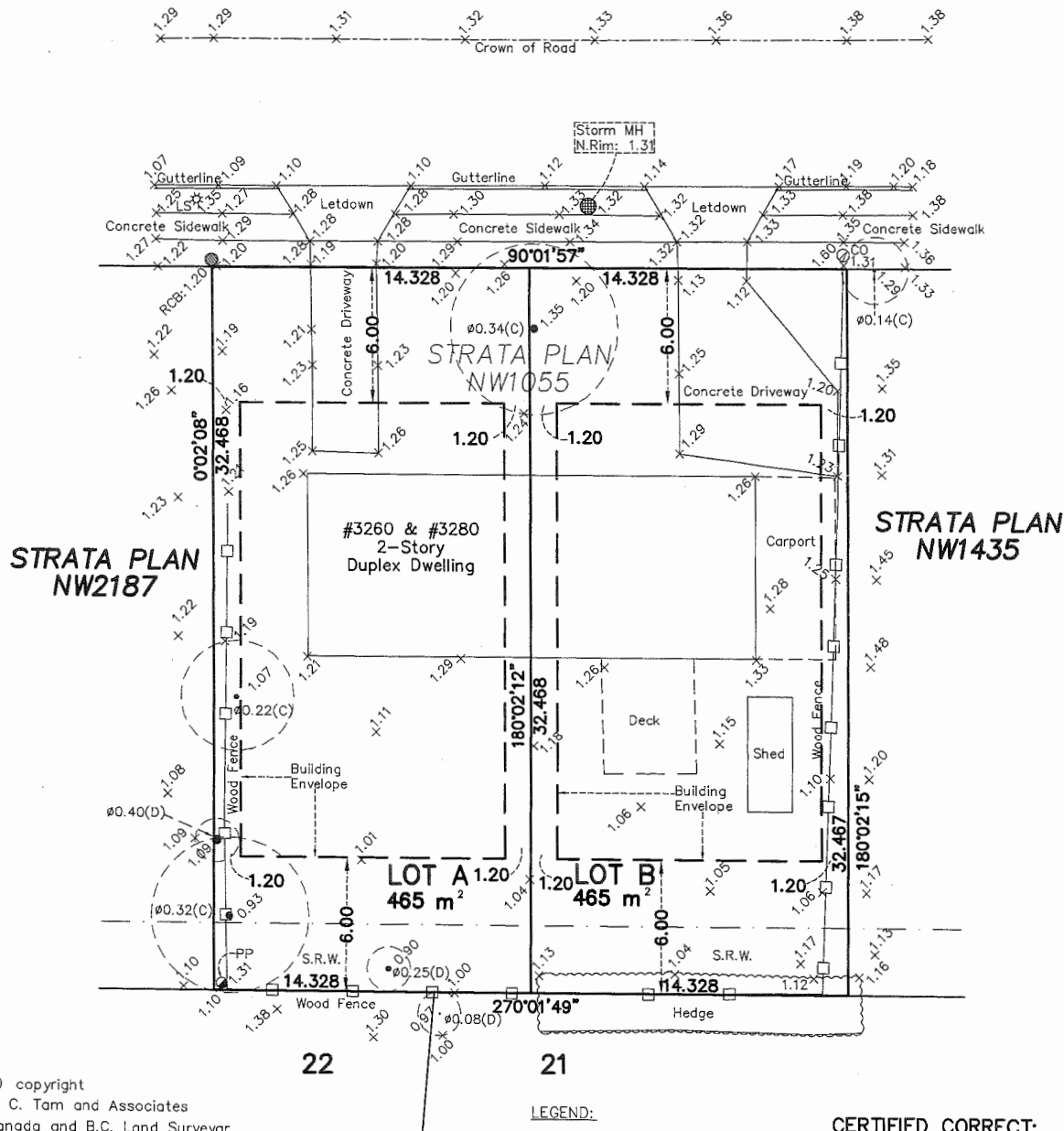
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



BLUNDELL ROAD



© 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. 5816
FB-272 P4-5
Drawn By: VC

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

LEGEND:

- (●) denotes tree
- (C) denotes conifer
- (D) denotes deciduous
- RCB ● denotes round catch basin
- CO ○ denotes cleanout
- denotes storm manhole
- PP ○ denotes power pole
- LS * denotes lamp standard

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
NOVEMBER 28th, 2014

DWG No. 5816-TOPO

CNCL - 550



RZ 15-690340

Attachment 3

Address: 3260/3280 Blundell Road

Applicant: Steve Dhanda

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Sewa S Dhanda	No Change
Site Size (m ²):	929 m ² (10,000 ft ²)	Two (2) lots, each approximately 465 m ² (5,005 ft ²)
Land Uses:	Two-family residential (duplex)	Single-family residential
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Single-Family Lot Size Policy 5474	Complies
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/C)
Number of Units:	One (1)	Two (2)
Other Designations:	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 360m ²	Approx. 465 m ² each	none
Lot Width (m):	Min. 12 m	14.328 m	none
Lot Depth (m):	Min. 24 m	Approx. 32.468 m	none
Lot Frontage (m):	Min. 6.0 m	14.328 m	none

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



Policy 5474:

The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:

1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.



Policy 5474
21-4-7 & 22-4-7

Amended Date: 05/20/08

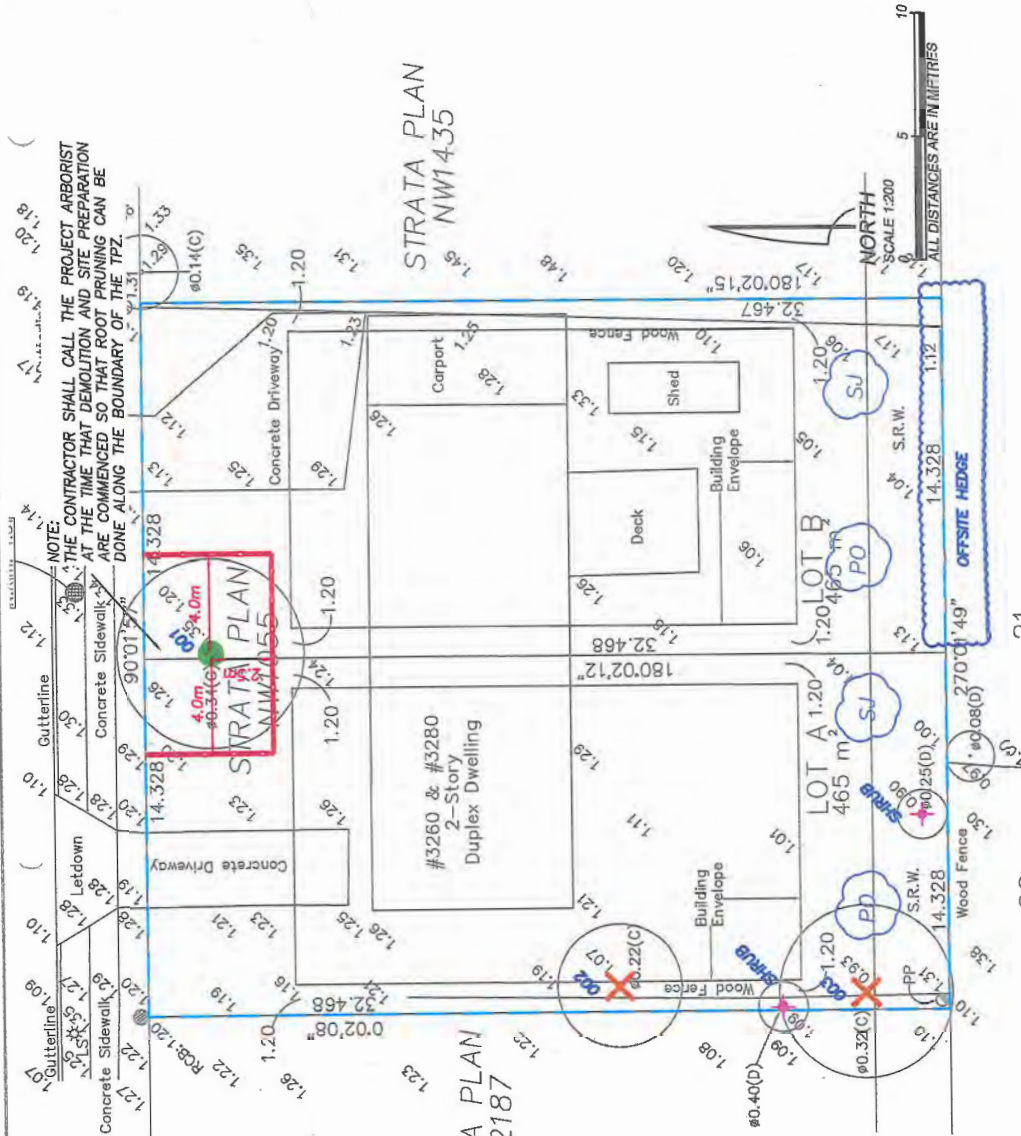
Note: Dimensions are in METRES.

CNCL - 553

TREE INVENTORY AND ASSESSMENT LIST:

- Tag # denotes the tag affixed to the tree for reference in report and drawings.
- Dsh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For mull stem trees).
- Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures.
- U denotes **Unsuitable** = a tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.
- M denotes **Marginal** = a tree in poor to fair condition that has a pre-existing moderate rated defect that may affect its viability considering the proposed land use but is considered for retention conditional to certain special measures.
- S denotes **Suitable** = a tree in good or excellent condition with no over or identifiable significant defects, and is well suited for consideration of retention if the project design can accommodate it.
- Action denotes the proposed treatment of the tree within the current development design. See report and drawing for more details.

Tag #	Dsh (cm)	Tree Type	Cond	Observations	Action
001	35	Spruce	M	This tree has good health but it has been historically topped. It has developed multiple leaders with weak unions/attachments. There is no overt evidence of decay when viewed from the ground, and the crown of each leader above the union appear to be merged well. At this time, and notwithstanding that we did not undertake an aerial inspection, this tree is deemed to be low risk for failure. Since it is located in a front yard area, the tree can be retained if underground services and driveway locations are strategically designed and constructed.	Retain and Protect
002	22	Fir	G	No overt defects observed. However, this tree is located within the building envelope and is expected to be directly conflicting with the foundation of the new home.	Remove
003	33	Pine	U	This tree has been permanently and severely damaged by historical topping and subsequent pruning for power line clearance (BC Hydro distribution lines and service lines to the existing home are in conflict). There is no reasonable potential to restore the structure of this tree, and it will continue to pose a maintenance and safety issue for the utility if left in situ.	Remove

**LEGEND:**

- denotes TAG NUMBER or ID REFERENCE.
- denotes DEDLINE (instead of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- denotes NON-STAY undisturbed tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
- denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

adgroup.ca

ARBORTECH CONSULTING

a division of

ARBORETECH CONSULTING

HEAD OFFICE: SERVING METRO VANCOUVER AND BRITISH COLUMBIA
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3
P 604.275.3484
F 604.275.3484
SUITE 107 - 1888 WOODBURN ROAD, ABBOTSFORD, BC CANADA V2S 8A3
P 604.755.7132

REV #	DATE	COMMENTS
0	DEC 12 2014	INITIAL SUBMISSION

TREE MANAGEMENT DRAWING
PROJECT: PROPOSED 2 LOT SUBDIVISION
ADDRESS: 3260/3280 BLUNDELL RD, RICHMOND
CLIENT: STEVE DHANDA
ACL FILE: 14403
SHEET: 2 OF 2



Address: 3260/3280 Blundell Road

File No.: RZ 15-690340

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9225, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title.
2. Discharge of existing covenant RD65129 registered on title of the strata lots, which restricts the use of the property to a duplex.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a landscaping security in the amount of \$2,000 (\$500/tree) to ensure that four (4) replacement trees (two [4] on each subdivided lot) are planted and maintained on-site. The replacement trees must meet 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		4.0 m

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

5. Submission of a Tree Survival Security to the City in the amount of \$3,000 for the 35cm cal Spruce tree located in the front yard to be retained.
6. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,503.00) to the City's Affordable Housing Reserve Fund.

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 proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

At Subdivision* stage, the developer must complete the following requirements:

1. Pay servicing costs for the design and construction of frontage and engineering infrastructure improvements via City Work Order. Works include, but may not be limited to the following:

Water Works:

- Using the OCP Model, there is 106.8 L/s of water available at a 20 psi residual at the Blundell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Developers cost, the City is to:
 - Cut and cap the existing water service connection at the watermain, along Blundell Rd frontage.

- Install 2 new 25mm water service connections complete with meters and meter boxes along Blundell Rd frontage.

Storm Sewer Works:

- At the Developers cost, the City is to:
 - Cap the existing storm service connection at the northwest corner of the subdivision site.
 - Install a new storm IC with 2 new service connections at the common property line of the two lots along the Blundell Rd frontage.

Sanitary Sewer Works:

- At the Developers cost, the City is to:
 - Cap the existing sanitary service connection at the northeast corner of the subdivision site.
 - Install a new sanitary IC with 2 new service connections near the common property line of the two lots along the Blundell Rd frontage.

Frontage Improvements:

- The Developer is to:
 - Coordinate with BC Hydro, Telus and other private communication service providers.
 - To underground proposed Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
 - Complete other frontage improvements as per Transportation's requirements

General Items:

- 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.
- The 3m BC Hydro SRW shall remain along the southern property line of the subdivided lot.

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

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

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9225 (RZ 15-690340)
3260/3280 Blundell 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 **"SINGLE DETACHED (RS2/C)"**.

P.I.D. 001-637-517

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Plan NW1055 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-637-525

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Plan NW1055 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9225"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BIC</i>
APPROVED by Director or Solicitor <i>cd</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** July 6, 2015
From: Cathryn Volkering Carlile **File:** 08-4057-01/2015-Vol
General Manager, Community Services 01
Re: **Proposed Secondary Suite Policy Affordable Housing Strategy Amendments
for Single Family Subdivisions and Rezoning**



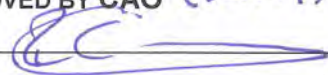
Staff Recommendation

1. That, as per the report titled "Proposed Secondary Suite Policy Affordable Housing Strategy Amendments for Single Family Subdivisions and Rezoning" dated July 6, 2015, from the General Manager, Community Services; the City's existing Secondary Suite Policy, for all single family rezoning applications being subdivided through a rezoning application, where a density bonusing approach is taken in exchange for a higher density, be amended to require developers to either:
 - a) build a secondary suite on 100% of the single family lots subdivided through rezoning applications; or
 - b) build a secondary suite on 50% of the single family lots subdivided through rezoning applications and a cash-in-lieu contribution of \$2 per square foot per total buildable area to the Affordable Housing Reserve Fund from the remaining lot; or
 - c) provide a 100% cash-in-lieu contribution of \$2 to the Affordable Housing Reserve Fund for the total buildable area of single family lots subdivided through rezoning applications that cannot accommodate the provision of built secondary suites.
2. That single family rezoning applications received prior to Council's adoption of the proposed policy, be processed under the existing Affordable Housing Strategy policies, provided the application is presented to Council for their consideration within 1 year of the effective date of the revised policy.

Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)

Att. 2

CNCL - 560

REPORT CONCURRENCE		
ROUTED TO: Development Applications Policy Planning	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO (DEPUTY) 

Staff Report

Origin

The purpose of this report is to respond to the February 10, 2015 Council referral, for staff to seek stakeholder consultation and report back on the following proposed recommendations:

It was moved and seconded

- (1) That as per the staff report titled “Interim Single Family Subdivision Rezoning Policy – Affordable Housing Considerations and Proposed Amendments”, dated January 16, 2015, from the General Manager, Community Services, the City’s secondary suite policy for single family rezoning applications, where the density bonusing approach is taken in exchange for a higher density, all the lots that are being rezoned, be amended to require developers to either:*
 - (a) build a secondary suite on 100% of the single family lots subdivided through rezoning applications; or*
 - (b) provide a built secondary suite on 50% of the single family lots subdivided through rezoning applications and a cash-in-lieu contribution of \$2 per square foot per total buildable area from the remaining lot(s); or*
 - (c) provide a 100% cash-in-lieu contribution of \$2 per square foot per total buildable area on lots subdivided through rezoning applications that cannot accommodate the provision of built secondary suites; and*
- (2) That the \$2 per square foot interim contribution rate be implemented and is subject to final adoption when the contribution rates for all development types identified in the report “Richmond Affordable Housing Contribution Rate and Reserve Fund Analysis” be adopted.*

This report supports Council’s 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond’s demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

This report supports Council’s 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

Analysis

Current Policy

The City's 2041 Official Community Plan encourages the development of diverse densities, styles, types and tenures of housing, as well as exploring incentives and mechanisms to retain existing housing stock in established single family neighbourhoods.

Secondary suites are considered to be a form of market rental housing, which falls outside of the City's Affordable Housing Strategy. Secondary suite development is encouraged by the City through various approaches: proposed single family rezoning applications, new developments, conversions and the legalization of secondary suites.

The City adopted a secondary suite density bonusing approach for all proposed single-family residential rezoning applications received after July 1, 2007, which requires that:

- All single family lots being rezoned in order to facilitate a subdivision are required to ensure at least half (50%) of the new lots being created through the subdivision will include a single family dwelling with a secondary suite or coach house unit; or
- A cash-in-lieu contribution of \$1 per total buildable square foot on all new houses to be constructed is to be provided towards the Affordable Housing Reserve Fund.

In 2007, the City adopted amendments to the Zoning By-law to allow a single secondary suite in single family dwellings. The units can be part of a newly constructed house, part of a new renovation to an existing house, or be legalized as an approved secondary suite. A secondary suite can be defined as an additional dwelling unit located in and is part of a residential building that is a single real estate entity. The suite must not have more than 90m² (970 sq. ft.) of total floor space and less than 40% of the residential floor space of the building. To be legal, a secondary suite must be City inspected and upgraded as required to ensure code compliance.

Regarding existing secondary suite parking requirements, the existing bylaw (Zoning Bylaw 8500, section 5.4.1.j) states:

...where a secondary suite is on a lot fronting an arterial road ... one additional on-site parking space must be provided for the exclusive use of the secondary suite, and the required on-site parking spaces for the single detached housing may be provided in a tandem arrangement with one parking space located behind the other.

Proposed Secondary Suite Policy Amendment Recommendation

In an effort to better meet local market rental housing and purpose-built affordable housing demand, the following option was recommended for Council's consideration with respect to the City's Single Family rezoning policy where the density bonusing approach is taken in exchange for a higher density.

Proposed Hybrid Contribution Option

It is proposed that, through a revised single family residential secondary suite density bonusing approach, in exchange for a higher density, developers are to either:

- a) provide a built secondary suite on 100% of the single family lots subdivided through rezoning application; or
- b) provide a built secondary suite on 50% of the single family lots subdivided through rezoning applications and a cash-in-lieu contribution of \$2 per square foot per total buildable area (double the amount of the existing policy) on the remaining lot; or
- c) provide a 100% cash-in-lieu contribution of \$2 per square foot per total buildable area on lots subdivided through rezoning applications that cannot accommodate the provision of built secondary suites.

The recommended option would continue to provide developers with built secondary suites choices, as well as for the City to collect funds for the City's Affordable Housing Reserve fund which would be utilized, as determined by Council to provide a range of affordable housing. The proposed option would:

- be applied to all neighbourhoods in the City,
- support development where only one secondary suite may be feasibly built (e.g., on smaller lot sizes or at locations that have challenges with parking, traffic, access or servicing impacts).

Staff recommend this proposed option, as a better balanced policy for the following reasons:

- requiring built secondary suites on subdivided lots creates an indirect benefit to affordable housing by increasing market rental unit supply, decreasing pressure on rent prices, and increasing unit availability and choice; and
- collecting affordable housing contributions from the remaining lot generates direct community benefit to affordable housing through Affordable Housing Reserve funds collected by the City and utilized to financially support other affordable housing development opportunities; such as, subsidized rental housing development for low income households.

The proposed policy, acknowledges the feedback received from developers, that not all lots can accommodate built secondary suites (e.g., due to lot size, location, access to parking, servicing requirements). In these cases, staff recommend that applicants be afforded the option of providing a 100% cash-in-lieu contribution.

If approved, the developer's choice to pursue either option a), b) or c) would be made by the developer, as part of their proposed single family rezoning application for Council consideration. The current rezoning considerations provide the flexibility for applicants to change their mind, prior to final adoption of the rezoning bylaw; staff recommend that this approach stay the same. Changes made after the final adoption of the rezoning bylaw would have to be resubmitted as an amendment or new application. Council would have final approval regarding what a developer is required to provide.

Staff Consultations with the Development Community

At its February 10, 2015 meeting, Council directed that staff seek stakeholder consultation regarding the proposed secondary suite recommendations put forward in the reports titled “Interim Single Family Subdivision Rezoning Policy – Affordable Housing Considerations and Proposed Amendments” and “Richmond Affordable Housing Contribution Rate and Reserve Fund Strategy Review – Recommendations for Stakeholder Consultation”.

Community Social Development and Planning and Development staff facilitated stakeholder consultations with representatives from the Urban Development Institute (UDI), Greater Vancouver Home Builders’ Association (GVHBA) and the Richmond Small Builders’ Group (attachments 1 and 2). Below are some of the key themes and staff responses:

Key Theme	Staff Response/Feedback
A flexible approach is needed, especially in cases where the lot is too small/suite is not viable.	Similar feedback was provided to staff during preliminary consultations in January 2015; staff recognized this challenge and incorporated a 100% cash-in-lieu option to allow for more flexibility.
Increasing costs of land and development: such as incorporating accessible design requirements, meeting and exceeding the updated Building Code regulations, and adding energy-efficient features.	Staff are aware of the increasing costs of development; however, the affordable housing contribution rates have not been updated since the Strategy’s adoption in 2007 and do not reflect current market conditions.
Density bonus approach: should be considered for providing secondary or family-oriented suites in new construction.	The approach has merit, but is not being pursued at this time.
Scaled rates: should consider charging higher fees/rates for houses of a certain size or larger (e.g. 7,000 sq.ft. and above).	The scaled rate approach also has merit, but is not being pursued at this time.
Location and transportation: rental housing and secondary suites should be located in close proximity to transit and amenities.	Metro Vancouver’s Regional Housing Strategy highlights the importance of proximity of rental housing (secondary suites included) to transit and amenities, and staff expect this to be addressed during the Housing Action Plan process.

Let’s Talk Richmond Survey

Affordable Housing staff also undertook online consultation with Richmond residents to gain a better understanding of secondary suites on neighbourhoods and the impacts of increasing the supply of secondary suites. Staff utilized the Let’s Talk Richmond survey tool, which was live for three weeks.

Participants were asked to provide demographic information, such as: age, if they rent or own their homes, annual household income and postal code. Participants were then asked to provide their thoughts on:

- Secondary suites in their neighbourhood
- Outcomes of increasing the number of secondary suites in their neighbourhood

- Increasing housing affordability in their neighbourhood
- Affordable housing in Richmond

There were a total of 58 responses to the survey. Of the survey participants, 81% were homeowners and 19% were renters, and they were generally supportive of secondary suites in their neighbourhood.

Below are the some of the key issues participants raised and staff responses:

Key Themes	Staff Responses
Parking and increased traffic may occur.	Planning & Development and Community Services staff have received minimal complaints regarding parking and traffic in neighbourhoods where secondary suites are prevalent. Staff will continue to monitor this area and address concerns if necessary.
Increased foreign ownership and unoccupied vacant homes may be a concern.	The Manager of Economic Development provided a memo to Mayor and Council (dated June 22, 2015) providing information on housing concerns and vacant homes.
Increased and undesirable density may occur, as well as a higher turnover of residents.	Through local area planning processes, these issues will continue to be examined and addressed.
Concerns around tearing down older homes and building "mega mansions".	Planning & Development staff are currently working on addressing this concern.
Concerns around changes to neighbourhood appearance and character.	Secondary suites are contained within a single family home and not typically visible. Single family homes are regulated through City zoning bylaw requirements.
Family friendly suites are needed – secondary suites may be too small to accommodate.	Staff recognize the need for family-friendly suites and are actively engaged in securing larger low end market rental units in new multi-family developments through the Affordable Housing Strategy.
More enforcement around legalization of secondary suites is needed	Staff continue to respond on a complaints basis to issues regarding secondary suites.
Suites should be in close proximity to transit	Metro Vancouver's Regional Housing Strategy highlights the importance of proximity of rental housing (secondary suites included) to transit and amenities, and staff expect this to be addressed during the Housing Action Plan process.
More rental housing options (e.g. purpose-built rental, co-ops) are needed	The City continues to work in partnership with the private sector in securing rental units in larger multi-family developments.

Implementation

Staff recommend that:

- The proposed secondary suite single family affordable housing contribution rates policy be effective once Council adopts them;
- The proposed policy not be applied to rezoning applications that are currently under staff review, provided that they are presented to Council within 1 year of the effective date of the revised policy; and
- Any new single family rezoning applications received after the effective date of the approval of the proposed policy, be subject to the new policy.

The recommended increased rates for all developments is outlined in the report titled “Affordable Housing Contribution Rate and Reserve Fund Analysis – Final Recommendations for Adoption”, also appearing on this agenda. The report includes the results of stakeholder consultations and recommendations for adoption of the rates for all developments. Staff recommend that the \$2 per square foot rate be implemented when all rates are adopted.

Financial Impact

If approved, staff anticipate that the proposed recommendations will generate both built secondary suites and cash contributions to the City’s Affordable Housing Reserve Fund to support a range of more built affordable housing.

Conclusion

The City of Richmond Council, developers and residents, while committed to assist meeting City residents’ affordable housing needs, cannot do it alone, as it is expensive to do so, and is largely influenced by: non-City macro-economic conditions, market interest rates and inflation, senior government housing and incentive tax policies, corporate and private income, migration and employment conditions.

Therefore, it remains important for City policies to encourage a diverse supply of attainable market and affordable housing options to meet current and future housing need based on demand. This helps to generate a balanced approach of development at all points of the housing continuum, while supporting housing policy advancement at all levels of government. It is in this context that staff propose the recommended single family secondary suite recommendations.



Joyce Rautenberg
Affordable Housing Planner
(604-247-4916)

- Att. 1: Stakeholder Consultation Summary – Representatives from Richmond Small Builders Group and Greater Vancouver Home Builders Association
- 2: Stakeholder Consultation Summary – Representatives from the Urban Development Institute

Richmond's Small Builders' Group (RSBG) and Greater Vancouver Home Builders Association Stakeholder Consultation – Affordable Housing Strategy Update

Topic: Affordable Housing Contribution Rates and Single Family Rezoning Application Considerations

Date of Consultation: March 11, 2015

Purpose:

The purpose of this report is to summarize:

- RSBA and GVHBA members' comments regarding the proposed Affordable Housing Contribution Rates and Single Family Rezoning Application Considerations, and
- City staff responses to their comments were addressed within the context of the existing Affordable Housing Strategy and the City's current updating process.

1. Challenges and Questions Identified by Participants:	
•	Clarification that this policy and proposed contribution rates apply to subdivisions/rezonings only
•	As proposed, the policy will be applicable regardless of lot sizes
•	There should be a flexible approach in case lot is too small or a suite is not viable
•	How were the proposed rates developed?
–	The analysis shows the rate of return, includes cost, loans, interest
–	The recommended rates were predicated on developers getting an acceptable rate of return
•	Single family and townhouse rates appear to have doubled, why haven't apartment rates?
–	\$6 appears to be the cap; anything more would be a pinch
–	With larger apartment developments, there are more carrying costs (e.g. rezoning process is longer)
–	The analysis also looked at various housing types in neighbourhoods all over Richmond
•	There are many costs associated with development: going towards accessible design, meeting and exceeding updated Building Code regulations, adding in solar panels and other energy efficient features → this all adds to the cost of development and construction
•	It is really important to consider the big picture and all the costs
•	Greater Vancouver Home Builders' Association (GVHBA) is doing a study of all associated costs with building and construction
•	Does Richmond have a rental program? Similar to City of Vancouver's STIR (Short-Term Incentives for Rental) or Rental 100 program?
–	Purpose-built rental projects contribute overall to affordability in Richmond, but are outside of the Affordable Housing Strategy's scope
–	Affordable Housing staff are working with Policy Planning staff to develop a market rental policy; this could increase housing stock as a whole
2. RSBA and GVHBA Responses to Consultant's Proposed Rates, Managing Affordable Housing Reserve Fund and Impacts of Proposed Interim Single Family Rezoning Policy	
•	How are the funds used? How long does it take for the funds to be used?
–	Funds are directed to the City's Affordable Housing Reserve Fund and used for capital grants that cover non-profit's development cost charge (DCC)/permit/servicing costs fees
–	Non-profits can leverage the grant funds to get financing for construction/projects
–	The City would fund 20%, with project partners funding 80%
•	How do Richmond's rates compare with other municipalities?

