



Planning Committee

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

**Thursday, January 6, 2022
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4

*Motion to adopt the **minutes** of the meeting of the Planning Committee held on December 9, 2021.*



NEXT COMMITTEE MEETING DATE

January 18, 2022, (tentative date) at 4:00 p.m. in the Council Chambers

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY CAO CONSTRUCTION FOR REZONING AT 6531 FRANCIS ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)" ZONE**

(File Ref. No. RZ 19-878165; 12-8060-20-010332) (REDMS No. 6789491)

PLN-10

See Page PLN-10 for full report

Designated Speakers: Wayne Craig and Nathan Andrews

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10332, for the rezoning of 6531 Francis Road from the "Single Detached (RS 1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone, be introduced and given first reading.



2. **APPLICATION BY HABIB SAMARI FOR REZONING AT 11320 WILLIAMS ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "COMPACT SINGLE DETACHED (RC2)" ZONE**
(File Ref. No. RZ 21-930446; 12-8060-20-010303) (REDMS No. 6762896)

PLN-34

[See Page PLN-34 for full report](#)

Designated Speakers: Wayne Craig and Jordan Rockerbie

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10303, for the rezoning of 11320 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be introduced and given first reading.



3. **APPLICATION OF RESIDENTIAL RENTAL TENURE ZONING TO PRESERVE AND PROTECT 60 EXISTING, PURPOSE-BUILT RENTAL HOUSING SITES**
(File Ref. No. 08-4057-08) (REDMS No. 6762046)

PLN-66

[See Page PLN-66 for full report](#)

Designated Speakers: John Hopkins and Diana Nikolic

STAFF RECOMMENDATION

That Richmond Zoning Bylaw No. 8500 Amendment Bylaw No. 10014 (Residential Rental Tenure to Preserve and Protect Existing, Purpose-Built Rental Housing Sites) be introduced and given first reading.



Planning Committee Agenda – Thursday, January 6, 2022

Pg. #

ITEM

4. **MANAGER'S REPORT**

ADJOURNMENT





Planning Committee

Date: Thursday, December 9, 2021

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Harold Steves (entered at 4:07 p.m. by teleconference)

Also Present: Council Linda McPhail (by teleconference)
Councillor Michael Wolfe (by teleconference)

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on November 30, 2021, be adopted as circulated.

CARRIED

Cllr. Steves entered the meeting (4:07 p.m.).

PLANNING AND DEVELOPMENT DIVISION

1. **RESPONSE TO METRO VANCOUVER'S REFERRALS ABOUT AMENDMENTS TO THE METRO 2040 REGIONAL GROWTH STRATEGY PROPOSED BY THE CITY OF SURREY STAFF**
(File Ref. No. 01-0157-30-RGST1) (REDMS No. 6785424)

Planning Committee
Thursday, December 9, 2021

In response to queries from Committee, staff advised that if a municipality was proposing a deviation from the growth strategy then other municipalities would have an opportunity before approval to comment and express any concerns.

Discussion ensued regarding (i) the process of responding to objections to the proposal, (ii) options to utilize the dispute resolution mechanism if the City of Surrey was to proceed with the proposal even with no support from the Board and other municipalities, (iii) the lack of clear emphasis on intensification of industrial areas and the proposed designation.

Further discussion ensued regarding Richmond's industrial policy and staff advised that Metro Vancouver's final decision on proposals brought forth would be binding.

That staff be directed to convey to the Metro Vancouver Regional District Board the City of Richmond's comments on the three Metro 2040 amendments proposed by the City of Surrey, as described in the Metro Vancouver requests of November 10, 2021, specifically that the City of Richmond:

- (a) Has no objections to the proposal to amend the land use designation of 5510 – 180 Street from "Industrial" to "Mixed Employment" to accommodate a new Cloverdale Hospital;*
- (b) Has no objections to the proposal to amend the land use designation of 228 – 175A Street from "Mixed Employment" to "General Urban" to accommodate a mixed use development; and*
- (c) Objects to the proposed amendments for the area corresponding to the Revised Stage 1 South Campbell Heights Land Use Plan, in particular the extension of the Urban Containment Boundary.*

CARRIED

2. HOUSING NEEDS REPORT 2021

(File Ref. No. 08-4375-03) (REDMS No. 6729983)

Staff summarized the report noting that (i) housing affordability is a significant challenge for the City, (ii) the City has facilitated the development of 90 shelter beds and approximately 2600 occupied rental housing units since 2007 and have another 3200 units to be constructed, (iii) the City has strengthened programs to address emerging needs with increases to LEMR requirements to 15% for projects in the City Centre, (iv) all levels of government must provide significant sources of funding to support new affordable housing developments in Richmond, (v) the City will continue to explore potential solutions with the public and stakeholders, including updates to the Official Community Plan (OCP) policy and housing related strategies, and will work with partners to meet identified housing needs.

Planning Committee
Thursday, December 9, 2021

Deirdre Whalen, Richmond Poverty Reduction Coalition, referred to her submission (attached to and forming part of these minutes as Schedule 1) and highlighted that more priority needs to be given to non-market housing over market and low end market rental (LEMR) housing, and that the number of people experiencing and at risk of homelessness is increasing.

Discussion ensued regarding (i) sharing data on housing needs with other levels of government, (ii) food insecurity being a good indicator that there is a need for affordable housing, (iii) Low End Market Rental Housing is out of reach for many families, and (iv) a large percentage of Richmond residents are spending more than 30 percent of their income on rent.

Further discussion ensued regarding (i) options to increase co-op housing, (ii) size of rental housing, (iii) providing more fully accessible rental units for people with disabilities, (iv) the need for support, funding and accountability from the Provincial and Federal Governments to create more affordable housing, and (v) housing supply and affordability will be a part of the OCP review and the report will be presented to Committee early in the New Year.

It was moved and seconded

- (1) *That the staff report titled “Housing Needs Report 2021” dated October 15, 2021 from the Director, Policy Planning and Director, Community Social Development be received for information;*
- (2) *That staff be directed to publish the Housing Needs Report on the City of Richmond website, as required by the British Columbia Local Government Act; and*
- (3) *That staff be directed to share the Housing Needs Report with key stakeholders.*

Question on the motion was not called as it was suggested that the staff report be shared with key stakeholders including local Members of the Legislative Assembly, Local Members of Parliament and Metro Vancouver Board of Directors.

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

3. MANAGER’S REPORT

None

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:18 p.m.).

CARRIED

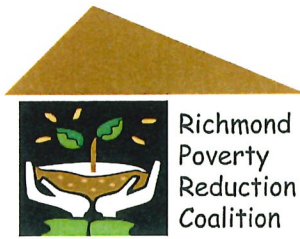
3.

Planning Committee
Thursday, December 9, 2021

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, December 9, 2021.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



Richmond
Poverty
Reduction
Coalition



ON TABLE ITEM

Date: Dec 9, 2021
Meeting: Planning Committee
Item: 2

Schedule 1 to the Minutes of the Planning Committee meeting held on Thursday, December 9, 2021.

City of Richmond Planning Committee meeting December 9, 2021 Submission from RPRC

My name is Deirdre Whalen, and I am speaking on behalf of the Richmond Poverty Reduction Coalition, which represents ten (10) Richmond non-profit organizations and numerous individuals working together to reduce poverty and the impacts of poverty. Together we represent hundreds of Richmond residents.

The Housing Needs Report 2021 is comprehensive and confirms the observations and resultant recommendations the RPRC has made to City Council for years. Some points to note:

1. 26 percent of Richmond households are renters.
2. Half of renters make less than \$49,000 per year.
3. Rental rates have increased faster than incomes.
4. Low-income households cannot find housing in the market that they can afford.
5. Households that qualify for subsidized housing face long waiting lists.
6. Three times more non-market rental is needed than market rental.
7. Numbers of people experiencing homelessness and those at risk of homelessness are increasing.
8. There is a dearth of housing for people to transition into long-term housing stability.
9. Specifically, people who need truly affordable housing are singles, seniors, single parent families, newcomers, people with disabilities, LGBTQ2S, and people with health challenges.

In accordance with these assessed needs, the RPRC continues to urge City Council to give more priority to non-market housing over market and low-end market rental (LEMR) housing. To this point, the report states almost five times more market units including LEMR (1,900) have been approved over non-market (410), even though the reported need is for non-market housing.

The report also states that over the past thirty years, over 46,500 housing units or 94% have been condos or fee simple. Only 6% have been rental units. We believe the City has a lot of catching up to do.

RPRC members are 'on the ground' and our observations should be welcomed and taken into account. We see the effect of the City's current housing policies in our clients and members and all the people we serve in the community.

c/o #100-5800 Cedarbridge Way, Richmond, BC V6X 2A7
www.richmondprc.org info@richmondprc.org

Over 52% of the people who use the Richmond Food Bank are in market rentals and have to spend their food money on rent. Over 1,700 people come to the Food Bank every week, 1/3 of them children. 3,883 free meals per week are distributed by food bank, community meals and the faith community.

It is past time to make truly affordable, appropriate and adequate (Triple 'A') housing the priority at City Hall. City Council should rise to the challenge and find ways to expedite the building of the non-market housing that is sorely needed in Richmond.

Thank you,

De Whalen
President, RPRC



City of Richmond

Report to Committee

To: Planning Committee

Date: December 13, 2021

From: Wayne Craig
Director, Development

File: RZ 19-878165

Re: Application by Cao Construction for Rezoning at 6531 Francis Road from the "Single Detached (RS1/E)" Zone to the "Arterial Road Two-Unit Dwellings (RDA)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10332, for the rezoning of 6531 Francis Road from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone, be introduced and given first reading.

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

WC:na
Att. 6

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

Staff Report

Origin

Cao Construction (Jing Cao) has applied to the City of Richmond, on behalf of the owner, Ya T. Wang, for permission to rezone 6531 Francis 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 into two duplex lots with shared vehicle access from Francis Road. A location map and aerial photo are provided in Attachment 1. The proposed subdivision plan is provided in Attachment 2. Conceptual development plans are provided in Attachment 3. A Development Permit application will be required to address the form and character of the proposed duplexes.

A Servicing Agreement (SA) for frontage improvements, including a new 1.5 m wide concrete sidewalk and a 1.5 m wide treed and landscaped boulevard, and service connections, is required at the time of subdivision.

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 one existing single-family dwelling on the property, which will be demolished prior to subdivision. The applicant has indicated that the dwelling is currently renter occupied. The house does not contain any secondary suites.

Surrounding Development

- To the North: Fronting Dunsany Place, a single-family home on a lot zoned “Single Detached (RS1/E)”.
- To the South: Across Francis Road, a single-family home on a lot zoned “Single Detached (RS1/E)”.
- To the East: Fronting Francis Road, a duplex dwelling on a lot zoned “Single Detached (RS1/E)”.
- To the West: Fronting Francis Road, a single-family home on a lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. 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 of 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.

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 subdivide the site into two lots and construct a new duplex on each lot. Each duplex lot will feature a unit in the front of the property with direct pedestrian access from Francis Road, and one unit at the back of the property with the main entrance from the share drive aisle on site. Unit sizes for the proposed development range from 141 m² (1,517 ft²) to 153 m² (1,646 ft²). All units will have a side-by-side attached garage. In keeping with the architectural character of the neighbourhood, each duplex will be two storeys and will feature a peaked roof. The height of both buildings is consistent with the "Arterial Road Two-Unit Dwellings (RDA)" zone, which allows for a maximum height of 9.0 m (29.5 ft.), measured from finished grade.

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:

- Review of the architectural character, scale, massing, colour, and materials to ensure that the proposed duplexes are well designed, fit well into the neighbourhood and comply with the design guidelines.

- Review of the building massing and setbacks to ensure compliance with the residential vertical lot width and depth envelopes required in the “Arterial Road Two-Unit Dwellings (RDA)” zone.
- Review of aging-in-place features in all units and the provision of a convertible unit.
- Review of a Landscape Plan including new trees to be planted 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 entire rear property line of the subject site for an existing sanitary sewer line. The developer is aware that no construction is permitted in these areas.

Transportation and Site Access

Francis Road is a minor arterial road. Vehicle access to the proposed duplex lots will be limited to one shared driveway crossing from Francis Road.

As per the parking requirements under the “Arterial Road Two-Unit Dwellings (RDA)” zone, one visitor parking space will be provided. All residential parking spaces will provide Level 2 EV charging outlets.

Prior to rezoning, the applicant is required to provide a \$22,800.00 contribution towards the construction of a special crosswalk at the Francis Road and Milner Road intersection and 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, based on a design specified in a Development Permit approved by the City.
- A cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall is to be registered on title of the each of the duplex lots.
- The buildings and driveways on all proposed lots are to be designed to accommodate on site vehicle turn-around to prevent vehicles from reversing onto Francis Road.

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 two bylaw-sized trees (tag# 75 and 76) on the subject property; one off-site bylaw-sized tree (Tree tag A) located on neighbouring property to the north, one off-site undersized tree (Tree tag B) and one hedge on the neighbouring property to the east; and two hedges on City property.

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

- One on-site tree (tag# 75 40 cm caliper Cherry tree) is to be retained and protected with protective fencing per the Arborist's recommendations. A Tree Survival Security of \$10,000.00 will be required.
- One on-site tree (tag# 76 33 cm caliper Cherry tree), is to be relocated to the front yard of Lot A with Arborist supervision and a requirement of rezoning. A Tree Survival security of \$10,000.00 will be required and timing of tree relocation will be based on consultation and letter of undertaking with Arborist and tree moving company. Irrigation will also be required to be installed after the tree is removed and exact location of the tree relocation determined at Development Permit stage.
- One neighbouring tree to the north (tag# A 58 cm caliper Cherry tree) is to be retained and protected with protective fencing per the Arborist's recommendations. A Tree Survival security of \$10,000.00 will be required.
- The neighbouring tree (tag B 15 cm caliper Japanese Maple) and untagged neighbouring hedge along the southeast property line are outside the subject property and do not require additional tree protection barriers on the property.

The City Parks Department has visited the site and supports the Arborist's findings, with the following comments:

- A Thuja hedge and shrub located in the City-owned boulevard are in conflict with the proposed shared driveway, and conflict with the proposed frontage improvement to Francis Road. No compensation is required for removing the hedge and shrub.

Tree Replacement

The applicant has agreed to plant a minimum of two trees on each lot proposed; for a total minimum of four trees. Further review of siting new trees will be done through the provision of a Landscape Plan prior to final rezoning adoption. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	8 cm	4 m

Tree Protection

One tree (Tag# 75) on the subject property and two trees (tag A and B) and one untagged hedge at the southeast edge on neighbouring properties are to be retained and protected. Protection of tree tag# 76 will also be required until relocation to the rear yard occurs. 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 5). 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.

Accessible Housing

The developer has agreed that aging-in-place features will be provided in all units (e.g., inclusion of blocking in bathroom walls for installation of grab-bars, provision of blocking in stair walls to accommodate lift installation at a future date, and provision of lever door handles).

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to Section 5.15.1(c) of Zoning Bylaw 8500. The applicant will make a cash contribution of \$8.50 per buildable square foot as per the requirement for a contribution of \$53,771. A list of rezoning considerations is included in Attachment 6 which includes a commitment to provide the cash contribution for affordable housing.

Energy Step Code

The applicant has committed to design the subject development to meet the City's Step Code 3 requirements. Details on how all units are to be built and maintained to this commitment will be provided as part of the Development Permit.

Site Servicing and Frontage Improvements

The developer is required to design and construct frontage improvements and service connections through a Servicing Agreement. A 0.11 m wide road dedication along the entire south frontage is also required to accommodate the required frontage improvements. Works include, but are not limited to, construction of a new 1.5 m wide concrete sidewalk and a 1.5 m wide treed and landscaped boulevard.

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 the time of Building Permit.

