



Planning Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, January 22, 2019
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on January 10, 2019.*



NEXT COMMITTEE MEETING DATE

February 5, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9959 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 6560, 6600, 6640 AND 6700 NO. 3 ROAD (BENE RICHMOND DEVELOPMENT LTD.)**

(File Ref. No. 08-4057-05; 12-8060-20-009959) (REDMS No. 6016667 v. 2; 6016383 v. 2)

PLN-12

See Page PLN-12 for full report

Designated Speakers: Cody Spencer and Kim Somerville

STAFF RECOMMENDATION

That Housing Agreement (6560, 6600, 6640 and 6700 No. 3 Road) Bylaw No. 9959 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 section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application RZ 15-694855.



2. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE (RCSAC) 2018 ANNUAL REPORT AND 2019 WORK PLAN**

(File Ref. No. 07-3000-01) (REDMS No. 6041373 v. 2; 6061385; 6061576; 6061926; 5276844)

PLN-41

[See Page PLN-41 for full report](#)

Designated Speakers: Lesley Sherlock and Kim Somerville

STAFF RECOMMENDATION

That the staff report titled “Richmond Community Services Advisory Committee (RCSAC) 2018 Annual Report and 2019 Work Plan,” dated January 2, 2019, from the Manager, Community Social Development, be approved.



PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY WENSLEY ARCHITECTURE LTD. FOR A ZONING TEXT AMENDMENT TO THE “INDUSTRIAL BUSINESS PARK (IB1)” ZONE TO PERMIT A DRIVE-THROUGH RESTAURANT AT 13020 DELF PLACE**

(File Ref. No. 12-8060-20-009956; ZT 18-801900) (REDMS No. 5954610; 6035880)

PLN-82

[See Page PLN-82 for full report](#)

Designated Speakers: Wayne Craig and Steven De Sousa

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9956, for a Zoning Text Amendment to the “Industrial Business Park (IB1)” zone in order to permit “restaurant, drive-through”, limited to one establishment and a maximum floor area of 300 m², at 13020 Delf Place, be introduced and given first reading.



4. **APPLICATION BY LANDCRAFT HOMES LTD. FOR REZONING AT 4226 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)**

(File Ref. No. 12-8060-20-009973/009975; RZ 17-768134) (REDMS No. 6040432 v. 2; 6042671; 5845266)

PLN-105

See Page PLN-105 for full report

Designated Speakers: Wayne Craig and Edwin Lee

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9975 to create the “Arterial Road Two-Unit Dwellings (RDA)” zone, be introduced and given first reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9973, for the rezoning of 4226 Williams Road from “Single Detached (RS1/E)” to “Arterial Road Two-Unit Dwellings (RDA)”, be introduced and given first reading.*



5. **APPLICATION BY LANDCRAFT HOMES LTD. FOR REZONING AT 5751 FRANCIS ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “ARTERIAL ROAD THREE-UNIT DWELLINGS (RTA)” ZONE**

(File Ref. No. 12-8060-20-009974/009976; RZ 17-768762) (REDMS No. 6043629 v. 2; 6057070; 6036607)

PLN-146

See Page PLN-146 for full report

Designated Speakers: Wayne Craig and Edwin Lee

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9976 to create the “Arterial Road Three-Unit Dwellings (RTA)” zone, be introduced and given first reading; and*

- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9974, for the rezoning of 5751 Francis Road from “Single Detached (RS1/E)” zone to “Arterial Road Three-Unit Dwellings (RTA)” zone, be introduced and given first reading.*



6. **APPLICATION BY CHRISTOPHER BOZYK ARCHITECTS LTD. FOR A ZONING TEXT AMENDMENT TO THE “VEHICLE SALES (CV)” ZONE TO ALLOW AN INCREASE IN FLOOR AREA RATIO AT 5660 PARKWOOD WAY**

(File Ref. No. 12-8060-20-009981; ZT 18-818164) (REDMS No. 5855389; 6054363)

PLN-177

[See Page PLN-177 for full report](#)

Designated Speakers: Wayne Craig and David Brownlee

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9981, for a Zoning Text Amendment to the “Vehicle Sales (CV)” Zone to increase the maximum permitted Floor Area Ratio (FAR) to 0.84 for the property located at 5660 Parkwood Way, be introduced and given first reading.



7. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Thursday, January 10, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Vice-Chair
Councillor Carol Day – entered at 4:02 p.m.
Councillor Alexa Loo
Councillor Harold Steves
Mayor Malcolm Brodie

Absent: Councillor Linda McPhail, Chair

Also Present: Councillor Michael Wolfe

Call to Order: The Vice-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 December 18, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

January 22, 2019, (tentative date) at 4:00 p.m. in the Anderson Room.

COMMUNITY SERVICES DIVISION

1. **AFFORDABLE HOUSING AGREEMENT BYLAW 9952 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 6551 NO. 3 ROAD**

(File Ref. No. 08-4057-05; 12-8060-20-009952) (REDMS No. 6061421 v. 2)

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Cody Spencer, Program Manager, Affordable Housing, reviewed the Affordable Housing Agreement, noting that the agreement is to secure a 5% affordable housing contribution comprised of 150 units at the CF Richmond Centre development, to be delivered in two 75 unit stand-alone buildings with one in each of the two phases of the development. Mr. Spencer further remarked that the applicant has agreed to partner a non-profit operator for the management of the affordable housing units. He further noted that amongst the two buildings, 50% units will be provided as family appropriate (2 or 3 bedroom units) split between the two buildings at 38% and 61% respectively. Mr. Spencer also commented that each stand-alone building will feature indoor and outdoor amenity space with exclusive use of the affordable housing tenants. He further noted that the Affordable Housing Agreement defines household income thresholds and maximum rental rates and also prohibits age restrictions for affordable housing tenants.

It was moved and seconded

That Affordable Housing Agreement (6551 No. 3 Road) Bylaw 9952 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement with RC (South) Inc. and 7904185 Canada Inc., together as registered owners, and RCCOM Limited Partnership and AIMCO Realty Investors Limited Partnership, together as beneficial owners, substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Official Community Plan (City Centre Area Plan) Amendment CP 16-752923.

CARRIED

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

**2. MARKET RENTAL AGREEMENT (HOUSING AGREEMENT)
BYLAW 9980 TO PERMIT THE CITY OF RICHMOND TO SECURE
MARKET RENTAL HOUSING UNITS AT 6551 NO. 3 ROAD**

(File Ref. No. 08-4057-05; 12-8060-20-009980) (REDMS No. 6061244)

Suzanne Carter-Huffman, Senior Planner, Urban Design, reviewed the Market Rental Agreement, noting that it would secure 200 market rental units in phase two of the CF Richmond Centre development site with 40% family friendly (2 or 3 bedroom) units, all designed to basic universal housing standards. Ms. Carter-Huffman further remarked that the market rental housing is part of the developer contribution identified as part of the development's Official Community Plan amendment application. Ms. Carter-Huffman also noted that all of the market rental units in phase 2 would be completed prior to occupancy of 50% of the ownership units and a minimum of 40 units may be included in a strata. She further advised that the detailed design of the market rental units and related amenities will be addressed in the phase 2 development permit application.

2.

Planning Committee
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Discussion took place regarding potential investment opportunities in relation to the market rental units and it was noted that the market rental agreement and covenant includes a prohibition on the sale of individual market rental units to discourage owner- occupation of any market rental units.

It was moved and seconded

That Market Rental Agreement (Housing Agreement) (6551 No. 3 Road) Bylaw 9980 be introduced and given first, second and third readings to permit the City to enter into a Market Rental Agreement with RC (South) Inc. and 7904185 Canada Inc., together as registered owners, and RCCOM Limited Partnership and AIMCO Realty Investors Limited Partnership, together as beneficial owners, substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure Market Rental Housing Units required by the Official Community Plan (City Centre Area Plan) Amendment CP 16-752923.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. APPLICATION BY 0855855 B.C. LTD. FOR REZONING AT 9820 ALBERTA ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)” ZONE

(File Ref. No. RZ 16-742260; 12-8060-20-009960) (REDMS No. 5164563)

Minhee Park, Planner 2, provided an overview of the application and noted that (i) the subject site is an orphan property surrounded by existing three storey townhouse developments to the east, west and south, (ii) access to the development would be provided by the existing driveway on the neighbouring site to the east, (iii) the proposed outdoor amenity area will be combined with the outdoor amenity area on the neighbouring property, and (iv) the developer has spoken with the neighbouring strata about the driveway access and use of the outdoor amenity area and will continue to work with the strata to further develop details of the amenity area design.

Discussion took place regarding identifying convertible units and direction was given to staff to explore options for advertising convertible units available in new developments such as placing a notation on title or creating a registry that could be shared with other organizations such as the Richmond Centre for Disability.

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In response to questions from Committee, Wayne Craig, Director, Development advised that (i) there is legal agreement registered on title regarding the shared driveway access with the property to the east, (ii) prospective buyers can inquire with the City regarding any development of adjacent properties that may affect a location they were interested in purchasing, and (iii) the cross access easement is registered as a separate document.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9960, for the rezoning of 9820 Alberta Road from the "Single Detached (RS1/F)" zone to the "Town Housing (ZT60) – North McLennan (City Centre)" zone to permit the development of six three-storey townhouse units with vehicle access from 9840 Alberta Road, be introduced and given first reading.

CARRIED

4. APPLICATION BY ROSEBUD PRODUCTIONS INC. FOR REZONING A PORTION OF 23000 FRASERWOOD WAY (UNIT 105, 110 AND 115) TO ALLOW A LICENSED HEALTH CANADA MEDICAL CANNABIS PRODUCTION FACILITY

(File Ref. No. RZ 18-811041; 12-8060-20-009978) (REDMS No. 6044866)

Kevin Eng, Planner 2, reviewed the application, noting that the application is for a medical cannabis production facility encompassing 3 units in the existing building. Mr. Eng further remarked that the facility is also subject to Health Canada licencing and approval and accordingly, an application is currently under review by Health Canada. Mr. Eng also commented that all access of cannabis cultivation, processing, and storage activities will be within the existing building. Mr. Eng also advised that the applicant has provided staff with information regarding the onsite security provisions and other details to address potential impacts of facility operations related to noise and odour control.

In response to queries from Committee, Mr. Eng remarked that:

- the applicant is required to submit a mechanical engineering consultancy report as part of the rezoning consideration which details how the facility will address and mitigate any noise or odour issues;
- a letter of assurance by the consulting engineer confirming operation of noise and odour control systems is also required as part of the future building permit for any tenant improvements;
- Council previously granted third reading preliminary approval for a medical cannabis facility near No. 6 Road and Westminster Highway which is still ongoing; and
- staff are unaware of any complaints regarding odour from the facility that was located near Ironwood and it is no longer in operation.

4.

Planning Committee

Thursday, January 10, 2019

Discussion took place regarding (i) the approval of additional medicinal cannabis production facilities in the city beyond the application already granted third reading, (ii) the potential volume of plant production in medicinal cannabis facilities, and (iii) addressing potential noise and odour issues resulting in the production of medicinal cannabis.

In response questions from Committee, Justin Dhaliwal, applicant, commented on their licencing application to Health Canada, noting they have applied for a production limit of 75 kilograms per month. Mr. Dhaliwal further remarked that prior to recreational legalization, Health Canada issued licencing with a quota based on number of patients however, due to a supply shortage, licencing is being granted with production limitations based on the square footage of the operation.

In further reply to Committee's comments regarding odour concerns, the applicant advised that the facility would adhere to strict guidelines from Health Canada and that the mechanical engineers hired by the applicant have had two other facilities inspected and improved by Health Canada. Mr. Dhaliwal also noted that they would ensure that the mechanical engineering report provides as many details as possible on the metrics of the facility's HVAC and odour control systems, including charcoal and carbon filters within the building with separate rooms on their own air filtration systems.

In response to questions from Committee regarding plant capacity within the facility, Mr. Dhaliwal estimated the range could be from 500 to 1000 plants but more definitive information could be provided. Mr. Dhaliwal further remarked that, if the application were approved, the facility would be required to keep a detailed plant inventory once operations commence. Direction was given to staff to provide further information regarding the number of plants to be grown in the facility.

Discussion further ensued in regards to gathering further information on other approved facilities in operation including the potential of a site tour.

Correspondence received by Committee from a neighbouring tenant in the building (copy on file, City Clerk's Office) initially opposed to the application but now in support was referenced. In response to comments from Committee regarding communication with the other units on the property, Mr. Dhaliwal advised that every unit in the strata had been approached and made aware of the applicant's proposal, noting the importance of remaining accessible and transparent.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9978, for the rezoning a portion of 23000 Fraserwood Way (Units 105, 110 and 115) to allow a licensed Health Canada Medical Cannabis Production Facility on a site-specific basis in the "Industrial Business Park (IB1)" zoning district, be introduced and given first reading.

CARRIED

5.

5. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 5631, 5635, 5651, 5691, 5711, 5731 AND 5751 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/B)” ZONE AND “SINGLE DETACHED (RS1/E)” ZONE TO “MEDIUM DENSITY TOWNHOUSES (RTM2)” ZONE

(File Ref. No. 12-8060-20-009982; RZ 16-733904) (REDMS No. 5985084)

Edwin Lee, Planner 1, reviewed the application, noting that the application is to allow 28 townhouse units to be developed and that the site is designated for townhouse use under the arterial road land use policy. Mr. Lee further remarked that vehicle access will be provided by a new driveway on Steveston Highway, designed to allow only right in and right out vehicle movement. Mr. Lee also noted that two secondary suites at approximately 290 square feet each are included in the proposal and each unit will have two designated parking spaces with one additional stall provided for each of the secondary suites. Mr. Lee further commented that the applicant is proposing to protect eight trees along the rear of the property and 14 trees on the neighbouring properties.

In response to questions from Committee, Mr. Craig commented that the 2 metre road dedication would be required at the east edge of the site along Steveston Highway to relocate the sidewalk and to provide additional road width to potentially add additional travel lanes and the proximity of the buildings to the existing curb along Steveston Highway is relatively consistent throughout the development. Mr. Craig also advised that the proposed right in right out vehicle access is similar to other developments on arterial roads and a previous application proposing a full movement driveway with a lighted intersection was not supported by the community in the past.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9982, for the rezoning of 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway from “Single Detached (RS1/B)” zone and “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.

CARRIED

6. MANAGER’S REPORT

Planning Committee
Thursday, January 10, 2019

Barry Konkin, Manager, Policy Planning, distributed a map on table (copy on file, City Clerk's Office) and provided an update with regards to recent land use designation changes. Mr. Konkin advised that in October 2017 the Port of Vancouver (Port) purchased the property located at 11480 River Road, currently occupied by two building with 216,000 square feet of warehouse. Mr. Konkin further commented that in July 2018 the Port advised the City of proposed changes to the Port Land Use Plan to identify 11480 River Road as an industrial property, the same as the current Official Community Plan designation, at which time staff provided comment noting no concerns. Mr. Konkin also advised the Port has now notified staff that the Land Use Plan update has been adopted for the area.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:50 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 Thursday, January 10, 2019.

Councillor Bill McNulty
Vice-Chair

Amanda Welby
Legislative Services Coordinator



City of Richmond

Report to Committee

To: Planning Committee **Date:** December 18, 2018
From: Kim Somerville
Manager, Community Social Development **File:** 08-4057-05/2018-Vol
01
Re: **Housing Agreement Bylaw No. 9959 to Permit the City of Richmond to Secure Affordable Housing Units at 6560, 6600, 6640 and 6700 No. 3 Road (Bene Richmond Development Ltd.)**

Staff Recommendation

That Housing Agreement (6560, 6600, 6640 and 6700 No. 3 Road) Bylaw No. 9959 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 section 483 of the *Local Government Act*, to secure the Affordable Housing Units required by the Rezoning Application RZ 15-694855.

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

Att. 1

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

Staff Report

Origin

The purpose of this report is to recommend that Council adopt Housing Agreement Bylaw No. 9959 to secure at least 698 m² (7,510 ft²) or nine affordable housing units in the proposed development located at 6560, 6600, 6640 and 6700 No. 3 Road (Attachment 1).

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 also supports the Social Development Strategy Goal #1: Enhance Social Equity and Inclusion:

Strategic Direction #1: Expand Housing Choices

This report and bylaw are also consistent with the Richmond Affordable Housing Strategy, 2017–2027 adopted on March 12, 2018, which specifies the creation of affordable rental housing units as a key housing priority for the City. As the rezoning application was received prior to July 24, 2017, it is subject to grandfathering of the five per cent affordable housing contribution rate. This rezoning introduces the development of a total of approximately 166 residential units (RZ 15-694855).

Rezoning Application RZ 15-694855 was given second and third readings at the Public Hearing on June 18, 2018 for the redevelopment of 6560, 6600, 6640 and 6700 No. 3 Road. The registration of a Housing Agreement and Housing Covenant are conditions of the Rezoning Application, which secures nine 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. 9959) is presented. 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 nine affordable housing units proposed represent five per cent of the total residential floor area and six of these units will be family-friendly two and three bedroom units. All of the units have been designed to Basic Universal Housing standards. The nine affordable housing units will be clustered on levels 5, 6, and 7 on the north east corner of the development. As the applicant has agreed to enter into a partnership with a non-profit housing operator to manage the development's affordable housing units, the City has accepted clustering of the required affordable housing units.

The subject development application involves a development consisting of approximately 166 residential units including nine affordable rental housing units. The affordable housing units anticipated to be delivered are as follows:

Unit Type	Affordable Housing Strategy Requirements			Project Targets
	Min. Permitted Unit Area	Max. Monthly Unit Rent*	Total Max. Household Income*	# of Units
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	3
2-BR	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	3
3-BR	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	3
TOTAL	698 m² (7,510 ft²)	Varies	Varies	9

*To be adjusted annually based on the terms of the Housing Agreement.

The Housing Agreement restricts the annual household incomes and maximum rents for eligible occupants and specifies that the units must be made available at affordable rental housing 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 rental housing units shall have unlimited access to all required residential indoor and outdoor amenity spaces as well as all required affordable housing parking spaces and associated shared facilities (e.g. visitor parking, bike storage, bike maintenance and loading) in the development. Affordable housing tenants will not be charged additional costs (i.e. move in/move out fees). The Agreement also restricts the owner from imposing any age-based restrictions on the tenants of the affordable housing units. The applicant has agreed to the terms and conditions of the Housing Agreement and to register notice of the Housing Agreement on title to secure the nine affordable rental units.

Financial Impact

None.

Conclusion

In accordance with the *Local Government Act* (Section 483), adoption of Bylaw No. 9959 is required to permit the City to enter into a Housing Agreement which together with the housing

covenant will act to secure nine affordable rental units that are proposed in association with Rezoning Application RZ 15-694855.

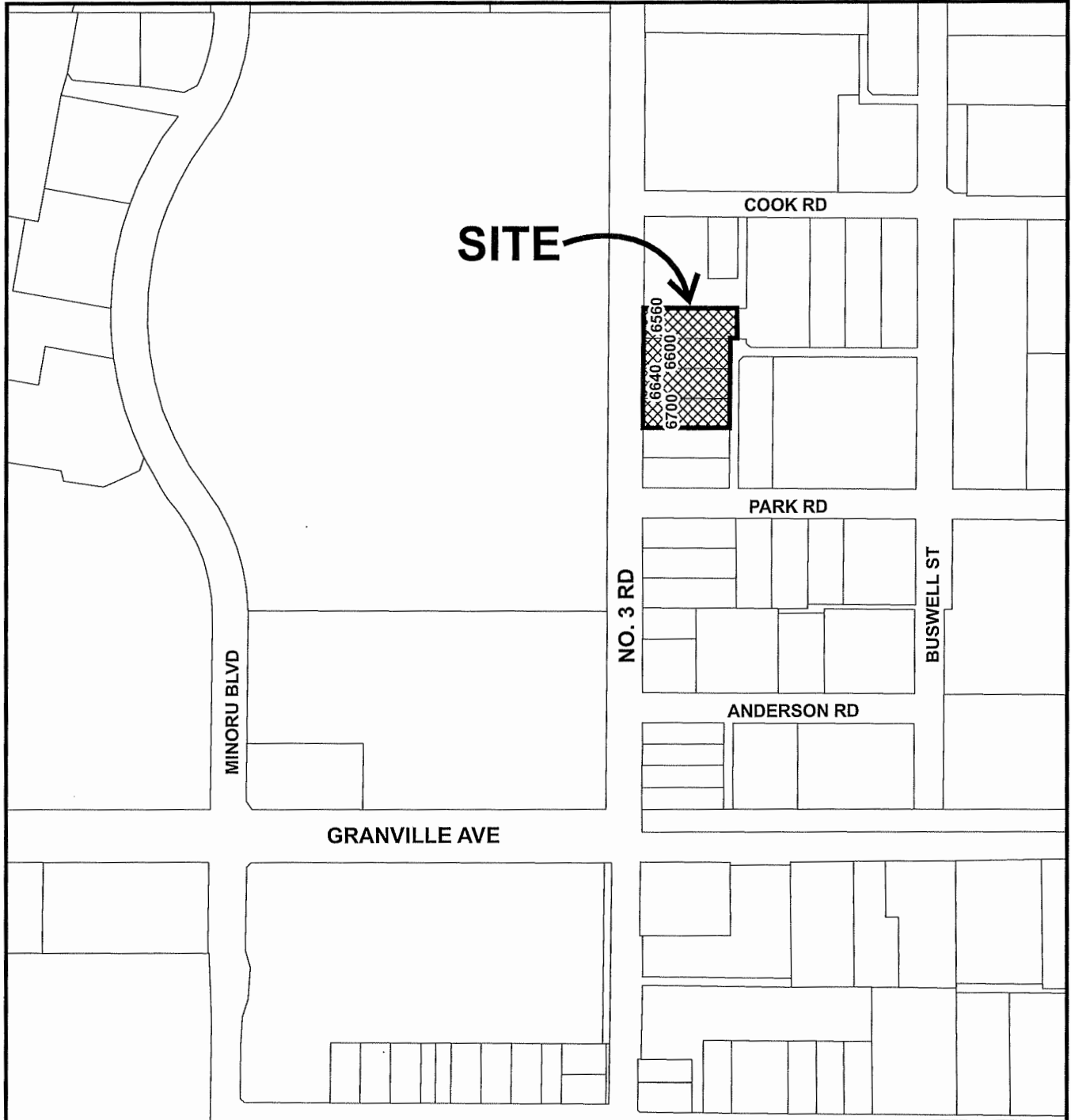


Cody Spencer
Program Manager, Affordable Housing
(604-247-4916)

Att. 1: Map of 6560, 6600, 6640 and 6700 No. 3 Road



City of
Richmond



6560, 6600, 6640 and
6700 No. 3 Road
PLN - 16

Original Date: 10/30/18

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Bylaw 9959

Housing Agreement (6560, 6600, 6640 and 6700 No. 3 Road) Bylaw No. 9959

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 lands legally described as:

PID: 003-433-005 Lot 4 Section 9 Block 4 North Range 6 West New Westminster
District Plan 7312

PID: 003-420-418 Lot 129 Section 9 Block 4 North Range 6 West New Westminster
District Plan 25835

PID: 003-420-370 Lot 128 Section 9 Block 4 North Range 6 West New Westminster
District Plan 25835

PID: 001-468-375 Lot 127 Section 9 Block 4 North Range 6 West New Westminster
District Plan 25685

This Bylaw is cited as **Housing Agreement (6560, 6600, 6640 and 6700 No. 3 Road) Bylaw No. 9959**

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>LS</i>
APPROVED for legality by Solicitor <i>JH</i>

MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (6560, 6600, 6640 and 6700 No. 3 Road) Bylaw No. 9959

HOUSING AGREEMENT BETWEEN BENE RICHMOND DEVELOPMENT LTD. AND
THE CITY OF RICHMOND

HOUSING AGREEMENT
(Section 483 Local Government Act)

THIS AGREEMENT is dated for reference November _____, 2018,

BETWEEN:

BENE (RICHMOND) DEVELOPMENT LTD. (BC0974579), a
company duly incorporated under the laws of the Province of British
Columbia and having its registered office at 148 – 13071 Vanier Place,
Richmond BC V6V 2J1

(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 483 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 Strategy"** means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (b) **"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;
- (c) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **"Building"** means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel will be a Building for the purpose of this Agreement;
- (e) **"Building Permit"** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (f) **"City"** means the City of Richmond;
- (g) **"City Solicitor"** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (h) **"Common Amenities"** means all indoor and outdoor areas, recreational facilities and amenities that are designated for common use of all residential occupants of the Developments, or all Tenants of Affordable Housing Units in the Development, through the Development Permit process, including without limitation visitor parking, the required affordable housing parking, loading bays, bicycle storage, electric vehicle charging stations, fitness facilities, outdoor recreation facilities, and related access routes;
- (i) **"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;

- (j) **“Daily Amount”** means \$100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2019, 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;
- (k) **“Development”** means the mixed-use residential, office and commercial development to be constructed on the Lands;
- (l) **“Development Permit”** means the development permit authorizing development on the Lands, or any portion(s) thereof;
- (m) **“Director of Development”** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;
- (n) **“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;
- (o) **“Eligible Tenant”** means a Family having a cumulative gross annual income of:
 - (i) in respect to a studio unit, \$34,650.00 or less;
 - (ii) in respect to a one-bedroom unit, \$38,250.00 or less;
 - (iii) in respect to a two-bedroom unit, \$46,800.00 or less; or
 - (iv) in respect to a three or more bedroom unit, \$58,050.00 or less

provided that, commencing January 1, 2019, the annual incomes set-out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the annual incomes set-out above for the subsequent year shall remain unchanged from the previous year. 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;

- (p) **“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;
- (q) **"GST"** means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (r) **"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 from time to time, in respect to the use and transfer of the Affordable Housing Units;
- (s) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (t) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (u) **"Lands"** means certain lands and premises legally described as:
 - (i) PID: 003-433-005, Lot 4 Section 9 Block 4 North Range 6 West New Westminster District Plan 7312;
 - (ii) PID: 003-420-418, Lot 129 Section 9 Block 4 North Range 6 West New Westminster District Plan 25835;
 - (iii) PID: 003-420-370, Lot 128 Section 9 Block 4 North Range 6 West New Westminster District Plan 25835; and
 - (iv) PID: 001-468-375, Lot 127 Section 9 Block 4 North Range 6 West New Westminster District Plan 25685,as may be Subdivided from time to time, and including a Building or a portion of a Building;
- (v) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (w) **"LTO"** means the New Westminster Land Title Office or its successor;
- (x) **"Manager, Community Social Development"** means the individual appointed to be the Manager, Community Social Development from time to time of the Community Services Department of the City and his or her designate;
- (y) **"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;

(z) **“Permitted Rent”** means no greater than:

- (i) \$811.00 (exclusive of GST) a month for a studio unit;
- (ii) \$975.00 (exclusive of GST) a month for a one-bedroom unit;
- (iii) \$1,218.00 (exclusive of GST) a month for a two-bedroom unit; and
- (iv) \$1,480.00 (exclusive of GST) a month for a three (or more) bedroom unit,

provided that, commencing January 1, 2019, the rents set-out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. 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*. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the permitted rents set-out above for the subsequent year shall remain unchanged from the previous year. 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;

- (aa) **“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;
- (bb) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (cc) **“Strata Property Act”** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (dd) **“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*;
- (ee) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and

- (ff) “**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) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (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;
- (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"; and
- (l) the terms “shall” and “will” are used interchangeably and both will be interpreted to express an obligation. The term “may” will be interpreted to express a permissible action.

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. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the 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.
- 2.4 The Owner agrees that notwithstanding that the Owner may otherwise be entitled, the Owner will not:
- (a) be issued with a Development Permit unless the Development Permit includes the Affordable Housing Units;
 - (b) be issued with a Building Permit unless the Building Permit includes the Affordable Housing Units; and
 - (c) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any Building, in part or in whole, constructed on the Lands and the City will not be obligated to permit occupancy of any Dwelling Unit or Building constructed on the Lands until all of the following conditions are satisfied:
 - (i) the Affordable Housing Units and related uses and areas have been constructed to the satisfaction of the City;
 - (ii) the Affordable Housing Units have received final building permit inspection granting occupancy; and

- (iii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the development of the Lands.

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 all Affordable Housing Units located in the Development 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 all the Affordable Housing Units located in the Development. Without limiting the foregoing, the Owner shall not Subdivide the Lands in a manner that creates one or more Affordable Housing Units into a separate air space parcel without the prior written consent of the City;
- 3.3 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:

- (a) includes the following provision:

“By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City’s strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant’s occupation of the Affordable Housing Unit:

- (i) a statement of the Tenant’s annual income once per calendar year;
- (ii) number of occupants of the Affordable Housing Unit;
- (iii) number of occupants of the Affordable Housing Unit under 18 years of age;
- (iv) number of occupants of the Affordable Housing Unit over 65 years of age;
- (v) a statement of before tax employment income for all occupants over 18 years of age; and

- (vi) total income for all occupants of the Affordable Housing Unit;”
 - (b) defines the term “Landlord” as the Owner of the Affordable Housing Unit; and
 - (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.
- 3.4 At all times that this Agreement encumbers the Lands, the Owner shall retain and maintain in place a non-profit organization acceptable to the City to operate and manage all of the Affordable Housing Units in accordance with this Agreement and in accordance with the Housing Covenant. All Affordable Housing Units must be managed and operated by one non-profit organization.
- Without limiting the foregoing, the non-profit organization retained pursuant to this section 3.4 must have as one of its prime objectives the operation of affordable housing within the City of Richmond. At the request of the City, from time to time, the Owner shall deliver to the City a copy the agreement (fully signed and current) with the non-profit organization, to evidence the Owner’s compliance with this Section 3.4.
- 3.5 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor of the sale or transfer within 3 days of the effective date of sale or transfer.
- 3.6 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 allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities in the Development and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
 - (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees;
 - (ii) strata fees;
 - (iii) strata property contingency reserve fees;
 - (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or

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*Housing Agreement (Section 483 Local Government Act)
6560, 6600, 6640 and 6700 No. 3 Road
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amenities, including without limitation parking, bicycle storage, electric vehicle charging stations or related facilities;

- (v) extra charges or fees for the use of sanitary sewer, storm sewer, water; or
- (vi) property or similar tax;

provided, however, that if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, the Owner may charge the Tenant the Owner's cost, if any, of:

- (vii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure); and
- (viii) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant;

- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) 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;
- (g) 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(o) 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 3.6(g)(ii) of this

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Agreement [Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(o) 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 3.6(g)(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;

- (h) 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
 - (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.7 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.
- 3.8 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.

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, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect, unless expressly permitted by the City in writing in advance.
- 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 Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation contrary to section 3.6(d).
- 5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle charging stations or related facilities contrary to section 3.6(d). Notwithstanding the foregoing, the strata corporation may levy parking, bicycle storage, electric vehicle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units;
- 5.6 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 Amenities, 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 these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan.

**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:
- (a) an Affordable Housing Unit is used or occupied in breach of this Agreement;
 - (b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent;

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- (c) an Affordable Housing Unit is operated and maintained by an entity that is not a non-profit organization acceptable to the City (as contemplated in Section 3.4); or
- (d) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten 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 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 483 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 483 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 un-amended. 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 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 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.

7.4 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units in accordance with this Agreement 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, and without limiting anything in this Agreement, 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.

7.5 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 City refusing to issue a development permit, building permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lands;
- (c) 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

- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 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;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lands; and/or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.8 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 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 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.

7.10 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.

7.11 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.

7.12 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.

7.13 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.

7.14 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.

7.15 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.

7.16 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.

7.17 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.

7.18 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.

7.19 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.

7.20 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.

7.21 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.

7.22 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.

7.23 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

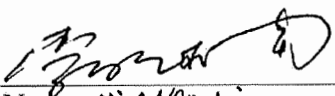
The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

[Execution blocks follow]

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

BENE (RICHMOND) DEVELOPMENT LTD.

by its authorized signatory(ies):

Per: 
Name: Ming Nan Li

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 (Affordable Housing Units)

)	IN THE MATTER OF Unit Nos. _____ - _____
)	(collectively, the "Affordable Housing Units") located
CANADA)	at
)	_____
PROVINCE OF BRITISH COLUMBIA)	(street address), British Columbia, and Housing
)	Agreement dated _____, 20____ (the
TO WIT:)	"Housing Agreement") between
)	_____ and
)	the City of Richmond (the "City")

I, _____ (full name),
of _____ (address) in the Province
of British Columbia, DO SOLEMNLY DECLARE that:

1. ☐ I am the registered owner (the "Owner") of the Affordable Housing Units;
or,
☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;
2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units for each of the 12 months for the period from January 1, 20____ to December 31, 20____ (the "Period");
3. Continuously throughout the Period:
 - a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and
 - b) the Owner of the Affordable Housing Units complied with the Owner's obligations under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;

4. The information set out in the table attached as Appendix A hereto (the "**Information Table**") in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and
5. I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED BEFORE ME at)

_____ in the)

Province of British Columbia, Canada, this)

_____ day of _____, 20____)

_____)

A Notary Public and a Commissioner for
taking Affidavits in and for the Province of
British Columbia)

(Signature of Declarant)

Name:

*Declarations should be signed, stamped, and dated and witnessed by a lawyer,
notary public, or commissioner for taking affidavits.*

Example

	Unit #	Unit Type	# of Occupants	Related to owner	Total under age 18	Total over age 65	Before-tax Employment Income (if tenant is over age 18)	Other Income (if tenant is over age 18)	Income Verification Received	Total Income of all Tenants	Eligible Tenant? (Y/N)	Monthly Rent	Planned rent for next year (20__)	Parking fee(s)	Move-In/Move-out fee(s)	Storage Fee(s)	Amenity Usage Fee(s)
1	805	2br	3	N	1	0	\$25,000	NA	Y	\$40,000	Y	\$1,218	\$1,248	\$50/month	No	No	No
				N			\$15,000	NA	Y								
				N			NA	NA	NA								
2																	
3																	
4																	
5																	
6																	



City of Richmond

Report to Committee

To: Planning Committee
From: Kim Somerville
Manager, Community Social Development
Date: January 2, 2019
File: 07-3000-01/2019-
Vol 01
Re: **Richmond Community Services Advisory Committee (RCSAC) 2018 Annual Report and 2019 Work Plan**

Staff Recommendation

That the staff report titled "Richmond Community Services Advisory Committee (RCSAC) 2018 Annual Report and 2019 Work Plan," dated January 2, 2019, from the Manager, Community Social Development, be approved.

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

Att. 4

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO	

Staff Report

Origin

The mandate of the Richmond Community Services Advisory Committee (RCSAC) is to encourage and promote social policies and community services that contribute to the well-being and quality of life of Richmond residents and to develop the capacity of the community service sector.

While an advisory body, the RCSAC is only partially a City-appointed committee (i.e., only two citizen representatives are Council-appointed). The City supports the RCSAC by providing an annual operating budget, a Council Liaison and a Staff Liaison.

This report presents the RCSAC 2018 Annual Report (Attachment 1) and proposed 2019 Work Plan (Attachment 2).

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.

2.2. *Effective social service networks.*

2.3. *Outstanding places, programs and services that support active living, wellness and a sense of belonging.*

This report also supports Social Development Strategy (2013-2022) Action 38:

Nurture and enhance existing communication channels and networks with community agencies (e.g. through staff support to the Richmond Community Services Advisory Committee, participation in networking groups).

Analysis

RCSAC Charter

As indicated in the RCSAC Charter (Attachment 4), the mission of this advisory committee is "to encourage and promote those social policies and community services which contribute to the general health, welfare and quality of life of the residents of Richmond, and to increase inter-agency relations and cooperation in order to enhance community capacity". Their mandate is described in the attached Charter as:

Section A

The RCSAC shall advise Richmond City Council and may, in consultation with City Council, make representations to other policy-making bodies on the following:

1. *Policies that encourage cooperative planning and delivery of community services to ensure optimum efficiency and effectiveness;*
2. *Social issues/concerns that have an impact on community services, special needs groups and the quality of life in the community;*
3. *Community impact of governmental changes to policies and/or programs affecting Richmond's community services; and*
4. *Any other matters that may be referred by Richmond City Council, RCSAC member groups and the community at large.*

Section B

1. *Coordination of activities and information sharing between the voluntary and public sector.*

The RCSAC also has separate “Operating Policies and Procedures” describing membership, structure and procedures.

2018 Annual Report

The 2018 RCSAC Annual Report, based on a number of Council Term Goals (2014–2018) (Attachment 1), includes the following highlights:

- The Non-Profit Organization (NPO) Space Needs Survey was completed using the Let's Talk Richmond platform and a report prepared for presentation to Council in the first quarter of 2019;
- A Communication Tool was sent to Council regarding the Overdose Prevention and Education Network, a community coalition brought together by Richmond Addiction Services to address the opioid overdose crisis. Community forums were held with service providers and the public to increase awareness and promote prevention. This work was continued by a Community Action Team stakeholder group, led by Vancouver Coastal Health, with a grant from the provincial government.
- A Legalization of Cannabis Task Group was formed, resulting in a workshop for parents held at Cambie Secondary School to increase understanding of the legal changes and discuss issues related to cannabis use.

2019 Work Plan

Highlights of the RCSAC's 2019 Work Plan include:

- Presenting the Non-Profit Space Needs Survey Communication Tool and Report to Council in the first quarter of 2019;
- Continuing to update an inventory of community-based tables and committees relevant to social services;
- Expanding the RCSAC on-line calendar indicating dates and times of addictions and mental health services and programs;

- Working collaboratively with other Richmond organizations to provide information regarding affordable housing needs;
- Providing information to Council regarding the impact of Federal and Provincial policy and funding decisions on Richmond services;
- Hosting an annual information sharing meeting with Richmond MLAs as well as provincial ministers; and
- Continuing to apprise Council of matters affecting community agencies and Richmond residents.

As indicated, this work program will be revised as necessary, based on emerging issues as well as future Council priorities.

Financial Impact

There is no financial impact.

Conclusion

The RCSAC 2019 Work Plan is designed to reflect Council Term Goals (2014–2018) and to advance Social Development Strategy (2013–2022) actions by strengthening social infrastructure and addressing emerging issues impacting the community. Through its annual work plans, the RCSAC continues to play a vital role in sustaining and enhancing the social well-being of Richmond residents.



Lesley Sherlock
Social Planner
(604-276-4220)

- Att. 1: RCSAC 2018 Final Annual Report
2: RCSAC 2019 Work Plan and Budget
3: RCSAC Community Table /Committees Inventory
4: RCSAC Charter



RCSAC | **Richmond Community Services
Advisory Committee**

2018 Final Report

2018 RCSAC Executive Committee Report

2018 Executive Committee Membership:

Kathie Chiu, Salvation Army	Co-Chair
Lonnie Belfer, Avia Employment Services	Co-Chair
Rick Dubras, Richmond Addictions Services Society	Treasurer
Janice Lambert, Richmond Family Place	Member-at-Large
Ling Chu, SUCCESS	Member-at-Large
Councillor Derek Dang	City Council Liaison
Lesley Sherlock	City Staff Liaison

Results of Executive Elections at the November 8, 2018 Annual General Meeting

As documented in the RCSAC Operating Policies and Procedures, members on the Executive, with the exception of the Co-Chair positions, hold their positions for a period of one year. Elections are held at the November Annual General Meeting (AGM) to elect/re-elect committee members to their respective executive roles. The results of the elections were:

Co-Chair	Lonnie Belfer, Avia Employment Services (2 nd year)
Co-Chair	Sarah Louie, Atira Women Resources Society (1 st year)
Treasurer	Rick Dubras, Richmond Addiction Services Society
Members-at-Large	Janice Lambert, Richmond Family Place
	Ling Chu, SUCCESS
	Calum Scott, Family Services of Greater Vancouver

Executive Committee Summary of 2018 Activities:

Membership

Membership has remained at 40 members with slight changes in organizations joining and leaving throughout the year. Four new organizations joined the RCSAC in 2018 (Atira Women's Resource Society, Coast Mental Health, Pacific Family Autism Network, and United Way of the Lower Mainland).

RCSAC Action Groups

The RCSAC does not have standing sub-committees, but rather has ad hoc, time-limited action groups to address specific concerns or accomplish specific tasks. The following action groups were active in 2018:

- Addictions and Mental Health
- Food Systems
- NPO Space Needs
- Youth Task Force
- Website
- Regulation of Cannabis

Additionally, the RCSAC receives monthly reports from the City of Richmond's Homelessness Strategy team to keep the RCSAC informed on housing and homelessness issues.

Action Group Reports

Addictions and Mental Health

Membership:

Brenda Plant, Belinda Boyd, Kathie Chiu, Rick Dubras, Heather Hall, Jennifer Chow, Jamie Smulders, Una Mulhall, Judy Valsonis (stepped down during the year), Stasa Pasic, Ling Chu, Morgan Meloche

Mandate:

To work in an advisory capacity to the City of Richmond on issues related to Addictions and Mental Health (AMH); to enhance the continuum of AMH services in Richmond; and to develop partnerships and identify funding sources for the implementation of AMH working group initiatives.

Activities:

Many of the initiatives of the AMH Working Group during the year were informed by the work being done in our community to address the current opioid crisis and the impact this is having on Richmond's most vulnerable citizens. Highlights include supporting the development of a Cannabis Legalization sub-task group (reporting separately); attending and participating in OPEN (the Overdose Prevention and Education Network) event hosted by Richmond Addiction Services in February; advocating and supporting the development of Modular Housing in Richmond; participating as members and contributing to the work of Richmond's Community Action Team (CAT); and ensuring local agencies have access to Naloxone training and supplies.

In March 2018, Richmond obtained its first Assertive Community Treatment (ACT) Team, operated by Raincity Housing. ACT is a recovery-oriented mental health service delivery model that uses a psychosocial rehabilitation approach. ACT serves clients living with complex mental illnesses and substance use disorders, as well as significant functional impairments, who may have gone without appropriate services because of the limitations of traditional mental health services. Those who access ACT services are often over-represented among the homeless, jails, and correctional facilities, and have been unfairly thought to resist or avoid involvement in treatment.

The Resource Guide for Richmond was updated by the OARS program. Over 350 copies were produced and circulated. The Richmond Addiction and Mental Health Resources Wallet Card has also been updated and will be printed and circulated in the coming weeks.

The RCSAC AMH Working Group continues to seek funding opportunities to update the Gaps Analysis Report from 2012. A Working Group member agency will apply for funding for a summer student again this year to help with this work in the absence of other funding sources.

Non-Profit Organization Space Needs

Membership:

Janice Barr, Rick Dubras, Janice Lambert, Sandy McIntosh, Judy Valsonis

Mandate:

To explore the space needs of Richmond's NPOs and find collaborative solutions to report back to the RCSAC on those needs.

Activities:

The final phase of the NPO Space Needs survey and report has been completed. The results of the Richmond Non-Profit Social Purpose Space Needs Survey were presented to the RCSAC in September. The Action Team prepared a Communication Tool and Report for presentation to City Council in early 2019.

Youth

Membership:

Danny Taylor

Mandate:

To help identify opportunities to support integrated youth service delivery that accommodate the health, social, and recreational needs of Richmond youth.

Activities:

Our fundamental approach to accomplish this task has been the development of the youth website www.whatsuprichmond.ca. In 2018 we were able to honor our volunteer youth content manager, Shaun, with a gift card in thanks for his many hours of work to add updated information to this website. We have subsequently allowed the website to grow "stale" as things have been happening that will move the community toward establishing the Richmond Foundry youth services centre, which has a mandate to engage youth via the internet. Moving forward, Daniel Remedios, RASS Prevention Specialist responsible for youth engagement for Richmond Foundry, will chair the subcommittee to ensure that initiatives will complement Foundry youth engagement actions.

Website

Membership:

Rick Dubras, Lonnie Belfer, Jennifer Dieckmann

Mandate:

To update the RCSAC website and integrate an addiction and mental health services calendar into it.

Activities:

Ongoing updates to make website a useful tool for members to showcase events and activities, share contact information, centralized location to share ongoing calendared addiction and mental health services events and activities. The RCSAC website also stores ongoing Advisory committee minutes, reports and member information.

Regulation of Cannabis

Membership:

Ling Chiu, Cathy Nelson, Morgan Meloche, Belinda Boyd, & Rick Dubras

Mandate:

This task group was formed to help educate the community around the legalization of marijuana and the language being used in the media and in bylaw terminology.

Activities:

The first meeting was held in the fall of 2017 in response to the committee members who were concerned about the changes that were expected in 2018. Fortunately, the legalization of cannabis did not occur until October 17, 2018 which gave this committee some more time to plan some community intervention.