<ul style="list-style-type: none"> – Richmond is unique – the only city with dedicated affordable housing contributions instead of a broad community amenity contribution (CAC)
<ul style="list-style-type: none"> • What about industrial developers? Local Government Act allows only for residential density bonusing
<ul style="list-style-type: none"> – Should look into a mechanism – commercial spaces generate jobs and there is a need for workforce housing
<ul style="list-style-type: none"> • There should be density bonuses for building a suite, this helps the rental market and ensures that home sizes will not be affected
<ul style="list-style-type: none"> • Density bonuses could be applied for family-oriented suites
<ul style="list-style-type: none"> • Should consider bumping up fee for houses of a certain size or larger (e.g. 7000 sq.ft.) for households that can afford to pay and don't want to include a suite
<ul style="list-style-type: none"> • Should consider an incentive-based approach: incentives for smaller lots, mid-size lots, larger lots → scaled approach
<ul style="list-style-type: none"> • Need to keep location and transportation in mind: rental housing needs to be in close proximity to transit and amenities
<ul style="list-style-type: none"> • Lot size policy “protects” single family homes in interior neighbourhoods, rezoning mostly occur on arterial roads
<ul style="list-style-type: none"> • Concern in certain neighbourhoods over secondary suites because of location
<ul style="list-style-type: none"> • There are currently no mechanisms to enforce secondary suites – no enforcement of renting the suite out, no rent caps and not secured in perpetuity
<ul style="list-style-type: none"> • Going back to rates – the original rates were developed in 2006 and were closer to \$2 → the current rates were a compromise (e.g. \$1/ sq. ft. in single family rezoning)
<ul style="list-style-type: none"> • What is next? Feedback will be presented to Council and going forward, builders will be able to choose from the 3 options
<ul style="list-style-type: none"> • Builders understand the need for increasing the rates and recognize that the rates cannot stay static
3. <u>Current Market Condition Challenges Identified by Participants:</u>
<ul style="list-style-type: none"> • Concerned about increasing costs of new demolition and recycling program, also increased DCC (would like to know how much they will increase by)
<ul style="list-style-type: none"> • Land values are extremely high and the end product is not selling at a comparable price
<ul style="list-style-type: none"> • Housing is becoming more complex to build
<ul style="list-style-type: none"> • Regulations keep increasing and costing more, especially with energy efficiency
<ul style="list-style-type: none"> • Many builders choose to build above code, which is also costly
<ul style="list-style-type: none"> • It is hard to build housing for people who do not qualify for affordable housing
<ul style="list-style-type: none"> • Currently, builders have to construct custom homes to make money
<ul style="list-style-type: none"> • Some builders are trying to shift to multi-family construction because single family homes are expensive and challenging to recoup costs
<ul style="list-style-type: none"> • Land values make single family construction not a viable career option
<ul style="list-style-type: none"> • Land prices and scarcity of land are biggest challenges
<ul style="list-style-type: none"> • If you allow subdivisions, it means less neighbourhood change – if lot sizes do not change, the houses become larger and larger
<ul style="list-style-type: none"> • If the policy is only applied one way (e.g., flat rate), it may not capture the nuances of the market
<ul style="list-style-type: none"> • What is the alternative? Do an analysis on every single rezoning application (which would require staff resources or external consultants) which would slow down the process to a halt
<ul style="list-style-type: none"> • Incomes cannot meet the costs of single family homes

<ul style="list-style-type: none"> • There is no entry level housing in Richmond
4. <u>City Staff Suggested Next Steps</u>
<ul style="list-style-type: none"> • For builders and development community stakeholders that were unable to attend, a survey will be sent out for feedback
<ul style="list-style-type: none"> • The Groups are interested in hearing feedback from Richmond residents through Let's Talk Richmond tool

UDI Stakeholder Consultation – Affordable Housing Strategy Update

Topic: Affordable Housing Contribution Rates and Single Family Rezoning Application Considerations

Date of Consultation: March 10, 2015

Purpose:

The purpose of this report is to summarize:

- UDI members' comments regarding the proposed Affordable Housing Contribution Rates and Single Family Rezoning Application Considerations, and
- City staff responses to their comments were addressed within the context of the existing Affordable Housing Strategy and the City's current updating process.

1. Challenges and Questions Identified by UDI Participants:

- What are the total costs of development?
- Would like a complete picture of community amenity contributions (e.g., affordable housing, childcare, public art, connecting to District Energy Utility system, etc)
- Are current DCC rates taken into account?
- What about the upcoming DCC increase this year in 2015?
- Important to have transparency
- Consultant chose a fixed rate approach so that developers can anticipate costs in advance
- As the building size/number of units increase, the list of requirements becomes longer
- There should be a periodic review of Affordable Housing rates
- What costs end up being passed on to homebuyers?
- How will these charges impact land values?
- Concerns around costs and risks with rezoning, and whether increased rates will deter development or decrease the number of units being sold
- There needs to be a balance between the recommended rate and potential (maximum rate)
- Rezoning process: takes a long time, if applications were processed in a shorter time frame, this would decrease carrying costs during rezoning
- Currently rezoning takes 1 year

2. Stakeholder Comments on Financing Affordable Housing & Affordable Housing Targets

- There needs to be clarity on all costs associated with development
 - Community amenity contributions (CACs) should be derived from meaningful explanation on what City wants to achieve
 - Should be similar to the DCC review process
- What is a reasonable expectation of what Richmond can provide, in terms of affordable housing?
- Clarify: Targets will based on a 20/80 split (City could meet target number of units while contributing 20% of costs, while 80% would be taken on by partner, e.g. senior government)
- It is not realistic to expect the City to meet all housing needs without senior government funding/intervention
- Should look at alternative financing/perspectives:
 - Municipal levy (example in Seattle)
 - Comparing costs of homelessness and providing housing; costs less to provide housing
 - Working with developers and the City being open to innovation
- How to fill the gap of affordable housing provision? There is a modest amount of federal and provincial funding, there needs to be more partnership with the development community

<ul style="list-style-type: none"> ○ For example, the devolution of assets (expiry of operating agreements with respect to co-ops, social housing stock)
<ul style="list-style-type: none"> ○ Provincial government provides mostly financing for projects, limited capital funding
<ul style="list-style-type: none"> ○ Development community could work with co-ops and societies to do an economic analysis, assess viability of development and explore partnership opportunities
<ul style="list-style-type: none"> ○ Responses need to be flexible and creative
3. UDI Responses to Consultant's Proposed Rates and Managing The Affordable Housing Reserve Fund
<ul style="list-style-type: none"> • Increased rates: \$1 → \$2 for single family rezoning; \$2 → \$4 for townhouse developments; \$4→\$6 for apartment buildings with less than 80 units
<ul style="list-style-type: none"> • How to create rates to meet achievable targets?
<ul style="list-style-type: none"> ○ If targets are realistic, a target driven approach could be rolled out and scaled over time (according to market conditions)
<ul style="list-style-type: none"> ○ There needs to be a periodic review of these rates so the increases are gradual, not a spike
<ul style="list-style-type: none"> ○ Calculate the ratio that represents population growth and target number of units to meet the housing demand
<ul style="list-style-type: none"> ○ Consultants took on a reverse analysis, identified what percentage of targets could be met
<ul style="list-style-type: none"> ○ Targets are based on Metro Vancouver's Estimated Housing Demand (Richmond numbers)
<ul style="list-style-type: none"> ○ Asked the City to determine more achievable targets
<ul style="list-style-type: none"> ○ City is currently exceeding subsidized rental and low end market rental (LEMR) targets (Priority 1 and 2 of the Affordable Housing Strategy) – 50 units per year for subsidized rental and 95 units per year for LEMR
<ul style="list-style-type: none"> ○ Falling behind on affordable rent- to-own targets (Priority 3)
<ul style="list-style-type: none"> ○ There should be a distinction between need (which will always be there) and target (something achievable)
<ul style="list-style-type: none"> • Staff should keep an eye out for creative opportunities (e.g. similar to Kiwanis)
<ul style="list-style-type: none"> ○ Could partner with co-ops, non-profits and developers, as well as with Dev Apps/Policy Planning departments to facilitate these innovative opportunities
<ul style="list-style-type: none"> • More thought should be applied to single family rezoning rates
<ul style="list-style-type: none"> ○ Could be scaled based on lot size, attach rate to lot size (not house size/floor area)
<ul style="list-style-type: none"> ○ If rezoning could allow for smaller lots, more affordable homes could be achieved and more opportunities to generate funds for the Affordable Housing Reserve Fund
<ul style="list-style-type: none"> • What about innovative approaches like the City of Vancouver and the Vancouver Housing Authority?
<ul style="list-style-type: none"> ○ City could use funds to purchase land and work with developer to build housing (e.g. Storeys Development site located at 8111 Granville/8080 Anderson Road)
4. City Staff Suggested Next Steps
<ul style="list-style-type: none"> • Information about the next Dialogue Panel (clarify whose panel is this?) will be circulated (the topics will be asset transfer and expiry of operating agreements)
<ul style="list-style-type: none"> • Affordable Home Ownership Policy Update will take place as part of overall Strategy update – development community is interested in this topic
<ul style="list-style-type: none"> • Consider further discussion of density bonusing on small lots
<ul style="list-style-type: none"> • Could ask for provision of secondary suites in new homes in exchange for density bonus



City of Richmond

Memorandum Planning and Development Division Development Applications

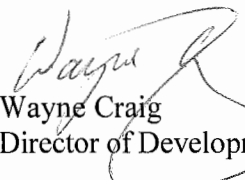
To: Mayor and Councillors
From: Wayne Craig
Director of Development
Date: September 10, 2015
File: 08-4430-01/2015-Vol 01
Re: Revisions to Zoning Bylaw 8500, Amendment Bylaws 9280 and 9281

This memorandum responds to the City Council direction to revise Zoning Bylaw 8500, Amendment Bylaw 9280 and 9281 following the conclusion of the Public Hearing on Tuesday, September 8, 2015.

City Council specifically directed staff to revise these bylaws to ensure that new 2-storey and 2 ½-storey dwellings constructed within the standard single-family and two-family zoning districts have a maximum building height of 9 m (29.5 ft.).

The revised bylaws are attached to this memorandum and are in order for Council consideration regarding the:

1. Granting of 2nd and 3rd reading of Zoning Bylaw 8500, Amendment Bylaw 9280;
2. Granting of 2nd and 3rd reading of Zoning Bylaw 8500, Amendment Bylaw 9281;
3. Adoption of Zoning Bylaw 8500, Amendment Bylaw 9280; and
4. Adoption of Zoning Bylaw 8500, Amendment Bylaw 9281.


Wayne Craig
Director of Development

WC:wc
Att.



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9280
(Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** the vertical distance from top of the finished floor of a **storey** to:

- a) the underside of the floor joist;
- b) the underside of the roof joist;
- c) the underside of the bottom chord of a structural truss; or
- d) the underside of a structural deck

above that **storey**, whichever is the greatest distance from the finished floor.”

- (b) deleting the definition of **Height, building** in its entirety and substituting the following:

~~“**Height, building** means the vertical distance between finished site grade and:~~

- ~~a) for single detached housing with 2 and half (½) storeys, having a roof pitch greater than 4 to 12 and not exceeding a roof pitch of 12 to 12, the mid point between the bottom of the eave line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid point; and~~
- ~~b) for all other buildings, the highest point of the building, whether such building has a flat roof, pitched roof or more than one type of roof.”~~

“Height, building means the vertical distance between finished site grade and the highest point of the building, whether such building has a flat roof, pitched roof or more than one type of roof.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

(b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.7.8 Repealed”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;

- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.8.4 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.
7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:
 - a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
 - b) deleting subsection 8.2.7.6 and marking it “Repealed.”.

8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
- a) deleting Section 8.3.7.6 in its entirety and substituting the following:
- “6. The maximum **height** for an **accessory building** containing a **coach house** shall be:
- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and
- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”.
10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”.
11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
12. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9280**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR_____
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9280
(Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) adding the following definition of “**height, ceiling**”, in alphabetical order:

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a) the underside of the floor joist;
b) the underside of the roof joist;
c) the underside of the bottom chord of a structural truss; or
d) the underside of a structural deck
above that **storey**, whichever is the greatest distance from the finished floor.”

- (b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

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4.8.4 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:

- a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
- b) deleting subsection 8.2.7.6 and marking it “Repealed.”.

8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:

- a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and
- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”

9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”
10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”
11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
12. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9280”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED by <i>GW</i>
_____	APPROVED by Director or Solicitor <i>D</i>

MAYOR_____
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9281
(Building Height and Massing Regulations – Building Envelope)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions]by:

- a) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

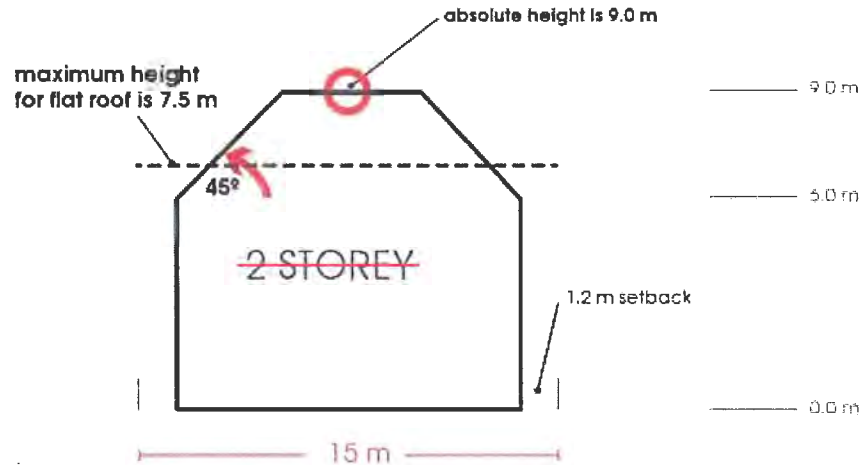
“Residential vertical lot width envelope means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

“4.18.1 The residential vertical lot width envelope of a lot in residential zones and site specific zones that permit single detached housing or two-unit housing shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