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 6531 Francis Road from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone (Bylaw 10332), in order to permit the development of two duplex lots (four dwelling units in total) on the subject site.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10332 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

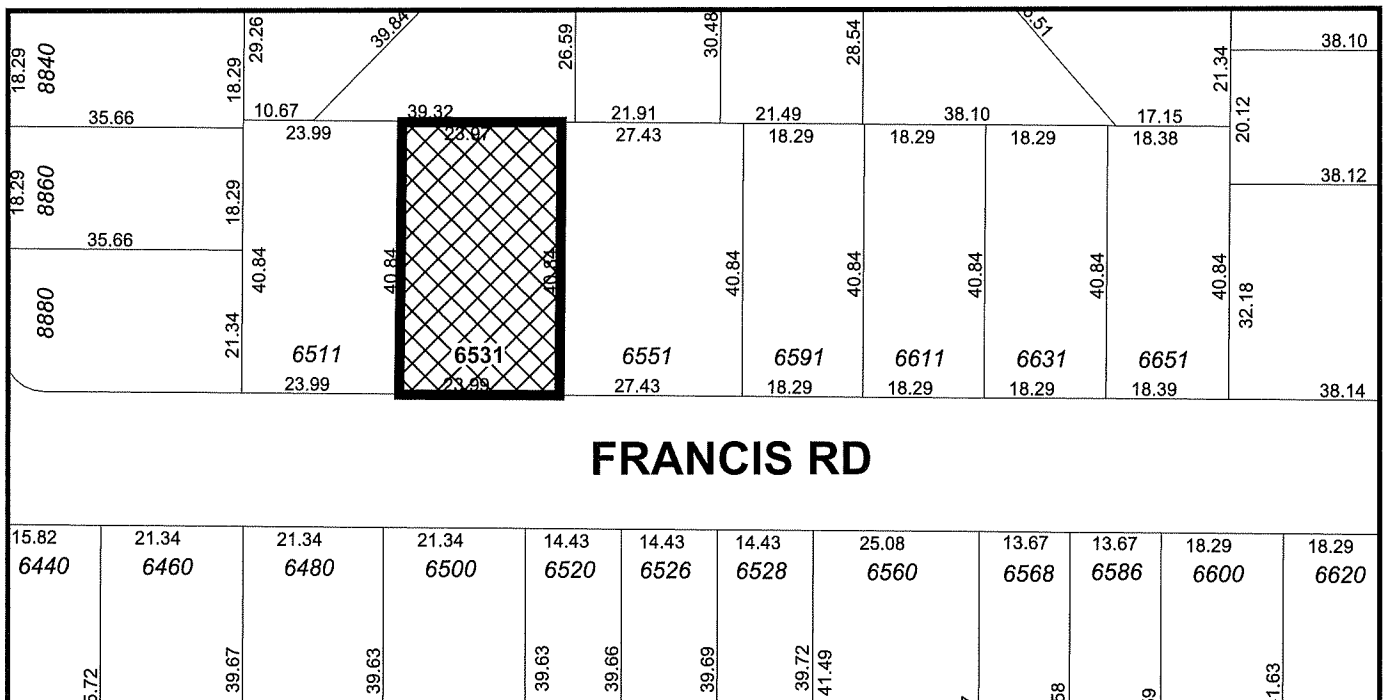
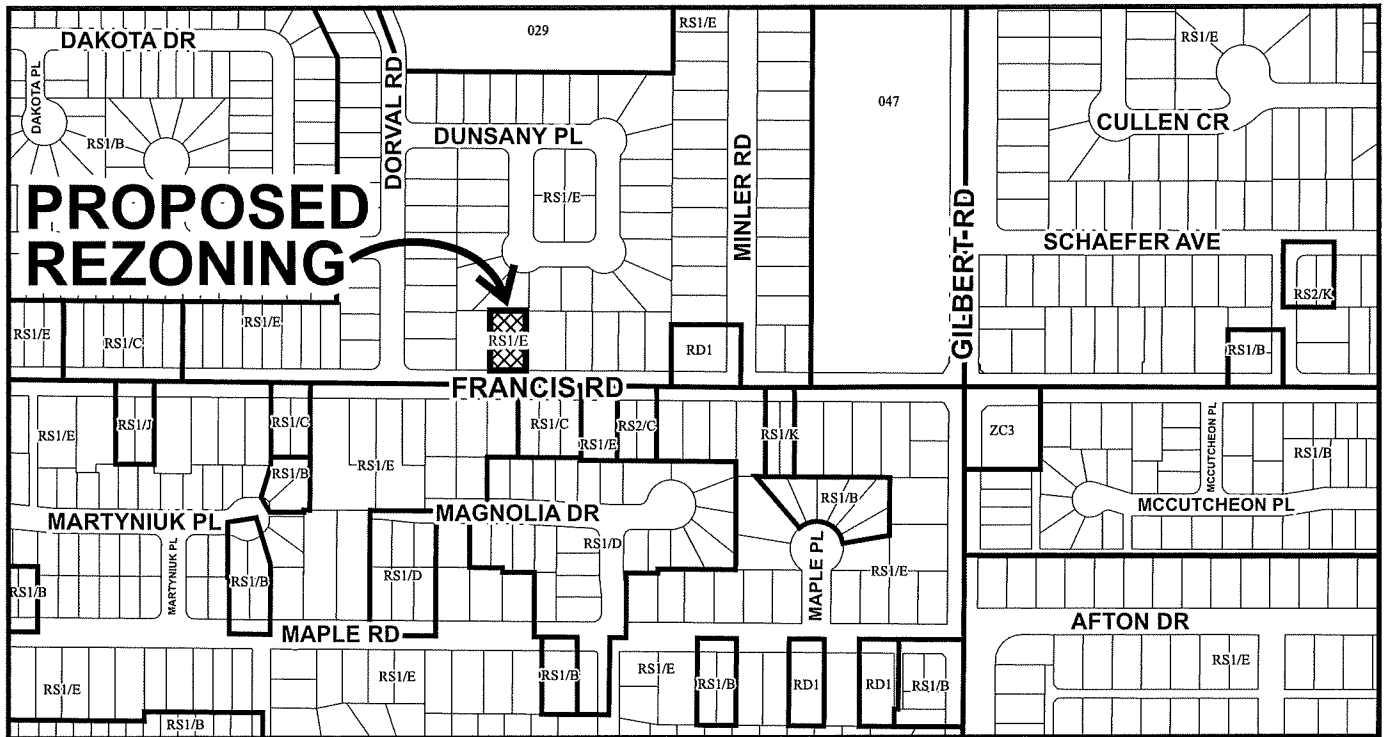
Attachments:

- Attachment 1: Location Map
- Attachment 2: Proposed Survey and Subdivision Plan
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 19-878165

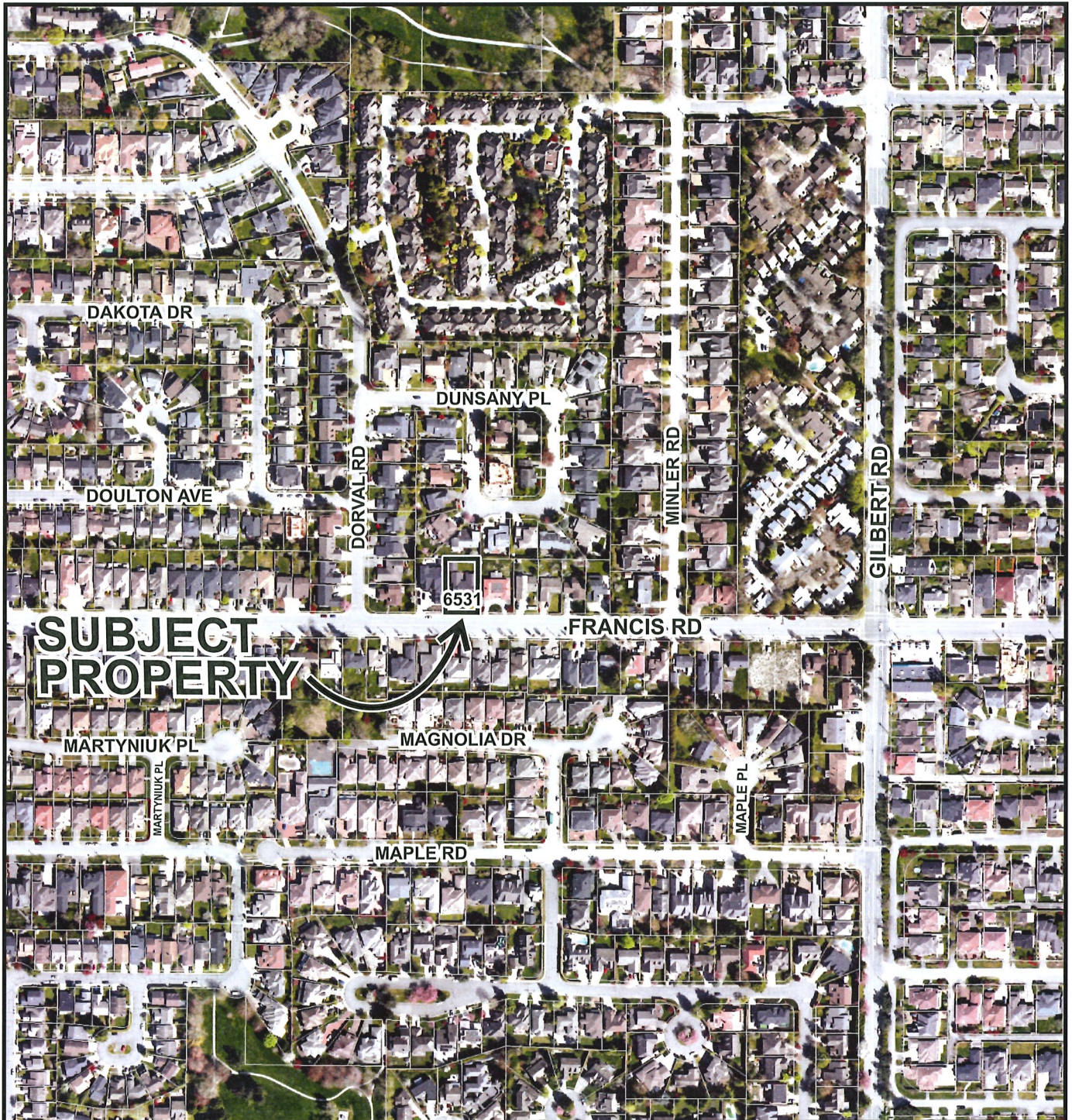
Original Date: 11/18/19

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 19-878165

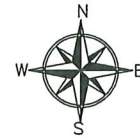
Original Date: 11/18/19

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION
OF LOT 93 SECTION 19 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 48044**

ATTACHMENT 2



#6531 FRANCIS ROAD,
RICHMOND, B.C.
P.I.D. 004-030-664

NOTE:

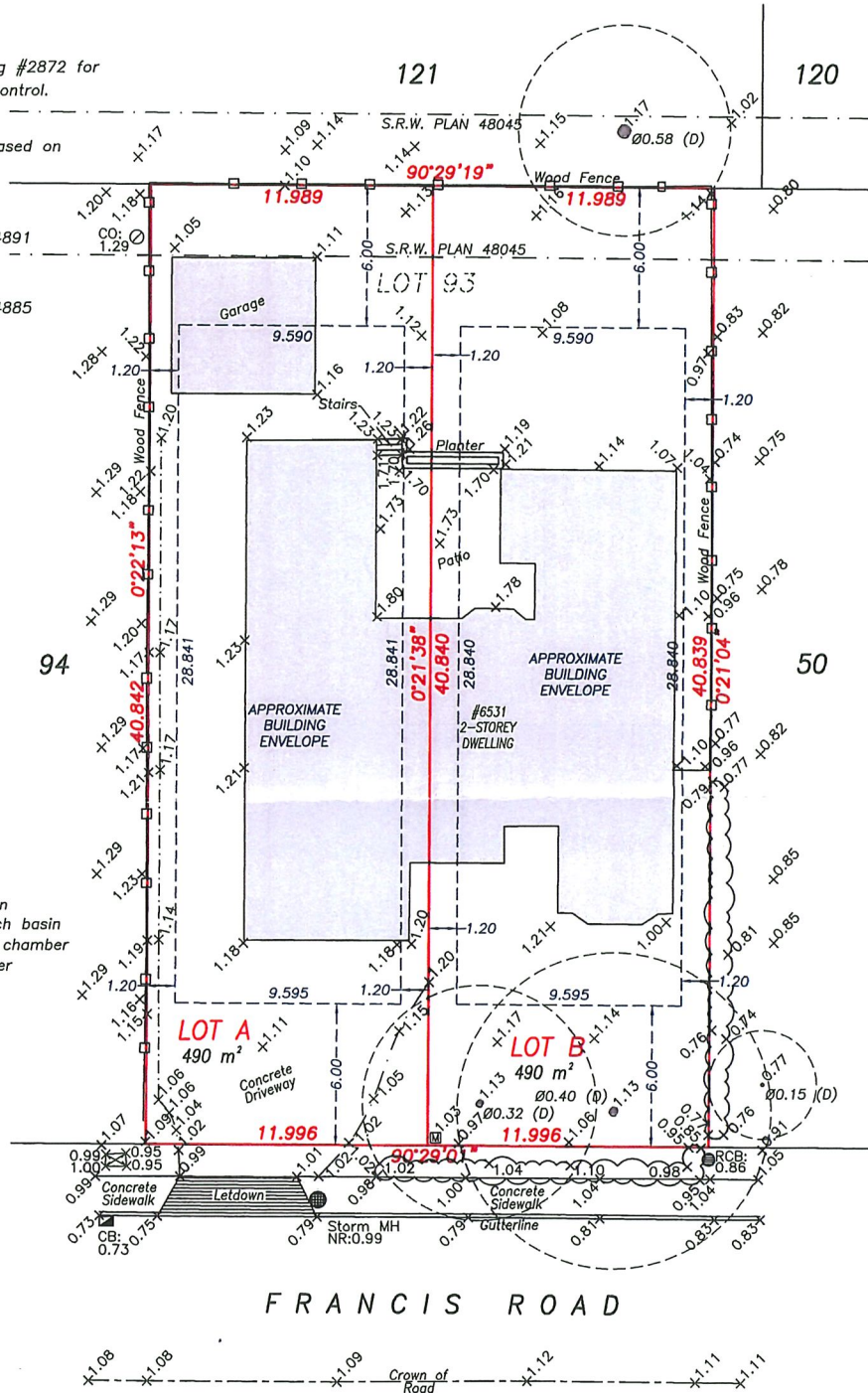
Use site Benchmark Tag #2872 for construction elevation control.

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m
Benchmark: HPN #235
Control Monument 77H4885
Elevation: 1.103m

LEGEND:

- (D) denotes deciduous
- denotes catch basin
- ⊙ denotes round catch basin
- ⊠ denotes inspection chamber
- ⊞ denotes water meter
- ⊕ denotes manhole
- ⊖ denotes cleanout



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7331
FB-368 P134-137
Drawn By: WK

Nail in aluminum
Tag #2872
Site Benchmark
Elevation: 0.85m

SCALE: 1:200



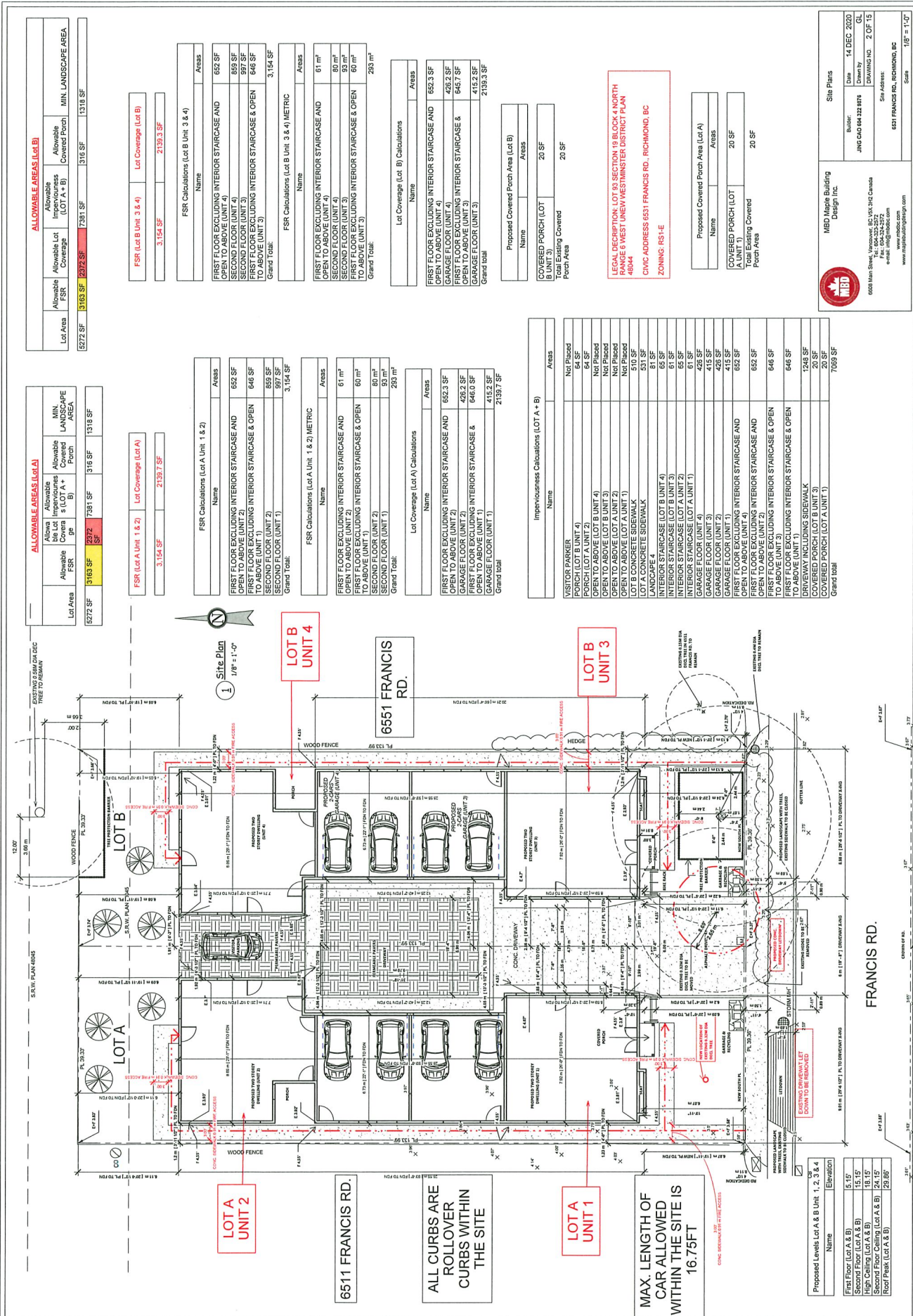
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

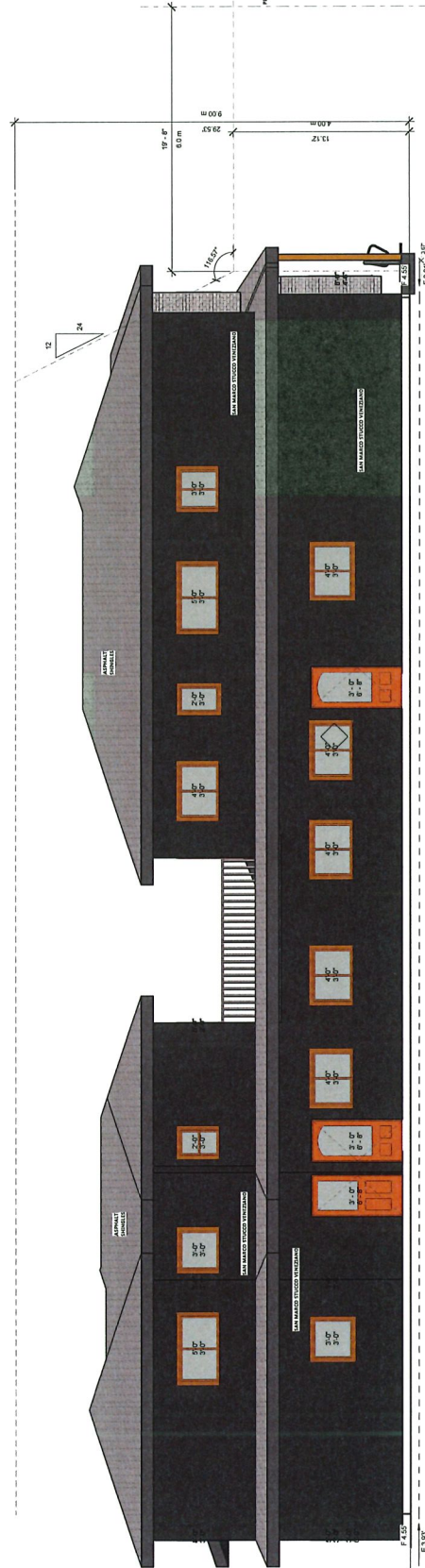
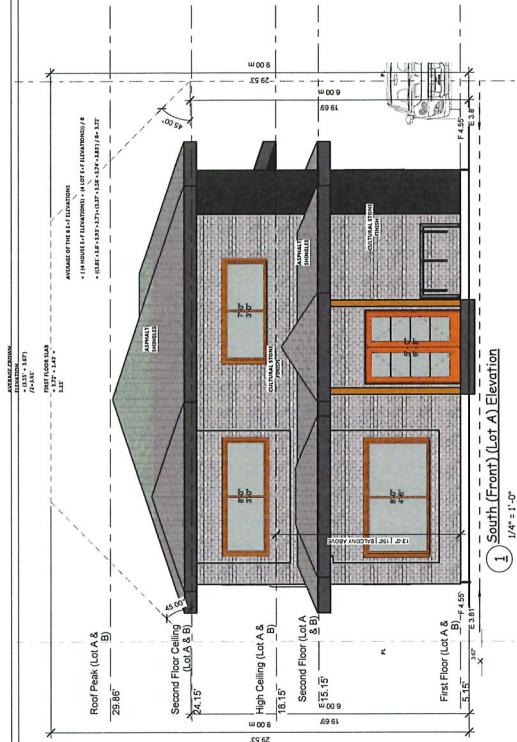
CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY


Johnson C. Tam
JOHNSON C. TAM, B.C.L.S., C.L.S.