The task group met and recommendations were made to host some community events to help educate, engage and help create better understanding of the changes that were to occur with the regulation of Cannabis by the Federal government.

Importantly, a parent oriented workshop was hosted at Cambie High School with over 40 parents in attendance. An engaged panel helped educate, engage and answer questions from parents dealing with these changes in their homes, and communities on October 17, 2018.

Unfortunately, funding has not been received to host a simultaneous translation event that would again help engage, educate and answer questions from the public. Richmond Addiction Services Society and partners are committed to ongoing engagement of our community to help support our youth and parents in our community regarding these changes.

Communications with the City of Richmond

The RCSAC sent the following communications to City Council to advise them on issues impacting Richmond's citizens and community services:

- Letter of support for the Temporary Modular Housing project
- Overdose Prevention and Education Network (OPEN) Communication Tool – to advise Council of stakeholder and public awareness events held to decrease stigma and prevent overdose

Community Tables/Committee Inventory

As per our 2018 Work Plan, the RCSAC maintains a Richmond Community Table/Committee Inventory. Please see the attached table for a current list of committees operating in Richmond.

Presentations

Community organizations presented to RCSAC at almost every RCSAC meeting on issues and topics vital to Richmond's community services. The organizations and topics include:

- January: City staff re: Accessibility & Inclusion
- February: City staff re: Seniors Services in Richmond
- March: BC Community Response Networks (BCCRN)
- April: AVIA Employment Services re: Programs; RASS re: Overdose Prevention
- May: City staff re: Cannabis Regulation and the City's Role
- June: City staff re: Civic Election Accessibility
- September: Vancouver Coastal Health re: Richmond Food Asset Map
- October: Richmond Addiction Services re: Foundry Richmond
- November: RCSAC AGM; City staff re: Permissive Tax Exemption
- December: The Hon. Shane Simpson, Minister of Social Development and Poverty Reduction re: Information Exchange

Financial

A 2018 financial report and proposed 2019 budget was drafted by the Treasurer and approved by the membership at the RCSAC's November AGM.

The RCSAC has continued to operate without an increase in the City Grant. Revenue from membership fees has remained steady. The RCSAC has continued to track and manage expenses effectively in 2018.

RCSAC 2018 Membership

Organization	Representative(s)
Voting Members	
Atira Women's Resource Society	Sarah Louie, Janice Abbott
Avia Employment Services	Lonnie Belfer, Vanessa Fabbro
BC Responsible and Problem Gambling	Phyllis Chan
Boys and Girls Club of South Coast BC	Jason Lee, Natalie Lutz
Chimo Community Services	Tabitha Geraghty
Citizen Appointee	Hamid Ghanbari
Citizen Appointee	Olivia Chia
Coast Foundation Society (Coast Mental Health)	Darell Burnham, Tamara Speiran, Gary Jimenez
Community Living BC	George Sartori
Connections Community Services Society	Jane Reed
Developmental Disabilities Association	Donna Cain, Tasia Alexis
Family Services of Greater Vancouver	Calum Scott, Karin Kirkpatrick, Lise Beauchesne
Pacific Autism Family Centre Society	Dawn McKenna
Pathways Clubhouse Richmond	Dave MacDonald
RCMP Richmond Detachment Mental Health Liaison	Constable Heather Hall

Organization	Representative(s)
Richmond Addictions Services Society	Rick Dubras, Clarence Chan
Richmond Cares, Richmond Gives	Jocelyn Wong, Carol Dickson
Richmond Caring Place Society	Sandy McIntosh
Richmond Centre for Disability	Ella Huang, Eileen Kalshoven
Richmond Children First	Helen Davidson, Kerry Watts
Richmond Division of Family Practice	Denise Ralph
Richmond Family and Youth Court Committee	Judith Nixon
Richmond Family Place Society	Janice Lambert, Dallin Porter
Richmond Food Bank Society	Hajira Hussain
Richmond Food Security Society	Ian Lai
Richmond Mental Health Consumer & Friends Society	Cory Tymich, Jennifer Campillo
Richmond Multicultural Community Services	Parm Grewal, Ashok Rattan
Richmond Poverty Response Committee	De Whalen
Richmond Seniors Advisory Committee	Sandra Gebhardt
Richmond Society for Community Living	Janice Barr, Sue Graf
Richmond Women's Resource Centre	Florence Yau, Shireen Gregorius, Tammi Belfer
S.U.C.C.E.S.S. Richmond Region	Ling Chu, Doris Lam
School District No. 38 (Richmond)	Sherry Elwood, Wendy Lim, Braunwyn Thompson
The Heart of Richmond AIDS Society	Carl Bailey
Salvation Army (Richmond Community Church)	Kathy Chiu (Major) Pastor/Corps Officer
Touchstone Family Services	Judy Valsonis, Dave Cooper
Turning Point Recovery Society	Morgan Meloche, Brenda Plant, Ted Paxton
United Way of the Lower Mainland	Maggie Karpilovski
Vancouver Coastal Health – Richmond (Public Health & Primary Care)	Carole Gillam, Nellie Hariri
Metro Vancouver Transit Police	Inspector Bruce Shipley, Cst Miles Teitelbaum
Non-Voting Members	
Council Liaison	Derek Dang
Staff Liaison	Lesley Sherlock

2018 RCSAC Work Plan Results

For the 2018 year, the RCSAC continued to link its annual work plan initiatives to the Richmond City Council Term Goals. Within this goal statement, the RCSAC focused on providing advice on Council's following priorities.

The RCSAC also highlighted several other areas to work towards in 2018 to ensure committee stability and to improve community agency engagement.

Council Term Goal 1.4

Effective interagency relationships and partnerships

Objectives

- To respond to Council requests for advice regarding community safety matters
- To provide a forum for Social Service Providers, Council Liaisons and City Staff, Citizen Appointees and Individual Members to collaborate, share, network and learn from one another, as well as from guest presenters from the City and community
- To identify, advise and provide recommendations to City Council and staff of trends, gaps and needs of our community

2018 Activities

- Provided Communication Tool to City Council for information purposes re. Overdose Prevention and Education Network (OPEN)
- Heard presentations from various groups on topics relevant to RCSAC member organizations and Richmond social services
- Action Group formed in response to the legalization of marijuana
- Parent-oriented workshop was held by agencies at Cambie High School

Council Term Goal 2.2

Effective social service networks

Objectives

- To increase connections within the RCSAC membership
- To increase information and opportunities for RCSAC members to plan and promote community and social service events and activities
- To review and broaden the membership of the RCSAC and encourage organizations providing community and social services in the Richmond community to join.
- To increase administrative efficiency for RCSAC

2018 Activities

- Maintained the Community Table/Committee Inventory and included an update in the RCSAC 2018 Annual Report
 - Actively recruited potential member organizations
 - Continued upgrading and maintaining the RCSAC website to ensure that it can continue to be used and have relevance to member organizations
 - Completed the RCSAC 2018 Annual Report
-

Council Term Goal 3.4

Diversity of housing stock

Objectives

- Continue to support the implementation of the Affordable Housing Strategy
- Advise Council regarding the Affordable Housing Strategy Update

2018 Activities

- Received updates from the BC Non-Profit Housing Association regarding the Homelessness Needs Assessment and Strategy
 - Received formal and informal reports from member agencies
 - Sent letter of support for the Temporary Modular Housing project to Council
-

Council Term Goal 4.2

Innovative projects and initiatives to advance sustainability

Objectives

- The RCSAC will examine issues of food security and its inter-relation to community and social services in Richmond (e.g. intersection of food with physical and mental health, disease prevention, emergency food relief)
- Support the City as it advocates for a coordinated regional approach to enhance local food security
- Support the development of a food security action plan for the City of Richmond

2018 Activities

- Received a presentation from Vancouver Coastal Health about the Richmond Food Asset Map and informal reports from member agencies
-

Council Term Goal 5.1

Advancement of City priorities through strong intergovernmental relationships

Objectives

- To provide Council with information about the impact of provincial and federal funding decisions on social services agencies and Richmond residents

2018 Activities

- Results of the 2017 Social Services Funding and Space Needs Survey was presented to Council in January 2018
 - The Hon. Shane Simpson, Minister of Social Development and Poverty Reduction, spoke at the December General Meeting about the forthcoming B.C. Poverty Reduction Strategy and other social service matters
-

Council Term Goal 6.2

Infrastructure is reflective of and keeping pace with community need.

Objectives

- Identify space needs for non-profit societies within Richmond
- Identify housing and community space needs of RCSAC clients and member agencies

2018 Activities

- Completed the 2018 RCSAC Non-Profit Space Needs Survey hosted on Let's Talk Richmond
 - Prepared the RCSAC Non-profit Space Needs Report and Communication Tool for presentation to City Council in early 2019
-

Council Term Goal 9.2

Effective engagement strategies and tools.

Objectives

- To share and promote information and engagement opportunities to clients of member agencies
- To stay apprised of results of engagement tools and how they are impacting our clients

2018 Activities

- Sent out monthly updates to RCSAC member organizations that included community and agency updates
 - Welcomed 11 presentations on important topics relevant to member organizations
 - Encouraged information sharing at every RCSAC General Meeting
 - Let's Talk Richmond engagement opportunities circulated to members and their networks
-

Additional RCSAC Work Plan Activities

Objectives

- To increase connections within RCSAC members
- To increase information and opportunities RCSAC members can access to plan and promote community and social service events and activities
- To review and broaden the membership of RCSAC and encourage organizations providing community and social services in the Richmond community to join
- To increase administrative efficiency for RCSAC

2018 Activities

- Maintained the Community Committees and Tables list
- Attracted new RCSAC members
- Encouraged and facilitated sub-committees and task forces to collaborate on projects outside the scope of the RCSAC
- Promoted information sharing amongst member organizations
- Encouraged and facilitated advocacy amongst member organizations
- Continued updating and maintaining the RCSAC website

RCSAC 2018 Financial Statement

Balance Projected to be brought Forward December 31, 2017	\$3,602.67
Revenue	
City of Richmond	\$11,000.00
Membership Dues	\$915.00
Bank Interest	\$1.20
Sponsorship	\$0.00
Total Revenue	\$15,518.87
Expenses	
Admin Assistant	\$10,149.61
Admin Expenses	\$151.80
Forums/Meetings	\$747.08
Website + IT	\$844.20
Website Training/Calendar	\$201.60
Post Box Renewal	\$0.00
Volunteer Appreciation	\$50.00
Sub Committee/printing/events	\$500.00
	\$12,644.29
Total Balance	\$2,874.58



RCSAC | **Richmond Community Services
Advisory Committee**

2019 Work Plan and Budget

2019 Draft RCSAC Work Plan

The RCSAC continues to link its annual work plan initiatives to Richmond City Council's Term Goals. The 2019 Work Plan is designed to provide Council with advice on social and other community services to support Council's Goal Statement for a Vibrant, Active and Connected City.

The RCSAC will prioritize responding to Council requests as they arise throughout the year and provide advice on the following Council Term Goals. The 2019 Work Plan will be revised as necessary to reflect the 2019 – 2023 Council Term Goals, once adopted.

Goal 1: A Safe Community

1.4 Effective interagency relationships and partnerships

Objectives

- To respond to Council requests for advice regarding community safety matters
- To provide a forum for Social Service Providers, Council Liaisons and City Staff, Citizen Appointees and Individual Members to collaborate, share, network and learn from one another, as well as from guest presenters from the City and community
- To identify, advise and provide recommendations to City Council and staff of trends, gaps and needs of our community

Proposed 2019 Actions

- Continue to implement the RCSAC Community Social Services Funding Survey.
- Advise Council if changes in social service programs and corresponding funding structures will impact the City of Richmond
- Invite guest presenters to educate the RCSAC on topics relevant to social service providers and their clients
- Determine the need for further service gaps analysis, in addition to Addictions and Mental Health service gaps
- Support initiatives that reduce barriers to accessing services in the community

Outcomes/Indicators of Success

- Advice provided to Council regarding community safety matters
 - Updated Social Services Funding Survey prepared, completed and report submitted
 - Communication Tools to Council as appropriate
 - Final report on successful actions completed and included in the 2019 Annual Report
-

Goal 2: A Vibrant, Active, and Connected City

2.2 Effective social service networks

Objectives

- To increase connections within the RCSAC membership
- To increase information and opportunities for RCSAC members to plan, promote and collaborate in community and social service events and activities
- To review and broaden the membership of the RCSAC and encourage organizations providing community and social services in the Richmond community to join.
- To increase administrative efficiency for RCSAC

Proposed 2019 Actions

- Maintain the Community Table/Committee Inventory and provide an update to Council in the RCSAC Annual Report
- Support on-going updates to the RCSAC website including expanding the calendar of programs and services
- Form an action team to review membership and determine organizations to receive invitations to learn more about the RCSAC

Outcomes/Indicators of Success

- Increased RCSAC website utilization and webpage hits.
 - Increased number of events and program information posted to the RCSAC website
 - Additional social and community service organizations joining the RCSAC
 - Report on successful outcomes completed and included in the RCSAC 2019 Annual Report
-

Goal 3: A Well-Planned Community

3.4 Diversity of housing stock

Objective

- Continue to support the implementation of the Affordable Housing Strategy
- Advise Council regarding the preparation of the Homelessness Strategy Update

Proposed 2019 Actions

- Work with agencies and City staff to identify and highlight affordable and supportive housing needs and projects in Richmond
- Work collaboratively with Richmond social services and advocates to draft regular Communication Tools, highlighting housing needs and projects, to City Council and staff

Outcomes/Indicators of Success

- Regular updates presented to the RCSAC General Committee meeting by member organizations on the state of housing and homelessness in Richmond
 - Action teams formed as necessary to meet objectives
 - Successful outcomes completed and reported in the RCSAC 2019 Annual Report
-

Goal 4: Leadership in Sustainability

4.2 Innovative projects and initiatives to advance sustainability

Objectives

- The RCSAC will examine issues of food security and its inter-relation to community and social services in Richmond (e.g. intersection of food with physical and mental health, disease prevention, emergency food relief)
- Support the City as it advocates for a coordinated regional approach to enhance local food security
- Support the development of a Food Security Action Plan for the City of Richmond

Proposed 2019 Actions

- Action teams formed as necessary to meet objectives
- Support social service organizations as they address food security in Richmond
- Receive updates about the development of the Richmond Food Systems Action Team and provide advice regarding a Food Security Action Plan

Outcomes/Indicators of Success

- Communication Tools to Council completed as appropriate
 - Successful actions completed and included in the RCSAC 2019 Annual Report
-

Goal 5: Partnerships and Collaboration

5.1 Advancement of City priorities through strong intergovernmental relationships

Objectives

- To provide Council with information about the impact of provincial and federal funding decisions on social services agencies and Richmond residents

Proposed 2019 Actions

- Completion of RCSAC Social Services Funding Survey and Report - provide information to Council on provincial and federal funding decisions that may affect the delivery of social services in Richmond
- Contribute to multi-year analysis of RCSAC Social Services and Space Needs Survey
- Invite MLAs to an information session with RCSAC members
- Invite appropriate provincial Ministers to an information session with RCSAC members

Outcomes/Indicators of Success

- Communication Tools submitted as appropriate
 - Community Social Services Funding survey completed and report submitted to Council
 - Meeting held with Richmond MLAs to exchange information regarding social services in Richmond
 - Meeting held with provincial Ministers to exchange information regarding social services in Richmond
 - Successful actions completed and included in the RCSAC 2019 Annual Report
-

Goal 6: Quality Infrastructure Networks

6.2. Infrastructure is reflective of and keeping pace with community need.

Objectives

- Identify space needs for non-profit societies within Richmond and seek solutions
- Identify housing and community space needs of RCSAC clients and member agencies

Proposed 2019 Actions

- Present Non-Profit Space Needs Survey Report and Communication Tool to Council
- Follow-up actions undertaken to further the Non-Profit Space Needs Report recommendations

Outcomes/Indicators of Success

- The development of a Non-Profit Space Needs Strategy is initiated
 - Successful actions completed and included in the RCSAC 2019 Annual Report
-

Goal 9: Well-Informed Citizenry

9.2 Effective engagement strategies and tools.

Objectives

- To share and promote information and engagement opportunities to clients of member agencies
- To stay apprised of results of engagement tools and how they are impacting our clients

Proposed 2019 Actions

- Provide an opportunity for presentations to the RCSAC from City staff and Community Partners on engagement strategies and tools
- Share and promote information and engagement opportunities within agencies and to clients

Outcomes/Indicators of Success

- Communication Tools to Council as appropriate
- Final report on outcomes
- Presentations included in RCSAC meetings
- Information sharing included in meetings

RCSAC Draft Budget 2019

Balance Projected to be brought Forward December 31, 2018	\$3,500.00
Revenue	
City of Richmond	\$11,000.00
Membership Dues	\$1,000.00
Bank Interest	\$1.50
Sponsorship	\$0.00
Total Revenue	\$15,501.50
Expenses	
Admin Assistant	\$10,600.00
Admin Expenses	\$80.00
Forums/Meetings	\$750.00
Website + IT	\$2,000.00
Website Training/Calendar	\$600.00
Post Box Renewal	\$0.00
Volunteer Appreciation	\$200.00
Sub Committee expenses (e.g. printing, events)	\$1,000.00
	\$15,230.00
Total Balance	\$271.50

RCSAC
Community Table / Committees Operating in Richmond

Community Tables/Committees	Mandate	Meeting Schedule	Key Contacts	Contact Info	Topic ie. Child Care, Health, Seniors
Richmond Child Care Alliance	Promotes the development and delivery of quality child care and education services	Caring Place 6:30 - 8:30 p.m. last Tuesday of each month	Jocelyn Wong, RCRG	jwong@volunteerrichmond.ca	Children
Richmond Autism Interagency Committee (RAIC)	A networking and information-sharing platform for professionals and community members working and/or living with children with Autism Spectrum Disorder.	RSCL Boardroom 12:30 - 2:00 p.m. 1st Tuesday of each month	Denise Abegg, RSCL	dabegg@rscl.org	Children
Richmond Child Care Development Advisory Committee (RCCDAC)	Provides advice and recommendations to Richmond City Council regarding the planning and development of quality child care	City Hall 7:00 - 9:00 p.m., 2nd Wednesday of each month	Chris Duggan, City of Richmond	cduggan@richmond.ca	Children
Richmond Child Care Training Committee (RCCTC)	Facilitates professional development opportunities for the child care community, works in partnership with the child care community to develop, facilitate and offer professional development opportunities for child care providers and, will provide leadership to organizations in Richmond seeking to provide professional development for the child care community.	South Arm Community Centre 1st Tuesday of each month	Carrie McLellan-Haqq SCDP Coordinator	cmclellan@rscl.org	Children
Richmond Infant Development Program Local Advisory Committee	An advisory body established to guide and support the IDP agency and staff in the delivery of the Infant Development Program. The IDP is accountable to the community through its LAC	Caring Place 3:30 - 5:00 p.m. 2-3 times per year	Annie Tsay IDP Coordinator	atsay@rscl.org	Children
Richmond Seniors Advisory Committee	Considers and evaluates issues affecting seniors referred by City Council, City staff and members of the community; initiates studies on matters of concern to seniors and submits information and advice to City Council.	City Hall 9:30 - 11:30 a.m., 2nd Wednesday of each month	Debbie Hertha, City of Richmond	dhertha@richmond.ca	Seniors

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RCSAC
Community Table / Committees Operating in Richmond

Community Tables/Committees	Mandate	Meeting Schedule	Key Contacts	Contact Info	Topic i.e. Child Care, Health, Seniors
Richmond Supported Child Development Program Local Advisory Committee	An advisory body established to guide and support the SCDP agency and staff in the delivery of the Supported Child Development Program. The SCDP is accountable to the community through its LAC	Caring Place 9:30 - 11:30 a.m. Mondays 3-4 times per year	Carrie McLellan-Haqq SCDP Coordinator	cmclellan@rscl.org	Children
Richmond Learning and the Brain Conference Organizing Committee	To organize an annual educational event to the residents in Richmond School District	Monthly	Sarah Loat, Richmond School District	604-233-0521 sloat@sd38.bc.ca	Children, Youth
The Richmond Public Agency Partners Group, includes Vancouver Coastal Health Richmond; City of Richmond; Richmond School District; Ministry of Children and Family Development; and the RCMP.	Increase coherence amongst the five major public agencies in Richmond in promoting the physical, mental, social and emotional wellness of children and youth in our community. Commit to use an asset development philosophy. Support the PAPC to the children and youth of Richmond	3 times per year	Dr. Meena Dawar, VCH	604-233-3170 meena.dawar@vch.ca	Children, Youth
Supporting Families With Parental MH and/or Addictions Committee	The program aims ultimately to foster a family-centered approach to service delivery at Richmond Mental Health and Addictions. It aims to provide parents dealing with mental illness or addictions relevant insight into their condition, and tools and strategies for successful parenting. For children and youth, Supporting Families provides information on disorders, access to services and access to others going through the same thing. Rather than focusing on the disorder itself, Supporting Families functions as a resiliency-building program to help children and families cope with disorders.	Monthly 3rd Thursdays	Tina Lee, Supporting Families Affected By Parental Mental Illness and Addictions Coordinator	604-207-2511	Children, Youth and Families
Youth Concurrent Disorders Network	To build capacity across the system of services and supports in British Columbia to address youth and families affected by youth concurrent mental health and substance use problems.	Quarterly	Richard Dubras, RASS	604-270-9220 rick@richmondaddictions.ca	Youth

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RCSAC
Community Table / Committees Operating in Richmond

Community Tables/Committees	Mandate	Meeting Schedule	Key Contacts	Contact Info	Topic ie. Child Care, Health, Seniors
Youth Network	Anyone who works with youth is welcome	Every three months	Danny Taylor, RASS	604-270-9220 danny@richmondaddictions.ca	Youth
Advisory Design Panel	City-appointed panel to look at universal accessibility and environmental features and all issues of urban designs in building permit applications	Every second week on Wednesday at Richmond City Hall	Sara Badyal, City of Richmond	604-276-4282 sbadyal@richmond.ca	Disability
Community Living Leadership Network Meeting	A group of agencies providing services to people with developmental disabilities in Richmond. Collaborative education/training is the focus (there is an educational speaker every meeting and info-sharing of common ideas, interests, issues).	4-6 times/year	Donna Cain, Chair: Carolyn Koehle, Bethesda	dcain@develop.bc.ca richmondhome@bethesdaabc.com	Disability
Richmond Arthritis Support Group	To educate and support persons in the community with various forms of arthritis	3rd Thursday of each month	Sandy McIntosh, Facilitator	604-277-0362 admin.caringplace@shaw.ca	Health and Well-Being
Community Living BC (CLBC) Community Council	To ensure self-advocates, families, community members and service providers play a major role in achieving CLBC's vision of fostering good lives in welcoming communities	Monthly meeting at Richmond CLBC Office, usually on third Tuesday of the month	Chair: Ruth Shannon	prshannon@telus.net	Health and Well-Being
Fetal Alcohol Syndrome FASD round table	A community initiative that builds FASD awareness through preventive education	Touchstone Family Association 1:00 - 2:30 p.m. 3rd Thursday(4 times/year)	Cheryl Penner, Touchstone	cpenner@touchfam.ca	Health and Well-Being

RCSAC
Community Table / Committees Operating in Richmond

Community Tables/Committees	Mandate	Meeting Schedule	Key Contacts	Contact Info	Topic ie. Child Care, Health, Seniors
RCSAC (Richmond Community Services Advisory Committee)	To advise City Council on social policies and community planning issues. To identify and address emerging concerns by: Educating the appropriate organizations, government bodies, and community members. Sharing information and providing networking opportunities. To create awareness of relevant issues, as appropriate, at the federal, provincial, and municipal levels of government. To support local, community-based initiatives.	RCSAC Executive Committee meets 1st Thursday monthly / RCSAC General Committee meets 2nd Thursday monthly	Jennifer Dieckmann, RCSAC Executive Secretary	admin@racsac.ca	Social Concerns (All ages)
RCSAC AMH Task Group	Creating/implementing Gap Analysis Report on Addictions and Mental Health. Includes consumers - works on projects that emerge from the RCSAC work plan that relate to AMH ie. distribution and implementation of the Gaps report.	As required	Brenda Plant, Turning Point	bplant@turningpointrecovery.com	Health and Well-Being
Richmond Children First	A community early and middle years planning initiative bringing together organizations who share a common vision and collective responsibility for the health and well being of all Richmond children.	First Tuesday of the month at 10:00 am	Kerry Watts, Richmond Children First	richmondchildrenfirst@shaw.ca	Children
Richmond Children First - project consortium: Avenues of Change (AOC)	Initiative (not a committee). Touchstone is the lead agency but it has a project consortium that meets under the Richmond Children First umbrella.	First Tuesday of the month at 10:00 am (1st half four of meeting of Richmond Children First)	Annie Leung, AOC Coordinator	aleung@touchfam.ca	Children

RCSAC
Community Table / Committees Operating in Richmond

Community Tables/Committees	Mandate	Meeting Schedule	Key Contacts	Contact Info	Topic ie. Child Care, Health, Seniors
Richmond Children First - (EYC) Early Years Centre	Initiative (not a committee). Richmond Family Place is the lead agency but it has a stakeholder group that meets under the Richmond Children First umbrella.	First Tuesday of the month at 10:00 (2nd half of meeting)	Janice Lambert, Richmond Family Place	janice@richmondfamilyplace.ca	Children
Richmond Community Peace Labyrinth	To provide a spiritual tool to the Richmond community to assist people with health problems, grief issues, to calm the mind and find peace and comfort	Meets as necessary to maintain and promote the labyrinth	Sandy McIntosh, Facilitator	604-277-0362 admin.caringplace@shaw.ca	Health and Well-Being
Richmond Falls Prevention Network	The Richmond Falls Prevention Network has membership from City of Richmond, Vancouver Coastal Health Richmond, Richmond Fire Rescue, community based organizations, that focus on identifying and preventing the cause of falls in our community. The Richmond Vial of Life sub committee came out of RFPN and once they implemented VoL in Richmond and have now come back under RFPN as a regular agenda item	Monthly 3rd Tuesday 9:30 - 11:00 am	Rishma Dhalla, Vancouver Coastal Health	604-233-3208 Rishma.dhalla@vch.ca	Health and Well-Being
Richmond Intercultural Advisory Committee	To enhance intercultural harmony and strengthen intercultural co-operation in Richmond.	Monthly meeting at Richmond City Hall	Dorothy Jo, Inclusion Coordinator	djo@richmond.ca	Health and Well-Being
Richmond Literacy Now Committee	To discuss strategy and progress in our goals to connect the community to literacy initiatives. We aim to outreach to new immigrants, youth, seniors, and disadvantaged individuals. Through our goals, we assist them to be more active participants in society by developing competencies in a broad range of life skills	Monthly	Marg Dixon, Richmond School Board 604-668-6191	604-668-6191	Health and Well-Being
Collaborative Opportunity for Resources (COfRe)	COfRe is an interagency meeting place to discuss community service needs and work towards solving them together.		Lonnie Belfer, Avia	lonnie.belfer@aviaemployment.ca	Community - All ages

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RCSAC
Community Table / Committees Operating in Richmond

Community Tables/Committees	Mandate	Meeting Schedule	Key Contacts	Contact Info	Topic ie. Child Care, Health, Seniors
Affiliation of Multicultural Societies and Services Agencies in BC (AMSSA)	Provides support for immigrant serving agencies and their programs including settlement services, information on upcoming events such as the Multicultural Health Fair, AMSSA website provides settlement staff with useful information on community resources for the delivery of settlement services provides a variety of publications and resources that are related to the delivery of settlement.	Monthly	Katie Rosenberger, Program Director AMSSA	604-718-2780	Immigrant Services
Richmond Community Collaboration	Richmond's Community Collaboration Table (CCT) is part of a nationwide initiative of Immigration, Refugees, Citizenship Canada to complement existing immigrant integration programs through community collaboration known as Local Immigration Partnerships (LIPS). The CCT engages community partners to participate in long term planning to create inclusive environments, both for the community of Richmond and for individual businesses. service organizations and institutions. The CCT believes in the capacity and ability of the community to influence and implement change through how policy is crafted and developed in the future. (Richmond Multicultural Community Services) Focused on conducting research, formulating an action plan, and implementing it with the intent to foster inclusion and reduce barriers for refugees and immigrants in feeling at home in Richmond.	Quarterly	Alan Hill, RMCS	604-279-7160 alan@rmcs.bc.ca	Immigrant Services
Settlement Workers In School Advisory Committee.	To provide advice to Richmond School Board on the delivery of SWIS program in the school district.	Twice/Year	Marilyn Turnbull, Principal, McKay Elementary	604-668-6470 mturnbull@sd38.bc.ca	Immigrant Services
Metro Vancouver Living Wage Committee municipality sub-committee	The Living Wage for Families Campaign raises awareness about the negative impact of low-wage poverty on families and communities in Metro Vancouver, advocating that the key solution to low-wage poverty is to pay families a living wage – enough to cover basic living expenses such as food, clothing, shelter, transportation and child care. The 2013 living wage rate for Metro Vancouver is \$19.62/hour.	Bi-monthly (Jan, Mar, etc) 3rd Monday 3-4 pm Vancouver office	De Whalen, RPRC	de_whelen@hotmail.com	Poverty Reduction

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RCSAC
Community Table / Committees Operating in Richmond

Community Tables/Committees	Mandate	Meeting Schedule	Key Contacts	Contact Info	Topic ie. Child Care, Health, Seniors
Organizing Against Racism and Hate (OARH)	The Richmond Community Protocol is designed to help organizations, community members and all relevant stakeholders react promptly and effectively whenever critical incidents of discrimination, hate crime or related incidents occur. This protocol is designed to guide both how stakeholders work with each other to coordinate organizational approaches to dealing with hate crime, and also, how individual organizations and community members support victims of hate crime in day to day situations.	Quarterly	Alan Hill, RMCS	604-279-7160 alan@rmcs.bc.ca	Anti-Racism
Richmond Poverty Response Committee (PRC)	A coalition of Richmond residents and agencies working together to reduce poverty and the impacts of poverty with research projects and public education. Includes PRC Transportation Task Force, Housing Task Force and the Richmond Advocacy and Support Committee.	Monthly	De Whalen, RPRC	info@richmondprc.org	Poverty

PLN - 71



Charter

September 11, 2008

Approved by Richmond City Council January 20, 2009

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I. MISSION STATEMENT OF THE RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE

To encourage and promote those social policies and community services which contribute to the general health, welfare and quality of life of the residents of Richmond, and to increase inter-agency relations and cooperation in order to enhance community capacity.

II. HISTORY

The Richmond Community Services Advisory Committee, hereinafter referred to as “RCSAC”, received formal recognition as an advisory body to Richmond City Council and its appropriate Committees on May 25, 1987¹.

It builds on the information gathering and sharing strengths of the Richmond Community Services Council, which served the community in a similar but less formal capacity from April, 1978 to its evolution as the RCSAC in September, 1987.

During several years of Community services as a voluntary collaborative of non-profit, government and private agencies and organizations in the field of social and related community services, the Richmond Community Services Council and its member organizations were instrumental in the development and establishment of:

- The municipally funded RCMP Youth Intervention Program;
- A municipal social planner position;
- Richmond Child Protection Network;
- Richmond Family Place;
- An open referral in-the-home parenting program (lost with others during the 1983 restraint measures imposed by major government funding sources);
- Collaboration in preparation of the report Preparing for a Livable Future: Recommendations by the City Center Steering Committee;
- Improved Municipal Grant application and appeal processes;
- The Child Care Advisory Committee;
- The Inventory of Social Services in Richmond
- The Richmond Intercultural Advisory Committee

An RCSAC Poverty Response Committee was established, and reports were submitted to Council. This has now become an independent committee.

Representatives from the RCSAC

- participated in the Community Parks, Recreational & Cultural Working Group to assist in providing City Council with a Master Plan;
- currently participate in the Substance Abuse Task Force; and
- the Richmond Intercultural Advisory Committee.

¹ See Appendix I

III. RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE (RCSAC) IN BRIEF

1. Advises Richmond City Council, and/or the appropriate Council Committee.
2. Makes representations to other policy-making bodies on social policy and community services matters.
3. Provides informed comment and advice to Richmond City Council on implications for policies and services being changed and introduced.
4. Undertakes its work at the request of Richmond City Council, the RCSAC membership, and the community at large.
5. Provides a strong and active role in overall social policy and community services decisions for community representatives and nonprofit society boards.

IV. RCSAC ROLES

1. The Richmond Community Services Advisory Committee (RCSAC) is a forum for community service* agencies to meet on a regular basis in order to share information and ideas about issues of common interest, and to identify emerging needs.
***Community Services:** defined as those covering the general areas of health, social services, education, and other related service where the overall intent is to improve the quality of life for Richmond residents.
2. The RCSAC will foster the development of services, through an asset building² approach, to meet those needs.
3. The RCSAC will establish and monitor Task Forces to undertake activities deemed by the RCSAC to be necessary and consistent with the objectives of the RCSAC. All Task Forces will be time limited with both start and end dates, and will produce a written report.
4. The RCSAC may employ and hire such staff as deemed necessary to assist in the operation of the RCSAC, including all Task Forces. All employees will report directly to the Co-Chairs of the Executive Committee.
5. The RCSAC will provide a leadership and educational role in social issues affecting community services.
6. The RCSAC strives to work cooperatively and in a complementary manner with other City advisory committees.

² See Appendix II

V. CITY LIAISON

Liaison with the City of Richmond will be provided by:

- One (1) non-voting Richmond City Council Liaison, and
- One (1) non-voting City Staff Liaison, provided by the Policy Planning Department.

VI. MANDATE

Section A

The RCSAC shall advise Richmond City Council and may, in consultation with City Council, make representations to other policy-making bodies on the following:

1. Policies that encourage cooperative planning and delivery of community services to ensure optimum efficiency and effectiveness;
2. Social issues/concerns that have an impact community services, special needs groups and the quality of life in the community;
3. Community impact of governmental changes to policies and/or programs affecting Richmond's community services; and
4. Any other matters that may be referred by Richmond City Council, RCSAC member groups and the community at large.

Section B

1. Coordination of activities and information sharing between the voluntary and public sector.

APPENDIX I

An Oral History of RCSC, later to become RCSAC

(Delivered by Olive Bassett at the RCSAC General meeting of December 8, 2003)

It is ten years since I have been associated with this advisory council, some of which I speak on today could be familiar to many of you but perhaps some of you are not familiar with the early history I hope it will be of interest to you. I was a member of RCSC for many years before becoming a school trustee then I was elected as their Rep. on the PAC (Policy Advisory Council) in 1990. Back in 1978, there was very little planning for social services, something had to be done, and the United Way was invited to set up some social planning for the community. There was no Social Planner at the municipal level at that time. The Child Services Committee, a committee of the United Way, was not representative enough; its mandate was services to children 12 & under. A newly formed Child Abuse Committee was attempting to educate the public on what was happening to children; the community health nurses and social workers were the only ones going into the homes of many abused children. But the climate of the times prevented anyone from speaking out especially about sexual abuse, this was a taboo topic, no one wanted to talk about it. And there were many turf problems, every one was working in isolation on their own particular issues and problems, this is mine that is yours, don't mix the two! Finally the United Way placed an arms length community person in as Chair of the Child Services Committee hoping to become more effective. Something was still needed; the committee was not representative of agencies working with families, children & youth. Palmer School had just gone up in smoke, at the hands of a teen-age girl who badly needed treatment. There were no services of the kind youth like her needed, but it was risking a teachers or a community health nurse's job to speak out on lack of services. It was so difficult to address so many social problems in the community but at that time, the thought of washing your linen in public was not to be tolerated. The School Board refused to put a family life program into the schools. The community was polarized. Many were demanding the program, just as many were in denial it was needed, and these felt the only place to teach this subject was in the home. Which was fine but those children needing the program did not come from homes where this kind of education was taught. It was a little later I believe the Richmond Youth Services Agency came into being to focus on the issues and problems facing the over 12's. And so, it was in this type of atmosphere that a major meeting was held with many of those delivering social services to families. Through this meeting, they got the endorsement needed to be something much broader than the Richmond Children's Committee. A Steering Committee was set up that met twice a month for a solid year and what came out of that was the framework for the Richmond Community Services Council. That was in 1978, and nine years later in '87, with the assistance of a municipal councilor, a social planner had finally been hired, RCSC was restructured and given the formal title of the Richmond Community Services Advisory Council, RCSAC, as it is known today. They would make recommendations for social service issues and report those issues & concerns directly to the Municipal Council through the Policy Advisory Council, who were elected from the Boards of the individual agencies to serve on PAC. They were the political arm of the RCSAC. And Council listened. In their eyes, it was no longer just staff driven. These were elected people making the recommendations. With the new structure, there was also the IAC, Inter Agency committee, made up the staff and the 'Hands On' people who worked in the field, and the Coordinating Committee overseeing both IAC & PAC. This is all in your charter, I found it very interesting to re-read, and it would be well worth your re-reading pages 20 to 24. In

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1989, the RCSAC held a "Strategy Planning and Priority Setting Meeting". This was an extremely important meeting for RCSAC. Johnny Carline, Deputy Administrator, Strategic Planning for Richmond spoke on what Richmond could look like in the future, two questions he asked of the group: 1. "What are the priorities for service provision for all of the agencies in the next three years?" 2. "What suggestions do you have for the municipality to incorporate social issues into the growth management strategy?" A planning committee took all the suggestions, solutions, comments and concerns and brought in a final report in January 1990. Seven (7) recommendations came out of it and were presented to council, they may help you in your deliberations on the restructure process, I will leave it with Michael Then in 1994, RCSAC sent out an excellent questionnaire to member organizations, to see if the advisory council was meeting the needs of its membership by addressing gaps, identifying issues and resources to address them and then develop an action plan. The survey was divided into six major sections: Role & Function, Participation, Community issues, Strengths & Weaknesses, Suggestions for raising the profile of RCSAC and lastly the potential for sending out a newsletter. I will also leave a copy of this with Michael, as it may prove useful. I see you are now contemplating another re-structure, perhaps some questions that you may ask yourselves are: "What do you want to accomplish that you are not doing now?" "When was the last time your charter was brought up to date?" "How many agencies out there are not aware of what you do?" "How many agencies or groups out there doing a service for the community, are you not aware of?" In my opinion the reason RCSAC has survived while many others have not, is because community volunteers and staff have worked together for a common goal, this way everyone wins. The effectiveness of RCSAC has always been present to a greater or lesser degree. It is a tremendously important organization and the accomplishments you have gained have not come easy. It is an organization you can be proud to belong to. However, it must be supported by each and every social service organization in order to have the greatest impact for good.

Thank you.

M. Olive Bassett

APPENDIX II

40 DEVELOPMENTAL ASSETS

Search Institute has identified the following building blocks of healthy development that help young people grow up healthy, caring, and responsible.

External Assets

Category Asset Name and Definition

Support

1. Family Support-Family life provides high levels of love and support.
2. Positive Family Communication-Young person and her or his parent(s) communicate positively, and young person is willing to seek advice and counsel from parents.
3. Other Adult Relationships-Young person receives support from three or more non-parent adults.
4. Caring Neighborhood-Young person experiences caring neighbors.
5. Caring School Climate-School provides a caring, encouraging environment.
6. Parent Involvement in Schooling-Parent(s) are actively involved in helping young person succeed in school.

Empowerment

7. Community Values Youth-Young person perceives that adults in the community value youth.
8. Youth as Resources-Young people are given useful roles in the community.
9. Service to Others-Young person serves in the community one hour or more per week.
10. Safety-Young person feels safe at home, school, and in the neighborhood.

Boundaries and Expectations

11. Family Boundaries-Family has clear rules and consequences and monitors the young person's whereabouts.
12. School Boundaries-School provides clear rules and consequences.
13. Neighborhood Boundaries-Neighbors take responsibility for monitoring young people's behavior.
14. Adult Role Models-Parent(s) and other adults model positive, responsible behavior.
15. Positive Peer Influence-Young person's best friends model responsible behavior.
16. High Expectations-Both parent(s) and teachers encourage the young person to do well.

Constructive use of time

17. Creative Activities-Young person spends three or more hours per week in lessons or practice in music, theatre, or other arts.
18. Youth Programs-Young person spends three or more hours per week in sports, clubs, or organizations at school and/or in the community.
19. Religious Community-Young person spends one or more hours per week in activities in a religious institution.
20. Time at Home-Young person is out with friends "with nothing special to do" two or fewer nights per week

INTERNAL ASSETS

Category Asset Name and Definition

Commitment to Learning

21. Achievement Motivation-Young person is motivated to do well in school.
22. School Engagement-Young person is actively engaged in learning.
23. Homework-Young person reports doing at least one hour of homework every school day.

24. Bonding to School-Young person cares about her or his school.
25. Reading for Pleasure-Young person reads for pleasure three or more hours per week.

Positive Values

26. Caring-Young person places high value on helping other people.
27. Equality and Social Justice-Young person places high value on promoting equality and reducing hunger and poverty.
28. Integrity-Young person acts on convictions and stands up for her or his beliefs.
29. Honesty-Young person "tells the truth even when it is not easy."
30. Responsibility-Young person accepts and takes personal responsibility.
31. Restraint-Young person believes it is important not to be sexually active or to use alcohol or other drugs.

Social Competencies

32. Planning and Decision Making-Young person knows how to plan ahead and make choices.
33. Interpersonal Competence-Young person has empathy, sensitivity, and friendship skills.
34. Cultural Competence-Young person has knowledge of and comfort with people of different cultural/racial/ethnic backgrounds.
35. Resistance Skills-Young person can resist negative peer pressure and dangerous situations.
36. Peaceful Conflict Resolution-Young person seeks to resolve conflict nonviolently.

Positive Identity

37. Personal Power-Young person feels he or she has control over "things that happen to me."
38. Self-Esteem-Young person reports having a high self-esteem.
39. Sense of Purpose-Young person reports that "my life has a purpose."
40. Positive View of Personal Future-Young person is optimistic about her or his personal future.

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To: Planning Committee
From: Wayne Craig
Director, Development

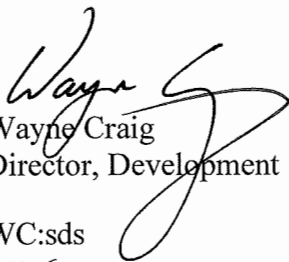
Date: January 15, 2019

File: ZT 18-801900

Re: Application by Wensley Architecture Ltd. for a Zoning Text Amendment to the "Industrial Business Park (IB1)" Zone to Permit a Drive-Through Restaurant at 13020 Delf Place

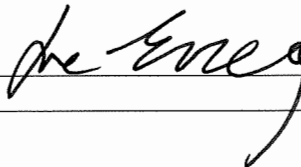
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9956, for a Zoning Text Amendment to the "Industrial Business Park (IB1)" zone in order to permit "restaurant, drive-through", limited to one establishment and a maximum floor area of 300 m², at 13020 Delf Place, be introduced and given first reading.


Wayne Craig
Director, Development
WC:sds
Att. 6

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Wensley Architecture Ltd. has applied to the City of Richmond for permission to amend the “Industrial Business Park (IB1)” zone to add “restaurant, drive-through” as a site-specific permitted use, limited to one establishment and a maximum floor area of 300 m² (3,229 ft²), on the property at 13020 Delf Place. A location map and aerial photograph are provided in Attachment 1. The subject site is currently occupied by an office building in the south portion of the lot, which is to be retained, and a vacant area in the north portion of the lot, where the drive-through restaurant is proposed to be located (Attachment 2). The vacant area was previously occupied by a one storey commercial building of approximately 1,020 m² (10,980 ft²) in area, which was demolished in 2017.

Findings of Fact

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

Surrounding Development

- To the North: Across Delf Place, light industrial buildings with surface parking and loading on properties zoned “Industrial Business Park (IB1)”.
- To the South: Across Worster Court, light industrial buildings with surface parking and loading on properties zoned “Industrial Business Park (IB1)”.
- To the East: Light industrial buildings with surface parking and loading on properties zoned “Industrial Business Park (IB1)”.
- To the West: Across Jacombs Road, single-family dwellings on properties zoned “Single Detached (RS1/B)” with a rear yard interface to the subject site and accessed from the internal road network (Wyne Crescent).

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Mixed Employment (MEMP)” and the East Cambie Area Plan designation for the subject site is “Industrial” (Attachment 4). The “Mixed Employment” designation comprises of those areas where the principal uses are residential, commercial, industrial and stand-alone office development, with a limited range of support services. The development proposal is consistent with these designations as it would allow for a food establishment to service employees in the surrounding industrial area.

Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSND) Policy Area 1B. Registration of an aircraft noise indemnity covenant on Title is required prior to final

adoption of the rezoning bylaw to address public awareness and to ensure aircraft noise mitigation is incorporated into building design and construction.

