



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, January 9, 2018
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on December 19, 2017.*



NEXT COMMITTEE MEETING DATE

January 23, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **CHILD CARE OPERATOR SELECTION FOR KINGSLEY ESTATES
CHILD CARE FACILITY, 10380 NO. 2 ROAD**
(File Ref. No. 07-3070-01) (REDMS No. 5676024)

PLN-58

See Page PLN-58 for full report

Designated Speaker: Coralys Cuthbert

STAFF RECOMMENDATION

That the YMCA be appointed as the child care operator for the City-owned facility currently under construction at 10380 No. 2 Road, subject to the Society entering into a lease for the facility that is satisfactory to the City, as outlined in the report titled “Child Care Operator Selection for Kingsley Estates Child Care Facility, 10380 No. 2 Road,” dated December 11, 2017, from the Manager of Community Social Development.



2. **CULTURAL HARMONY PLAN: GUIDING PRINCIPLES**

(File Ref. No. 07-3000-01) (REDMS No. 5643584 v. 5)

PLN-67

See Page PLN-67 for full report

Designated Speaker: Paul Penner

STAFF RECOMMENDATION

- (1) *That the Guiding Principles detailed in the staff report titled “Cultural Harmony Plan: Guiding Principles,” dated December 14, 2017, from the Manager, Community Social Development, be endorsed; and*
- (2) *That the Guiding Principles be used to inform the strategic directions and actions of the draft Cultural Harmony Plan.*



3. **DRAFT AFFORDABLE HOUSING STRATEGY 2017-2027**

(File Ref. No. 08-4057-01) (REDMS No. 5657869 v. 13)

PLN-71

See Page PLN-71 for full report

Designated Speaker: Joyce Rautenberg

STAFF RECOMMENDATION

- (1) *That the recommended draft Affordable Housing Strategy 2017-2027 as outlined in the staff report titled, “Draft Affordable Housing Strategy 2017-2027”, dated December 14, 2017 from the Manager, Community Social Development, be endorsed for the purpose of seeking public feedback on the implementation plan and future actions in the draft Affordable Housing Strategy 2017-2027; and*

- (2) *That the final Affordable Housing Strategy 2017-2027, including the results of the consultation, be reported back to Planning Committee at a later date.*



PLANNING AND DEVELOPMENT DIVISION

4. **APPLICATION BY PIETRO NARDONE TO REZONE THE WEST PORTIONS OF 7151, 7171, 7191, 7211, 7231, AND 7251 BRIDGE STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE)" ZONE; AND TO REZONE THE EAST PORTION OF 7191 BRIDGE STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "SINGLE DETACHED (RS2/C)" ZONE**

(File Ref. No. 12-8060-20-009796; RZ 16-732490) (REDMS No. 5500172)

PLN-114

See Page PLN-114 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9796, for the rezoning of the west portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) - South McLennan (City Centre)" zone; and to rezone the east portion of 7191 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/C)" zone, be introduced and given first reading.



5. **APPLICATION BY PIETRO NARDONE FOR REZONING AT 7320, 7340 AND 7360 ASH STREET FROM "SINGLE DETACHED (RS1/F)" ZONE TO "SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)" ZONE**

(File Ref. No. 12-8060-20-009784; RZ 16-738953) (REDMS No. 5596252)

PLN-140

See Page PLN-140 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9784, for the rezoning of the east portions of 7320, 7340 and 7360 Ash Street from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)”, be introduced and given first reading.



6. **APPLICATION BY 0951705 BC LTD. FOR REZONING AT 8871, 8891, 8911, 8931, 8951, 8971 AND 8960 DOUGLAS STREET FROM THE “LIGHT INDUSTRIAL (IL)” ZONE AND “AUTO-ORIENTED COMMERCIAL (CA)” ZONE TO A NEW “COMMERCIAL (ZC45) – BRIDGEPORT VILLAGE” ZONE**

(File Ref. No. 12-8060-20-009815; RZ 15-704980) (REDMS No. 5687131)

PLN-164

See Page PLN-164 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9815 to create the “Commercial (ZC45) – Bridgeport Village” zone, and to rezone 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street from the “Light Industrial (IL)” zone and the “Auto-Oriented Commercial (CA)” zone to the new “Commercial (ZC45) – Bridgeport Village” zone, be introduced and given first reading.



7. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, December 19, 2017

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves (entered at 4:01 pm)
Mayor Malcolm Brodie

Also Present: Councillor Carol Day

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 December 5, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

January 9, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

Planning Committee
Tuesday, December 19, 2017

COMMUNITY SERVICES DIVISION

1. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE (RCSAC) 2017 ANNUAL REPORT AND 2018 WORK PROGRAM**
(File Ref. No. 07-3000-01) (REDMS No. 5653938)

The Chair acknowledged the outgoing RCSAC Co-Chair, Alex Nixon and the incoming RCSAC Co-Chair Lonnie Belfer and thanked the committee for their work in the community.

It was moved and seconded

That the staff report titled "Richmond Community Services Advisory Committee (RCSAC) 2017 Annual Report and 2018 Work Program," dated November 27, 2017, from the Manager of Community Social Development, be approved.

CARRIED

Cllr. Steves entered the meeting (4:01 p.m.).

2. **HOUSING AGREEMENT BYLAW NO. 9794 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 6840, 6860 NO. 3 ROAD AND 8051 ANDERSON ROAD**
(File Ref. No. 08-4057-01) (REDMS No. 5654965 v. 3)

It was moved and seconded

That Housing Agreement (6840, 6860 No. 3 Road and 8051 Anderson Road) Bylaw No. 9794 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit DP 15-708092.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY POLYGON DEVELOPMENT 302 LTD. FOR REZONING AT 9211/9251/9271/9291 ODLIN ROAD FROM SINGLE DETACHED (RS1/F) TO LOW RISE APARTMENT (ZLR31)**
(File Ref. No. 12-8060-20-009755; RZ 17-778596) (REDMS No. 5505704 v. 5)

David Brownlee, Planner 2, reviewed the application, noting that there will be 13 residential units and a mix of proposed unit types allocated for affordable housing.

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Discussion ensued with regard to allocating affordable housing units suitable for families and the site's connection to the Alexandra District Energy Utility.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9755 to create the "Low Rise Apartment (ZLR31)" zone, and to rezone 9211/9251/9271/9291 Odlin Road from "Single Detached (RS1/F)" zone to "Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)" zone, be introduced and given first reading.

CARRIED

4. **APPLICATION BY CONCORD PACIFIC FOR REZONING AT 8511 CAPSTAN WAY, 3280 AND 3360 NO. 3 ROAD, AND 3131 SEXSMITH ROAD FROM SINGLE DETACHED (RS1/F), ROADSIDE STAND (CR), AUTO-ORIENTED COMMERCIAL (CA), AND GAS AND SERVICE STATIONS (CG1) TO RESIDENTIAL/LIMITED COMMERCIAL AND ARTIST RESIDENTIAL TENANCY STUDIO UNITS (ZMU25) - CAPSTAN VILLAGE (CITY CENTRE) AND SCHOOL AND INSTITUTIONAL USE (SI)**

(File Ref. No. 12-8060-20-009780; RZ 17-769242) (REDMS No. 5677534 v. 2)

Suzanne Carter-Huffman, Planner 3, reviewed the application, highlighting the following:

- the site consists of three parcels with proposals for office, commercial, and residential uses, along with new City parkland;
- the proposed development will include the expansion of the existing City-owned neighbourhood park;
- development of the site is coordinated with the development of the future Canada Line Capstan Station and the developers will provide a contribution towards the station's development;
- Hazelbridge Way will be extended and frontage improvements are proposed for the site;
- two levels of underground parking, short-term public parking and car share parking spaces are proposed for the site;
- there will be 29 residential units and a mix of proposed unit types allocated for affordable housing;
- the proposed development will provide a cash-in-lieu community amenity contribution of approximately \$3.90 million;
- the developer proposes to provide approximately 13,000 ft² towards non-profit arts space; and

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- the proposed development is District Energy Utility ready, will be built to LEED Silver standards, and will include parking for electric vehicles.

Discussion ensued with regard to (i) the potential installation of rooftop solar panels, (ii) the allocation of space for bicycle storage, (iii) the allocation of the various residential unit types for affordable housing and, (iv) the inclusion of affordable housing units suitable for families.

In reply to queries from Committee, staff noted that (i) School District No. 38 was consulted as part of the adoption of the City Centre Area Plan (CCAP) and the proposed development is consistent with the CCAP, (ii) the City will lead the design for the proposed park expansion, and (iii) the developer will choose the community organization to manage the proposed non-profit arts space.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9780, to amend the site-specific "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)" zone to include 8511 Capstan Way, 3280 and 3360 No. 3 Road, and 3131 Sexsmith Road and for rezoning of 8511 Capstan Way, 3280 and 3360 No 3 Road, and 3131 Sexsmith Road from "Single Detached (RS1/F)", "Roadside Stand (CR)", "Auto-Oriented Commercial (CA)", and "Gas and Service Stations (CG1)" to "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)" and "School and Institutional Use (SI)", be introduced and given first reading.

CARRIED

5. APPLICATION BY BENE NO. 4 DEVELOPMENT LTD. FOR REZONING AT 9980 WESTMINSTER HIGHWAY FROM THE "GAS & SERVICE STATIONS (CG2)" ZONE TO A NEW "TOWN HOUSING (ZT83) - NORTH MCLENNAN (CITY CENTRE)" ZONE

(File Ref. No. 12-8060-20-009812; RZ 16-741722) (REDMS No. 5206079 v. 5)

Diana Nikolic, Senior Planner/Urban Design, reviewed the application, noting that 17 townhouse units and one secondary suite are proposed for the site.

Committee commended staff for their efforts to secure affordable housing units in new developments.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9812, for the creation of a new "Town Housing (ZT83) – North McLennan (City Centre)" zone and for the rezoning of 9980 Westminster Highway from the "Gas & Service Stations (CG2)" zone to the "Town Housing (ZT83) - North McLennan (City Centre)" zone, be introduced and given first reading.

CARRIED

6. RESPONSE TO REFERRAL: OPTIONS TO LIMIT HOUSE SIZE, FARM HOME PLATE AND HOUSE FOOTPRINT

(File Ref. No. 08-4057-10) (REDMS No. 5674238 v. 3)

Supplementary Correspondence received on options to limit house size the Farm Home Plate and the house footprint on agricultural land was distributed on-table (attached to and forming part of these minutes as Schedule 1).

With the aid of a video presentation (copy on-file, City Clerk's Office) and a PowerPoint presentation (attached to and forming part of these minutes as Schedule 2), John Hopkins, Planner 3, commented on (i) the types of septic systems used on agricultural sites in Richmond, (ii) options to include the septic field within the Farm Home Plate, and (iii) options to reduce the house footprint within the farm home plate.

Mr. Hopkins remarked that the consultation process will take place during the first quarter of 2018 and will include (i) mail notices to agricultural property owners, (ii) advertisements in the newspaper and the City website, (iii) a Let's Talk Richmond survey, (iv) a public open house, and (v) a meeting with the Agricultural Advisory Committee.

Discussion ensued with regard to (i) comparing the proposed options with the Provincial guidelines and the regulations of other municipalities, (ii) protecting farmland, (iii) including additional open house sessions in the public consultation process, (iv) including options to permit three level homes on agricultural lots to reduce the house footprint, and (v) clarifying the role of the Province and the City in regulating residential development on agricultural land.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that (i) staff have provided information regarding the proposed Building Permits that include secondary suites, (ii) a house on agricultural land can have a maximum height of 2.5 storeys, (iii) staff can circulate survey questions to Council prior to public consultation, and (iv) additional information can be added to the video presentation prior to public consultation.

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Michelle Lee, Richmond resident, commented on the preservation of farmland and remarked that the septic field should be included in the Farm Home Plate. She added that information on the Provincial guidelines related to the maximum house size on agricultural land should be included in the public consultation package.

John Roston, Richmond resident, referenced his speaking notes (attached to and forming part of these minutes as Schedule 3), and spoke on options to include the septic field within the Farm Home Plate and reduce the house footprint.

Ron Han, 6440 No. 6 Road, commented on the potential impact to the size of the house footprint if the septic field is included within the Farm Home Plate.

It was moved and seconded

- (1) *That the staff report titled "Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint" dated December 13, 2017 from the Director, Development and Senior Manager, Building Approvals be received for information; and*
- (2) *That staff be directed to:*
 - (a) *conduct public consultation regarding the options presented in this report ("Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint") regarding house size, Farm Home Plate and house footprint;*
 - (b) *receive comments regarding Provincial involvement to encourage farming;*
 - (c) *provide a comparison of the proposed options and the Provincial guidelines on the Farm Home Plate and House Footprint; and*
 - (d) *provide sample pictures of houses with the proposed maximum sizes.*

CARRIED

Opposed: Cllr. Loo

7. MANAGER'S REPORT

None.

Planning Committee
Tuesday, December 19, 2017

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:26 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Planning
Committee of the Council of the City of
Richmond held on Tuesday, December 19,
2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Supplementary Correspondence

Planning Committee – December 19, 2018

Item #6 - Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint

1. John Roston
2. Lemar Safi, Matthew Murphy, Shintaro Kawai, and Reid Ong
3. Jim Wright
4. Anne Lerner
5. Andrea Neil and Peter Jamieson
6. Neora Snitz
7. Sue Holland
8. Vivienne Lowenstein
9. Noel Eaton
10. Neva Bruce
11. Lydia Rozental
12. Margot Spronk
13. Mandi Morgan, Bill Morgan and John Baines
14. Glenda Roach
15. Doris Bruce
16. Janet Yee
17. Kenny Hall
18. Yvonne Bell
19. Ruth Singer
20. Jennifer Rogerson
21. Laura Gillanders

Biason, Evangel

Subject: FW: Planning Committee Meeting - December 19, 2017
Attachments: Planning Committee Roston Submission Dec. 19 2017.pdf

----- Original message -----

From: "John Roston, Mr" <john.roston@mcgill.ca>
Date: 2017-12-18 1:33 PM (GMT-08:00)
To: "McPhail, Linda" <LMcPhail@richmond.ca>, "McNulty, Bill" <BMcNulty@richmond.ca>, "Au, Chak" <CAu@richmond.ca>, "Loo, Alexa" <ALoo@richmond.ca>, "Steves, Harold" <hsteves@richmond.ca>
Cc: "Craig, Wayne" <WCraig@richmond.ca>, "Woo, Gavin" <GWoo@richmond.ca>, "Hopkins, John" <JHopkins@richmond.ca>
Subject: Planning Committee Meeting - December 19, 2017

Dear Councillor McPhail,

A few observations are attached on the most informative staff report entitled "Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint" to be presented at the Planning Committee meeting tomorrow.

john.roston@mcgill.ca
John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254

Options to Limit Farmland House Size, Farm Home Plate and House Footprint
Roston submission to Planning Committee Meeting - December 19, 2017.

This is an excellent staff report on the factors involved in calculating the relationship of house size, septic field size and home plate size. However, the one factor that is less clear in the report is the relationship between house footprint and house size. This ratio is required for us to easily calculate the minimum home plate for a house of a given size. Using the data tables in the report, as explained below, the median ratio of house footprint to house size can be calculated to be 53%. The following questions can then be answered. The calculations are shown at the end of the document.

Question: Can the septic field be included in the home plate?

Answer:

House Size (ft ²)	Farms 0.5 to 2.5 acres	Farms over 2.5 acres
Current Richmond maximum 10,770	No	Yes
Reduce maximum to 6,500 or less	Yes	Yes

Question: What is the home plate requirement including septic field for all farms 0.5 acres or more if the maximum house size is reduced to 6,500 ft² or less?

Answer:

House Size (ft ²)	Required Home Plate (ft ²)
Richmond non-ALR lot maximum: 3,260	5,420
ALR guideline maximum: 5,400	8,970
Reduced maximum: 6,500	10,790

Question: Given that 61% of Richmond's farms are under 2.5 acres, how much of these farms would be covered by the home plate including septic field?

Answer:

House Size (ft ²)	Required Home Plate (ft ²)	Coverage 0.5 acre (%)	Coverage 1 acre (%)	Coverage 2 acres (%)
Rich. non-ALR: 3,260	5,420	25	12	6
ALR max.: 5,400	8,970	41	21	10
6,500	10,790	50	25	12
7,500	12,450	57	29	14
8,500	14,110	not permitted	32	16
Current max.: 10,770	17,880	not permitted	41	21

The smaller the house size, the more chance that a small farm can be profitable. Statistics Canada data shows that a Richmond farm less than 2 acres in size can have a net profit over \$30,000, but it is hard to do that if the house is larger than 5,400 ft².

Note that once a maximum home plate size is selected, nothing forces the property owner to build the maximum permitted house size. A smaller house will allow more space on the home plate for outside recreation.

Public Consultation

it is important to make the options as simple as possible to understand. Data should be kept to the minimum necessary to understand the options. It is also important to add the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes as options.

The public needs explanations of home plate size and the objective of minimizing it, the objective of including the septic field in the home plate and the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes.

The figures in staff reports have used a drawing of a cozy farmhouse no matter the size of the house and home plate under discussion. It is important that the public see what a particular size of house looks like. For example, this is a 5,400 ft² house:



Sample Calculations

In the tables at the end of the report on house development permits issued between April and November 2017, the data in Table 2 for farms of 0.5 acres and above gives the actual house size and house footprint. For the 9 houses listed, the median ratio of house footprint to house size is 53%.

ALR guideline maximum house size (500 sq.m.): 5,400 ft²

House footprint 53%: 2,862 ft²

Septic field size type 2 = 30% of house size: 1,620 ft²

Total house footprint and septic field: 4,482 ft²

Required home plate = 2 x total: 8,970 ft²

House size: 6,500 ft²

House footprint 53%: 3,445 ft²

Septic field size type 2 = 30% of house size: 1,950 ft²

Total house footprint and septic field: 5,395 ft²

Required home plate = 2 x total: 10,790 ft²

MayorandCouncillors

From: Reid Ong <reidong@gmail.com>
Sent: Friday, 15 December 2017 17:05
To: MayorandCouncillors
Subject: Richmond Farmland
Attachments: politician farmland letter.docx; 1.pdf

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Mayor and Councillors
City of Richmond
6911 No Road
Richmond BC V6Y 2C1
Mayorandcouncillors@richmond.ca

lemarsafi10@gmail.com

November 29, 2017

Dear Your Worship Malcolm Brodie,

We are a group of Social Studies 10 students from McMath, who are concerned about the farmland in Richmond. We believe that the construction of large mansions on Richmond's farmland is a poor idea, and that the farmland should be used for agriculture rather than housing. Our main concern is the size of the structures that are being built on fertile agricultural land. Another concern we have is that if workers construct buildings it would destroy much of the soil that farmers need to grow crops.

We wrote to you due to multiple articles read in class that stated that there were many large houses built on farmland. We then began to research further on this subject. When researching on this subject we found out that there was a house holding an illegal casino. We were all shocked by this news, and further researched this topic. Later we found that there were many incidents with people gambling, even a murder on the property. Another reason why we believe we should stop construction of housing on farmland is because we read that there is only 5% of land in British Columbia that has the quality of soil necessary for farming, out of the 1% that can be farmed in Richmond. Furthermore, the construction of these mansions creates difficulty for farmers planting their crops.

We have attached an informational brochure including some important information supporting the reduction of building size on ALR land in Richmond.

We would be pleased if you could help minimize the size of houses or prevent construction on Richmond farmland.

Sincerely,
Lemar Safi, Matthew Murphy, Shintaro Kawai, Reid Ong

att/ farmland brochure

Agricultural Land Reserve: Limit House Sizes

WHAT IS THE ISSUE?



Ten-thousand square-foot mansions are being built on farmland, and still qualify as "farmhouses". These 15-bedroom, 10-car mansions take advantage of the lack of area restriction on houses built on Richmond farmland, and it is not known whether the owners care for the farmland. These houses evade the BC Provincial 15% foreign buyer's residential tax, as well as disregard the Richmond residential lot guidelines and policies, with no consequences. Additionally, some of these houses have been a source for unlawful activity, including one housing operated as an illegal casino, another as a money laundering front.

What do we plan to do?

We plan to have the government implement a moratorium on new applications to build on ALR lots until a new by law is passed limiting the size of these houses to 500 square metres.

Why is

Farming Important?



Farming and agriculture is an integral and substantial part of Canada's economy, essential for the food security of the nation, employing millions and generating billions of dollars in fruit and vegetable produce. Canada ranks fifth in the world in food exports - one of the largest food producers.

Additionally, Canada's farmers are the lead producers of:

- Flaxseed;
- Durum wheat;
- Lentils;
- Canola;
- Pulses;
- Peas; and
- Mustard seed

Support the Petition

Currently, there is an online petition to pass these bylaws. It will take 5,000 votes to complete this petition. If you are a resident of Richmond, please, support the petition against these houses that negatively impact the heart of Canada's economy and enable certain illegal activities. Take a stand to help our beautiful community.

Go to www.change.org to vote.



Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:53
To: 'Jim Wright'
Subject: RE: File 08-4057-10/2017-Vol 01, PLN 250-294 (19 Dec 2017 Planning)

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Jim Wright [<mailto:jamesw8300@shaw.ca>]
Sent: Tuesday, 19 December 2017 02:02
To: Mayor and Councillors
Cc: Richmond FarmWatch
Subject: File 08-4057-10/2017-Vol 01, PLN 250-294 (19 Dec 2017 Planning)

Mayor and Councillors,

Re the stated "Well-Informed Citizenry" goal and the options for the maximum size for ALR farm houses in Richmond (all on page PLN-251 for today's Planning Committee meeting):

If you include the option of 6,500 square feet, please clearly label it as "twice the provincial guideline for Richmond" or "100% larger than the provincial guideline for Richmond."

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:53
To: 'annel200.'
Subject: RE: Overdevelopment Of massive homes/motels(?) on ALR

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: annel200 . [<mailto:annel200@gmail.com>]
Sent: Monday, 18 December 2017 21:54
To: Mayor and Councillors
Subject: Overdevelopment Of massive homes/motels(?) on ALR

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Our reliance on supplies of fruit and vegetables from California may decrease dramatically with the weather problems that they are experiencing. Our rich soils will become an increasingly valuable source of food crops for export and local consumption. Stop paving/destroying this resource.

It is obvious that the builders if these obscenely huge commercial-size structures have no interest in food production. As a result small scale farmers have been losing access to lands to lease for production of food for our tables. We residents are losing out on formerly abundant fresh produce.

Sincerely,
Anne Lerner
12633 No. 2 Road

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:53
To: 'Andrea'
Subject: RE: Please review the bylaw regarding residential development in the Agricultural Zone

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Andrea [<mailto:ajneil@shaw.ca>]
Sent: Monday, 18 December 2017 21:21
To: MayorandCouncillors
Cc: Peter Jamieson
Subject: Please review the bylaw regarding residential development in the Agricultural Zone

Dear Mayor and Councillors,

We are asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Thank you.

Sincerely,
Andrea Neil and
Peter Jamieson
120-5790 Andrews Road
Richmond, BC
V7E 6N7

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:51
To: 'Neora Snitz'
Subject: RE: URGENT

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Neora Snitz [<mailto:n.snitz@gmail.com>]
Sent: Monday, 18 December 2017 20:46
To: Mayor and Councillors
Subject: URGENT

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely, Neora Snitz, 202-11671 7th Ave, Richmond

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:47
To: 'Sue Holland'
Subject: RE: Residential development in the Agricultural zone

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Sue Holland [<mailto:ttsholland@hotmail.com>]
Sent: Monday, 18 December 2017 20:25
To: Mayor and Councillors
Subject: Residential development in the Agricultural zone

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely
Sue Holland
108-4500 Westwater Drive
Steveston BC V7E 6S1

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:47
To: 'Vivienne Lowenstein'
Subject: RE: ALR issue

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Vivienne Lowenstein [<mailto:lowenstein@shaw.ca>]
Sent: Monday, 18 December 2017 20:08
To: MayorandCouncillors
Subject: ALR issue

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,

Vivienne Lowenstein
3371 Richmond Street
Richmond V7E 2V9

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:47
To: 'Noel Eaton'
Subject: RE: Residential Development in the Agricultural Zone

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Noel Eaton [<mailto:noel.eaton@gmail.com>]
Sent: Monday, 18 December 2017 19:45
To: Mayor and Councillors
Subject: Residential Development in the Agricultural Zone

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,
Noel Eaton
12-10680 Springmont Dr.
Richmond, BC, V7E1W1
noel.eaton@gmail.com

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:47
To: 'Neva Bruce'
Subject: RE: A specific request for Our Richmond planning

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Neva Bruce [<mailto:neva.bruce49@gmail.com>]
Sent: Monday, 18 December 2017 19:42
To: Mayor and Councillors
Subject: A specific request for Our Richmond planning

Dear Mayor and Councillors,

I am requesting that when the bylaw for residential development in the Agricultural Zone comes for review, that you follow Ministry of Agriculture guidelines regarding home size.

Larger

Home on agricultural land decrease the agricultural land space. We are fortunate to have farmable land here in Richmond and we need to think of not only ourselves, financial gain and "progress" but the future for our children and their children and the ability to care for ourselves within our community.

Speculation happens on ALR land with each allowed larger home is approved and built on agricultural land as opposed to residential land zones appropriately.

As a city of forward thinking individuals we need to consider the innate value of our limited food-growing abilities that exist uniquely in Richmond.

We have a long history of farming and producing excellent local food ready for consumption; nearly on our doorsteps. Let us not waste the prime soil in the ALR, respect the current Ministry guidelines and maintain reasonable sized homes to ensure there is no further disintegration of our natural resources.

Best regards,
Neva Bruce
11671-No 1 Road
Richmond BC

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:47
To: 'Lydia Rozental'
Subject: RE: Building of mansions on agricultural land

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

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

From: Lydia Rozental [<mailto:lrozental@shaw.ca>]
Sent: Monday, 18 December 2017 18:35
To: Mayor and Councillors
Subject: Building of mansions on agricultural land

Please stop the building of mansions on agricultural land. They destroy fertile soil, use more resources than needed and they become a front for other activities but farming.

Please restore the land to the farmers, not speculators.

With respect and gratitude,

Lydia Rozental

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:47
To: 'Margot Spronk'
Subject: RE: Residential Development in the Agricultural Zone

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Margot Spronk [<mailto:mspronk@shaw.ca>]
Sent: Monday, 18 December 2017 17:28
To: Mayor and Councillors
Subject: Residential Development in the Agricultural Zone

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,
Margot Spronk
#31, 12331 Phoenix Drive,
Richmond, B.C.
V7E 6C3

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:47
To: 'john baines'
Subject: RE: Agricultural mega homes

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: john baines [<mailto:johnbaines@shaw.ca>]
Sent: Monday, 18 December 2017 17:21
To: MayorandCouncillors
Subject: Agricultural mega homes

Dear Mayor and Councillors,

I am asking that as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size. Speculation happens on ALR when larger homes are allowed on agricultural land than on city land. We need to realize the precious resource that exists in Richmond, these soils are prime agricultural land and should be used for growing food not mansions.

Sincerely, Mandi Morgan, Bill Morgan, John Baines

mbrodie@richmond.ca
lmcp hail@richmond.ca
kjohnston@richmond.ca
bmcnulty@richmond.ca
aloo@richmond.ca
cau@richmond.ca
ddang@richmond.ca
cday@richmond.ca
hsteves@richmond.ca

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:47
To: 'glenda roach'
Subject: RE: Prioritize food and soil over mansions

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: glenda roach [<mailto:glenda.w.r@gmail.com>]
Sent: Monday, 18 December 2017 17:23
To: MayorandCouncillors
Subject: Prioritize food and soil over mansions

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,

Glenda

Glenda Roach
10080 Dyke Road
Richmond, B.C. Canada
V7A 2L6

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:46
To: 'Doris Bruce'
Subject: RE: Agricultural Zone Bylaw Review

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Doris Bruce [mailto:doris_bruce@telus.net]
Sent: Monday, 18 December 2017 17:12
To: Mayor and Councillors
Subject: Agricultural Zone Bylaw Review

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. I believe we need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

I attended a council meeting earlier this year when this issue was debated and listened to Richmond planning staff recommend a much smaller housing footprint on agricultural land, than what council decided upon. I am very dismayed by council's decision and recommend that going forward, Ministry of Agriculture guidelines on home size be followed.

Do the right thing, and change the bylaw to ensure we protect our agricultural land for food production, not building mansions!

Sincerely,
Doris Bruce

4531 Mahood Drive
Richmond

Mayor and Councillors

From: Mayor and Councillors
Sent: Tuesday, 19 December 2017 08:46
To: 'Janet Yee'
Subject: RE: No Mansion on Farmland

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Janet Yee [<mailto:janetkyee@gmail.com>]
Sent: Monday, 18 December 2017 17:09
To: Mayor and Councillors
Subject: No Mansion on Farmland

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,
Janet Yee
10619 Shepherd Drive
Richmond, BC.

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:46
To: 'Kenny Hall'
Subject: RE:

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor for this afternoon's Planning Committee meeting. In addition, your email has been forwarded to Gavin Woo, Senior Manager, Building Approvals and Wayne Craig, Director, Development.

Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Kenny Hall [<mailto:kenny.hall84@gmail.com>]
Sent: Monday, 18 December 2017 16:57
To: MayorandCouncillors
Subject:

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,
Kenny Hall
128-5600 Andrews Road
Richmond, BC

--

Be kind whenever possible. It is always possible. His Holiness the Dalai Lama

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 19 December 2017 08:45
To: 'Bell, Yvonne [HSSBC]'
Subject: RE: Easy Urgent letter to Richmond Council re: Mansions on Farmland

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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Thank you again for taking the time to bring your concerns to our attention.

Hanieh Berg | Legislative Services Coordinator
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: Bell, Yvonne [HSSBC] [<mailto:Yvonne.Bell@hssbc.ca>]
Sent: Monday, 18 December 2017 16:55
To: MayorandCouncillors
Subject: Easy Urgent letter to Richmond Council re: Mansions on Farmland

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely, Yvonne Bell, life time Richmond resident.

Yvonne Bell
10431 Mortfield Road
Richmond, BC
V7A 2W1

From: Ruth Singer <sararuthsinger@gmail.com>
Sent: Tuesday, 19 December 2017 11:22
To: MayorandCouncillors
Subject: Large homes on Agricultural Farm Land

Dear Mayor and Council

Have you any idea of what you are doing to our limited farm land?

When all this land is gone you will be wringing your hands at the loss of land and the high price of fruits and vegetables

Have any off you driven down number 4,5,and 6 roads recently? There are monster homes that were and are being built on prime farm land!!

There are also homes that look like mini hotels

Where is our council when all this is going on Whose hand is being crossed with money

When the next election comes up I know who I will not vote for

A speedy reply is requested

Yours truley

Ruth Singer

#421-12931 Railway Ave Richmond

Mayor and Councillors

From: Jennifer Rogerson <jenrogerson@me.com>
Sent: Tuesday, 19 December 2017 10:33
To: Mayor and Councillors
Subject: Concerns regarding Mansions on farm land

Dear Mayor and Councillors,

I am asking, as you review the bylaw regarding residential development in the Agricultural Zone, that you follow Ministry of Agriculture guidelines regarding home size.

Speculation happens on ALR land when larger homes are allowed on agricultural land than on residential land. We need to protect the precious food-growing resource that exists in Richmond - these soils are prime agricultural land and should be used for growing food, not mansions.

Sincerely,
Jennifer Rogerson
2-9339 Alberta Rd
Richmond BC
V6Y 4E3

Mayor and Councillors

From: Laura Gillanders <lauragillanders@gmail.com>
Sent: Tuesday, 19 December 2017 12:13
To: Mayor and Councillors
Cc: Hopkins, John; Brodie, Malcolm; McPhail, Linda; Johnston, Ken; McNulty, Bill; Loo, Alexa; Au, Chak; Dang, Derek; Day, Carol; Steves, Harold; Richmond FarmWatch
Subject: Considerations for Staff Options Planning Meeting December 19, 2017

December 18, 2017

Dear Richmond Mayor and Councillors and Staff,

Thank you for the work you are doing to reduce the residential impact on farmland in Richmond.

The staff report presented for planning today should include more options.

Staff was asked to look at options of reducing house size, reducing home plate, and potential regulations regarding the septic field, and limiting the maximum house footprint.

Staff however presented an option which was outside of what was asked of them which is Option 3 - increasing the home plate to 14,300 sq ft from 10,780 sq ft which is the current bylaw on farms 0.5 - 2.5 acres.

I ask that staff also present an option that shows a 300m² farm house on the 10,780 sq ft home plate, which leaves a very liveable usable amount of space on the home plate with plenty of room for the septic field, recreation, outbuildings, etc.

If staff is showing an option increasing the home plate to accommodate a 6500 sq ft mansion, which is far too big for a small farm, why are we not also looking at an option to further reduce the house to fit the smaller home plate which Richmond was initially so proud of?

A 6500 sq ft house on a 1.5 acre West Richmond vegetable farm guarantees that no farmer will ever live there and eliminates the possibility of the farm being viable. Currently homes on small farms such as these are under 2000 sq ft, and the farm fields begin at approximately 35m. This ensures the farm is profitable—maximized growing space and a small house, leaving room for all the outbuildings and equipment storage, etc., that support the farm.

One size does not fit all in Richmond. A small vegetable farm has different needs.

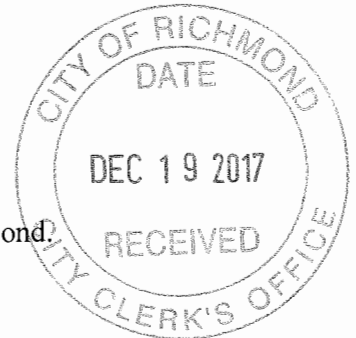
Please add options to keep the multi-tiered sizes:

Farms up to 0.5 acres: Home plate = 50% of lot area, Max house size 300 m² (Initial staff calculation following Ministry Guidelines)

Farms 0.5 - 2.5: Home plate = 1000 m², Max house size 300 m²

Farms over 2.5 acres: Home plate = 10% of lot area up to maximum of ?(1400m²? 2000 m²?)

The idea that a smaller home plate will save more farmland is misguided. A large house on a small home plate does not enhance farming. The home plate, especially on larger farms further away from the city amenities, provide much



needed recreation, garden areas, orchard, outbuildings, storage, etc. The house size is the primary factor for driving up the price of farmland and speculation.

The staff report shows that the large mansions on small farms are not functional.

Please add a request to show option 4 of reducing house size in compliance with the Ministry Guidelines which will be the best option to enhance farming.

Thank you,

Laura Gillanders of Richmond FarmWatch

Options to Limit Farmland House Size, Farm Home Plate and House Footprint
Roston submission to Planning Committee Meeting - December 19, 2017.

This is an excellent staff report on the factors involved in calculating the relationship of house size, septic field size and home plate size. However, the one factor that is less clear in the report is the relationship between house footprint and house size. This ratio is required for us to easily calculate the minimum home plate for a house of a given size. Using the data tables in the report, as explained below, the median ratio of house footprint to house size can be calculated to be 53%. The following questions can then be answered. The calculations are shown at the end of the document.

Question: Can the septic field be included in the home plate?

Answer:

House Size (ft ²)	Farms 0.5 to 2.5 acres	Farms over 2.5 acres
Current Richmond maximum 10,770	No	Yes
Reduce maximum to 6,500 or less	Yes	Yes

Question: What is the home plate requirement including septic field for all farms 0.5 acres or more if the maximum house size is reduced to 6,500 ft² or less?

Answer:

House Size (ft ²)	Required Home Plate (ft ²)
Richmond non-ALR lot maximum: 3,260	5,420
ALR guideline maximum: 5,400	8,970
Reduced maximum: 6,500	10,790

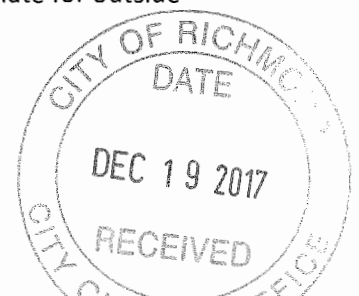
Question: Given that 61% of Richmond's farms are under 2.5 acres, how much of these farms would be covered by the home plate including septic field?

Answer:

House Size (ft ²)	Required Home Plate (ft ²)	Coverage 0.5 acre (%)	Coverage 1 acre (%)	Coverage 2 acres (%)
Rich. non-ALR: 3,260	5,420	25	12	6
ALR max.: 5,400	8,970	41	21	10
6,500	10,790	50	25	12
7,500	12,450	57	29	14
8,500	14,110	not permitted	32	16
Current max.: 10,770	17,880	not permitted	41	21

The smaller the house size, the more chance that a small farm can be profitable. Statistics Canada data shows that a Richmond farm less than 2 acres in size can have a net profit over \$30,000, but it is hard to do that if the house is larger than 5,400 ft².

Note that once a maximum home plate size is selected, nothing forces the property owner to build the maximum permitted house size. A smaller house will allow more space on the home plate for outside recreation.



Public Consultation

it is important to make the options as simple as possible to understand. Data should be kept to the minimum necessary to understand the options. It is also important to add the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes as options.

The public needs explanations of home plate size and the objective of minimizing it, the objective of including the septic field in the home plate and the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes.

The figures in staff reports have used a drawing of a cozy farmhouse no matter the size of the house and home plate under discussion. It is important that the public see what a particular size of house looks like. For example, this is a 5,400 ft² house:



Sample Calculations

In the tables at the end of the report on house development permits issued between April and November 2017, the data in Table 2 for farms of 0.5 acres and above gives the actual house size and house footprint. For the 9 houses listed, the median ratio of house footprint to house size is 53%.

ALR guideline maximum house size (500 sq.m.): 5,400 ft²

House footprint 53%: 2,862 ft²

Septic field size type 2 = 30% of house size: 1,620 ft²

Total house footprint and septic field: 4,482 ft²

Required home plate = 2 x total: 8,970 ft²

House size: 6,500 ft²

House footprint 53%: 3,445 ft²

Septic field size type 2 = 30% of house size: 1,950 ft²

Total house footprint and septic field: 5,395 ft²

Required home plate = 2 x total: 10,790 ft²



Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint

December 19, 2017 Planning Committee

Schedule 2 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, December 19, 2017.

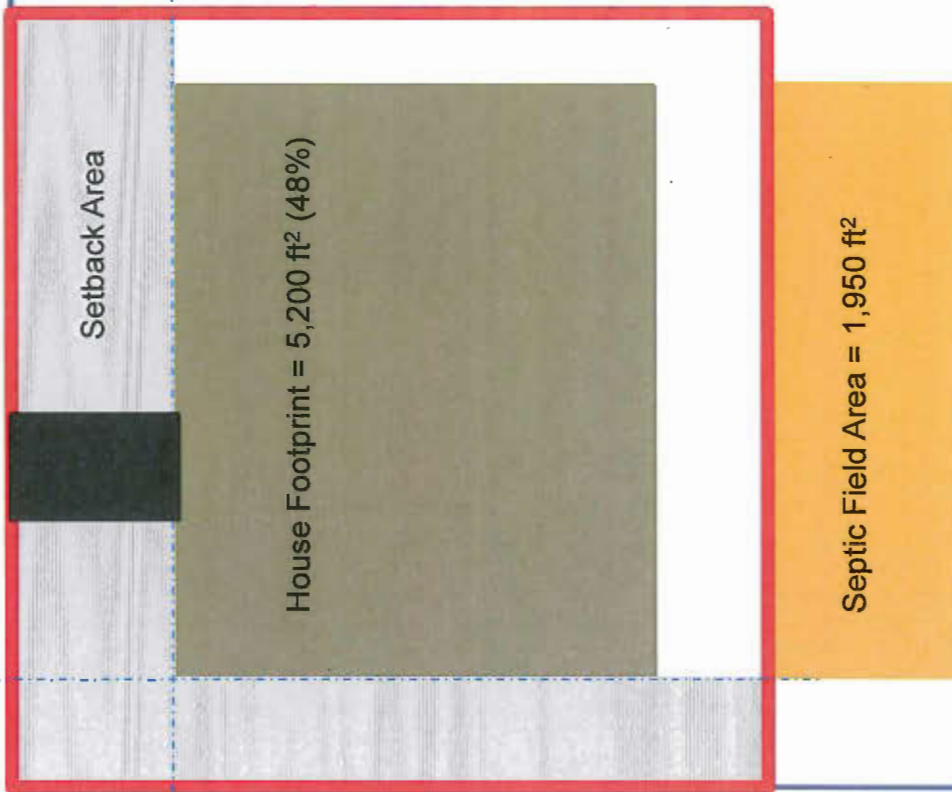
Summary of Septic Systems Used in Richmond

Type	Description	Septic Field Area	Estimated Cost	No. of Septic Systems Installed since 2011
Type 1	Traditional septic tank system that uses gravity fed tank into a septic field. Not commonly used in Richmond due to soil conditions and high water table.	Approximately 50% of the house floor area.	\$10,000 to \$15,000	6 (11% of total)
Type 2	Utilizes a wastewater treatment plant system which then distributes treated effluent into the disposal field. Design and approval is done by an onsite waste water practitioner. Most commonly used system in Richmond.	Approximately 30% of the house floor area as there is a linear correlation between house size and septic field area	\$15,000 to \$25,000	32 (56% of total)
Type 3	Utilizes an enhanced treatment plant and disposal system that is custom designed by a Professional Engineer.	Approximately 25% of the house floor area. No defined linear correlation between house size and septic field area.	\$25,000 to \$50,000+	19 (33% of total)