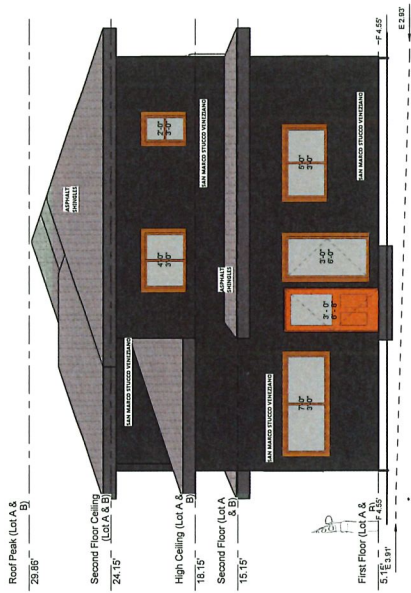
MARCH 25th, 2019.

DWG No. 7331-Topo

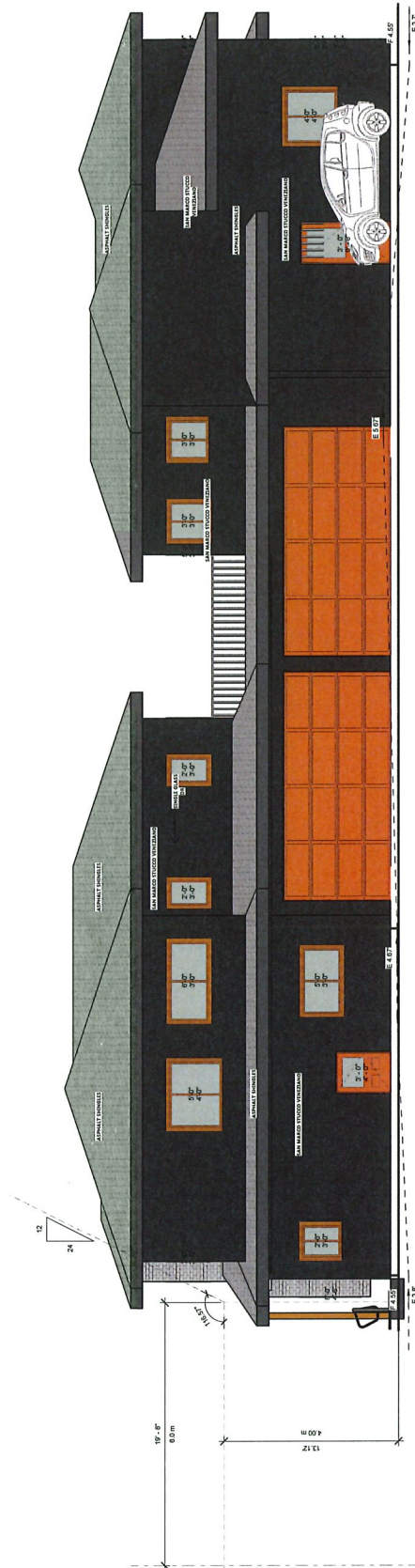





M&D Maple Building Design Inc.		Front and Left Elevations (Lot A Units 1 & 2)	
	Builder:	Date:	14 DEC 2020
	JING CAO 604 322 8878	Drawn by:	AUTHOR
		DRAWING NO:	8 OF 15
		Site Address:	6231 FRANCES RD., RICHMOND, BC
6008 Main Street, Vancouver, BC V6K 3J9 Canada		Scale	
Tel: 604-324-2572		1/4" = 1'-0"	
e-mail: info@maplebuildingdesign.com			
www.maplebuildingdesign.com			

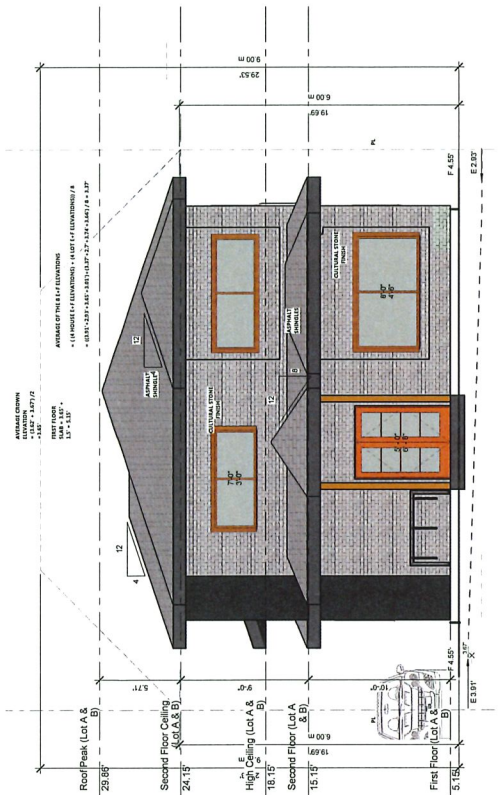


1 North (Rear) (Lot A) Elevation
1/4" = 1'-0"

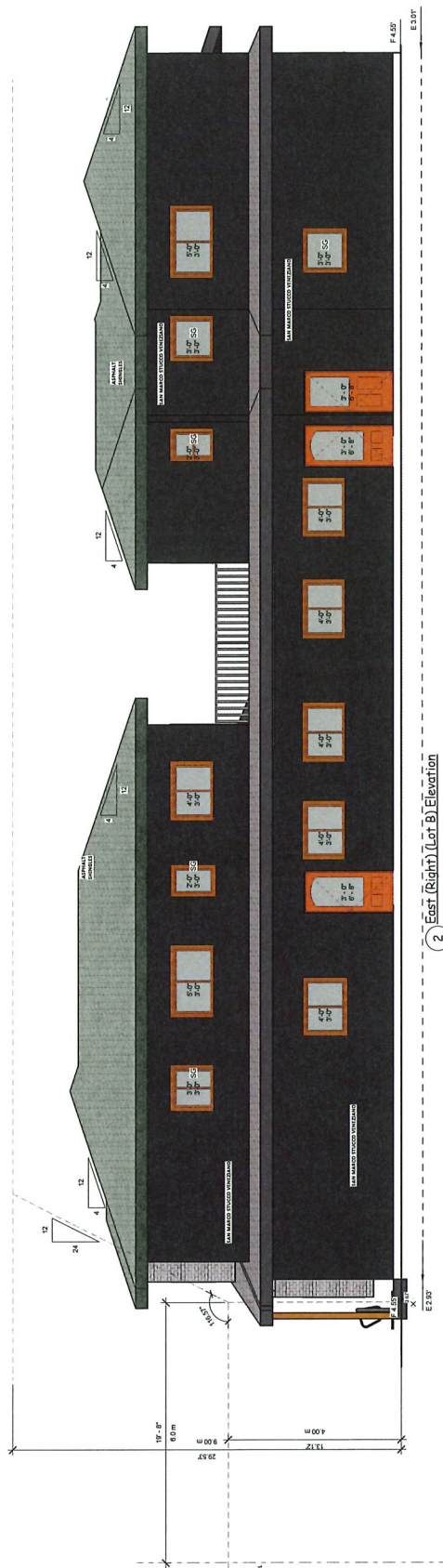


2 East (Right) (Lot A) Elevation
1/4" = 1'-0"


		MBO Maple Building Design Inc.		Rear and Right Elevations (Lot A Units 1 & 2)	
6808 Main Street, Vancouver, BC V6X 3H4 Canada Tel: 604-234-3272 Fax: 604-234-3273 www.mbo.ca		Builder: JING CAO 604 222 8216		Date: 14 DEC 2020	
6808 Main Street, Vancouver, BC V6X 3H4 Canada Tel: 604-234-3272 Fax: 604-234-3273 www.mbo.ca		Drawn by: JING CAO		Author:	
6808 Main Street, Vancouver, BC V6X 3H4 Canada Tel: 604-234-3272 Fax: 604-234-3273 www.mbo.ca		Site Address: 6808 MAIN STREET, VANCOUVER, BC		Drawing No.: 9 OF 15	
6808 Main Street, Vancouver, BC V6X 3H4 Canada Tel: 604-234-3272 Fax: 604-234-3273 www.mbo.ca		Scale: 1/4" = 1'-0"			

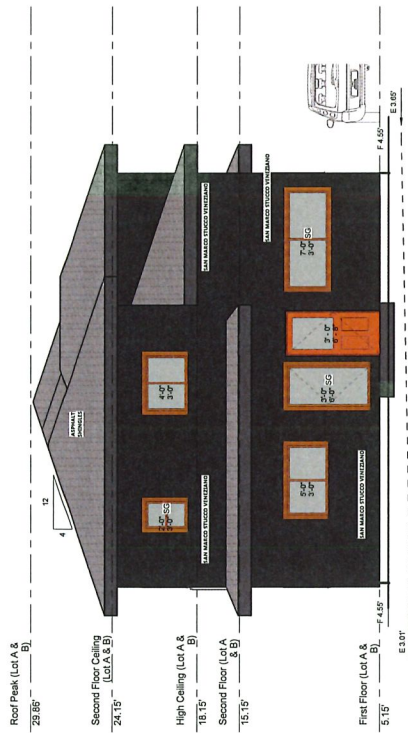


1 South (Front) (Lot B) Elevation
1/4" = 1'-0"

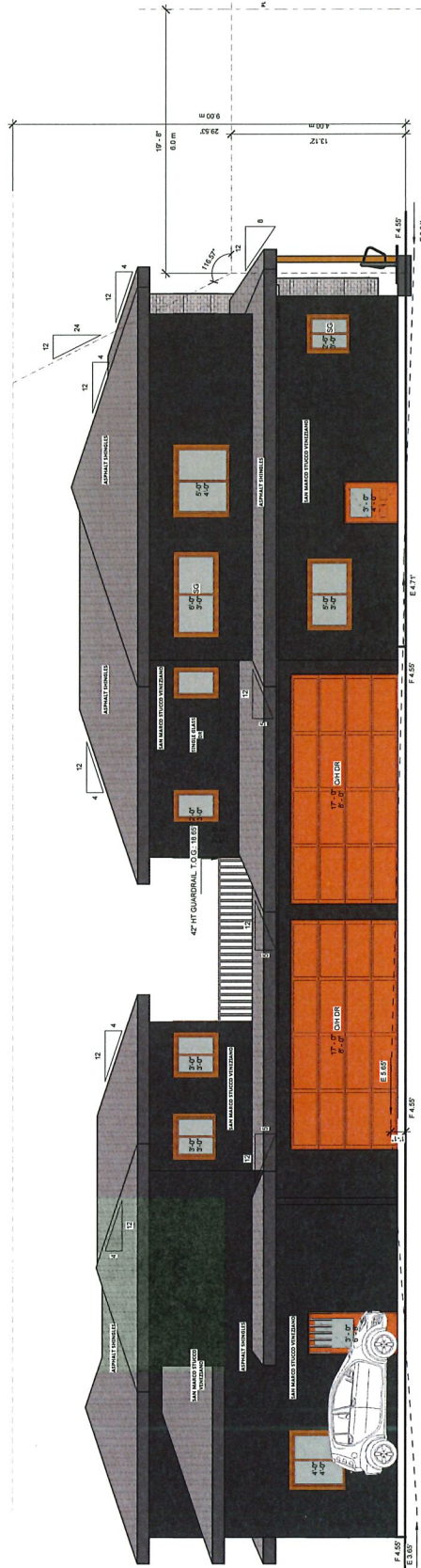


2 East (Right) (Lot B) Elevation
1/4" = 1'-0"


MBO Maple Building Design Inc.		Front and Left Elevations (Lot B Units 3 & 4)	
	Builder:	Date:	14 DEC 2020
	JING CAO 604 322 8616	Drawn by:	GL
		Drawing No:	10 OF 15
6008 Main Street, Vancouver, BC V6K 3H2 Canada		Site Address:	
Tel: 604-234-2572		4231 FRANCES RD., RICHMOND, BC	
e-mail: info@mbd-inc.com		Scale:	
www.mbd-inc.com		1/4" = 1'-0"	



① North (Rear) (Lot B) Elevation
1/4" = 1'-0"



② West (Left) (Lot B) Elevation
1/4" = 1'-0"

		Rear and Right Elevations (Lot B Units 3 & 4)	
Builder	JING CAO 604 332 8274	Date	14 DEC 2020
Drawn by	GL	Drawn by	14 DEC 2020
		DRAWING NO.	11 OF 15
Site Address		621 FRANCIS RD, RICHMOND, BC	
Scale		1/4" = 1'-0"	

MBO Maple Building Design Inc.
 6000 Main Street, Vancouver, BC V6X 3H2 Canada
 Tel: 604-234-3272
 Fax: 604-234-3273
 e-mail: info@mbobuildingdesign.com
 www.mbobuildingdesign.com



RZ 19-878165

Attachment 4

Address: 6531 Francis Road

Applicant: CAO Construction

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Ya T. Wang	No change
Site Size (m²):	980 m ²	Lot A: 490 m ² Lot B: 490 m ²
Land Uses:	Single-family dwelling	Two-unit dwellings
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
Number of Units:	1	4
Other Designations:	Arterial Road Policy Designation: Arterial Road Duplex/Triplex	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	The lesser of 0.6 FAR and 334.5 m ²	0.6	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 294 m ² (3163 ft ²) Lot B: Max. 294 m ² (3163 ft ²)	Lot A: 293 m ² (3,152 ft ²) Lot B: 293 m ² (3,152 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 464.5 m ²	Lot A: 489.7 m ² Lot B: 489.7 m ²	none
Lot Dimensions (m):	Width: Min. 10.35 m for proposed lots with shared vehicle access and Min. 13.4 m for proposed lot with individual vehicle access Depth: Min. 30 m	Width: 11.99 m Depth: 40.84 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys)	none
Off-street Parking Spaces – Regular (R):	2 per unit	2 per unit	none
Off-street Parking Spaces – Visitor (V):	0.2 per unit when 3 or more units share one access $(0.2 \times 4) = 1$	1	none
Off-street Parking (total):	5	5	none
Tandem Parking Spaces:	Permitted	0	none

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

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

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION
OF LOT 93 SECTION 19 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 48044**

#6531 FRANCIS ROAD,
RICHMOND, B.C.
P.I.D. 004-030-684

NOTE:

Use site Benchmark Tag #2872 for construction elevation control.

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m
Benchmark: HPN #235
Control Monument 77H4885
Elevation: 1.103m

**ARBORIST
INCLUSION
NOT RQD
REFER TO
REPORT BODY**

**REFER TO TPB
& TREE
IMPACT SUMMARY
TABLE WITHIN
REPORT BODY**

LEGEND:

- (D) denotes deciduous
- denotes catch basin
- denotes round catch basin
- denotes inspection chamber
- denotes water meter
- denotes manhole
- denotes cleanout

Tree tag#76 to be relocated to front yard of Lot A

**1.8 METRES
OR 6 FEET
RADIAL SPAN**

ARBORIST LEGEND

- # - TREE ID
- - TPB AREA
- # - TPB SIZE
- RADIAL SPAN

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V8X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7331
FB-388 P134-137
Drawn By: WK

DWG No. 7331-Topo

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.

MARCH 25th, 2019.



Address: 6531 Francis Road

File No.: RZ 19-878165

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10332, the developer is required to complete the following:

1. 0.11 m wide road dedication along the entire south frontage to accommodate the required frontage improvements; exact width is to be confirmed with survey information and via functional plan to be submitted by the applicant.
2. Registration of a legal agreement on Title to ensure that, upon subdivision of the property:
 - a) Vehicle access is via a single shared driveway crossing, based on a design specified in a Development Permit approved by the City;
 - b) 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 of the two lots.
 - c) The buildings and driveways on the two proposed lots are to be designed to accommodate on-site vehicle turn-around to prevent vehicles from reversing onto Railway Avenue.
3. 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.
4. Registration of a flood indemnity covenant on title.
5. 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.
6. Submission of a Tree Survival Security to the City in the amount of \$30,000.00 for the 3 trees to be retained.
7. Relocation of tree tag# 76 is to be done with Arborist supervision as per Arborist Contract and integration of the relocated tree in the preliminary Landscape Plan required prior to Development Permit Panel.
8. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. each lot for a total amount \$53,771.00) to the City's affordable housing fund.
9. City acceptance of the developer's offer to voluntarily contribute \$22,800.00 towards the construction of a special crosswalk at the Francis Road/Milner Road intersection. The special crosswalk will feature: traffic poles, overhead illuminated signs, amber flashers, strobe lights, Audible Pedestrian Signal, a special crosswalk cabinet, Hydro service panel, and conduit/junction boxes. (Account No. 3132-10-550-55001-0000).
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Review of Convertible Unit inclusion into redevelopment to improve accessible housing options.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the relocated tree tag# 76 to the front yard of Lot A;

- include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
- include the 4 required replacement trees with the following minimum sizes:

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

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

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. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 661 L/s of water available at a 20 psi residual at the Francis Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, 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.
- c) At Developer's cost, the City will:
 - i) Cap and remove the existing water service connection.
 - ii) Install four new water service connections, complete with water meters – one to serve each proposed unit.