Land Use Noise Management

The subject property is located within 30 m (98.4 ft.) of existing residential uses. Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw indicating the requirement to mitigate unwanted noise and demonstrate that the building envelope is designed according to the following:

- avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw; and
- comply with the City's Noise Bylaw for noise generated from rooftop HVAC.

The applicant's acoustical consultant submitted correspondence indicating the proposal will be designed consistent with the City's Noise Bylaw. At Development Permit stage, the applicant is required to submit an Acoustical Report from an acoustical consultant to demonstrate how the proposed restaurant and drive-through operations, including sound to be generated by the drive-through speakers, exhaust fans, HVAC system and all other mechanical equipment on-site, complies with the maximum permitted levels under the City's Noise Bylaw.

Ministry of Transportation & Infrastructure Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

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.

Adopt-A-Street Program

The drive-through restaurant business has agreed to participate in the City's Adopt-A-Street Program for Jacombs Road. The Adopt-A-Street Program is a voluntary program for residents and businesses to keep roadside areas free of litter and trash. As part of the program, the participant is required to submit quarterly reports indicating details of clean-up activities, including number of hours. Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw ensuring prior to Business License issuance of any drive-through restaurant on the property, the business must be registered permanently (or as long as the drive-through restaurant is located on the property) in the City's Adopt-A-Street Program for Jacombs Road, from Highway 91 to Cambie Road.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Proposed Land Use and Zoning Text Amendment

The proposed drive-through restaurant is consistent with the OCP and Area Plan designations for the subject property (Mixed Employment and Industrial respectively), as it would allow for a food establishment to service employees in the surrounding industrial area. Based on Business Licensing records, the following analysis of the area is provided:

- There are approximately 2,030 employees and 95 businesses in the surrounding industrial area (including the Auto Mall), bounded by Cambie Road to the north, Westminster Highway to the south, Knight Street to the east, and Jacombs Road to the west, with a total parcel area of 101 acres (41 hectares).
- This area is primarily designated Mixed Employment in the OCP and Industrial in the Area Plan, except for the Auto Mall, which is designated Commercial.
- Within the above-noted surrounding industrial area, there are currently two small food service establishments (street vendor and cafeteria), and no drive-throughs.
- Both food service establishments are located in the Auto Mall, there are no food service establishments outside of the Auto Mall in the subject industrial area.
- The nearest Neighbourhood Service Centre (No. 5 Road and Cambie Road), which includes a number of food establishments is approximately 1.6 km travel distance from the subject property.

Due to a limited number of food establishments in the surrounding industrial area, employees are likely to drive to restaurants elsewhere in the City. The proposed drive-through restaurant would provide a food service establishment in close proximity to surrounding industrial businesses, where employees have the option to walk instead of drive. The proposed restaurant also includes seating for walk-in customers (approximately 60 seats) and pedestrian improvements on both Jacombs Road and Delf Place, along with on-site pedestrian pathways.

The proposed land use is also consistent with OCP policy (p. 6-16) which allows commercial/retail uses (such as food establishments) in business parks, based on market demand. The applicant has provided a market analysis of the surrounding industrial area, which identified significant demand for this type of food establishment (drive-through). Locating a food

establishment in the proposed location would also provide an amenity to the surrounding industrial area and potentially increase the appeal to perspective industrial tenants.

The subject site is currently zoned “Industrial Business Park (IB1)”, which permits a restaurant as a permitted use, but does not permit a restaurant with a drive through. The purpose of the proposed zoning text amendment application is to amend the “Industrial Business Park (IB1)” zone to allow “restaurant, drive-through”, with the following restrictions:

- Allow drive-through restaurant as a secondary use, which must be supported by a primary use on the property (i.e. industrial/office).
- Allow a drive-through restaurant on the subject site only. Any future proposals for drive-through restaurants on properties zoned “Industrial Business Park (IB1)” would require Council approval.
- Limit the drive-through restaurant to one establishment and a maximum floor area of 300 m² (3,229 ft²).

No additional commercial services or retail activities are permitted beyond what is already allowed for in the “Industrial Business Park (IB1)” zone and proposed to be added as part of this Zoning Text Amendment.

Site Planning

The proposed development involves the construction of a single-unit one-storey building of approximately 250.8 m² (2,700 ft²) in area to accommodate one drive-through restaurant establishment. The building is proposed to be located at the northwest corner of the site, along the street frontages of Jacombs Road and Delf Place.

Required off-street parking, drive-aisle circulation, vehicle access and queuing are accommodated on-site behind the building. Vehicle and bicycle parking is provided consistent with Zoning Bylaw requirements. Pedestrian access is proposed to be provided from both street frontages and internally from the vehicle parking area, including designated crosswalks and signage across the vehicle queuing area.

Landscaping along the street frontages has been provided as per Zoning Bylaw 8500 requirements, including required setbacks. Staff have worked with the applicant to maximize tree retention and planting and landscaping on-site, and minimize impervious surfaces. The preliminary site plan, elevations and landscape plan are provided in Attachment 5.

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design will be completed as part of the Development Permit application review process.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) (Plan 64429) registered on Title for water and sanitary services located along the west property line (6.0 m wide) and south property line (3.0 m wide). The SRWs will not be impacted by the proposed development and the developer is aware that encroachment into the SRWs is not permitted.

Transportation and Site Access

Vehicular access to the subject site is to be provided via the existing driveway crossings on Jacombs Road and Delf Place. The existing Delf Place driveway is located on the eastern portion of the subject site, more than 50 m from the intersection of Jacombs Road and Delf Place.

The proposal meets the minimum vehicle and bicycle parking spaces as per Zoning Bylaw 8500 and complies with the minimum number of vehicles in the queuing area in advance of the drive-through window.

A Traffic Impact Assessment (TIA) was produced by a professional traffic consultant to review the impact of the proposal to the surrounding road network (including any recommended transportation related works). Transportation Staff concur with the TIA findings confirming that the existing road network can accommodate the proposal to develop a drive-through restaurant with minimal impacts. No additional roadway, access or traffic control mitigation measures are recommended.

Pedestrian improvements include sidewalks along both road frontages, a curb extension on the southeast corner of Jacombs Road and Delf Place, and a special marked crosswalk across Jacombs Road, with downward lighting and flashing beacons, which will be secured through the Servicing Agreement.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 29 trees on the subject property and four trees on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 6), conducted an on-site visual assessment and concurs with the Arborist's recommendations, with the following comments:

- 17 trees on the development site, including nine trees (tag# 1-9) located along the north property line and eight trees (tag# 25-31, 33) located within the existing vehicle parking area, to be retained and protected as per the City's Tree Protection Information Bulletin (TREE-03).
- 3 Beech trees (tag# 22-24) are located within the proposed vehicle parking area and were considered for relocation, however, the applicant's arborist has indicated due to the rooting of the trees, the trees would not survive relocation.
- 4 City trees (tag# 18-21) along Jacombs Road to be retained and protected.
- 9 trees (tag# 10-17 & 32) located on the development site are in conflict with the proposed development.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Retention

The proposed Tree Management Plan is provided in Attachment 6, which outlines the protection of 17 on-site trees and 4 City-owned trees. To ensure the protection of these trees, the applicant is required to provide the following, prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.
- Submission of a Tree Survival Security in the amount of \$145,000 (\$125,000 for the 17 on-site trees to be retained (tag# 1-9, 25-31 & 33) and \$20,000 for the 4 City-owned trees to be retained (tag#18-21)).
- Installation of tree protection fencing around all trees to be retained, in accordance with the City's Tree Protection Information Bulletin TREE-03.

Tree Replacement

The applicant is proposing to remove 12 trees on-site, the OCP replacement ratio of 2:1 requires 24 trees to be planted and maintained on-site. Based on the submitted preliminary Landscape Plan (Attachment 4), the developer is proposing to plant 24 trees. The plan proposes to break up the paved area with landscaped boulevards, which include a combination of trees, flowering shrubs and grass.

The size and species of replacement trees, and overall landscape design, will be reviewed in detail through the Development Permit application process. To ensure the replacement trees are planted and maintained on-site and the proposed landscape works are undertaken, the applicant is required to provide a Landscape Security, based on 100% of the cost estimate provided by the Landscape Architect, prior to Development Permit issuance.

Site Servicing and Frontage Improvements

The developer is required to enter into a Servicing Agreement for the design and construction of required site servicing and frontage improvements as described in Attachment 7, prior to final adoption of the rezoning bylaw. Frontage improvements include, but are not limited to, the following:

- Delf Place: construct a new 1.5 m wide sidewalk along the entire Delf Place frontage, incorporating the retention of the trees along the north property line.
- Jacombs Road: construct a new 1.5 m wide sidewalk along Jacombs Road, incorporating the retention of the trees along the west property line.
- Construct a curb extension on the southeast corner of the Jacombs Road and Delf Place intersection.
- Special marked crosswalk across Jacombs Road at the intersection of Jacombs Road and Delf Place, with downward lighting and flashing beacons.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design (form and character) will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with Development Permit Guidelines for commercial developments in the OCP, including review of pedestrian circulation, landscape and surface treatments, and Crime Prevention Through Environmental Design (CPTED) principals.
- Refinement of the proposed building form and architectural features to achieve sufficient variety in design and create an interesting streetscape along Jacombs Road and Delf Place.
- Review of sustainability measures and energy efficiency features to be incorporated into the development.
- Adequate screening of external HVAC units exposed to views from the street.
- Review of the size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.

Additional issues may be identified as part of the Development Permit application review process.

Financial Impact

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

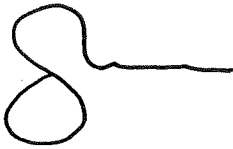
Conclusion

The purpose of this Zoning Text Amendment application is to amend the “Industrial Business Park (IB1)” zone to add “restaurant, drive-through” as a site-specific permitted use on the property at 13020 Delf Place. The proposed amendment will allow the development of a restaurant with drive-through, which will provide food services to the surrounding area.

The Zoning Text Amendment application complies with the land use designation and applicable policies contained within the OCP for the subject site. Further review of the project design will be completed as part of the Development Permit application process.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9956 be introduced and given first reading.

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line.

Steven De Sousa

Planner 1

SDS:cas

Attachment 1: Location Map & Aerial Photo

Attachment 2: Survey Plan

Attachment 3: Development Application Data Sheet

Attachment 4: East Cambie Area Plan Land Use Map

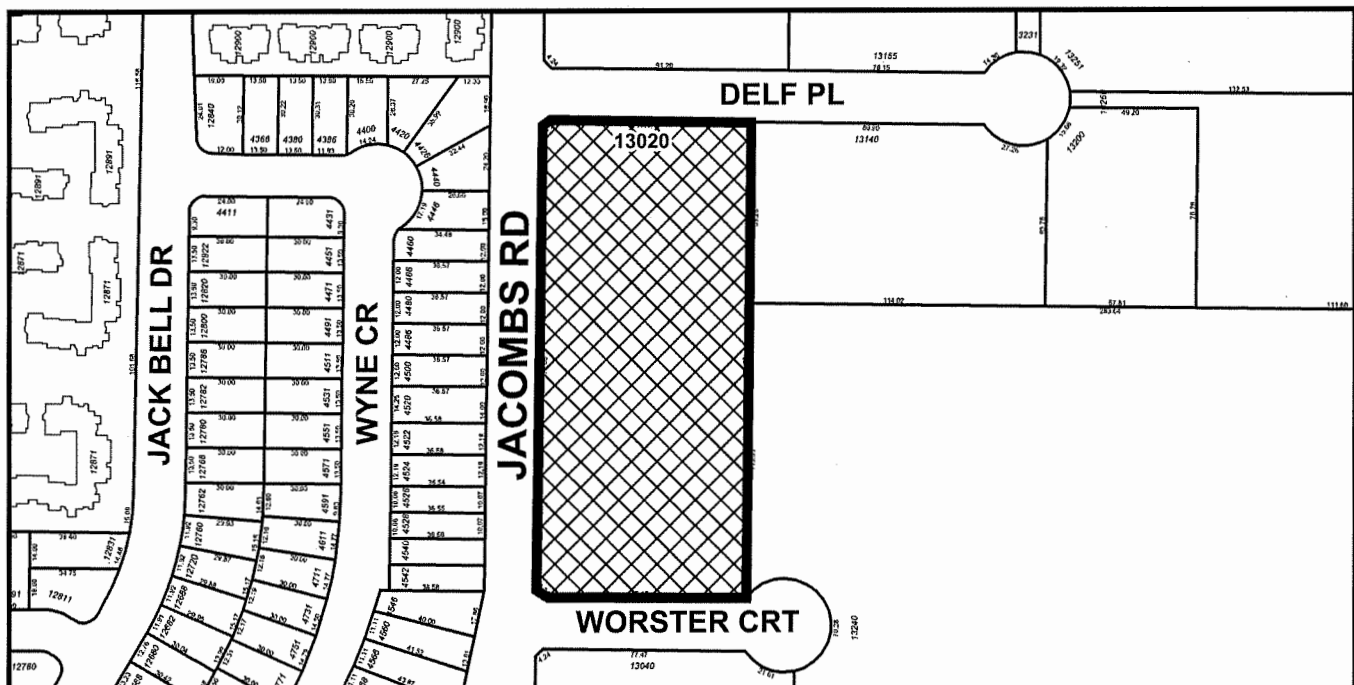
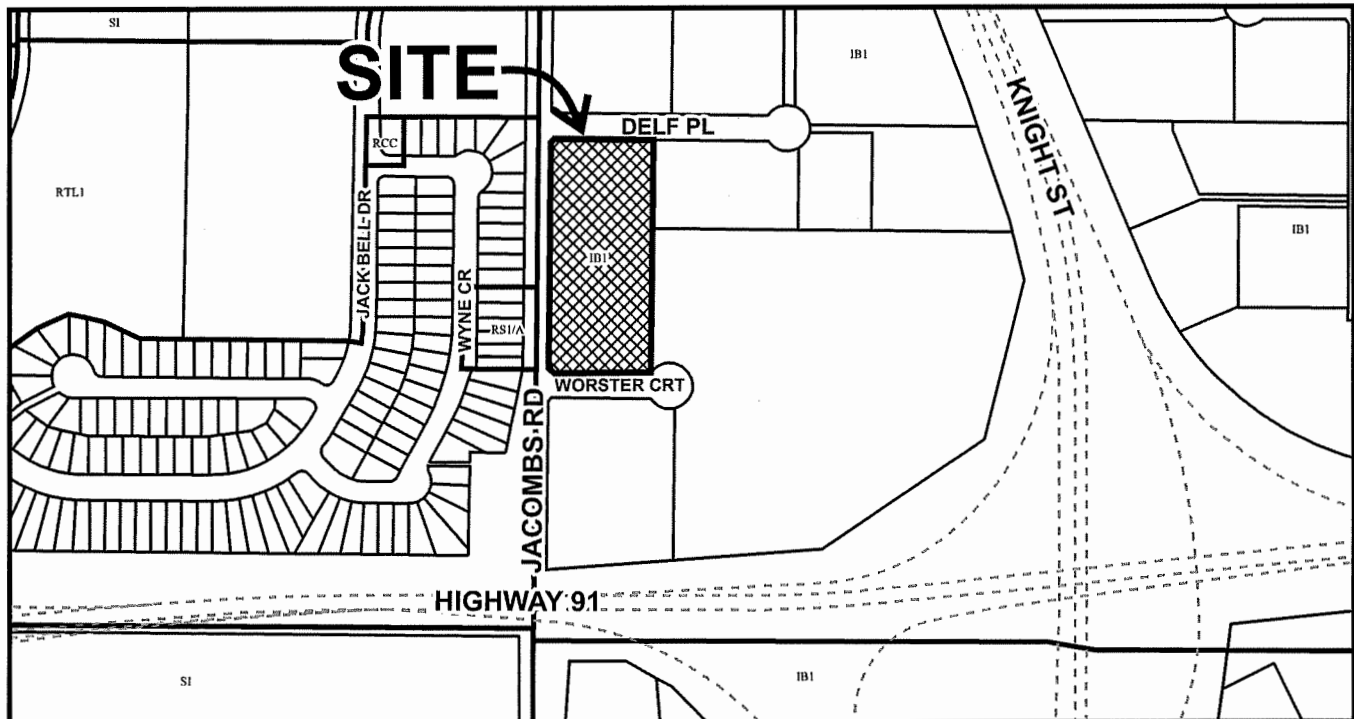
Attachment 5: Conceptual Development Plans

Attachment 6: Tree Management Plan

Attachment 7: Rezoning Considerations



City of
Richmond



ZT 18-801900

Original Date: 02/08/18

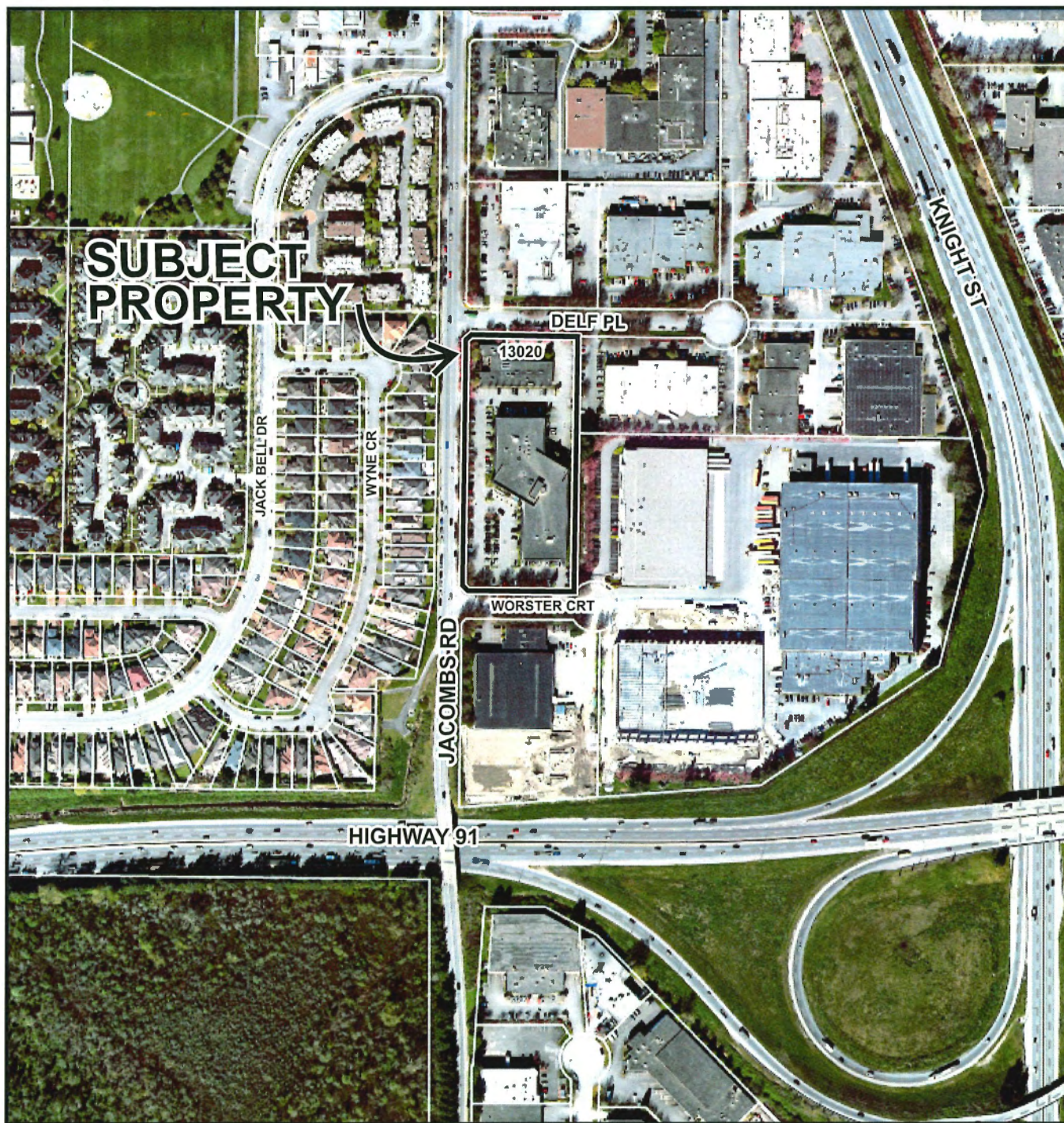
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Note: Dimensions are in METRES

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City of Richmond

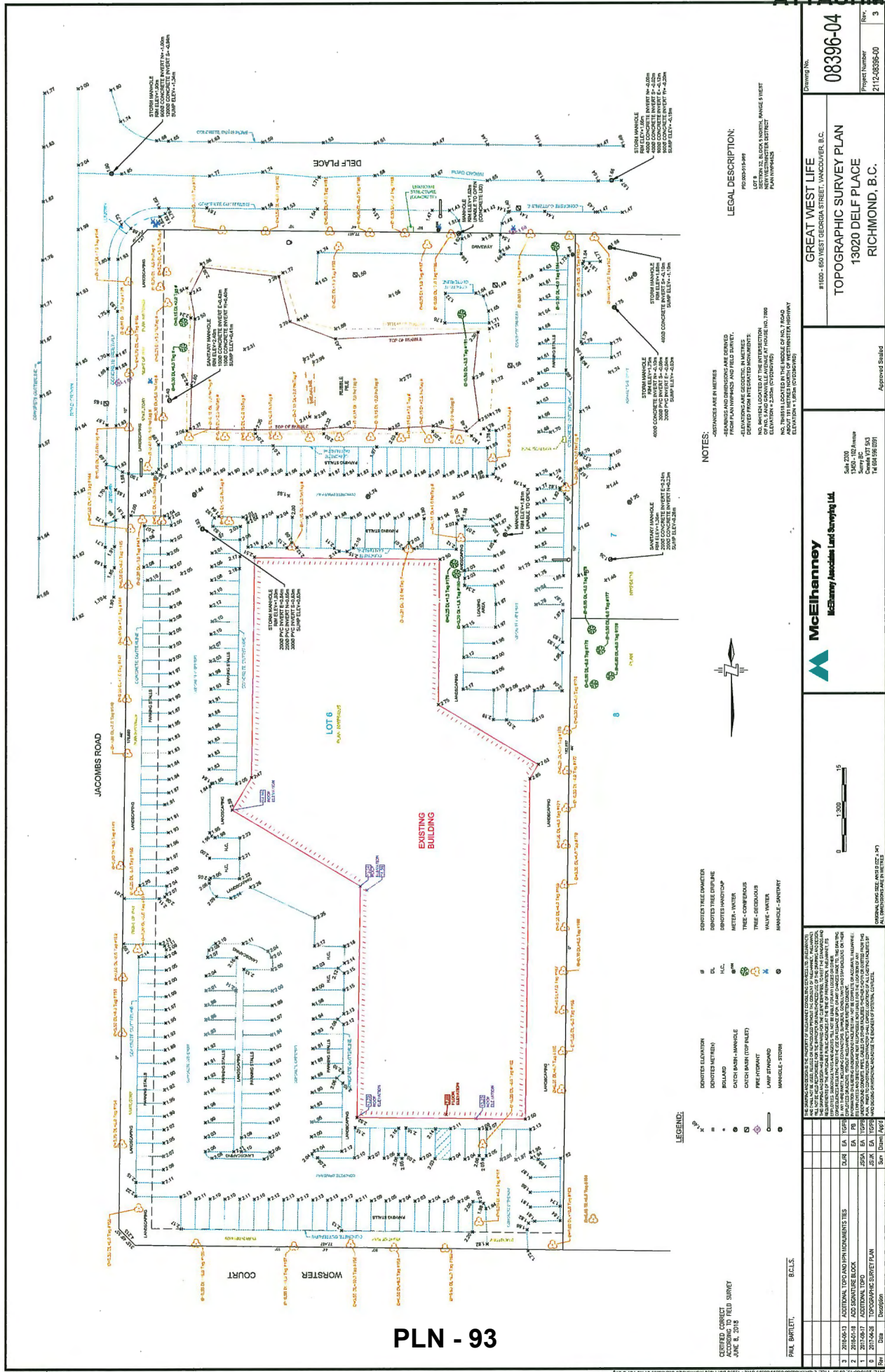


ZT 18-801900

Original Date: 02/13/18

Revision Date:

Note: Dimensions are in METRES





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Attachment 3

Address: 13020 Delf Place

Applicant: Wensley Architecture Ltd.

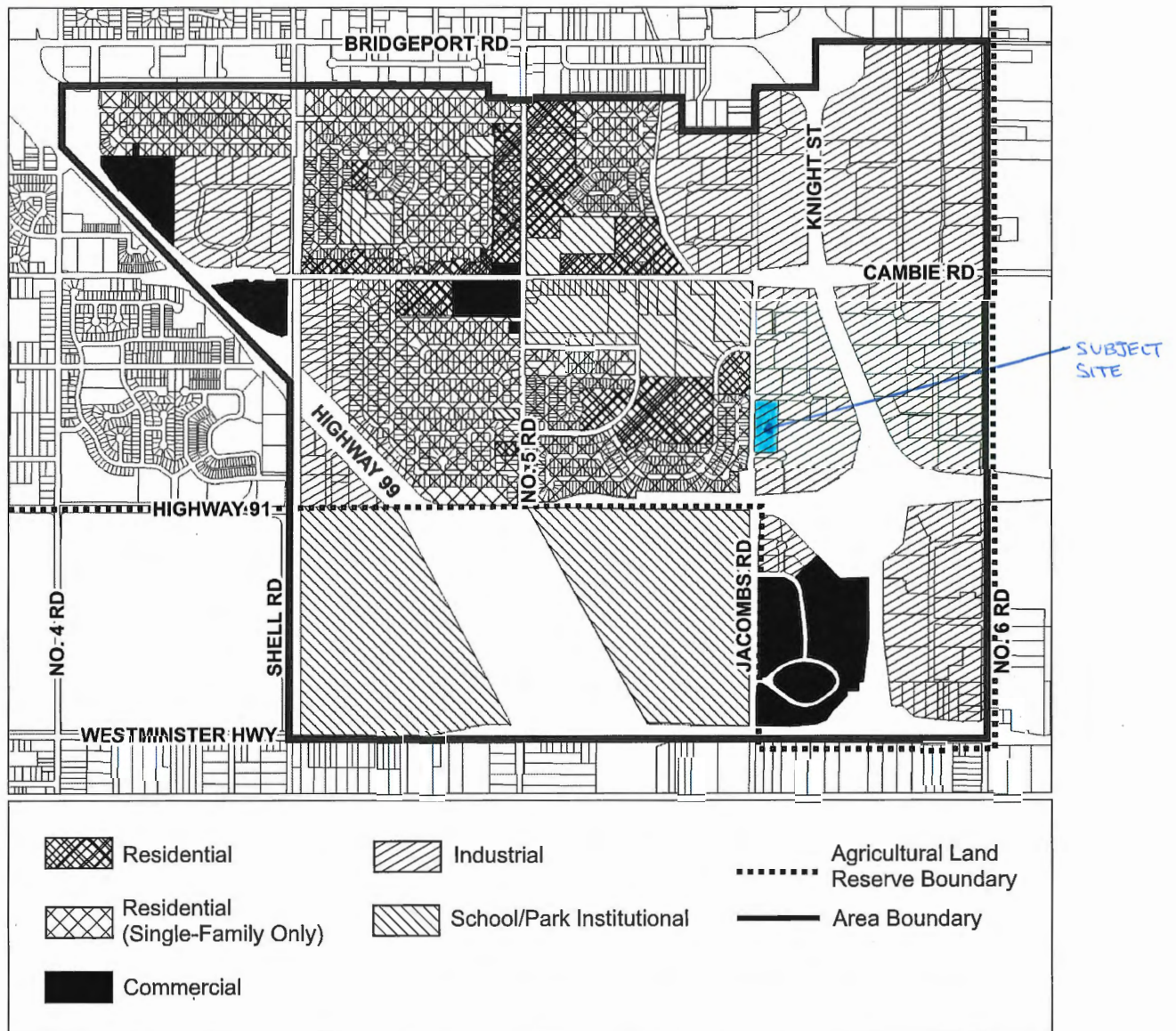
Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Great-West Life Assurance Co. & London Life Insurance Co.	No change
Site Size:	14,695 m ² (158,175 ft ²)	No change
Land Uses:	Vacant/Office	Drive-through restaurant/Office
OCP Designation:	Mixed Employment (MEMP)	No change
Area Plan Designation:	Industrial	No change
Zoning:	Industrial Business Park (IB1)	Industrial Business Park (IB1) with an amendment to allow "restaurant, drive-through" as a site-specific permitted use.

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	Max. 1.0	Office (existing): 7,285 m ² Drive-through restaurant (proposed): 250.8 m ² Total: 7,535.8 m ² (0.51 FAR)	None permitted
Lot Coverage:	Max. 60%	26.3%	None
Setbacks:	Front: Min. 3.0 m Exterior Side: Min. 3.0 m Interior Side: N/A Rear: N/A	Drive-through restaurant: Front: 7.5 m Exterior Side: 6.5 m Interior Side: 57.8 m Rear: 159.5 m	None
Lot Size:	N/A	14,695 m ²	None
Height:	Max. 12.0 m	Office (existing): 12.0 m Drive-through restaurant: 5.8 m	None
Off-street Parking Spaces:	Office: Min. 219 Drive-through restaurant: Min. 18 Total: Min. 237	Office: 219 Drive-through restaurant: 18 Total: 237	None
Accessible Parking Spaces:	Min. 2%	Complies	None
Small Car Parking Spaces:	Max. 50%	Complies	None
Bicycle Parking Spaces:	Drive-through restaurant: Class 1: Min. 1 Class 2: Min. 2	Drive-through restaurant: Class 1: 1 Class 2: 2	None

City of Richmond

Land Use Map

Bylaw 8948
2016/10/24

ALL DIMENSIONS AND CONDITIONS TO
BE VERIFIED ON THE SITE



3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
P: 604.298.3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AIA, SAA, WAA & NWTA

Aesthetically Good

Project
Tim Hortons

2700-13 OPTION A

Location
RESTAURANT #107629, NS.04723
4600 JACOBS ST.

RICHMOND, B.C.

Drawing Title

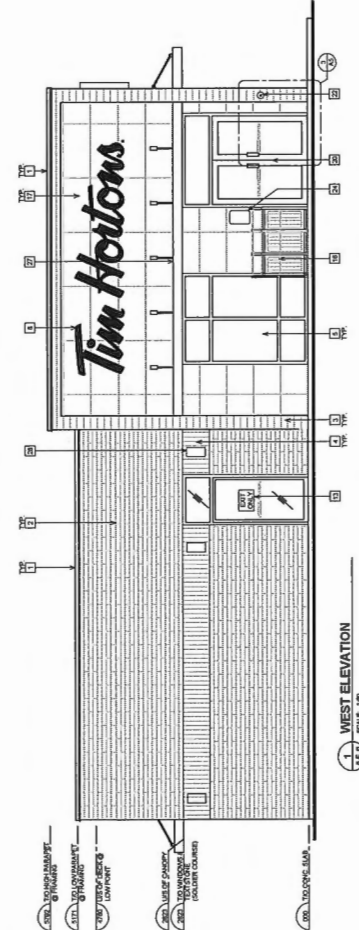
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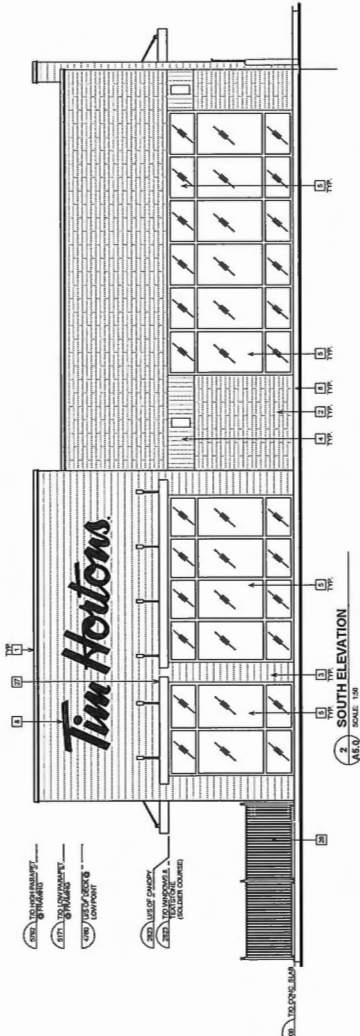
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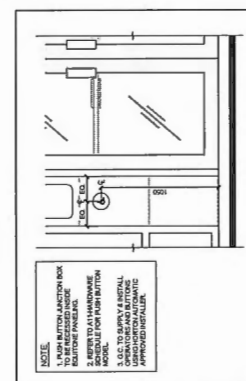
EXTERIOR ELEVATION NOTES

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1 WEST ELEVATION



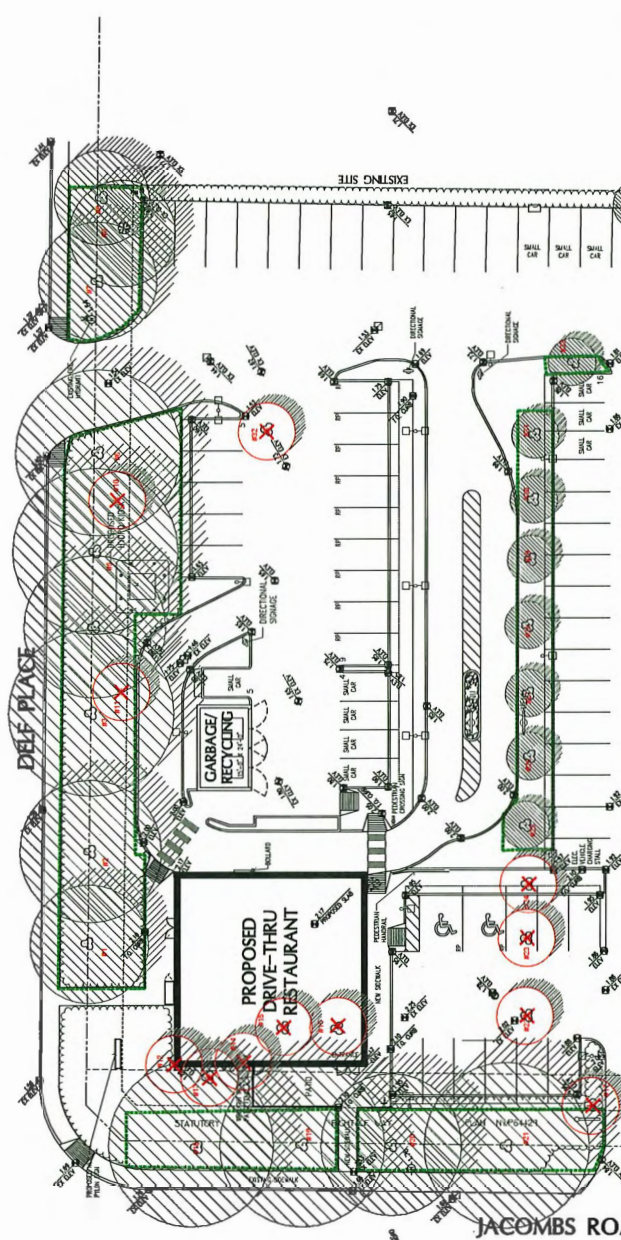
2 SOUTH ELEVATION



3 TYPICAL ELEVATION @ DOOR OPERATOR



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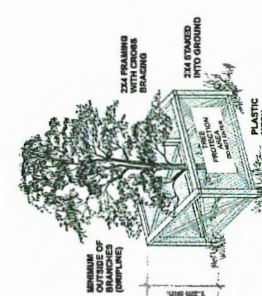


TABLE 1: TREE PROTECTION DISTANCE TABLE


Tree Diameter (mm)	Protection Distance (m)
50	0.5
75	0.75
100	1.0
125	1.25
150	1.5
175	1.75
200	2.0
225	2.25
250	2.5
275	2.75
300	3.0
325	3.25
350	3.5
375	3.75
400	4.0
425	4.25
450	4.5
475	4.75
500	5.0
525	5.25
550	5.5
575	5.75
600	6.0
625	6.25
650	6.5
675	6.75
700	7.0
725	7.25
750	7.5
775	7.75
800	8.0
825	8.25
850	8.5
875	8.75
900	9.0
925	9.25
950	9.5
975	9.75
1000	10.0

Richmond


DATE: DEC 2010
SCALE: 1:100
DRAWING NUMBER: P-10-03
SHEET NO. 1 OF 1

TREE SUMMARY:


- 21 RETAINED EXISTING TREES
- 12 REMOVED EXISTING TREES
- 24 PROPOSED TREES:
 - 5 ACER RUBRUM 'KARPIK'
 - 6 AMELANCHIER x 'AUTUMN BRILLIANCE'
 - 1 CEDRUS DEODORA BLUE HEAVEN
 - 6 CORNUS NUTTALLII WHITE WONDER
 - 6 FAGUS SYLVATICA 'RED OBELISK'



RETAINED TREE



REMOVED TREE



PROTECTION FENCE

NUMBER OF RETAINED TREE: 21
NUMBER OF REMOVED TREE: 12
REQUIRED REPLACEMENT TREE: 15
PROVIDED REPLACEMENT TREE: 15



Address: 13020 Delf Place

File No.: ZT 18-801900

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9956, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$145,000 (\$125,000 for the 17 on-site trees to be retained (tag# 1-9, 25-31 & 33) and \$20,000 for the 4 City-owned trees to be retained (tag#18-21)).
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. Registration of an aircraft noise indemnity covenant on title.
6. Registration of a legal agreement on title for commercial developments within 30 m of any residential use indicating the requirement to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw; and comply with the City's Noise Bylaw for noise generated from rooftop HVAC.
7. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
8. Registration of a legal agreement on title ensuring prior to Business License issuance of any drive-through restaurant on the property, the business must be registered permanently (or as long as the drive-through restaurant is located on the property) in the City's Adopt-a-Street Program for Jacombs Road, from Highway 91 to Cambie Road.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
10. Enter into a Servicing Agreement* for the design and construction of servicing upgrades and frontage improvements. A Letter of Credit for the Service Agreement will be required. Works include, but may not be limited to:

Frontage Improvements (Transportation):

- a) Delf Place: construct a new 1.5m wide sidewalk along the entire Delf Place frontage, incorporating the retention of the trees along the north property line.
- b) Jacombs Road: construct a new 1.5m wide sidewalk along the entire Jacombs Road frontage, incorporating the retention of the trees along the west property line.
- c) Construct a curb extension on the southeast corner of Jacombs/Delf Place intersection.
- d) Special marked crosswalk across Jacombs Road at the intersection of Jacombs Road and Delf Place, with downward lighting and flashing beacons.

Water Works:

- a) Using the OCP Model, there is 431L/s of water available at a 20 psi residual at the Jacombs Road frontage, and 388 L/s of water available at a 20 psi residual at the Delf Place frontage. Based on your zoning, your site requires a minimum fire flow of 250 L/s.
- b) The Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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.
 - ii) Provide a right-of-way for the water meter, unless located inside a mechanical room. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W20-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.

PLN-101

Initial: _____

- c) At Developer's cost, the City is to:
 - i) Cut and cap the existing water service connection.
 - ii) Install a new water service connection complete with meter and meter box. Meter to be located onsite in a right of way, as described above.

Storm Sewer Works:

- d) At Developer's cost, the City is to:
 - i) Install inspection chambers and new leads to the property line on both existing storm connections.

Sanitary Sewer Works:

- e) At Developer's cost, the City is to:
 - i) Cut, cap, and remove the existing northernmost sanitary connection and inspection chamber serving the now-demolished northern building.
 - ii) Install a new sanitary connection, complete with inspection chamber, to serve the proposed development.

Frontage Improvements (Engineering):

- f) The Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers to locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m

General Items:

- g) The Developer is required to:
 - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - ii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.

Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect (including all hard and soft materials, installation and a 10% contingency).
2. Submission of an Acoustical Report from an acoustical consultant to demonstrate how the proposed restaurant and drive-through operations, including sound to be generated by the drive-through speakers, exhaust fans, HVAC system

Initial: _____

and all other mechanical equipment on-site, complies with the maximum permitted levels under the City's Noise Regulation Bylaw 8856.

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

1. Payment of Development Cost Charges (City and GVS & DD).
2. 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.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9956 (ZT 18-801900)
13020 Delf Place**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following permitted use in Section 12.3.3.A Secondary Uses in the Industrial Business Park (IB1) zone:
“Restaurant, drive-through”
 - b. Inserting the following clause and renumbering Section 12.3.11 Other Regulations in the Industrial Business Park (IB1) zone accordingly:
**“7. Restaurant, drive-through shall be only permitted on the following site(s), limited to one establishment and a maximum floor area of 300 m²:
13020 Delf Place
P.I.D. 003-515-966
Lot 6 Section 32 Block 5 North Range 5 West New Westminster District
Plan 64525”**
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9956”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING



OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

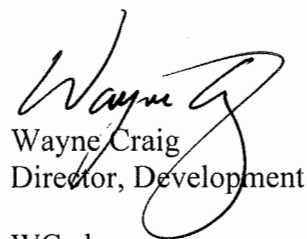
Date: January 15, 2019

File: RZ 17-768134

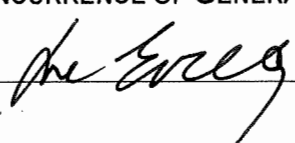
Re: Application by Landcraft Homes Ltd. for Rezoning at 4226 Williams Road from Single Detached (RS1/E) to Arterial Road Two-Unit Dwellings (RDA)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9975 to create the "Arterial Road Two-Unit Dwellings (RDA)" zone, be introduced and given first reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9973, for the rezoning of 4226 Williams Road from "Single Detached (RS1/E)" to "Arterial Road Two-Unit Dwellings (RDA)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:el
Att. 9

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

Staff Report

Origin

Landcraft Homes Ltd. has applied to the City of Richmond for permission to rezone 4226 Williams Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone in order to permit the property to be subdivided to create two duplex lots (Attachment 2) with a shared access from Williams Road. A Development Permit application is required and has been received to address the form and character of the proposed duplexes. A preliminary site plan, streetscape elevation and landscape plan are provided for reference in Attachment 3.

A Service Agreement (SA) for frontage improvements and site service connections is required as a consideration of rezoning. A Letter of Credit for the Service Agreement will be required prior to adoption of the rezoning bylaw.

A new “Arterial Road Two-Unit Dwellings (RDA)” zone is also being introduced to support the development of Arterial Road Duplexes envisioned in the Arterial Road Land Use Policy.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Subject Site Existing Housing Profile

There is an existing single-family dwelling on the property, which will be demolished. The applicant has indicated that the dwelling is currently rented, and that it does not contain a secondary suite.

Surrounding Development

To the North: Across Williams Road, single family homes on lots zoned “Single Detached (RS1/C)”. There is also a 13-unit townhouse development on a lot zoned “Low Density Townhouses (RTL3)” across Williams Road to the northeast.

To the South: Fronting Grander Place, single family homes on lots zoned “Single Detached (RS1/B)”.

To the East: Congregation of Jehovah’s Witnesses on a lot zoned “Assembly (ASY)”.

To the West: Single family homes on lots zoned “Single Detached (RS1/C)”.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Steveston Area Land Use Map designation for the subject site is “Single-Detached/Duplex/Triplex” (Attachment 5). The development proposal for two duplex lots is consistent with these designations.

Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 Official Community Plan Bylaw 9000 directs appropriate duplex and triplex developments onto certain minor arterial roads outside the City Centre. The subject site is identified for “Arterial Road Duplex/Triplex” on the Arterial Road Housing Development Map and the proposal is in compliance with the Arterial Road Duplex Development Requirements under the Arterial Road Policy.

Single Family Lot Size Policy 5426

The subject site is located within Single Family Lot Size Policy Area 5426 (Attachment 6), adopted was adopted by Council on December 18, 1989. The Single Family Lot Size Policy provides direction on the size of single family lots that may be created through rezoning and subdivision. The Policy permits those properties along Williams Road without lane or internal road access to be rezoned and subdivided as per Single Detached (R2/C) Zone; where the minimum lot size is 360 m² and minimum lot width is 13.5 m.

As per Section 2.3 of the Zoning Bylaw 8500, the proposed rezoning application is not subjected to this Lot Size Policy 5426 since the subject site is located along an arterial road where the Lot Size Policy has been adopted more than five years ago, and is located within an Area Plan which designates the site for “Single-Detached/Duplex/Triplex” uses.

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

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The applicant proposes one duplex on each of the two lots to be created through rezoning and subdivision, for a total of four dwelling units. The duplexes will be in a “front-back” configuration; with one dwelling unit at the front of the property and the second dwelling unit at the back. The front and back units will be connected by individual attached garages. In keeping with the architectural character of the neighbourhood, the duplexes will be two storeys and will feature a peaked roof.