Option 1a (Referral): 6,500 ft² house

Farm Home Plate Area = 10,780 ft²

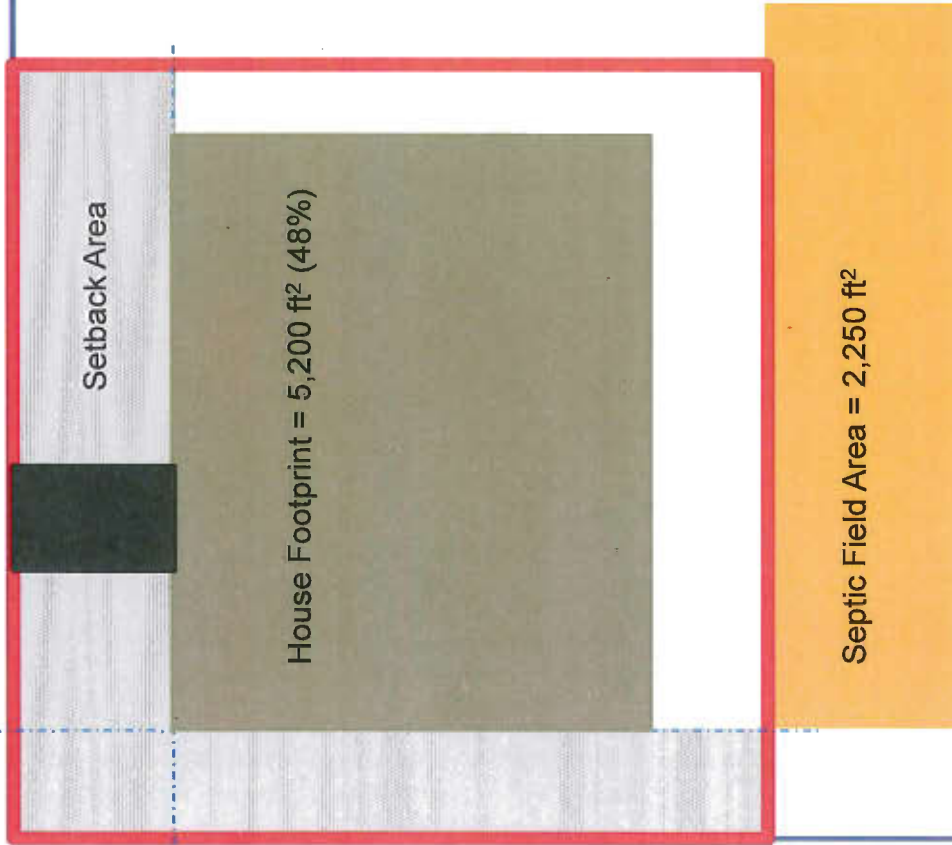


Farming Area



Option 1b (Referral): 7,500 ft² house

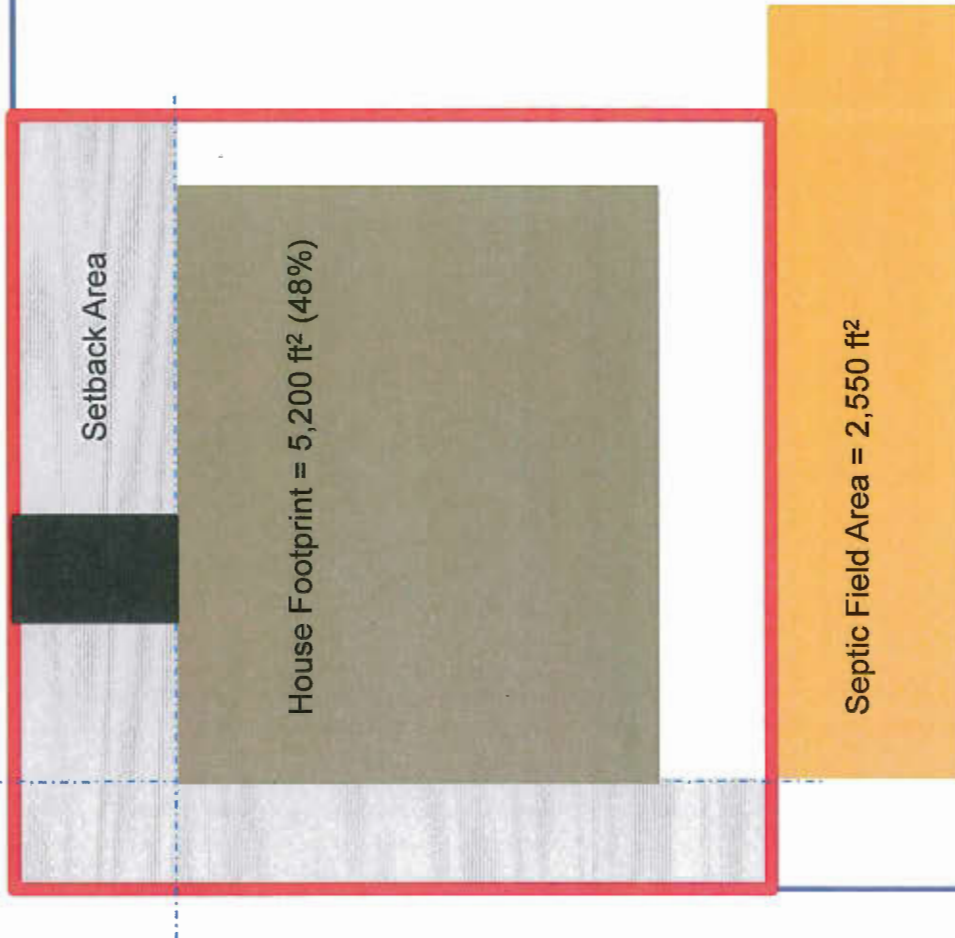
Farm Home Plate Area = 10,780 ft²



Farming Area

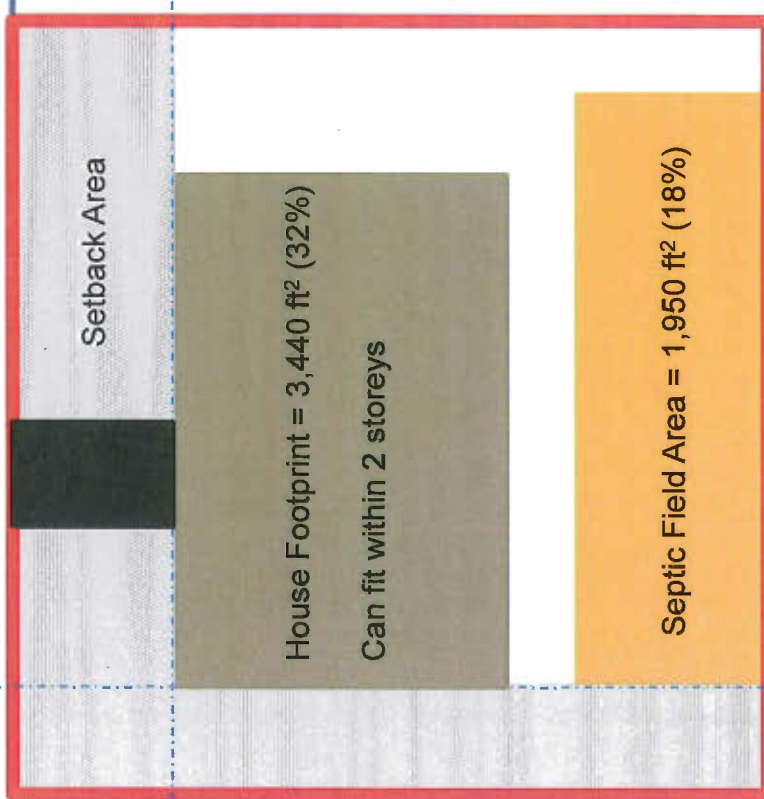
Option 1c (Referral): 8,500 ft² house

Farm Home Plate Area = 10,780 ft²

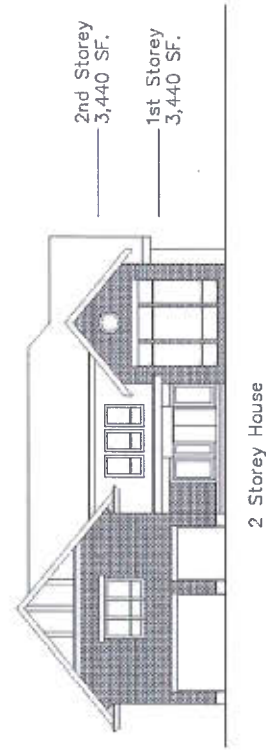


Option 2a (Reduced Footprint):
6,500 ft² house

Farm Home Plate Area = 10,780 ft²

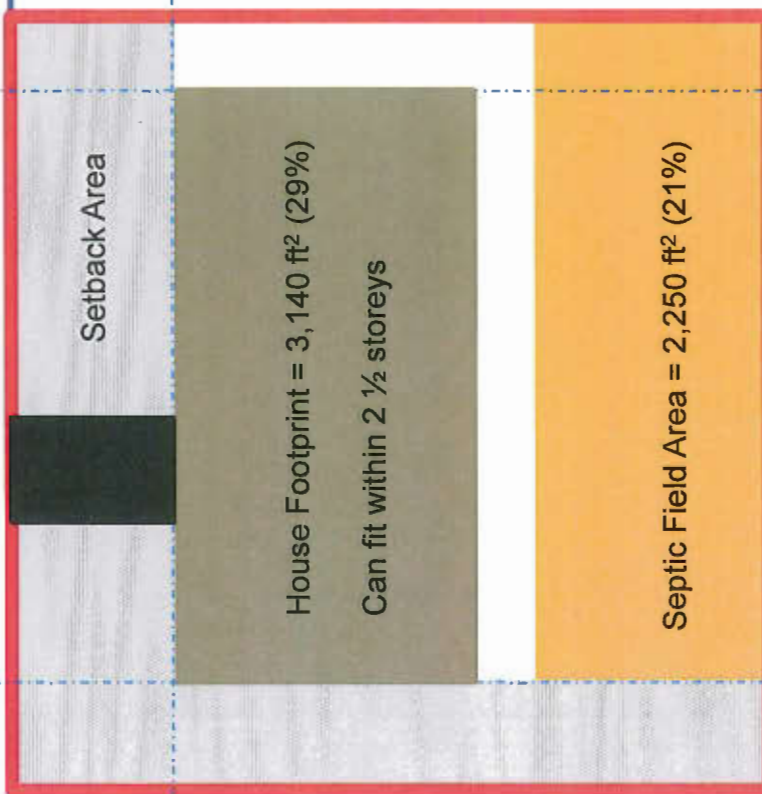


Farming Area

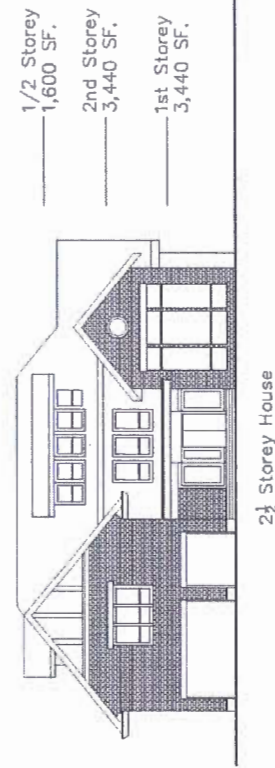


Option 2b (Reduced Footprint):
7,500 ft² house

Farm Home Plate Area = 10,780 ft²

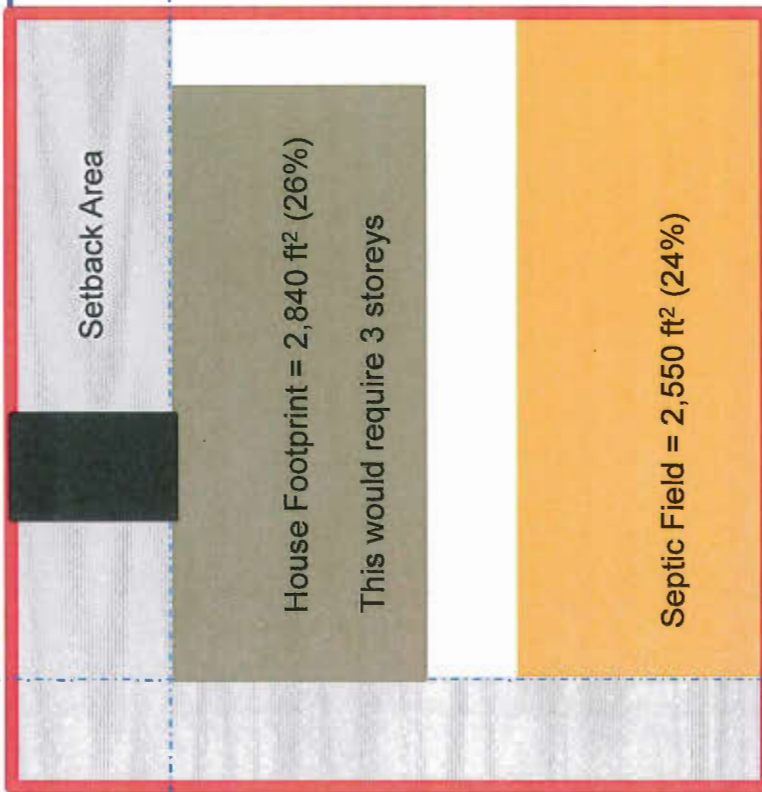


Farming Area

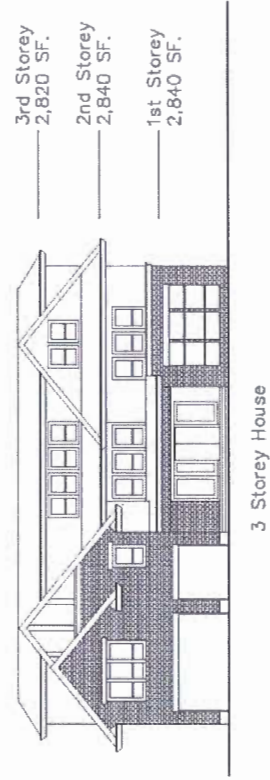


Option 2c (Reduced Footprint):
8,500 ft² house

Farm Home Plate = 10,780 ft²



Farming Area



**Option 3a (Larger Farm Home
Plate): 6,500 ft² house**

Farm Home Plate Area = 14,300 ft²



Farming Area

Option 3b (Larger Farm Home Plate):
7,500 ft² house

Farm Home Plate Area = 14,900 ft²



Setback Area

House Footprint = 5,200 ft² (35%)

Septic Field Area = 2,250 ft² (15%)

Farming Area

Option 3c (Larger Farm Home Plate):

8,500 ft² house

Farm Home Plate Area = 15,500 ft²



Setback Area

House Footprint = 5,200 ft² (34%)

Septic Field Area = 2,550 ft² (16%)

Farming Area



Public Consultation

- January
 - Mailout to property owners in ALR about consultation
 - Newspaper and website ads
- January/February
 - Let's Talk Richmond survey
 - Public Open House
 - Meeting with the Agricultural Advisory Committee
- March
 - Report back to Planning Committee and Council

The 6,050 ft² House

Angus Drive

- 7 bedrooms
- 7 bathrooms



Options to Limit Farmland House Size, Farm Home Plate and House Footprint
Roston submission to Planning Committee Meeting - December 19, 2017.

This is an excellent staff report on the factors involved in calculating the relationship of house size, septic field size and home plate size. However, the one factor that is less clear in the report is the relationship between house footprint and house size. This ratio is required for us to easily calculate the minimum home plate for a house of a given size. Using the data tables in the report, as explained below, the median ratio of house footprint to house size can be calculated to be 53%. The following questions can then be answered. The calculations are shown at the end of the document.

Question: Can the septic field be included in the home plate?

Answer:

House Size (ft ²)	Farms 0.5 to 2.5 acres	Farms over 2.5 acres
Current Richmond maximum 10,770	No	Yes
Reduce maximum to 6,500 or less	Yes	Yes

Question: What is the home plate requirement including septic field for all farms 0.5 acres or more if the maximum house size is reduced to 6,500 ft² or less?

Answer:

House Size (ft ²)	Required Home Plate (ft ²)
Richmond non-ALR lot maximum: 3,260	5,420
ALR guideline maximum: 5,400	8,970
Reduced maximum: 6,500	10,790

Question: Given that 61% of Richmond's farms are under 2.5 acres, how much of these farms would be covered by the home plate including septic field?

Answer:

House Size (ft ²)	Required Home Plate (ft ²)	Coverage 0.5 acre (%)	Coverage 1 acre (%)	Coverage 2 acres (%)
Rich. non-ALR: 3,260	5,420	25	12	6
ALR max.: 5,400	8,970	41	21	10
6,500	10,790	50	25	12
7,500	12,450	57	29	14
8,500	14,110	not permitted	32	16
Current max.: 10,770	17,880	not permitted	41	21

The smaller the house size, the more chance that a small farm can be profitable. Statistics Canada data shows that a Richmond farm less than 2 acres in size can have a net profit over \$30,000, but it is hard to do that if the house is larger than 5,400 ft².

Note that once a maximum home plate size is selected, nothing forces the property owner to build the maximum permitted house size. A smaller house will allow more space on the home plate for outside recreation.

Public Consultation

it is important to make the options as simple as possible to understand. Data should be kept to the minimum necessary to understand the options. It is also important to add the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes as options.

The public needs explanations of home plate size and the objective of minimizing it, the objective of including the septic field in the home plate and the Richmond average non-ALR lot maximum and the ALR guideline maximum house sizes.

The figures in staff reports have used a drawing of a cozy farmhouse no matter the size of the house and home plate under discussion. It is important that the public see what a particular size of house looks like. For example, this is a 5,400 ft² house:



Sample Calculations

In the tables at the end of the report on house development permits issued between April and November 2017, the data in Table 2 for farms of 0.5 acres and above gives the actual house size and house footprint. For the 9 houses listed, the median ratio of house footprint to house size is 53%.

ALR guideline maximum house size (500 sq.m.): 5,400 ft²
House footprint 53%: 2,862 ft²
Septic field size type 2 = 30% of house size: 1,620 ft²
Total house footprint and septic field: 4,482 ft²
Required home plate = 2 x total: 8,970 ft²

House size: 6,500 ft²
House footprint 53%: 3,445 ft²
Septic field size type 2 = 30% of house size: 1,950 ft²
Total house footprint and septic field: 5,395 ft²
Required home plate = 2 x total: 10,790 ft²



City of Richmond

Report to Committee

To: Planning Committee
From: Kim Somerville
Manager, Community Social Development
Date: December 11, 2017
File: 07-3070-01/2017-Vol
01
Re: **Child Care Operator Selection for Kingsley Estates Child Care Facility, 10380
No. 2 Road**

Staff Recommendation

That the YMCA be appointed as the child care operator for the City-owned facility currently under construction at 10380 No. 2 Road, subject to the Society entering into a lease for the facility that is satisfactory to the City, as outlined in the report titled "Child Care Operator Selection for Kingsley Estates Child Care Facility, 10380 No. 2 Road," dated December 11, 2017, from the Manager of Community Social Development.

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

Att. 5

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

Staff Report

Origin

The purpose of this report is to seek Council's appointment of a child care operator for the child care facility being constructed by Polygon at 10380 No. 2 Road (Attachment 1). The provision of this amenity was negotiated as a community amenity contribution related to a rezoning agreement (RZ 13-649524) with Polygon Development 273 Ltd. (Polygon), adopted June 22, 2015.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.1. *Strong neighbourhoods.*

2.2. *Effective social service networks.*

This report also supports the following Social Development Strategy actions:

Action 10 – Support the establishment of high quality, safe child care services in Richmond through such means as:

10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers.

Action 11 – Implement policies identified in the 2041 Official Community Plan to promote the establishment and maintenance of a comprehensive child care system.

This report also supports the strategic direction for "Creating and Supporting Spaces" as set out in the 2017-2022 Richmond Child Care Needs Assessment and Strategy.

Analysis

Background

A child care facility and a site were negotiated as a community amenity to be provided by Polygon, as part of a 133 unit townhouse development located at 10440/10460 No. 2 Road. The rezoning (RZ 13-649524) was adopted on June 22, 2015 and a covenant secured the delivery of a child care facility estimated to cost \$3.3 million. The child care facility was subsequently assigned its own address of 10380 No. 2 Road.

The Kingsley Estates child care facility will have at least 511 m² (5,500 sq. ft.) of indoor activity space and the outdoor activity area will be a minimum of 464.5 m² (5,000 sq. ft.). The facility will include: 37 licensed child care spaces, with an accompanying outdoor play area; a surface

parking lot with nine pick-up/drop off and staff parking spaces, a loading bay and a garbage/recycling area. The child care programs to be delivered in the facility will include licensed Group Care Under 36 Months (12 spaces) and Group Care 30 Months to School Age (25 spaces). Adjacent to the child care facility on the west side is No. 2 Road with a pedestrian sidewalk, bike path and bus shelter. Located to the south of the child care facility is a public plaza and to the north a greenway that leads to London Park.

The facility is currently under construction and scheduled to be completed in March 2018. A photo illustrating the building's construction progress is provided (Attachment 2). Drawings illustrating the various elevations of the building's design are included for reference (Attachment 3). A floor plan and landscape plan show the configuration of the indoor spaces and the outdoor play area (Attachment 4 and Attachment 5).

The City is seeking to lease the future City-owned child care facility to a non-profit child care provider. It is anticipated that a lease between the selected operator and the City could commence in late spring 2018. This would allow the child care facility to be provincially licensed, register families, commence gradual enrollment of children and be in full operation by September 2018.

On October 5, 2017, a Request for Expression of Interest (RFEOI) was published on BC Bid. Information about the posted RFEOI was also sent to Child Care Licensing (Vancouver Coastal Health) and the Richmond Child Care Resource and Referral Centre for distribution to their networks. A closing date of November 6, 2017 provided four weeks for submission preparation. An information meeting was held on October 17, 2017 for interested respondents. Four applicants submitted Expressions of Interest (EOI) by the closing date. Complete submissions are on file with the City's Purchasing Department.