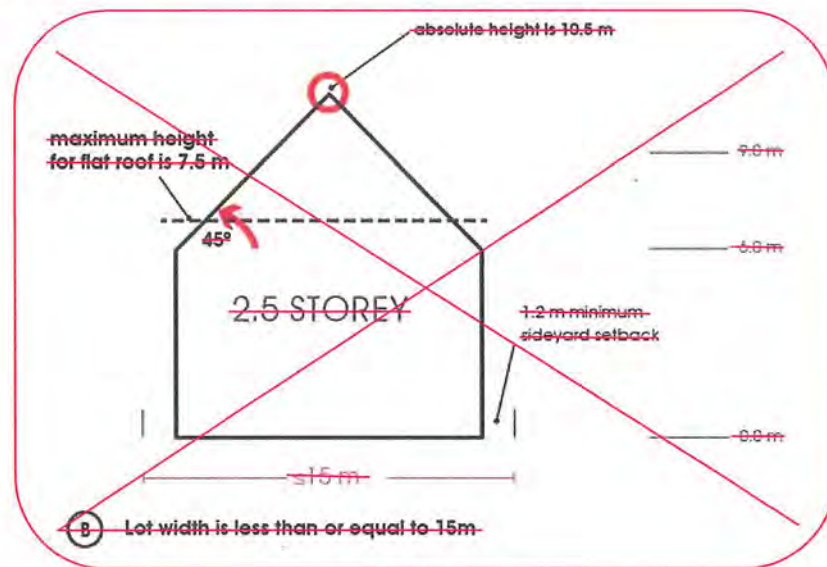
4.18.2 For a lot with a lot width that is 15.0 m or less:

- a) for **single detached housing** and **two-unit housing** ~~with two storeys~~, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



(A) Lot width is less than and equal to 15m

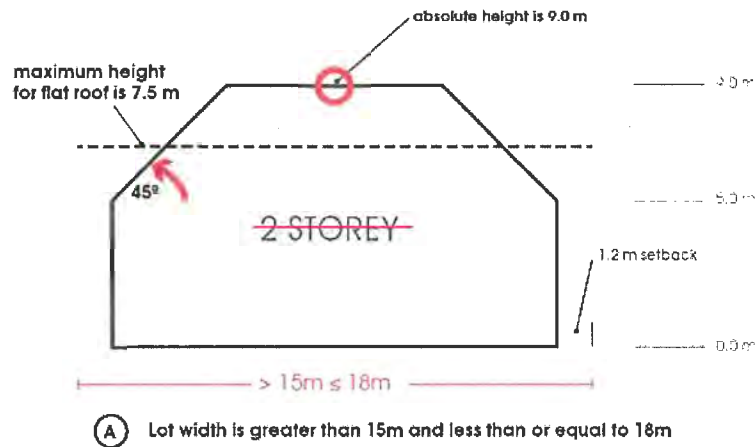
b) ~~for single detached housing and two-unit housing with two and half (1½) storeys, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 6.0 m, as calculated from the finished site grade, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:~~



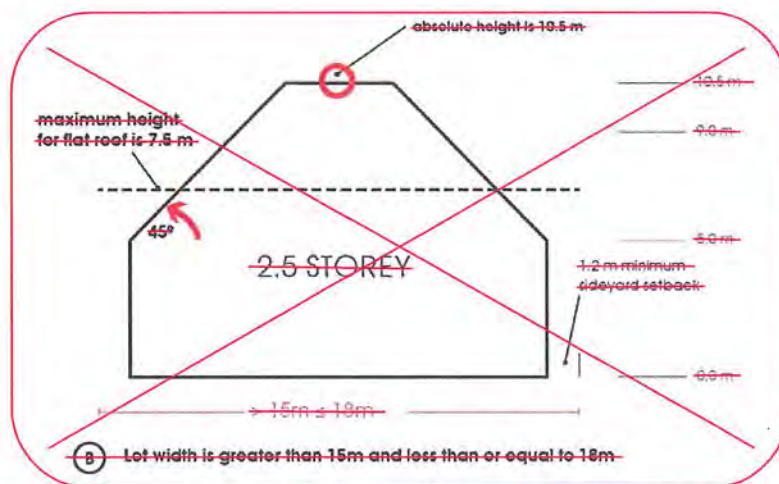
4.18.3 For a lot with a lot width that is greater than 15.0 m but less than or equal to 18.0 m:

- a) ~~for single detached housing and two-unit housing with two storeys, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated~~

from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



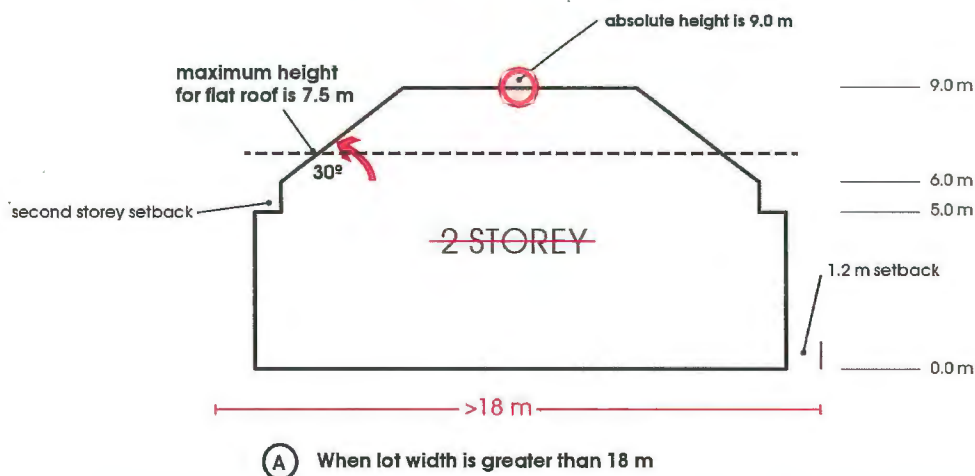
- b) ~~for single detached housing and two-unit housing with two and half ($\frac{1}{2}$) storeys, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward and upward at an angle of 45° from the top of the 5.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:~~



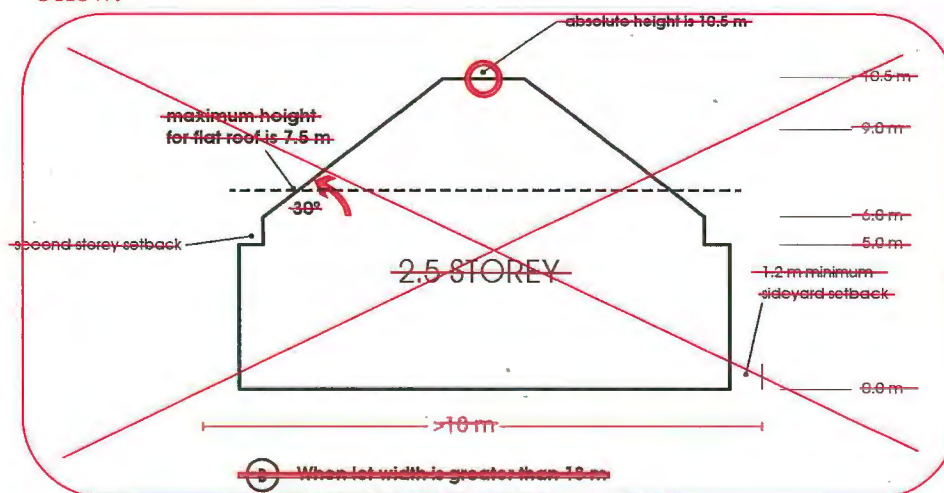
4.18.4 For a **lot** with a **lot width** that is greater than 18.0 m:

- a) for **single detached housing** and **two-unit housing with two storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located

parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



b) ~~for single detached housing and two-unit housing with two and half ($\frac{1}{2}$) storeys, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:~~



3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9281”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by
_____	APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9281
(Building Height and Massing Regulations – Building Envelope)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions]by:

- a) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

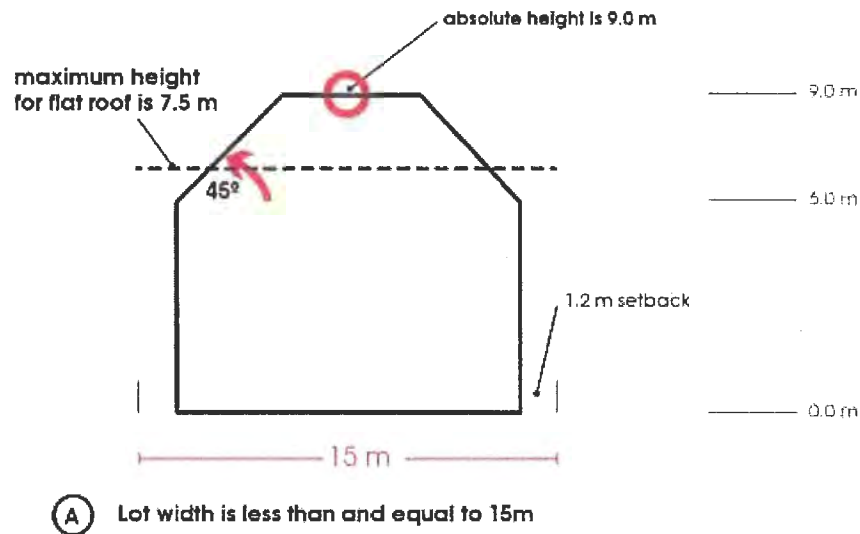
“Residential vertical lot width envelope means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

“4.18.1 The **residential vertical lot width envelope** of a **lot** in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

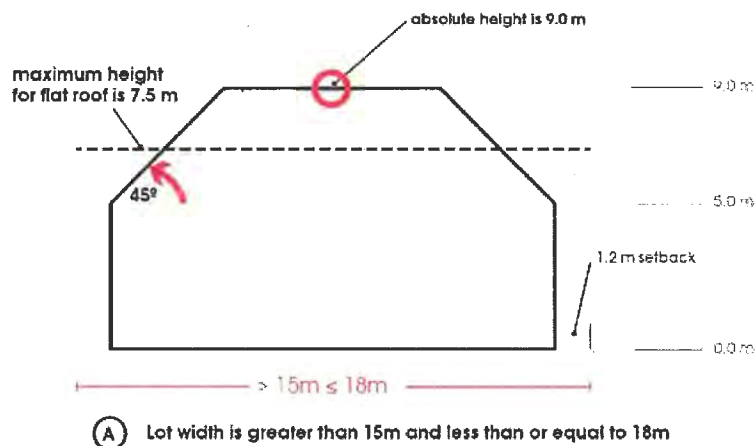
4.18.2 For a **lot** with a **lot width** that is 15.0 m or less:

- a) for **single detached housing** and **two-unit housing**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



4.18.3 For a lot with a lot width that is greater than 15.0 m but less than or equal to 18.0 m:

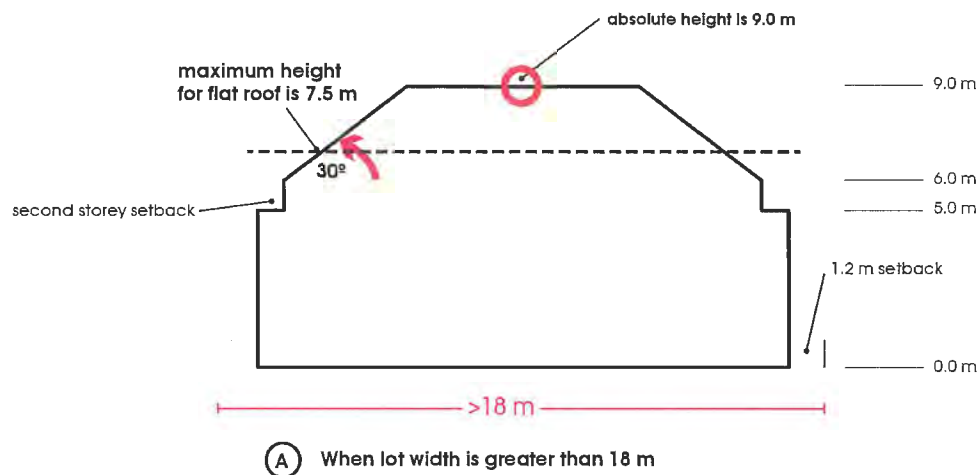
- a) for single detached housing and two-unit housing, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



4.18.4 For a lot with a lot width that is greater than 18.0 m:

- a) for single detached housing and two-unit housing, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from

the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9281**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



**Noise Regulation Bylaw No. 8856,
Amendment Bylaw No. 9263**

The Council of the City of Richmond enacts as follows:

1. The **Noise Regulation Bylaw No. 8856** is amended by deleting subsections 4.1.1(m)(i) to (iii) and substituting the following:
 - “(i) between 7:00 a.m. and 8:00 p.m. Monday through Friday that is not a **holiday** for any type of **construction**;
 - (ii) between 10:00 a.m. and 8:00 p.m. Saturday that is not a **holiday** for any type of **construction**; and
 - (iii) between 10:00 a.m. and 6:00 p.m. on a Sunday or **holiday**, provided the **construction** is in connection with a residential building or structure and undertaken personally by the owner or occupier of the **premises**.”
2. The **Noise Regulation Bylaw No. 8856** is amended by adding the following after subsection 4.1.1:
 - “4.1.2 In respect to the exemption set-out in subsection 4.1.1(m), the owner or occupier of a **premises** where **construction** with a construction value exceeding \$150,000 is being undertaken shall install and maintain a sign on the **premises** in accordance with the following:
 - (a) The sign shall measure:
 - (i) at least 1.48 m² for **construction** that is or is in respect to a single-family dwelling or duplex (or two-family) dwelling; and
 - (ii) at least 2.97 m² for all other types of **construction**.
 - (b) The sign shall meet the minimum dimensional size and placement specifications and be in the format set-out in schedule D, attached to and forming part of this Bylaw.
 - (c) The sign shall include the following information:
 - (i) permitted hours for **construction** noise, as set-out in section 4.1.1(m) of this Bylaw;
 - (ii) name of the company undertaking the **construction**, if applicable;

- (iii) the name and phone number of the general contractor, owner or other person who is available to address complaints about the **construction** on a 24 hour per day basis; and
 - (iv) the phone number for the **City's** Community Bylaws Department, as shown on schedule D attached to and forming part of this Bylaw.
 - (d) Unless the sign is secured to a building, the sign shall be supported by posts and poles and be capable of withstanding all weather conditions.
 - (e) The background colour for the sign shall be gray and the words shall be white Helvetica medium block lettering, with a minimum letter height of 2.54 cm.
 - (f) The owner or occupier shall maintain the sign required by this subsection 4.1.2 on the **premises** from the commencement date of any **construction** to the date that the **construction** receives final building inspection notice permitting occupancy."
3. The **Noise Regulation Bylaw No. 8856** is amended by deleting section 5.2.2 and substituting:
- "5.2.2 Every person who contravenes any provision of this bylaw is considered to have committed an offence against this bylaw and is liable on summary conviction, to a fine of not more than Ten Thousand Dollars (\$10,000), and each day that such violation is caused, or allowed to continue, constitutes a separate offence."
4. The **Noise Regulation Bylaw No. 8856** is amended by adding Schedule A attached to and forming part of this bylaw as Schedule D to Bylaw 8856.
5. This Bylaw is cited as "**Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 9263**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