A Development Permit application will be required to address the form and character of the proposed duplexes. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for duplex projects in the 2041 Official Community Plan (OCP);
- Review of the architectural character, scale and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood, and do not adversely impact adjacent homes;
- Refinement of the proposed east elevation, which is exposed to the parking area of the adjacent assembly site;
- Review of aging-in-place features in all units and the provision of a convertible unit;
- Refinement of the proposed site grading to ensure survival of the protected tree, and to provide appropriate transition between the proposed development and adjacent existing developments; and
- Refinement of landscape design, including the location and type of fence proposed along the front property line within the required Statutory Right of Way (SRW), the provision of a holding area for garbage/recycling material collection, and the size and species of on-site replacement trees to achieve an acceptable mix of conifer and deciduous trees on-site.

Additional issues may be identified as part of the Development Permit application review process.

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the south property line of the subject site for an existing sanitary sewer line. The developer is aware that no construction is permitted in these areas.

Accessible Housing

The developer has agreed that aging in place features will be provided in all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, provision of blocking to stair walls to accommodate lift installation at a future date, and provision of lever door handles). In addition, at least one convertible unit will be provided in this duplex cluster of four units sharing one driveway (i.e., Unit Type A and/or Type C). Details of the accessible housing features will be reviewed at the future Development Permit stage.

Transportation and Site Access

Williams Road is a minor arterial road with a bike lane in this location. Vehicle access to the proposed two duplex lots will be limited to one shared driveway crossings from Williams Road. The shared driveway will be centred at the common property line between the proposed lots. As the lot access currently serving one single family dwelling, to address the increased traffic impacts, the following mitigation measures are required as part of the frontage upgrades for the development:

- The first 6 m of each driveway from the back of the sidewalk is to be maintained as a 6 m wide to allow for two vehicles in opposing directions to pass, and then tapered at a 5:1 transition to a minimum width of 4 m;
- The driveway is to be constructed to City design standards with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard; and
- Special stamped/tinted concrete treatment for the sidewalk is to be provided across each driveway and green bike lane paint for the bike lane is to be provided at the crossings to better highlight the driveway points on Williams Road for cyclists and pedestrians.

Each unit will have two parking stalls in a private garage and one visitor parking stall will be provided at the end of the common drive aisle for the shared use between the two duplex lots.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title to ensure that, upon subdivision of the property:

- Vehicle access to the two duplex lots is via a single shared driveway crossing, to be centered on the proposed shared property line;
- The buildings and driveway on the proposed lots to be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road; and
- A cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall is to be registered on Titles of the each property.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses nine bylaw-sized trees on the subject property. There are no trees located on neighbouring properties, within 2 m of the property line or has a crown (dripline) encroaching on the property, or street trees located on City property in front of the site.

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

- one Pear tree (tag# 80) located at the southeast corner of the site is identified in good condition and to be retained and protected.
- one tree (tag #76 Deodar Cedar) is identified in good condition but cannot be retained due to building conflicts; the sizes of the proposed replacement trees should be increased to a min 8 cm caliper for deciduous and 3.5 m high for Coniferous trees.
- seven trees (tag# 72, 73, 74, 75, 77, 78 and 79) located on the development site either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove eight on-site trees. The 2:1 replacement ratio would require a total of 16 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 3), the developer is proposing to plant five trees on each lot proposed; for a total of ten trees. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$3,000 to the City's Tree Compensation Fund in lieu of the remaining six trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

One tree on site is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

Currently there is no policy or contribution rate for duplexes identified in the Affordable Housing Strategy. However, staff recommend that a cash-in-lieu contribution using the current townhouse rate of \$8.50 per buildable square foot (i.e., for a contribution of \$30,600) be considered for this development, as townhouse and duplex are similar in built forms (i.e., both building forms have party walls, whereas a single-family dwelling does not). The proposed RDA zone and associated zoning bylaw amendments will secure affordable housing contribution in keeping with standard density bouncing approach.

Energy Step Code

The applicant has committed to design the subject development to meet the City's Step Code requirements (Attachment 8). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 0.6 m wide road across the Williams Road frontage to accommodate the required frontage improvements. The exact road dedication is to be determined based on legal surveys.

Prior to approval of subdivision, the developer is required to enter into a standard Servicing Agreement for the design and construction of frontage improvements and service connections. Works include, but are not limited to, construction of a new 2.0 m wide concrete sidewalk at the property line and provide a minimum 1.5 m wide treed and landscaped boulevard. The developer is also required to provide a 1.5 m wide SRW along the north property line for the storm service connections and water service connections. The scope of the Servicing Agreement works can be found in Attachment 9.

At future subdivision stage, the developer will be required to pay Development Cost Charges (DCC's) (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fee. Servicing connections are to be determined at Servicing Agreement stage.

Proposed “Arterial Road Two-Unit Dwellings (RDA)” zone

An amendment to the Richmond Zoning Bylaw 8500 is proposed to create the new “Arterial Road Two-Unit Dwellings (RDA)” zone in order to allow front to back duplexes be developed along minor arterial road, as supported by the Arterial Road Land Use Policy.

The proposed RDA zone is drafted based on the Arterial Road Duplex/Triplex Development Requirements under the Arterial Road Land Use Policy and the “Single Detached (RS)” zone. Provisions related to density, minimum lot size and lot width are based on the arterial road duplex development requirements as approved by Council; provisions related to the lot coverage, building setbacks and building heights are drafted based on the “Single Detached (RS)” zone in order to ensure that the form and character of duplexes along arterial road is compatible with the adjacent single family dwellings.

Permitted Density

Maximum permitted density is proposed to be the lesser of 0.6 floor area ratio (FAR) or 334.5 m² (3,600 ft²). The size of all duplex units must also be within the range of 125.4 m² (1,350 ft²) to 183.9 m² (1,980 ft²). These limitations in unit size are proposed:

- i. in response to public request for smaller ground-oriented housing units for young families and seniors who cannot afford large single-family homes; and
- ii. to allow flexibility on individual unit sizes in response to site specific considerations.

The maximum floor area of 334.5 m² (3,600 ft²) in a duplex development would yield an average unit size of 167.2 m² (1,800 ft²); this is also the maximum unit size allowed in the first arterial road duplex development (under the “Two-Unit Dwelling (ZD5) – Steveston/Williams” zone) reviewed and given Third Reading by Council in 2016. The range of unit sizes proposed would encourage a variety of unit types (i.e., number of bedrooms, convertible units, etc.) and architectural diversity be provided in each duplex development.

Lot Coverage of Landscaping

The lot coverage of landscaping with live plant materials requirement in the current “Single Detached (RS)” zone is based on a tier system. The minimum requirement is 20% for the smaller/narrow lots (such as RS1/A lots with a minimum lot width of 9 m wide; and the requirement escalates to up to 30% minimum for larger/wider lots (such as RS1/D lots with a minimum lot width of 15 m wide). A similar tier system is proposed for the RDA zone where the minimum lot coverage of landscaping with live plant materials requirement is:

- 20% for lots less than 12.0 m wide;
- 25% for lots of 12.0 m or more but less than 15.0 m in width; and
- 30% for lots of 15.0 m or more in width.

On-Site Parking

Currently, no visitor parking is required for duplex developments on arterial roads in the Zoning Bylaw. However, since the Arterial Road Land Use Policy allows for higher density in duplexes and two adjacent duplex lots to share one driveway, the new zone proposes specific visitor parking requirements to address parking concerns with this type of duplex developments. Visitor parking will be required where a driveway is serving three or more units. Typically, a pair of duplex lots will provide a visitor parking at the end of the share driveway between the two duplex buildings. This configuration/site layout was included in the presentation materials of the Arterial Road Land Use Policy Updates and was well received.

Housekeeping Amendments

In addition to the creation of a new zoning district, a number of housekeeping amendments to the Zoning Bylaw 8500 are required to accommodate the new arterial road duplex developments. The amendments include adding references to two-unit dwellings in Section 4.14 (Accessory Buildings and Accessory Structures) and Section 6.4 (Landscape Requirements in Residential Zones), so that the those provisions which only applies to single family developments will also be applied to duplex developments. These changes would shape the duplex developments to be more compatible with the adjacent existing and future single family homes.

Financial Impact or Economic Impact


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

Conclusion

The purpose of this rezoning application is to rezone 4226 Williams Road from the "Single Detached (RS1/E)" zone to the new "Arterial Road Two-Unit Dwellings (RDA)" zone, in order to permit the development of four duplex units on two lots with a shared access from Williams Road. The proposed new "Arterial Road Two-Unit Dwellings (RDA)" zoning district has been developed to accommodate duplex developments on minor arterial road within a predominately single-family residential area.

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

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9975 and Amendment Bylaw 9973 be introduced and given first reading.

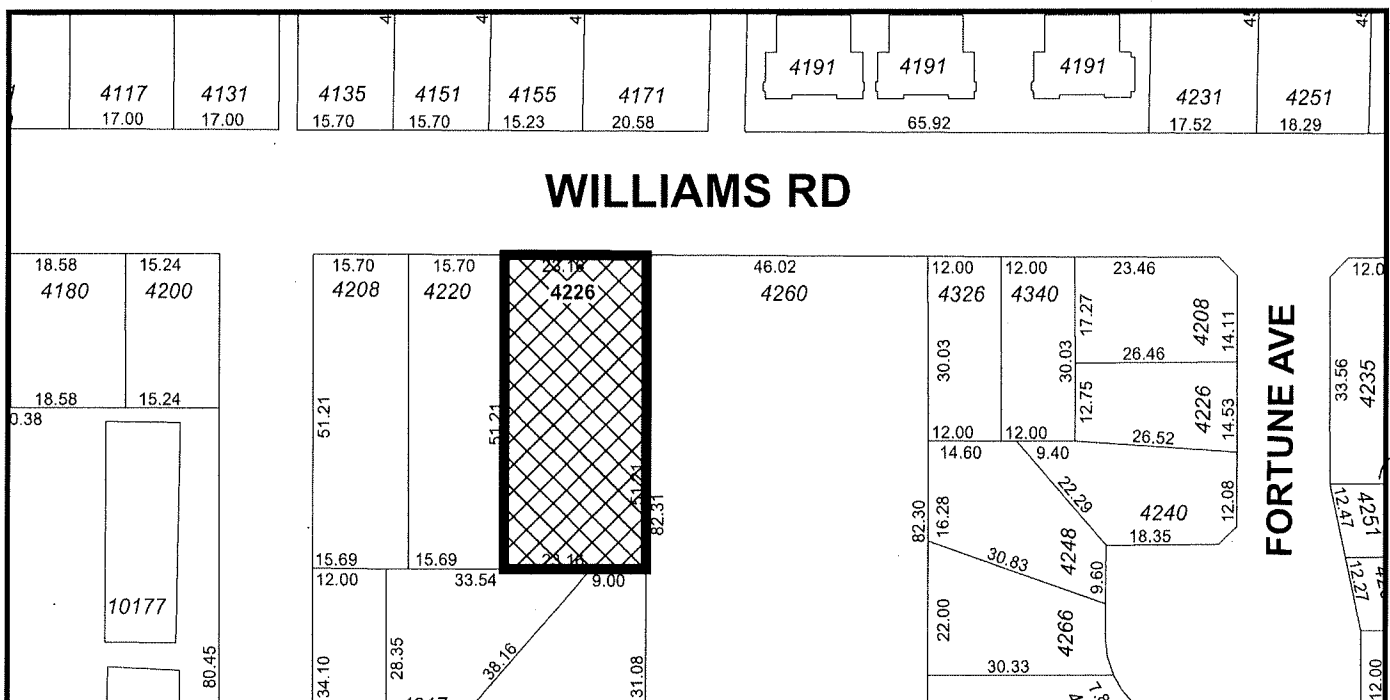
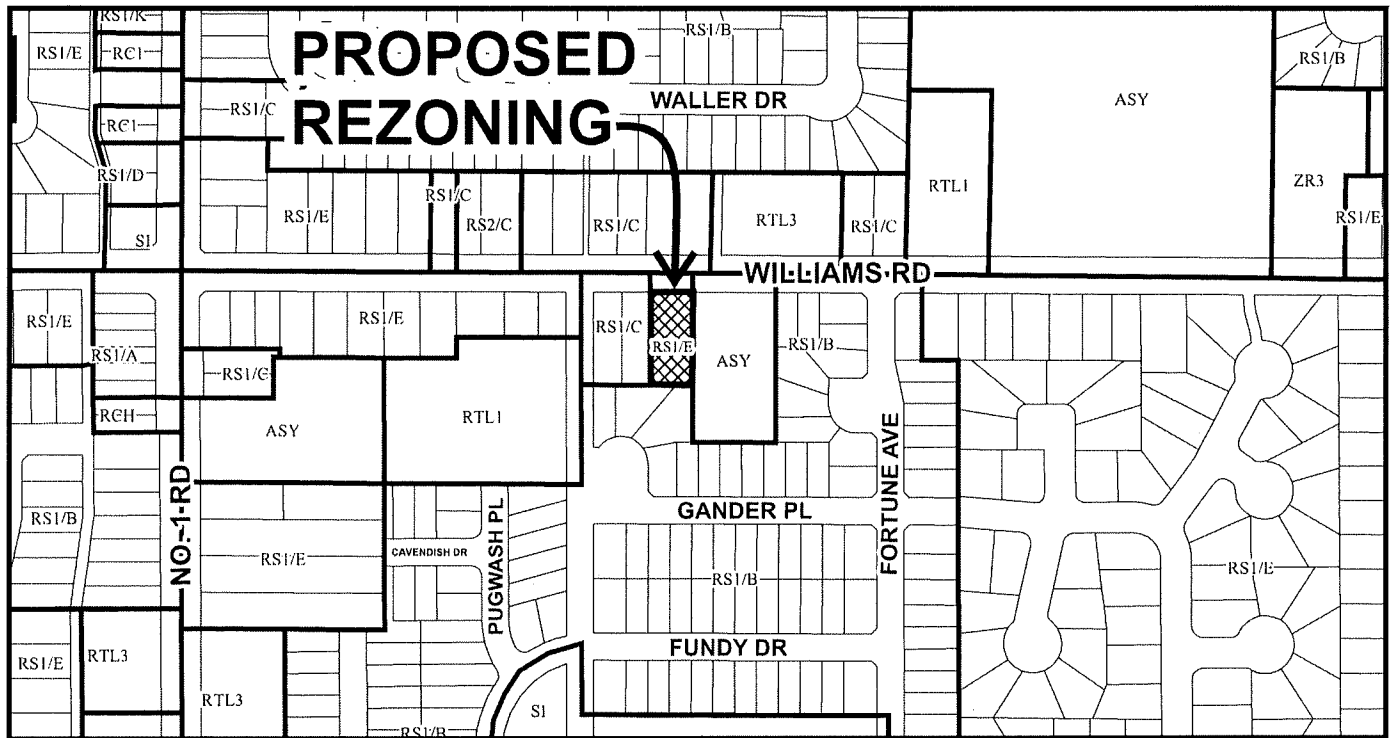


Edwin Lee
Planner 1

EL:rg
6040432

Attachment 1: Location Map
Attachment 2: Subdivision Layout
Attachment 3: Conceptual Development Plans
Attachment 4: Development Application Data Sheet
Attachment 5: Steveston Area Land Use Map
Attachment 6: Lot Size Policy 5426
Attachment 7: Tree Management Plan
Attachment 8: Letter from Developer
Attachment 9: Rezoning Considerations

City of
Richmond



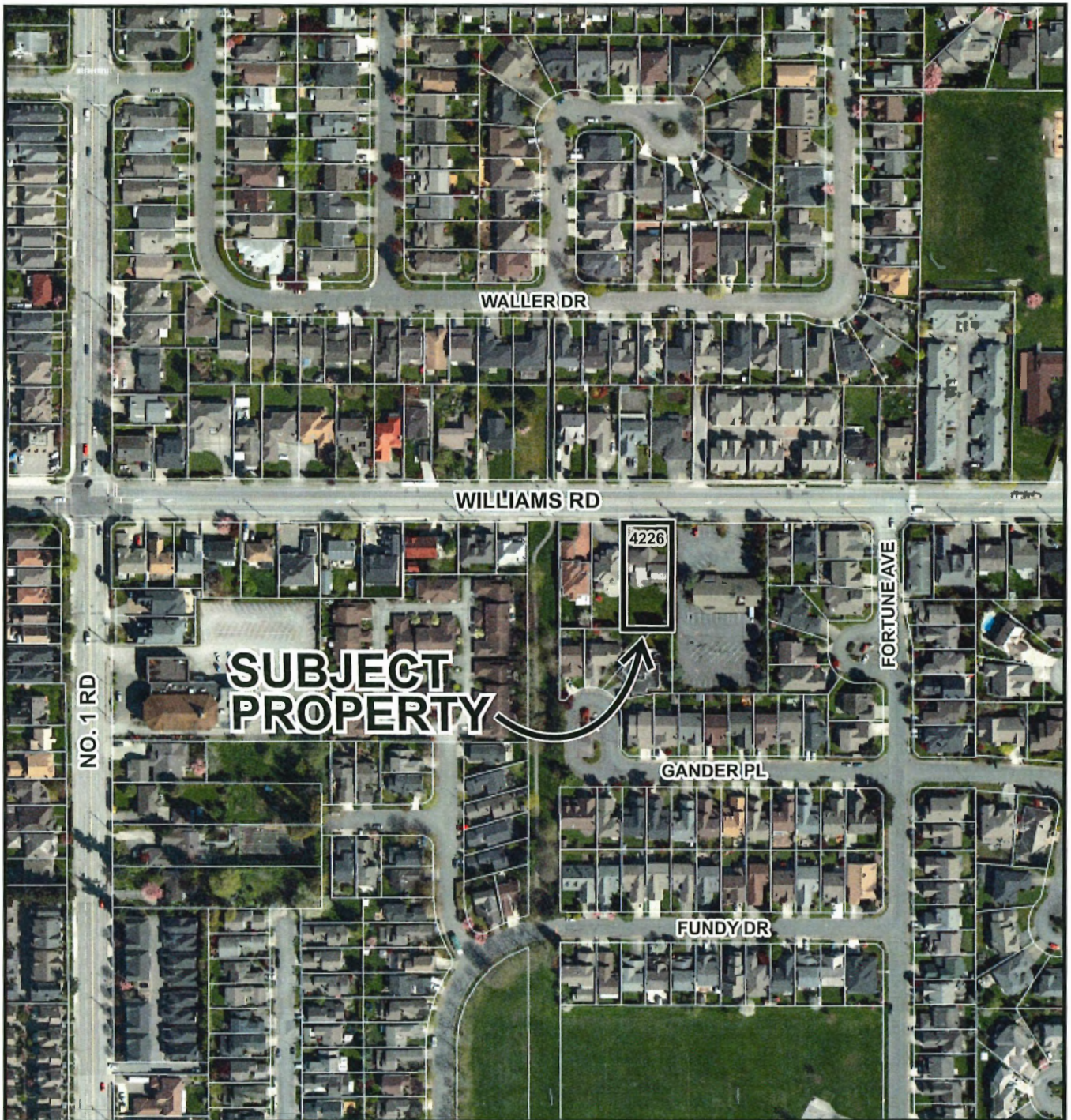
RZ 17-768134

Note: Dimensions are in METRES

~~PLN - 115~~



City of
Richmond



RZ 17-768134

Original Date: 04/20/17

Revision Date:

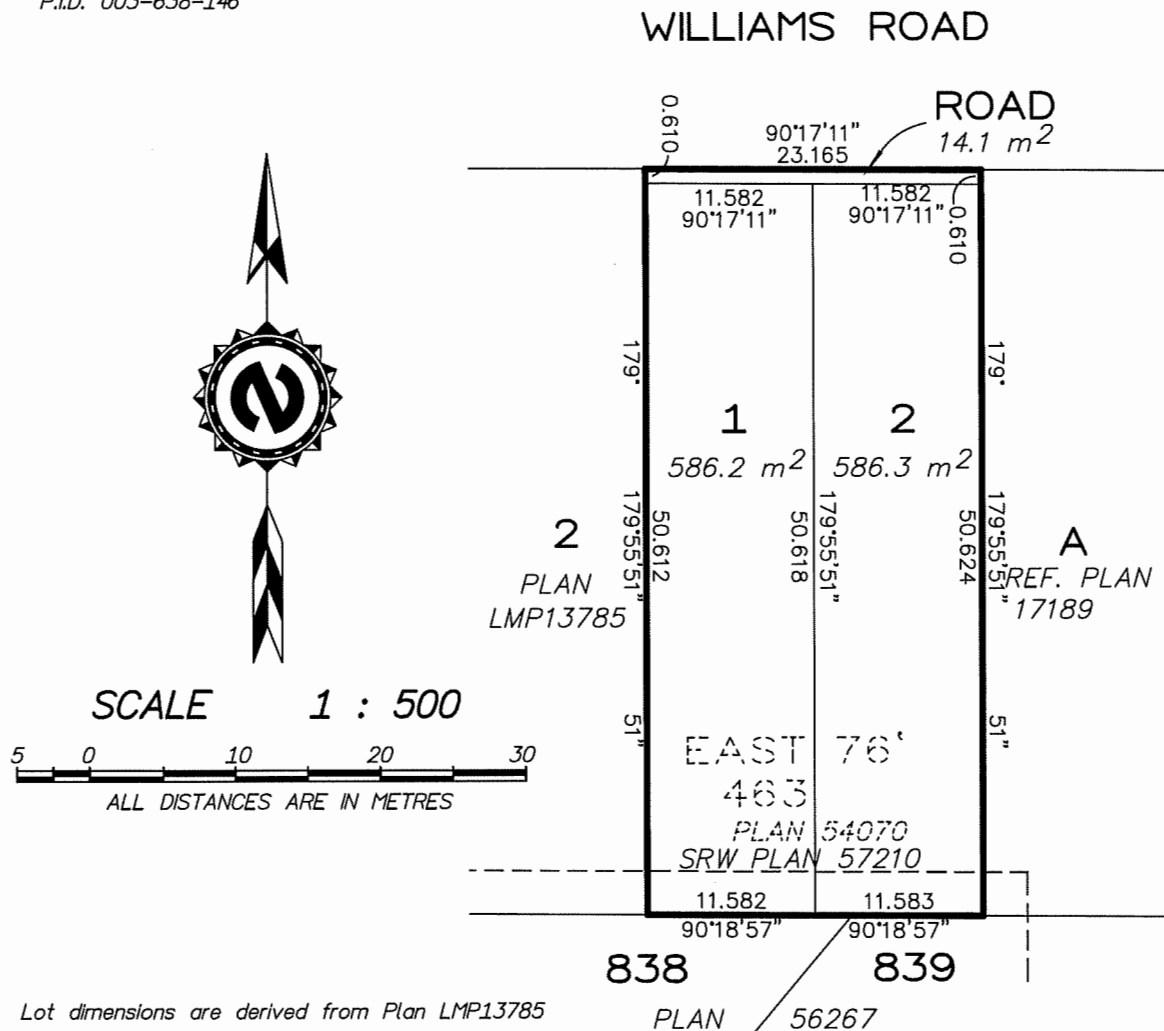
Note: Dimensions are in METRES

PLN - 116

PROPOSED SUBDIVISION PLAN OF THE EASTERLY 76 FEET LOT 463 SEC 35 BLK 4 N R 7 WEST BEING MEASURED PARALLEL TO AND PERPENDICULARY DISTANT 76 FEET FROM THE WESTERLY BOUNDARY NWD PLAN 54070

CIVIC ADDRESS:

4226 Williams Road., Richmond
P.I.D. 003-638-146



Lot dimensions are derived from Plan LMP13785

Lot dimensions and areas are subject to field survey and may vary.

Subject to review and approval by the city of Richmond.

Not to be used for legal transactions.

This Plan was prepared for informational purposes only, and is for the exclusive use of our client. Target Land Surveying accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document.

DRAWING DATE: JUNE 7 2018

TARGET
LAND SURVEYING
SURREY B.C.
604-583-6161

FILE: 7663-SUB2018

PROPOSED 2 DUPLEX RESIDENTIAL DEVELOPMENT

4226 WILLIAMS RD., RICHMOND, BRITISH COLUMBIA

PROJECT DIRECTORY

CLIENT:
LANDCRAFT HOMES LTD.
CONTACT: HARJ SANDHU
UNIT 10 - 12240 HORSESHOE WAY
RICHMOND, BC
T 604 771 0290
hjar@landcraftgroup.ca

ARCHITECTURAL:
DF ARCHITECTURE INC.
1205 -4871 SHELL ROAD,
Richmond, B.C. V6X 3Z6
CONTACT: JESSIE ARORA
T 604 284 5194
jessie@dfarchitecture.ca info@dfarchitecture.ca

SURVEYOR:
TARGET LAND SURVEYING
112 - 10422 168TH ST.,
SURREY, B.C. V4N 1R9
CONTACT:
TEL: 593.6161

CIVIL ENGINEER:
ZIE CONCEPT CONSULTING LTD.
220-2639 VIKING WA,
RICHMOND, B.C. V6V 3B7
CONTACT
T 604 249 5040

LANDSCAPE ARCHITECT
THE LANDSCAPE ARCHITECTS
PO BOX 100-4185 STILL CREEK DRIVE,
BURNABY B.C., V5C 0G9
TEL 604 294 0011



PROPOSED SITE

[illegible][illegible]

1235-4871 59-ELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z8
T (604) 276-5154 F (604) 276-5121
info@architectura.ca

PROJECT
PROPOSED DUPLEX DEVELOPMENT
4226 WILLIAMS RD.,
BIRMINGHAM, AL

2

LANDCRAFT HOMES LTD.
UNIT 19 - 12240 HORSESHOE WAY,
SCARBOROUGH, ON

[illegible]

COVER SHEET

A-000



VIEW 2 - WESTWARD ALONG WILLIAMS ROAD



VIEW 1 - EASTWARD ALONG WILLIAMS ROAD



VIEW 4 - AERIAL VIEW TOWARDS NORTH



THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE
NEW YORK, N.Y. 10017

NOTES:

1	GENERAL NOTES
2	EXISTING CONDITIONS
3	PROPOSED DEVELOPMENT
4	PROPOSED IMPROVEMENTS
5	PROPOSED UTILITIES
6	PROPOSED LANDSCAPE
7	PROPOSED PAVING
8	PROPOSED FENCE
9	PROPOSED SIGNAGE
10	PROPOSED LIGHTING
11	PROPOSED SECURITY
12	PROPOSED ACCESS
13	PROPOSED EGRESS
14	PROPOSED VENTILATION
15	PROPOSED HEATING
16	PROPOSED COOLING
17	PROPOSED SOUND
18	PROPOSED VIBRATION
19	PROPOSED AIR QUALITY
20	PROPOSED CLIMATE
21	PROPOSED ENERGY
22	PROPOSED WATER
23	PROPOSED WASTE
24	PROPOSED HAZARDOUS WASTE
25	PROPOSED REMEDIATION
26	PROPOSED MONITORING
27	PROPOSED MAINTENANCE
28	PROPOSED OPERATIONS
29	PROPOSED CLOSURE
30	PROPOSED RECONSTRUCTION
31	PROPOSED DEMOLITION
32	PROPOSED EXCAVATION
33	PROPOSED FOUNDATION
34	PROPOSED STRUCTURE
35	PROPOSED INTERIORS
36	PROPOSED EXTERIORS
37	PROPOSED FINISHES
38	PROPOSED EQUIPMENT
39	PROPOSED MATERIALS
40	PROPOSED METHODS
41	PROPOSED SEQUENCING
42	PROPOSED SCHEDULING
43	PROPOSED BUDGETING
44	PROPOSED RISK MANAGEMENT
45	PROPOSED COMMUNICATIONS
46	PROPOSED STAKEHOLDER ENGAGEMENT
47	PROPOSED LEGAL COMPLIANCE
48	PROPOSED REGULATORY COMPLIANCE
49	PROPOSED INDUSTRY COMPLIANCE
50	PROPOSED BEST PRACTICES

df
ARCHITECTURE INC.

1005-4771 DALL ROAD
RICHMOND BRITISH COLUMBIA
V6X 4E6
TEL: 604.273.1111
WWW.DFAARCHITECTURE.COM

PROJECT: PROPOSED DUPLEX DEVELOPMENT
4225 WILLIAMS RD.
RICHMOND, B.C.

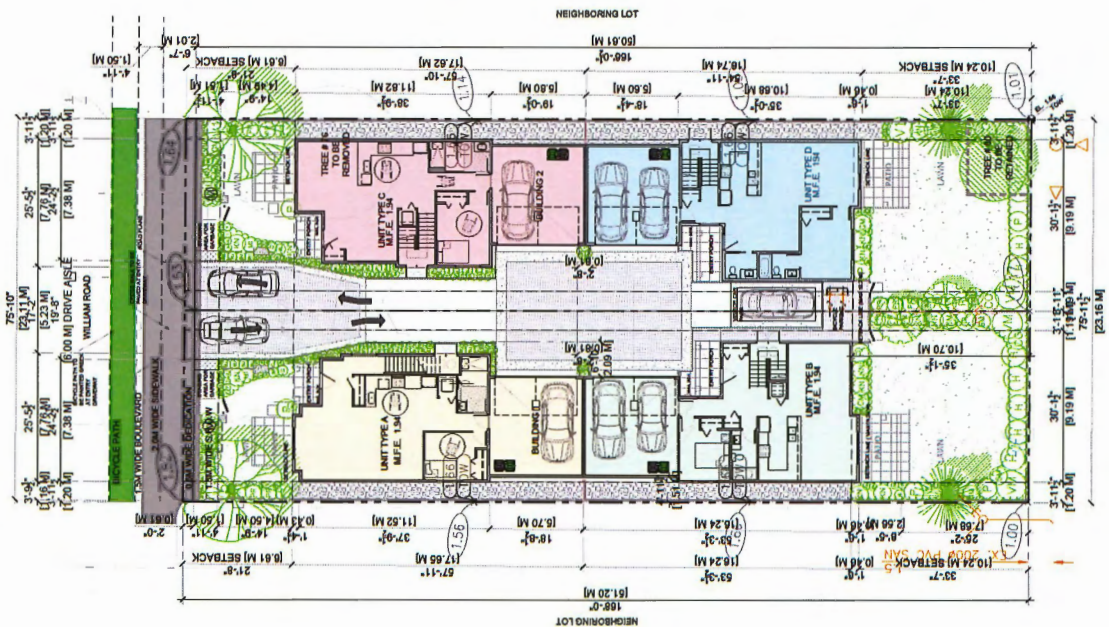
DATE: 2021-11-11

LANDCRAFT HOMES LTD.
1005-4771 DALL ROAD
RICHMOND, B.C.

PROJECT:	PROPOSED DUPLEX DEVELOPMENT
DATE:	2021-11-11
BY:	DF
CHECKED BY:	DF
SCALE:	1/8" = 1'-0"
APP. NO.:	2021-11-11
DATE:	2021-11-11
SHEET NO.:	1
SHEET TITLE:	SITE LAYOUT

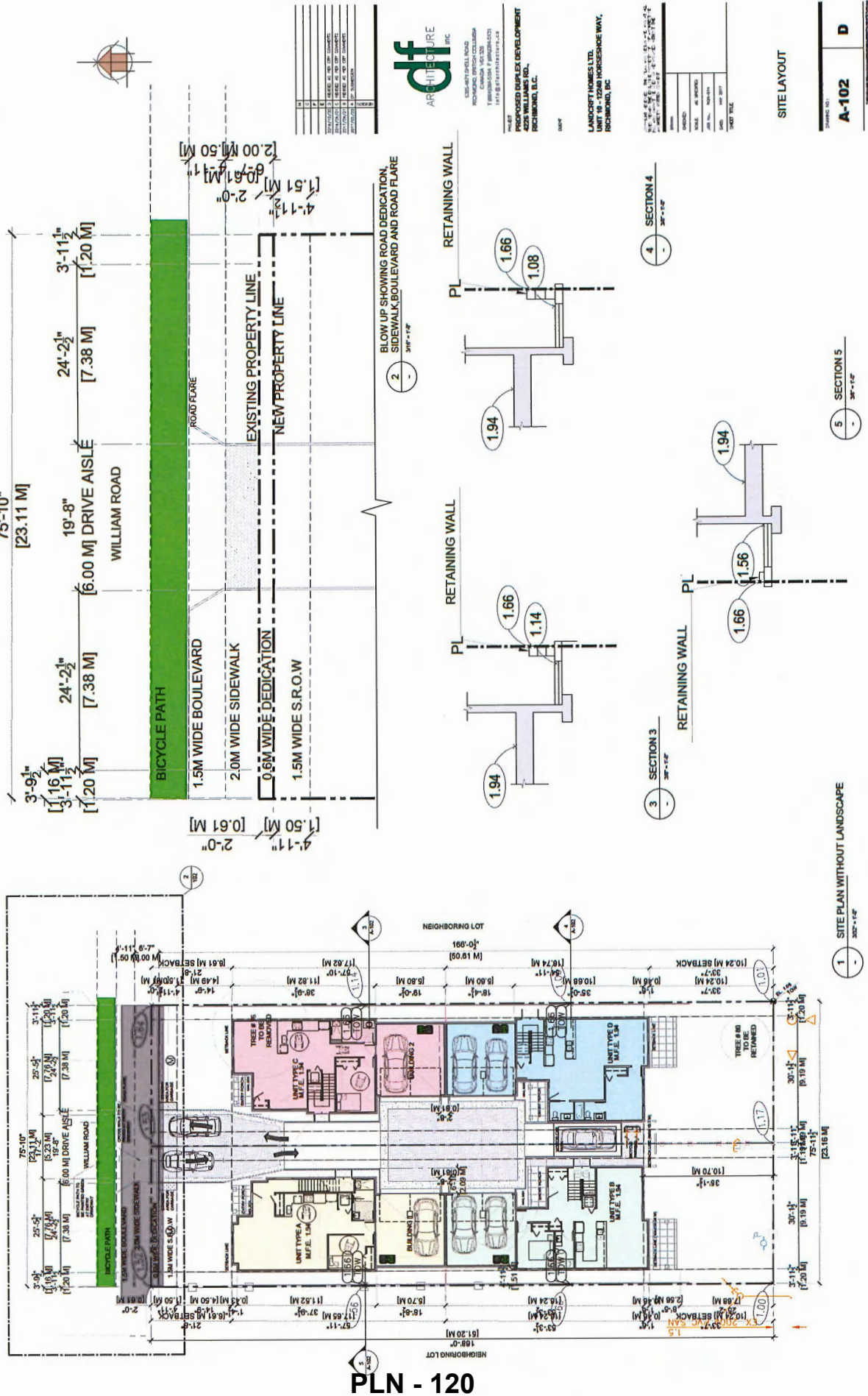
SITE LAYOUT

DATE: 2021-11-11
A-100 D



1 SITE PLAN
300' x 150'

NOTES:



PLN - 120

df
ARCHITECTURE INC.

1200-401 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
V6V 1A6
TEL: 604-271-1111
WWW.DFA-ARCHITECTURE.COM

PROPOSED RURAL DEVELOPMENT
4225 WILLIAMS RD.
RICHMOND, B.C.

DATE:

LANDSCAPE ARCHITECT
UNIT 18 - 1000 HORSERIDGE WAY,
RICHMOND, B.C.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/10/2018
2	ISSUED FOR PERMIT	10/10/2018
3	ISSUED FOR PERMIT	10/10/2018
4	ISSUED FOR PERMIT	10/10/2018
5	ISSUED FOR PERMIT	10/10/2018

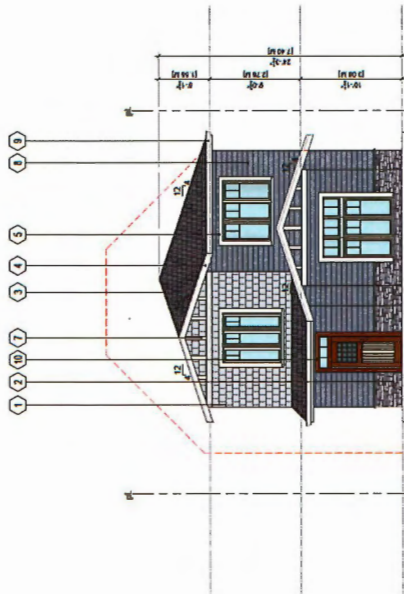
SITE LAYOUT

A-102 **D**



NOTES:

- SCHEDULE OF FINISHES BUILDING 1
1. HARDIE SHINGLES (LEWISTON 3", BEVEL 4 1/2")
LIGHT MIST
 2. STONE CLADDING DL DUTCH STONE PRESTIGE
DRystack
 3. ASPHALT SHINGLE ROOF RO CAMBRIDGE DUAL
BLACK
 4. WOOD TRIM/CASING AND FASCIA BENJAMIN
MOORE TWILIGHT ZONE 2152-60
 5. VINYL WINDOWS WHITE
 6. BOARD & BATTEN SHERWIN WILLIAMS BIG CHILL
SW7648
 7. PAINTED BRACKETS BENJAMIN MOORE TWILIGHT
ZONE 2127-10
 8. HARDIE CLADDING (PEXP) EVENING BLUE
 9. GUTTERS KAYCAN BLACK
 10. DOWNSPOUTS KAYCAN BLACK
 11. FRONT DOOR SIKENS DETOL MAHOGANY 045
 12. GARAGE DOOR SHERWIN WILLIAMS BIG CHILL
SW7648



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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df
ARCHITECTURE
INC.

1005-4711 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
V6X 2C6
TEL: 604-271-1111
WWW.DFAARCHITECTURE.COM

PROJECT
SHERWIN WILLIAMS
4225 WILLIAMS RD.
RICHMOND, B.C.

DATE

LANDSCAPE HOMES LTD.
1005-4711 SHELL ROAD
RICHMOND, B.C.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ELEVATIONS
BUILDING 1

A-301
D



NOTES:



KINGDOM HALL
OF JEHOVAH'S WITNESSES

SITE
(4226 WILLIAMS ROAD)

NEIGHBORING LOTS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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KINGDOM HALL
OF JEHOVAH'S WITNESSES



NEIGHBORS PROPERTY



WILLIAMS ROAD

df
ARCHITECTURE
INC.

425-457 SPILL ROAD
RICHMOND BRITISH COLUMBIA
V6X 1A1
TEL: 604-271-1111
WWW.DFAARCHITECTURE.COM

PROPOSED DEVELOPMENT
4226 WILLIAMS ROAD
RICHMOND, B.C.

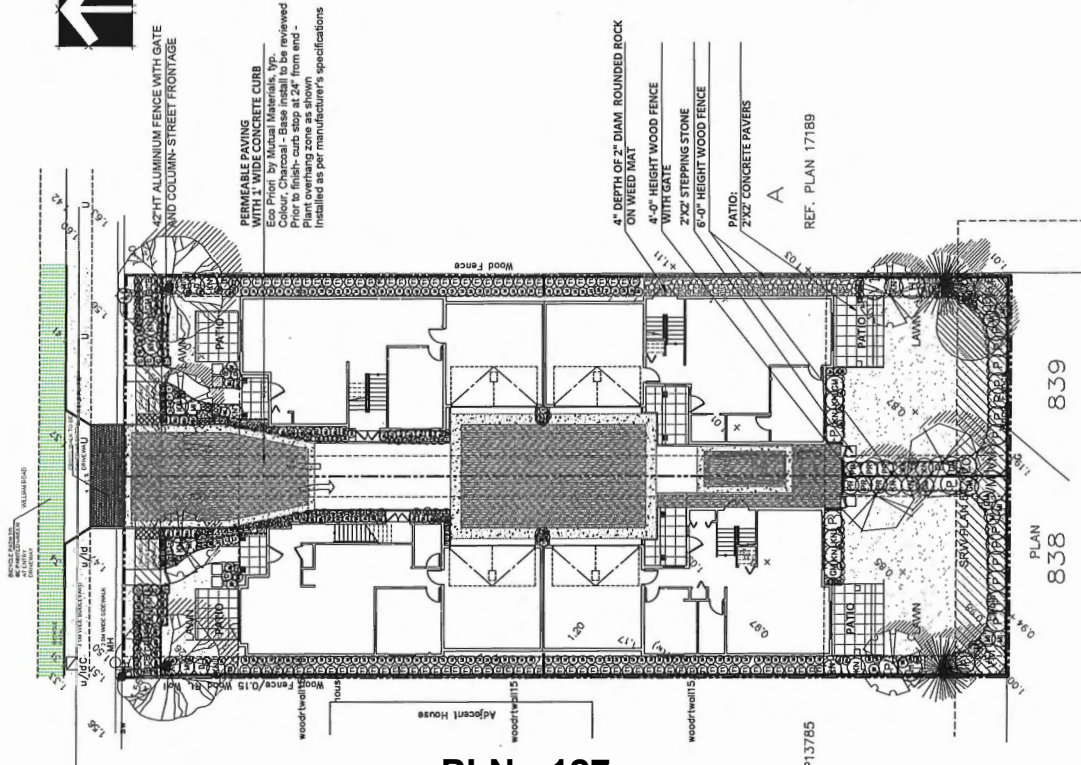
DATE

LANDCRAFT HOMES LTD.
4226 WILLIAMS ROAD
RICHMOND, B.C.

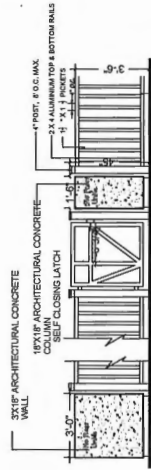
DATE	10/10/2017
BY	10/10/2017
SCALE	1/4" = 1'-0"
DATE	10/10/2017
BY	10/10/2017
SCALE	1/4" = 1'-0"
DATE	10/10/2017
BY	10/10/2017
SCALE	1/4" = 1'-0"

STREETSCAPE

DATE: 10/10/2017
A-305 D

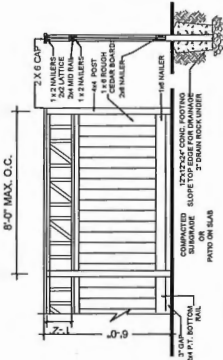


PLN - 127



- NOTES:
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
 2. GATE: HINGED TO BE CHOSEN BY OWNER.
 3. GATE: HINGED TO BE CHOSEN BY OWNER.
 4. ALUMINUM FENCE TO BE POWDER COATED SEMI-GLOSS BLACK.

① ALUMINUM FENCE WITH GATE
AND COLUMN- STREET FRONTAGE



- NOTES:
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS
 2. ALL OTHER MEMBERS TO BE CEDAR, 2" (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE NOT DIPPED GALVANIZED
 4. FENCE TO MATCH EXISTING FENCE FOR AREA SPECIFICATION.
 5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 1" OF STEPS (MAX).