A panel consisting of City staff participated in the selection process. An invitation was extended to the Child Care Development Advisory Committee to volunteer a member to participate on the selection panel, however, the invitation was declined due to various members' time commitments. Based on the selection panel's assessment, the YMCA is recommended as the child care provider for the child care facility located at 10380 No. 2 Road. Key attributes of the Society include its philosophy, programming, operational practices, experience in planning and opening new facilities and history of providing quality licensed child care in Richmond and other municipalities.

Financial Impact

There is no immediate financial impact; however, the selected operator may apply annually for a permissive tax exemption. An operating budget impact of \$38,833 has been added to the City's Facility Services budget to address ongoing maintenance.

Conclusion

The YMCA is an experienced child care provider currently operating licensed child care programs in Richmond. They have the financial and staff capacity to operate and maintain this new City child care facility. In addition, they have an excellent reputation for delivering high quality group child care programs. Staff are recommending that the YMCA be endorsed as the

child care operator for the City-owned child care facility located at 10380 No. 2 Road, subject to entering into a satisfactory lease agreement with the City. This new community amenity will help advance the City's goal of creating and supporting more child care spaces in Richmond.

A handwritten signature in black ink, appearing to read "C. Cuthbert". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Coralys Cuthbert
Child Care Coordinator
(604-204-8621)

- Att. 1: Site Map
2: Photo of Building Under Construction
3: Building Elevations
4. Floor Plan
5. Landscape Plan

Site Plan

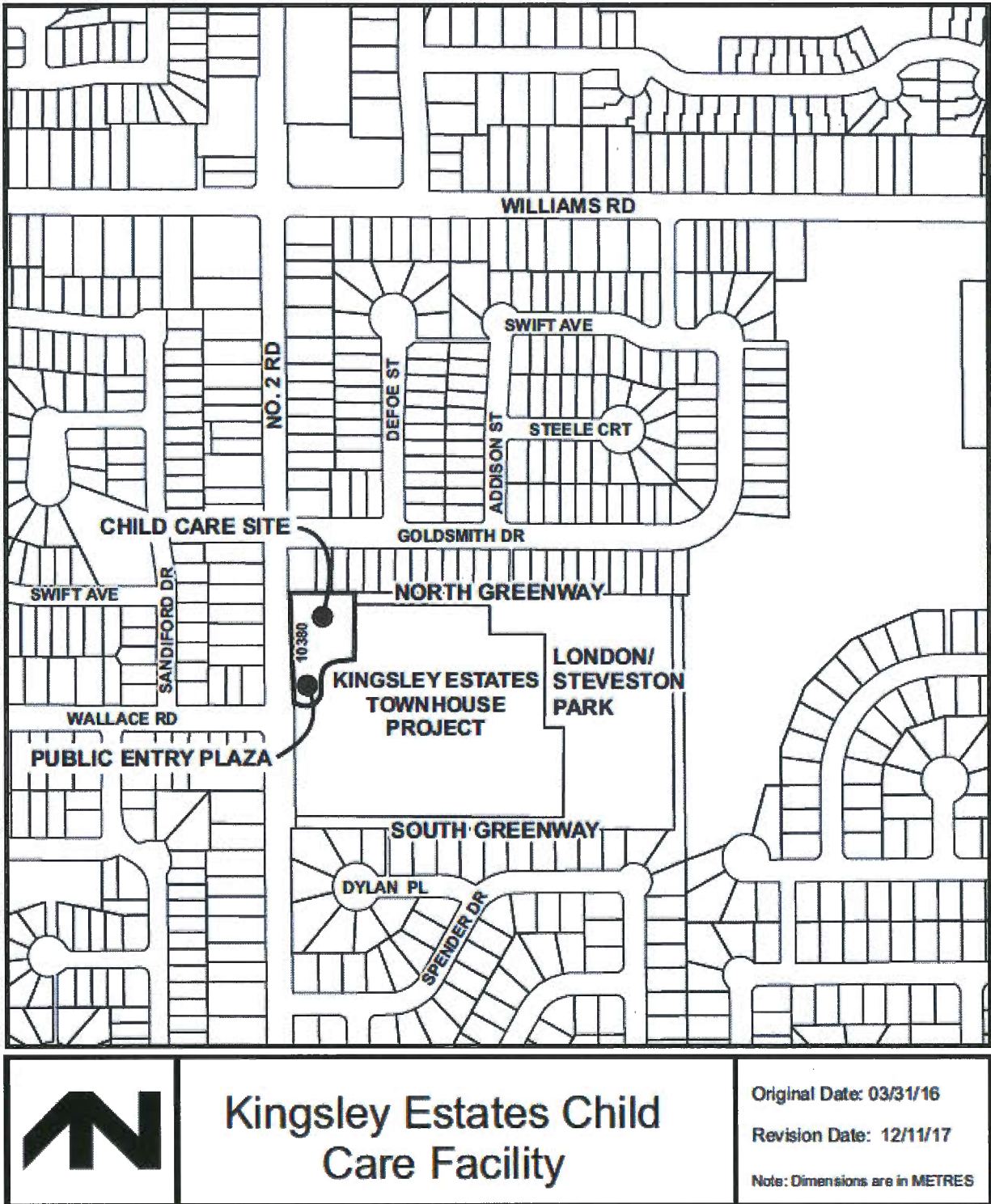
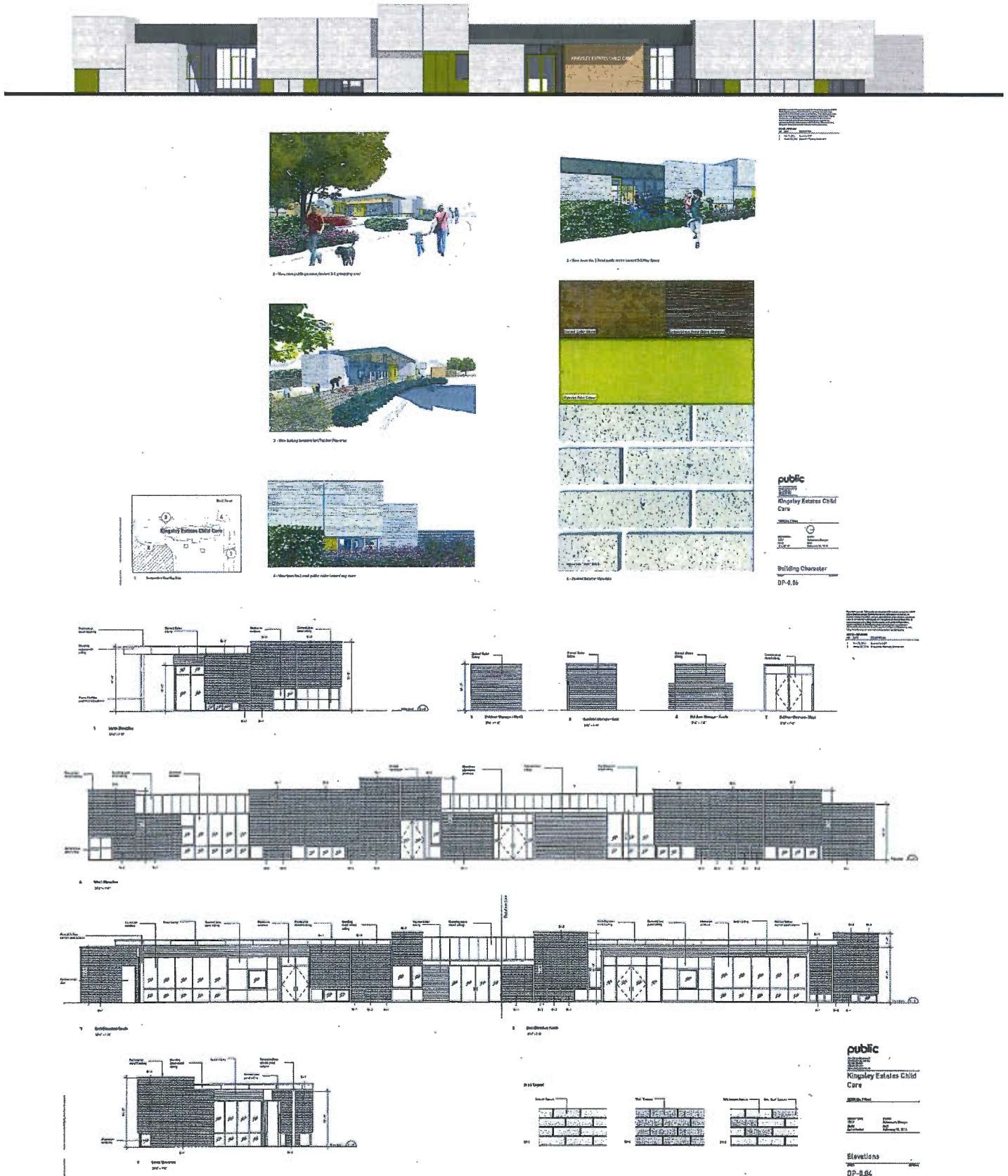


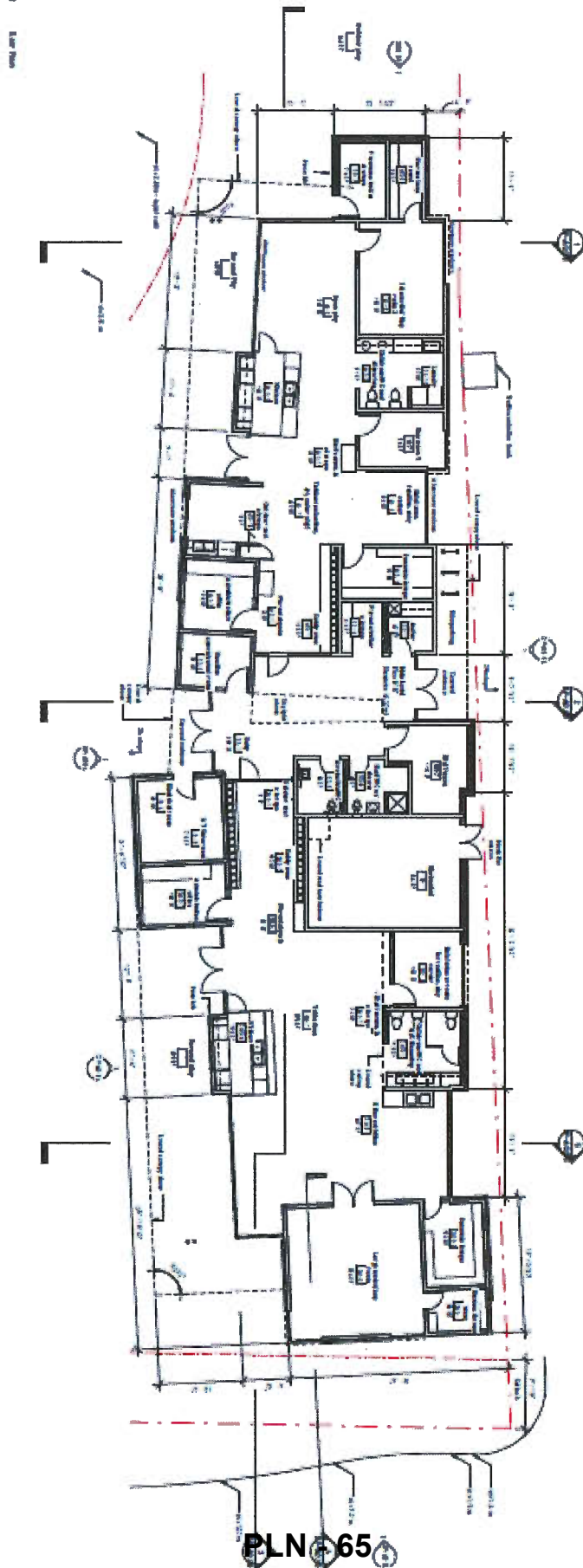
Photo of Building Under Construction



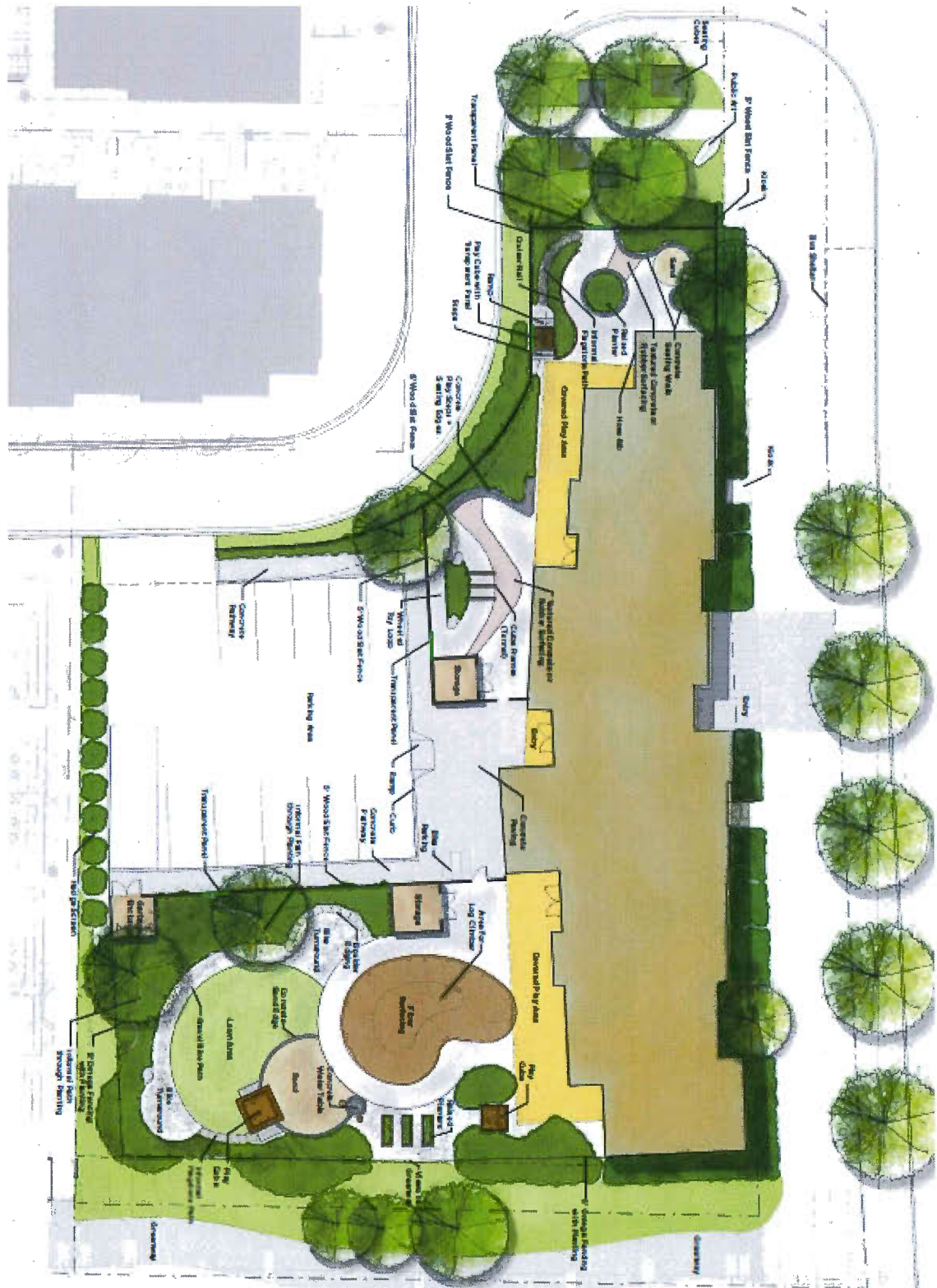
Building Elevations



Floor Plan



Landscape Plan



publix
grocery stores

**Kingsley Estates
Childcare
Richmond, BC**

MATERIALS AND METHODS

PLN - 66



City of Richmond

Report to Committee

To: Planning Committee **Date:** December 14, 2017
From: Kim Somerville
Manager, Community Social Development **File:** 07-3000-01/2017-Vol
01
Re: **Cultural Harmony Plan: Guiding Principles**

Staff Recommendation

1. That the Guiding Principles detailed in the staff report titled "Cultural Harmony Plan: Guiding Principles," dated December 14, 2017, from the Manager, Community Social Development, be endorsed; and
2. That the Guiding Principles be used to inform the strategic directions and actions of the draft Cultural Harmony Plan.

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

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

Staff Report

Origin

In 2016, Council approved the development of a Cultural Harmony Plan through the 2017 Financial Plan. The underlying rationale for developing a Cultural Harmony Plan was rooted in Richmond's changing demographics that have implications for the City's social cohesion as different communities express their needs and expectations in relation to civic and community life. Furthermore, the Social Development Strategy has identified the need to a) clarify the City's role in refugee and immigrant settlement; b) improve intercultural communication; and c) facilitate opportunities for immigrants to participate in civic life. The development of a Cultural Harmony Plan is intended to support the implementation of relevant Social Development Strategy commitments and further enhance and build on the City's cultural inclusion practices as they relate to policy development, program and service delivery, public consultation and customer service.

The development of the Plan is divided into three phases:

1. Phase One: Research Cultural Harmony Best Practices;
2. Phase Two: Analyze the City's Existing Service Levels and Programs; and
3. Phase Three: Recommended actions for a Cultural Harmony Plan.

The purpose of this report is to adopt Guiding Principles that will shape the development of a draft Cultural Harmony Plan.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

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

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

5.2. Strengthened strategic partnerships that help advance City priorities.

This report supports Council's 2014-2018 Term Goal #9 A Well-Informed Citizenry:

Continue to develop and provide programs and services that ensure the Richmond community is well-informed and engaged on City business and decision making.

9.2. Effective engagement strategies and tools.

This report supports the Social Development Strategy's Action 16:

Improve the City's cultural competence through monitoring the intercultural sensitivity and inclusiveness of corporate policies and practices, making adjustments as necessary.

This report also supports the Social Development Strategy's Action 19: Create opportunities to showcase Richmond's cultural diversity and facilitate intercultural dialogue by:

Action 19.1 - Encouraging collaborative approaches to ensure that Richmond remains a welcoming and integrated community, while respecting the desires of immigrant groups to maintain their own cultures.

Action 19.2 - Facilitating the development and coordination of intercultural events that provide opportunities for active learning about the traditions of different cultures.

Action 19.3 - Researching and pursuing opportunities for community-based dialogues or forums about current issues that face the community as a whole, and that build intercultural interaction and awareness regarding shared values and goals amongst residents of Richmond

Analysis

The proposed Guiding Principles will inform the development of the draft Cultural Harmony Plan. They will ensure that the Plan's recommended actions strive to enhance existing and future City practices that relate to policy development, program and service delivery, customer service and public consultation. Developing recommendations for the draft Plan will involve researching best practices from other municipalities, and the analysis of the City's current policies and practices in themed areas such as accountability, community engagement, customer service, partnerships and staff capacity building and training.

The draft Guiding Principles were developed by the Cultural Harmony Steering Committee which consists of staff representatives from Community Social Development, Community Services Administration, Recreation Services, Richmond Fire & Rescue, Community Safety and Human Resources. In developing the draft Guiding Principles, the Steering Committee considered recent examples developed for other City initiatives such as the Minoru Centre for Active Living, the Garden City Lands, the Community Wellness Strategy update and the Recreation Fee Subsidy Program Update. The intent behind the Guiding Principles is to help shape the development of the draft Cultural Harmony Plan.

Guiding Principles

1. Ensure City policies and practices intentionally promote excellence in equity, respect and intercultural harmony.
2. Align with and complement existing City strategies, plans, processes and practices that seek to address cultural harmony.

3. Provide measurable outcomes related to how the City's diverse communities interact with each other and the City.
4. Facilitate ongoing community engagement as a means to implementing the recommended actions of the Cultural Harmony Plan and ensure that there are opportunities for feedback.
5. Develop actions that support the Richmond Intercultural Advisory Committee's intercultural vision "for Richmond to be the most welcoming, inclusive and harmonious community in Canada".
6. Develop actions that promote and facilitate cultural inclusion and that are realistic and achievable in the context of available resources, are resilient over time and are flexible enough to be revised.

Next Steps

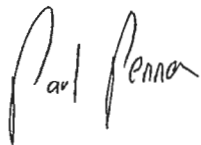
The Guiding Principles will be used to formulate the draft Cultural Harmony Plan. A draft Cultural Harmony Plan and public engagement strategy will be presented to Council in 2018 for endorsement and approval to seek community input. Subsequently, the Cultural Harmony Plan, including the results of the community engagement process, will be presented to Council for final adoption.

Financial Impact

None.

Conclusion

Richmond's changing demographics have implications for the City's social cohesion as different communities express their needs and expectations in relation to civic and community life. The development of the Cultural Harmony Plan will help advance and support the City's efforts to ensure that its policies and practices are effectively promoting and supporting the integration of its diverse communities. Building interaction and awareness around shared values and goals will help to ensure that Richmond continues to be a welcoming and integrated community.