Storm Sewer Works:

- d) At Developer's cost, the City will:
 - i) Based on the recommendation from the developer's engineer in the memorandum from Terra Nobis Consulting Inc. "6531 Francis Rd, Richmond – Perimeter Drain" dated April 15th, 2020, cap and remove the existing perimeter drain along the east property line of the development site.
 - i) Cap the existing storm connection at the inspection chamber.
 - ii) Install one new storm service connection at the common property line of the newly subdivided lots, complete with inspection chamber and dual service leads.

Sanitary Sewer Works:

- e) At Developer's cost, the Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- f) At Developer's cost, the City will:
 - i) Cap the existing sanitary connection at the inspection chamber.
 - ii) Install one new sanitary service connection at the common property line of the newly subdivided lots, complete with inspection chamber and dual service leads.

Frontage Improvements:

At Developer's cost, the Developer is required to:

- iii) Coordinate with BC Hydro, Telus and other private communication service providers before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

iv) 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:

- 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

v) Complete other frontage improvements as per Transportation requirements:

- The works include the construction of a new 1.5 m wide concrete sidewalk at the new property line and a new grass/tree boulevard over the remaining width between the sidewalk and the north curb of Francis Road. Note that a 0.11 m wide road dedication across the entire Francis Road site frontage is required to meet minimum frontage improvement standards. The exact road dedication is to be determined through legal surveys. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site. The cross-section of the frontage improvements, measuring from the new south property line of the site to the north curb of Francis Road, are to include:
 - New south property line.
 - 1.5 m wide concrete sidewalk.
 - 1.5 m wide landscaped boulevard with street trees.
 - Existing 0.15 m wide curb.
- All existing driveways along the Francis 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 per standards described under Item 2 above.
- The new vehicle driveway access to the site must be constructed to City design standards.
- Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- Consult Engineering on lighting and other utility requirements as part of the frontage works.

Special Crosswalk

- The Developer is required to make a \$22,800 partial contribution towards the construction of a special crosswalk at the Francis Road/Milner Road intersection. The total cost of the special crosswalk is \$108,300. The special crosswalk will have these features: traffic poles; overhead illuminated signs; amber flashers; strobe lights; Audible Pedestrian Signal; special crosswalk cabinet; Hydro service panel; and conduit/junction boxes. (Account No. 3132-10-550-55001-0000).

Electric Vehicle Charging Equipment

- Per 8500 Amendment Bylaw No. 9756, the Developer is required to provide, for all residential parking spaces (excluding visitor parking), Level 2 EV charging outlets (208V to 240V AC and current of 16A to 80A). The EV charging equipment calculations are to be shown as part of the site development statistics. The site plan and building layout are also to show the location of all EV charging equipment.

General Items:

At Developer's cost, the Developer is required to:

- i) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- ii) 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 Demolition 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.

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. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
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 _____

Date _____



City of Richmond

Bylaw 10332

Richmond Zoning Bylaw 8500 Amendment Bylaw 10332 (RZ 19-878165) 6531 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 TWO-UNIT DWELLINGS (RDA)”**.

P.I.D. 004-030-664

Lot 93 Section 19 Block 4 North Range 6 West New Westminster District Plan 48044

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10332”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

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: December 14, 2021
File: RZ 21-930446

Re: Application by Habib Samari for Rezoning at 11320 Williams Road from the
"Single Detached (RS1/E)" Zone to the "Compact Single Detached (RC2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10303, for the rezoning of 11320 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be introduced and given first reading.

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

WC:jr
Att. 8

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

Staff Report

Origin

Habib Samari has applied to the City of Richmond for permission to rezone 11320 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, both with vehicle access from the rear lane. A location map and aerial photo are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2. The proposed subdivision plan is provided in Attachment 3.

Subject Site Existing Housing Profile

There is an existing single detached dwelling on the property, which is proposed to be demolished. The dwelling is currently rented and does not contain a secondary suite.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single detached dwellings on lots zoned “Compact Single Detached (RC1)” and a single-storey childcare building on a lot zoned “Assembly (ASY),” fronting Williams Road with and vehicle access from the rear lane.

To the South: Across the lane, single detached dwellings on lots zoned “Single Detached (RS1/E),” fronting Seafield Crescent.

To the East: A single detached dwellings on a lot zoned “Compact Single Detached (RC2),” fronting Williams Road and with vehicle access from the rear lane.

To the West: A single detached dwelling on a lot zoned “Single Detached (RS1/E),” fronting Williams Road and with vehicle access from the rear lane. This lot has similar redevelopment potential and is designated Compact Single Detached in the Arterial Road Land Use Policy.

Related Policies & Studies

Official Community Plan

The subject property is located in the Shellmont planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP) land use map (Attachment 4). The proposed rezoning and subdivision are consistent with this designation.

Arterial Road Policy

The subject property is designated “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The proposed rezoning and subdivision are consistent with this designation.

The Arterial Road Land Use Policy contains requirements for landscaping in the front yard. Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency. The Landscape Plan should comply with the Arterial Road Land Use Policy and include any required replacement trees identified as a condition of rezoning. A preliminary Landscape Plan is provided in Attachment 5.

Lot Size Policy 5434

The subject property is located within the area covered by Lot Size Policy 5434 (adopted by Council in 1990; amended in 2006). A copy of the Lot Size Policy is provided in Attachment 6.

This Policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with the provisions of “Single-Family Housing District (R1-0.6)” or “Coach House District (R9)” provided there is access to an operational rear lane. These Districts are equivalent to the “Compact Single Detached (RC2)” and “Coach House (RCH)” zones of the current Zoning Bylaw 8500. This redevelopment proposal would allow for the creation of two lots, each approximately 10 m wide and 337m² in area, which is consistent with the Lot Size 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.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed a secondary suite in each of the new dwellings. One of the proposed suites would have one bedroom, and the second suite would have two bedrooms. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.

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*.

AnalysisTransportation and Site Access

Vehicular access to Williams Road is not permitted in accordance with Bylaw No. 7222 and therefore will be restricted to the rear lane only.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report and Tree Retention Plan; 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. A copy of the Tree Retention Plan is provided in Attachment 7. The Report assesses two bylaw-sized trees (Tag # 816, 817) on the subject property and two street trees (Tag # C01, C02) on City property.

The City's Tree Preservation Coordinator and Parks Department Coordinator have reviewed the Arborist's Report for on-site and off-site trees and support the Arborist's findings, with the following comments:

- Two City-owned trees (Tag # C01, C02) in the development frontage to be retained and protected as per Arborist recommendations. A \$20,000.00 Tree Survival Security is required prior to final adoption of the Rezoning Bylaw.
- Two fruit trees (Tag # 816, 817) located on the development site are in poor structural condition; historically topped and decay pockets in the upper canopy. These trees are not good candidates for retention and should be removed and replaced.
- Replacement trees to be provided at a 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove two on-site trees (Tag # 816, 817). The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to provide two new replacement trees on each lot plus an additional two trees for a total of six trees in the proposed development. The proposed trees are shown on the Landscape Plan (Attachment 5). A Landscape Security is required prior to final adoption of the rezoning bylaw to ensure that the agreed upon landscaping is installed.

Tree Protection

Two City trees (Tag # C01, C02) are to be retained and protected. 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 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 final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$20,000.00 to ensure the trees are retained and protected.
- 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.

Site Servicing and Frontage Improvements

A Servicing Agreement is required at Subdivision stage to complete the necessary off-site improvements as described in Attachment 8. These include, but are not limited to:

- Removal of existing driveway crossing and replacement with standard sidewalk, boulevard, and curb;
- Repair or replacement of damaged sidewalk panels as necessary;
- Upgrades to the rear lane including curb, gutter, and lighting; and
- Cash-in-lieu contribution for prior lane upgrades by the City.

The required lane upgrades would include the lane behind 11360 and 11368 Williams Road, resulting in a fully upgraded lane from the subject site through to Seacote Road when combined with the lane upgrades to be constructed at 10011 Seacote Road (RZ 17-778570). Incremental lane upgrades would be secured to the west of the subject site in future development applications.

At the Subdivision stage, the applicant is also required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees, and the costs associated with the completion of the site servicing and other improvements as described in Attachment 8.

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).

The rezoning application would result in a one-time expense in the Council-approved Capital Budget to fund lane improvements at 11360 and 11368 Williams Road through the Development Coordinated Works program.

Conclusion

The purpose of this application is to rezone 11320 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots with vehicle access from the rear lane.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site.

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10303 be introduced and given first reading.



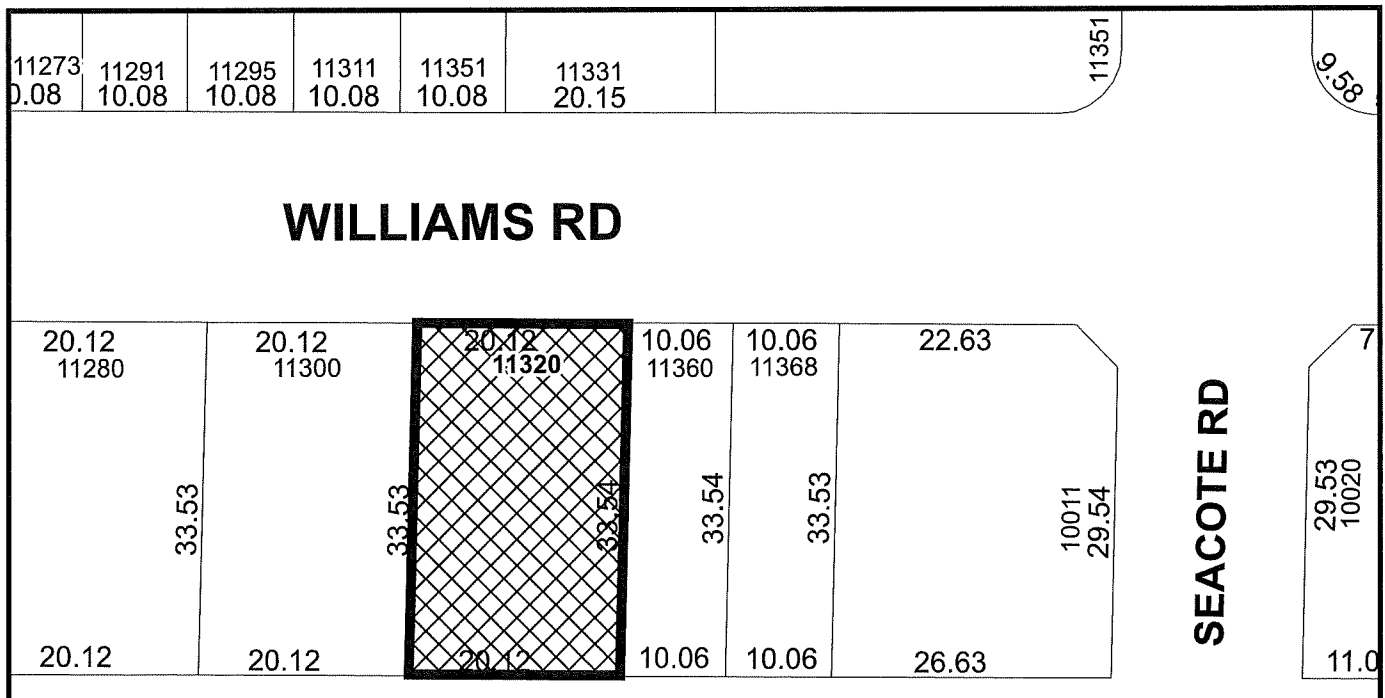
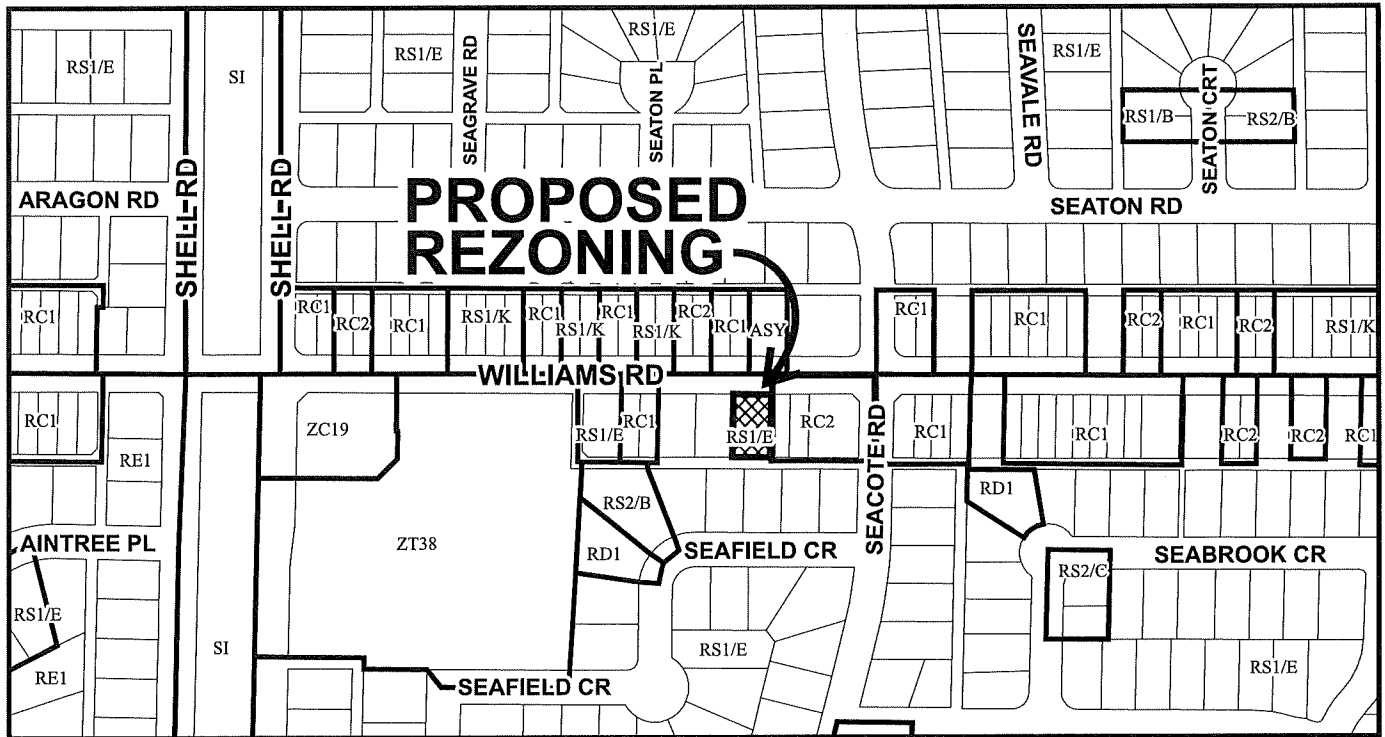
Jordan Rockerbie
Planner 1
(604-276-4092)

JR:js

Attachment 1: Location Map and Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Proposed Subdivision Plan
Attachment 4: Shellmont Area Land Use Map
Attachment 5: Concept Landscape Plan
Attachment 6: Lot Size Policy 5434
Attachment 7: Tree Retention Plan
Attachment 8: Rezoning Considerations



City of Richmond



RZ 21-930446

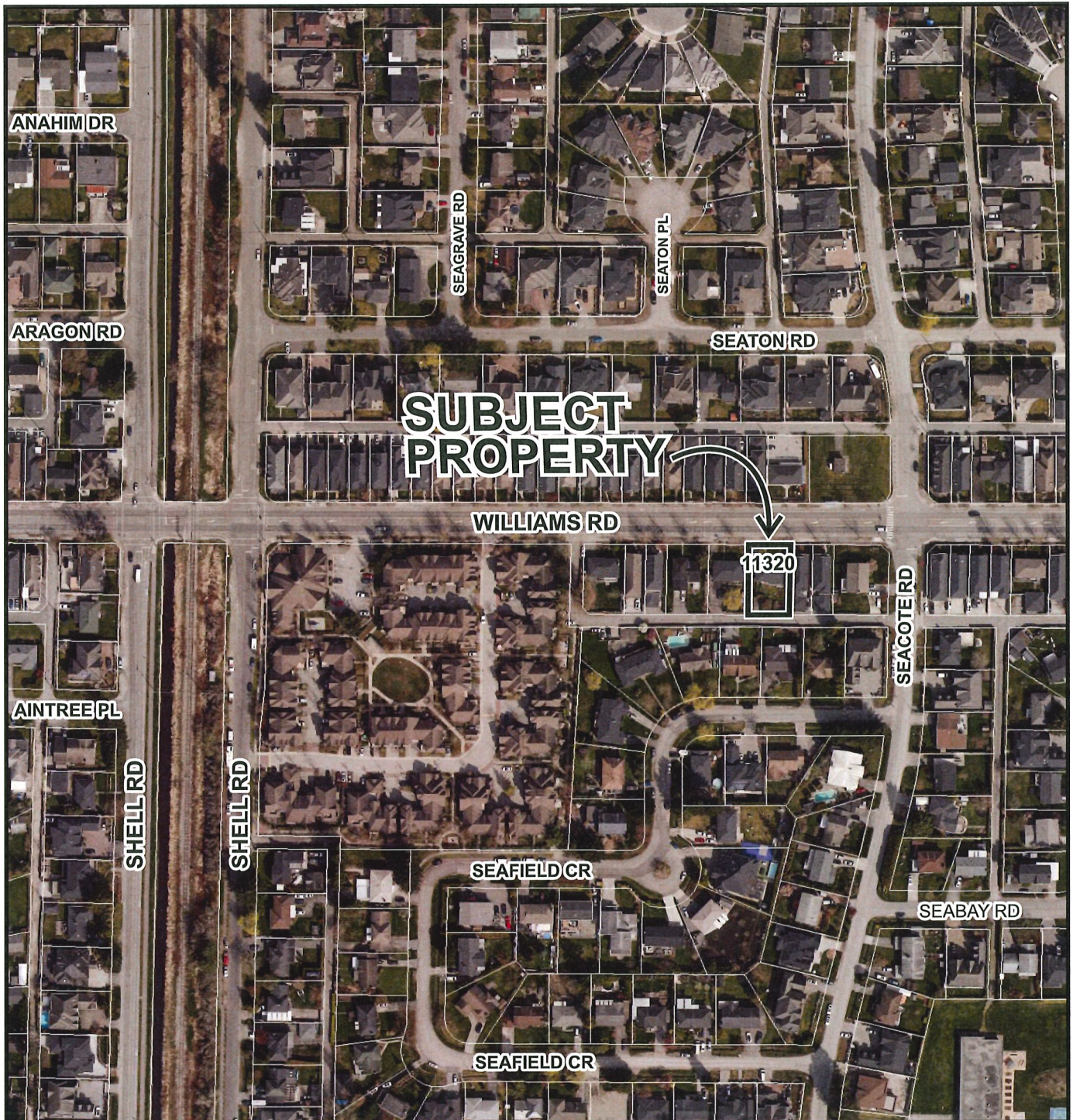
Original Date: 05/21/21

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 21-930446

Original Date: 05/21/21

Revision Date:

Note: Dimensions are in METRES



RZ 21-930446

Attachment 2

Address: 11320 Williams Road

Applicant: Habib Samari

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Habibollah Samari Zahra Assadi	To be determined
Site Size (m²):	674 m ²	Lot 1: 337 m ² Lot 2: 337 m ²
Land Uses:	One single detached dwelling	Two single detached dwellings
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	"Compact Single Detached (RC2)" or "Coach House (RCH)"	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Max. 202.2 m ² (2,176 ft ²)	Max. 202.2 m ² (2,176 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Landscaping with live plant material: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Landscaping with live plant material: Min. 20%	none
Lot Size:	Min. 270 m ²	337 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10 m Depth: 33.5 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	None

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

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

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 35 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 25887**

#11320 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 008-824-517



SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- (d) denotes deciduous
- WV denotes water valve
- ⊙ denotes round catch basin
- MH denotes manhole
- WV denotes water meter
- CO denotes cleanout
- FH denotes fire hydrant
- ⊙ denotes power post

NOTE:

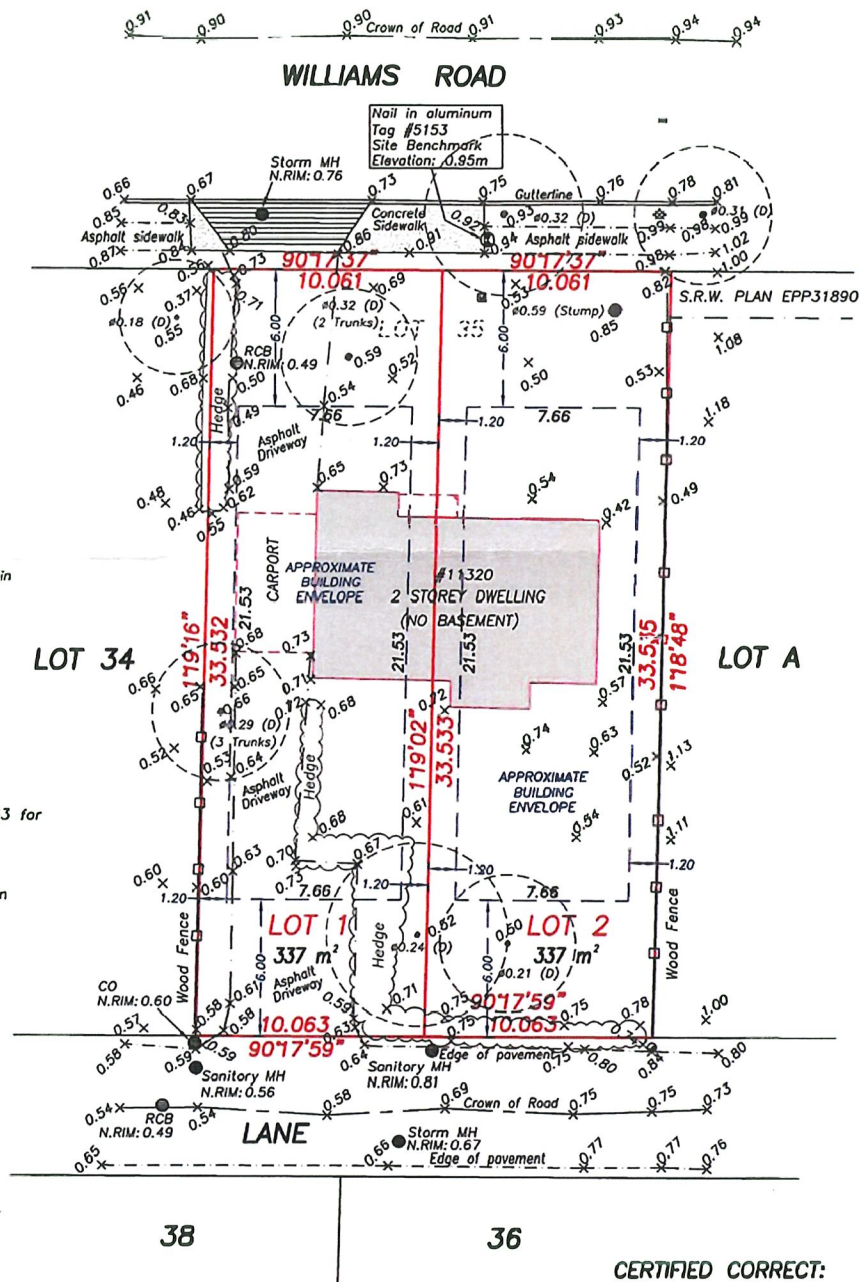
Use site Benchmark Tag #5153 for construction elevation control.

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #191
Control Monument 02H2453
Elevation: 1.664m

© Copyright
J. C. Tam and Associates
Canoda and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctom.com
Website: www.jctom.com
Job No. 7638
FB-393 P46-48
Drawn By: KA

DWG No. 7638-TOPO



CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
FIELD SURVEY.

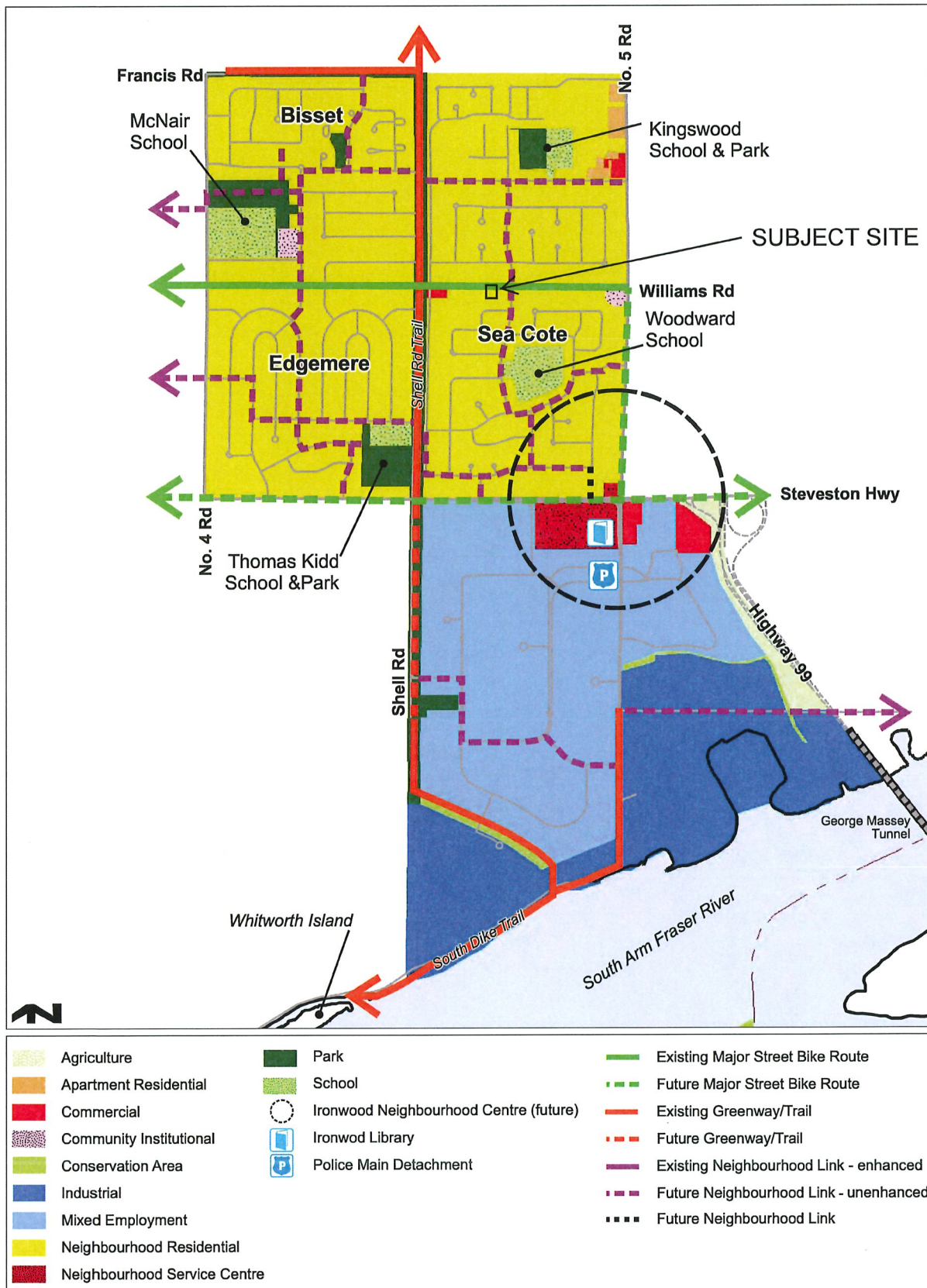
Johnson
Tam U814B9

Digitally signed by
Johnson Tam U814B9
Date: 2021.02.18
08:19:39 -08'00'

JOHNSON C. TAM, B.C.L.S., C.L.S.

FEBRUARY 17th, 2021.

8. Shellmont

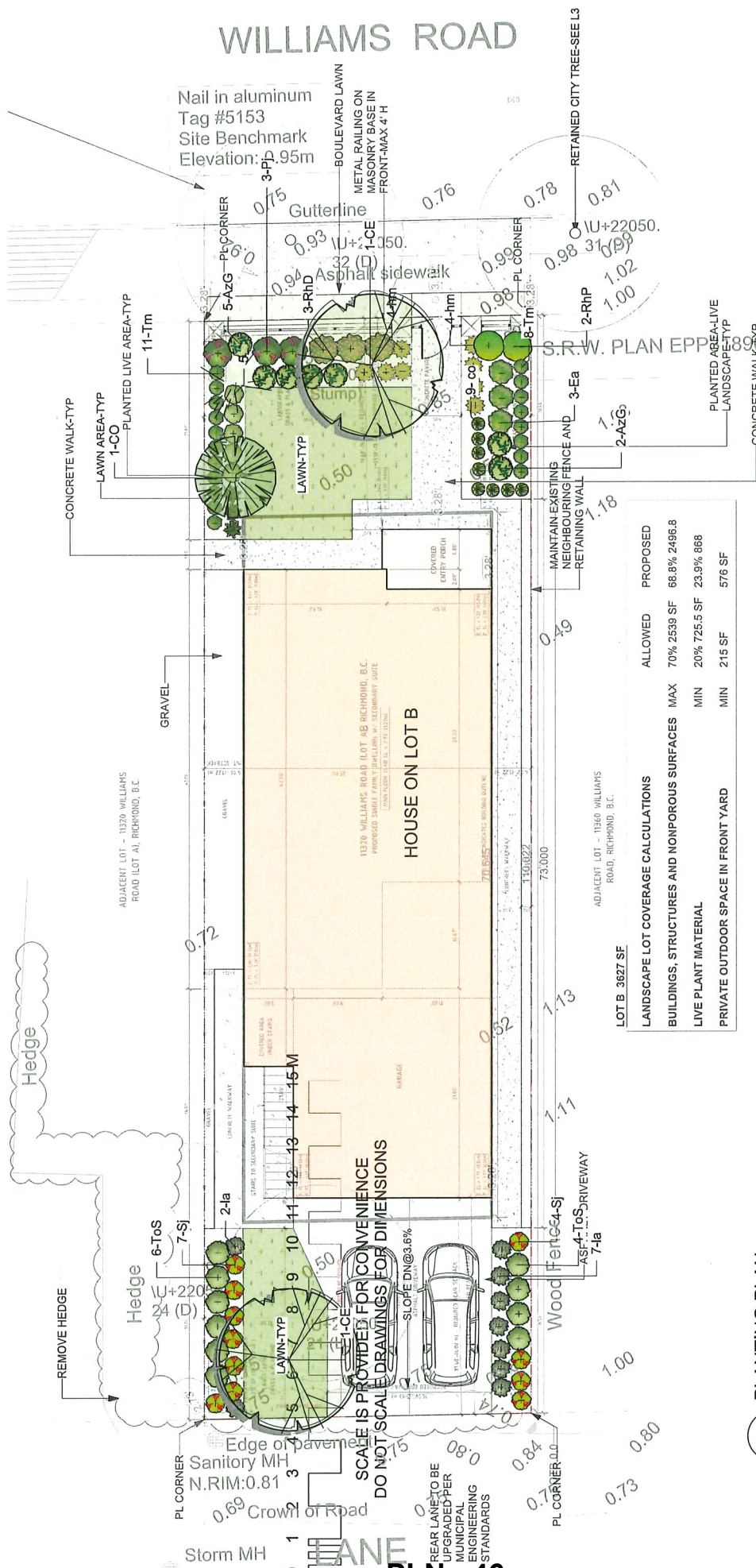




PLANTING PLAN

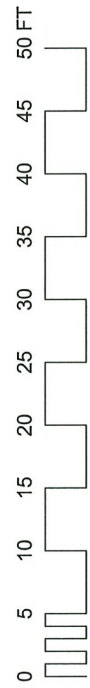
1

WILLIAMS ROAD



LOT B 3627 SF

LANDSCAPE LOT COVERAGE CALCULATIONS		ALLOWED	PROPOSED
BUILDINGS, STRUCTURES AND NONPOROUS SURFACES	MAX	70% 2539 SF	68.8% 2466.8
LIVE PLANT MATERIAL	MIN	20% 725.5 SF	23.9% 868
PRIVATE OUTDOOR SPACE IN FRONT YARD	MIN	215 SF	576 SF



1 PLANTING PLAN



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

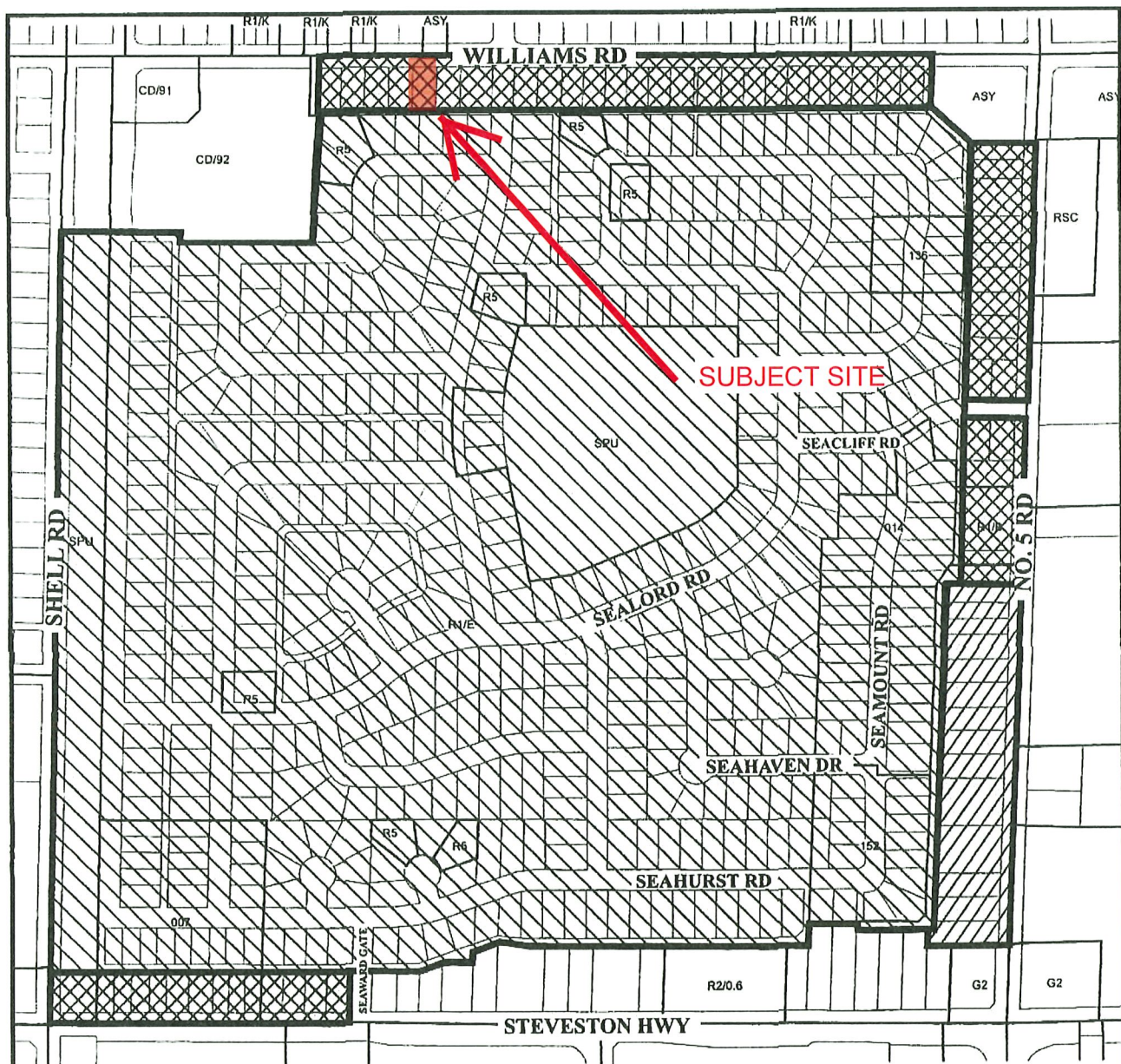
File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seaclyff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seaclyff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development
is permitted.



Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

Amended Date: 11/18/1991
10/16/2006



Address: 11320 Williams Road

File No.: RZ 21-930446

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10303, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the four (4) required replacement trees to be planted and sized as illustrated on the Landscape Plan in Attachment 4 of the Rezoning Report.
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 \$20,000.00 for the two City trees (tag# C01 and C02) to be retained. The applicant is required to provide a post-construction impact report upon completion of all construction activities on-site, at which time the City may return all or a portion of the Tree Survival Security. The remainder may be held for a one year monitoring period, to ensure that the trees survive. The City may transfer the remaining security to the City's Tree Compensation Fund if the tree is not successfully retained.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. One of the secondary suites must have a minimum of two bedrooms (min. 500 ft²), and the other secondary suite must have a minimum of one bedroom.

Prior to a Demolition Permit* being issued, the developer must complete the following requirements:

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

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

1. Payment of Development Cost Charges (City and GVS & DD & TransLink), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
2. Payment of \$31,614.66 as required by Richmond Works and Services Cost Recovery Bylaw No. 8752 for Lot: 35 Sec: 36-4-6 Plan: 25887 as part of the 11000 Block Williams Road laneway drainage improvement project.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. These works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 672.0 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) Cut and cap existing water service connection on Williams Road frontage.
- c) Install new 25mm water service connections complete with water meters for the east and west lots.
- d) At Developer's cost, 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) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Provide a right-of-way for the water meter. 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 W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- e) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Confirm the capacity and condition of the existing storm connections and inspection chambers via video inspection. Retain if in good condition. If not, install new storm service connections complete with inspection chambers for the east and west lots.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Cut and cap existing sanitary service connection at the south west corner of the property.
 - ii) Upgrade the existing inspection chamber at the common property line to a dual connection inspection chamber as per City specifications. Provide connections to the new east and west lots.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

- a) At Developer's cost, the Developer is required to:
 - i) Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- a) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements:
 - (1) Williams Road: remove driveway crossing and replace with curb/gutter, sidewalk, and boulevard. Remove and replace damaged/uneven sidewalk panels as necessary.
 - (2) Rear lane: along the entire south property line, upgrade the existing lane to include (from north to south) approx. 0.6 m lighting strip, 0.15 m rollover curb, 5.1 m driving surface, and 0.15 m rollover curb. Works should include the lane behind 11360 and 11368 Williams Road, which would be funded through the City's Development Coordinated Works program.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, 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
 - iv) 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.
 - v) Provide a video inspection report of the existing UTILITIES along the ROAD frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - vii) 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.
 - i) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement

with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.

- ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- iii) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- iv) 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. 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. 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 10303 (RZ 21-930446)
11320 Williams Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“COMPACT SINGLE DETACHED (RC2)”**.

P.I.D. 008-824-517

Lot 35 Section 36 Block 4 North Range 6 West New Westminster District Plan 25887

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10303”**.

FIRST READING



A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: John Hopkins
Director, Policy Planning

Date: November 29, 2021
File: 08-4057-08/2021-Vol
01

Re: Application of Residential Rental Tenure Zoning to Preserve and Protect
60 Existing, Purpose-Built Rental Housing Sites

Staff Recommendation

That Richmond Zoning Bylaw No. 8500 Amendment Bylaw No. 10014 (Residential Rental Tenure to Preserve and Protect Existing, Purpose-Built Rental Housing Sites) be introduced and given first reading.

John Hopkins
Director, Policy Planning
(604-276-4279)

Att. 4

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

Staff Report

Origin

In response to a Planning Committee referral to staff, this report recommends using rental tenure zoning to preserve and protect existing rental housing sites. The recommendation includes amending zoning for 60 existing, purpose-built, 100 percent rental housing sites to specify that units are occupied as rental units by limiting use to rental. The affected sites include the following categories of rental housing: non-market housing, cooperative housing, and market rental housing that is not strata-titled.

The intention of the proposal to amend the zoning for 60 existing, purpose-built rental sites is to ensure that if these sites are redeveloped under existing zoning (i.e., no associated rezoning application), the property is redeveloped as a 100 percent rental site. This would complement existing Official Community Plan (OCP) policy which establishes that if an existing rental building is redeveloped through a rezoning application, redevelopment is conditional to preserving the site for purpose-built rental housing.

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

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

6.5 Ensure diverse housing options are available and accessible across the housing continuum.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

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

8.1 Increased opportunities for public engagement.

Analysis

Rental Tenure Zoning to Secure Rental Housing in New Development and to Protect Existing Rental Stock

Legislation that permits a local government to specify housing tenure is a relatively new tool that is available to local government. As such, Richmond has been using zoning to secure rental housing in new development in accordance with existing City programs and policies (e.g., Low End Market Rental (LEMR) units and market rental units). Prior to introduction of this legislation, rental units could only be secured by a housing agreement that is registered on title of a property, paired with a Housing Agreement Bylaw that is adopted by Council. While rental tenure zoning specifies tenure, it does not regulate rental rates and affordability. Application of rental rate restrictions (e.g., LEMR units), requires adoption of an associated bylaw and registration of an agreement on title.

In addition to using residential rental tenure zoning to secure new rental units, this legislation can be used to preserve and protect existing rental housing. Rental tenure zoning is considered the strongest tool that Council and staff have at their disposal to require housing units to be occupied as rental units.

Further, the application of residential rental tenure zoning would provide a bylaw underpinning for the existing OCP rental replacement policy which prohibits market strata ownership (e.g., condos). If an existing rental building is redeveloped through a rezoning application, redevelopment is conditional to complying with the existing OCP Market Rental Housing Policy, which protects existing rental housing sites by:

- Discouraging redevelopment of properties containing purpose-built market rental housing.
- Specifying redevelopment of sites that have existing market rental units are subject to the following:
 - the site continues to be used for rental housing; and
 - existing market rental units are replaced at a minimum ratio of one to one (one new rental unit secured as affordable housing using a housing agreement for each existing market rental unit).

Existing, Purpose-Built Rental Housing Stock

As outlined in the previous staff reports to Council, staff recommend applying residential rental tenure zoning to 60 properties with existing, purpose-built, 100 percent rental housing to preserve the sites for rental housing if the owner applies to redevelop the property without an associated rezoning application. Redevelopment that involves rezoning would be subject to existing OCP policy that ensures the site continues to be used for rental housing and existing rental units are replaced with LEMR units. The sites include approximately 4,125 housing units, which fall within the following categories of rental housing:

- non-market housing;
- cooperative housing; and
- market rental housing that is not strata-titled.

Attachment 1 summarizes the number of units within each of the categories of rental housing listed above and includes a series of maps indicating the location of the parcels.

Stakeholder Consultation

In November 2020, staff invited stakeholders, who have expressed opposition to the proposed amendment, to a discussion that was hosted digitally. The meeting was scheduled to confirm that staff have heard the concerns that have been expressed by affected property owners and/or industry representatives during previous consultation. Attachment 2 includes a summary of the meeting and post meeting submissions from the Urban Development Institute and the Richmond Chamber of Commerce.

Stakeholders, who oppose the proposal to amend the zoning for the subject properties to specify rental tenure, expressed the following concerns:

- Rezoning the subject sites is perceived to be an infringement on property rights that will reduce the value of the properties, which should be offset with a corresponding equivalent increase in density.
- Limiting the tenure would affect the property's valuation and may affect the owner's ability to leverage and/or access the site's equity; thereby, affecting an owner's ability to pay for unexpected maintenance/repair costs.
- The proposed rezoning is unnecessary as the OCP Market Rental Housing Policy secures one to one replacement of the existing supply of purpose-built rental housing in the city at the time of redevelopment.
- Rezoning the subject sites is an additional layer of regulatory change that has a cumulative affect on the overall viability of the rental business model, which some stakeholders advise is less profitable and associated with greater risk than strata-titled development that is sold to individual owners.

Participating stakeholders advocate for an incentives based approach to encourage future retention of rental housing on the subject sites. The comments reiterate the concerns that were expressed by stakeholders, who do not support the proposed amendment, during generalized rental housing workshops that were hosted in 2019.

Broad consultation related to rental housing was undertaken in 2019 and included information sharing and collection of feedback through LetsTalkRichmond.ca (LTR). Almost two-thirds of respondents on LTR supported using residential rental tenure zoning to secure existing purpose-built rental buildings for rental use only.

Staff maintain the recommendation to amend the existing zoning for the 60 subject sites for rental housing as it would protect those sites in the event the property owner applies to redevelop without an associated rezoning application (i.e., development permit application only). If the property owner applied to redevelop and it included rezoning, the application would be subject to existing OCP policy, which prohibits market strata housing (e.g., condos).

Other Municipal Approaches

Staff surveyed a number of municipalities regarding their approach to preserving and protecting existing, purpose-built rental housing sites and received responses from the following municipalities: Burnaby, Coquitlam, Delta, Kelowna, New Westminster, North Vancouver, Surrey, Vancouver and Victoria. To date, only the municipality of New Westminster has applied rental tenure zoning to preserve and protect existing rental housing sites.

New Westminster has applied rental tenure zoning to 18 sites including 12 city-owned sites and six privately owned strata-titled sites. Notably, the approach recommended in this report does not include strata-titled rental sites. Staff did not find any other examples of a jurisdiction that has applied rental tenure zoning to protect and preserve existing rental housing sites. Attachment 3 summarizes the municipal survey responses.

Options

The following options and recommendations are presented for Council's consideration.

Option 1: Endorse and grant first reading to proposed Bylaw 10014 to rezone 60 existing, purpose-built, 100 percent rental sites to specify that these properties must be used for residential rental tenure only (Recommended)

Implementing residential rental tenure zoning for the identified 60 existing, purpose-built, rental housing sites would maintain the sites as purpose-built rental housing in the case redevelopment is proposed without an associated rezoning application and reflects the importance of rental housing in the City's overall housing stock. In addition, residential rental tenure zoning would provide a bylaw underpinning for the existing OCP rental policy.

The proposed zoning amendment is enabled by Provincial legislation that provides local governments with the authority to zone for residential rental tenure to preserve the supply of rental housing in their communities, as well as to increase the availability of rental housing.

The proposed amendment affects only tenure; density and unit yield would be unaffected. A developer's ability to redevelop to maximize unrealized density potential under existing zoning would not be affected.

Proposed Zoning Changes

Bylaw 10014, if adopted by Council, would amend Richmond Zoning Bylaw No. 8500 to:

- Define "residential rental tenure zoning" with reference to the specific forms of rental housing (i.e., market rental, non-market and cooperative housing).
- Amend the zones of the 60 subject properties to specify that they can be used for residential rental tenure only. Bylaw 10014 is attached to this report.

There are a total of 16 separate residential zones which have been utilized to develop the 60 existing purpose-built rental housing sites. These zones are listed in Attachment 4.

Public Consultation

Should Planning Committee endorse proposed Bylaw 10014, the bylaw will be forwarded to the next open Council Meeting for City Council's consideration. Should City Council grant first reading to the amendment bylaw, the bylaw will be forwarded to a Public Hearing. The Council Meeting and the Public Hearing will provide stakeholders and the public with opportunity to provide comments directly to City Council. Public notification for the public hearing will be provided as per the *Local Government Act*, which includes publishing notice in the local newspaper. A letter advising property owners of the proposed bylaw amendment will be mailed out if the bylaw receives first reading.

Option 2: No change (Not Recommended)

Council may opt to decline the proposed amendment bylaw and rely upon provisions in the existing OCP to preserve rental use on the sites when redevelopment includes a rezoning application. While existing OCP policy supports consideration of redevelopment of sites that

have existing market rental units only if the site continues to be used for rental housing and redevelopment includes one to one replacement of rental housing with LEMR units, redevelopment of a subject site under existing zoning is not required to provide rental housing. Therefore, if the amendment bylaw is not adopted and redevelopment is proposed without an associated rezoning application, staff would be unable to require that the site continues to provide rental housing.

Financial Impact

None.

Conclusion

The City of Richmond has demonstrated a leadership role within the rental housing sector by applying a range of approaches to increase the supply of non-market affordable housing, LEMR housing, and market rental housing. In response to Council's referral to staff to review the question of amending zoning to preserve and protect 60 existing, purpose-built rental housing sites and to undertake supplementary consultation with stakeholders, staff undertook additional analysis of the options that are available to City Council, in accordance with Council's legislated authority as enabled by the *Local Government Act*, and facilitated additional opportunity for stakeholders to share their views.

The City of Richmond is currently utilizing the residential rental tenure zoning legislation to secure new market rental housing units through site-specific redevelopment proposals that require rezoning and include voluntary development of market rental housing, which may include bonus density that is supported by existing policy. Applying residential rental tenure zoning to existing rental sites would protect Richmond's existing rental stock when an owner redevelops under existing zoning. In addition, amending the zoning on the subject sites would communicate the City's expectation that these market rental, non-market rental and cooperative housing sites are maintained as rental sites for the long term.

It is recommended that Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10014, to rezone 60 existing, purpose-built rental housing sites to specify that these properties must be used for residential rental tenure only, be introduced and given first reading.



Diana Nikolic
Program Manager, Policy Planning
(604-276-4040)
DN:cas

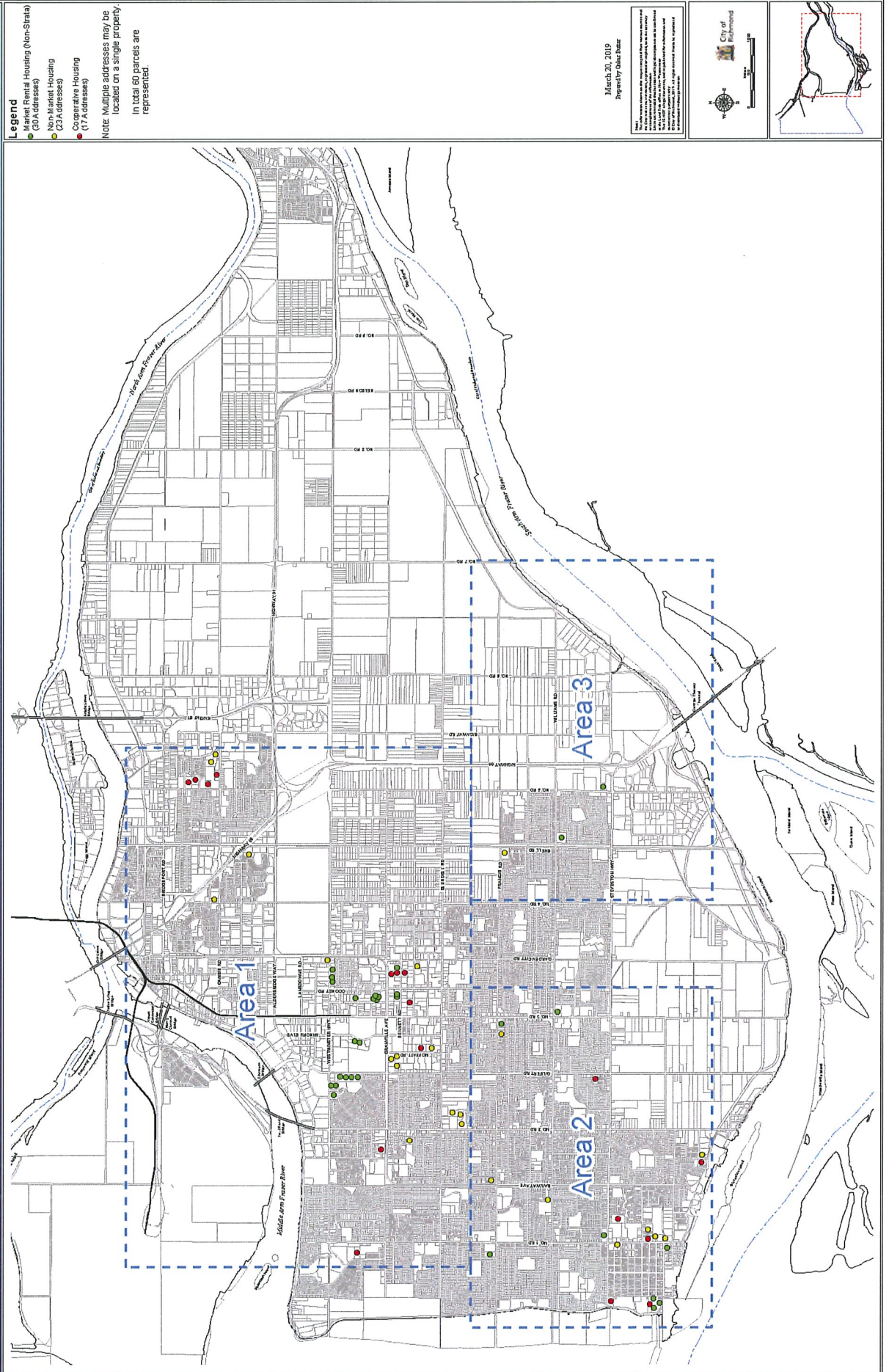
- Attachment 1: Recommended Sites for Residential Rental Tenure Zoning
- Attachment 2: November 2020: Stakeholder Meeting Summary and Letters Received from the Urban Development Institute, Richmond Chamber of Commerce
- Attachment 3: Municipal Approaches Survey Summary (Using Zoning to Preserve and Protect Existing Rental Housing Sites)
- Attachment 4: List of Zones Proposed to be Amended by Bylaw 10014