① WOOD FENCE WITH LATTICE TOP

PLANT SCHEDULE	PLANT SCHEDULE	PLANT SCHEDULE
1. 4'x12' ALUMINUM FENCE WITH GATE	2. 4'x12' ALUMINUM FENCE WITH GATE	3. 4'x12' ALUMINUM FENCE WITH GATE
4. 4'x12' ALUMINUM FENCE WITH GATE	5. 4'x12' ALUMINUM FENCE WITH GATE	6. 4'x12' ALUMINUM FENCE WITH GATE
7. 4'x12' ALUMINUM FENCE WITH GATE	8. 4'x12' ALUMINUM FENCE WITH GATE	9. 4'x12' ALUMINUM FENCE WITH GATE
10. 4'x12' ALUMINUM FENCE WITH GATE	11. 4'x12' ALUMINUM FENCE WITH GATE	12. 4'x12' ALUMINUM FENCE WITH GATE
13. 4'x12' ALUMINUM FENCE WITH GATE	14. 4'x12' ALUMINUM FENCE WITH GATE	15. 4'x12' ALUMINUM FENCE WITH GATE
16. 4'x12' ALUMINUM FENCE WITH GATE	17. 4'x12' ALUMINUM FENCE WITH GATE	18. 4'x12' ALUMINUM FENCE WITH GATE
19. 4'x12' ALUMINUM FENCE WITH GATE	20. 4'x12' ALUMINUM FENCE WITH GATE	21. 4'x12' ALUMINUM FENCE WITH GATE
22. 4'x12' ALUMINUM FENCE WITH GATE	23. 4'x12' ALUMINUM FENCE WITH GATE	24. 4'x12' ALUMINUM FENCE WITH GATE
25. 4'x12' ALUMINUM FENCE WITH GATE	26. 4'x12' ALUMINUM FENCE WITH GATE	27. 4'x12' ALUMINUM FENCE WITH GATE
28. 4'x12' ALUMINUM FENCE WITH GATE	29. 4'x12' ALUMINUM FENCE WITH GATE	30. 4'x12' ALUMINUM FENCE WITH GATE
31. 4'x12' ALUMINUM FENCE WITH GATE	32. 4'x12' ALUMINUM FENCE WITH GATE	33. 4'x12' ALUMINUM FENCE WITH GATE
34. 4'x12' ALUMINUM FENCE WITH GATE	35. 4'x12' ALUMINUM FENCE WITH GATE	36. 4'x12' ALUMINUM FENCE WITH GATE
37. 4'x12' ALUMINUM FENCE WITH GATE	38. 4'x12' ALUMINUM FENCE WITH GATE	39. 4'x12' ALUMINUM FENCE WITH GATE
40. 4'x12' ALUMINUM FENCE WITH GATE	41. 4'x12' ALUMINUM FENCE WITH GATE	42. 4'x12' ALUMINUM FENCE WITH GATE
43. 4'x12' ALUMINUM FENCE WITH GATE	44. 4'x12' ALUMINUM FENCE WITH GATE	45. 4'x12' ALUMINUM FENCE WITH GATE
46. 4'x12' ALUMINUM FENCE WITH GATE	47. 4'x12' ALUMINUM FENCE WITH GATE	48. 4'x12' ALUMINUM FENCE WITH GATE
49. 4'x12' ALUMINUM FENCE WITH GATE	50. 4'x12' ALUMINUM FENCE WITH GATE	51. 4'x12' ALUMINUM FENCE WITH GATE
52. 4'x12' ALUMINUM FENCE WITH GATE	53. 4'x12' ALUMINUM FENCE WITH GATE	54. 4'x12' ALUMINUM FENCE WITH GATE
55. 4'x12' ALUMINUM FENCE WITH GATE	56. 4'x12' ALUMINUM FENCE WITH GATE	57. 4'x12' ALUMINUM FENCE WITH GATE
58. 4'x12' ALUMINUM FENCE WITH GATE	59. 4'x12' ALUMINUM FENCE WITH GATE	60. 4'x12' ALUMINUM FENCE WITH GATE
61. 4'x12' ALUMINUM FENCE WITH GATE	62. 4'x12' ALUMINUM FENCE WITH GATE	63. 4'x12' ALUMINUM FENCE WITH GATE
64. 4'x12' ALUMINUM FENCE WITH GATE	65. 4'x12' ALUMINUM FENCE WITH GATE	66. 4'x12' ALUMINUM FENCE WITH GATE
67. 4'x12' ALUMINUM FENCE WITH GATE	68. 4'x12' ALUMINUM FENCE WITH GATE	69. 4'x12' ALUMINUM FENCE WITH GATE
70. 4'x12' ALUMINUM FENCE WITH GATE	71. 4'x12' ALUMINUM FENCE WITH GATE	72. 4'x12' ALUMINUM FENCE WITH GATE
73. 4'x12' ALUMINUM FENCE WITH GATE	74. 4'x12' ALUMINUM FENCE WITH GATE	75. 4'x12' ALUMINUM FENCE WITH GATE
76. 4'x12' ALUMINUM FENCE WITH GATE	77. 4'x12' ALUMINUM FENCE WITH GATE	78. 4'x12' ALUMINUM FENCE WITH GATE
79. 4'x12' ALUMINUM FENCE WITH GATE	80. 4'x12' ALUMINUM FENCE WITH GATE	81. 4'x12' ALUMINUM FENCE WITH GATE
82. 4'x12' ALUMINUM FENCE WITH GATE	83. 4'x12' ALUMINUM FENCE WITH GATE	84. 4'x12' ALUMINUM FENCE WITH GATE
85. 4'x12' ALUMINUM FENCE WITH GATE	86. 4'x12' ALUMINUM FENCE WITH GATE	87. 4'x12' ALUMINUM FENCE WITH GATE
88. 4'x12' ALUMINUM FENCE WITH GATE	89. 4'x12' ALUMINUM FENCE WITH GATE	90. 4'x12' ALUMINUM FENCE WITH GATE
91. 4'x12' ALUMINUM FENCE WITH GATE	92. 4'x12' ALUMINUM FENCE WITH GATE	93. 4'x12' ALUMINUM FENCE WITH GATE
94. 4'x12' ALUMINUM FENCE WITH GATE	95. 4'x12' ALUMINUM FENCE WITH GATE	96. 4'x12' ALUMINUM FENCE WITH GATE
97. 4'x12' ALUMINUM FENCE WITH GATE	98. 4'x12' ALUMINUM FENCE WITH GATE	99. 4'x12' ALUMINUM FENCE WITH GATE
100. 4'x12' ALUMINUM FENCE WITH GATE	101. 4'x12' ALUMINUM FENCE WITH GATE	102. 4'x12' ALUMINUM FENCE WITH GATE



WISHBONE BIKE RACK
MODEL SFBR-3, BLACK COLOUR

PLAN 838
PLAN 839



RZ 17-768134

Attachment 4

Address: 4226 Williams Road

Applicant: Landcraft Homes Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Terjinder Singh Chung	No change
Site Size (m²):	1,185.65 m ²	586.2 m ² per lot
Land Uses:	Single-family dwelling	Two-unit dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Steveston Area Plan: Single-Detached/Duplex/Triplex	Duplex
702 Policy Designation:	Policy 5426 – Single Detached (RS2/C)	No Change
Zoning:	Single-Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
Number of Units:	1	4
Other Designations:	n/a	No change

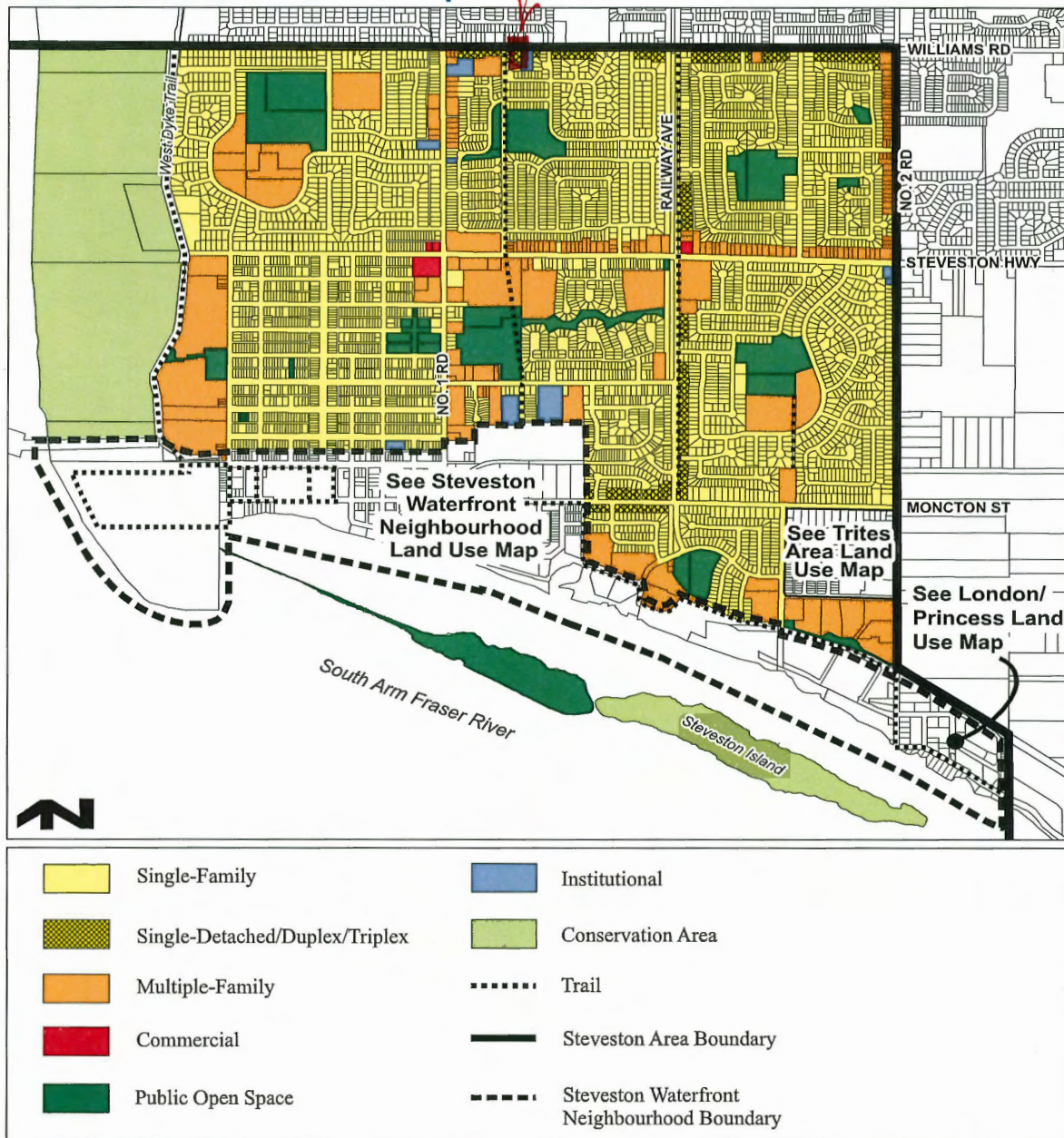
On Future Subdivided Lots	Bylaw Requirement (new RDA zone)	Proposed	Variance
Density (Net Floor Area):	The lesser of 0.6 FAR or 334.5 m ² per lot	334.5 m ² per lot Max.	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: 45% Max. Non-porous Surfaces: 70% Max. Landscaping: 20% Min.	none
Lot Size:	Min. 464.5 m ²	586.2 m ²	none
Lot Dimensions (m):	Width: Min. 10.35 m w/ shared access Depth: Min. 30 m	Width: 11.58 m w/ shared access Depth: 50.62 m	none
Setbacks (m):	Front: Min. 6 m Rear - Ground: Min. 10.12 m Rear – 2 nd floor: Min. 10.70 m Side: Min. 1.2 m	Front: 6 m Min. Rear - Ground: 10.24m Min. Rear – 2 nd floor: 10.70 m Min. Side: 1.2 m Min.	none
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys) Max.	none
Off-street Parking – Regular (R):	2 per unit	2 per unit	none

On Future Subdivided Lots	Bylaw Requirement (new RDA zone)	Proposed	Variance
Off-street Parking – Visitor (V):	0.2 per unit when 3 or more units share one access (0.2 x 4) = 1	1	none
Off-street Parking – Total for 2 lots:	9	9	none
Tandem Parking Spaces:	Permitted	0	none

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

City of Richmond

Steveston Area Land Use Map

Bylaw 9604
2016/12/19SUBJECT
SITE



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: December 18, 1989	POLICY 5426
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-4-7/35-4-7	

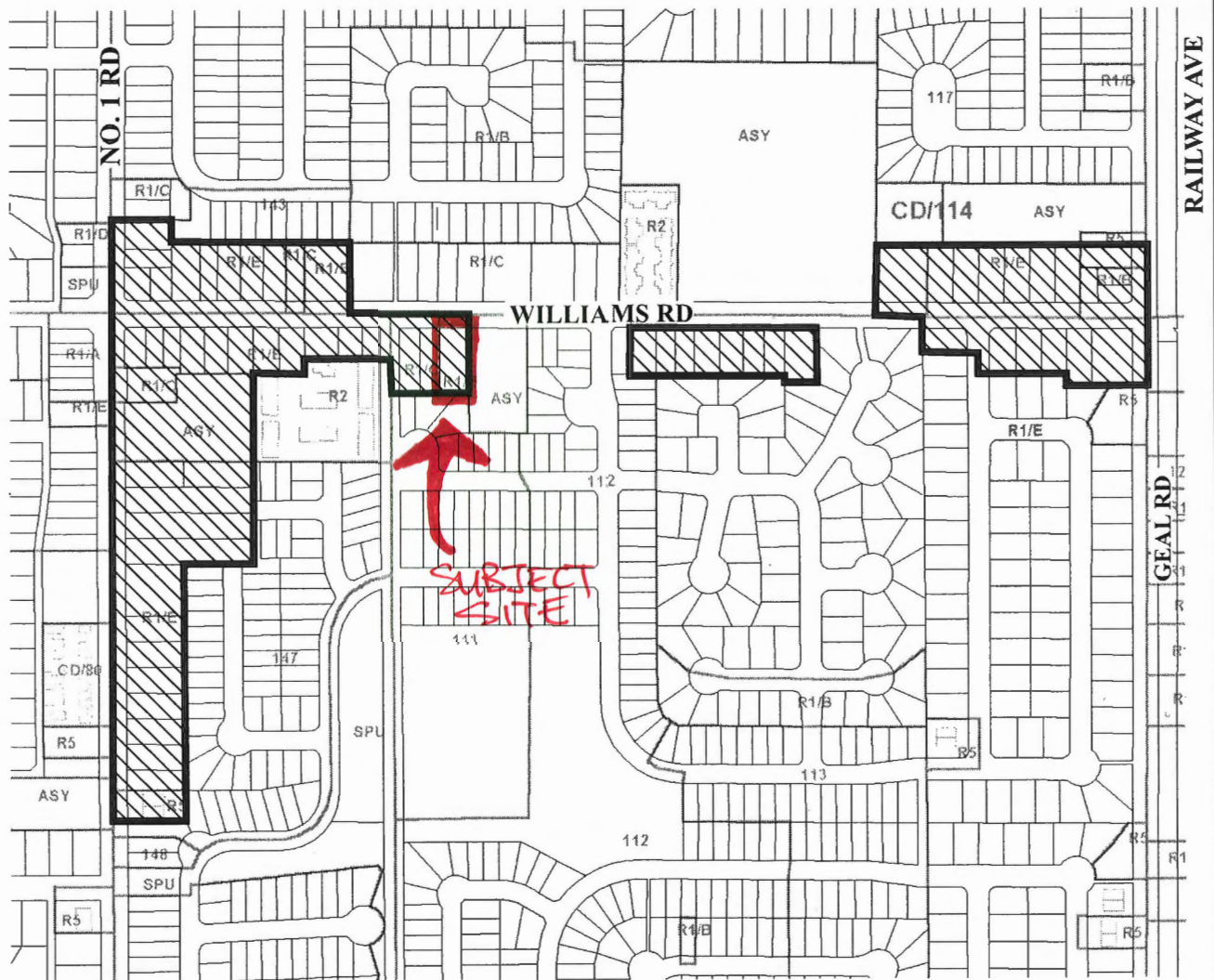
POLICY 5426:

The following policy establishes lot sizes for properties within the area located on **Williams Road, No. 1 Road and Geal Road**, in a portion of Section 26-4-7/35-4-7:

That properties within the area located on Williams Road, No. 1 Road and Geal Road, in a portion of Section 26-4-7/35-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along No. 1 Road would be restricted to Single-Family Housing District (R1/E).
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) zoning unless there is lane or internal road access in which case Single-Family Housing District (R1/B) would be allowed.

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per **R1/B** except

1. Williams Road - **R1/C** unless there is a lane or internal road access then **R1/B**
2. No. 1 Road - **R1/G** unless there is a lane or internal road access then **R1/B**.



POLICY 5426 SECTION 26 & 35, 4-7

Adopted Date: 12/18/89

Amended Date:

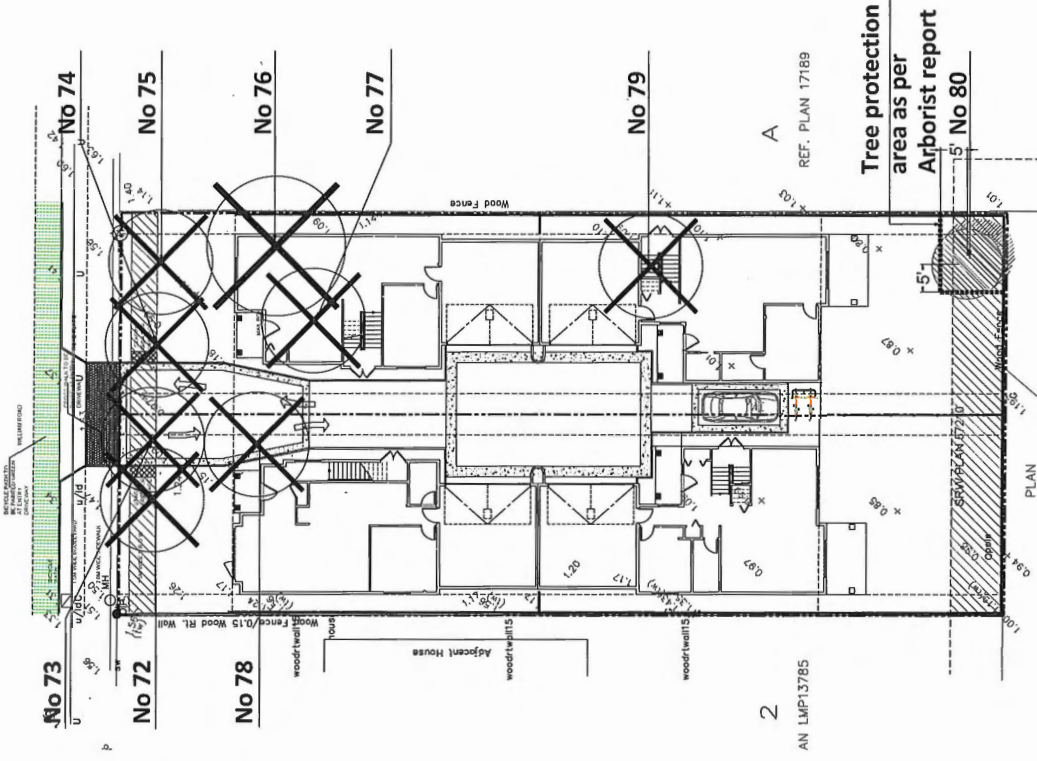
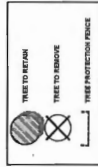
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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4155 88th Creek Drive
Bellingham, WA 98201-1000
P: 360.882.0001 F: 360.882.0022

SEAL

Tree Notes: - **Remove:** Removal of mature, established trees. **Retain:** Retain all trees shown. **Plant:** Plant new trees as indicated. **Low:** Trees to be planted in low growing areas. **High:** Trees to be planted in high growing areas. **Light:** Trees to be planted in light growing areas. **Shade:** Trees to be planted in shade growing areas. **Building Footprint:** - Affected or to be potentially affected building footprint.

Tree No.	Tree Name	Tree Size	Tree Location	Tree Status	Tree Notes	Tree Action
No 72	Maple	12"	100'	100'	100'	REPLACE
No 73	Maple	12"	100'	100'	100'	REPLACE
No 74	Maple	12"	100'	100'	100'	REPLACE
No 75	Maple	12"	100'	100'	100'	REPLACE
No 76	Maple	12"	100'	100'	100'	REPLACE
No 77	Maple	12"	100'	100'	100'	REPLACE
No 78	Maple	12"	100'	100'	100'	REPLACE
No 79	Maple	12"	100'	100'	100'	REPLACE
No 80	Maple	12"	100'	100'	100'	REPLACE



TREE MANAGEMENT PLAN

DATE: JANUARY 20, 2017
SCALE: 3/32"=1'-0"
DRAWING NO: L2
DESIGN NO: OF 4
CHECKED: FCM
PROJECT NUMBER: 16-336

PROJECT: 4-UNIT DUPLEX DEVELOPMENT
4225 WILLIAMS ROAD
RICHMOND

CLIENT: LANDSCAPE GROUP

NO. DATE REVISION DESCRIPTION DR.

1	1/20/17	ISSUED FOR PERMIT	DR
2	1/20/17	REVISIONS	DR
3	1/20/17	REVISIONS	DR
4	1/20/17	REVISIONS	DR
5	1/20/17	REVISIONS	DR
6	1/20/17	REVISIONS	DR
7	1/20/17	REVISIONS	DR
8	1/20/17	REVISIONS	DR
9	1/20/17	REVISIONS	DR
10	1/20/17	REVISIONS	DR

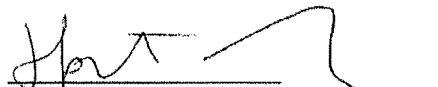


10-12240 Horseshoe Way
Richmond B.C v7a-4x9
604-771-0299 harj@landcraftgroup.ca

Re: 4 unit duplex
4226 Williams road, Richmond B.C
RZ 17-768134

Hi To whom it may concern

The developer Landcraft homes is committed to design the proposed development (4226 Williams road file RZ 17-768134) such that it will meet the energy efficiency requirements (i.e., Step Code) expected to be in place at the time of the proposed project's Building Permit application.


Harjit Sandhu



City of Richmond

Rezoning Considerations

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

Address: 4226 Williams Road

File No.: RZ 17-768134

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9973, the developer is required to complete the following:

1. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9975.
2. 0.6 m wide road dedication along the entire Williams Road frontage to accommodate the required frontage improvements; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a legal agreement on Title to ensure that, upon subdivision of the property:
 - a) Vehicle access to the two duplex lot is via a single shared driveway crossing centered on the proposed shared property line.
 - b) The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road.
4. Registration of a legal agreement on Title to ensure that, upon subdivision of the property, a cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall will be registered on titles of the new lots.
5. Registration of a flood indemnity covenant on title.
6. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone of the tree to be retained on site. 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.
7. City acceptance of the developer's offer to voluntarily contribute \$8.5 per buildable square foot (e.g. \$64,362.11.00) to the City's Affordable Housing Reserve Fund.
8. City acceptance of the developer's offer to voluntarily contribute \$3,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City. If additional replacement trees (over and beyond the ten replacement trees as proposed at the Rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on site.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

At Subdivision* stage, the developer must complete the following requirements:

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:
 - a) Water Works:
 - Using the OCP Model, there is 359 L/s of water available at a 20 psi residual along Williams Road. Based on your proposed development, your site requires a minimum fire flow of 95 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.

PLN - 135

Initial: _____

- Provide a 1.5m wide SRW along the north end of the property line for the storm service connection and water service connections at Developer's cost.
- At Developer's cost, the City is to:
 - Cap at main existing water service connection.
 - Install two new water service connections, complete with meter and meter box, off of the existing 300 mm AC water main on Williams Rd frontage for the east side lot and for the west side lot.
 - Both newly installed water meters shall be placed in the proposed SRW alongside the north property line.

b) Storm Sewer Works:

- At Developer's cost, the City is to:
 - Cut and cap the service connection at main and remove existing inspection chamber along the frontage of Williams Road.
 - Install a new storm service connection of the existing 1050mm main on Williams Road complete with inspection chamber and dual service leads, at the adjoining property line of the newly subdivided lots off
- The Developer is required to provide a 1.5m wide SRW along the north property line for the storm service connection and water service connections at Developer's cost.

c) Sanitary Sewer Works:

- At Developer's cost, the City is to install a new sanitary service connection complete with inspection chamber and dual service leads, at the adjoining property line of the new subdivided lots off of the existing 200mm PVC sanitary main along the south property line.
- Developer is required to not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and sanitary service connection design plans.

d) Frontage Improvements:

- Construct a new 2.0 m wide concrete sidewalk at the property line. The new sidewalk is to connect to the existing sidewalk east and west of the subject site.
- Remove the existing sidewalk and backfill the area between the curb and the new sidewalk to provide a minimum 1.5 m wide grass boulevard with street trees. The boulevard width is exclusive of the 0.15 m wide curb.
- All existing driveways along the Williams Road development frontage are to be closed permanently. The developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk.
- Construct a new shared driveway to City design standards: 6.0 m wide at the property line with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard. The driveway width is to be kept at 6.0 m for a distance of 6.0 m from the back of the sidewalk to allow for two vehicles in opposite directions to pass. The driveway can be tapered at a 5:1 transition to a minimum width of 4.0 m (wider if garbage and recycling collection is provided door to door).
- Provide special stamped/tinted concrete treatment for the sidewalk across the driveway and green bike lane paint at the crossing to better highlight the driveway for cyclists and pedestrians.
- Due to the utility service connections, road restoration as per road restoration bylaw (Bylaw 7869) will be required on Williams Road. Restoration of existing sidewalk curb and gutter will be required due to the proposed service connections.
- Developer to relocate streetlight if necessary at Developer's cost.
- To underground service lines and overhead utility lines for the proposed development along Williams Road, at the Developer's cost.
- An LPT box may be required for this development to facilitate underground service. Developer is required to locate LPT box that may be required to service the proposed development within the developments site (see list below for examples). Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground

structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

- BC Hydro PMT – 4mW X 5m (deep)
- BC Hydro LPT – 3.5mW X 3.5m (deep)
- Street light kiosk – 1.5mW X 1.5m (deep)
- Traffic signal kiosk – 2mW X 1.5m (deep)
- Traffic signal UPS – 1mW X 1m (deep)
- Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
- Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan

e) General Items:

- The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to Building Permit Issuance, 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.

Note: 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 and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$8,000 in total) to ensure the replacement planting will be provided.
2. 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.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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 9973 (RZ 17-768134)
4226 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 **“ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)”**.

P.I.D. 003-638-146

Easterly 76 Feet Lot 463 Section 35 Block 4 North Range 7 West Being Measured Parallel to and Perpendicularly Distant 76 Feet from the Westerly Boundary New Westminster District Plan 54070

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9973”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>E.I.</i>
APPROVED by Director or Solicitor <i>JA</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9975
(Arterial Road Land Use Policy/Arterial Road Duplex)**

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 4.14 [Accessory Buildings and Accessory Structures] by inserting “, **two-unit housing**” following “**single detached housing**” in Section 4.14.4.
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by inserting the following into the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions after the line for RTP4:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
“RDA	\$8.50”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 8 (Residential Zones), in numerical order:

8.16 Arterial Road Two-Unit Dwellings (RDA)

8.16.1 Purpose

The **zone** provides for two **dwelling units** on a single **lot** fronting an **arterial road**, plus other compatible **uses**.

8.16.2 Permitted Uses

- **housing, two-unit**

8.16.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

8.16.4 Permitted Density

1. The maximum **density** is one **two-unit housing** unit per **lot**.
2. The maximum **floor area** is the lesser of:
 - a) the **floor area** calculated using the **floor area ratio** of 0.4; and
 - b) 334.5 m².

3. Notwithstanding Section 8.16.4.2(a), the reference to “0.4” is increased to a higher **density** of “0.6” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **RDA zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Each **two-unit housing dwelling unit** must have a minimum **floor area** of 125.4 m² and must not exceed a maximum **floor area** of 183.9 m².
5. Notwithstanding Sections 4.2.2 and 4.3, the following items are not included in the calculation of maximum **floor area**:
 - a) up to 37.5 m² of the attached **accessory buildings** per **two-unit housing dwelling unit** used for on-site parking purposes, which cannot be used for **habitable space**;
 - b) up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building**, provided that the covered areas are:
 - i) always open on two or more sides;
 - ii) never enclosed; and
 - iii) not located more than 0.6 m above the lowest horizontal floor;
 - c) one **accessory building** which is less than 10.0 m²; and
 - d) up to a maximum of 2.35 m² per **two-unit housing dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within the **principal building**.
6. 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**, except that a maximum of 10 m² of **floor area**, per **two-unit housing dwelling unit**, with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes, are considered to comprise one floor.

8.16.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
 - a) 20% for **lots** less than 12.0 m wide;
 - b) 25% for **lots** of 12.0 m or more but less than 15.0 m in width; and
 - c) 30% for **lots** of 15.0 m or more in width.
 - d) any **side yard** area is excluded from the calculation of percentages of the **lot area** which is restricted to **landscaping** with live plant material.

8.16.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.

2. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; and
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except where the **exterior side yard** is on an **arterial road** it is 6.0 m.
4. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.
5. Notwithstanding Section 8.16.6.4 above:
 - a) the minimum **rear yard** may be reduced to 6.0 m, as specified in a Development Permit approved by the City; and
 - b) for a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m.
6. The minimum **setbacks** for **accessory buildings**, **carports** and **garages** are:
 - a) 12.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**, except on an **arterial road** it is 6.0 m;
 - c) 1.2 m for the **interior side yard**; and
 - d) 6.0 m for the **rear yard**, except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
7. Detached **accessory buildings** up to 10.0 m² may be located within the **interior side yard** and **rear yard** but no closer than 6.0 m of an **arterial road** and 3.0 m of a local **road**.
8. Notwithstanding Section 4.8 [Projections into Yards in Two-Unit Housing Zones], for this **zone** only, the following projections shall be permitted, subject to the *Building Code*:
 - a) **balconies** and **bay windows** which form part of the **principal building**, may project into **front yard**, **rear yard** and **exterior side yard** no more than 0.6 m;
 - b) fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building**, may project for a distance of:
 - i) 1.0 m into the **front yard**;
 - ii) 0.6 m into the **side yard**, limited to one exterior wall of the **principal building**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and
 - iii) 0.6 m into the **rear yard**;

- c) **porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of:
 - i) 1.5 m into the **front yard**;
 - ii) 0.6 m into the **exterior side yard**; and
 - iii) 1.5 m into the **exterior side yard**, where the **exterior side yard** is 6.0 m.
 - d) **building** elements in the **principal building** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project into the **side yard** and **rear yard** no more than 0.6 m;
 - e) other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
 - i) 3.0 m of a public **road**.
 - ii) 6.0 m of an **arterial road**; and
 - iii) 1.2 m of the **rear lot line** or a **side lot line**; and
 - f) where a **lot** has a **lot width** of 18.0 m or more, portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line** (See **residential vertical lot width envelope** illustration in the definitions).
9. The minimum **building separation space** is 1.2 m, except that cantilevered roofs, **balconies**, unenclosed fireplaces and chimneys may project into the minimum **building separation space** for a distance of 0.6 m.

8.16.7 Permitted Heights

- 1. The maximum **height** for **principal buildings** is 2 storeys or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
- 2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
- 3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.

8.16.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 464.5 m².
- 2. The minimum **lot width** is 13.4 m, except that:
 - a) the minimum **lot width** for **interior lots** that share a **vehicle access** with an **adjacent lot** on an **arterial road** is 10.35 m;
 - b) the minimum **lot width** for **corner lots** flanking an **arterial road** is 15.0 m;

- c) the minimum **lot width** for **corner lots** flanking a local **road** with **vehicle access** from the local **road** is 10.35 m; and
 - d) the minimum **lot width** for **corner lots** flanking a local **road** and share a **vehicle access** with an **adjacent lot** on **arterial road** is 12.35 m.
3. The minimum **lot depth** is 30.0 m.

8.16.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.16.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
- a) at least 50% of the required residential **use parking spaces** shall be standard spaces;
 - b) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
 - c) where residents of a single **two-unit housing dwelling unit** intend to use two **parking spaces**, the two **parking spaces** may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space** and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle;
 - d) the visitor parking requirement shall be 0.2 **parking spaces** per **dwelling unit** where **vehicle access** to the **lot** is from an **arterial road** and the same **vehicle access** is servicing more than two **dwelling units**;
 - e) for the purpose of this **zone** only, a standard space must have a minimum length of 5.5 m and a minimum width of 2.5 m and a small space must have a minimum length of 4.6 m and a minimum width of 2.3 m; and
 - f) for the purpose of this **zone** only, visitor **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**, as specified in a Development Permit approved by the City.
2. Visitor **parking spaces** shall be:
- a) marked with a clearly visible sign a minimum size of 300 mm by 450 mm with the words "VISITORS ONLY" in capital letters identifying the **parking spaces**; and
 - b) marked on the parking surface with the words "VISITORS ONLY" in capital letters a minimum 30 cm high and 1.65 m in length.

8.16.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply."

4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9975”**.



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 2px;"> CITY OF RICHMOND APPROVED by  APPROVED by Director or Solicitor  </div>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

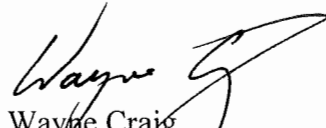
To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 15, 2019
File: RZ 17-768762


Re: Application by Landcraft Homes Ltd. for Rezoning at 5751 Francis Road from "Single Detached (RS1/E)" Zone to "Arterial Road Three-Unit Dwellings (RTA)" Zone

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9976 to create the "Arterial Road Three-Unit Dwellings (RTA)" zone, be introduced and given First Reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9974, for the rezoning of 5751 Francis Road from "Single Detached (RS1/E)" zone to "Arterial Road Three-Unit Dwellings (RTA)" zone, be introduced and given First Reading.


Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 6

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

Staff Report

Origin

Landcraft Homes Ltd. has applied to the City of Richmond for permission to rezone 5751 Francis Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Arterial Road Three-Unit Dwellings (RTA)” zone in order to permit the development of a triplex on site. A Development Permit application is required and has been received to address the form and character of the proposed triplex. A preliminary site plan, streetscape elevation and landscape plan are provided for reference in Attachment 2.

A new “Arterial Road Three-Unit Dwellings (RTA)” zone is also being introduced to support the development of Arterial Road Triplexes envisioned in the Arterial Road Land Use Policy.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing single-family dwelling on the property, which will be demolished. The developer has indicated that the dwelling is currently rented, and that it does not contain a secondary suite.

Surrounding Development

- To the North: Fronting Cantrell Road, single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the South: Across Francis Road, single-family homes on lots zoned “Single Detached (RS1/C)” and “Single Detached (RS1/E)”.
- To the East: Single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the West: Congregation of the Richmond Gospel Hall on a lot zoned “Assembly (ASY)”.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The proposed triplex development is consistent with this land use designation.

Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 Official Community Plan Bylaw 9000 directs appropriate duplex and triplex developments onto certain minor arterial roads outside the City Centre. The subject site is identified for "Arterial Road Duplex/Triplex" on the Arterial Road Housing Development Map. Since the subject site has a lot area larger than 743.2 m² (8,000 ft²) and has a frontage wider than 13.4 m (44 ft.), the proposed triplex development is in compliance with the Arterial Road Triplex Development Requirements under the Arterial Road Policy.

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

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The developer proposes to construct a triplex on the subject site; one unit will be in the front of the property with direct pedestrian access from Francis Road, and two units will be at the back of the property with main entrances from the auto-court proposed on site. All units will have a side-by-side attached garage. In keeping with the architectural character of the neighbourhood, the triplexes will be two storeys and will feature a peaked roof.

A Development Permit application will be required to address the form and character of the proposed duplexes. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for triplex projects in the 2041 Official Community Plan (OCP).
- Review of the architectural character, scale and massing to ensure that the proposed triplex is well designed, fits well into the neighbourhood, and does not adversely impact adjacent homes.

- Design development is required on the west elevation to provide additional articulation on the elevation that is exposed to the parking area of the adjacent assembly site.
- Design development is required to provide additional private open space for the street fronting unit, outside of the front yard along the arterial road.
- Review of aging-in-place features in all units and the provision of a convertible unit
- Refinement of the proposed site grading to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the location and type of fence proposed within the front yard, and the provision of a holding area or an enclosure for garbage/recycling material storage/collection.

Additional issues may be identified as part of the Development Permit application review process.

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the north property line of the subject site for an existing sanitary sewer line. The developer is aware that no construction is permitted in these areas.

Accessible Housing

The developer has agreed that aging in place features will be provided in all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, provision of blocking to stair walls to accommodate lift installation at a future date, and provision of lever door handles). In addition, one convertible unit will be provided in this triplex development (i.e., Unit Type B). Details of the accessible housing features will be reviewed at the future Development Permit stage.

Transportation and Site Access

Vehicular access to the proposed development is to be provided via a single driveway from Francis Road along the east property line of the subject site. An on-site turnaround for passenger cars is to be provided in the proposed auto-court. One visitor parking space is to be provided as per the parking requirements under the "Arterial Road Three-Unit Dwellings (RTA)" zone. It is expected that the property to the east at 5771 Francis Road will be redeveloped into a triplex in the future and access to this future triplex development will be via the proposed driveway located on the subject site. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from Francis Road, the on-site turnaround/auto-court, and the visitor parking area will be secured as a condition of rezoning.

The lot access currently serves one single family dwelling. To address the increased traffic impacts, the following mitigation measures are required as part of the frontage upgrades for the development:

- The first 6 m of each driveway from the back of the sidewalk is to be maintained at 6 m wide to allow for two vehicles in opposing directions to pass, and then tapered at a 5:1 transition to a minimum width of 4 m.
- The driveway is to be constructed to City design standards with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard.
- Special stamped/tinted concrete treatment for the sidewalk is to be provided across each driveway to better highlight the driveway point on Francis Road for cyclists and pedestrians.

Tree Retention and Replacement

The developer has submitted a Certified Arborist's Report; which identifies on-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two bylaw-sized trees on the subject property. There is no tree located on neighbouring properties that is within 2 m of the common property line or that has a crown (dripline) encroaching onto the subject property. There is no street tree located on City property in front of the site. A Tree Management Plan can be found in Attachment 4.

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

- Two trees located on site, specifically tag# 46 (12" dia Cherry) and tag #47 (Multi-branching Magnolia) have been repeatedly pruned for a compact form and as a result display low vigor. These trees should be removed and replaced.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

Tree Replacement

The developer wishes to remove two on-site trees. The 2:1 replacement ratio would require a total of four replacement trees. According to the Preliminary Landscape Plan provided by the developer (Attachment 2), the developer is proposing to plant 10 trees on site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Affordable Housing Strategy

Currently there is no policy or contribution rate for triplexes identified in the Affordable Housing Strategy. However, staff recommend that a cash-in-lieu contribution using the current townhouse rate of \$8.50 per buildable square foot (i.e., for a contribution of \$45,900) be considered for this development, as townhouse and triplex are similar in built forms (i.e., both building forms have party walls, whereas a single-family dwelling does not). The proposed RTA zone and associated zoning bylaw amendments will secure affordable housing contribution in keeping with standard density housing approach.

Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements (Attachment 5). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 0.2 m wide road across the Francis Road frontage to accommodate the required frontage improvements. The exact road dedication is to be determined based on legal surveys. The developer is also required to provide a minimum 3.0 m x 2.0 m right-of-way to the City for the water meter and meter box. The exact location will be determined based on legal surveys.

Frontage improvements and service connections will be done through a City Works Order at developer's sole cost at the Building Permit stage. Frontage improvement works include, but are not limited to, construction of a new 1.5 m wide concrete sidewalk at the property line and provide a minimum 1.5 m wide treed and landscaped boulevard. Detailed scope of the frontage improvement works and service connection can be found in Attachment 6.

Proposed "Arterial Road Three-Unit Dwellings (RTA)" zone

An amendment to the Richmond Zoning Bylaw 8500 is proposed to create the new "Arterial Road Three-Unit Dwellings (RTA)" zone in order to allow triplexes be developed along minor arterial roads as supported by the Arterial Road Land Use Policy.

The proposed "Arterial Road Three-Unit Dwellings (RTA)" zone is drafted based on the Arterial Road Duplex/Triplex Development Requirements under the Arterial Road Land Use Policy and the "Single Detached (RS)" zone. Provisions related to density, minimum lot size and lot width are based on the arterial road triplex development requirements as approved by Council; provisions related to the lot coverage, building setbacks and building heights are drafted based on the "Single Detached (RS)" zone in order to ensure that the form and character of triplexes along arterial road is compatible with the adjacent single-family dwellings.

Permitted Density

Maximum permitted density is proposed to be the lesser of 0.6 floor area ratio (FAR) or 501.7 m² (5,400 ft²). The size of all triplex units must also be within the range of 133.7 m² (1,440 ft²) to 183.9 m² (1,980 ft²). These limitations in unit size are proposed:

- i. in response to public request for smaller ground-oriented housing units for young families and seniors who cannot afford large single-family homes; and
- ii. to allow flexibility on individual unit sizes in response to site specific considerations.

Lot Coverage of Landscaping

The lot coverage of landscaping with live plant materials requirement in the current “Single Detached (RS)” zone is based on a tier system. The minimum requirement is 20% for the smaller/narrow lots (such as RS1/A lots with a minimum lot width of 9 m wide; and the requirement escalates to up to 30% minimum for larger/wider lots (such as RS1/D lots with a minimum lot width of 15 m wide). A similar tier system is proposed for the RTA zone where the minimum lot coverage of landscaping with live plant materials requirement is:

- 20% for lots less than 12.0 m wide;
- 25% for lots of 12.0 m or more but less than 15.0 m in width; and
- 30% for lots of 15.0 m or more in width.

On-Site Parking

Currently, no visitor parking is required for triplex developments on arterial roads in the Zoning Bylaw. However, since the Arterial Road Land Use Policy allows for higher density, and the triplex developments are comparable to small townhouse projects; specific visitor parking requirements are proposed in the new zone to address parking concerns with triplex developments along arterial roads. Typically, one visitor parking space will be required per triplex development.

Housekeeping Amendments

In addition to the creation of a new zoning district, a number of housekeeping amendments to the Zoning Bylaw 8500 are required to accommodate the new arterial road triplex developments. The amendments include adding a new Three-Unit Housing definition, as well as adding references to three-unit dwellings in Section 4.18 (Residential Vertical Lot Width Envelope) and Section 5.4 (Secondary Suites), so that the those provisions which only apply to single family and duplex developments will also be applied to triplex developments. These changes would shape the triplex developments to be more compatible with the adjacent existing and future single-family homes and duplexes.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone 5751 Francis Road from the "Single Detached (RS1/E)" zone to the new "Arterial Road Three-Unit Dwellings (RTA)" zone, in order to permit the development of a triplex. The proposed new "Arterial Road Three-Unit Dwellings (RTA)" zoning district has been developed to accommodate triplex developments on minor arterial roads within a predominately single-family residential area.

The list of rezoning considerations is included in Attachment 6; which has been agreed to by the developer (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9976 and Amendment Bylaw 9974 be introduced and given First Reading.