Paul Penner
Program Manager, Community Social Development
(604-204-8599)



City of Richmond

Report to Committee

To: Planning Committee
From: Kim Somerville
Manager, Community Social Development
Date: December 14, 2017
File: 08-4057-01/2017-Vol
01
Re: Draft Affordable Housing Strategy 2017-2027

Staff Recommendation

1. That the recommended draft Affordable Housing Strategy 2017-2027 as outlined in the staff report titled, "Draft Affordable Housing Strategy 2017-2027", dated December 14, 2017 from the Manager, Community Social Development, be endorsed for the purpose of seeking public feedback on the implementation plan and future actions in the draft Affordable Housing Strategy 2017-2027.
2. That the final Affordable Housing Strategy 2017-2027, including the results of the consultation, be reported back to Planning Committee at a later date.

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

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services Development Applications Policy Planning Transportation Finance	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The purpose of this report is to present the draft Affordable Housing Strategy 2017-2027, which is the second strategy undertaken by the City since 2007, providing strategic direction to the City and other stakeholders. The Affordable Housing Strategy 2017-2027 will guide future housing policy and outline actions for implementation. A secondary purpose of this report is to request that the draft plan be endorsed for the purpose of seeking public feedback on the implementation plan and future actions, and to report back with the final Affordable Housing Strategy and results from the public consultation to Planning Committee at a later date. This report will outline the five strategic directions of the Affordable Housing Strategy, implementation framework, and consultation plan.

This report supports the following Council 2014-2018 Term Goals:

Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.2. Effective social service networks.

Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.4. Diversity of housing stock.

Goal #3 Partnerships and Collaboration:

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

5.2 Strengthened strategic partnerships that help advance City priorities

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

Strategic Direction #1: Expand Housing Choices

Prior to this report, staff brought forward the Housing Affordability Profile and the Final Policy Recommendations Report for Council consideration, with both documents incorporating significant stakeholder feedback, extensive research, and analysis. An initial round of consultation in the first phase included an open house, six pop-up events at community centres around Richmond, an online survey, and workshops with key stakeholders. The second round of

consultations involved focus group sessions with key stakeholders directly responsible for creating and managing affordable housing to determine policy recommendations. Currently, the draft Affordable Housing Strategy 2017-2027 is the final document to be presented for consideration as part of the Affordable Housing Strategy update process. The Affordable Housing Strategy 2017-2027 is an action-oriented framework which is a culmination of the work undertaken through a multi-phase process, including a review of existing policies and practices in Richmond, best practice research from other jurisdictions, economic analyses and feedback from stakeholders and Richmond residents. The Strategy also presents an implementation plan outlining future actions to be taken over the next ten years, which will be the focus of the final round of consultation sessions with the public and key stakeholders. Staff will not be seeking feedback on the following policies approved by Council on July 24, 2017:

1. Changes to the low-end market rental policy
2. Increases to the cash-in-lieu contribution rates
3. Setting targets for family-friendly housing for units secured through development

The updated Affordable Housing Strategy will respond to Metro Vancouver's 2040 Regional Growth Strategy Policy 4.1.8: *Prepare and implement Housing Action Plans*. Metro Vancouver indicates that the following themes should be reviewed and/or included:

- Assessments of local housing market conditions, including supply, demand and affordability;
- Identifying housing priorities;
- Identifying implementation measures within the jurisdiction and financial capabilities of municipalities;
- Encouraging the supply of new rental housing and limiting the loss of existing rental housing stock;
- Identifying opportunities to participate in programs with other levels of government to secure additional affordable housing units across the housing continuum; and
- Facilitating ways to work with Metro Vancouver Housing Corporation.

Many of the above themes are addressed in the draft Affordable Housing Strategy; staff continue to work collaboratively to address areas outside of the strategy, such as preserving existing rental housing and increasing the supply of market rental housing through the draft Market Rental Policy.

Analysis

Affordable Housing Strategy Update: Progress to Date

The City's current Affordable Housing Strategy was adopted in 2007. A comprehensive and multi-phased approach has been undertaken to update the Affordable Housing Strategy in light of changing market and demographic trends, as well as the evolving role of the Federal and Provincial government in housing. The following chart displays the work completed to date, and the next steps in finalizing the update process.

Figure 1 – Affordable Housing Strategy Update Process

Phase	Purpose	Process	Deliverable
1. Data Analysis	<ul style="list-style-type: none"> Identify housing gaps, challenges, and opportunities in Richmond to develop policies that respond to community need. 	<ul style="list-style-type: none"> Statistics and data analysis. Public consultation: pop-up events, open house and online surveys. Stakeholder consultation: focus groups and meetings with representatives from the non-profit housing and service sector, development industry, and government agencies. 	Housing Affordability Profile (endorsed by Council on November 14, 2016) outlining key housing gaps and priority groups in need.
2. Policy Review	<ul style="list-style-type: none"> Review progress to date. Examine successes and challenges with current policies. Evaluate options for overall policy approach. Develop a series of recommended policy actions to respond to the identified priority. 	<ul style="list-style-type: none"> Extensive policy review including: background research, environmental scan and analysis of various housing policy actions (completed by housing policy consultant). Economic analysis (completed by two third-party land economists). Focus groups with stakeholder groups involved with implementation of Affordable Housing Strategy policies (e.g. non-profit housing and service providers, large-scale developer and small builder representatives, and staff from government agencies). 	Final Policy Recommendations (approved by Council on July 24, 2017)
3. Draft Affordable Housing Strategy	<ul style="list-style-type: none"> Develop an implementation framework which outlines action items to achieve policy goals. Identify timelines for completion. 	<ul style="list-style-type: none"> Create implementation plan with timeline. Update Affordable Housing Strategy document. Final round of consultation: open houses and online discussion forum. Refine policy actions and implementation plan if needed. 	Draft Affordable Housing Strategy 2017-2027 (recommended for Council endorsement at this time)
4. Final Affordable Housing Strategy	<ul style="list-style-type: none"> Finalize the Housing Action Plan (primary reference document). Update the Housing Affordability Profile with current statistics and Final Policy Recommendations. Report 	Bring forward a final Affordable Housing Strategy for Council consideration.	Final Affordable Housing Strategy 2017-2027 with companion documents (Housing Affordability Profile and Final Policy Recommendations) to be presented for adoption

The updated Affordable Housing Strategy continues to acknowledge the City's role in addressing housing affordability, while recognizing the limitations of the municipal mandate, and the resources required. Once adopted by Council, the approved Affordable Housing Strategy will define the City's role, guide decision making, and identify priorities and resources for the next ten years. Continued partnerships with the non-profit housing sector, community service agencies, the development industry, and other levels of government, are the foundations of the Affordable Housing Strategy 2017-2027, and will be critical in responding to and addressing community need.

Existing and Emerging Priorities

The current 2007 Affordable Housing Strategy outlines the following three priorities:

1. Non-market (subsidized) rental – targeted to households with incomes below \$34,000
2. Low-end market rental – targeted to households with incomes of \$57,500 or less (depending on unit type)
3. Entry-level homeownership – targeted to households with incomes of \$60,000 or less

Through the 2007 Affordable Housing Strategy, the City has utilized various policies and mechanisms to support the creation of non-market housing projects, private market rental housing, secondary suites and units incorporating basic universal housing design features. The draft Affordable Housing Strategy 2017-2027, which is the final phase of the Affordable Housing Strategy update process, showcases the City's significant involvement and/or investment in innovative projects which resulted from successful Affordable Housing Strategy Policy tools. The draft Affordable Housing Strategy 2017-2027 (Attachment 1) continues the balanced approach of securing cash contributions to support the creation of non-market rental housing, implementing policies, and affordable rental units in developments. Richmond also continues to be the only municipality that consistently applies Affordable Housing Policy requirements to developments across the city. The draft Affordable Housing Strategy 2017-2027 provides clarity around how cash contributions to the Affordable Housing Reserve Fund can be used by identifying specific policy actions that will require financial resources, such as developing partnership projects and land acquisition opportunities.

As part of the first phase of the Affordable Housing Strategy update process, a Housing Affordability Profile was created and highlighted key housing gaps and priority groups in need. Through extensive data analysis and feedback from stakeholder and public consultation sessions, the following priority groups facing additional barriers to finding affordable, and appropriate, housing in Richmond include:

- Families;
- Low-to-moderate income households;
- Persons with disabilities;
- Seniors; and
- Vulnerable groups including households on fixed incomes, persons experiencing homelessness, women and children experiencing family violence, persons with mental health and addictions issues, and Aboriginal populations.

The analysis and feedback also revealed key housing gaps experienced by households while searching for suitable and affordable housing in the community, such as:

- Family-friendly units across the housing continuum;
- Accessible and adaptable units along the housing continuum;
- All types of rental housing;
- Non-market housing with supports; and
- Emergency shelter spaces for women and children.

The gaps and groups in need reflect the changing demographics in Richmond, and demonstrate the impact of the low vacancy rates and escalating housing prices. Despite the variety of housing types available, and the ongoing success in creating new affordable rental stock in Richmond, the current demand continues to exceed supply. The current housing stock may also not be suitable or appropriate for some household types (e.g. families requiring multiple bedrooms or accessible units). The housing gaps and priority groups informed the final policy recommendations, adopted by Council on July 24, 2017, which aim to respond to current needs and future opportunities.

Proposed Strategic Directions and Recommended Actions

In responding to the identified housing gaps and priority groups in need, the Affordable Housing Strategy has organized the 21 approved policy actions under five strategic directions. The directions include:

1. Use of City regulatory tools to encourage a diverse mix of housing types and tenures;
2. Maximize use of City resources and financial tools;
3. Build capacity with non-profit housing and service providers;
4. Facilitate and strengthen partnership opportunities; and
5. Increase advocacy, awareness and education roles.

The Affordable Housing Strategy 2017-2027 spans over 10 years, with actions identified as short-term (1-3 years), medium-term (4-6 years), long-term (7-10 years), and ongoing. While there are 21 approved policy actions, the following priority policies will be the primary focus should the Affordable Housing Strategy 2017-2027 be adopted:

- **Securing Low-End Market Rental (LEMR) units through development** – the City continues to work with the development industry to secure LEMR units through development. The LEMR units are targeted for low-to-moderate income households, and intended to create mixed-income buildings across the city. Amendments to the LEMR policy, adopted by Council in July 2017, include:
 - Increasing the built unit requirement from 5% to 10% of the total residential floor area to be secured as LEMR units;
 - Decreasing the unit threshold from 80 units to 60 units in developments where LEMR units are required;
 - Implementing a family-friendly target for secured LEMR units of 15% 2 bedroom and 5% 3 bedroom; and
 - Changes in methodology to calculating the maximum rent and annual household income thresholds.

- **Increasing the cash-in-lieu contribution rates** – the cash contributions will be used to support partnerships to create additional non-market units in Richmond, or innovative projects which respond to the key housing gaps and priority groups in need. The following cash contribution rates, adopted in July 2017, are now in place:
 - Single family rezoning: \$4/ft²;
 - Townhouse developments: \$8.50/ft²;
 - Developments with 60 units or less (wood-frame): \$10/ft²; and
 - Developments with 60 units or less (concrete): \$14/ft².
- **Maximizing the Affordable Housing Reserve Fund** – set an annual target of collecting \$1.5M in cash contributions to support innovative affordable housing projects, partnerships and land acquisition. The Affordable Housing Strategy 2017-2027 endeavours to identify specific uses for the cash contributions, with prioritizing the funds for land acquisition and partnership opportunities.
- **Use of City-owned land for affordable housing** – review affordable housing land needs and ongoing consideration of allocating land as a contribution to partnership projects with other levels of government and non-profit housing sector to create new affordable housing. Projects could include non-market rental, low-end market rental or a mix of rents to facilitate cross-subsidization of rents within a building.
- **Use of municipal financial incentives to support affordable housing objectives** – consider waiving development cost charges and municipal permit fees for new eligible affordable housing developments which are owned and operated by non-profit housing providers, and where affordability is secured in perpetuity. A review will consist of assessing implications on the City's tax increase, costing out development cost charge waivers, and developing an implementation framework. With respect to property tax exemptions for non-market housing managed by non-profit housing providers, a review and best practice analysis will be undertaken in the medium-term (4-6 years).
- **Facilitating non-profit housing development opportunities** – develop policies and practices which empower non-profit housing providers to secure and/or create affordable housing in Richmond. Further policy work will include:
 - Creating criteria for reviewing and prioritizing City-supported non-profit housing projects;
 - Allowing flexibility for affordable housing developments which are non-profit driven and owned to present innovative rent structures that support a mix of affordable rental rates for consideration; and
 - Developing a list of pre-qualified housing providers for partnership opportunities on potential housing developments and ownership/management of LEMR units.

Since adoption of the Affordable Housing Strategy in 2007, the City has been successful in securing a variety of housing types and cash contributions to support innovative standalone affordable housing projects. The proposed strategic directions in the draft Affordable Housing Strategy 2017-2027 will position the City to capitalize on partnership opportunities, while continuing to be a leader in inclusionary housing policies in the region.

Implementation Framework

The implementation framework in the draft Affordable Housing Strategy 2017-2027 identifies the short-term (1-3 years), medium-term (4-6 years), long-term (7-10 years) and ongoing actions to be undertaken over the timeframe of the plan. Staff anticipate providing annual progress reports to update Council and the public on actions that are completed or underway. Further, the amendments to the Low-End Market Rental (LEMR) policy and cash-in-lieu contribution rates will be reviewed on a bi-annual basis. A key assumption of the draft Affordable Housing Strategy 2017-2027 is that adequate resources will be available to support implementation, in addition to responding to the growing and complex nature of the affordable housing portfolio. More staff resources will be required to carry out the actions identified in the draft Affordable Housing Strategy 2017-2027.

Partnerships will be critical to successful implementation of the strategic directions and policies. While the City can play an active role in addressing affordable housing, it cannot do so in isolation and will require support from other levels of government and key stakeholders.

Affordable Housing Strategy Update Process & Next Steps

There are three key documents that are generated through the update process, with the draft Affordable Housing Strategy 2017-2027 anticipated to be the primary resource document. Staff will also update the Housing Affordability Profile, endorsed by Council in November 2016, and the Final Policy Recommendations Report, endorsed by Council in July 2017, to keep the design of all documents consistent. As well, staff will update the statistics in the Housing Affordability Profile with the recently released 2016 Census data, and report back with any new trends. The final Affordable Housing Strategy 2017-2027 and companion documents will be presented for Council consideration in February 2018.

It is anticipated that the final round of consultation sessions will take place in late January 2018, with two open houses to be held in the community. The primary purpose of the consultation will be to seek feedback on the implementation plan and future actions in the Affordable Housing Strategy. As the policy actions have already been adopted in July 2017, staff will not be seeking feedback on policy changes. The focus will be to consult on implementing the policies, and receiving feedback from key stakeholders and the public on how future actions address the priority groups in need and respond to the identified housing gaps. Many of the actions will require significant collaboration with key stakeholders and other levels of government, and the open houses will present an opportunity to discuss each stakeholder's roles in implementation. The open houses will also seek feedback on any potential additional actions to support the policy objectives and strategic directions. Below are examples of potential consultation topics:

- **Strategic Direction 1: Use Regulatory Tools to Encourage a Diverse Mix of Housing Types and Tenures**
 - Occupancy management practices and opportunities
 - Family-friendly housing opportunities
 - Partnership opportunities to secure affordable housing units with adaptable features to support priority groups in need (e.g. persons with disabilities)
 - Other tools and actions that the City could utilize to support diversity in housing types and tenures

- **Strategic Direction 2: Maximize Use of City Resources and Financial Tools**
 - Acquiring land for affordable housing purposes
 - Options for utilizing the Affordable Housing Reserve Fund
 - Municipal financial incentives for affordable housing
 - Options to support local rent bank initiatives
 - Other initiatives that the City could explore utilizing its resources and financial tools within local government authority
- **Strategic Direction 3: Build Capacity with Non-Profit Housing and Service Providers**
 - Exploring options for non-profit housing development
 - Partnership opportunities to create and secure housing to meet needs of priority groups and address housing gaps
 - Actions to renew existing non-profit housing developments
 - Other innovative actions to engage non-profit housing and service providers to create housing for priority groups in need
- **Strategic Direction 4: Facilitate and Strengthen Partnership Opportunities**
 - Opportunities to review co-location of community assets and affordable housing
 - Potential Richmond-based community land trust
 - Other actions that support successful partnerships
- **Strategic Direction 5: Increasing Advocacy, Awareness and Education Roles**
 - Continued advocacy to senior levels of government to meet the housing needs of the community
 - Other initiatives for advocacy to senior levels of government and building awareness in the community regarding housing needs

Key stakeholders participating in the previous rounds of consultation (list of organizations and representatives provided in Attachment 2) will be invited to attend as well as members of the general public. There will also be an online forum via Let's Talk Richmond where individuals will be invited to submit their feedback on the implementation actions in the draft Affordable Housing Strategy 2017-2027. If necessary, staff may refine the implementation plan and actions, report back on consultation feedback, and present the final Affordable Housing Strategy 2017-2027 for Council adoption in February 2018.

Financial Impact

None.

Conclusion

The draft Affordable Housing Strategy 2017-2027 proposes high-level strategic directions and detailed actions for implementation to advance the City's affordable housing objectives. With the accompanying documents, the Housing Affordability Profile and the Final Policy Recommendations Report, the Affordable Housing Strategy provides a clear understanding of the housing needs and the foundation for work to address housing affordability in Richmond over the ten-year timeframe. Should the document be adopted, it will mark the second iteration of an affordable housing strategy process completed by the City. The Affordable Housing Strategy places emphasis on partnerships to position Richmond for success in securing funding

and project opportunities with other levels of government and key stakeholders. The Affordable Housing Strategy also clearly defines the City's role and authority in affordable housing, and aims to enhance Richmond's innovative inclusionary housing approach.

It is recommended that the draft Affordable Housing Strategy 2017-2027 be endorsed and approved for the purpose of seeking public feedback, and the final Affordable Housing Strategy 2017-2027, including results of the consultation be reported back at a later date.



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Att. 1: Draft Affordable Housing Strategy 2017-2027
2: Consultation Plan



CITY OF RICHMOND
**AFFORDABLE
HOUSING STRATEGY**
2017–2027



Summary

The 2017–2027 City of Richmond Affordable Housing Strategy is the second strategy undertaken by the City since 2007. The purpose of the updated Affordable Housing Strategy is to provide direction to the City of Richmond and other stakeholders in response to the current and future affordable housing needs of the community.

Market conditions have changed considerably over the last 10 years. Housing affordability remains an urgent issue across Metro Vancouver and in Richmond and the lack of affordable housing is increasingly emerging as a key public policy crisis. In response to the increasingly complex nature of creating and maintaining affordable housing, the City embarked on a process in 2016 to update the 2007 Strategy, building on successes to date, and maintaining the City's leadership on housing policy.

The Affordable Housing Strategy is an action-oriented framework that guides the City's response, within its authority, to maintain and create safe, suitable and affordable housing options for Richmond's residents. The Affordable Housing Strategy is the result of a multi-phase process, which included a review of existing policies and practices in Richmond, best practice research from other cities, economic analysis, and input from stakeholders and Richmond residents.

The City's overarching affordable housing vision is to:

Ensure that Richmond remains a liveable, sustainable community and that the City continues to take an active role to maintain, create, and facilitate diverse and affordable housing choices for current and future residents.

The issues raised during the community engagement process led to valuable insights into the current state of housing affordability in Richmond. This valuable input helped to set the stage for the five strategic directions that will shape the City's response to affordable housing over the next 10 years.

Five strategic directions:

1. Use the City's regulatory tools to encourage a diverse mix of housing types
2. Maximize use of City resources and financial tools
3. Build capacity with non-profit housing and service providers
4. Facilitate and strengthen partnership opportunities
5. Increase advocacy, awareness and education roles



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Introduction and Context

The Affordable Housing Strategy is an action-oriented framework that guides the City's response, within its authority, to maintain and create safe, suitable and affordable housing options for Richmond's residents. The updated Affordable Housing Strategy was developed from a review of existing policies and practices in Richmond, best practice research from other cities, economic analysis, and input from stakeholders and Richmond residents. The multi-phased process to update the Affordable Housing Strategy began in late 2016 with the creation of a Housing Affordability Profile, informed by research and community consultation from stakeholders and the public, which identified key housing needs. A policy review phase followed, which identified potential policy options for addressing housing needs, informed by consultation with stakeholders on the suitability and practicality of proposed policy options. These stakeholder consultations led to the refinement of proposed policy options into final housing policy recommendations, which serve as the basis of the Affordable Housing Strategy.

Some of the trends impacting housing affordability in Richmond include:

- Sustained population growth, with a high rate of growth expected to continue;
- An aging population, which will result in seniors being a much higher proportion of the population in the future;
- Aging rental housing buildings;
- Persistently low vacancy rates (below a healthy rate of 3%);
- Significant and increasing gap between housing prices and household incomes;
- Growing number of households on waitlists for **non-market/social housing**;
- Decreasing number of affordable **family-friendly** housing options; and
- Growing number of individuals experiencing homelessness.

Purpose of the Affordable Housing Strategy

The purpose of the Affordable Housing Strategy is to ensure that the City's response to housing affordability challenges remains relevant and reflects key priority groups in need, as well as housing gaps. Specific elements of the Affordable Housing Strategy include:

- Highlighting past achievements.
- Providing background on past and current housing affordability.
- Identifying key issues, current housing affordability pressures, and priority groups.
- Setting out ways to meet future affordable housing needs.