JUL 27 2015

JUL 27 2015

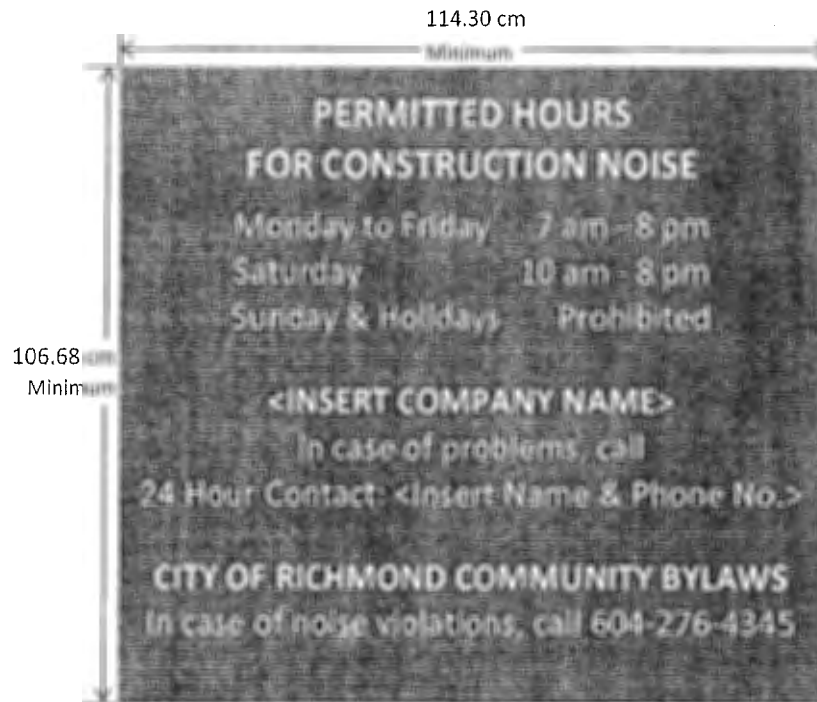
JUL 27 2015

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. <i>S. L.</i>
APPROVED for legality by Solicitor <i>h</i>

Schedule A to Bylaw 9263

**SCHEDULE D TO BYLAW 8856
CONSTRUCTION NOISE EXEMPTION SIGN**



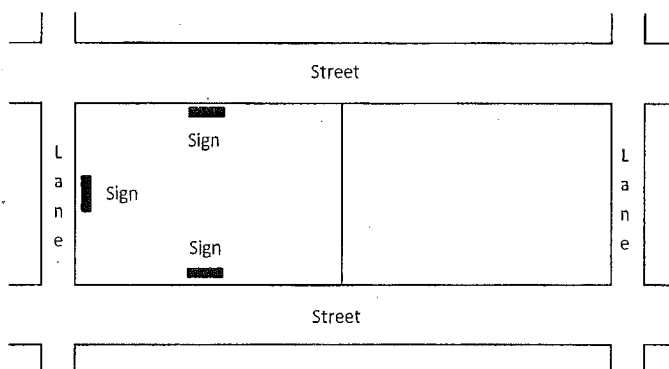
Note: Drawing not to scale

Sign Placement

Height From Ground - maximum 3.65 m

Height From Ground - minimum 1.52 m

Sign Quantity - 1 sign for EACH street and/or lane fronting the property





**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,
Amendment Bylaw No. 9268**

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended at Schedule A by adding the following to the end of the Noise Regulation Bylaw No. 8856 section:

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
Noise Regulation Bylaw No. 8856 (2012)	Failure to install or maintain construction noise sign	4.1.2	No	\$ 300.00	\$ 250.00	\$ 325.00	n/a

2. This Bylaw is cited as "Notice Of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9268".

FIRST READING

JUL 27 2015

SECOND READING

JUL 27 2015

THIRD READING

JUL 27 2015

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>E.W.</i>
APPROVED for legality by Solicitor <i>aj</i>

MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw OCP Bylaw 7100
Amendment Bylaw 9106 (RZ 12-605038)
7120, 7140, 7160, 7180, 7200, 7220, 7240, and 7260 Bridge Street and
7211, 7231, and 7271 No. 4 Road**

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

1. Richmond Official Community Plan Bylaw OCP Bylaw 7100 is amended by repealing the existing Character Area Map on page 41 of Schedule 2.10D thereof of the following area and replacing it with "Schedule A attached to and forming part of Bylaw 9106".
2. Richmond Official Community Plan Bylaw OCP Bylaw 7100 is amended by repealing the Land Use Map on page 42 of Schedule 2.10D thereof and replacing it with "Schedule B attached to and forming part of Bylaw 9106"
3. This Bylaw may be cited as "Richmond Official Community Plan Bylaw OCP Bylaw 7100, Amendment Bylaw 9106".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAR 10 2014

APR 22 2014

APR 22 2014

APR 22 2014

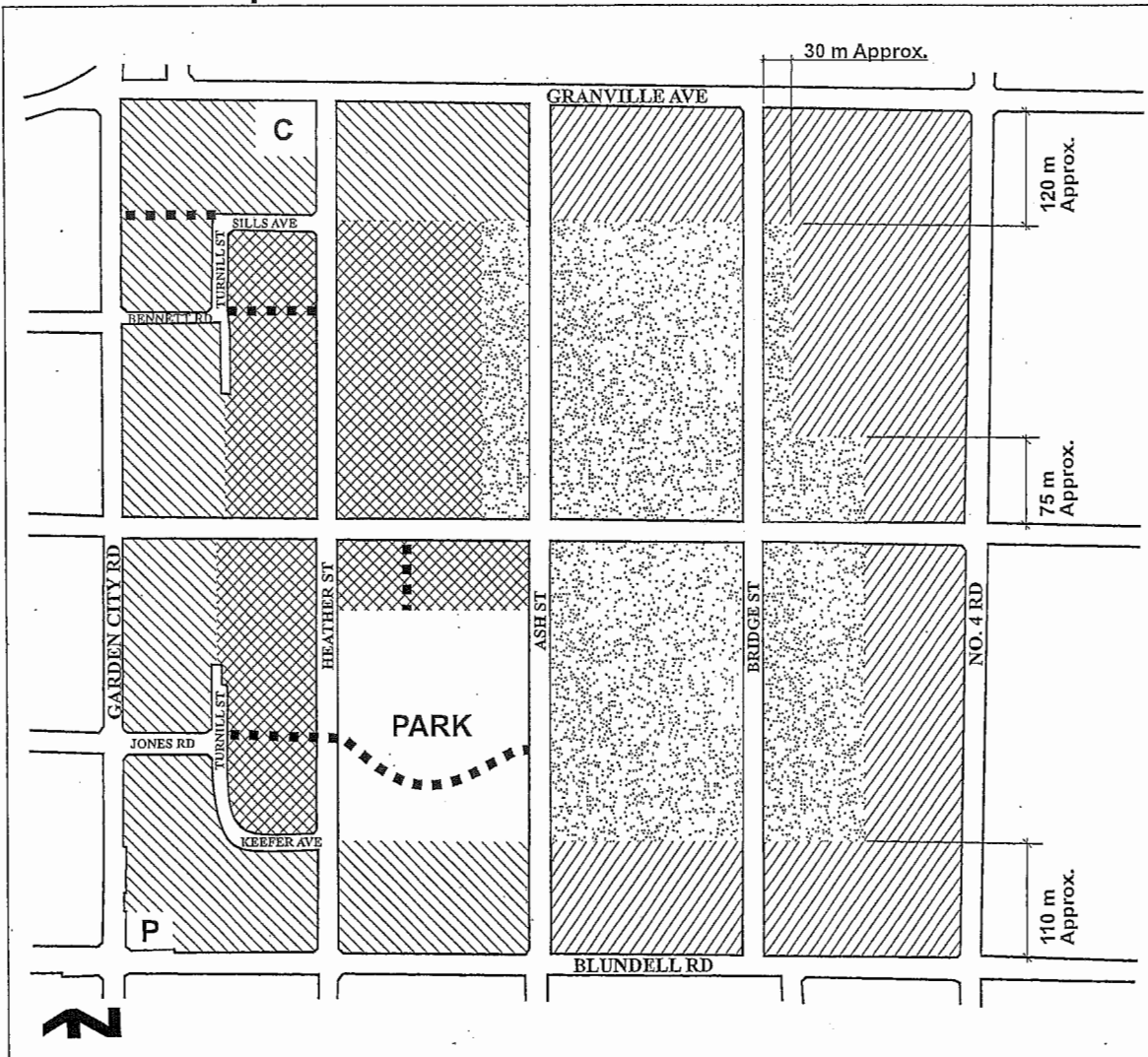
SEP 09 2015





MAYOR


CORPORATE OFFICER


Land Use Map



 Residential Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.

 Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.

 Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.

 Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/5,920 ft² min. area).

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/37 ft. min. frontage and 320 m²/3,444 ft² min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