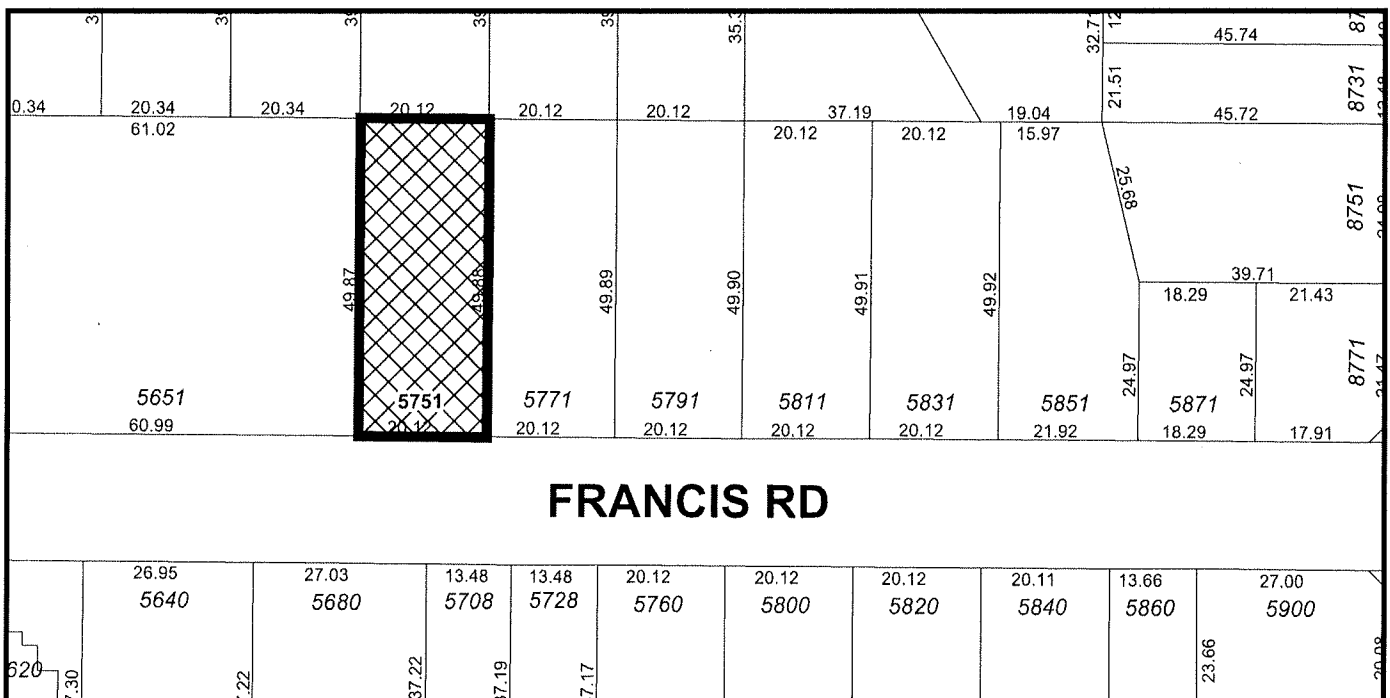
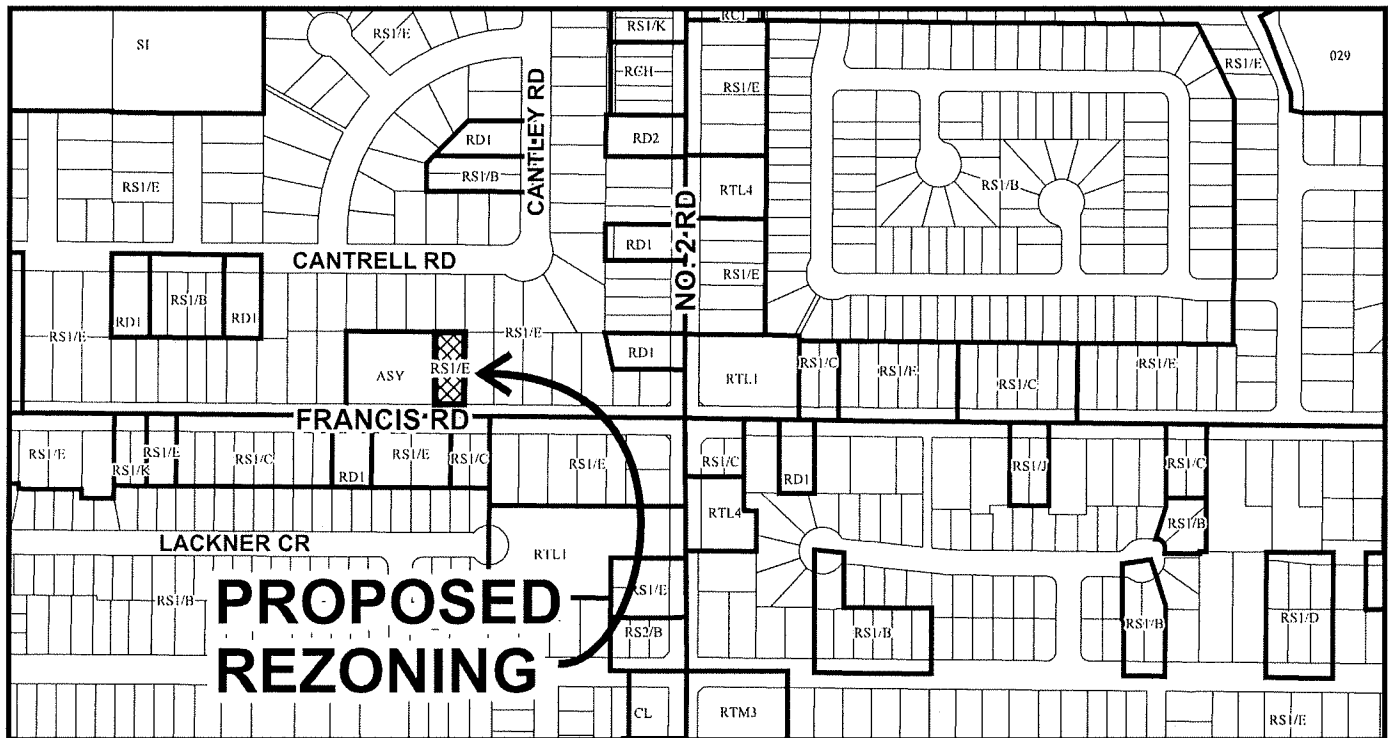
Edwin Lee
Planner 1
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Management Plan
- Attachment 5: Letter from Developer
- Attachment 6: Rezoning Considerations



City of Richmond



RZ 17-768762

Original Date: 05/10/17

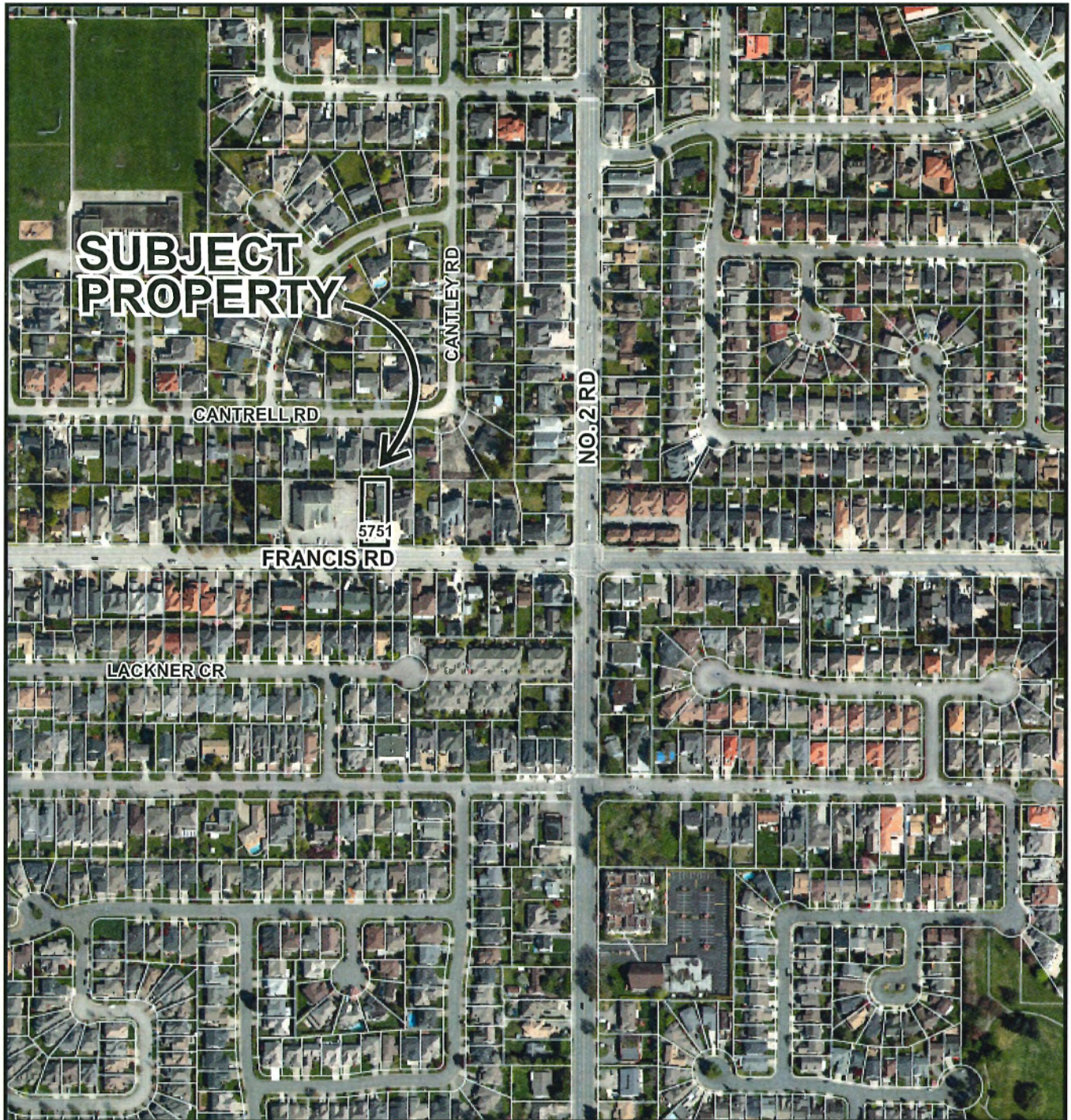
Revision Date:

Note: Dimensions are in METRES

PLN - 154



City of
Richmond



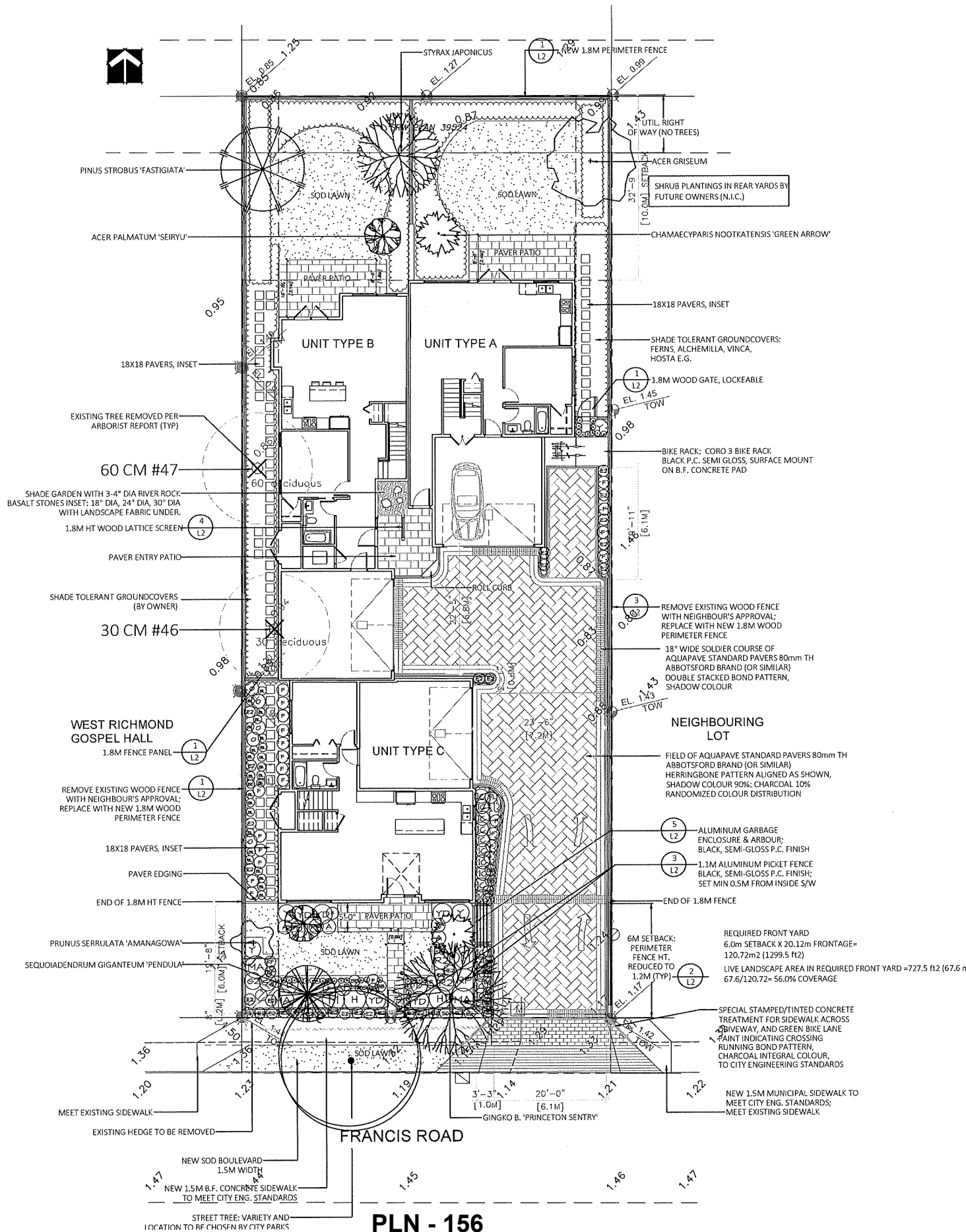
RZ 17-768762

Original Date: 05/10/17

Revision Date:

Note: Dimensions are in METRES

PLN - 155



[illegible]

129E-4371 SHELL ROAD
RICHMOND BRITISH COLUMBIA
CANADA V6V 2T8
T (604) 276-8194 F (604) 276-8131
info@biarchitect.ca

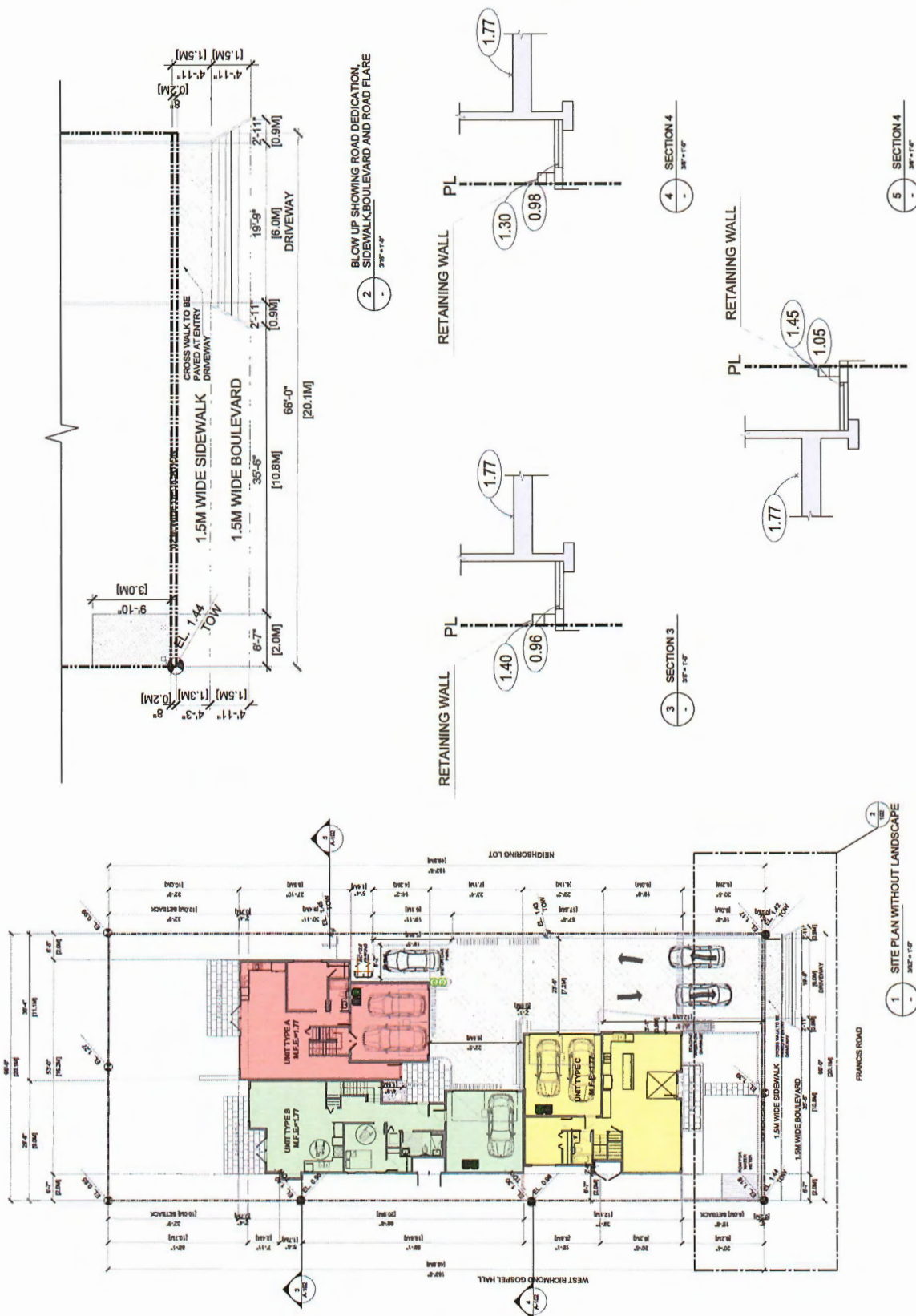
5751 FRANCIS ROAD,
RICHMOND, B.C.

LANDCRAFT HOMES LTD.
UNIT-10, 12240 HORSESHOE WAY
RICHMOND, BC V7A 4Z1

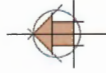
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SITE PLAN

CHANG NG	A-102	G
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NOTES:
 FOR CONVERTIBLE UNITS BLOCKING TO
 PROVIDE IN WASHROOM WALLS IN
 ACCORDANCE WITH
 BCBC 2015-SECTION 3.1.



1	OWNER: LANDCRAFT HOMES LTD.
2	DESIGNER: ARCHITECTURE
3	DATE: 2015-01-15
4	PROJECT: 1500 WEST RICHMOND ROAD
5	LOCATION: RICHMOND, BC V6X 1A2
6	SCALE: 1/8" = 1'-0"
7	PROJECT NO: 1500
8	DATE: 2015-01-15

df
 ARCHITECTURE
 INC.

1500 WEST RICHMOND ROAD
 RICHMOND, BC V6X 1A2
 CANADA V6X 1A2
 TEL: (604) 271-1111
 FAX: (604) 271-1112
 WWW.DFA-ARCHITECTURE.COM

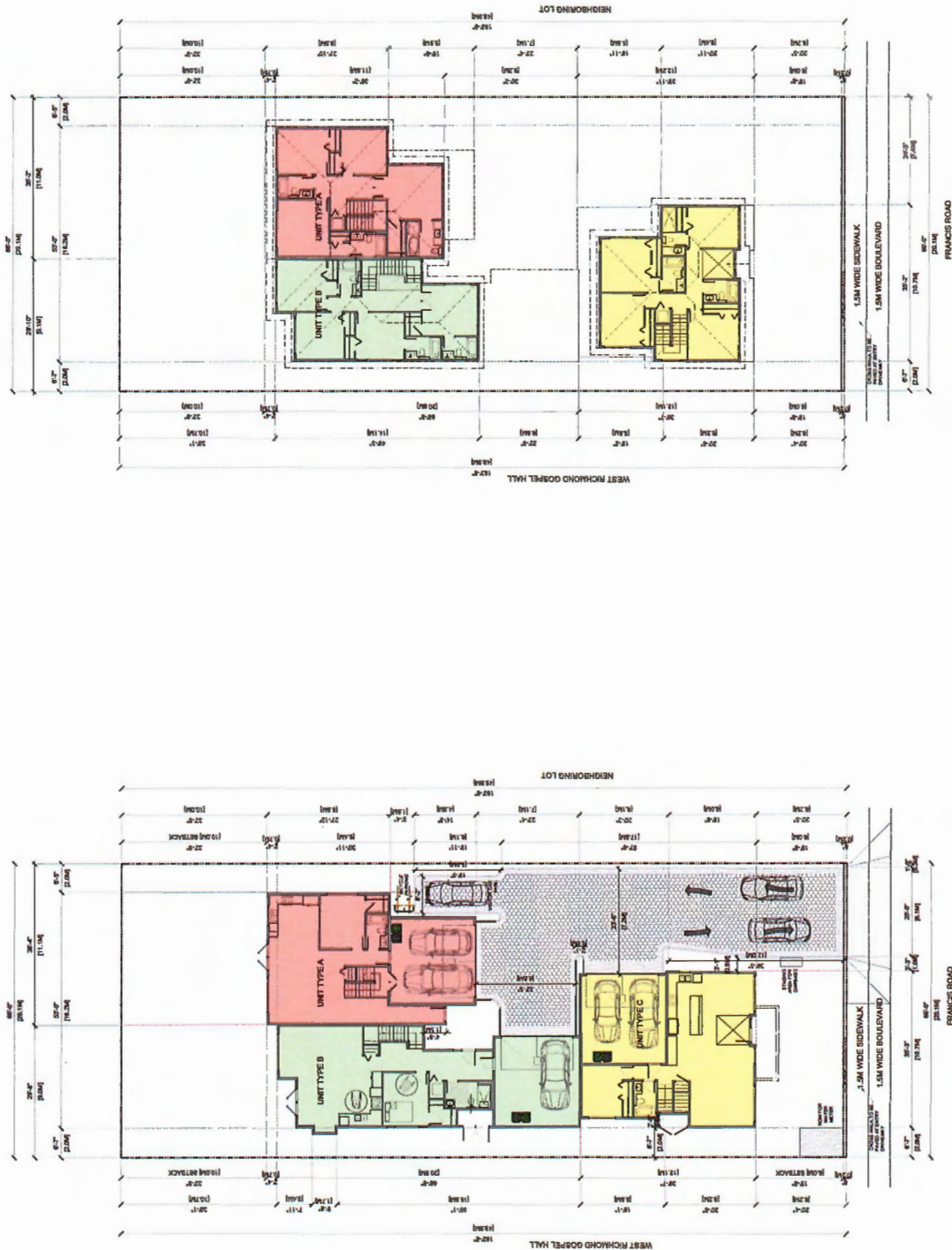
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 RICHMOND, BC V6X 1A2

LANDCRAFT HOMES LTD.
 1500 WEST RICHMOND ROAD,
 RICHMOND, BC V6X 1A2

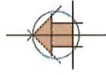
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2	DESIGNER: ARCHITECTURE
3	DATE: 2015-01-15
4	PROJECT: 1500 WEST RICHMOND ROAD
5	LOCATION: RICHMOND, BC V6X 1A2
6	SCALE: 1/8" = 1'-0"
7	PROJECT NO: 1500
8	DATE: 2015-01-15

BUILDING PLANS

A-200 G



NOTES:



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4	PROJECT CITY: 159
5	PROJECT STATE: 159
6	PROJECT ZIP: 159
7	PROJECT PHONE: 159
8	PROJECT FAX: 159
9	PROJECT EMAIL: 159
10	PROJECT WEBSITE: 159

df
ARCHITECTURE
INC.

1080 WEST BROAD ROAD
RICHMOND BRITISH COLUMBIA
CANADA V6V 1W5
TEL: 604.273.1111
FAX: 604.273.1112
WWW.DFAARCHITECTURE.COM

159-159 WEST BROAD ROAD
RICHMOND, B.C.
V6V 1W5

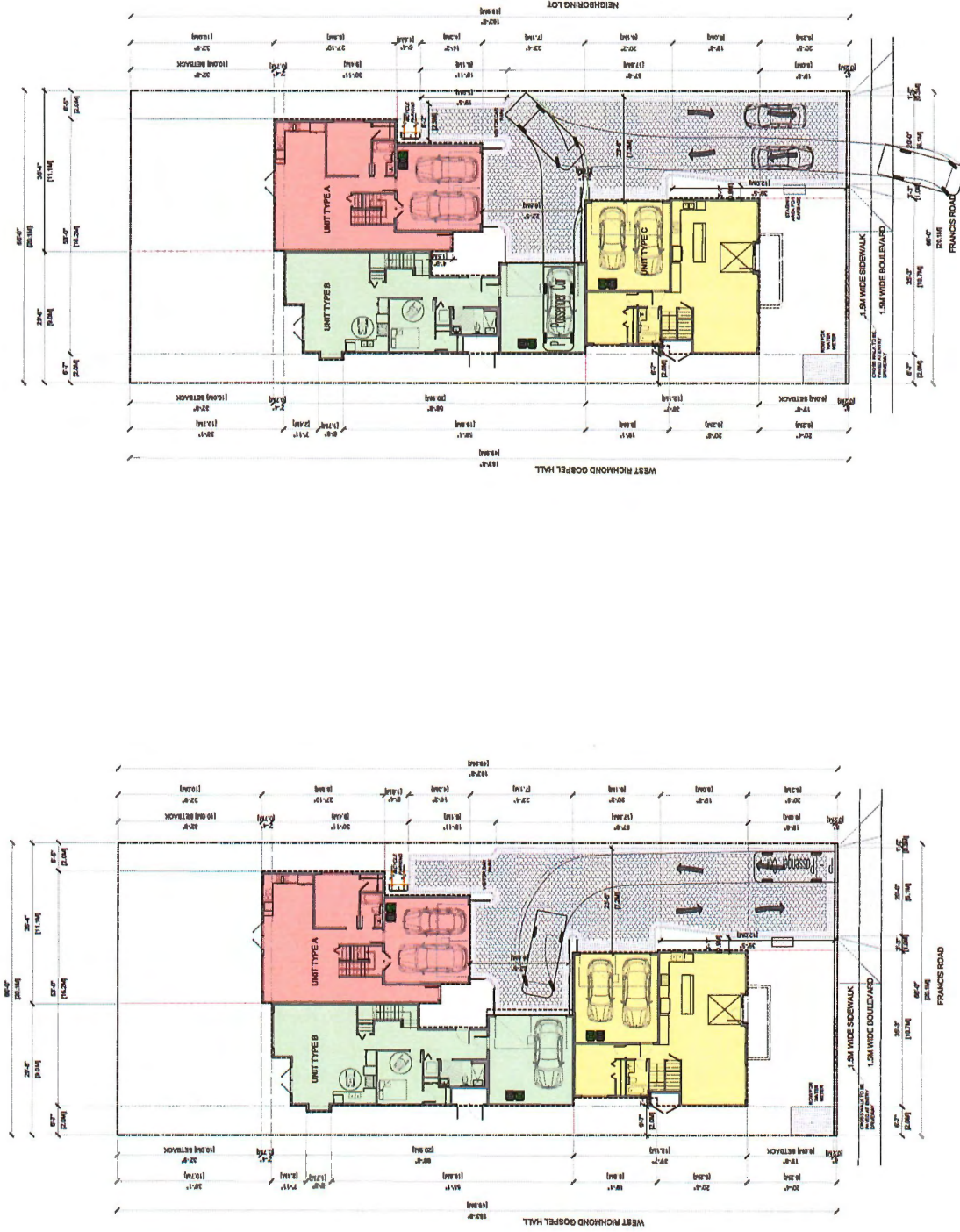
LANDSCAPE ARCHITECT
UNIT-16, 1280 HORSERIDGE WAY,
RICHMOND, BC V7A 4Z1

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6	PROJECT ZIP: 159
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AUTO TURN AROUND

A-201

G





NOTES:

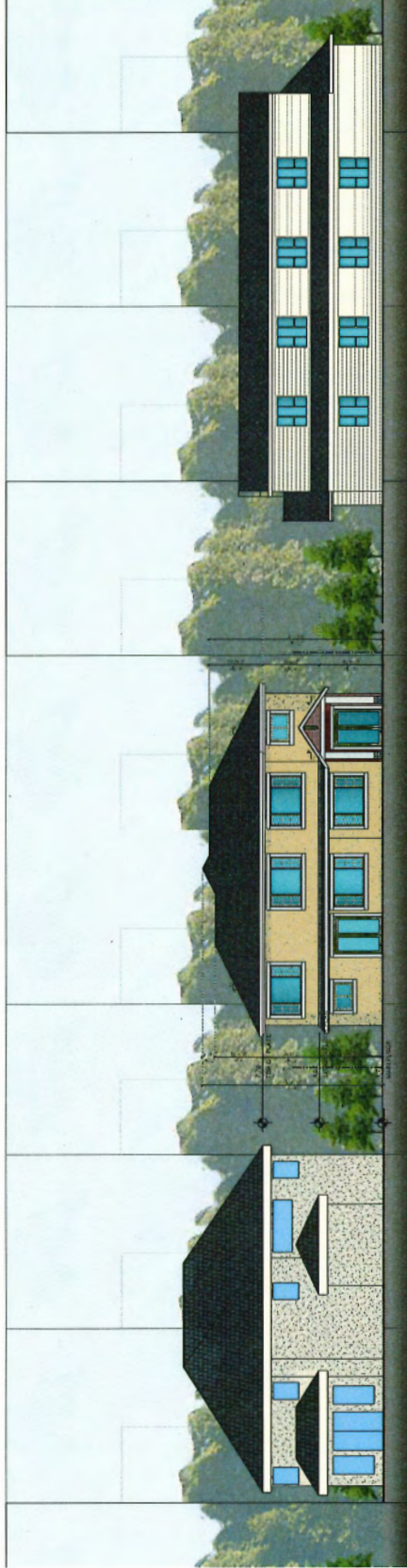
WEST RICHMOND GOSPEL HALL

SITE
(5751 FRANCIS ROAD, RICHMOND)

NEIGHBORING LOT

1 FRONT STREETScape

1	ARCHITECTURE
2	LANDSCAPE ARCHITECTURE
3	STRUCTURAL ENGINEERING
4	ELECTRICAL ENGINEERING
5	Mechanical Engineering
6	Civil Engineering
7	Environmental Engineering
8	Geotechnical Engineering
9	Hydrological Engineering
10	Marine Engineering
11	Metallurgical Engineering
12	Nuclear Engineering
13	Chemical Engineering
14	Biomedical Engineering
15	Industrial Engineering
16	Transportation Engineering
17	Systems Engineering
18	Software Engineering
19	Information Systems Engineering
20	Healthcare Engineering
21	Food Engineering
22	Textile Engineering
23	Leather Engineering
24	Paper Engineering
25	Printing Engineering
26	Plastics Engineering
27	Rubber Engineering
28	Glass Engineering
29	Metals Engineering
30	Composites Engineering
31	Advanced Materials Engineering
32	Biotechnology Engineering
33	Environmental Science
34	Earth Science
35	Atmospheric Science
36	Planetary Science
37	Astronomy
38	Physics
39	Chemistry
40	Biology
41	Medicine
42	Dentistry
43	Veterinary Medicine
44	Pharmacy
45	Nursing
46	Healthcare Administration
47	Public Health
48	Environmental Health
49	Occupational Health
50	Safety Engineering
51	Fire Engineering
52	Aviation Engineering
53	Marine Engineering
54	Space Engineering
55	Robotics Engineering
56	Artificial Intelligence Engineering
57	Computer Science
58	Software Development
59	Systems Administration
60	Network Engineering
61	Security Engineering
62	Forensic Engineering
63	Legal Engineering
64	Business Engineering
65	Management Engineering
66	Marketing Engineering
67	Sales Engineering
68	Customer Service Engineering
69	Human Resources Engineering
70	Training Engineering
71	Quality Engineering
72	Operations Engineering
73	Logistics Engineering
74	Supply Chain Engineering
75	Procurement Engineering
76	Manufacturing Engineering
77	Production Engineering
78	Process Engineering
79	Plant Engineering
80	Facilities Engineering
81	Construction Engineering
82	Infrastructure Engineering
83	Transportation Engineering
84	Energy Engineering
85	Power Engineering
86	Renewable Energy Engineering
87	Environmental Engineering
88	Climate Engineering
89	Water Engineering
90	Waste Engineering
91	Environmental Engineering
92	Public Works Engineering
93	Urban Engineering
94	Regional Engineering
95	National Engineering
96	International Engineering
97	Global Engineering
98	World Engineering
99	Universe Engineering
100	Everything Engineering



NEIGHBORING LOT

(5751 FRANCIS ROAD, RICHMOND)

WEST RICHMOND GOSPEL HALL

2 REAR STREETScape

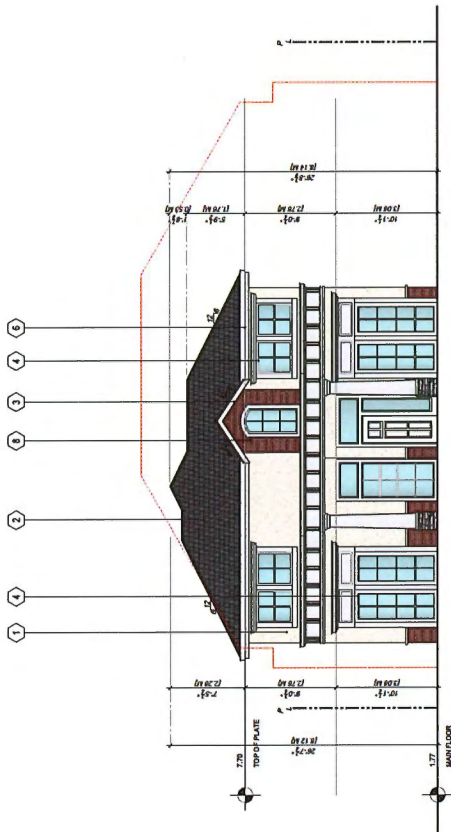
STREETSCAPE

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2	LANDSCAPE ARCHITECTURE
3	STRUCTURAL ENGINEERING
4	ELECTRICAL ENGINEERING
5	Mechanical Engineering
6	Civil Engineering
7	Environmental Engineering
8	Geotechnical Engineering
9	Hydrological Engineering
10	Marine Engineering
11	Metallurgical Engineering
12	Nuclear Engineering
13	Chemical Engineering
14	Biomedical Engineering
15	Industrial Engineering
16	Transportation Engineering
17	Systems Engineering
18	Software Engineering
19	Information Systems Engineering
20	Healthcare Engineering
21	Food Engineering
22	Textile Engineering
23	Leather Engineering
24	Paper Engineering
25	Printing Engineering
26	Plastics Engineering
27	Rubber Engineering
28	Glass Engineering
29	Metals Engineering
30	Composites Engineering
31	Advanced Materials Engineering
32	Biotechnology Engineering
33	Environmental Science
34	Earth Science
35	Atmospheric Science
36	Planetary Science
37	Astronomy
38	Physics
39	Chemistry
40	Biology
41	Medicine
42	Dentistry
43	Veterinary Medicine
44	Pharmacy
45	Nursing
46	Healthcare Administration
47	Public Health
48	Environmental Health
49	Occupational Health
50	Safety Engineering
51	Fire Engineering
52	Aviation Engineering
53	Marine Engineering
54	Space Engineering
55	Robotics Engineering
56	Artificial Intelligence Engineering
57	Computer Science
58	Software Development
59	Systems Administration
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63	Legal Engineering
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100	Everything Engineering

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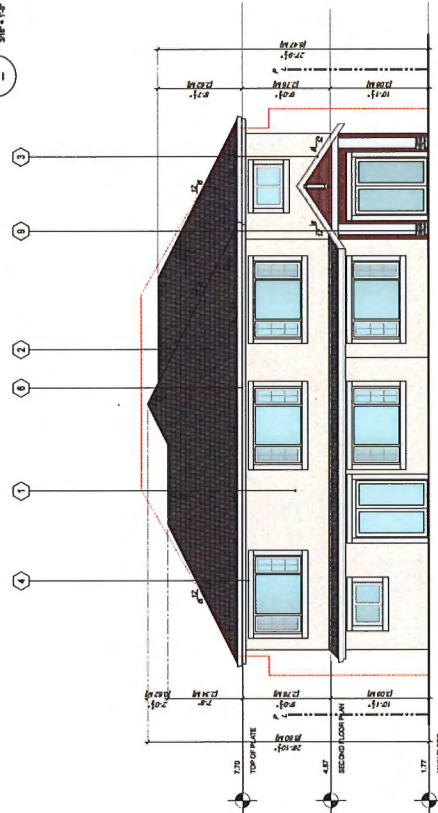
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3. WOOD TRIM/CASING AND FASCIA TO MATCH BENJAMIN MOORE 2122-20
4. VINYL WINDOWS TO MATCH BENJAMIN MOORE 21220-20
5. PAINTED BENJAMIN MOORE HC-80
6. GUTTERS TO MATCH BENJAMIN MOORE 2122-20
7. GARAGE DOOR BENJAMIN MOORE 21220-20
8. BRICK VENEER - MOUNTAIN RED
9. STONE CLADDING IXL DUTCH STONE PRESTIGE DRYSTACK



PLN - 161

1 SOUTH ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

NO.	DESCRIPTION	QUANTITY	UNIT
1	STUCCO FINISH	1000	SQ. FT.
2	ASPHALT SHINGLE ROOF	1000	SQ. FT.
3	WOOD TRIM/CASING	1000	LINEAL FT.
4	VINYL WINDOWS	1000	SQ. FT.
5	PAINTED BENJAMIN MOORE	1000	SQ. FT.
6	GUTTERS	1000	LINEAL FT.
7	GARAGE DOOR	1000	SQ. FT.
8	BRICK VENEER	1000	SQ. FT.
9	STONE CLADDING	1000	SQ. FT.

df
ARCHITECTURE
INC.

100-1000 DALL ROAD
RICHMOND BRITISH COLUMBIA
CANADA V6V 1K7
TEL: 604-271-1111
FAX: 604-271-1112

PROJ: 100-1000
RICHMOND BRITISH COLUMBIA
RICHMOND, B.C.

LANDSCAPE ARCHITECT
UNIT-10, 1200 HORSeshOE WAY,
RICHMOND, BC V7A 4Z1

NO.	DESCRIPTION	QUANTITY	UNIT
1	STUCCO FINISH	1000	SQ. FT.
2	ASPHALT SHINGLE ROOF	1000	SQ. FT.
3	WOOD TRIM/CASING	1000	LINEAL FT.
4	VINYL WINDOWS	1000	SQ. FT.
5	PAINTED BENJAMIN MOORE	1000	SQ. FT.
6	GUTTERS	1000	LINEAL FT.
7	GARAGE DOOR	1000	SQ. FT.
8	BRICK VENEER	1000	SQ. FT.
9	STONE CLADDING	1000	SQ. FT.

ELEVATIONS

CHARTER 101
A-301
G

NOTES:

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df
ARCHITECTURE
INC.

1000 WEST 10TH AVE
RICHMOND, BRITISH COLUMBIA
CANADA V6X 1C9
TEL: 604.278.1234
WWW.DFAARCHITECTURE.COM

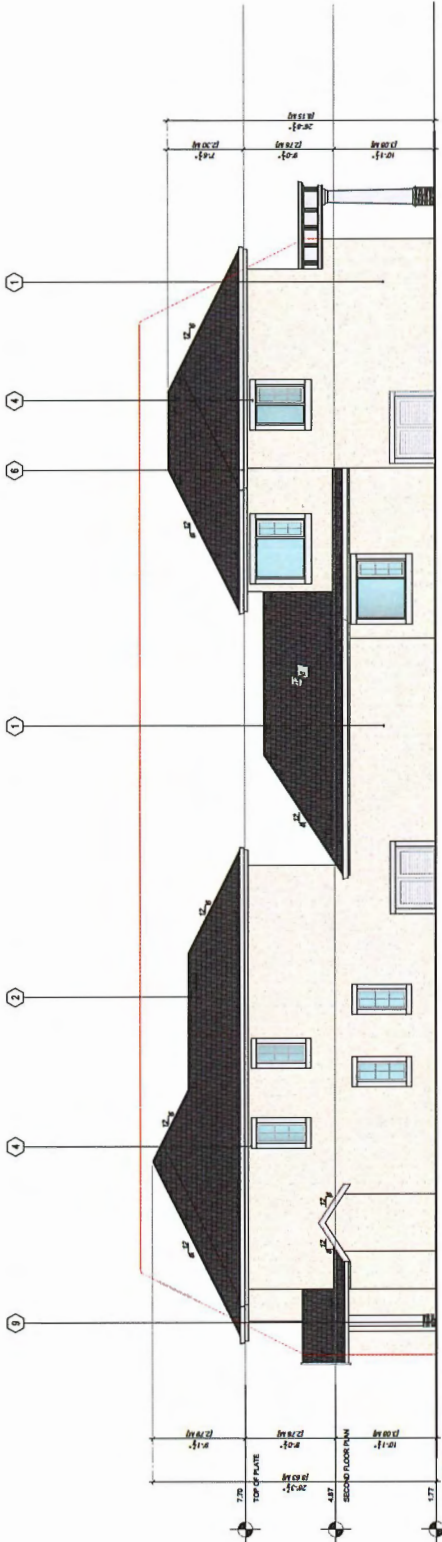
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1000 WEST 10TH AVE,
RICHMOND, B.C.

DATE: 10/10/2018
DRAWN BY: JAMES L. LTD.
PROJECT: 1000 WEST 10TH AVE,
RICHMOND, B.C. V6X 1C9

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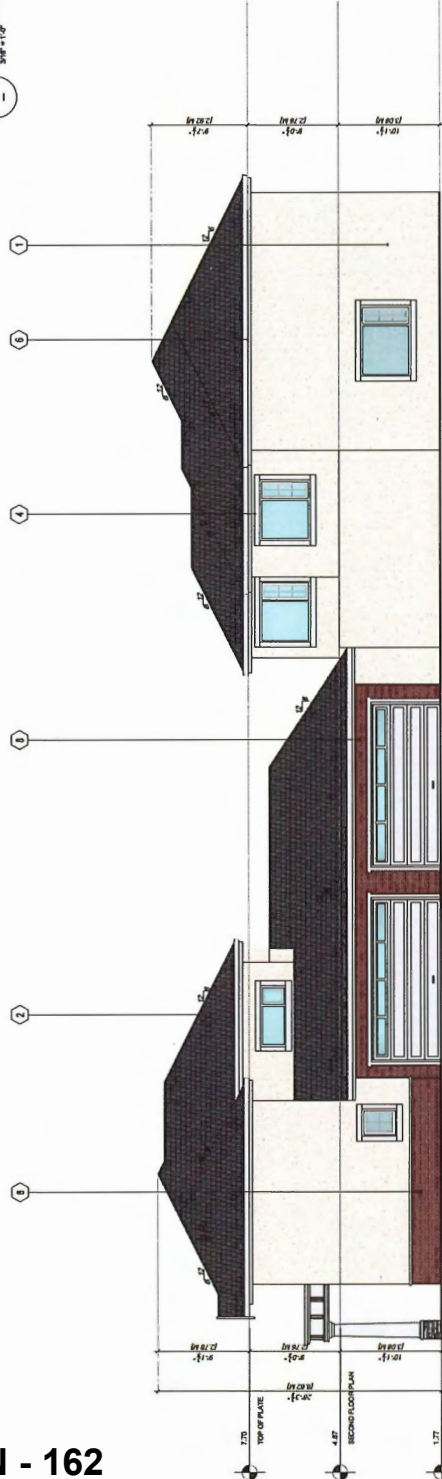
ELEVATIONS

DATE: 10/10/2018
DRAWN BY: JAMES L. LTD.
PROJECT: 1000 WEST 10TH AVE,
RICHMOND, B.C. V6X 1C9



PLN - 162

1 WEST ELEVATION
3/16" = 1'0"



2 EAST ELEVATION
3/16" = 1'0"



RZ 17-768762

Attachment 3

Address: 5751 Francis Road

Applicant: Landcraft Homes Ltd.

Planning Area(s): Steveston

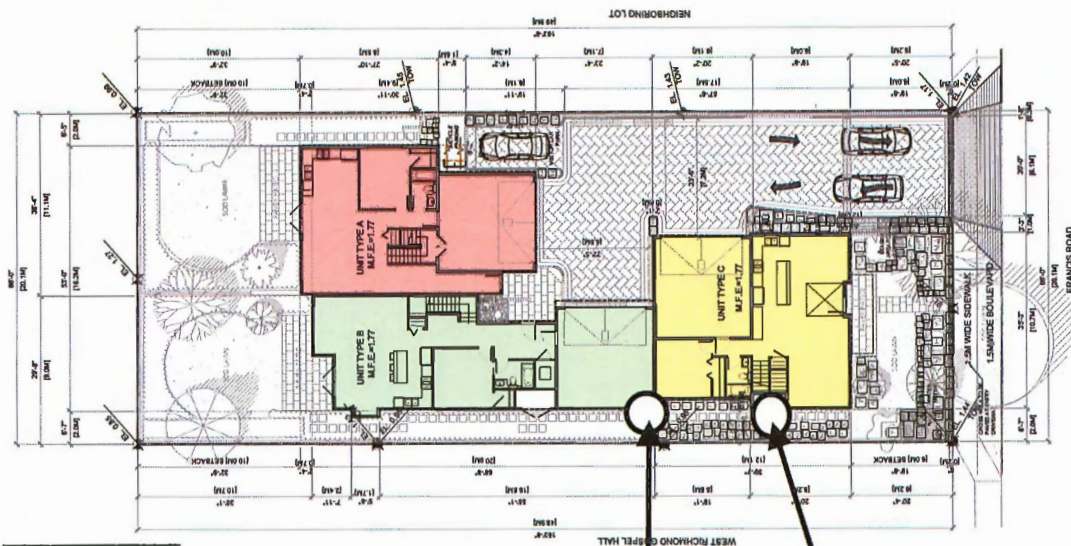
	Existing	Proposed
Owner:	Iqbal Singh Sandhu & Terjinder Singh Chung	No change
Site Size (m²):	1,003.7 m ²	999.6 m ²
Land Uses:	Single-family dwelling	Three-unit dwellings
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single-Detached (RS1/E)	Arterial Road Three-Unit Dwellings (RTA)
Number of Units:	1	3

On Future Subdivided Lots	Bylaw Requirement (new RTA zone)	Proposed	Variance
Density (Net Floor Area):	The lesser of 0.6 FAR or 501.7 m ² per lot	501.7 m ² Max.	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 30%	Building: 45% Max. Non-porous Surfaces: 70% Max. Landscaping: 30% Min.	none
Lot Size:	Min. 743.2 m ²	999.6 m ²	none
Lot Dimensions (m):	Width: Min. 13.4 m Depth: Min. 30 m	Width: 20.12 m Depth: 49.87 m	none
Setbacks (m):	Front: Min. 6 m Rear - Ground: Min. 9.97 m Rear - 2 nd floor: Min. 10.70 m Side: Min. 2.0 m	Front: 6 m Min. Rear - Ground: 9.97 m Min. Rear - 2 nd floor: 10.70 m Min. Side: 2.0 m Min.	none
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys) Max.	none
Off-street Parking – Regular (R):	2 per unit	2 per unit	none
Off-street Parking– Visitor (V):	0.2 per unit (0.2 x 3) = 1	1	none
Off-street Parking – Total:	7	7	none
Tandem Parking Spaces:	Permitted	0	none

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

Tree No.	Table of Trees		DBH (cm)	Crown Spread (radius)
	Common Name	Botanical Name		
1 (#46 Arborist Report)	Cherry	Prunus	30	3.7
2 (#47 Arborist Report)	Magnolia	Magnolia	60	3.7

Suitable Replacement Trees		
SPECIES		
COMMON NAME	BOTANICAL NAME	
Paperbark Maple	Acer griseum	
Green Arrow Falsecypress	Chamaecyparis foetidaensis 'Green Arrow'	
Princeton Sentry Moldenhuir Tree	Ginkgo biloba 'Princeton Sentry'	
Columar White Pine	Pinus strobus 'Fastigata'	
Ananagawa Cherry	Prunus serrulata 'Ananagawa'	
Weeping Redwood	Sequoiadenudron giganteum 'Pendula'	
Ok Chines Japanese Snowbell	Styrax japonicus 'Pink Chimes'	

PLN - 164

TREE #47
REMOVE

TREE #46
REMOVE

ARBORIST LEGEND
- TREE ID

**NOTE: ONLY TWO SITE TREES
NO BOULEVARD OR ADJACENT
TREES OF CONCERN**

[illegible]

1205-4671 SHELL ROAD
RODMOND BRITISH COLUMBIA
CANADA V6X 3Z8
T 604-684-5134 F 604-684-6181
info@diarchitects.ca

**TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,**

CLIMATE
LANDCRAFT HOMES LTD.
UNIT-18, 12240 HORSESHOE WAY,
EDMONTON, BC V7A 4Z4

COMPOUND INTEREST TABLES INTEREST, AMOUNT, AND PAYMENTS	
Interest	
Principal	
Rate	$\frac{1}{2}\%$
Time	100
Amount	100

SITE PLAN

1 SITE PLAN
3/27/14

A-100




10-12240 Horseshoe Way
Richmond B.C v7a-4x9
604-771-0299 harj@landcraftgroup.ca

Re: Triplex duplex
5751 Francis Road, Richmond B.C
RZ 17-768762

Hi To whom it may concern

The developer Landcraft homes is committed to design the proposed development (5751 Francis road file RZ 17-768762) such that it will meet the energy efficiency requirements (i.e., Step Code) expected to be in place at the time of the proposed project's Building Permit application.