Housing Affordability Defined

Affordability is a relative term linking housing costs to a household's total income. For the purposes of the Affordable Housing Strategy, affordable housing is defined as housing that a single person or household can afford to rent or purchase without spending more than 30% of their before-tax income. For homeowners, these costs include mortgage payments, strata fees, mortgage and home insurance, as well as utilities. For renters, costs include rent and some utilities. The 30% measurement is a common standard for defining affordability nationally and provincially.

A Household is in Core Housing Need if...

- i. its housing does not meet one or more of the adequacy, suitability or affordability standards, and
- ii. it would have to spend 30% or more of its before-tax income to access acceptable local housing.
 - Acceptable housing is adequate in condition, suitable in size, and affordable.
 - Adequate housing does not require any major repairs, according to residents.
 - Suitable housing has enough bedrooms for the size and makeup of resident households, according to National Occupancy Standard (NOS) requirements.
 - Affordable housing costs less than 30% of before-tax household income

Benefits of Affordable Housing

Affordable housing benefits the entire community by creating:

- Support for economic growth by providing local workers and residents with local affordable housing options;
- Opportunities for households to live and work in Richmond, which may lead to reduced pressure on urban sprawl and traffic congestion;
- Sustainable, resilient, and well-integrated neighbourhoods;
- Social diversity and inclusion by allowing low and moderate income households to find adequate housing within their communities; and
- A healthy environment for families with children to live and thrive in the community.



- Encourage partnerships with government and non-governmental agencies to support the creation of affordable, rental, and special needs housing; and
- Support the location of affordable housing choices close to transit, shops and services.

The Affordable Housing Strategy also supports the Social Development Strategy (2013–2022), specifically Strategic Direction #1: Expand Housing Choices.

Figure 3: Key Actors in Community Housing Development



The Role of Government and Key Partners

Federal and Provincial Governments

Historically, the federal government has played a major role in providing subsidized social housing since the 1930s. The federal government drastically cut back funding for social housing and co-operatives in 1993. Currently, the federal government primarily targets funding to urgent priorities, most recently towards homelessness. In April 2017, Canada Mortgage & Housing Corporation (CMHC) committed to spending \$11.2 billion over the next 11 years towards the creation of affordable housing across the country. The first step of the financial commitment is to provide \$2.5 billion over five years in loans and financing for new rental housing construction across Canada. More details are expected to come as the CMHC releases the National Housing Strategy in late 2017.

After the federal funding cuts in the mid-1990s, the provincial government increased its funding for affordable housing, with BC Housing playing the lead role. The development of thousands of shelter beds, as well as transitional and new non-profit housing for seniors, families, and people with special needs has been facilitated across the province through financing, along with rent supplements for seniors and working families with low incomes for use in the private rental market. More recently, the government committed to develop 114,000 affordable housing units over the next 10 years.



Municipalities

Shifting federal and provincial government roles have continued to place considerable pressure on municipalities to become more active in providing and facilitating affordable housing. These additional roles include:

- Various fiscal measures, such as the use of municipal land, direct funding, and relief from various fees and charges (e.g. development cost charges, community amenity charges);
- Regulatory policies to mandate affordable housing, such as the Inclusionary Housing Policy;
- Education and advocacy to help raise community awareness of local affordability issues, and to encourage an increased role and greater support by senior governments to address affordability challenges; and
- Direct provision of affordable housing either through a civic department or agency, such as a municipal housing authority;

The City of Richmond has long acknowledged that providing a range of affordable and diverse housing types for all residents is an important part of creating a liveable community and has made considerable financial and land contributions to affordable housing development since 2007. See the Richmond's Response section (p.x) for more detailed information.

Private Sector

This sector includes landowners, developers and builders, investors, and landlords, and is responsible for the development, construction, and management of a range of housing forms and tenures, including ownership and rental. The private sector works closely with local governments to provide a range of housing choices aimed at addressing short and longer term local housing needs and demand. Since other levels of government have stepped away from providing housing directly, the private sector has been increasingly involved in providing the majority of rental units across Canada. **Secondary suites** are one significant example of private rental housing.

Non-Profit Sector

The non-profit housing sector creates and manages housing units that rent at low-end of market and below market rates and may include support services (e.g. life skills, employment training). The sector includes community-based non-profit organizations that typically receive some form of financial assistance from other levels of government to enable them to offer affordable rents. Currently, this financial assistance is in the form of **reduced-rate mortgages** and capital grants, but does not involve ongoing operating subsidies.



Richmond's Response

Among Metro Vancouver municipalities, Richmond is known as a leader in addressing affordable housing issues. After being the first municipality in the region to establish an Affordable Housing Reserve Fund in the mid-1990s, the City has consistently used its local government authority to facilitate the development of affordable housing. Appendix B provides a comparison of Richmond's affordable housing initiatives and selected municipalities in Metro Vancouver.

The City acknowledges that it cannot solve housing affordability issues on its own; however, the City can play a key role within its authority in partnership with other levels of government, and the private and non-profit sectors to response to local affordability challenges. Key elements in the City's response continue to include:

- Affordable housing policy development;
- Strategic review and planning on specific projects and issues;
- Utilizing the Affordable Housing Reserve Fund to provide funding to specific affordable housing projects;
- Strategic land acquisition and below market rate leasing of City-owned land for non-profit managed affordable housing; and
- Providing capital funding and facilitating the development of innovative affordable housing projects.

The City continues to monitor housing issues and trends and examine best practice affordable housing policies, programs, and regulations used in other municipalities and their potential application to Richmond.

Highlights

Since the City's first comprehensive Affordable Housing Strategy was adopted in 2007, the City, in partnership with other stakeholders, has been instrumental in supporting the creation of more than 1,500 new affordable homes for residents. Figure 4 highlights this investment in affordable housing.

Figure 4:

Year to date summary of projects approved through development	
Subsidized Rental/Non-Market Housing	477
Affordable Rental (LEMR)—Secured with Housing Agreement	429
Market Rental	411
Entry Level Home Ownership	19
Secondary Suite/Coach House	229
Annual Total of Units Resulting from AHS	1,565



Case Studies: Kiwanis Towers, Cadence, and Storeys

The City implemented tools outlined in the 2007 Affordable Housing Strategy to facilitate partnerships and support the development of three innovative affordable housing projects for low-income and vulnerable households. These projects include Kiwanis Towers, Cadence and the Storeys projects. The success and lessons learned from these projects have been integrated into the new Affordable Housing Strategy.

Below are brief summaries for each project, with full descriptions provided in Appendix C.

Kiwanis Towers

Project Goal	Replacement of aging seniors' housing development and redevelop an underutilized site to meet the needs of a growing seniors population
Stakeholders Involved	City of Richmond, BC Housing, CMHC, Kiwanis Senior Citizens Housing Society, Polygon Homes Ltd
City Policies & Strategies Used	<ul style="list-style-type: none"> Affordable Housing Value Transfers (AHVT) Affordable Housing Reserve Fund
City Contribution	\$24.1 million
Unit Types	296 units (all 1BR units)
Groups Served	Low-income senior households
Completion Date	Summer 2015



Cadence	
Project Goal	Use of inclusionary housing policy and targeting units for female-led lone-parent families at non-market rental level
Stakeholders Involved	City of Richmond, Atira Women's Resource Society, Cressey Developments
City Policies & Strategies Used	<ul style="list-style-type: none"> ▪ Inclusionary Housing & Density Bonusing ▪ Affordable Housing Special Development ▪ Partnership with non-profit agency and private sector
City Contribution	In exchange for an increase in density, the development was permitted to cluster the affordable housing built contribution on site, which provided an opportunity for a non-profit to manage the units and provide housing and additional supports to a priority group in need
Unit Types	15 units (1 studio, 14 2BR)
Groups Served	Female-led lone-parent families
Completion Date	Summer 2017



Consultation and Research

The strategic directions, policies, and actions outlined in the Affordable Housing Strategy are built upon the successes of the 2007 Affordable Housing Strategy. Considering there are many facets to housing affordability with numerous stakeholders involved, the update to the 2007 Affordable Housing Strategy started with a consultation process with Richmond residents, the private sector, non-profit housing and service providers, and representatives from other levels of government to determine current housing needs and trends.

Consultation

Consultation began in May 2016 and included “pop-up” events throughout Richmond, stakeholder workshops and meetings, and a public open house. In June 2017, targeted consultation took place with key stakeholders, including workshops with for-profit housing developers, and non-profit housing organizations. One-on-one meetings were held with senior government and quasi-government representatives. The City also received written feedback through an online survey and comment forms at the “pop-up” events and open house.

Other activities used to develop the Affordable Housing Strategy included:

- Development of a Housing Affordability Profile (endorsed by Council in November 2016), which identified key housing gaps and priority groups in need of housing;
- Examining the City’s existing policy tools and a best practice assessment of additional policy options;
- Undertaking economic analysis by two external land economists that reviewed recommended policy actions (final policy recommendations approved by Council in July 2017); and
- • Reviewing strategic directions and preparing a supporting implementation framework, to be addressed in the next section of the Affordable Housing Strategy.

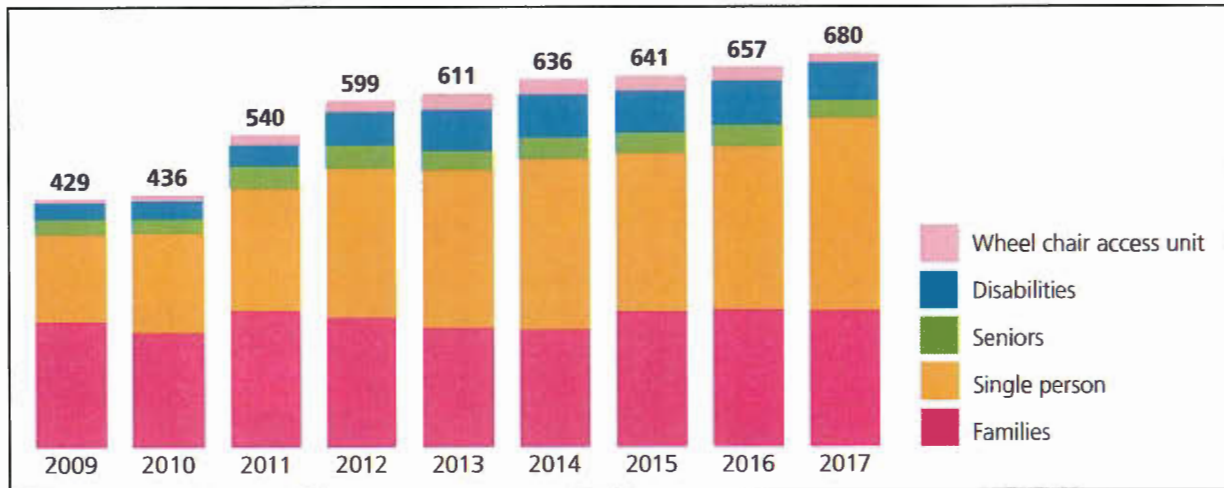
Research

In addition to the consultation process, a review of key statistics and data was conducted to identify groups in need and housing gaps in the community. The information was compiled in a Housing Affordability Profile (endorsed by Council in November 2016), providing an overall picture of the community need and gaps in Richmond.

A key indicator of housing need is the percentage of households that are spending 30% and 50% or more of their income on housing costs. The table below shows that Richmond renters were more likely to be spending greater than 30% of their income on housing than owner households, meaning that their current housing situation is not affordable. The data also showed that a higher proportion of renters were spending 50% or greater of their household



Figure 6: Richmond Households on Social Housing Waitlists by Household Type



Source: Metro Vancouver, 2017, Housing Data Book.

Persistently low vacancy rates, far below what is considered to be a 'healthy' rental market (3%) and a growing gap between increasing rents and stagnant incomes have led to a critical situation for all renter households in Richmond.

Based on Metro Vancouver Regional Affordable Housing Strategy housing demand estimates, 10,800 ownership homes and 3,200 rental homes will be needed in Richmond by 2026 to meet the projected population growth.

Table 2: Housing Demand Estimates by Tenure and Household Income Levels

Housing Type	Demand Estimates (2016–2026)	Annual Estimated Demand	Corresponding Annual Household Incomes
Rental — Very low income	1,300	130	<\$30,000
Rental — Low income	700	70	\$30,000–\$50,000
Rental — Moderate income	600	60	\$50,000–\$75,000
Rental — Above average income	300	30	\$75,000–\$100,000
Rental — High Income	300	30	>\$100,000
Homeownership	10,800	1,080	*varies

*Metro Vancouver anticipates that many households of all income ranges will continue to make necessary trade-offs in order to purchase a home.

Source: Metro Vancouver, Regional Affordable Housing Strategy

The Regional Affordable Housing Strategy acknowledges that meeting estimated demand for very low-income and low-income households will require funding from the federal and provincial governments. The City can play a key role in securing units for low-to-moderate income households, however this will in part depend on the number of development applications received.

The implications of not meeting housing demand for different household types and income levels in Richmond have greater community impacts, such as the recent trend of decreasing enrolment in public schools and the growing number of individuals experiencing homelessness in the city. The trends indicate a need for more opportunities for families and other low-income/vulnerable households to find suitable, affordable housing in Richmond.



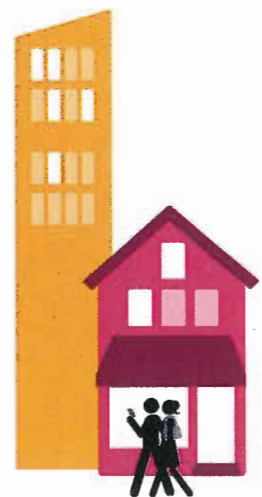
Housing Action Plan Priorities

Using demographic data and feedback from community consultation, priority groups in need of housing and associated housing gaps were identified. Understanding the priority groups and housing gaps in Richmond have helped create and enhance the policies presented in the Housing Action Plan to better respond to the housing need in the community.

Table 3: Priority Groups and Housing Gaps

Priority Groups		Identified Housing Gaps*
Families, including lone-parent families, families with children, and multigenerational families.	→	<ul style="list-style-type: none"> Family-friendly 2-3 bedroom units Low-end of market rental housing Purpose built rental housing
Low and moderate income earners, including seniors, families, singles, couples, students, and persons with disabilities.	→	<ul style="list-style-type: none"> Low-end of market rental housing Purpose built rental housing
Persons with disabilities.	→	<ul style="list-style-type: none"> Accessible, Adaptable, and VISIBLE Housing Low-end of market rental housing
Low- and moderate-income seniors.	→	<ul style="list-style-type: none"> Low-end of market rental housing
Vulnerable populations, including households on fixed incomes, persons experiencing homelessness, women and children experiencing family violence, individuals with mental health/addiction issues, and indigenous people	→	<ul style="list-style-type: none"> Low-barrier housing* No-barrier housing* Non-market housing for singles, couples, & families

*Endorsed by Richmond City Council in November 2016 as part of the Richmond Housing Affordability Profile



Strategic Framework

The Affordable Housing Strategy sets out specific strategic directions that the City will take to address housing affordability that respond to the identified housing priority groups in housing need. The framework supports the City of Richmond's overall balanced approach to securing cash contributions to support the creation of non-market rental units and securing built **low-end market rental (LEMR)** units through development. The strategic directions will include corresponding policies and actions for implementation.

Vision

Ensure that Richmond remains a liveable, sustainable community and that the City continues to take an active role to maintain, create, and facilitate diverse and affordable housing choices for current and future residents.

Strategic Direction 1: Use Regulatory Tools to Encourage a Diverse Mix of Housing Types and Tenures

The City's most effective tool within its legislative authority to address housing affordability is long-term land use planning and the review of development applications to ensure that a diverse mix of housing types and tenures are available. In addition, the City can require developers to make a contribution towards affordable housing in exchange for additional density beyond what is permitted in the Zoning Bylaw.

Policies:

1.1: Low End of Market Rental (LEMR) Contribution (Priority)

LEMR units are secured as affordable in perpetuity through legal agreement on title, which restricts the maximum rents and tenant eligibility by income. This policy is intended to ensure the development of mixed income communities and provide rental homes for low-moderate income households.

1.2: Cash-in-Lieu Contribution (Priority)

Developers provide a cash-in-lieu contribution when the threshold for built LEMR units is not met. These contributions are collected in the Affordable Housing Reserve Fund. The Fund is intended to support the development of innovative affordable housing projects, such as the Kiwanis Towers and Storeys project.

1.3: Family-Friendly Housing

Family-friendly housing meets the needs of families, including but not limited to the appropriate number of bedrooms. This policy is intended to ensure that housing appropriate for families continues to be available in Richmond so that households can remain within their community as they grow.



Strategic Direction 2: Maximize Use of City Resources and Financial Tools

The City can make use of its resources, including land and cash contributions gained through development, to best address the needs of Richmond's residents. To maximize the use of funds generated in the Affordable Housing Reserve Fund, the City can direct its resources towards innovative affordable housing partnership projects. In addition, the City can utilize financial tools within municipal jurisdiction to mitigate costs associated with the development of affordable housing, such as waiving permit fees and development charges.

Polices:

2.1: Use City Land for Affordable Housing (Priority)

Federal and provincial investment in affordable housing is primarily directed towards partnership projects and municipalities are increasingly encouraged to provide municipally-owned land to support these projects. The goal of this policy is to ensure that the City continues to acquire land for the purposes of affordable housing and is made available to capitalize on potential partnership opportunities for the development of new affordable housing projects. Affordable housing units can include a variety of rents including non-market rate rents, rents at income-assistance levels, low-end market rents, or a mix to encourage cross-subsidization within a development.

2.2: Affordable Housing Reserve Fund (Priority)

As part of the current cash-in-lieu contribution policy, cash contributions towards affordable housing are collected through rezoning applications involving townhouses, single-family and apartment developments with 60 units or less. The contributions are held in the Affordable Housing Reserve Fund, and the policy sets out spending priorities of the fund to ensure that cash contributions are used to create affordable housing units or purchase land for affordable housing projects.

2.3: Financial Incentives (Priority)

Under municipal jurisdiction, the City can waive development cost charges and municipal planning and permit fees for affordable housing developments. Some municipalities offer property tax exemptions of non-market/social housing developments. The goal of this policy is to minimize the costs associated with affordable housing development for non-profit housing providers.

2.4: Affordable Housing Special Development Circumstances and Value Transfer

The Special Development Circumstance allows developers to transfer the value of their built LEMR requirement to an offsite, stand-alone affordable housing development. The goal of this policy is to ensure sufficient financial support for stand-alone affordable housing developments and to increase the number of non-profit driven projects in Richmond.



3.3: Re-new Non-Profit Housing Stock

Many non-profit and social housing buildings are aging and approaching the end of their operating agreements with the federal government. In these cases, the federal or provincial governments are providing operating funding so the non-profits can subsidize the rents for households in need. Upon expiry, many developments may face significant costs associated with major repairs/upgrades and ongoing costs necessary to subsidize rents. In some cases, the costs may be too high and the developments may consider redevelopment of their housing stock to generate additional revenue. The purpose of this policy is to support organizations to renew ageing non-market housing buildings and to ensure that this supply of affordable housing is maintained in the community.

Strategic Direction 4: Facilitate and Strengthen Partnership Opportunities

As a leader, the City is well-positioned to facilitate partnerships among key stakeholders to encourage the development of affordable housing. This strategic direction guides the City to capitalize on partnership opportunities ensuring that additional affordable housing options for priority groups in need are available, in addition to units secured through development contributions.

Policies:

4.1: Co-Location of Non Profit and Community Facilities

The co-location of community facilities with affordable housing on one site may provide tenants with improved access to important community amenities, such as child-care, health and wellness services, education, recreation and training services. The goal of this policy is to increase the access to important services for the priority groups in need in affordable housing developments. This policy can also have positive impacts on creating community and increased social interaction between building and neighbourhood residents.

4.2: Community Land Trust

A community land trust is one method of ensuring the long-term affordability of land for non-profit housing providers through ground-leases. The trust acts as a community-based organization that acquires land and removes it from the private rental market, and leases it to non-profit housing providers for affordable housing projects. The intention of this policy is to explore options to maintain affordability in Richmond and explore opportunities to work with community land trusts in Richmond. This policy would not involve City-owned land.



Actions for Implementation

The Affordable Housing Strategy provides a foundation for work that can be implemented over the next 10 years. The Implementation Framework sets out more than 60 specific actions in a work-plan to meet the intent of strategic directions over the 2017–2027 timeframe. Bi-annual progress reports will be presented to Council and shared with key stakeholders to report out on what has been accomplished.

Dedicated resources, including City staff time and financial contributions will be required to meet the demands of implementing the plan. Overall, a partnership approach, requiring federal and provincial governments, Richmond residents, non-profit organizations, and the private sector is needed to address the complexity of housing affordability.

While the Affordable Housing Strategy recognizes other aspects of the Housing Continuum, the strategic directions, policies, and actions in the Implementation Framework specifically focus on transitional and supportive housing, non-market rental housing, and LEMR targeted to the priority groups in need. Within this context, the Implementation Framework is presented with a suggested timeline for each policy action.