Recommended Sites for Residential Rental Tenure Zoning

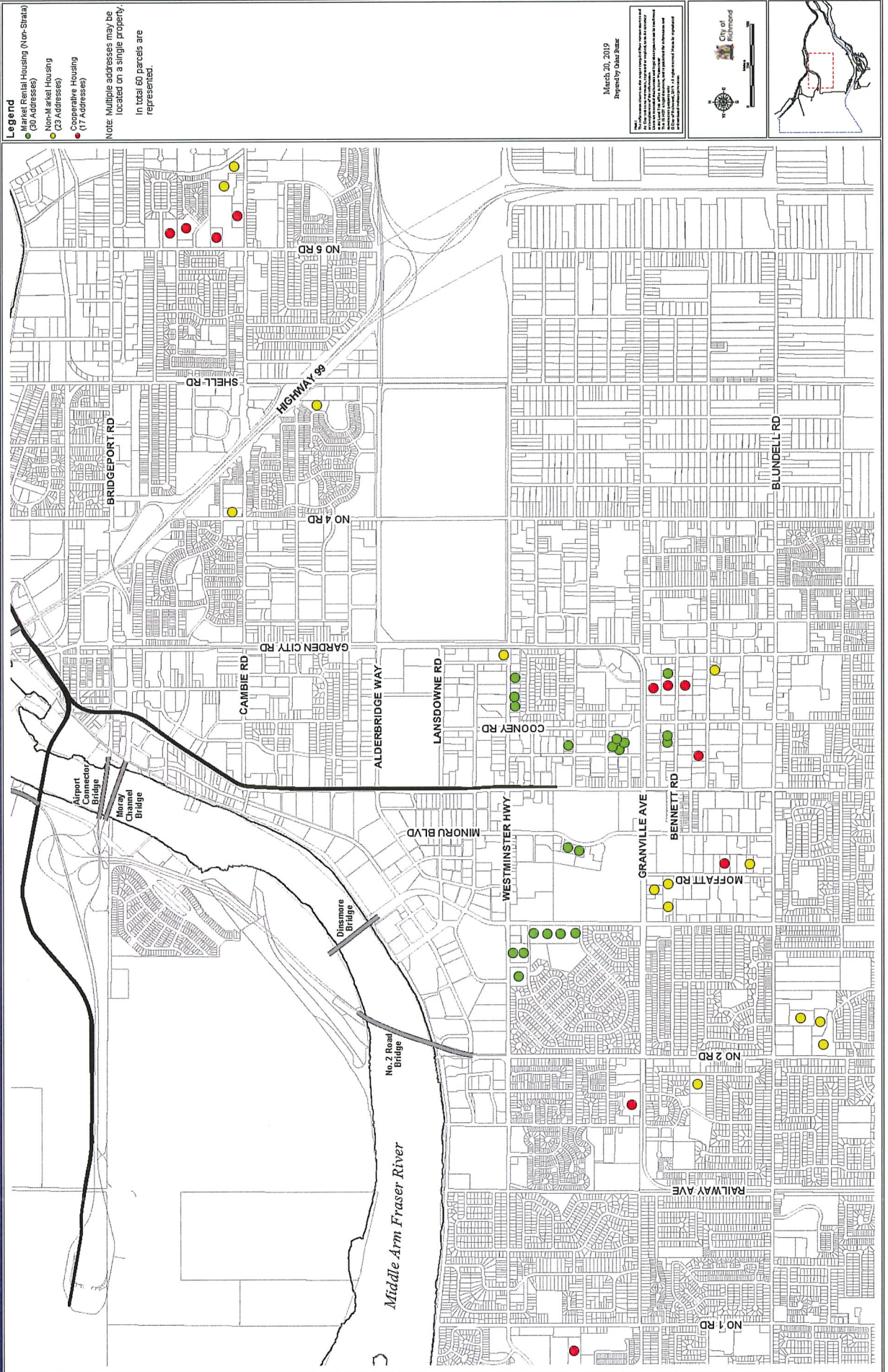
Table 1: Number of Parcels and Units Recommended to be Rezoned to Preserve and Protect Existing, Purpose-Built, 100 Percent Rental Housing Sites

Rental Housing	Number of Parcels ¹	Number of Units ¹
Market Rental Housing (non-strata only)	21	1,711 ²
Non-Market Housing (non-LEMR, non-Kiwanis/Storeys)	22	1,425 ³
Cooperative Housing	17	989 ⁴
Total	60	4,125
Notes/Sources: 1. All numbers are estimates based on best data available. 2. City of Richmond and CMHC. 3. City of Richmond. Includes housing units owned/managed by BC Housing, Metro Vancouver Housing Corporation and other non-profit housing providers. Does not include Low End Market Rental (LEMR) units or similar housing secured through Housing Agreements (e.g., Kiwanis or Storeys). 4. Metro Vancouver Housing Data Book (edition: revised September 2019) data updated to 2018.		

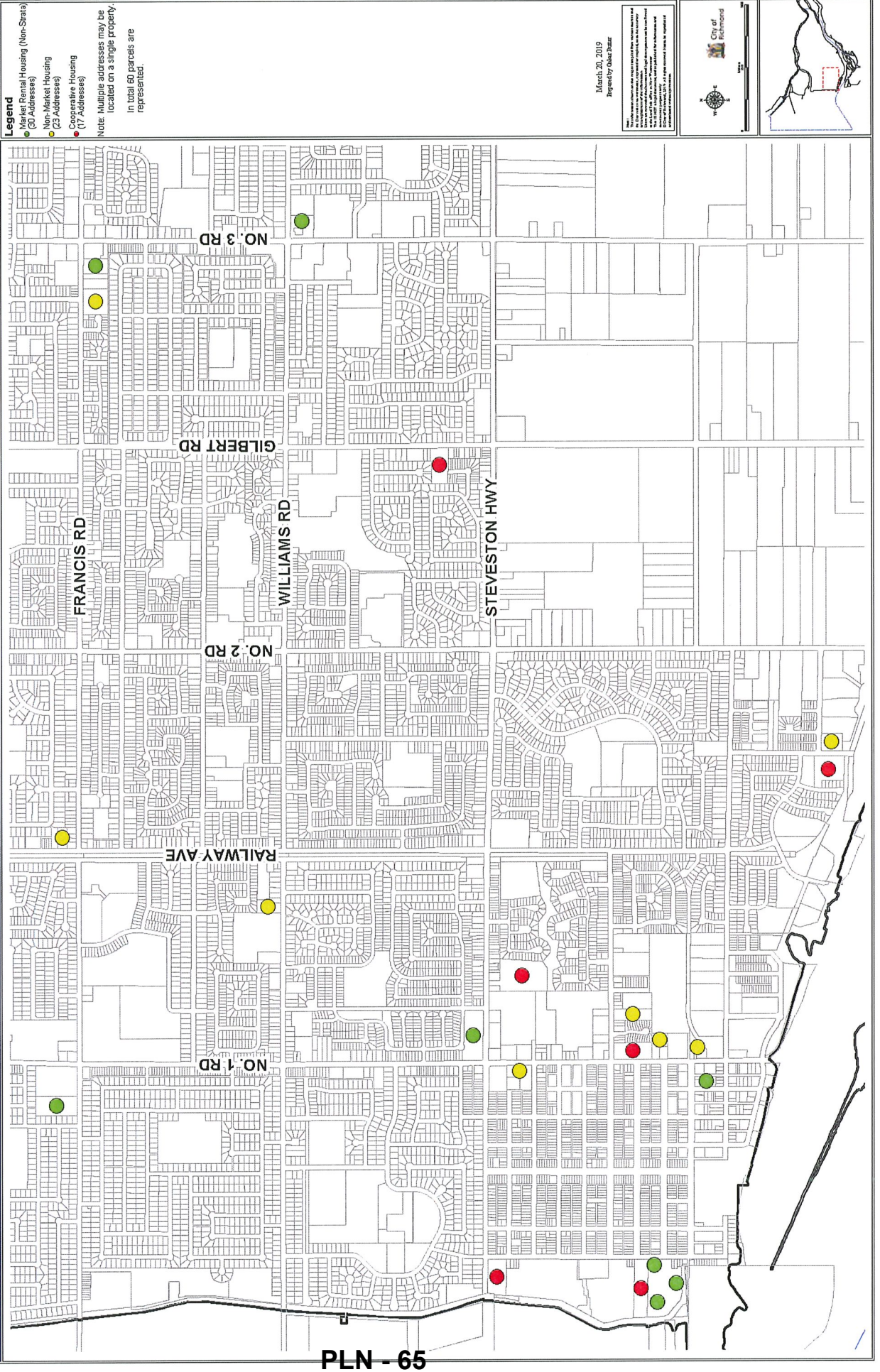
Recommended Sites for Residential Rental Tenure Zoning



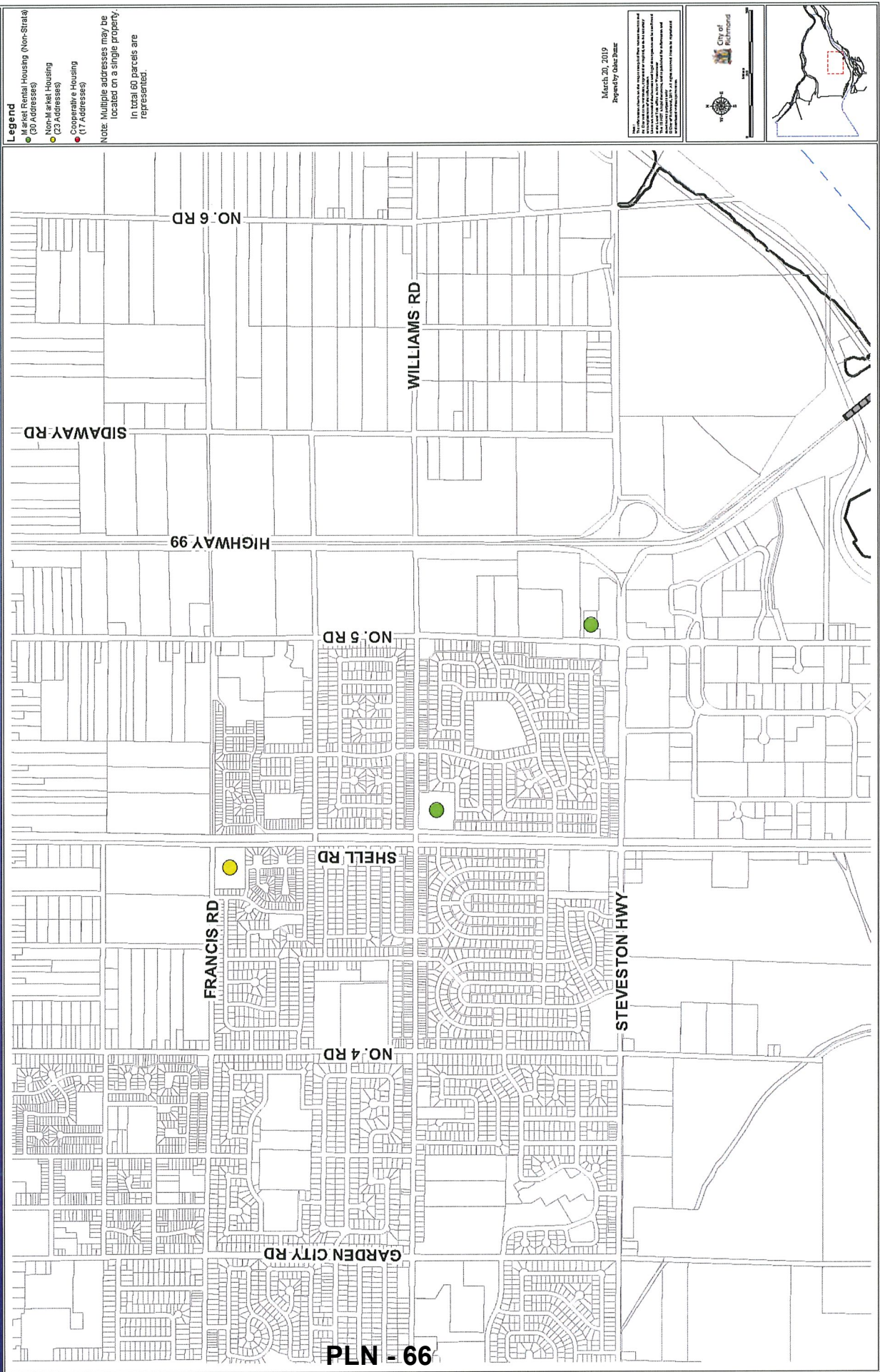
Recommended Sites for Residential Rental Tenure Zoning - Area 1



Recommended Sites for Residential Rental Tenure Zoning - Area 2



Recommended Sites for Residential Rental Tenure Zoning - Area 3



November 2020: Stakeholder Meeting Summary and Letters received from the Urban Development Institute and Richmond Chamber of Commerce



**City of
Richmond**

Consultation Summary

Planning & Development

Stakeholder Meeting
Application of Residential Rental Tenure Zoning to Existing, Purpose-Built, 100 Percent Rental Housing Sites
Monday, November 2, 2020
10:00 am to 11:00 am
Via Webex

Attendees:

- Stakeholders: Jeff Fisher (UDI), Shaena Furlong (Richmond Chamber of Commerce), Chris Ho (Polygon), Beau Jarvis (Wesgroup), Cassandra McColman (Urban Development Institute), Dan Sakaki (Richmond Chamber of Commerce), Dana Westermarck (Oris Consulting Ltd.)
- City Staff: Barry Konkin (Director, Policy Planning), Diana Nikolic (Senior Planner/Urban Design)

Summary of Comments: Stakeholder Meeting – November 2, 2020

General Review

- Selection criteria (existing purpose-built, 100 percent rental housing sites including non-market housing, cooperative housing and market rental housing that is not strata-titled).
- Owner notification process.
- Current zoning and permitted uses.

Stakeholder Concern

- Specifying tenure may reduce the owner's ability to leverage the property by up to 30%.
- Specifying rental tenure is the equivalent of devaluing land. Any loss of value should be equitably compensated.
- Rental tenure zoning will affect the valuation of the property by the banks and will affect an owner's ability to leverage and/or access the equity in the site. Drawing from the equity is a standard method used to pay for unexpected maintenance costs and/or building repairs. Rental tenure zoning may unintentionally limit an owner's ability to maintain/repair the building.
- An incentives approach to encouraging development of market rental housing is recommended.
- Although the ownership model is unique, the value of cooperative housing properties would also be affected by rental tenure zoning.

General Comments

- Existing OCP policy, which directs that there is to be no net loss of rental housing (1:1 replacement), effectively protects the existing rental housing sites in the City.
- Cumulative regulatory changes (at the federal, provincial and local government levels) are affecting the overall viability of the rental business model (rental rate controls, COVID-19 related rental rate freeze,

General Comments

increased building insurance costs). An uncertain and changing regulatory environment results in less available capital for rental housing development, which is less profitable and associated with greater risk than strata-titled development that is sold to individuals.

- Staff are encouraged to undertake a detailed land value analysis specific to the subject properties and to share the findings with stakeholders.
- Specific neighbourhoods should be identified for targeted density increase (up to 40%) associated with market rental housing (e.g., An eastern portion of the Brighthouse Village generally within an area bound by Westminster Highway, Garden City Road, Granville Avenue and Cooney Road, specifically including the Spires Gate neighbourhood).



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November 27, 2020

Barry Konkin
Manager of Policy Planning
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Dear Mr. Konkin:

RE: Residential Rental Tenure Information Sharing

Thank you for the recent update regarding the proposed rezoning of 60 sites to residential rental tenure. We appreciate the ongoing opportunities to engage with staff on this proposal. UDI was encouraged by the discussion on November 2, 2020; however, we are still concerned by the current proposal.

UDI was originally supportive of rental tenure zoning when first proposed by the Province, if it was used to encourage the creation of more rental housing and in conjunction with incentives. For example, if a single-family area was rezoned to allow multi-family homes, or if additional density was permitted on sites it may be appropriate to require the new use and/or density to be purpose-built rental housing.

The intended use of Residential Rental Tenure Zoning (RRTZ) was to support increases in rental housing, rather than freeze existing stock and prevent higher density redevelopment. Some municipalities have used other approaches to protect tenants including Housing Agreements or Tenant Protection and Relocation Plans, while still allowing options for the redevelopment of more new rental homes.

The proposed rental tenure zoning change by the City of Richmond would send the wrong signal to builders who are interested in providing new purpose-built rental homes. By removing the stability and predictability that builders, and the lending institutions who support, them rely on, it may discourage new investments in rental housing.

We remain concerned that the current proposal as presented by City of Richmond staff will result in a devaluation of rental properties. There are unintended consequences to reductions in property values; builders use the value of their sites to leverage loans for future projects. If their portfolios are worth less, their borrowing capacity to invest in new projects and upgrading existing buildings is also reduced.

Despite these concerns, we were encouraged by the discussion on November 2; there was a recognition by staff that the proposed change in zoning would have a financial impact on some property owners. We were also supportive of the exploration of methods to compensate owners for potential losses. UDI would be pleased to work with staff to develop this proposal further.

To support any discussions of compensation, and better inform property owners of the impact of the proposed changes, we strongly reiterate the need for detailed financial analysis to be conducted on these 60 sites. A third-party financial analysis would better inform the City, the affected property owners, and the public regarding impacts of this zoning change.

We thank staff again for meeting with UDI and other organizations regarding these proposals, and ask that you consider our recommendations as you advance this proposal. UDI would be pleased to continue these discussions and we look forward to working with Richmond on this and other initiatives.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anne McMullin', with a stylized flourish at the end.

Anne McMullin
President & CEO



November 17th, 2020

Diana Nikolic
Senior Planner (Urban Design)
Policy Planning Department
City of Richmond
Delivered Electronically (dnikolic@richmond.ca)

Further to your meeting with Richmond Chamber of Commerce (RCC) senior staff on Monday, November 2, 2020, the Richmond Chamber of Commerce wishes to restate some key points, as work on the City of Richmond's residential rental tenure zoning continues. As appropriate, we intend to reiterate these concerns to Mayor & Council before this issue is back on the agenda in Q1 2021.

The RCC recognizes Council's intent to preserve and expand affordable housing stock in Richmond. This is a goal we share. While well intentioned, we believe the proposed rezoning of the 60 properties in this initial proposal may have an adverse effect on the current situation. We believe that the following actions would provide greater clarity to Mayor & Council when making this critical decision:

1. Conduct a third-party value loss consultation

Rezoning these 60 properties under residential rental tenure zoning will change the value of the properties. This will impact the owners' ability to finance major repairs, and any future redevelopment, as the properties age, or as the landlord wishes to redevelop with greater density. The City of New Westminster faced legal challenges when bringing in a similar program. It is prudent for the City of Richmond to be aware of the financial impact this proposal will have on current property owners.

2. Plan to make owners whole

The landlords in question will be facing a potentially large loss in value of their property. The City of Richmond should have a plan to make these owners whole regarding the loss of value on their investment. Our members rely on a stable regulatory framework in which land is not devalued arbitrarily by governments. This is a key factor in their ability to obtain funding for projects. If rental-tenure zoning is imposed without substantial incentives and a stable regulatory framework, it will discourage investment in new rental homes-the opposite of the desired outcome.