Harjit Sandhu



Address: 5751 Francis Road

File No.: RZ 17-768762

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9974, the developer is required to complete the following:

1. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9976.
2. 0.2 m wide road dedication along the entire Francis Road frontage to accommodate the required frontage improvements; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a flood indemnity covenant on title.
4. The granting of a minimum 3.0 m x 2.0 m right-of-way for the water meter and meter box. The exact location is to be confirmed with survey information to be submitted by the applicant.
5. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from Francis Road as well as the auto-court and visitor parking space proposed on site, in favour of future residential (duplex/triplex) development to the east. Language should also be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
6. City acceptance of the developer's offer to voluntarily contribute \$8.5 per buildable square foot (e.g. \$45,900) to the City's Affordable Housing Reserve Fund.
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Provide frontage improvements and service connections through a City Works Order at developer's sole cost; works include, but may not be limited to the following:

Water Works

- Using the OCP Model, there is 1,095 L/s of water available at a 20 psi residual at the Francis Road frontage. Based on the proposed development, your site requires a minimum fire flow of 220 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 Developer's cost, the City is to:
 - Install a new water service connection to serve the proposed development. Meter and meter box to be located onsite in a right-of-way.
 - Cut and cap, at main, the existing water service connection and remove meter.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Cut and cap, at main, the existing storm connection at the southwest corner of the development site and remove inspection chamber STIC54918.
 - Cut and cap, at inspection chamber, the existing storm connection at the southeast corner of the development site.
 - Install a new storm service connection complete with inspection chamber.

Sanitary Sewer Works:

- At Developer's cost, the City is to:

- Cut and cap, at inspection chamber, the existing sanitary service connection at the northwest corner of the development site.
- Install a new sanitary service connection complete with inspection chamber. Inspection chamber to be located within the existing right-of-way along the north property line.
- Not start onsite excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
- Ensure no encroachments of onsite works (proposed trees, buildings, retaining walls, etc.) into existing sanitary right-of-way along north property line of subject site.

Frontage Improvements:

- At Developer's cost, the City is to:
 - construct a new 1.5 m concrete sidewalk at new property line, and new 1.5 m landscaped boulevard behind existing curb.
 - provide special stamped/tinted concrete treatment for the sidewalk across the driveway at the crossing.
- The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers.
 - 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). These should be located onsite.

General Items:

- The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
2. 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.
 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
 4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
 5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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,

Initial: _____

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 9974 (RZ 17-768762)
5751 Francis 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 **“ARTERIAL ROAD THREE-UNIT DWELLINGS (RTA)”**.

P.I.D. 004-030-427

Lot “d” Section 24 Block 4 North Range 7 West New Westminster District Plan 17358

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9974”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>[Signature]</i>



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9976
(Arterial Road Land Use Policy/Arterial Road Triplex)**

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) inserting the following definitions in alphabetical order:

“Housing, Three-Unit means a **building** commonly referred to as a triplex designed exclusively to accommodate three separate **dwelling units** living independently above, below or beside each other, designed and constructed as three **dwelling units** at initial construction, and where each **dwelling unit** in the **three-unit** housing may include one room that, due to its design, plumbing, equipment and furnishings, may be used as a secondary **kitchen** (e.g., a wok **kitchen**), provided that no more than two **kitchens** are located in one **dwelling unit** in the **three-unit housing**.”;
 - b) amending the definition of **“Residential vertical lot depth envelope”** by replacing **“single detached housing and two-unit housing only”** with **“single detached housing, two-unit housing and three-unit housing only”**; and
 - c) amending the definition of **“Residential vertical lot width envelope”** by replacing **“single detached housing or two-unit housing”** with **“single detached housing, two-unit housing, or three-unit housing”**.
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.14 [Accessory Buildings and Accessory Structures] by inserting **“, three-unit housing”** following **“single detached housing”** in Section 4.14.4”.
3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.18 [Residential Vertical Lot Width Envelope] by:
 - a) replacing **“single detached housing or two-unit housing”** in Section 4.18.1 with **“single detached housing, two-unit housing, or three-unit housing”**; and

- b) replacing “**single detached housing and two-unit housing**” in Sections 4.18.2, 4.18.3 and 4.18.4 with “**single detached housing, two-unit housing and three-unit housing**”.
4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.4 [Secondary Suites] by:
- a) replacing “**two-unit housing or town housing**” in Sections 5.4.1.a, 5.4.1.b and 5.4.1.p with “**two-unit housing, three-unit housing or town housing**”; and
- b) replacing “**single detached housing and two-unit housing**” in Section 5.4.1.n with “**single detached housing, two-unit housing and three-unit housing**”;
5. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by inserting the following into the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions before the line for RAL2:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
“RTA	\$8.50”

6. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 8 (Residential Zones), in numerical order:

8.17 Arterial Road Three-Unit Dwellings (RTA)

8.17.1 Purpose

The **zone** provides for three **dwelling units** on a single lot fronting an **arterial road**, plus other compatible **uses**.

8.17.2 Permitted Uses

- **housing, three-unit**

8.17.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

8.17.4 Permitted Density

1. The maximum **density** is one **three-unit housing** unit per lot.
2. The maximum **floor area** is the lesser of:
 - a) the **floor area** calculated using the **floor area ratio** of 0.4; and
 - b) 501.7 m².
3. Notwithstanding Section 8.17.4.2(a), the reference to “0.4” is increased to a higher **density** of “0.6” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **RTA zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

4. Each **three-unit housing dwelling unit** must have a minimum **floor area** of 133.7 m² and must not exceed a maximum **floor area** of 183.9 m².
5. Notwithstanding Section 4.2.2, the following items are not included in the calculation of maximum **floor area**:
 - a) up to 37.5 m² of the attached **accessory buildings** per **three-unit housing dwelling unit** used for on-site parking purposes, which cannot be used for **habitable space**;
 - b) up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building**, provided that the covered areas are:
 - i) always open on two or more sides;
 - ii) never enclosed; and
 - iii) not located more than 0.6 m above the lowest horizontal floor;
 - c) one **accessory building** which is less than 10.0 m²; and
 - d) up to a maximum of 2.35 m² per **three-unit housing dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within the **principal building**.
6. 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**, except that a maximum of 10 m² of **floor area**, per **three-unit housing dwelling unit**, with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes, are considered to comprise one floor.

8.17.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
 - a) 20% for **lots** less than 12.0 m wide;
 - b) 25% for **lots** of 12.0 m or more but less than 15.0 m in width; and
 - c) 30% for **lots** of 15.0 m or more in width.
 - d) any **side yard** area is excluded from the calculation of percentages of the **lot area** which is restricted to **landscaping** with live plant material.

8.17.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.

2. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; and
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except where the **exterior side yard** is on an **arterial road** it is 6.0 m.
4. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.
5. Notwithstanding Section 8.17.6.4 above:
 - a) the minimum **rear yard** may be reduced to 6.0 m, as specified in a Development Permit approved by the City; and
 - b) for a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m.
6. The minimum **setbacks** for **accessory buildings**, **carports** and **garages** are:
 - a) 12.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**, except on an **arterial road** it is 6.0 m;
 - c) 1.2 m for the **interior side yard**; and
 - d) 6.0 m for the **rear yard**, except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
7. Detached **accessory buildings** up to 10.0 m² may be located within the **interior side yard** and **rear yard** but no closer than 6.0 m of an **arterial road** and 3.0 m of a local **road**.
8. The following projections shall be permitted, subject to the *Building Code*:
 - a) **balconies** and **bay windows** which form part of the **principal building**, may project into **front yard**, **rear yard** and **exterior side yard** no more than 0.6 m;
 - b) fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building**, may project for a distance of:
 - i) 1.0 m into the **front yard**;
 - ii) 0.6 m into the **side yard**, limited to one exterior wall of the **principle building**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and
 - iii) 0.6 m into the **rear yard**;

- c) **porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of:
 - i) 1.5 m into the **front yard**;
 - ii) 0.6 m into the **exterior side yard**; and
 - iii) 1.5 m into the **exterior side yard** where the **exterior side yard** is 6.0 m;
 - d) **building** elements in the **principal building** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project into the **side yard** and **rear yard** no more than 0.6 m;
 - e) other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
 - i) 3.0 m of a public **road**.
 - ii) 6.0 m of an **arterial road**; and
 - iii) 1.2 m of the **rear lot line** or a **side lot line**; and
 - f) where a **lot** has a **lot width** of 18.0 m or more, portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line**. (See **residential vertical lot width envelope** illustration in the definitions).
9. The minimum **building separation space** is 1.2 m, except that cantilevered roofs, **balconies**, unenclosed fireplaces and chimneys may project into the minimum **building separation space** for a distance of 0.6 m.

8.17.7 Permitted Heights

- 1. The maximum **height** for **principal buildings** is 2 storeys or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
- 2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
- 3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.

8.17.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 743.2 m².
- 2. The minimum **lot width** is 13.4 m, except that:
 - a) the minimum **lot width** for **interior lots** that share a **vehicle access** with an **adjacent lot** on an **arterial road** is 10.35 m;

- b) the minimum **lot width** for **corner lots** flanking an **arterial road** is 15.0 m;
 - c) the minimum **lot width** for **corner lots** flanking a local **road** with **vehicle access** from the local **road** is 10.35 m; and
 - d) the minimum **lot width** for **corner lots** flanking a local **road** and share a **vehicle access** with an **adjacent lot** on **arterial road** is 12.35 m.
3. The minimum **lot depth** is 30.0 m.

8.17.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.17.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
- a) at least 50% of the required residential **use parking spaces** shall be standard spaces;
 - b) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
 - c) where residents of a single **three-unit housing dwelling unit** intend to use two **parking spaces**, the two **parking spaces** may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space** and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle.
 - d) visitor parking requirement shall be 0.2 **parking spaces** per **dwelling unit**;
 - e) for the purpose of this **zone** only, a standard space must have a minimum length of 5.5 m and a minimum width of 2.5 m and a small space must have a minimum length of 4.6 m and a minimum width of 2.3 m; and
 - f) for the purpose of this **zone** only, visitor **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**, as specified in a Development Permit approved by the City.
2. Visitor **parking spaces** shall be:
- a) marked with a clearly visible sign a minimum size of 300 mm by 450 mm with the words "VISITORS ONLY" in capital letters identifying the **parking spaces**; and
 - b) marked on the parking surface with the words "VISITORS ONLY" in capital letters a minimum 30 cm high and 1.65 m in length.

8.17.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

7. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9976”**.

FIRST READING

PUBLIC HEARING

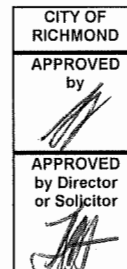
SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by
_____	APPROVED by Director or Solicitor



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

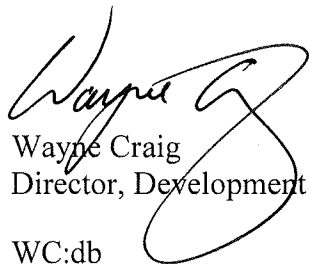
To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 15, 2019
File: ZT 18-818164

Re: Application by Christopher Bozyk Architects Ltd. for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to Allow an Increase in Floor Area Ratio at 5660 Parkwood Way

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9981, for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to increase the maximum permitted Floor Area Ratio (FAR) to 0.84 for the property located at 5660 Parkwood Way, be introduced and given first reading.

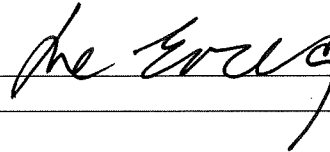


Wayne Craig
Director, Development

WC:db
Att. 7

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied for permission to amend the “Vehicle Sales (CV)” Zone to increase the maximum floor area ratio from 0.5 to 0.84 at 5660 Parkwood Way (Attachment 1). The applicant’s proposal is to construct a new 9,267.65 m² (99,756 ft²) three-storey commercial vehicle retail facility with roof top parking, a sales floor, a service area, car wash (non-public), employee amenities and car storage (Attachment 2).

The facility is intended to accommodate a new Volkswagen dealership with sufficient on-site vehicle inventory to reduce the need for off-site vehicle storage. A separate Development Permit application (DP 18-818161) will be required prior to any construction.

The subject property is a 1.105 ha (2.73 ac) parcel located in the East Cambie Planning Area (Attachment 3). The site is currently vacant with the two dealership facilities that previous occupied the site having been removed in mid-2017.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

Surrounding Development

Being centrally located within the Richmond Auto Mall, the site is entirely surrounded by automobile dealerships - all of which are on properties similarly zoned “Vehicle Sales (CV)”.

Surrounding development is as follows:

- To the North: A 0.93 ha (2.3 acre) lot containing the Richmond Acura dealership (ZT 15-694669 adopted and DP 14-669686 issued July 27, 2015);
- To the South: A 1.0 ha (2.46 acre) lot containing the Richmond Honda dealership (DP 14-677729 issued May 11, 2015);
- To the East: A 2.54 ha (6.28 acre) lot containing the Richmond Audi and the Jaguar Land Rover of Richmond dealerships (ZT 15-694669 adopted and DP 14-676613 issued July 13, 2015), and;
- To the West: A 0.93 ha (2.3 acre) lot containing the Open Road Lexus Richmond dealership (DV 10-529985 issued September 13, 2010) and a 0.63 ha (1.56 acre) lot owned by Mercedes-Benz Richmond .

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The subject property is designated “Commercial” in both the Official Community Plan (OCP) and the East Cambie Area Plan (Attachment 3). The proposed auto dealership use is consistent with both the OCP and the East Cambie Area Plan land use designations.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. A flood indemnity covenant is already registered on title. The proposed development will have no effect on the registered flood covenant.

Aircraft Noise Sensitive Development Policy

The OCP’s Air Noise Sensitive Development (ANSD) Policy applies to the subject site. The site is primarily within the “Restricted Area (Area 1B)” with a small area at the north end of the lot being within the “Restricted Area (Area 1A)”. The proposed auto dealership use at the subject site complies with the ANSD Policy as it will be a commercial use and does not include any residential uses. An aircraft noise covenant and Statutory Right of Way (SRW) are already registered on title. No changes to the existing aircraft noise covenant are required as a result of the proposed development.

Ministry of Transportation and Infrastructure (MOTI) Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, the Zoning Text Amendment proposal was referred to MOTI for review and comment. The Zoning Text Amendment Considerations (Attachment 7) include a requirement for MOTI approval prior to bylaw adoption.

Ministry of Environment (MOE) Approval

A site profile was submitted by the applicant for the current application which identified Schedule 2 activities having occurred on-site under the previous dealership use. The site profile was submitted to the Ministry of Environment (MOE)’s site registry in accordance with the Provincial Contaminated Sites Regulation. Sustainability staff subsequently advised that, based on the applicant’s submission, no further review is required for the site and the City can proceed with approval of the Zoning Text Amendment and Development Permit applications.

Analysis

Built Form and Architectural Character

The proposed building will be three storeys in height. In the northern half of the building, a vehicle service and repair facility will be located on the ground floor. Above that will be a new vehicle showroom and a new vehicle receiving area. Dealership offices, staff facilities and storage areas will be located on the second and third floors. Both stairs and a passenger elevator will provide access between floors in this portion of the building. The roof top over this portion

of the building will contain skylights, screened mechanical power units and an array of solar panels.

The southern half of the building is proposed to contain a three storey parkade with rooftop parking, a wet and dry detailing area and a car wash. The parkade has been designed to be the open on the ground floor and the rooftop parking but enclosed on the second and third floors. Access stairwells will be located at each of the four corners of the parkade.

The structure is proposed to be constructed with cast-in-place concrete and finished in several different colors of acrylic paint providing visual accents to the building.

From the outside, a landscaped berm will extend around the service area almost entirely. Above it will be a curtain wall surrounding three sides of the showroom exposing the display vehicles inside and providing natural daylight for the showroom, offices and employee amenity areas.

The developer is proposing to include the following sustainability measures:

- Full compliance with current ASHRAE standards;
- All exterior glazing to be insulated with Low E film;
- Minimizing glazing in areas of low employee and customer access to maximize thermal efficiency;
- LED lights used throughout;
- High efficiency hot water heater systems;
- Water recovery systems uses for the car wash;
- Permeable asphalt paving in areas of low vehicle travel;
- Provision of five EV charging stations for public use;
- Application of a light colour roofing system to minimize the heat island effect.
- A roof mounted array of 207 360-watt solar panels producing approximately 75 kW (this proposal will generate more power from the solar panels than the panels included in the Toyota application (ZT 18-818765) that was given first reading by Council on December 19, 2018).

With regard to the provision of solar panels, staff note that on December 18, 2018, Council directed staff to “examine the potential of a comprehensive policy on solar panels, in particular including the options for incentives, and the environmental and economic impacts and report back”. This referral is currently in progress with staff and a report will be forthcoming at a future date.

The Zoning Text Amendment Considerations (Attachment 7) include a requirement for the registration of a legal agreement on Title prior to bylaw adoption to secure the provision of the solar panels. The agreement will contain provisions that the solar panels will be installed to the satisfaction of the Director of Building Approvals, maintained for the life of the building. The agreement will include provisions for alternative renewable technologies to replace the solar panels in the future as renewable technologies improve, provided that such alternatives provide equal or better energy performance.

Existing Legal Encumbrances

The applicant has submitted a title search and a lawyer's title summary of charges (report dated July 23, 2018) for the subject site. The summary notes that there is a covenant (BX132191) registered on title "with respect to Fire equivalencies" for the buildings on the site that have since been removed. It notes that "these [equivalencies] become redundant at the time buildings on the subject lands are demolished". Building Permit staff advised that as the previous buildings on the site have been removed and that the registered covenant should be discharged. A requirement for the discharge of covenant BX132191 from title prior to Bylaw adoption is included in the Zoning Text Amendment Considerations (Attachment 7).

Transportation and Site Access

The site is entirely surrounded by roads (Parkwood Way and Parkwood Crescent). Three access driveways are proposed for the site which is a reduction of one driveway from the former developments on the site. The driveway to the east is intended for service, recycling and delivery access. The driveway to the south will be for customer access. The driveway on the west will be one-way in direction and intended for service drop-off and parking access for customers.

The parkade has been sized to fully address the required 156 employee and customer parking spaces plus accommodate an additional 245 vehicle inventory spaces. The applicant has indicated that this will allow greater inventory to be kept at the site and reduce the need for off-site storage elsewhere in Richmond. Four accessible parking spaces will be located near the facility entrance in a configuration compliant with the accessible parking provisions in the Zoning Bylaw #8500.

Delivery of vehicles to the subject site, similar to all the Richmond Auto Mall Association (RAMA) dealer's sites, will be made by WB-20 auto carriers that are in excess of 12 m (40 ft) in length and that are unable to physically fit onto the dealer's properties. RAMA's General Manager has advised that it is their policy to require deliveries to take place in the evening wherever feasible to avoid peak traffic in the mall.

To minimize potential traffic disruption during construction, the Zoning Text Amendment Considerations (Attachment 7) include a requirement that a construction parking and traffic management plan is to be provided to the Transportation Division prior to the issuance of the Building Permit.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 3 bylaw-sized trees on the subject property and 6 street trees on City property.

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

- 3 trees (tag# 577, 576, 575) located on the development to be removed and replaced.

- 6 trees (tag# 1396, 1397, 1398, 1399, 1400, 1401) located on City to be assessed by Parks Arboriculture staff for retention.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 3 on-site trees (Trees tag# 577, 576, 575). The 2:1 replacement ratio would require a total of 6 replacement trees. The applicant has agreed to plant a total of 55 trees on site. This is reflected in the accompanying landscape plans (Attachment 2).

Tree Protection

The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 2 Plan L0.1). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

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

The Zoning Text Amendment Considerations (Attachment 7) include a requirement for the tree protection fencing and for submission of \$12,000 as survival security for the 6 street trees to be retained.

Public Art

Based on a maximum buildable floor area of approximately 81,427 ft² commercial floor area, the recommended public art contribution based on Administrative Guidelines of \$0.45/SF (2018 rate) is approximately \$36,642.15. As this project will generate a recommended public art contribution of less than \$40,000 and there are limited opportunities for locating public art on the site, as per Policy it is recommended that the public art contribution be directed to the Public Art Reserve for City-wide projects on City lands.

The Public Art contribution is included in the Zoning Text Amendment Considerations (Attachment 7) and will be required prior to final adoption, with the funds to be directed to the Public Art Reserve Fund for City-wide projects on City lands.

Variances Requested

Based on the revised concept plans, the applicant will be requesting variances to the provisions of the Richmond Zoning Bylaw 8500 at the Development Permit Application review stage to increase the maximum permitted building height. The table below shows the requested height variances compared to the Bylaw requirements.

Area Affected	Bylaw Requirement	Variance
Roof Over Ramp	12 m	16 m
Three Stairwell Roofs	12 m	15.54 m
Skylight Roof	12 m	15.12 m
Rooftop Parapet & Solar Panels*	12 m	13.72 m
Roof Deck	12 m	12.09 m

* Note that the exact height of the solar panels has not yet been determined.

Several of the dealerships operating within the Richmond Auto Mall (RAMA) have been working to increase their on-site storage capacity and thereby reduce land holding costs off-site when they look to redevelop their properties and upgrade their facilities. Staff have compiled a table (Attachment 6) that provides a comparison of building heights and densities for seven RAMA auto dealership properties that have redeveloped since 2009 and three dealerships that have submitted applications requesting redevelopment (including this Volkswagen proposal) that are currently under review by the City.

The proposed height and density increase is in keeping with Official Community Plan policies regarding higher utilization of employment lands. Additionally, incorporating vehicle storage on-site frees up industrial lands elsewhere in the City.

Staff note that the proposed building height is less than the most recent application in the Auto Mall (ZT18-818765) that was granted first reading by Council on December 19, 2018.

In addition to the variances for height, the applicant will also be requesting the following variances:

1. A reduction in the number of required loading spaces from 2 medium and 1 large space to 1 large space. Staff have no concerns with the requested variance as it is consistent with operations within the Auto Mall with new vehicle deliveries occurring in the early morning hours or late in the evening as monitored by the Auto Mall Association.
2. A reduction in the landscaping requirement from 3.0 m to a minimum of zero metres along portions of the southern and western property boundaries. Staff will review this variance through the Development Permit but do note that this is consistent with other dealerships in the Auto Mall and that the applicant has worked to minimize the extent of the variance and has also created an even wider landscape strip along the north side of the building.

The height variances are cloud outlined in Attachment 2 on plans A11 and A12. The landscaping variances are cloud outlined in Attachment 2 on plan L1.0.

The Richmond Auto Mall Association has submitted a letter (Attachment 5) to the City in support of the proposed development and the identified variances.

Site Servicing and Frontage Improvements

The frontage roadway construction and underground utilities (e.g., Storm sewer, sanitary sewer, water, hydro/telephone/cable and gas) at Parkwood Crescent and Parkwood Way required to service the proposed development were constructed and completed under SA14-674419 as a condition of RZ12-626430. That application rezoned 5580 and 5600 Parkwood Way from “Industrial Business Park (IB1)” to “Vehicle Sales (CV)” for the purpose of creating three auto dealerships (Council adopted on February 23, 2015). Any subsequent minor works that might be needed to complete frontage accesses etc. can be addressed through work orders.

The Engineering requirements for this application are just for the service connections for City utilities (e.g., water, storm and sanitary) and private utilities.

Development Permit Review

As noted previously, the proposed development will undergo a separate design review via the Development Permit application (DP 18-818161). Specific issues to be addressed through that review will include:

- Assessing compliance with the Official Community Plan Development Permit Guidelines.
- A review of the proposed landscape plant/tree selections, sizes, locations and rationale.
- Additional landscape securities will be calculated to address the landscaping additions.
- A review of the proposed exterior materials and colours as they relate to the proposed parkade floor additions.
- A review of vehicle parking spaces to ensure compliance with the parking requirements in the Zoning Bylaw No. 8500.
- A review of the height, loading space and landscaping variances requested.
- An assessment of the garbage and recycling facility to ensure it is sufficiently sized and located to address the needs of the site. A detailed review of the waste management overlay plan will be undertaken.
- A review of the southern face of the parkade for consideration of enhancement opportunities.
- A review of the proposed variances, as identified above.

Financial Impact or Economic Impact

There are no new Operating Budget Impacts as a result of the proposed development.

Conclusion

Christopher Bozyk Architects Ltd. has applied for permission to amend the zoning district "Vehicle Sales (CV)" zone to increase the maximum Floor Area Ratio (FAR) to 0.84 at 5660 Parkwood Way in order to construct a new three-storey commercial Volkswagen dealership on the subject property. The conceptual development plans incorporate a number of sustainability elements including rooftop solar panels and five publically accessible electric vehicle charging stations.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9981 be introduced and given first reading.



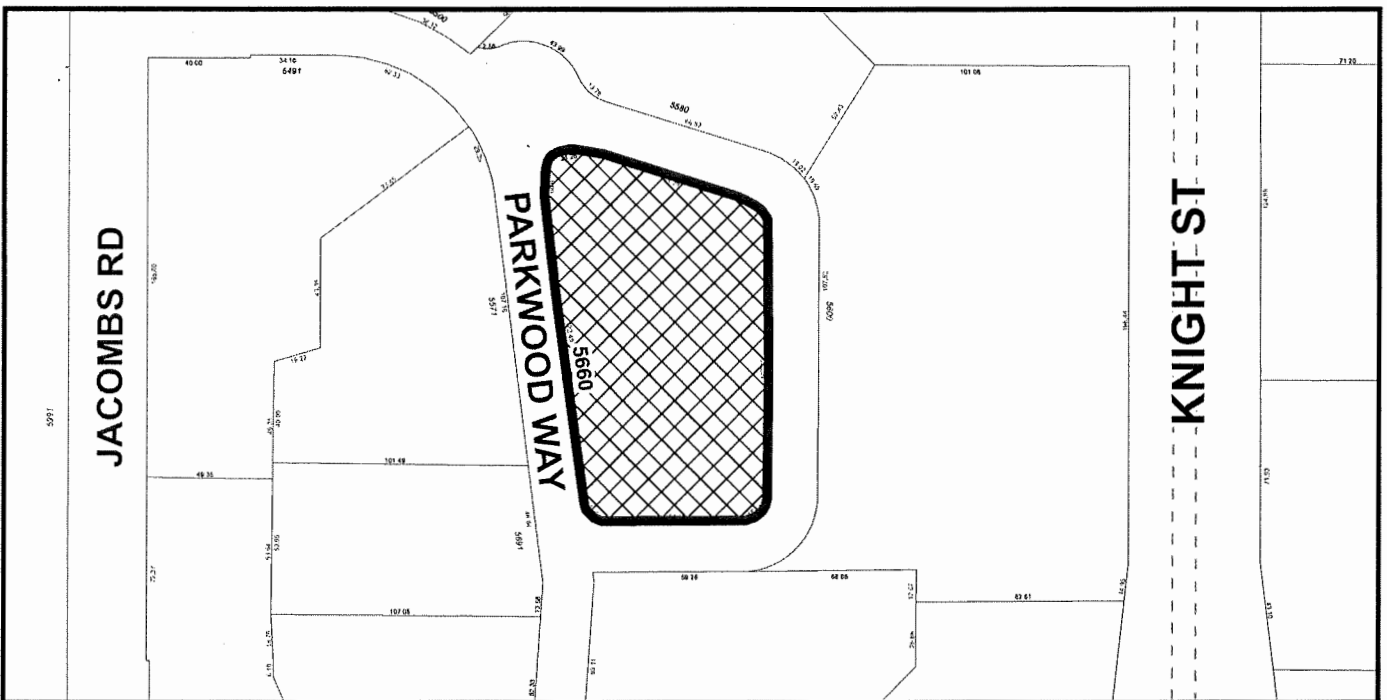
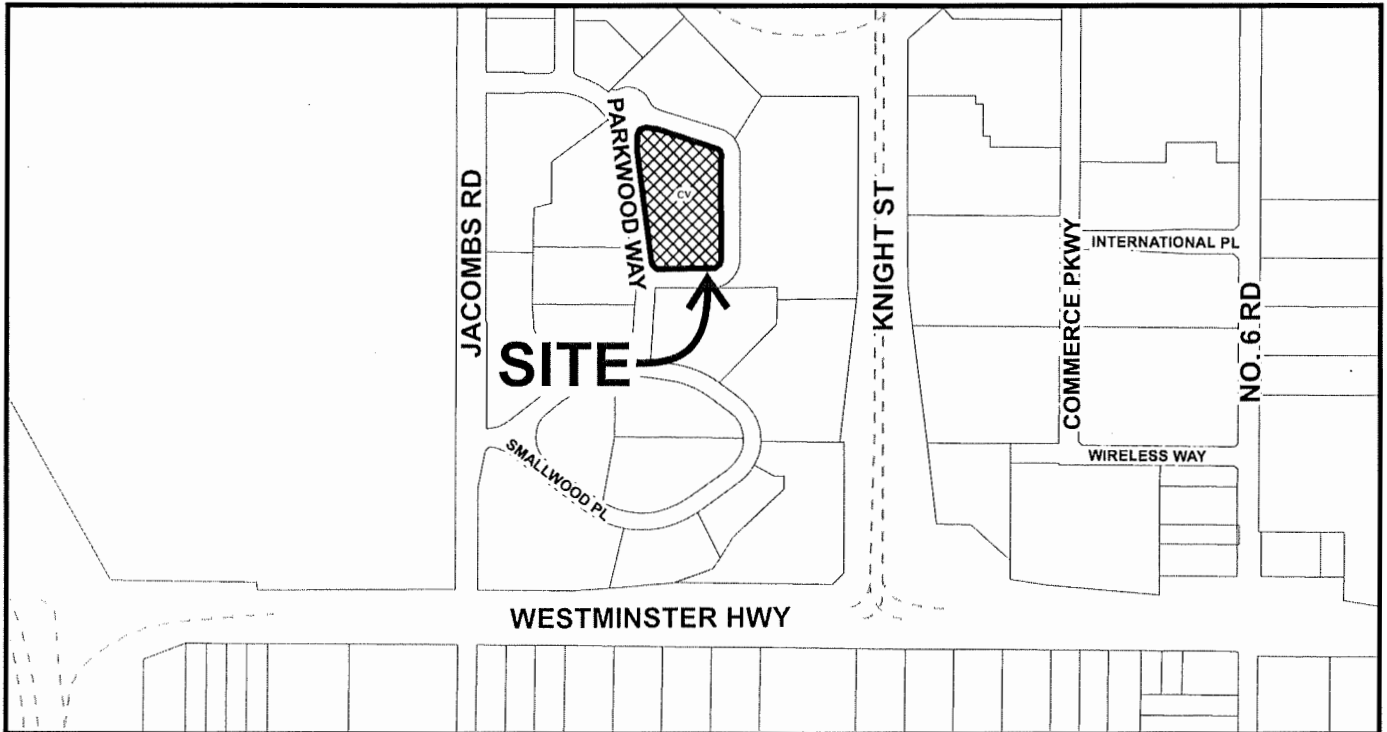
David Brownlee
Planner 2

DCB:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: East Cambie Area Plan Land Use Map
- Attachment 4: Development Application Data Sheet
- Attachment 5: Letter from the Richmond Auto Mall Association
- Attachment 6: Richmond Auto Mall Building Heights and Densities Table
- Attachment 7: Zoning Text Amendment Considerations



City of
Richmond



ZT 18-818164

Original Date: 05/08/18

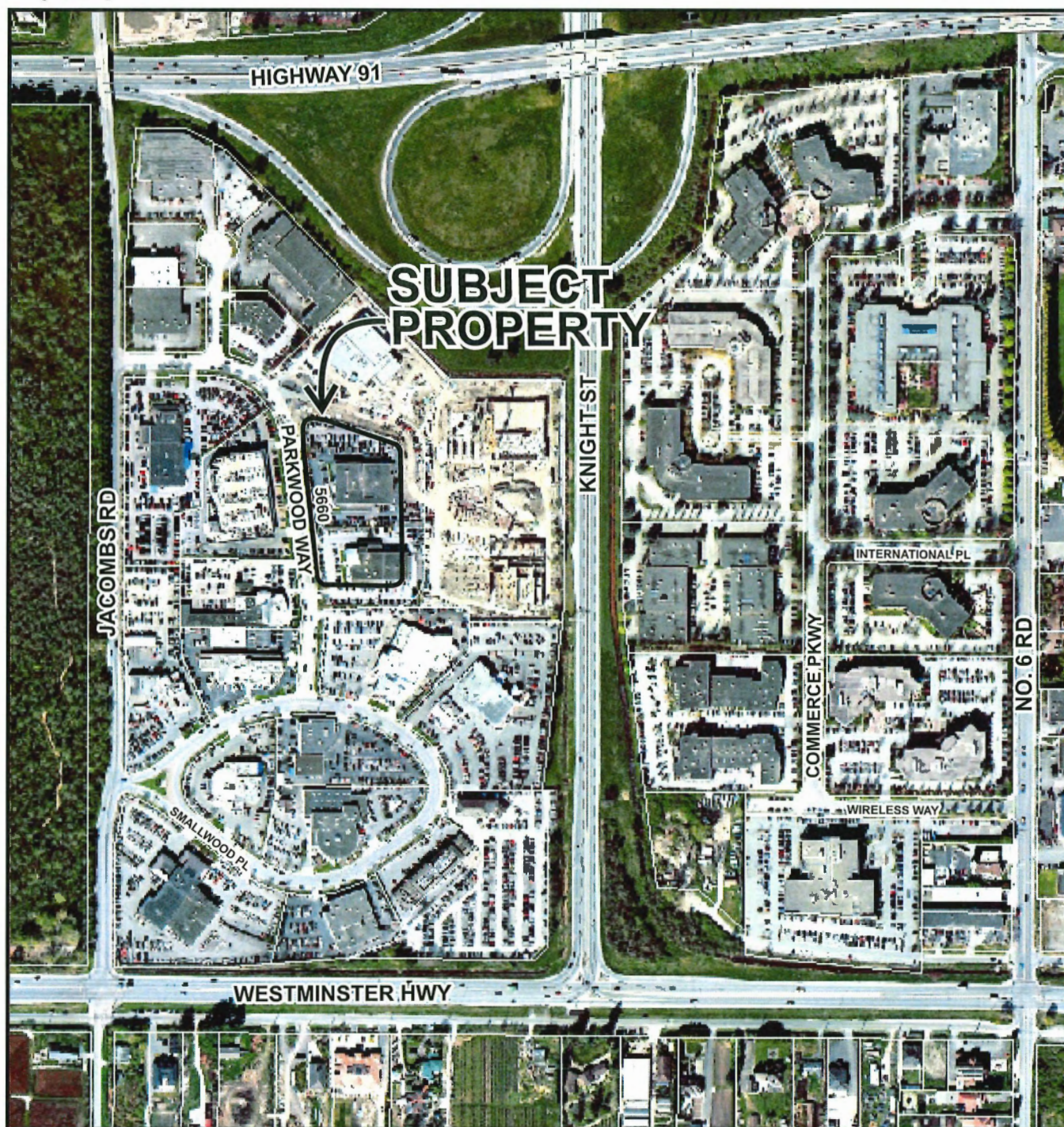
Revision Date: 01/07/19

Note: Dimensions are in METRES

PLN - 186



City of
Richmond



ZT 18-818164

Original Date: 05/08/18

Revision Date: 01/07/19

Note: Dimensions are in METRES

PLN - 187



Cowell Auto Group Richmond Volkswagen

CHRISTOPHER
BOZYK ARCHITECTS LTD
614-611 ALEXANDER STREET, VANCOUVER BC V6A 1E1
PHONE: (604) 253-4441 FAX: (604) 253-4446

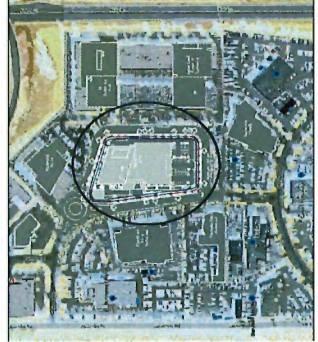


PLN - 188

BUILDING STATISTICS

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
FOUNDATION	CONCRETE	12.00	12.00	144.00
FOUNDATION	BRICK	12.00	12.00	144.00
FOUNDATION	CEMENT	12.00	12.00	144.00
FOUNDATION	IRON	12.00	12.00	144.00
FOUNDATION	STEEL	12.00	12.00	144.00
FOUNDATION	WOOD	12.00	12.00	144.00
FOUNDATION	GLASS	12.00	12.00	144.00
FOUNDATION	PAINT	12.00	12.00	144.00
FOUNDATION	PLASTER	12.00	12.00	144.00
FOUNDATION	ROOFING	12.00	12.00	144.00
FOUNDATION	WALLS	12.00	12.00	144.00
FOUNDATION	FLOORING	12.00	12.00	144.00
FOUNDATION	MECHANICAL	12.00	12.00	144.00
FOUNDATION	ELECTRICAL	12.00	12.00	144.00
FOUNDATION	PLUMBING	12.00	12.00	144.00
FOUNDATION	LANDSCAPING	12.00	12.00	144.00
FOUNDATION	UTILITIES	12.00	12.00	144.00
FOUNDATION	PERMITS	12.00	12.00	144.00
FOUNDATION	LABOR	12.00	12.00	144.00
FOUNDATION	MATERIALS	12.00	12.00	144.00
FOUNDATION	OVERHEADS	12.00	12.00	144.00
FOUNDATION	PROFIT	12.00	12.00	144.00
FOUNDATION	TOTAL	12.00	12.00	144.00

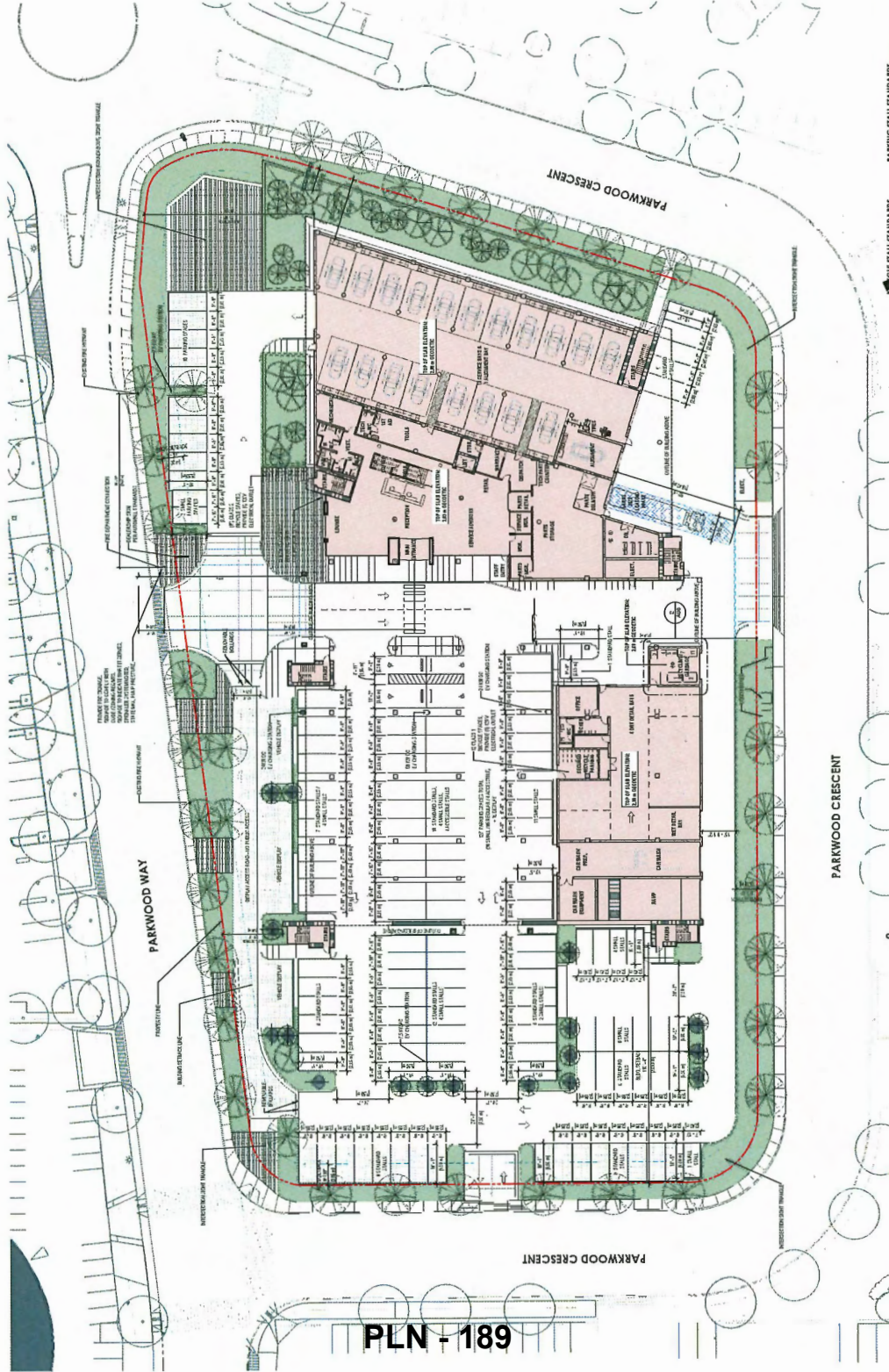
CONTEXT PLAN



DRAWING INDEX

SHEET NUMBER	TITLE
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02	FOUNDATION
03	FOUNDATION
04	FOUNDATION
05	FOUNDATION
06	FOUNDATION
07	FOUNDATION
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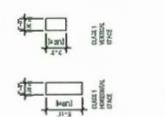


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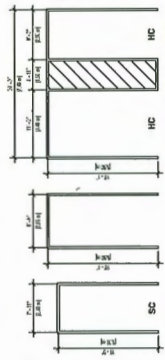