1.2 Cash-in-Lieu Contribution

Actions:

1–3 years

- Increase the cash-in-lieu contributions from \$2 square feet (ft²) to \$4 ft² for detached homes, from 4 ft² to \$8.5 ft² for townhouses, and from \$6 ft² to \$10 ft² for wood frame multi-family developments, and from \$6 ft² to \$14 ft² for concrete multi-family development

Ongoing

- Continue to accept cash contributions for all townhouse developments and multi-family developments below the 60 unit threshold
- Review and examine cash-in lieu contributions and assess with changing market conditions bi-annually
- Work collaboratively to help ensure other levels of government funding is directed towards non-market housing development, lowering the rents of LEMR units, or creating additional units above the 10% City requirement

1.3 Family-friendly Housing

Actions:

1–3 years

- Adopt policy to require a minimum of 15% two bedrooms and 5% three plus bedrooms for all units secured through development to accommodate low-to-moderate income families
- Consider implementing the following targets in developments providing 30+ LEMR units:
 - 10% studio
 - 30% one-bedroom
 - 30% two-bedrooms
 - 30% three plus bedrooms

4–6 Years

- Monitor the success of the policy and consider applying the same percentages of family-friendly units in all market developments

Ongoing

- Review family-friendly policy for LEMR units secured through development and assess with changing market conditions bi-annually



1.7 Micro-Unit Rental Housing (Compact Living Rental Units)

Actions:

1–3 years

- Develop policy to determine appropriate locations, livability regulations and any other requirements for micro-units in Richmond
- Look at best practices where micro-units have been implemented successfully in developments in other jurisdictions

4–6 Years

- Explore a potential pilot project involving micro-units if consistent with affordability goals

1.8 Transit-Oriented Affordable Housing Development

Actions:

1–3 years

- Revisit parking requirements for LEMR units located along the Frequent Transit Network

7–10 Years

- Explore opportunities to acquire land along the Frequent Transit Network (e.g. close proximity to the Canada Line) for an affordable housing project

Ongoing

- Continue to encourage diverse forms of housing along the Frequent Transit Network
- Consider further parking relaxations for non-profit owned projects along transit corridors oriented towards persons with special needs or low-income



2.2 Affordable Housing Reserve Fund

Actions:

1–3 years

- Set a target of securing \$1.5 million in developer cash contributions annually in order to support affordable housing projects and leverage partnership opportunities

4–6 Years

- Review Affordable Housing Reserve Fund Policy to determine if criteria still allows the City to meaningfully respond to partnership opportunities and housing needs
 - Review how the funds are split (70% capital and 30% operating)
 - If needed, revise criteria so the funds are targeted towards priority groups in need and addressing housing gaps

7–10 Years

- Utilize cash-in-lieu contributions in the Affordable Housing Reserve Fund for affordable housing land acquisition

Ongoing

- Continue to use the Affordable Housing Reserve Fund for capital contributions towards innovative non-market housing projects that involve partnerships with other levels of government, and includes supportive programming, to meet the requirements of the identified priority groups in need



2.5 Rent Bank Initiative

Actions:

1–3 years

- Undertake a review and best practice analysis of opportunities to support local rent bank initiatives
- Connect with local financial institutions to determine how a rent bank initiative could be supported and remain financially sustainable

4–6 Years

- Determine the feasibility of implementing a rent bank initiative



3.2 Facilitating Stakeholder Partnerships

Actions:

1–3 years

- Develop a list of pre-qualified non-profit housing providers for partnering on potential housing projects
- Consider waiving development cost charges for low-end market rental units purchased by a non-profit housing provider to incentivize non-profit ownership
- Work with other municipalities and stakeholders to examine management practices of units secured through development

Ongoing

- Review and update pre-qualified list of non-profit housing providers
- Identify potential opportunities for partnership with private sector to facilitate the development of affordable housing (example: Kiwanis Towers)

3.3 Renew Non-Profit Housing

Actions:

1–3 years

- Track non-profit agencies and co-op organizations that have expiring operating agreements
- Identify options and mechanisms to preserve affordable housing units throughout future redevelopment opportunities
- Review research undertaken by BC Housing and BC Non-Profit Housing Association regarding expiry of operating agreements and identify opportunities to partner

4–6 Years

- Develop a set of guidelines to support faith-based organizations to redevelop lands with a component of affordable housing
- Develop a set of guidelines to support co-op and non-profit organizations considering redevelopment upon expiry of operating agreements

7–10 Years

- At the time of expiry, continue working with organizations to preserve and potentially increase the number of affordable housing units through redevelopment



4.2 Community Land Trust

Actions:

1–3 years

- Review best practices of community land trusts in other jurisdictions and determine municipal involvement
- Consider conducting a feasibility study of initiating a Richmond-based community land trust

Ongoing

- Explore opportunities to maintain land affordability and projects involving community land trusts

Strategic Direction 5: Increasing Advocacy, Awareness and Education Roles

5.1 Building Awareness and Information Sharing

Actions:

Ongoing

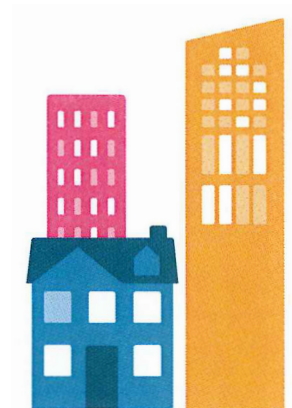
- Advocate to senior levels of government to request funding or resources to meet the housing needs of the community
- Communicate the needs of non-profit housing and service providers to federal and provincial governments, key stakeholders, and Richmond's residents
- Continue participation at regional, provincial and national housing tables and conferences to bring awareness to Richmond's work in affordable housing
- Continue to submit applications for awards to recognize Richmond's continued innovation in addressing housing affordability
- Continue to organize and/or support housing-related events and workshops to encourage information sharing and building awareness



Concluding Comments

Given the high cost of housing, it is important that municipalities are leaders in working towards an appropriate mix of housing for a socially inclusive community. The Affordable Housing Strategy will be the guiding document to further goals for affordable housing in Richmond and provides a foundation for work that can be implemented over the 2017-2027 period to meet the intent of the strategic directions. Given that the City can only act within its legislative authority, the Affordable Housing Strategy is critical in identifying partnership opportunities to work with the federal and provincial governments, and the private and non-profit sectors. Continued partnerships with all stakeholders are needed to address the complexity of housing affordability within the community. Dedicated resources, including City staff time and financial contributions will be required to meet the demands of implementing the Affordable Housing Strategy.

Affordable housing benefits the entire community, offering both social and economic benefits. In addition to creating social diversity, inclusion and well-integrated neighbourhoods, affordable housing ensures that households, families, and local employees can continue to live, thrive and contribute to their community in Richmond. With continued leadership from the City of Richmond, and a commitment from the federal and provincial governments, the development of diverse affordable housing options will continue to ensure that Richmond remains a liveable community.



Appendix A: Glossary

Affordable Housing

A relative term where households pay no more than 30% of their gross income towards housing costs, including rent or mortgage, utilities, maintenance fees, property taxes and insurance.

Affordable Housing Reserve Fund

A municipal fund used to support and facilitate the implementation of affordable housing policies including the development of affordable housing projects, initiatives and research. Revenue generated from applicable rezoning applications is directed to the reserve fund via the City's Cash-in-Lieu Contribution Policy.

Cash-in-Lieu Contributions

Cash contributions are collected in exchange for a density bonus for applicable rezoning applications. Cash-in-lieu contributions apply to rezoning applications such as apartments with fewer than 60 units, townhouse developments and single detached housing. Revenue generated through the cash-in-lieu policy is directed to the City's affordable housing reserve fund.

Coach House

A dwelling unit that is self-contained and is either attached or detached from and accessory to a single detached dwelling unit, except in the Edgemere neighbourhood where the suite must be detached from the principal dwelling unit. Regulatory requirements are outlined in the City's Zoning Bylaw.

Co-operative Housing ('Co-op')

A type of housing tenure where occupants form associations or corporations (typically non-profit) to own and operate a group of housing units including common areas and other amenities. Members own a share in the co-operative, are entitled to occupy a unit, have access to the common areas and amenities, may vote for members of the Board of Directors, have operational and maintenance responsibilities and actively participate in business and day-to-day life of the co-op.

Canada Mortgage and Housing Corporation (CMHC)

The Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency that provides housing research, advice to consumers and the housing industry, and reports to Parliament and the public on mortgage loan insurance and financial reports.



Inclusionary Housing (Zoning)

Housing policy that requires the provision of an affordable housing contribution as part of new residential development projects in exchange for a density bonus. For apartment developments greater than 60 units, developers are required to construct affordable housing units on-site. A cash-in-lieu contribution is required for apartments with fewer than 60 units, townhouse developments and single detached rezoning applications.

Low-Barrier / Minimal Barrier Housing

Housing or shelter that has few requirements for entry, is physically accessible, includes storage for belongings and is typically pet-friendly.

Low-End Market Rental Units (LEMR)

Rental housing units affordable for low to moderate income households secured through the City's inclusionary housing policy. Maximum rents are based on 10% below BC Housing's Housing Income Limits.

Market Rental Housing

Private rental market units provided by the private market. This includes purpose-built rental housing as well as rental housing delivered through the secondary rental market such as secondary suites, rental condominium units, or other investor-owned houses/units.

Micro Units

Self-contained housing units which are smaller than the average studio unit, between 275 to 350 square feet.

Non-market Housing

Affordable housing that is subsidized by an external party such as the government or a non-profit agency in order to serve specific populations such as those experiencing homelessness, with disabilities, or other challenges.

Operating Agreements

Operating agreements are subsidy agreements provided by senior governments to non-profit and co-operative (co-op) societies to support the financial viability of affordable housing projects. These agreements were secured during the 1960s and 1970s and were usually tied to a mortgage, meaning that when the mortgage expires, non-profits and co-ops will be solely responsible for the housing project's ongoing financial viability.

Reduced-Rate Mortgages

Financing offered by the provincial or federal government with lower interest rates for construction or pre-construction in order to reduce expenses for affordable housing projects. Other financial institutions can offer reduced-rate mortgages as well.

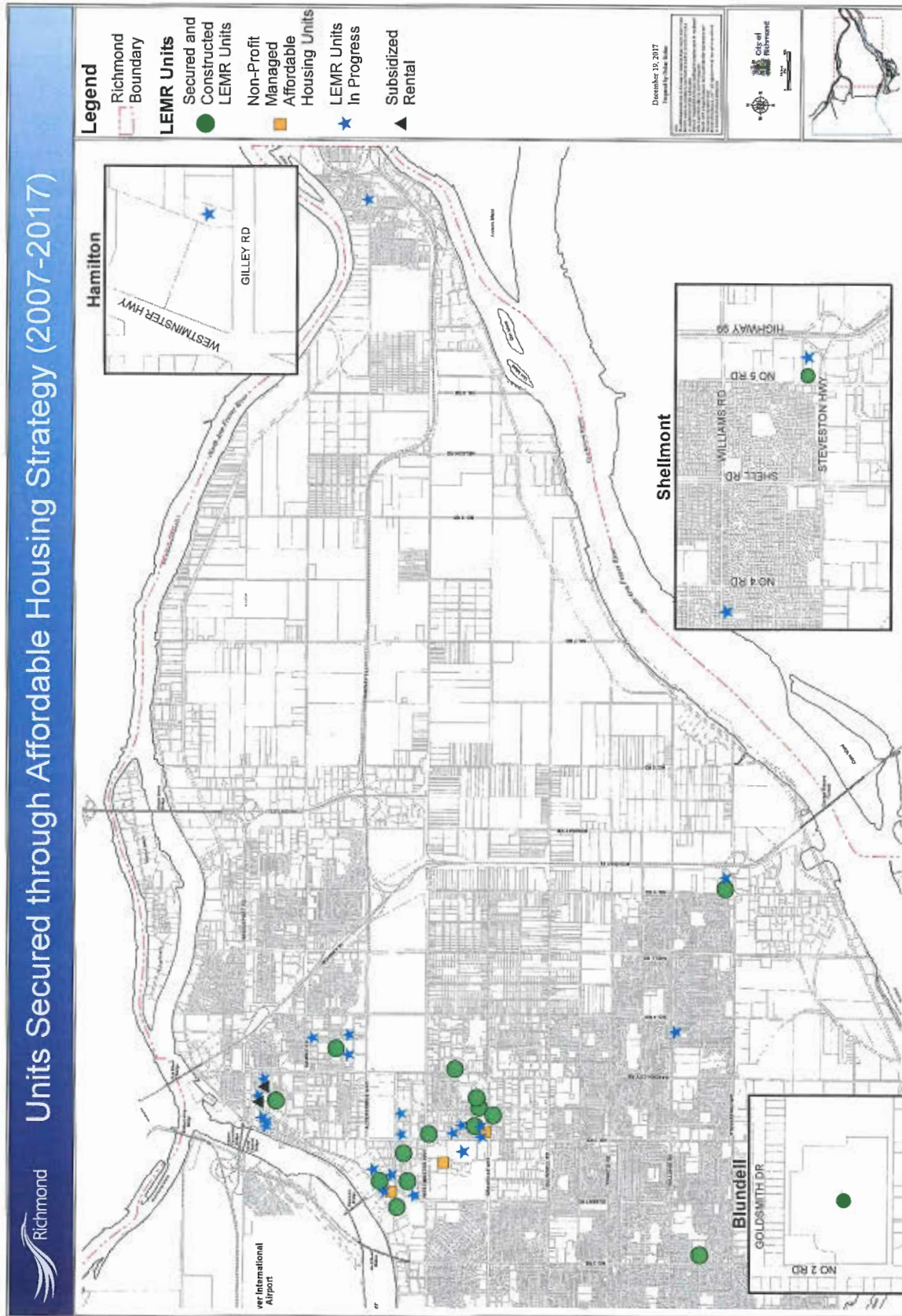


Appendix B: Municipal Initiatives for Affordable Housing

Comparison of Affordable Housing Initiatives in Select Metro Vancouver Municipalities

Municipal Measures	Burnaby	Coquitlam	Maple Ridge	New Westminster	North Van City	Richmond	Surrey	Vancouver
Fiscal Measures								
City owned sites appropriate for affordable housing for lease to non-profits	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Donate City-owned land to facilitate affordable housing		Yes	Yes	Yes	Yes		Yes	Yes
Grants to facilitate affordable housing	Yes	Yes	Yes		Yes	Yes	Yes	Yes
Property tax exemption or forgiveness for supportive affordable housing			Yes	Yes	Yes		No	Yes
Waiving development fees/ DCCS for affordable housing	Yes	Yes	Exploring	Yes		Grants	Yes	Yes
Waiving other fees for affordable housing (ie. Building permit fees)	Yes	Yes	Exploring	Yes	Yes	Grants	Yes	
Land trust for affordable housing			Exploring		Exploring	Exploring	No	Yes
Affordable housing reserve/trust fund	Yes	Yes	Exploring	Yes	Yes	Yes	Yes	Yes
Planning Process or Policies								
Affordable Housing Strategy or Housing Action Plan		Yes	Yes	Yes	Yes	Yes	Pending	Yes
Official Community Plan policies showing commitment to providing a range of housing choices	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Identifying suitable affordable housing sites in neighbourhood and area planning processes	Yes		Yes	Yes		Yes		Yes
Adaptable housing policy			Yes	Yes	Yes	Yes		Yes
Family friendly policy (bedroom diversity requirement)			Support	Yes	Exploring	Yes		Pending

Appendix C: Map of Low-End Market Rental Units



Appendix D: Select Case Studies

Cadence: Family Housing

Project Highlights

Target Population	<ul style="list-style-type: none"> Low-income families
Units	<ul style="list-style-type: none"> 15 units total 1 studio unit 14 two-bedroom units
Rental Rates	<ul style="list-style-type: none"> Studio unit: Maximum \$925 per month Two-bedroom units: Maximum \$1,137 per month Currently, all units are being rented at shelter rates (\$375 for an individual and \$575 for a family)
Project Partners And Roles	<ul style="list-style-type: none"> City of Richmond: Local approving authority; facilitation of partnerships; owner of childcare space Cressey Development Group: Project developer Atira Women's Resource Society: affordable units owner/operator; childcare operator; building maintenance
Tools Used	<ul style="list-style-type: none"> Inclusionary zoning and density bonusing Affordable housing value transfers (AHVT) Housing agreement and covenants
Municipal Applications Required	<ul style="list-style-type: none"> Rezoning application and zoning text amendment Development permit
Timeline	<ul style="list-style-type: none"> Rezoning application: November 2012 Updated Rezoning proposal: January 2013 Project completion (affordable units / childcare building): Spring 2017

In late 2012, Cressey Development Group applied to redevelop a former warehouse site in the Oval Village Neighbourhood into a mixed-use development project to feature 245 residential units in three residential buildings, ranging from five to fifteen stories. The City of Richmond's 2007 Affordable Housing Strategy required Cressey to provide a minimum of 5% of units to be affordable as part of their application.

The preliminary proposal planned for five studio and one-bedroom units, and nine two-bedroom units. After review and consideration, Council requested Cressey Development Group and staff to incorporate more two-bedroom units.



Kiwanis Towers: Seniors' Housing

Project Highlights

Target Population	Low-income seniors
Units	296 one-bedroom units
Rental Rates	Between \$660 to \$780 per month
Project Partners And Roles	<ul style="list-style-type: none"> ▪ City of Richmond: Local approving authority; funding towards capital costs; grants to offset development cost charges, permit fees and servicing costs ▪ Polygon Homes: Project developer ▪ BC Housing: Construction financing ▪ Kiwanis Seniors Housing Society: Contributed land; project owner / operator
Tools Used	<ul style="list-style-type: none"> ▪ Inclusionary zoning and density bonusing ▪ Affordable housing value transfers (AHVT) utilized towards capital construction costs ▪ Housing agreement and covenants ▪ City grants for development cost charges, permit fees, servicing costs
Municipal Applications Required	<ul style="list-style-type: none"> ▪ OCP amendment ▪ Rezoning application and zoning text amendment ▪ Development permit
Timeline	<ul style="list-style-type: none"> ▪ Redevelopment proposal: February 2011 ▪ Rezoning application: October 2011 ▪ Project completion (first tower): Fall 2015 ▪ Project completion (second tower): Fall 2015

The Kiwanis Seniors Housing Society originally had several low density townhouses onsite developed in the 1960s, located along Minoru Boulevard in Richmond City Centre. The surrounding area has since developed to accommodate growth, including the expansion of rapid transit and high-density transit-oriented mixed-use projects. The townhouses had reached the end of their economic life and were in need of major repair, however the society did not have enough funds to invest in substantial upgrades. The site was also under-utilized and appropriate for densification.

Kiwanis did not have the financial resources to redevelop their aging infrastructure on their own, or maintain affordable rents for their tenants. As such, Kiwanis sold a portion of their land to Polygon Homes to be developed for market housing. The equity generated from the land sale was invested to redevelop the remaining portion of the land into 296 affordable rental units for low-income seniors, of which 122 replaced the existing stock plus an additional 174 units.



Storeys Affordable Housing Project Development

Project Highlights

Target Population	Vulnerable populations / persons experiencing or at-risk of homelessness, low-income families and seniors, persons with mental health and addictions
Units	<ul style="list-style-type: none"> ▪ 129 units total ▪ 85 studio units ▪ 32 one-bedroom units ▪ 4 two-bedroom units ▪ 8 three-bedroom units
Rental Rates	<ul style="list-style-type: none"> ▪ Studios and one-bedroom units: between \$375 to \$850 per month ▪ Two-bedroom units: between \$510 to \$1,375 per month ▪ Three-bedroom units: between \$595 to \$1,375 per month
Project Partners And Roles	<ul style="list-style-type: none"> ▪ City of Richmond: Local approving authority; funding towards capital costs; grants to offset development cost charges, permit fees and servicing costs ▪ BC Housing: Construction financing ▪ Service Canada: Capital funding ▪ CMHC: seed funding to support the development of the project ▪ Coast Foundation Society, Tikva Housing, S.U.C.C.E.S.S Affordable Housing Society, Turning Point Housing Society, Pathways Clubhouse Society of Richmond: Contributed capital for construction; financing; project operator ▪ Integra Architecture: Project designer and applicant ▪ CPA Development: Project consultant and developer



Affordable Housing Strategy: Public and Stakeholder Engagement

Consultation Objectives

The objectives of the final round of consultation sessions are to:

- Provide information to stakeholders on priority groups, identified housing gaps and proposed strategic directions
- Seek input on implementation plan and future actions in the Affordable Housing Strategy
- Refine implementation plan and future actions for Council consideration

The consultation sessions will be scheduled for January 2018, with the final Affordable Housing Strategy incorporating stakeholder feedback presented for Council consideration in February 2018.

Consultation Platforms

The following consultation platforms will be utilized:

- Two open houses in various neighbourhoods in Richmond (e.g. City Centre Community Centre and Cambie Community Centre) to be held during the final two weeks of January 2018
- Let's Talk Richmond questionnaire (to be launched in January 2018 and active for 2-3 weeks)

Target Audience

The target participants of the consultation sessions will be with key stakeholders and members of the general public. Participants will have the opportunity to comment on the implementation plan and future actions in the draft Affordable Housing Strategy.