3. Reconsider existing mechanisms for preserving and expanding rental housing stock

The Official Community Plan already protects residential rental housing units through its no net loss 1:1 rental policy. Why not use that existing tool to preserve rental units, while incentivizing the creation of new, modern market rental? While density is the most effective incentive for rental provision, it cannot always be provided in sufficient quantities due to Richmond's unique height and depth constraints. Other incentives, such as lower parking minimums could be used to support more rental development.

In closing, there has recently been a major shift in the real estate market. It is crucial that municipalities across the region recognize this change when crafting policies that could unintentionally strain the viability of desired projects. It is imperative that bold incentives be provided to rental builders if Richmond wants to aggressively achieve its goal of building more rental homes. For over 30 years, the development of new rental housing has fallen behind demand. There simply aren't enough economic incentives to build purpose-built rentals over strata market housing. However, Vancouver, Seattle and Kelowna have all recently used substantial incentives to tip the scales in favour of more rental stock, and that has worked very well. Richmond should follow suit.

Thank you for your time and consideration,



Brian Corcoran
Chair, Richmond Chamber of Commerce

ATTACHMENT 3

Municipal Approaches Survey Summary (Using Zoning to Preserve and Protect Existing Rental Housing Sites)

Municipality Name	Does your municipality currently use rental tenure zoning to preserve and protect existing rental housing?	Does the application of rental tenure zoning to preserve and protect existing rental housing include incentives?	How many sites were secured as rental housing sites
Richmond	Bylaw amendments are proposed to preserve and protect 60 existing, purpose-built, 100 percent rental housing sites	Secured rental housing is eligible for the following incentives: <ul style="list-style-type: none"> • Parking reductions • Exempt from public art and community planning contributions • Fast Track processing 	Proposed: 60 sites (approximately 4,125 units) including: <ul style="list-style-type: none"> • Market rental housing (not strata titled) 21 sites (approximately 1,711 units) • Non-market housing (not including LEMR, Kiwanis/Storeys): 22 sites (approximately 1,425 units) • Cooperative housing: 17 sites (approximately 989 units)
Burnaby	No	N/A	N/A
Coquitlam	No	N/A	N/A
Delta	No	N/A	N/A
Kelowna	No	N/A	N/A
New Westminster	Yes	No	18 sites (approximately 253 units) including: <ul style="list-style-type: none"> • 6 privately owned sites developed with strata titled rental buildings (approximately 230 units). • 12 city-owned properties (approximately 23 units)¹
North Vancouver	No	N/A	N/A
Surrey	No	N/A	N/A
Vancouver	No	N/A	N/A
Victoria	No	N/A	N/A

¹ Rezoning was upheld by a March 30, 2021 Supreme Court of British Columbia ruling

List of Zones Proposed to be Amended by Bylaw 10014

- Low Density Townhouses (RTL1, RTL2, RTL3, RTL4);
- Low Density Low Rise Apartments (RAL1, RAL2);
- Medium Density Low Rise Apartments (RAM1, RAM2, RAM3);
- Steveston Commercial (CS2, CS3);
- Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5);
- Town Housing (ZT28) – Odlinwood (West Cambie);
- Town Housing (ZT38) – Williams Road (Shellmont);
- Town Housing (ZT75) – Rosewood (Blundell);
- Town Housing (ZT76) – Steveston;
- Town Housing (ZT78) – Thompson and Steveston;
- Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre);
- Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre);
- Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre);
- Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre);
- Commercial Mixed Use (ZMU18) – The Gardens (Shellmont); and
- Non-Profit Residential (ZR3) – Williams Road (Seafair).



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10014
(Residential Rental Tenure)**

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

- 1) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- a) adding the following new definition in the correct alphabetical order:

“Cooperative housing unit	means a dwelling unit in a multi-family residential development owned and operated by a housing cooperative association incorporated under the <i>Cooperative Association Act</i> , as may be amended or replaced from time to time.”
----------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

- b) adding the following new definition in the correct alphabetical order:

“Non-market housing unit	means a dwelling unit that
	<p>a) has received upfront (capital) and/or ongoing (operating) direct government funding,</p> <p>b) has a rental rate at or below average rent in the City of Richmond as defined by the Canada Mortgage and Housing Corporation, or such other national governmental housing agency as may replace the Canada Mortgage and Housing Corporation, and</p> <p>c) is targeted for occupancy by households who earn less than median income.”</p>

- c) adding the following new definition in the correct alphabetical order:

“Residential rental tenure

means, in relation to a **dwelling unit** in a multi-family residential **building**,

- a) occupancy of a **dwelling unit**, including a **market rental unit** or **non-market housing unit**, governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time;
- b) occupancy of a **non-market housing unit** governed by a tenancy agreement which may or may not be subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time, and where the landlord is B.C. Housing Management Commission or a non-profit society incorporated under the *Societies Act* (BC), as may be amended or replaced from time to time, where the society’s objectives include the provision of rental housing; and
- c) occupancy of a **cooperative housing unit**.”

- 2) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)] by adding a new Section 8.6.11 as follows, and renumbering the remaining sections accordingly:

“8.6.11 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.
- 2. Notwithstanding Section 8.6.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 11631 7th Avenue
P.I.D. 000-708-461
Parcel One Sections 3 and 4 Block 3 North Range 7 West New Westminster District Reference Plan 68273
 - b) 10771 Auburn Drive
P.I.D. 003-434-508
Lot 455 Section 26 Block 4 North Range 6 West New Westminster District Plan 64064

- c) 6071 Azure Road
P.I.D. 002-379-953
Lot 592 Section 7 Block 4 North Range 6 West New Westminster
District Plan 25611
- d) 6600 Barnard Drive
P.I.D. 018-683-312
Lot 9 Section 10 Block 4 North Range 7 West New Westminster
District Plan LMP15854
- e) 12060 Bath Road
P.I.D. 004-263-430
Lot 45 Section 30 Block 5 North Range 5 West New Westminster
District Plan 15861
- f) 12211 Cambie Road
P.I.D. 011-302-984
Lot 1 Section 30 Block 5 North Range 5 West New Westminster
District Plan 78015
- g) 12551 Cambie Road
P.I.D. 003-472-175
Lot 153 Section 30 Block 5 North Range 5 West New Westminster
District Plan 64669
- h) 12571 Cambie Road
P.I.D. 003-472-183
Lot 154 Section 30 Block 5 North Range 5 West New Westminster
District Plan 64669
- i) 4080 Garry Street
P.I.D. 012-966-452
Lot 1 Section 2 Block 3 North Range 7 West New Westminster
District Plan 80334
- j) 10771 Gilbert Road
P.I.D. 005-655-382
Parcel "One" Section 31 Block 4 North Range 6 West New Westminster
District Reference Plan 73256
- k) 12055 Greenland Drive
P.I.D. 002-394-120
Lot 258 Section 30 Block 5 North Range 5 West New Westminster
District Plan 66221

- l) 10000 Kilby Drive
P.I.D. 018-199-879
Lot 1 Section 26 Block 5 North Range 6 West New Westminster
District Plan LMP9881
 - m) 7251 Langton Road
P.I.D. 003-460-525
Lot 319 Section 13 Block 4 North Range 7 West New Westminster
District Plan 49467
 - n) 6800 Lynas Lane
P.I.D. 003-657-248
Lot 784 Section 12 Block 4 North Range 7 West New Westminster
District Plan 65642
 - o) 3640 No. 5 Road
P.I.D. 009-408-533
Parcel “One” Section 30 Block 5 North Range 5 West New
Westminster District Reference Plan 76547
 - p) 2960 Steveston Highway
P.I.D. 005-318-378
Parcel “One” Section 33 and 34 Block 4 North Range 7 West and
Section 3 and 4 Block 3 North Range 7 West New Westminster
District Plan 72974
 - q) 12411 Trites Road
P.I.D. 010-542-639
Lot D Section 12 Block 3 North Range 7 West New Westminster
District Plan 77442”
- 3) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.10 [Low Density Low Rise Apartments (RAL1, RAL2)] by adding a new Section 8.10.11 as follows, and renumbering the remaining sections accordingly:

“8.10.11 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.
- 2. Notwithstanding Section 8.10.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 11671, 11673 and 11675 7th Avenue
P.I.D. 004-866-711
Lot 153 Section 4 Block 3 North Range 7 West New Westminster
District Plan 54197

- b) 3851 Francis Road
P.I.D. 003-474-348
Lot 2 Section 22 Block 4 North Range 7 West New Westminster
District Plan 20670
 - c) 7500 Francis Road
P.I.D. 004-174-887
Parcel “A” (Reference Plan 61175) of Lots 8, 9, 10, 11 and 12
Section 29 Block 4 North Range 6 West New Westminster District
Plan 11272”
- 4) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.11 [Medium Density Low Rise Apartments (RAM1, RAM2, RAM3)] by adding a new Section 8.11.11 as follows, and renumbering the remaining sections accordingly:

“8.11.11 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.
- 2. Notwithstanding Section 8.11.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 6051 Azure Road and 6800 Westminister Highway
P.I.D. 003-586-162
Lot 591 Section 7 Block 4 North Range 6 West New Westminster
District Plan 25611
 - b) 8631 Bennett Road
P.I.D. 002-070-383
Lot 394 Section 16 Block 4 North Range 6 West New Westminster
District Plan 66963
 - c) 8640 Bennett Road
P.I.D. 010-469-443
Lot D (AB39935) Block C Section 16 Block 4 North Range 6 West
New Westminster District Plan 1262
 - d) 8711 Bennett Road
P.I.D. 000-868-281
Parcel “385” Section 16 Block 4 North Range 6 West New
Westminster District Plan 63504
 - e) 4100 Chatham Street
P.I.D. 002-143-496
Parcel 23 Section 11 Block 3 North Range 7 West New Westminster
District Reference Plan 66733

- f) 8251 Cook Road
P.I.D. 004-926-498
Lot 190 Except: Part Subdivided by Plan 57261, Section 9 Block 4
North Range 6 West New Westminster District Plan 56177
- g) 7700 Francis Road
P.I.D. 006-719-368
Lot 179 Section 29 Block 4 North Range 6 West New Westminster
District Plan 43246
- h) 4200 Garry Street
P.I.D. 006-091-466
Parcel One Section 2 Block 3 North Range 7 West New Westminster
District Reference Plan 73640
- i) 8191 General Currie Road
P.I.D. 012-484-369
Parcel "One" Section 16 Block 4 North Range 6 West New
Westminster District Reference Plan 79666
- j) 8700 General Currie Road
P.I.D. 017-346-720
Parcel One Section 16 Block 4 North Range 6 West New
Westminster District Reference Plan LMP445
- k) 6211, 6311, 6411 and 6511 Gilbert Road
P.I.D. 002-514-605
Lot 589 Section 7 Block 4 North Range 6 West New Westminster
District Plan 25611
- l) 7120 Gilbert Road and 7151 Moffatt Road
P.I.D. 002-241-391
Lot 1 Section 17 Block 4 North Range 6 West New Westminster
District Reference Plan 70265
- m) 8520 Granville Avenue
P.I.D. 002-119-951
Lot 393 Section 16 Block 4 North Range 6 West New Westminster
District Plan 66963
- n) 6451 Minoru Boulevard
P.I.D. 004-932-382
Lot 44 Section 8 Block 4 North Range 6 West New Westminster
District Plan 29965

- o) 6551 Minoru Boulevard
P.I.D. 004-134-516
Lot 43 Section 8 Block 4 North Range 6 West New Westminster
District Plan 29965
- p) 7460 Moffatt Road
P.I.D. 008-260-567
Parcel "A" Section 17 Block 4 North Range 6 West New
Westminster District Reference Plan 75487
- q) 7660 Moffatt Road
P.I.D. 000-557-528
Parcel 141 Section 17 Block 4 North Range 6 West New
Westminster District Plan 66982
- r) 11131 No. 1 Road
P.I.D. 019-046-707
Lot 2 Section 3 Block 3 North Range 7 West New Westminster
District Plan LMP19873
- s) 11820 No. 1 Road
P.I.D. 001-431-030
Lot 2 Section 2 Block 3 North Range 7 West New Westminster
District Plan 69234
- t) 10100 No. 3 Road
P.I.D. 014-178-338
Lot 457 Except: Firstly: Part Subdivided by Plan 39227 and
Secondly: Parcel "D" (Bylaw Plan 56046), Section 33 Block 4 North
Range 6 West New Westminster District Plan 37887
- u) 8720 Railway Avenue
P.I.D. 000-596-566
Lot 243 Section 24 Block 4 North Range 7 West New Westminster
District Plan 67942
- v) 12500 Trites Road
P.I.D. 017-612-233
Lot 1 Section 12 Block 3 North Range 7 West New Westminster
District Plan LMP2664
- w) 8500 Westminster Highway
P.I.D. 003-834-638
Lot 194 Section 9 Block 4 North Range 6 West New Westminster
District Plan 58471

- x) 8911 Westminster Highway
P.I.D. 017-240-107
Lot 1 Sections 3 and 4 Block 4 North Range 6 West New Westminster District Plan LMP69”

- 5) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.2 [Steveston Commercial (CS2, CS3)] by adding a new Section 9.2.11 as follows, and renumbering the remaining sections accordingly:

“9.2.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.”
2. Notwithstanding Section 9.2.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 12020 1st Avenue
P.I.D. 009-712-178
Parcel A Section 10 Block 3 North Range 7 West New Westminster District Reference Plan 76840”

- 6) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.4 [Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5)] by adding a new Section 9.4.11 as follows, and renumbering the remaining sections accordingly:

“9.4.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.”
2. Notwithstanding Section 9.4.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 7260 Granville Avenue
P.I.D. 007-849-346
Parcel “1” Section 17 Block 4 North Range 6 West New Westminster District Reference Plan 74871”

- 7) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.28 [Town Housing (ZT28) – Odlinwood (West Cambie)] by adding a new Section 17.28.11 as follows, and renumbering the remaining sections accordingly:

“17.28.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.

2. Notwithstanding Section 17.28.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:

- a) 10711 Shepherd Drive
P.I.D. 024-726-168
Lot B Section 35 Block 5 North Range 6 West New Westminster
District Plan LMP45255”

- 8) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.38 [Town Housing (ZT38) – Williams Road (Shellmont)] by adding a new Section 17.38.11 as follows, and renumbering the remaining sections accordingly:

“17.38.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 17.38.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 11020 Williams Road
P.I.D. 024-691-372
Lot A Section 36 Block 4 North Range 6 West New Westminster
District Plan LMP44354”

- 9) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.75 [Town Housing (ZT75) – Rosewood (Blundell)] by adding a new Section 17.75.11 as follows, and renumbering the remaining sections accordingly:

“17.75.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.”
2. Notwithstanding Section 17.75.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 6220 Blundell Road
P.I.D. 003-549-496
Lot 141 Except: Part Subdivided by Plan 48878, Section 19 Block 4
Range 6 West New Westminster District Plan 48423
 - b) 8220 No. 2 Road
P.I.D. 003-549-577
Lot 139 Section 19 Block 4 North Range 6 West New Westminster
District Plan 48423

- c) 8280 No. 2 Road
P.I.D. 003-549-615
Lot 138 Section 19 Block 4 North Range 6 West New Westminster
District Plan 48423”

- 10) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.76 [Town Housing (ZT76) – Steveston] by adding a new Section 17.76.11 as follows, and renumbering the remaining sections accordingly:

“17.76.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.”
2. Notwithstanding Section 17.76.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 4340 Steveston Highway
P.I.D. 004-108-094
Lot 390 Section 2 Block 3 North Range 7 West New Westminster
District Plan 46799”

- 11) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.78 [Town Housing (ZT78) – Thompson and Steveston] by adding a new Section 17.78.11 as follows, and renumbering the remaining sections accordingly:

“17.78.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 17.78.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 4160 Bonavista Drive
P.I.D. 003-862-216
Lot 887 Section 35 Block 4 North Range 7 West New Westminster
District Plan 57562”

- 12) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.33 [Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre)] by adding a new Section 18.33.11 as follows, and renumbering the remaining sections accordingly:

“18.33.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.

2. Notwithstanding Section 18.33.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 6780 and 6880 Buswell Street and 8200 and 8300 Park Road
P.I.D. 003-590-046
Parcel “L” (Reference Plan 49395) Section 9 Block 4 North Range 6
West New Westminster District Plan 302”
- 13) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.34 [Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre)] by adding a new Section 18.34.11 as follows, and renumbering the remaining sections accordingly:

“18.34.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 18.34.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 8540 Westminster Highway
P.I.D. 003-605-779
Lot 40 Section 9 Block 4 North Range 6 West New Westminster
District Plan 53874”
- 14) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.35 [Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre)] by adding a new Section 18.35.11 as follows, and renumbering the remaining sections accordingly:

“18.35.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 18.35.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 8291 Bennett Road
P.I.D. 001-435-388
Lot 373 Section 16 Block 4 North Range 6 West New Westminster
District Plan 55806
 - b) 8351 Bennett Road
P.I.D. 000-965-031
Lot 374 Section 16 Block 4 North Range 6 West New Westminster
District Plan 55806”
- 15) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.36 [Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre)] by adding a new Section 18.36.11 as follows, and renumbering the remaining sections accordingly:

“18.36.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
 2. Notwithstanding Section 18.36.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 8660 Westminster Highway
P.I.D. 003-680-282
Lot 188 Section 9 Block 4 North Range 6 West New Westminster
District Plan 55677”
- 16) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 20.18 [Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)] by adding a new Section 20.18.11 as follows, and renumbering the remaining sections accordingly:

“20.18.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
 2. Notwithstanding Section 20.18.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 10820 No. 5 Road
P.I.D. 028-631-561
Lot C Section 31 Block 4 North Range 5 West New Westminster
District Plan EPP12978”
- 17) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 21.3 [Non-Profit Residential (ZR3) – Williams Road (Seafair)] by adding a new Section 21.3.11 as follows, and renumbering the remaining sections accordingly:

“21.3.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 21.3.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 4771 Williams Road
P.I.D. 024-861-006
Lot B Section 26 Block 4 North Range 7 West New Westminster
District Plan LMP47563”

- 18) This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10014”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>JH</i>
APPROVED by Director or Solicitor <i>JA</i>

MAYOR

CORPORATE OFFICER