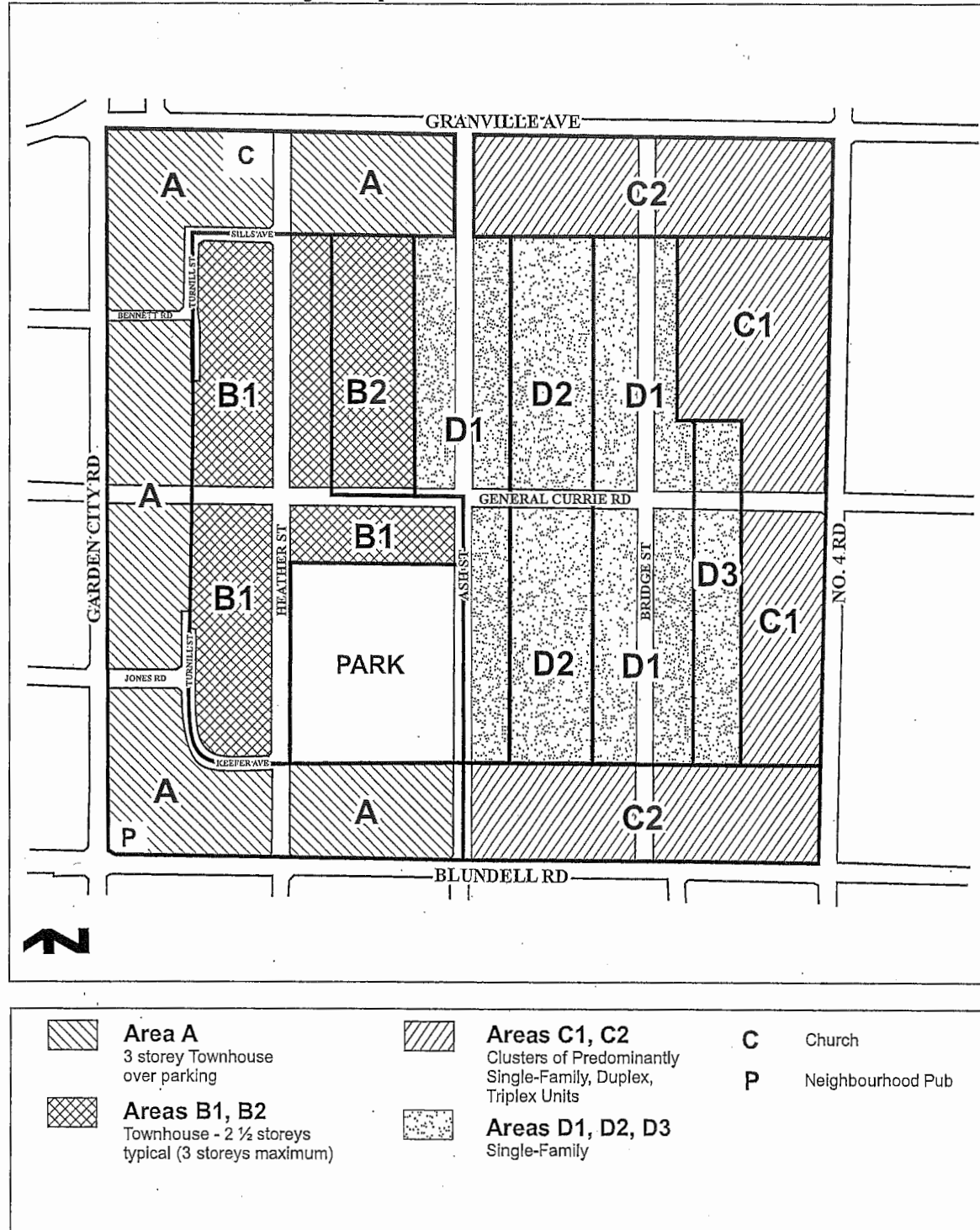
■■■■ Trail/Walkway

C Church

P Neighbourhood Pub

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

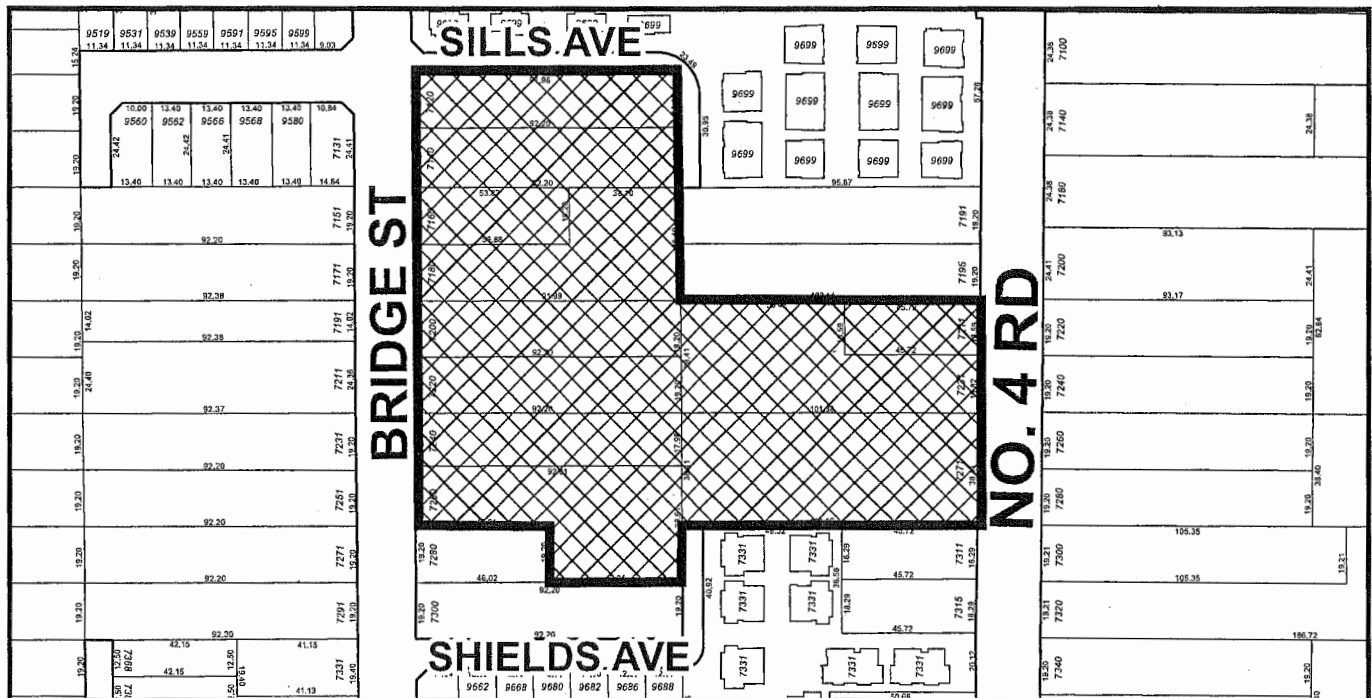
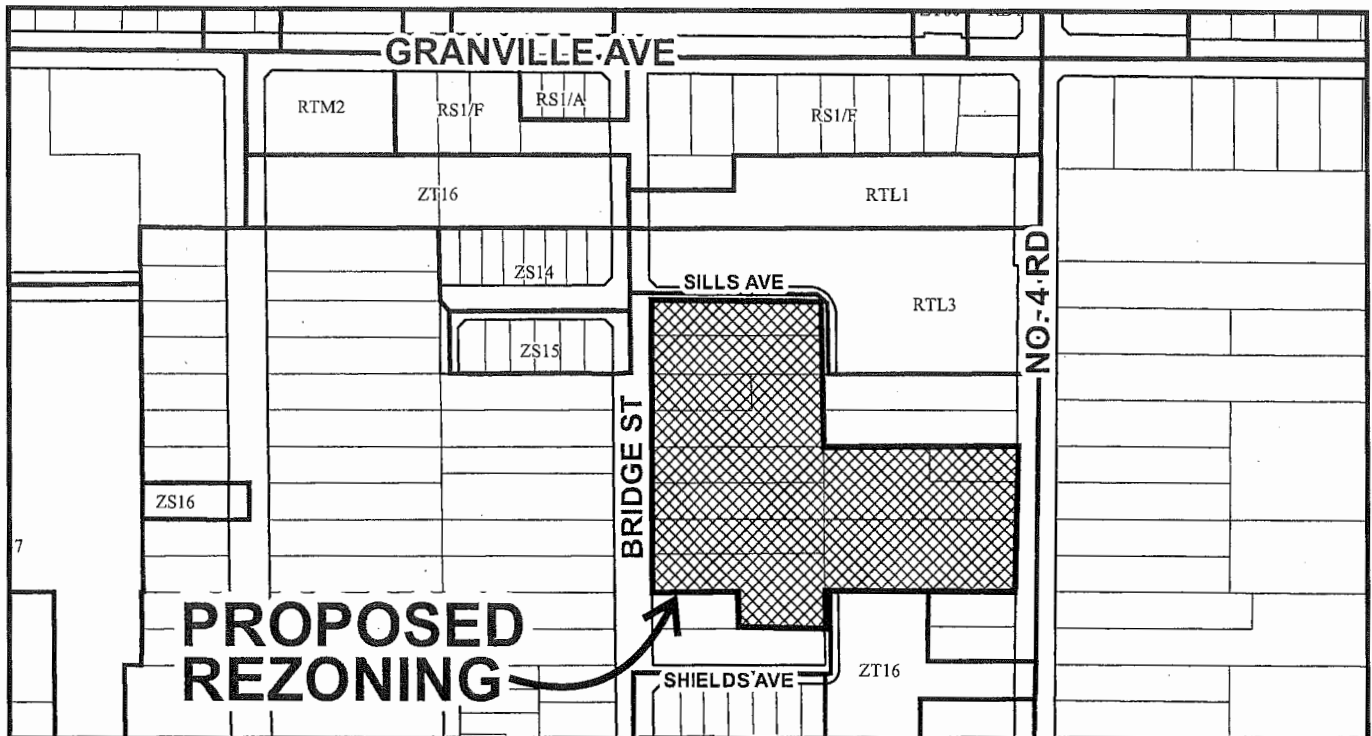
Character Area Key Map



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



City of Richmond



RZ 12-605038

GNCL 597

Original Date: 03/26/14

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9107 (RZ 12-605038)
7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street; and
7211, 7231 and 7271 No. 4 Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:

a. Inserting the following at the end of the table contained in Section 5.15.1:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT70	\$2.00"

2. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting as Section 17.70 thereof the following:

"17.70 Town Housing (ZT70) – South McLennan

17.70.1 PURPOSE

The **zone** provides for **town housing** and other compatible uses.

17.70.2 PERMITTED USES

- **child care**
- **housing, town**

17.70.3 SECONDARY USES

- **boarding and lodging**
- **community care facility, minor**
- **home business**

17.70.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.70.4.1, the reference to "0.40" shall be increased to 0.72 if the **owner**, at the time **Council** adopts a zoning amendment bylaw to

include the **owner's lot** in the **ZT70 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

17.70.5 MAXIMUM LOT COVERAGE

1. **Maximum Lot Coverage:** 40% for all **buildings**.

17.70.6 MINIMUM SETBACKS FROM PROPERTY LINES

1. **Public Road Setback:**
 - a) 6.0 m from No. 4 Road.
 - b) The minimum setback to any other **road** is 4.5 m, which can be reduced to 3.0 m, as specified by a Development Permit approved by the **City**.
2. The minimum **rear yard** is 3.0 m.
3. The minimum **interior side yard** is 3.0 m.

17.70.7 MAXIMUM HEIGHTS

1. The maximum **height** for **buildings** is 12.0 m, but not exceeding 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 6.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.70.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

17.70.9 LANDSCAPING AND SCREENING

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

17.70.10 OTHER REGULATIONS

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”

3. 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 area shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9107" and by designating that portion shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9107" as **"Single Detached (ZS14) – South McLennan (City Centre)"**
4. 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 that portion shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9107" and by designating that portion shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9107" as **"Town Housing (ZT70) – South McLennan"**.
5. This Bylaw is cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9017"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAR 10 2014

APR 22 2014

APR 22 2014

APR 22 2014

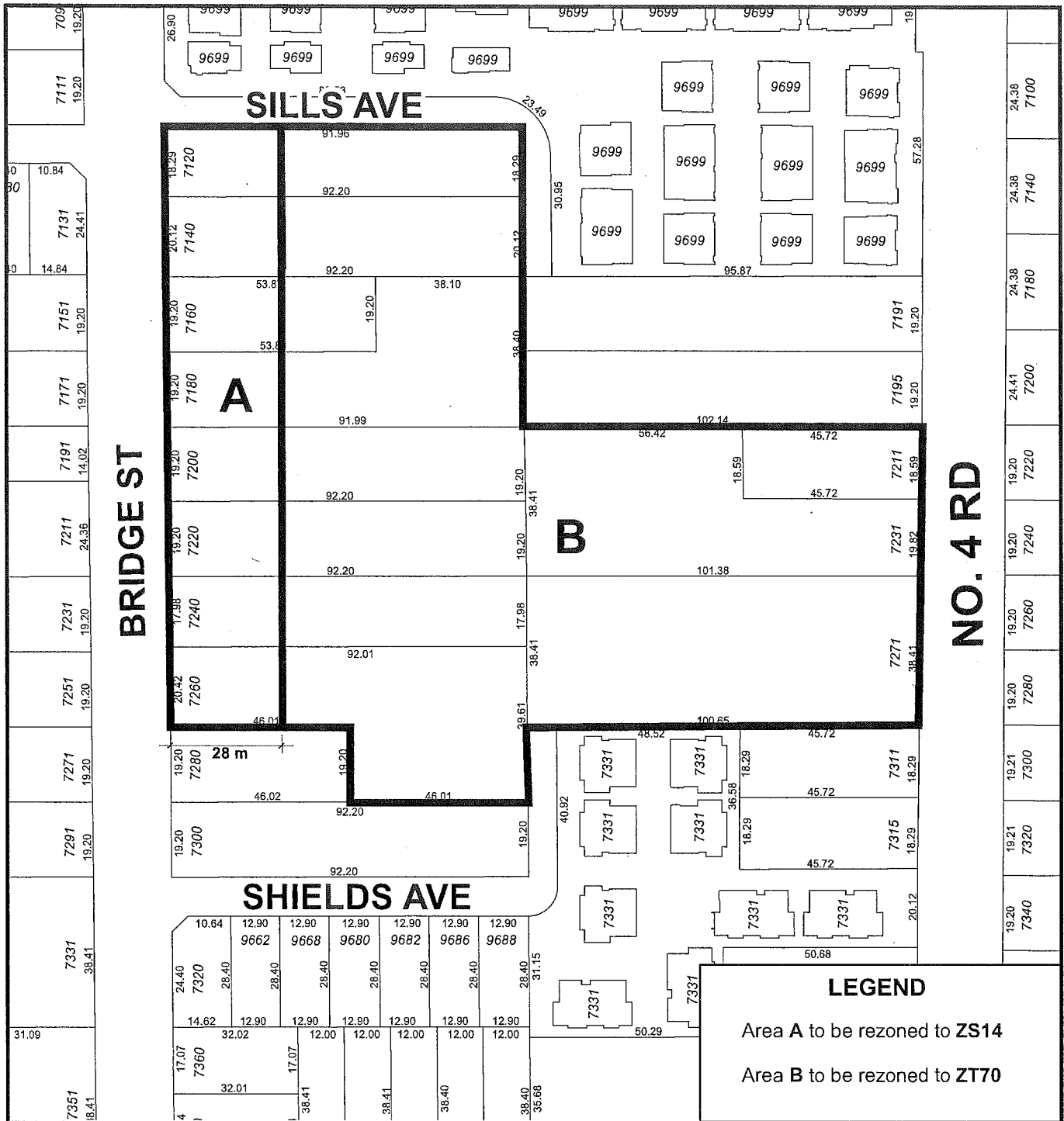
SEP 09 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR_____
CORPORATE OFFICE



City of Richmond



RZ 12-605038

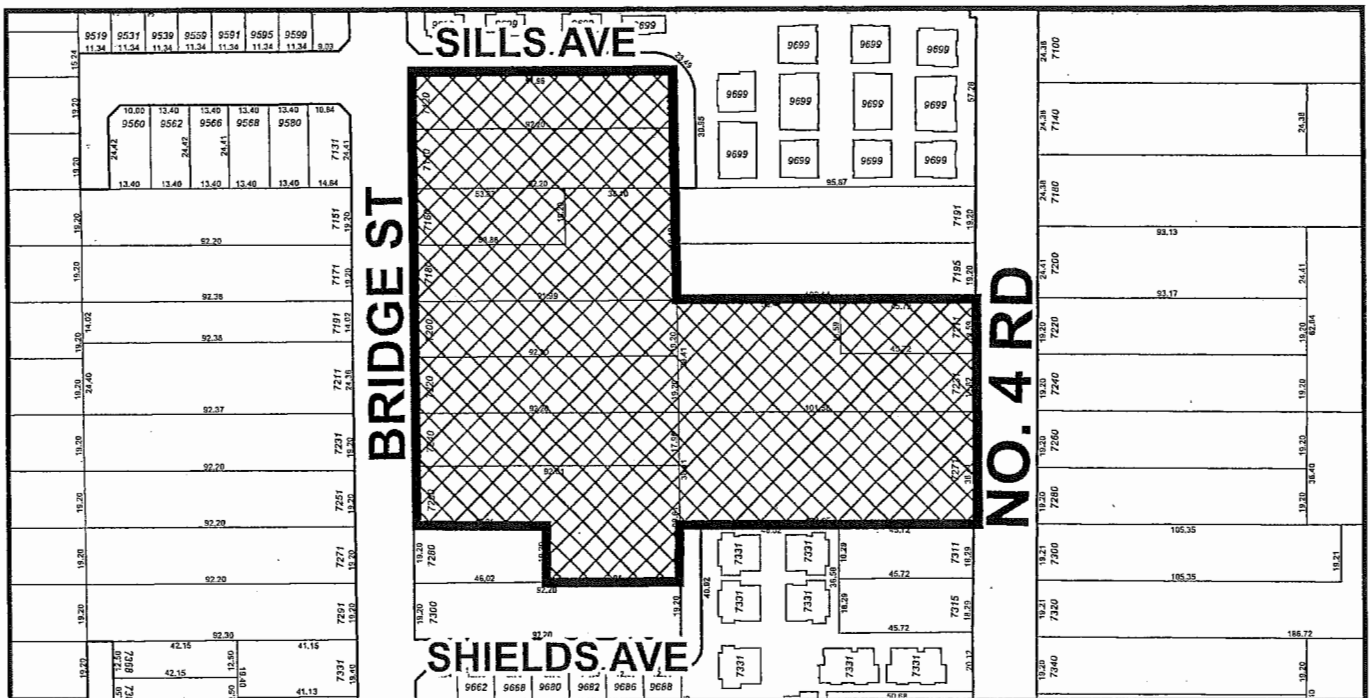
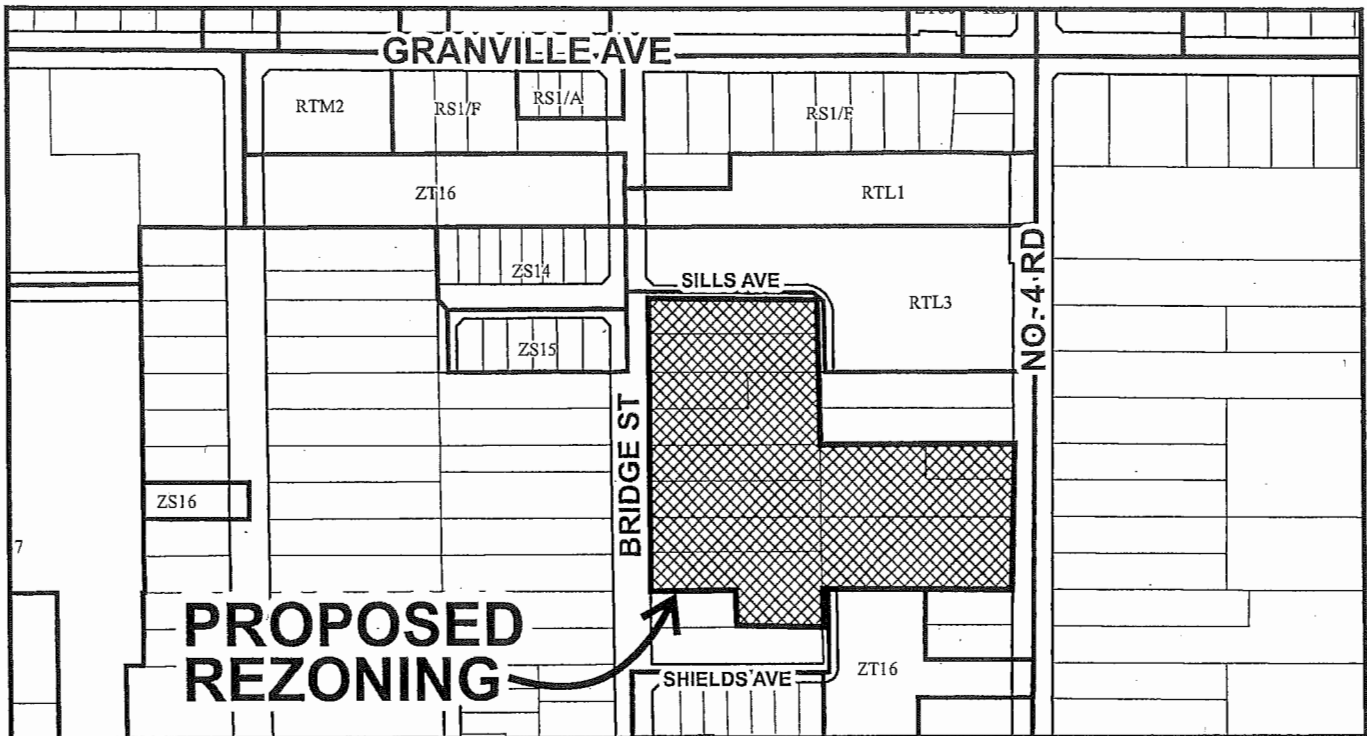
Original Date: 02/07/14