1 SITE PLAN
Scale: 1" = 20'-0"

THE WALL STANDARDS



FABRIC WALL STANDARDS

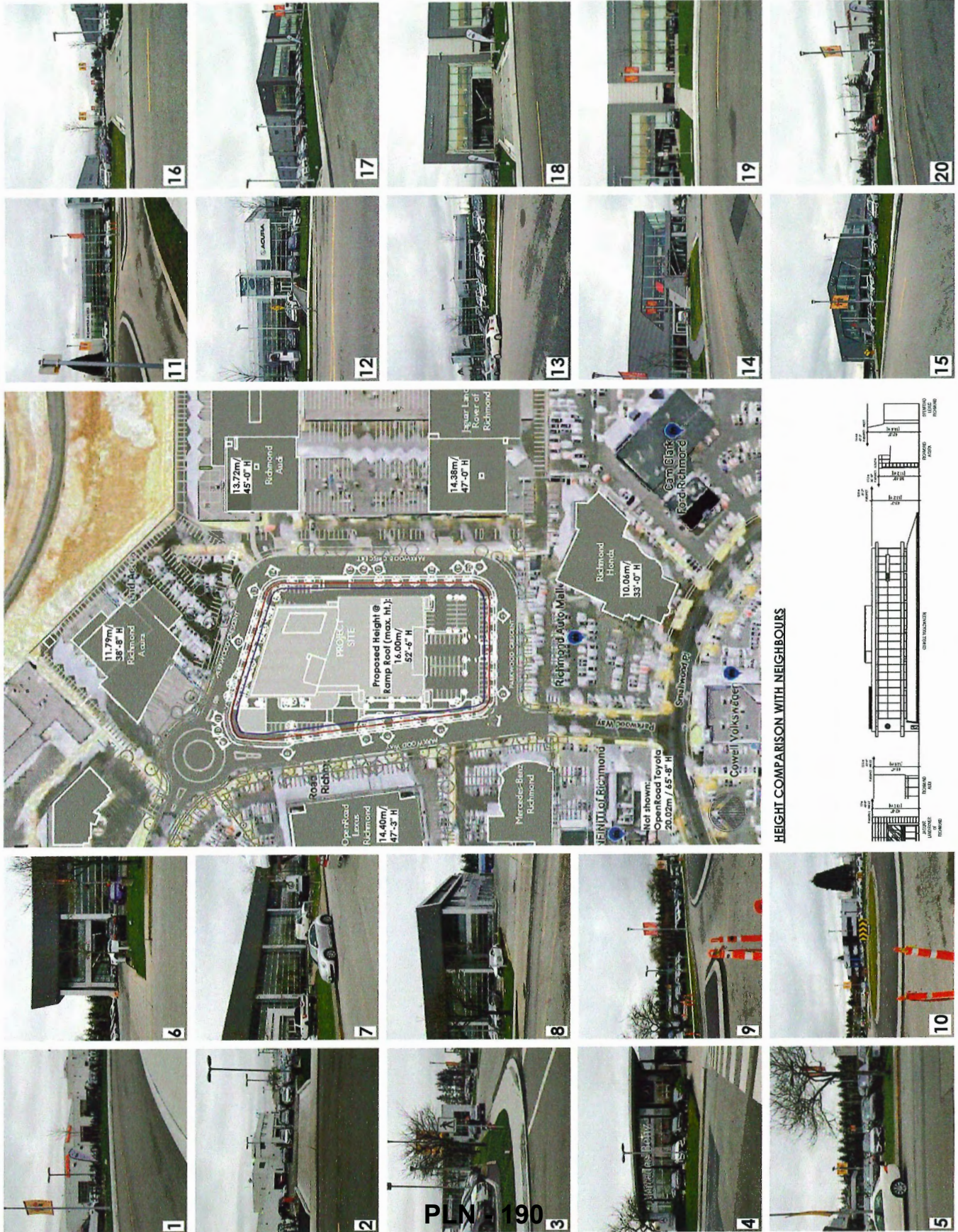


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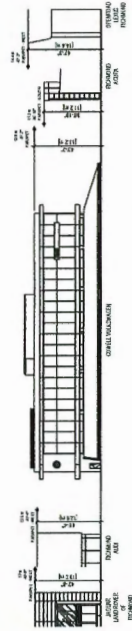
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CHECKED: JGP

Corell Volkswagen
5880 Parkway Way
Richmond, BC V6V 2M4
DP #15-315161 / ZTA 15-315164
SITE PLAN

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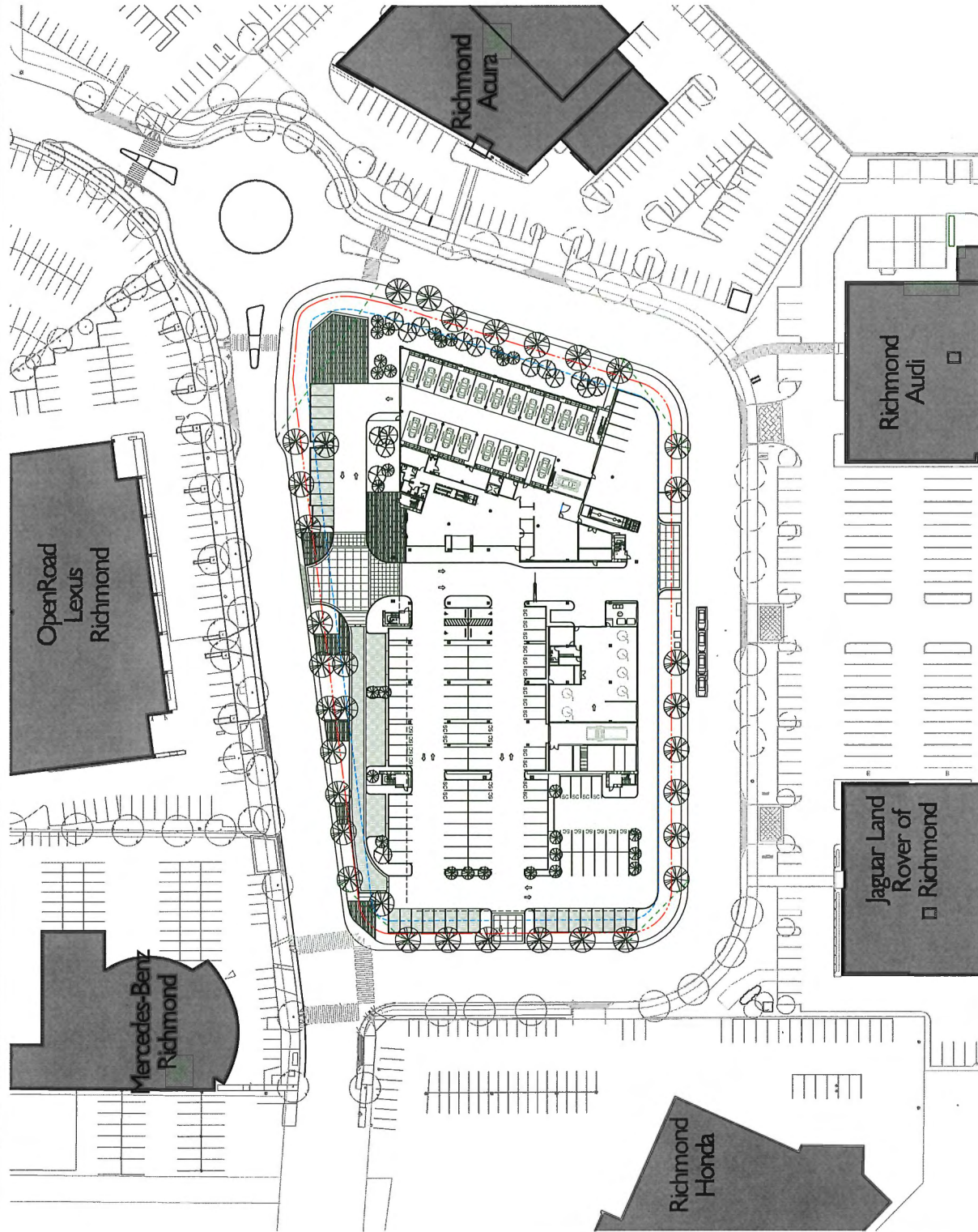
HEIGHT COMPARISON WITH NEIGHBOURS



1. PROJECT PROPOSAL
2. SITE PLAN
3. EXTERIOR ELEVATION
4. EXTERIOR ELEVATION
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COWELL VOLKSWAGEN, ZTA 18-818164
1000 SHEPPARD AVE. E. UNIT 101
SCARBOROUGH, ONTARIO M1B 2Y4
PHONE (416) 291-3467 FAX (416) 291-3468

DATE: 10/17/2017
PROJECT NUMBER: 18-818164



PLN - 191

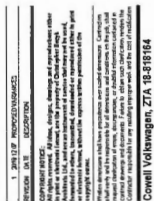
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Cowell Volkswagen
5555 Parkwood Way
Richmond, BC V6V 2M4
DP #18-418161 / ZTA 18-418164
CONTEXT SITE PLAN

SCALE: 1" = 30'-0"
DATE: 09/04/18
PROJECT NUMBER: 18405

1 CONTEXT SITE PLAN
Scale: 1" = 30'-0"

A03



2600 Parkwood Way
Richmond, BC V6V 2M4
OP #18-818161 / ZTA 18-818164
MEZZANINE LEVEL PLAN

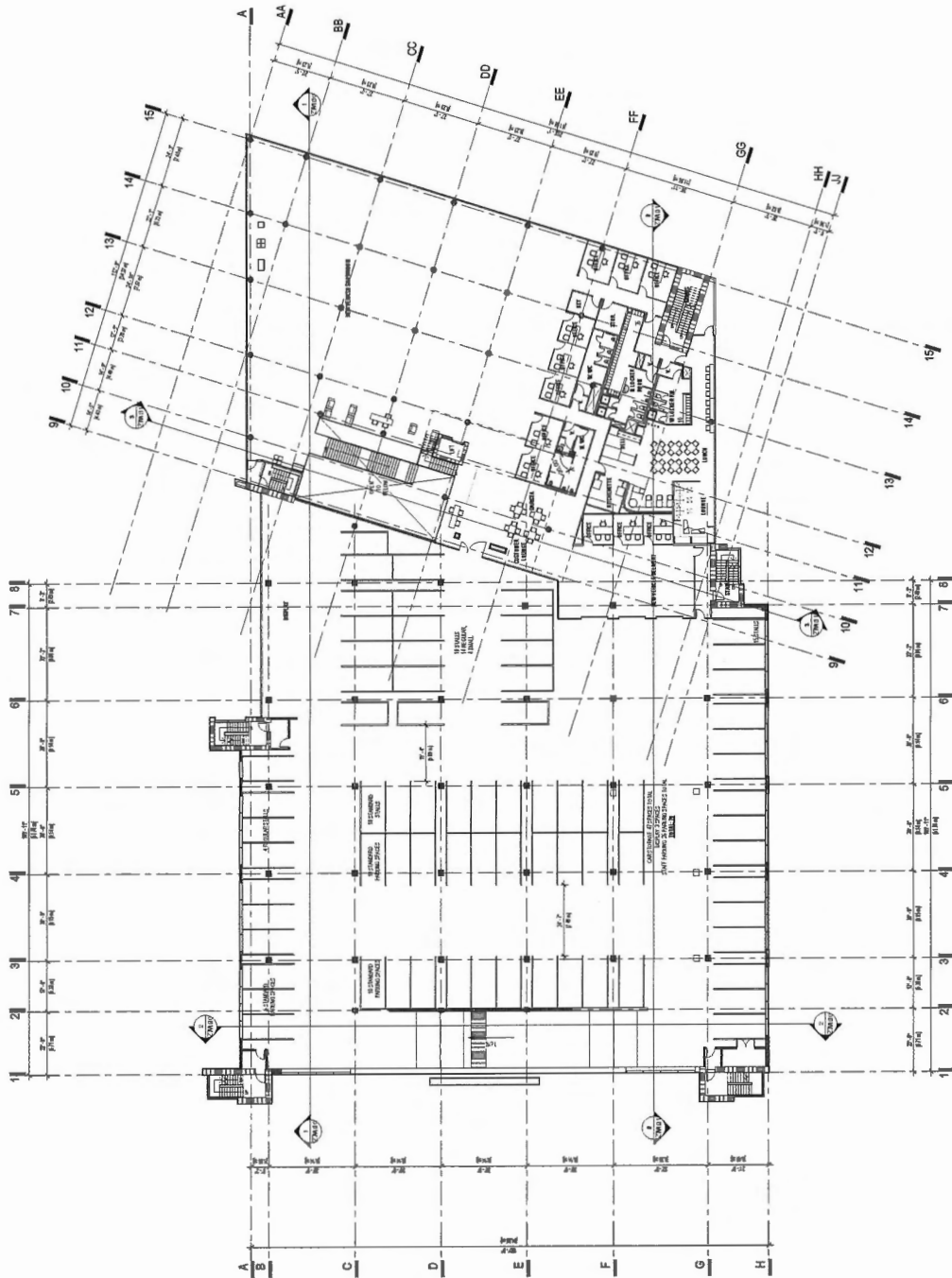
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PROJECT NUMBER			21453		

Scale: 1/16" = 1'-0"

A08



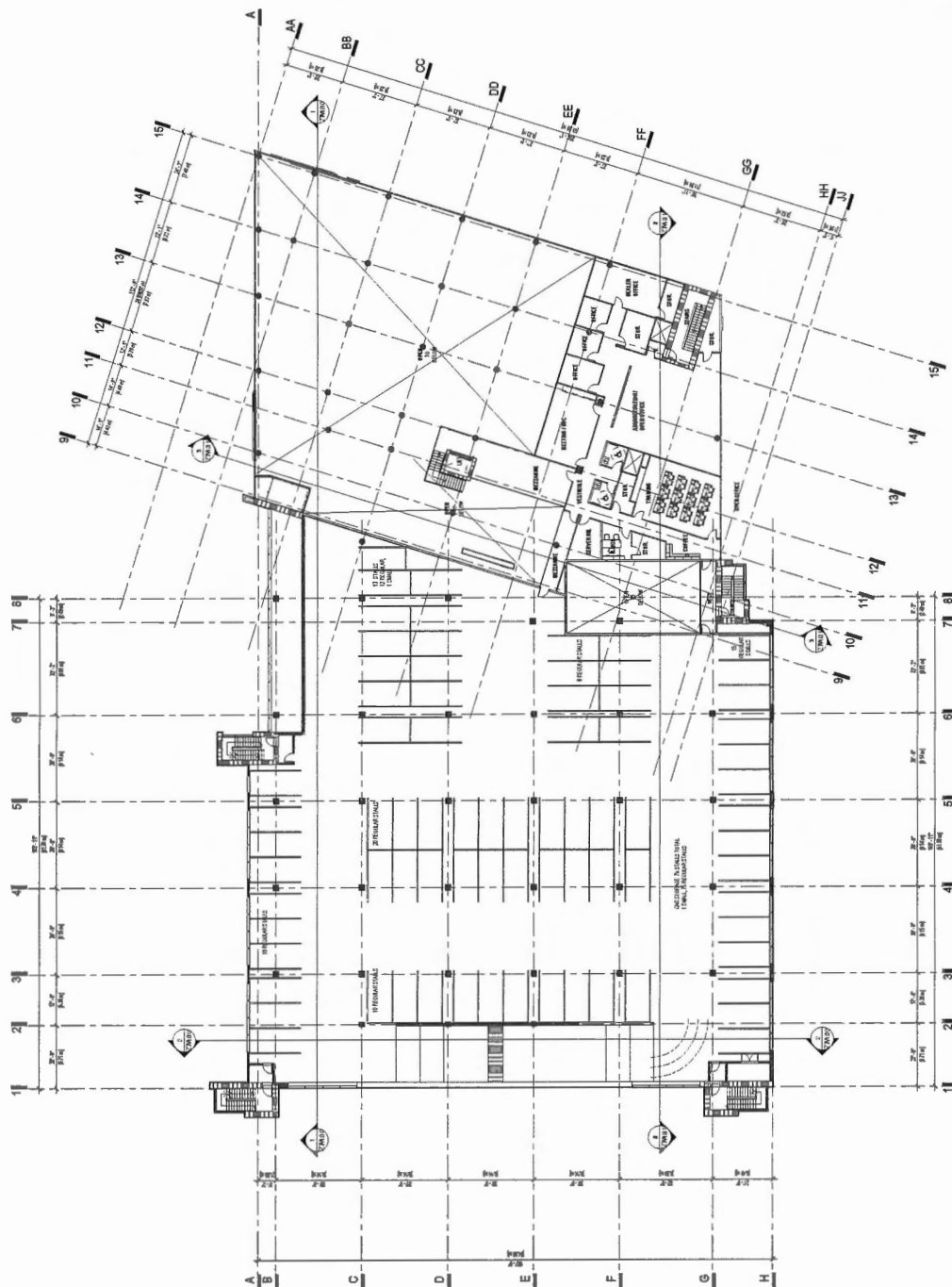
COWELL
AUTO LOGO



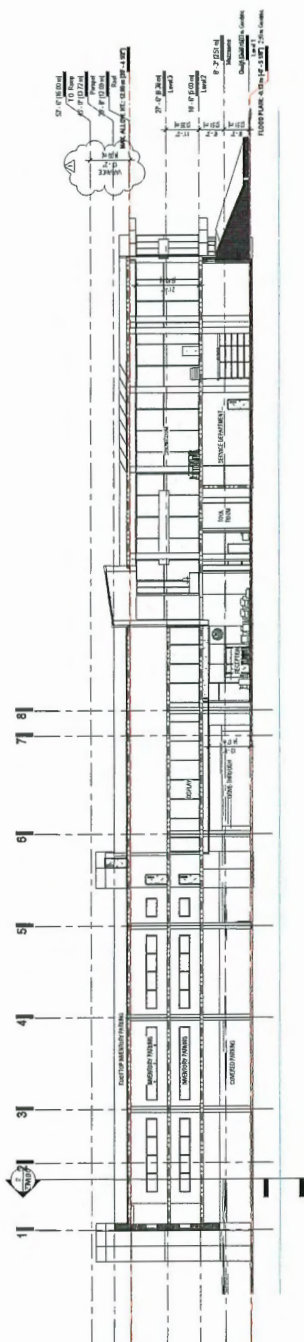
1 SECOND LEVEL PLAN
Scale: 1/16\"/>

2023 100' x 100'
PROJECT NUMBER
2023

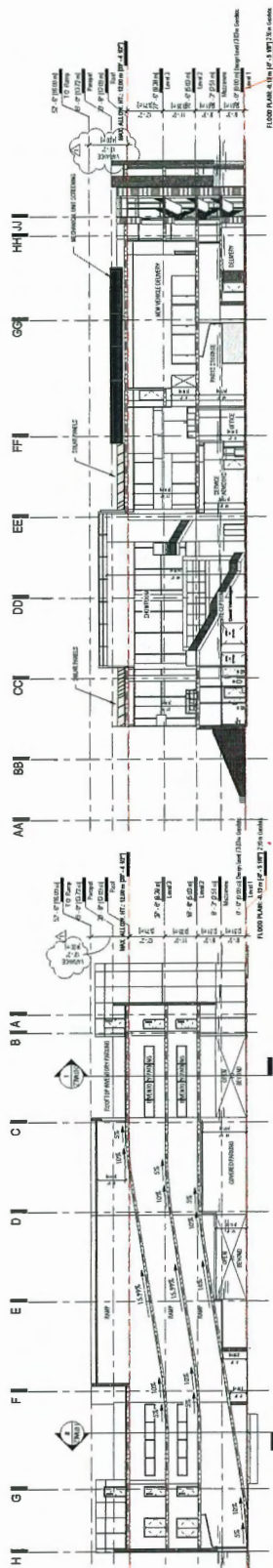
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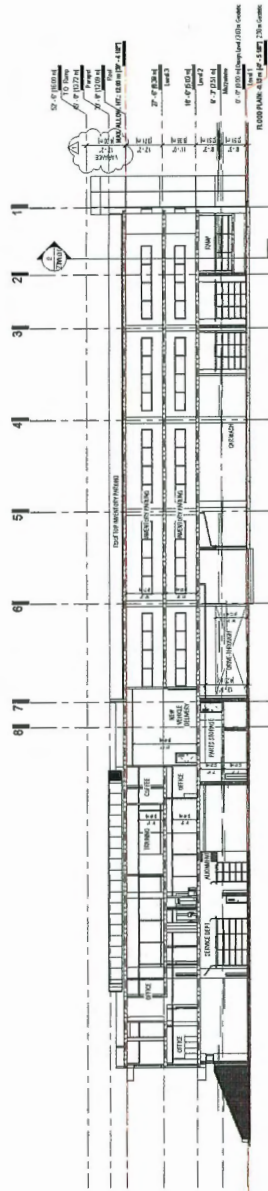
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6. CHECKED BY: [Name]
7. APPROVED BY: [Name]
8. PROJECT LOCATION: [Address]
9. PROJECT NUMBER: [Number]
10. PROJECT PHASE: [Phase]
11. PROJECT STATUS: [Status]
12. PROJECT DESCRIPTION: [Description]
13. PROJECT NOTES: [Notes]
14. PROJECT REFERENCES: [References]
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17. PROJECT DELIVERABLES: [Deliverables]
18. PROJECT SCHEDULE: [Schedule]
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21. PROJECT QUALITY: [Quality]
22. PROJECT SAFETY: [Safety]
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25. PROJECT LEGAL: [Legal]
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27. PROJECT OPERATIONAL: [Operational]
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30. PROJECT REPLACEMENTS: [Replacements]
31. PROJECT UPGRADES: [Upgrades]
32. PROJECT MODIFICATIONS: [Modifications]
33. PROJECT ADDITIONS: [Additions]
34. PROJECT DELETIONS: [Deletions]
35. PROJECT REVISIONS: [Revisions]
36. PROJECT COMMENTS: [Comments]
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38. PROJECT RESPONSES: [Responses]
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49. PROJECT MONITORING: [Monitoring]
50. PROJECT EVALUATION: [Evaluation]



1. BUILDING LONGITUDINAL SECTION
1/16" = 1'-0"



2. BUILDING CROSS SECTION
1/16" = 1'-0"



3. BUILDING LONGITUDINAL SECTION
1/16" = 1'-0"



4. BUILDING CROSS SECTION
1/16" = 1'-0"

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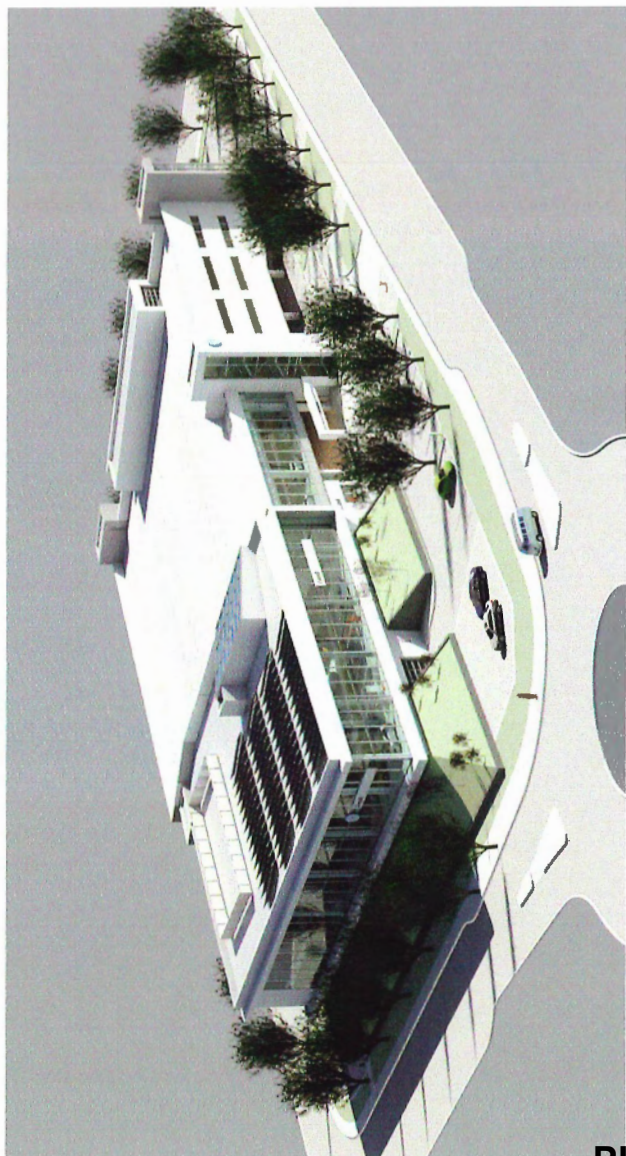


PL - 198
PERSPECTIVE VIEW - NORTHWEST CORNER



PERSPECTIVE VIEW - SOUTHWEST CORNER

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100. 2018/12/15	REVISIONS



PLZ - 200
AERIAL VIEW - NORTHWEST CORNER



AERIAL VIEW - SOUTHEAST CORNER

CONJECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR AGENCIES OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

4	RE-ISSUED FOR DP	18-11-07
3	RE-ISSUED FOR DP	18-09-25
2	ISSUED FOR DP	19-03-27
1	ISSUED FOR SCHEMATIC COORDINATION	18-02-01
REVISIONS		

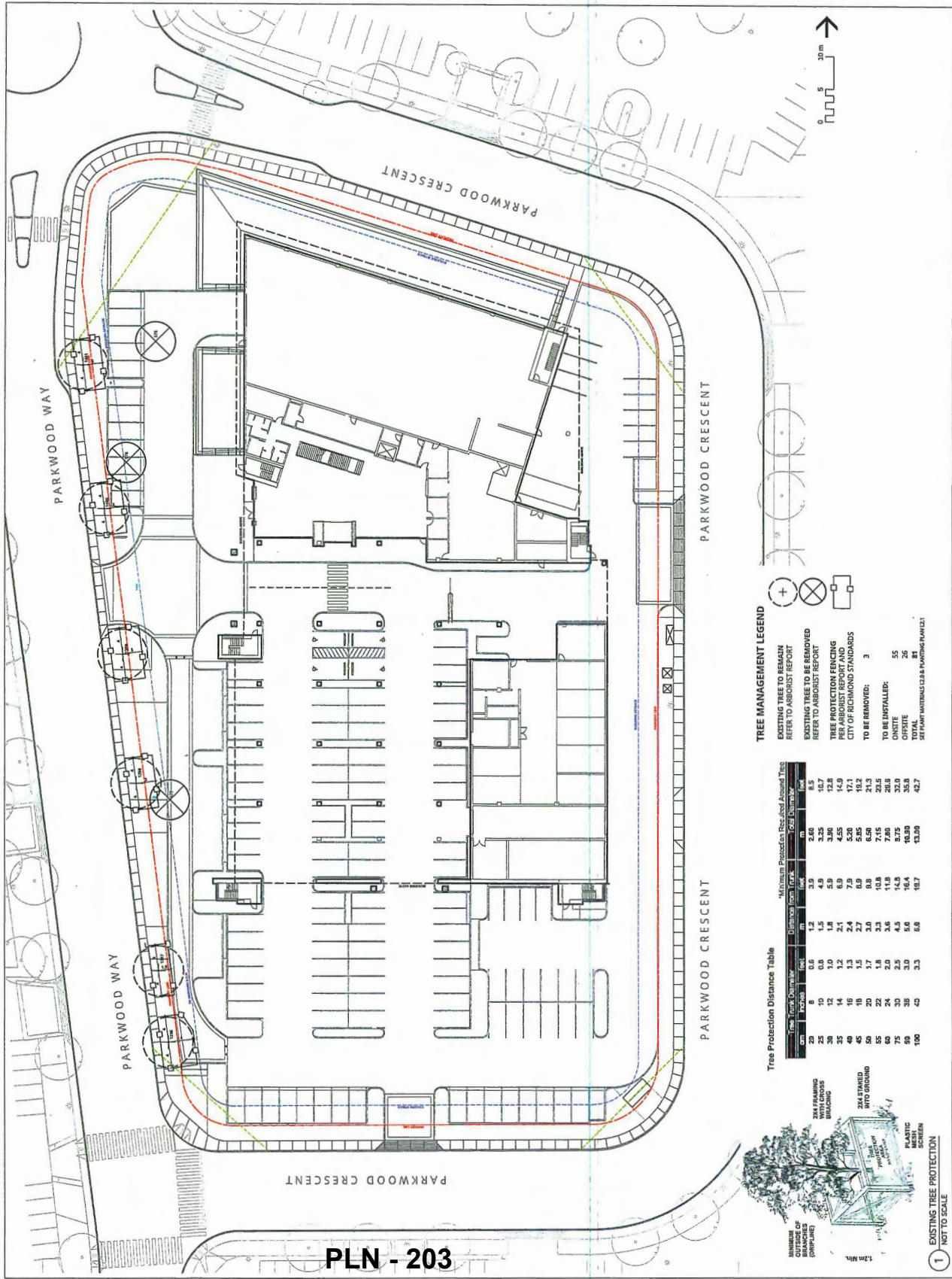
COWELL VW

Address
Richmond, British Columbia

Scale:	1:250
Drawn:	KD
Reviewed:	KL
Project No.	06-600

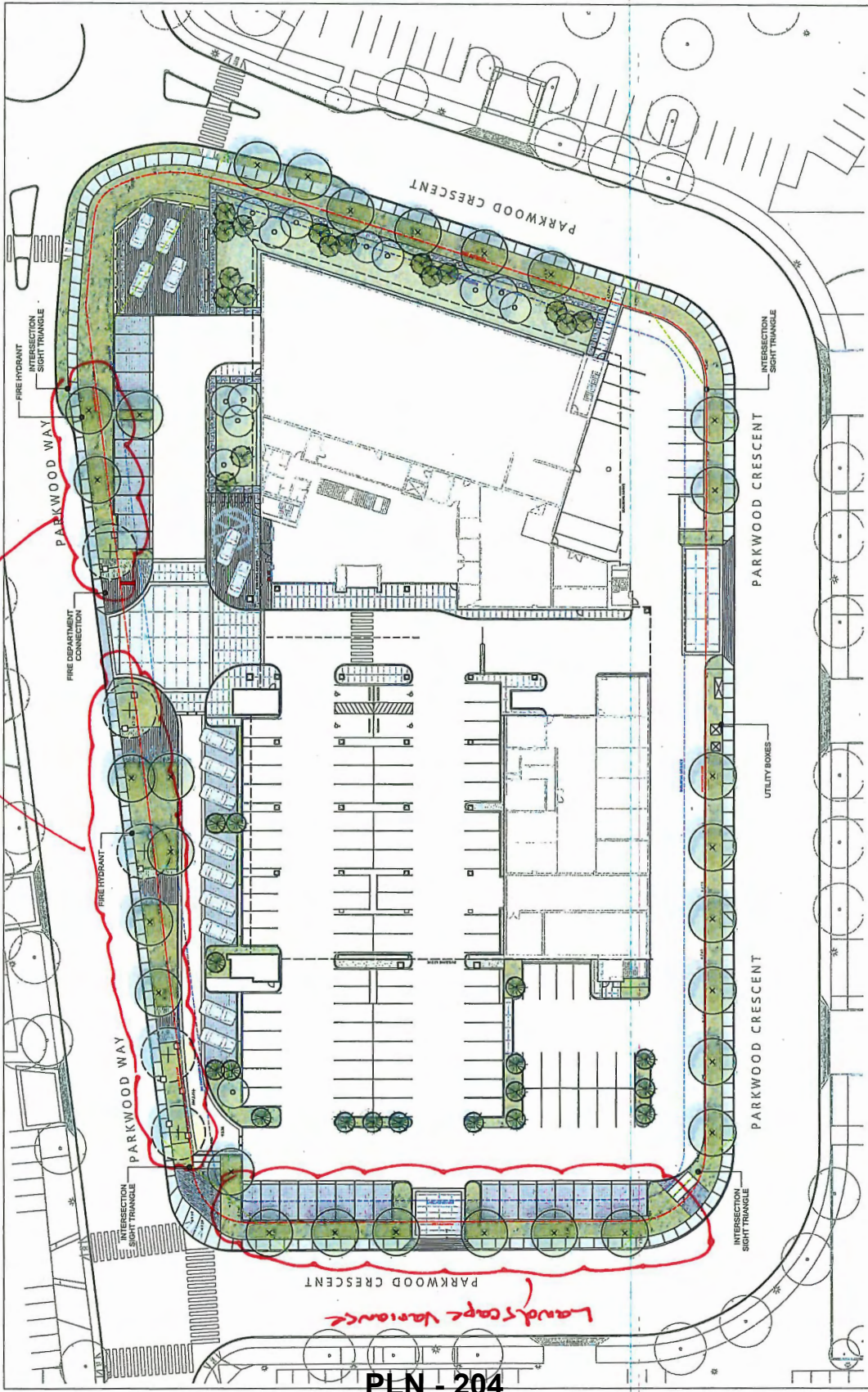
TREE MANAGEMENT PLAN

LO.1



PLN - 203

Landscape
Variance



Landscape Variance

PLN - 204

LAYOUT AND MATERIALS

- GRAVEL PER PLAN
- SAWCUT CONCRETE PER PLAN
- UNIT PAVES A & B PER PLANS AND DETAILS BY: BARRMAN CONCRETE
- PERMEABLE PAVES PER PLANS AND DETAILS
- PROPOSED PLANTING PER PLANS AND DETAILS
- OFFSITE BOULEVARD
- GARBAGE WALL PER PLAN
- DEALERSHIP SIGN PER PLANS, BY OTHERS
- SEVEN BENCH BY: SANDERSON CONCRETE
- TRASH & RECYCLING PER PLANS
- BIKE RACK PER PLANS
- LIGHTING IN GROUND FLUSH LIGHTING PER ELECTRICAL
- EXISTING TREE TO REMAIN
- DECIDUOUS TREE PER PLANS AND DETAILS
- EVERGREEN TREE PER PLANS

connect
LANDSCAPE ARCHITECTURE
2355 Henricks St., Vancouver BC, V6H 2Y1
1-800-481-2355 • 604-681-3307
www.connectva.com

CONNECT LANDSCAPE ARCHITECTURE INC.
DOES NOT GUARANTEE THE EXISTENCE,
LOCATION, AND ELEVATION OF UTILITIES AND /
OR CONCEALED STRUCTURES AT THE PROJECT
SITE.
THE CONTRACTOR IS RESPONSIBLE FOR
DETERMINING THE EXISTENCE, LOCATION, AND
ELEVATION OF ALL UTILITIES AND / OR
CONCEALED STRUCTURES, AND IS
RESPONSIBLE FOR NOTIFYING THE
APPROPRIATE AGENCIES OF ANY UTILITIES OR
CONCEALED STRUCTURES BEFORE ANY
OPERATIONS.

REVISIONS		
1	REVISED FOR UP	18-03-07
2	REVISED FOR UP	18-09-28
3	REVISED FOR UP	18-09-27
4	REVISED FOR SCHEMATIC COORDINATION	18-03-07

COWELL VW

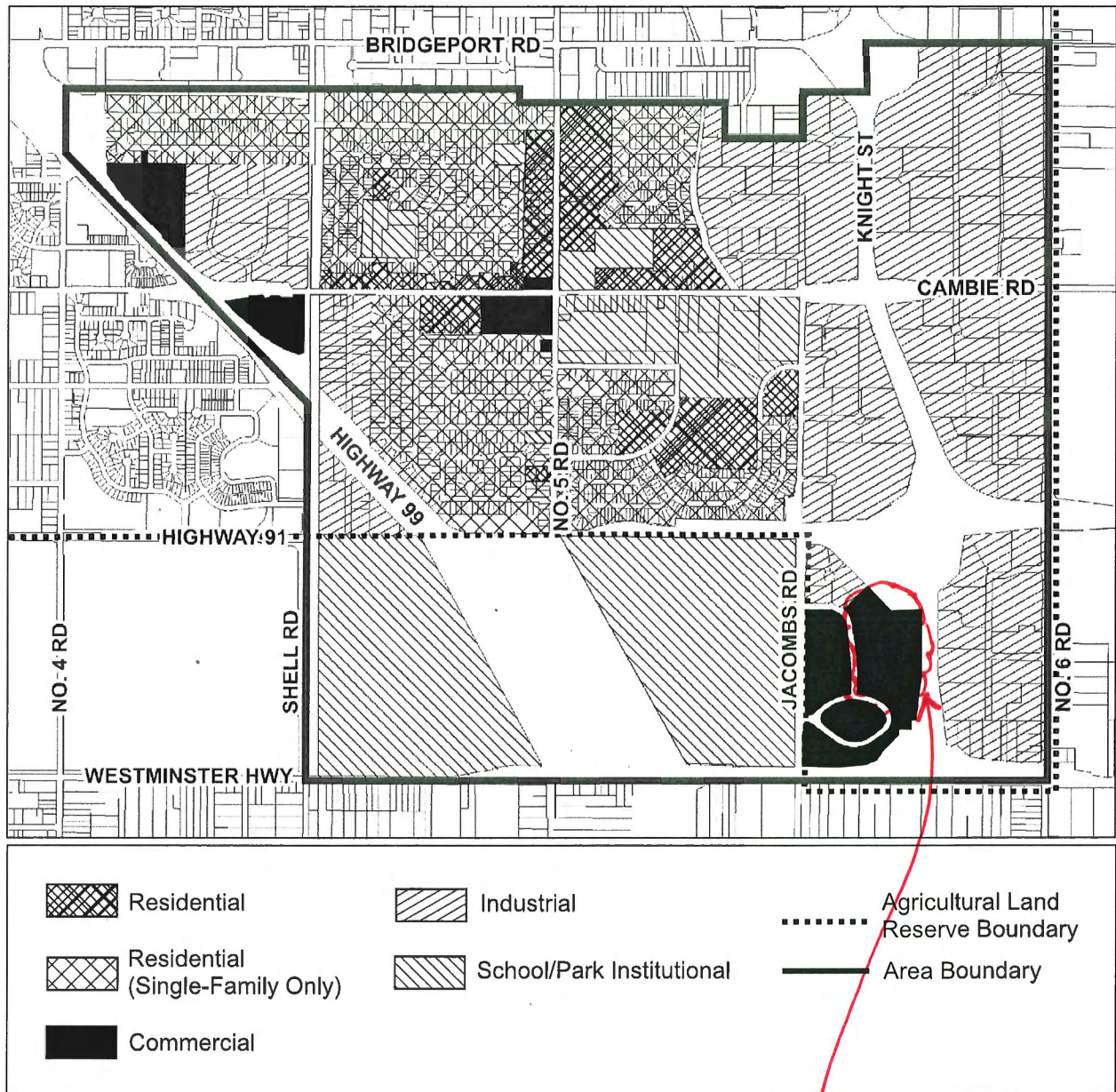
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Scale: 1:250
Drawn: KD
Reviewed: KL
Project No. 06-600

OVERALL SITE PLAN

L1.0

City of Richmond

Land Use Map

 Bylaw 8948
 2016/10/24


SUBJECT SITE
 APPROXIMATE
 LOCATION

PLN - 205



ZT 18-818164

Attachment 4

Address: 5660 Parkwood Way

Applicant: Christopher Bozyk Architects Ltd.

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	GE Cowell Holdings Inc.	Same
Site Size (m ²):	11,053.21 m ² (2.73 acres)	Same
Land Uses:	Vacant	Vehicle Sales – Auto Dealership
OCP Designation:	Commercial	Same
Area Plan Designation:	Commercial	Same
Zoning:	Vehicle Sales (CV)	Vehicle Sales (CV) amended to increase the FAR.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50	0.84 via Zoning Text Amendment	none permitted Change via Zoning Text Amendment
Buildable Floor Area (m ²):	Max. 9,267.65 m ² (99,756 ft ²) net	Max. 9,267.65 m ² (99,756 ft ²) net	none permitted
Lot Coverage (% of lot area):	Building: Max. 50%	Building: Max. 22%	None
Lot Size:	No minimum	11,053.21 m ² (2.73 acres)	None
Building Setbacks (m):	Front: Min. 3.0 m with adequate transition Rear: Min. 3.0 m Side: Min. 3.0 m Exterior Side: Min. 3.0 m with adequate transition	Front: Min. 8.60 m Rear: Min. 7.67 m S. Side (Parkwood Cr.): Min. 33.63 m N. Side (Parkwood Cr.): Min. 8.52 m	None
Landscaping Requirement adjacent to Road (ZB 6.5.3)	3.0 m	Varies to 0.0 m along the southern and western PL	Variance
Height - buildings (m):	12.0 m	16.0 m	Variance
Off-street Parking Spaces – Total:	Employees/staff: 156 Inventory storage: N/A	Employees/staff: 156 Inventory storage: 245	None
Loading Spaces	2 medium 1 large	0 medium 1 large	Variance
Accessible Parking Spaces	4	4	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Amenity Space	$1 \text{ m}^2 / 100 \text{ m}^2 = 175 \text{ m}^2$	254.26 m^2	None
Bicycle Spaces	Class 1: 12 Class 2: 15	Class 1: 12 Class 2: 15	None



Monday, December 17, 2018

MEMO TO: Ryan Cowell, Cowell Volkswagen

FROM: RAMA Board of Directors

RE: Cowell Volkswagen Development Permit Application

Dear Ryan,

This letter is to inform you that your building design application submitted March 16, 2018 for the new Cowell Volkswagen dealership in the Richmond Auto Mall has been approved by RAMA's Board of Directors.

We note that the maximum Floor Area Ratio of .85 is higher than the municipal bylaw of .5 and that the main building height of 16m exceeds the bylaw maximum of 12m.

We also note that there will be a reduction of loading bays from 3 medium and 2 large to 1 large and that the parking spaces situated in the setback are approved as per the design guidelines.

If you have any questions, please don't hesitate to call. On behalf of the Directors and myself, we wish you the very best with your new facility!

Kind regards,

A handwritten signature in black ink, appearing to be 'Gail Terry', with a stylized, cursive script.

Gail Terry

General Manager, Richmond Auto Mall Association

CC: RAMA Board of Directors, Bibiane Dorval

Richmond Auto Mall Building Heights and Densities*

Dealership	Address	Application	Status	FAR	Parapet Height	Built or Max Height**
Acura	5580 Parkwood Cr	DP14-669686	Issued	0.33	8.24 m	11.79 m
Audi	5600 Parkwood Cr	DP14-676613	Issued	0.78	12.8 m	14.5 m
Honda	13600 Smallwood Pl	DP14-677729	Issued	0.35	7.16 m	10.06 m
Jaguar Land Rover	5600 Parkwood Cr	DP14-676613	Issued	0.78	12.8 m	14.5 m
		ZT09-462526				
		DP09-472843				
Lexus	5631 Parkwood Way	DV10-529985	Issued	0.75	10.8 m	14.40 m
Mazda	13800 Smallwood Pl	DP10-539427	Issued	0.15	N/A	10.85 m
		DP05-302568				
Nissan	13220 Smallwood Pl	DP05-307245	Issued	0.385	7.5 m approx.	11.3 m
		ZT18-818765	Public Hearing			
Toyota	13100 Smallwood Pl	DP18-818762	Jan 21 2019	0.82	16.9 m	20.4 m
Volkswagen (Subject Site)	5660 Parkwood Way	ZT18-818164	Planning Committee	0.84	13.72 m	16.00 m
		ZT18-835424				
Porsche	13171 Smallwood Pl	DP18-810720	In Circulation	0.94	16.68 m	20.33 m

* Data only includes sites with recent applications

** Built or Maximum Height includes elevator over runs, stair covers, ramp covers, etc.

All properties are zoned "Vehicle Sales (CV)"

January 16, 2019



Address: 5660 Parkwood Way

File No.: ZT 18-818164

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9981, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$3,000.00 (\$500/tree) to ensure that a total of 6 replacement trees are planted and maintained on the lot proposed (for a total of 6 trees); minimum 6 cm deciduous caliper or 3.5 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$12,000 for the 6 trees to be retained. The security will be held for a minimum of one year post installation.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of an agreement on Title, prior to Bylaw adoption, ensuring that the proposed solar panels will be installed to the satisfaction of the Director of Building Approvals, maintained for the life of the building and will not be removed without City approval. The agreement will include provisions for alternative renewable technologies to replace the solar panel installations provided that equal or better performance is achievable to the satisfaction of the Director of Development and the Director of Building Approvals.
7. Discharge of covenant BX132191 from title. This covenant addressed Fire equivalencies for the buildings which were previously located on the site and have since been removed.
8. City acceptance of the developer's offer to voluntarily contribute \$0.45 per buildable square foot (e.g. \$36,642.15) to the City's public art fund.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Service connections for City utilities (e.g., water, storm and sanitary) to be done at the developer's sole cost via City Work Order.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

PLN - 210

Initial: _____

- * 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 9981 (ZT18-818164)
5660 Parkwood Way**

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

1. Richmond Zoning Bylaw 8500, is amended by appending the following text to section 10.7.4.1 of the "Vehicle Sales (CV)" zone:

 "e) 0.84
 5660 Parkwood Place
 P.I.D. 029-514-037
 Lot 3 Section 5 block 4 North Range 5 West New Westminster District Plan
 EPP47268 Except Part in Plan EPP78324"
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9981"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>AB</i>
APPROVED by Director or Solicitor <i>R</i>

MAYOR

CORPORATE OFFICER