Revision Date: 02/19/14

Note: Dimensions are in METRES



City of Richmond



RZ 12-605038

CNCL - 602

Original Date: 03/26/14

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9175 (RZ 13-648179)
7440 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 **"COACH HOUSE (ZS12) - BROADMOOR"**.

P.I.D. 010-265-520

Lot 22 Section 32 Block 4 North Range 6 West New Westminster District Plan 17380

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9175"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 14 2014

NOV 17 2014

NOV 17 2014

NOV 17 2014

AUG 11 2015

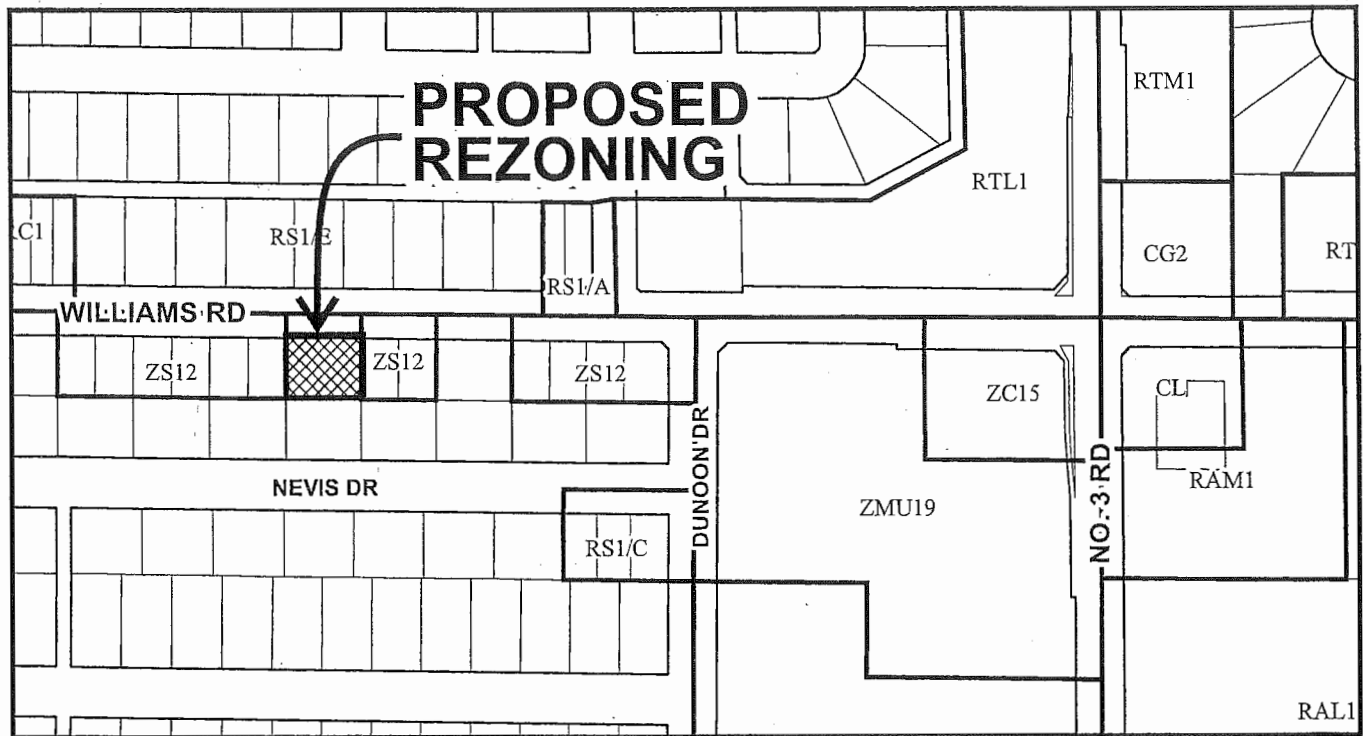


MAYOR

CORPORATE OFFICER



City of Richmond



7451 20.12	7471 27.43	7511 20.12	7531 20.12	7551 20.12	7571 20.12
WILLIAMS RD					
15.24 7388 24.23	15.24 7420 24.23	15.24 7428 24.23	30.48 7440 24.23	15.24 7460 24.23	15.24 7468 24.23
15.24	15.24	15.24	30.48	15.24	15.24



RZ 13-648179

Original Date: 09/05/14

Revision Date:

Note: Dimensions are in METRES

CNCL - 604



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

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

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

P.I.D. 001-568-868

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

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

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

NOV 10 2014

DEC 22 2014

DEC 22 2014

DEC 22 2014

AUG 11 2015



MAYOR

CORPORATE OFFICER



City of Richmond

Bylaw 9201

Richmond Zoning Bylaw 8500 Amendment Bylaw 9201 (RZ 14-677417) 4760/4780 Fortune Avenue

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

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

P.I.D. 004-212-606

Lot 192 Section 35 Block 4 North Range 7 West New Westminster District Plan 43194

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9201"**.

FIRST READING

APR 27 2015

A PUBLIC HEARING WAS HELD ON

MAY 19 2015

SECOND READING

MAY 19 2015

THIRD READING

MAY 19 2015

OTHER CONDITIONS SATISFIED

AUG 17 2015

ADOPTED

MAYOR

CORPORATE OFFICER





**Richmond Zoning Bylaw 8500
Amendment Bylaw 9237 (ZT 15-691748)
10311 River Drive**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Deleting subsection 20.17.4.1.b and substituting the following:

"b) for the area of "B": 1.25."
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9237"**.

FIRST READING

MAY 25 2015

PUBLIC HEARING

JUN 15 2015

SECOND READING

JUN 15 2015

THIRD READING

JUN 15 2015

OTHER CONDITIONS SATISFIED

SEP 09 2015

ADOPTED

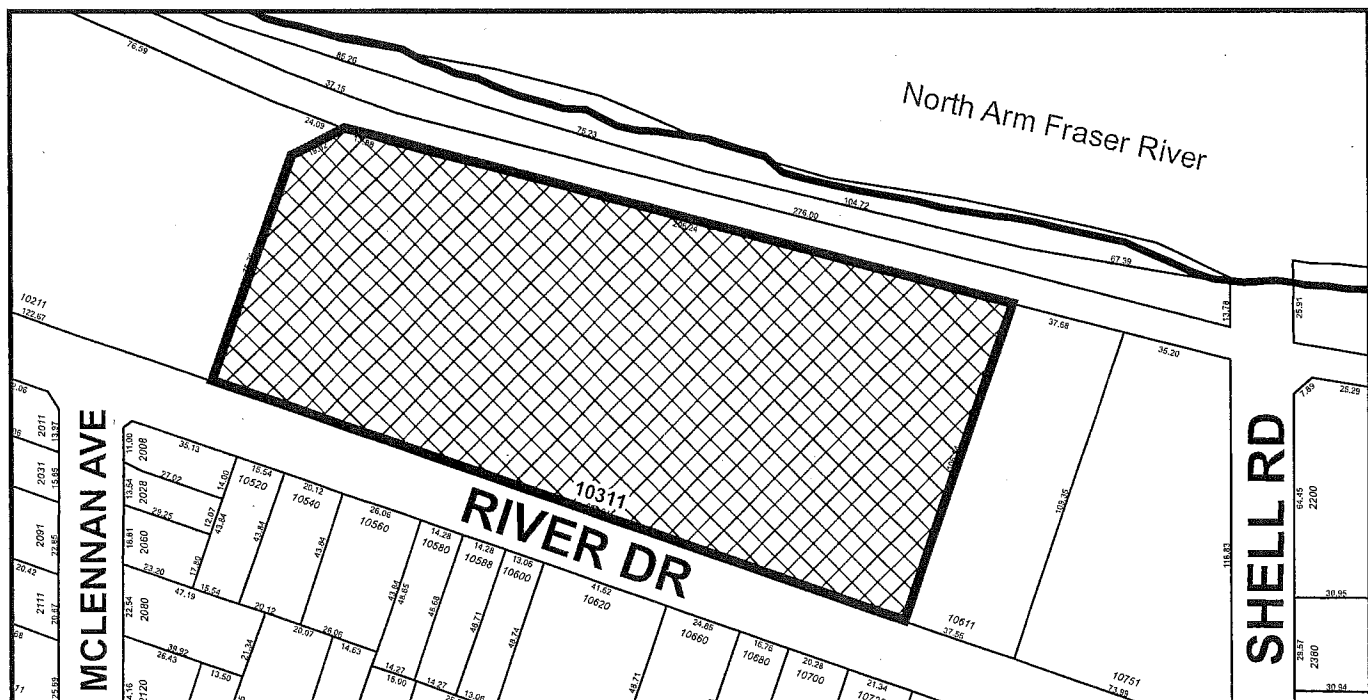
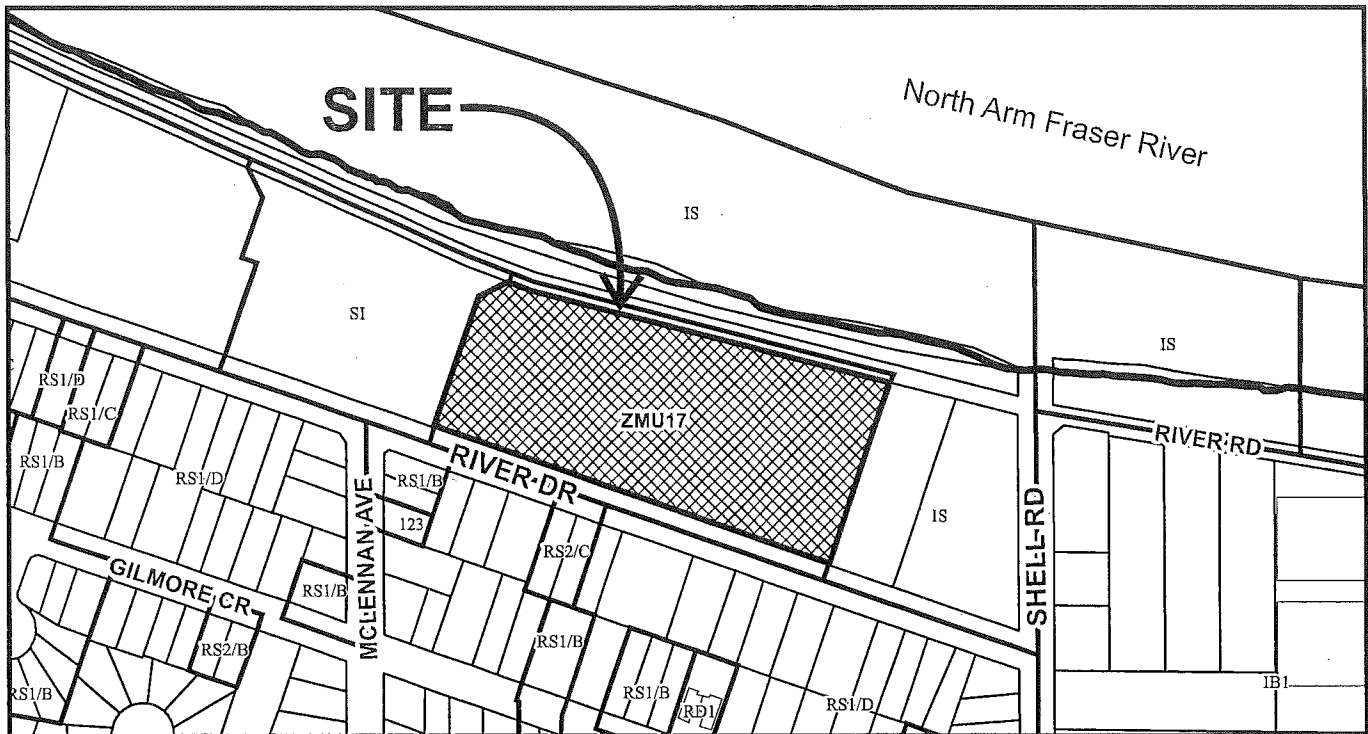


MAYOR

CORPORATE OFFICER



City of Richmond



ZT 15-691748

Original Date: 02/11/15

Revision Date: 02/12/15

Note: Dimensions are in METRES

CNCL - 610



**Development Permit Panel
Wednesday, August 26, 2015**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Community Services

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 July 15, 2015, be adopted.

CARRIED

**2. General Compliance Ruling
Development Permit 11-564405**

(File Ref. No.: DP 11-564405) (REDMS No. 4615191 v. 2)

APPLICANT: Dava Development Ltd.

PROPERTY LOCATION: 10011, 10111 & 10197 River Drive and a portion of 10199 River Drive (formerly 10011 & 10111 River Drive and a portion of 10199 River Drive)

INTENT OF PERMIT:

That the attached plans involving changes to the design of building "B" (addressed as 10013 River Drive) be considered in General Compliance with the approved Development Permit (DP 11-564405).

Development Permit Panel

Wednesday, August 26, 2015

Applicant's Comments

Patrick Cotter, ZGF Cotter Architects Inc., highlighted proposed changes to building "B", noting that:

- the proposed roof height would be lowered;
- the proposed modifications to the building's interior layout would improve flow and functionality;
- the building would retain similar architectural form and character previously proposed;
- outdoor space would be relocated from the rooftop to ground level; and
- additional glazing would be provided.

Panel Discussion

In reply to queries from the Panel with regard to proposed changes to building "B", Mr. Cotter and Joseph Lau, ZGF Cotter Architects Inc., advised that (i) the proposed lower roof height would improve the views from adjacent residential buildings, (ii) the proposed outdoor amenity deck would be lowered to ground level and would provide better access to residents, (iii) a proposed green roof would utilize the space formerly proposed for the outdoor amenity deck, and (iv) the proposed pitch of the roof would be reduced.

Discussion ensued regarding the proposed green roof and in reply to queries from the Panel, Joseph Fry, Hapa Collaborative, noted that drought resistant plants would be utilized for the project.

Staff Comments

Wayne Craig, Director, Development, commented on the proposed changes to building "B", noting that staff are confident that the proposed changes are consistent with the intent of the original application. He added that the proposed outdoor amenity deck was a private amenity space for development residents.

Correspondence

None.

Gallery Comments

None.

Development Permit Panel
Wednesday, August 26, 2015

Panel Decision

It was moved and seconded

That the attached plans involving changes to the design of building "B" (addressed as 10013 River Drive) be considered in General Compliance with the approved Development Permit (DP 11-564405).

CARRIED

3. Development Permit 14-672830

(File Ref. No.: DP 14-672830) (REDMS No. 4630289)

APPLICANT: JM Architecture

PROPERTY LOCATION: 10019 Granville Avenue

INTENT OF PERMIT:

Permit the construction of a licensed child care facility for a maximum of 88 children with an accessory residential caretaker unit at 10019 Granville Avenue on a site zoned "Child Care (ZR8) – McLennan."

Applicant's Comments

Joe Minten, JM Architecture Inc., referred to a video presentation (copy on file, City Clerk's Office), and provided a brief overview of the proposed daycare facility development with a residential caretaker unit regarding (i) urban design, (ii) architectural form and character and, (iii) landscape and open space design.

Mr. Minten spoke of the residential character of the proposed design and noted that parking will be located on the north-east portion of the subject site with vehicle access along Granville Avenue and one-way vehicle exit through to No. 4 Road. He added that the second floor of the facility will feature a rooftop garden.

Meredith Mitchell, M2 Landscape Architecture, briefed the Panel on the proposed landscape and open space design, noting that (i) the meandering perimeter hedging and fencing will be approximately four to five feet in height, (ii) landscaped areas will include play areas, shaded areas, artificial berms, a water feature, picnic tables and benches, (iii) the proposed development will incorporate a mix of deciduous trees in the parking area and will be drought tolerant, (iv) the proposed development will include bike racks on-site, and (v) accessible parking will be adjacent to the main entry.

Panel Discussion

In reply to queries from the Panel with regard to grading of the site, Ms. Mitchell noted that there will be retaining walls with fencing along the north and east side of the site with transitional landscaping between the parking area and fencing. Ms. Mitchell commented on the screening of the adjacent properties along the north and east portion of the site, noting that there will be six feet perimeter fencing with hedges.

Development Permit Panel

Wednesday, August 26, 2015

Discussion ensued with regard to the conditions of adjacency and in reply to queries from the Panel, Mr. Minten noted that properties to the north and east of the site are single family homes. He added that the parking area will be gated during evening hours.

Staff Comments

Mr. Craig spoke of the proposed development, noting that the proposed development will use an on-site septic field and that there is a servicing agreement for frontage improvements along Granville Avenue and No. 4 Road.

In reply to queries from the Panel, Mr. Craig noted that the on-site septic field will be located below the parking area. He added that the septic system will utilize contained concrete treatment areas unlike traditional septic systems.

Gallery Comments

Sylvia Merces, 6680 No. 4 Road, expressed concern regarding the proposed development with respect to (i) the on-site septic field, (ii) potential for increase in traffic, and (iii) the historical rezoning of the site.

The Chair advised that the proposed septic field will be located underneath the parking area and was approved by Vancouver Coastal Health. Also, he noted that the parking lot will be gated. He added that historically, the site was zoned for some commercial use however, was rezoned for childcare and congregate housing. Furthermore, he noted that the proposed development should have a minimal effect on traffic in the area.

In reply to queries from the Panel, Mr. Craig noted that as part of proposed frontage improvements, sidewalks will be upgraded and the north side of Granville Avenue will be widened. He added that access to the site will be along Granville Avenue and that there will be a one-way driveway right-turn only exit to No. 4 Road.

Correspondence

None.

Panel Discussion

Discussion ensued with respect to the proposed development's design and daycare programming.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a licensed child care facility for a maximum of 88 children with an accessory residential caretaker unit at 10019 Granville Avenue on a site zoned "Child Care (ZR8) – McLennan."

CARRIED

Development Permit Panel
Wednesday, August 26, 2015

4. New Business

5. Date of Next Meeting: September 16, 2015

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:02 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 26, 2015.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk



City of Richmond

Report to Council

To: Richmond City Council

Date: September 10, 2015

From: Robert Gonzalez
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2015-Vol 01

Re: Development Permit Panel Meeting Held on November 26, 2014

Staff Recommendation

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

- a) A Development Permit (DP 14-665485) for the property at 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road;

be endorsed, and the Permit so issued.

Robert Gonzalez
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on November 26, 2014.

DP 14-665485 – YAMAMOTO ARCHITECTURE INC. – 7120, 7140, 7160, 7180, 7200, 7220, 7240 AND 7260 BRIDGE STREET AND 7211, 7231 AND 7271 NO. 4 ROAD
(November 26, 2014)

The Panel considered a Development Permit application to permit the construction of 78 two-storey and three-storey townhouses on a site zoned “Town Housing (ZT70) - South McLennan.” No variances are included in the proposal.

Architect, Taizo Yamamoto, of Yamamoto Architecture Inc., and Landscape Architect, Mary Yip, of PMG Landscape Architects, provided a brief presentation and noted:

- There are three (3) convertible units.
- There is an Agricultural Land Reserve (ALR) buffer along No. 4 Road.
- Amenities include an amenity building, playground structure, patios and gardening spaces.

Staff supported the Development Permit application and noted that: (i) the site’s ALR buffer plan has been reviewed by the City’s Agricultural Advisory Committee; (ii) the proposed development will have a mixed typology; (iii) the majority of units will include side-by-side parking garages; and (iv) a Servicing Agreement is required for the new roads being introduced and site service connections.

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

In reply to Panel queries, Mr. Yamamoto and Ms. Yip advised:

- The width of the internal roads will be designed similar to a City-type street with a pedestrian area on the side and that pedestrian crossing points will be aligned.
- The proposed development’s amenities would be clustered on the south-western side. The amenity area will be set amongst the retained trees and will include a patio area, an outdoor ping pong table, and a community garden. The amenity area offers activities for different age groups, and provides good visibility to the children’s play areas. Natural play elements will include logs and could include boulders.
- The buffer along the perimeter of the site will have a variety of tree species including Evergreens and conifers.
- Due to the sparse traffic and some dead-end roads, there will opportunity for street play on the internal roads.
- The proposed development will be built to EnerGuide 82 standards.
- The construction schedule was not available; however, construction of the proposed development will begin on the eastern portion of the site.

- The development along the southern edge of the site is two-storeys and that there will be a 6 ft. fence along the south and west side of the site. An access point will be provided for future adjacent development along No. 4 Road.
- The site will remain close to an at-grade elevation and any retaining wall installed would be a few feet in height.
- The development on the north-east edge of the site is not immediately adjacent to the site and would include a green strip between the new road and neighbouring property.
- The eastern and western portion of the proposed development will have different architectural form and character themes.

The Panel recommends that the Permit be issued.




City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: September 9, 2015
File: 01-0100-20-DPER1-
01/2015-Vol 01
Re: Development Permit Panel Meetings Held on August 26, 2015, May 13, 2015
and February 25, 2015

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) A Development Permit (DP 14-677130) for the property at 20599 Westminster Highway; and
 - b) A Development Variance Permit (DV 14-670015) for the property at 11014 Westminster Highway;be endorsed, and the Permits so issued; and
2. That the changes to the design of building "B" (addressed as 10013 River Drive) be deemed to be in General Compliance with the Development Permit (DP 11-564405) issued for the property at 10011, 10111 & 10197 River Drive and a portion of 10199 River Drive (formerly 10011 & 10111 River Drive and a portion of 10199 River Drive).



Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on May 13, 2015, February 25, 2015, and August 26, 2015.

DP 14-677130 – GRAFTON ENTERPRISES LTD. – 20599 WESTMINSTER HIGHWAY
(May 13, 2015)

The Panel considered a Development Permit application to permit the construction of two (2) light industrial buildings and landscape buffers on a site zoned “Industrial Business Park (IB1).” No variances are included in the proposal.

The applicant, Mr. Wayne Grafton, of Grafton Enterprises Ltd., briefed the Panel on the proposed application, noting that the proposed industrial buildings will facilitate the expansion of the existing business.

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

In response to Panel queries, Mr. Grafton advised that:

- The subject site is adjacent to Agricultural Land Reserve (ALR) land and that adequate landscape buffers are proposed.
- Council previously issued a Development Permit for the subject site and an adjacent site, however, the applicant only proceeded with the development of the adjacent site. The Development Permit previously issued for the subject site has since expired.

In response to Panel queries, staff advised that:

- The applicant is proposing to install a storm water reduction system and purchase LEED Green Power Credits to achieve the minimum 100 points required by The Green Roofs and Other Options Involving Industrial and Office Buildings Outside the City Centre Bylaw 8385.
- Bylaw 8385 includes a point system that requires, in lieu of a green roof, applicants must pursue a feature or a combination of features that would achieve the minimum 100 points required; such as roof top parking and enhanced landscaping. In lieu of installing features, applicants may opt to gain a portion of the points required by purchasing LEED Green Power Credits. The applicant has opted to pursue a storm water reduction system which translates to 70 points and purchase LEED Green Power Credits which translates to 30 points.
- The proposed landscape buffer is acceptable due to the adjacent land uses, the existing roads adjacent to the site and the planting density of the proposed buffer.
- The extensive landscaping provided in the agricultural buffer will provide long-term benefits.

- Access to the adjacent farmland is from the east and no change is contemplated to this agricultural access road.

The Panel recommends that the Permit be issued.

DV 14-670015 – LANSLOWNE CONGREGATION OF JEHOVAH’S WITNESSES
– 11014 WESTMINSTER HIGHWAY
(February 25, 2015)

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the interior side yard (west property line) from 7.5 m to 2.3 m and interior side yard (east property line) from 7.5 m to 6.9 m to permit the rebuild of the existing assembly hall within the same building footprint on a site zoned “Assembly (ASY)”.

Mr. Bob Young, of DST Architecture, provided a brief presentation of the proposal, noting:

- The proposed new building will remain one-storey and will have the same footprint and foundation as the existing building.
- Vehicle parking will be located behind the building.
- There is a single-family house on the east side of the site and the proposed building will encroach on the eastern setback by approximately 0.5 m. A fence along the eastern perimeter of the site will be replaced at the applicant’s cost.
- There are no residential properties bordering the western side of the site. The western setback is proposed to have a larger variance; however, the setback is consistent with the existing building.

Staff supported the Development Variance Permit request and acknowledged the applicant’s effort in presenting a building design that reflects a residential character.

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

In response to Panel queries, Mr. Young advised that:

- One (1) or two (2) existing trees may have to be removed to allow for the installation of an accessible ramp. He added that the applicant is in consultation with an arborist to minimize the number of trees removed on-site.
- The proposed application will allow for the: (i) modernization of the building; (ii) relocation of the main entrance to the rear of the building; (iii) introduction of a more practical floor plan; and (iv) replacement of the auditorium floor.
- The existing building already encroaches on the riparian management area and anticipates that the demolition and construction activities associated with the proposed application will not impact said area.

- The landscape plan includes improvements to the perimeter landscaping; no changes are planned for the front grass area; and signage may be placed either on the building or on the front lawn area.
- There are no plans to agriculturally develop the backland area of the site.

In response to Panel queries, staff advised that: (i) a riparian area runs along the western edge of the site; (ii) a landscape bond will be secured as part of the proposed application's consideration; (iii) there will be on-going maintenance of the area by Sustainability and Building Department staff; and (iii) the applicant is required to provide fencing for the riparian area during the construction.

The Panel recommends that the Permit be issued.

GENERAL COMPLIANCE TO DP 11-564405 – DAVA DEVELOPMENT LTD. –
10011, 10111 & 10197 RIVER DRIVE AND A PORTION OF 10199 RIVER DRIVE
(FORMERLY 10011 & 10111 RIVER DRIVE AND A PORTION OF 10199 RIVER DRIVE)
 (August 26, 2015)

The Panel considered a request for changes to the design of building "B" (addressed as 10013 River Drive) to be considered in General Compliance with the approved Development Permit (DP 11-564405).

Architect, Mr. Patrick Cotter, of ZGF Cotter Architects Inc., provided a brief presentation, noting that:

- The building would retain similar architectural form and character previously proposed.
- The proposed modifications to the building's interior layout would improve flow and functionality.
- The proposed roof height would be lowered, additional glazing would be provided and outdoor space would be relocated from the rooftop to ground level.

Staff supported the General Compliance request and noted that the proposed outdoor amenity deck will only be accessible for development residents and that staff are confident that the proposed changes to building "B" are consistent with the intent of the original application.

No correspondence was submitted to the Panel regarding the General Compliance request.

In response to Panel queries, Mr. Cotter and Mr. Joseph Lau, of ZGF Cotter Architects Inc., and Landscape Architect, Mr. Joseph Fry, of Hapa Collaborative, advised that:

- The proposed pitch of the roof would be reduced and the lower roof height would improve the views from adjacent residential buildings.
- The proposed outdoor amenity deck would be lowered to ground level, providing better access to residents and a proposed green roof with drought resistant plants would utilize the space formerly proposed for the outdoor amenity deck.

The Panel recommends that the revisions be approved.