Stakeholder Group	Participants
Public	<ul style="list-style-type: none"> • Richmond residents • Individuals working or participating in Richmond
Non-profit housing providers	<ul style="list-style-type: none"> • Turning Point Recovery Society • Catalyst Community Development Society • Coast Mental Health • Tikva Housing • SUCCESS • Chimo Community Services • Atira Women's Resource Society • Richmond Society for Community Living • Pathways Clubhouse • YWCA • Co-op Housing Federation of BC

	<ul style="list-style-type: none"> • BC Non-Profit Housing Association • Any other interested housing providers
Private/development sector	<ul style="list-style-type: none"> • Urban Development Institute • Richmond Home Builders Group • Greater Vancouver Home Builders' Association
Government and quasi-government organizations	<ul style="list-style-type: none"> • CMHC • BC Housing • Metro Vancouver • Vancouver Coastal Health • Richmond School Board
Non-profit service providers and community groups	<ul style="list-style-type: none"> • Salvation Army • Richmond Centre for Disability • Richmond Food Bank • Richmond Addictions Services Society • Richmond Poverty Response Committee • any other interested organizations (invited through the Richmond Community Services Advisory Committee, Richmond Intercultural Advisory Committee and Richmond Seniors Advisory Committee)



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 3, 2018

File: RZ 16-732490

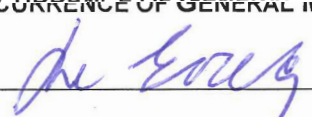
Re: Application by Pietro Nardone to Rezone the West Portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" Zone to the "Single Detached (ZS14) - South McLennan (City Centre)" Zone; and to Rezone the East Portion of 7191 Bridge Street from the "Single Detached (RS1/F)" Zone to the "Single Detached (RS2/C)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9796, for the rezoning of the west portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) - South McLennan (City Centre)" zone; and to rezone the east portion of 7191 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/C)" zone, be introduced and given first reading.

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

WC:jr
Att. 9

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

Staff Report

Origin

Pietro Nardone has applied to the City of Richmond for permission to rezone the west portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) - South McLennan (City Centre)" zone, and to rezone the east portion of 7191 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/C)" zone, to permit the properties to be subdivided to create six lots fronting Bridge Street and 10 new lots fronting an extension to Armstrong Street (Attachment 1). Each property contains an existing single-detached dwelling fronting Bridge Street, which will be retained. The proposed subdivision plan is included in Attachment 2.

This application is being considered concurrently with a rezoning application at 7320, 7340, and 7360 Ash Street (RZ 16-738953), located southwest of the subject properties. The required road works associated with both applications will facilitate the connection of Armstrong Street from Sills Avenue to General Currie Road, as shown in Attachment 3. Each application is dependent on the other for construction of the through road to provide access to the proposed subdivided lots. The required road works will be secured through a single Servicing Agreement for both applications, which the applicant must enter in to prior to final adoption of the rezoning bylaw.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned "Single Detached (ZS15) - South McLennan (City Centre)", fronting Sills Avenue.
- To the South: A single-family dwelling on a lot zoned "Single Detached (RS1/F)", fronting Bridge Street.
- To the East: A single lot zoned "Single Detached (ZS14) - South McLennan (City Centre)", that is subject to a subdivision application currently under staff review, which would create seven single-family lots fronting Bridge Street (SD 16-726640).
- To the West: Single-family dwellings on lots zoned "Single Detached (RS1/F)," fronting Ash Street.

Related Policies & Studies

Official Community Plan/McLennan South Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential” (Attachment 5). The proposed rezoning and subdivision are consistent with this designation.

The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject site is “Residential, Historic Single-Family” (Attachment 6). The Area Plan identifies minimum lot sizes on Bridge Street (min. 18.0 m frontage and 550 m² area) and on Armstrong Street (min. 11.3 m frontage and 320 m² area). The proposed rezoning and subdivision are generally consistent with the designation and policies contained in the Area Plan.

The McLennan South Sub-Area Plan identifies the development of a “ring road”, made up of Sills Avenue and Armstrong Street, connecting Sills Avenue to General Currie Road (Attachment 7). These new roads have been constructed incrementally through previous development applications, including portions of Sills Avenue to the north and Armstrong Street to the south. The proposed rezoning and subdivision are consistent with the identified road development, and will complete (along with RZ 16-738953) an interim north-south connecting Armstrong Street.

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*.

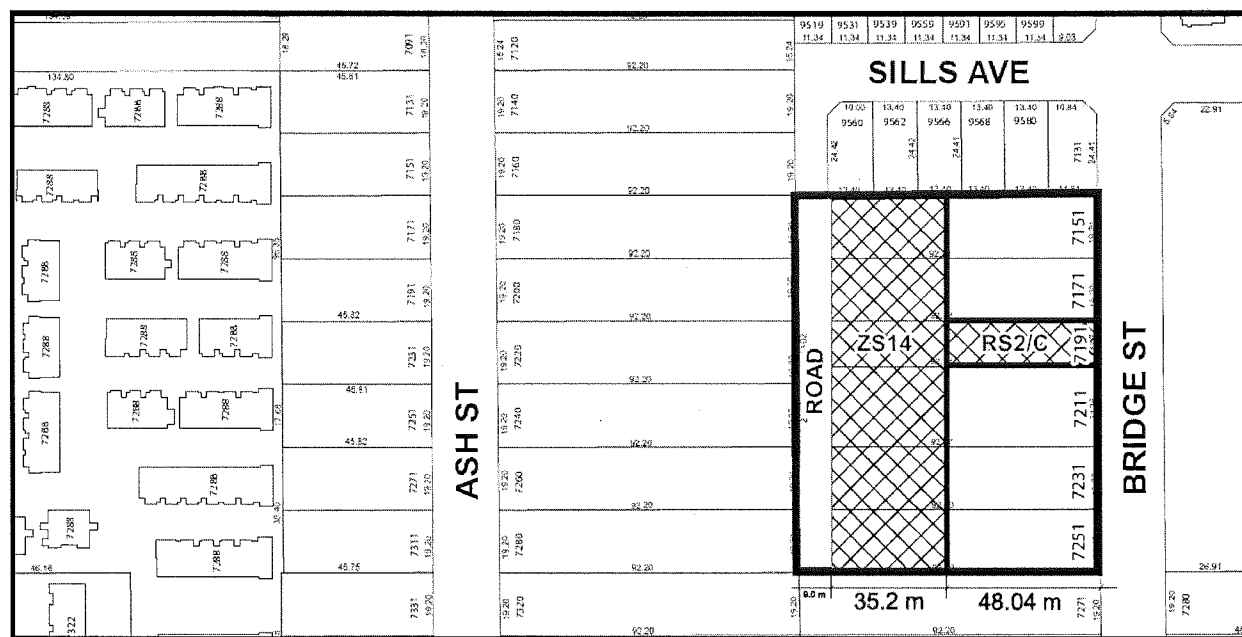
Analysis

Proposed Rezoning and Subdivision

The existing dwellings on each of the Bridge Street lots are proposed to be retained following subdivision. Based on the proposed subdivision, the applicant has provided a signed and sealed plan from a registered BC Land Surveyor confirming the existing buildings and resulting lots would be generally consistent with Richmond Zoning Bylaw 8500. Structures that do not comply with the regulations must be removed or relocated prior to approval of the subdivision.

The applicant proposes to rezone the west portions of the six subject properties to the "Single Detached (ZS14) - South McLennan (City Centre)" zone. The west portion of each lot would be subdivided, resulting in 10 new lots fronting an extension to Armstrong Street. Five of the six resulting lots to be retained fronting Bridge Street will meet the minimum 18 m width, 45 m depth, and 828 m² area requirements of the "Single Detached (RS1/F)" zone. The sixth lot, resulting from the subdivision of 7191 Bridge Street, has insufficient width and area to meet the "Single Detached (RS1/F)" lot size requirements. Altering the proposed subdivision plan to comply with the "Single Detached (RS1/F)" zone would require demolition of the existing dwelling on 7211 Bridge Street.

Therefore, the applicant proposes to rezone the east portion of 7191 Bridge Street to the "Single Detached (RS2/C)" zone, to allow the proposed subdivision. The portions of each property proposed to be rezoned are shown below. This proposal is generally consistent with the McLennan South Sub-Area Plan objective of retaining the existing character of single-family homes along Bridge Street.



Transportation and Site Access

Vehicle access to the ten new lots is proposed from individual driveways from Armstrong Street. Vehicle access to the six retained lots is proposed to be maintained from Bridge Street.

Prior to final adoption of the rezoning bylaw, the applicant must provide a 9.0 m wide road dedication along the entire rear property line, and submit a functional road plan demonstrating the interim and ultimate conditions of Armstrong Street to the satisfaction of the Director of Transportation.

Additionally, a 9.0 m wide road dedication along the entire rear property line of 7280 Ash Street (not included in either rezoning application) is required. The applicant has provided written confirmation from the property owner of 7280 Ash Street agreeing to this condition. The

required road and servicing works will be secured through a Servicing Agreement, which is required prior to final adoption of the rezoning bylaw.

Construction of Armstrong Street from Sills Avenue to General Currie Road is necessary to achieve functional vehicle circulation for two-way traffic and emergency access and egress. The required extension to Armstrong Street will be secured through the subject rezoning application and the proposed development to the south, at 7320/7340/7360 Ash Street (RZ 16-738953). Staff have determined that the Servicing Agreements for both applications should be combined, to ensure that the required road works are completed before construction of the new dwellings. Further, the applicant is required to enter into a legal agreement registered on Title of the proposed lots to ensure that all required off-site works (from Sills Avenue to General Currie Road) are completed prior to final Building Permit inspection granting occupancy.

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 53 bylaw-sized trees on the subject properties, and one bylaw-sized tree on a neighbouring property.

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

- Nine trees on the development site (Tag # 185, 189, 190, 191, 192, 702, 709, 710, and 711) are in good condition and proposed to be retained. Provide tree protection fencing as per Tree Protection Bylaw No. 8057.
- 11 trees comprising a hedgerow on the development site (Tag # 184) at 7151 Bridge Street are in good condition and should be retained. Tree retention measures will be further evaluated through the Servicing Agreement design review.
- Four trees comprising a hedgerow on the development site (Tag # 701) are in fair condition. These trees should be retained and protected.
- One tree located on a neighbouring property (Tag # 714) is in fair condition. These trees should be retained and protected.
- Seven trees on the development site (Tag # 703, 704, 705, 706, 707, 708, and 713) are in poor condition, and conflict with the proposed new dwellings. These trees should be removed and replaced.
- 24 Birch trees (Tag # BIR) on the development site are infected with Bronze Birch Borer, in poor condition, and conflict with the proposed new dwellings. These trees should be removed and replaced.
- 14 Birch trees (Tag # BIR) located in the required road dedication are infected with Bronze Birch Borer and in poor condition. No compensation or replacement is required for removal of these trees, as construction of the road is an Area Plan requirement.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

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

- Two trees located on the shared property line with the City (Tag # 187 and 188) are in poor condition, conflict with the required street frontage upgrades, and should be removed.
- One tree located in the City-owned boulevard (Tag # 186) is in poor condition, conflicts with the required street frontage upgrades, and should be removed.
- Two trees in the City-owned boulevard (Tag # C3 and C4) are in good condition, but conflict with the required street frontage upgrades. These trees are to be relocated at developer's cost to a location chosen by Parks Department staff. The applicant must submit a survival security of \$2,600 (\$1,300/tree) prior to final adoption of the rezoning bylaw.

Tree Replacement

The applicant wishes to remove 31 trees located on the development site (Tag # 703-708, 713, and BIR). The 2:1 replacement ratio would require a total of 62 replacement trees. The applicant has agreed to plant a total of 30 replacement trees in the development. 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
2	11 cm	6 m
4	10 cm	5.5 m
8	8 cm	4 m
16	6 cm	3.5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$16,000 to the City's Tree Compensation Fund in lieu of the remaining 32 trees that cannot be accommodated on the subject property after redevelopment.

The applicant wishes to remove three City-owned trees (Tag # 186-188). Prior to final adoption of the rezoning bylaw, the applicant must contribute \$3,900 to the City's Tree Compensation Fund, for the City to plant replacement trees at or near the development site.

Tree Protection

Nine trees (Tag # 185, 189-192, 702, and 709-711) and two hedgerows (Tag # 184 and 701) on the development site, and one tree (Tree # 714) on a neighbouring property 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 8). 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 \$67,600 Tree Survival Security for the on-site trees to be retained, and the two City-owned trees to be relocated.
- Prior to any demolition or construction on the properties, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications received prior to July 18, 2017, requires a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the development.

The applicant proposes to provide a secondary suite in the dwellings constructed on each of the 10 new lots, and a \$50,733.51 cash-in-lieu contribution for the six retained lots fronting Bridge Street. This proposal is generally consistent with the intent of the Affordable Housing Strategy, and has been reviewed by the Affordable Housing Coordinator.

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until a secondary suite is constructed in the dwelling on each of the 10 new lots on Armstrong Street, to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500.

Site Servicing and Frontage Improvements

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

The developer for the subject application is responsible for the required road works, engineering infrastructure and frontage improvements along Bridge Street, the portion of Armstrong Street along the subject site's frontage, and 50% of the portion of Armstrong Street within the road dedication at 7280 Ash Street. The remaining requirements to complete the connection of Armstrong Street from Sills Avenue to General Currie Road will be the responsibility of the developer for RZ 16-738953. Required works include, but are not limited to, the following:

- Armstrong Street: Block retaining wall with barrier fencing on the east property line of the neighbouring Ash Street lots; asphalt road to accommodate two-way traffic; concrete curb and gutter, landscaped boulevard with street lights, and concrete sidewalk at the new property line of the Armstrong Street lots.
- Bridge Street: Road widening, concrete curb and gutter, landscaped boulevard with street lights, and concrete sidewalk at the property line, to match the existing condition at 7131 Bridge Street.

Due to the road width of Armstrong Street in the interim condition, the ultimate frontage works may be deferred until the neighbouring properties redevelop and additional road width is acquired. The applicant is required to provide a cash-in-lieu contribution for the construction of the ultimate condition to be completed as the adjacent lots develop. The cash-in-lieu contribution will be determined through the Servicing Agreement design review process.

At Subdivision stage, the applicant is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge, and Address Assignment Fees.

Financial Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated Operating Budget Impact (OBI) for the ongoing maintenance of these assets is \$6,000.00. This will be considered as part of the 2019 Operating budget.

Conclusion

The purpose of this application is to rezone the west portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) - South McLennan (City Centre)" zone, and the east portion of 7191 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/C)" zone, to permit the properties to be subdivided to create six lots fronting Bridge Street and 10 new lots fronting an extension of Armstrong Street.

This rezoning application complies with the land use designations and applicable policies for the subject properties contained in the OCP and Richmond Zoning Bylaw 8500.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9796 be introduced and given first reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

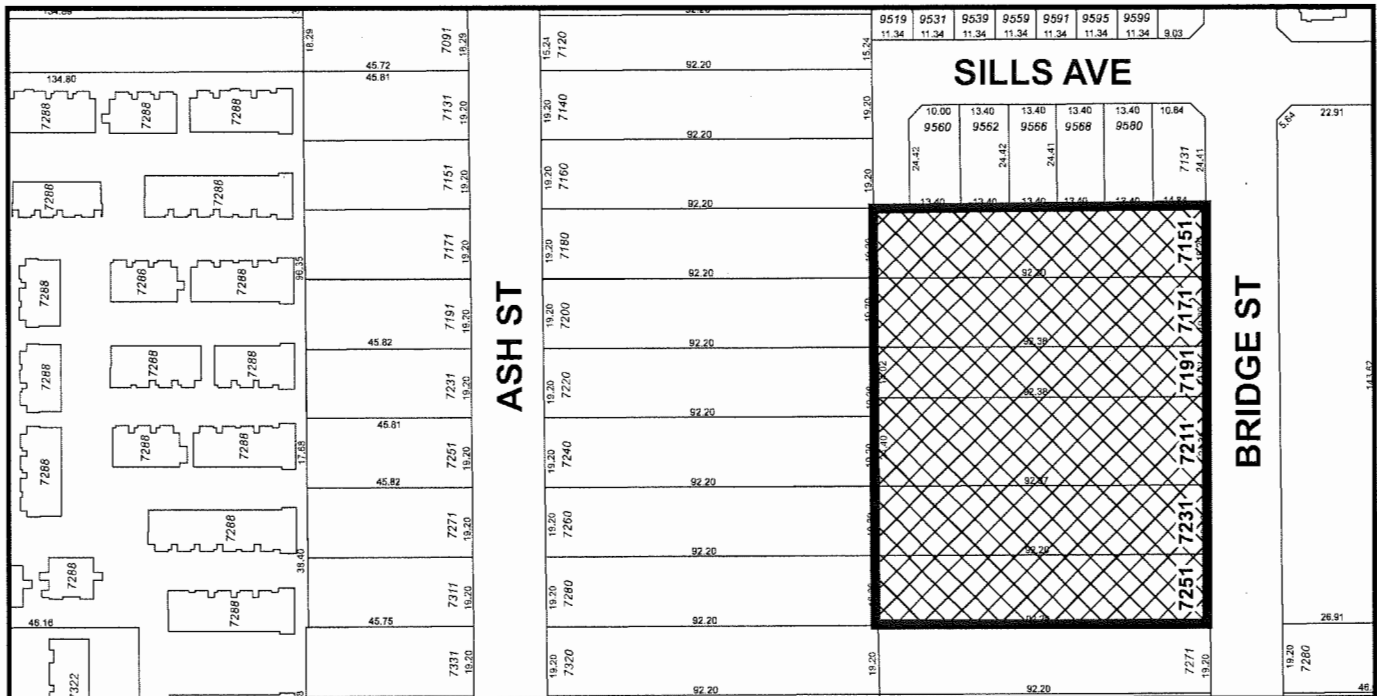
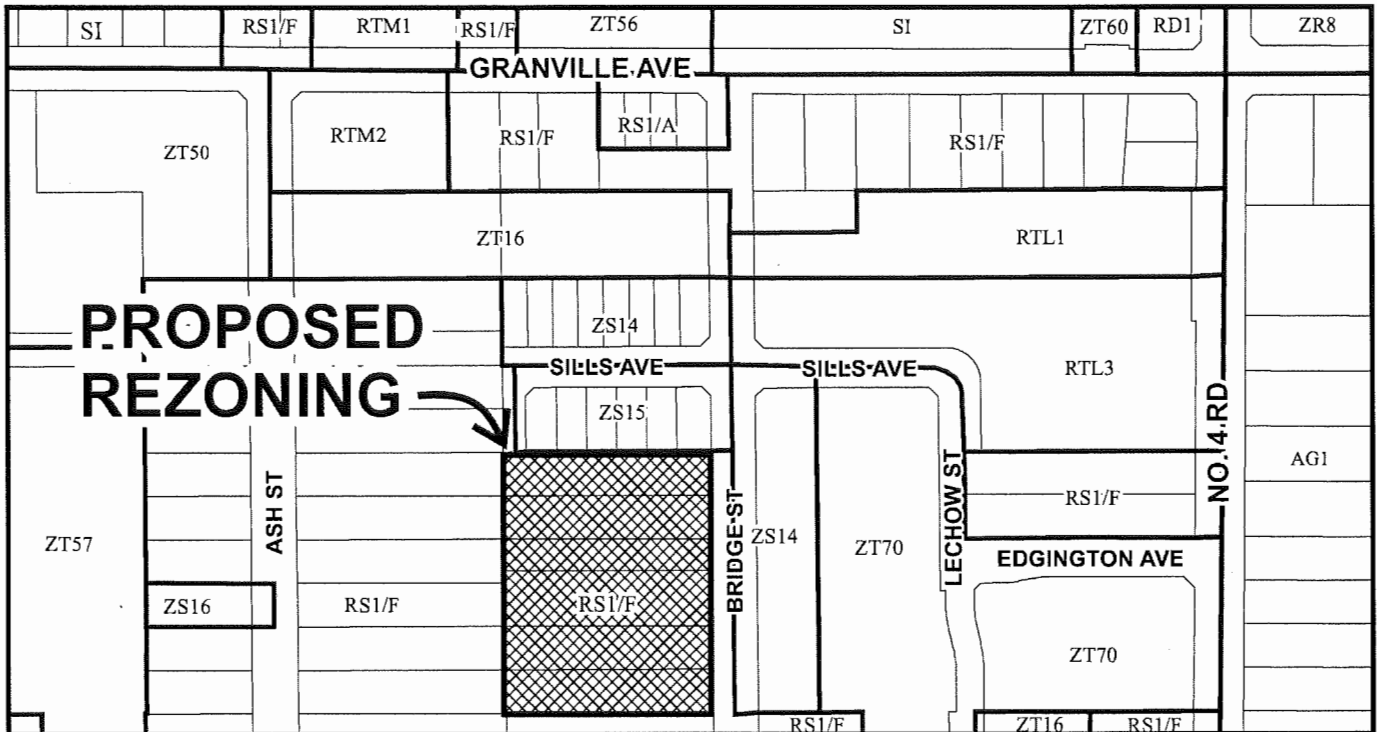
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- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Conceptual Development Plan
- Attachment 4: Development Application Data Sheet
- Attachment 5: Official Community Plan Land Use Map
- Attachment 6: McLennan South Sub-Area Plan Land Use Map
- Attachment 7: McLennan South Sub-Area Plan Circulation Map
- Attachment 8: Tree Retention Plan
- Attachment 9: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 16-732490

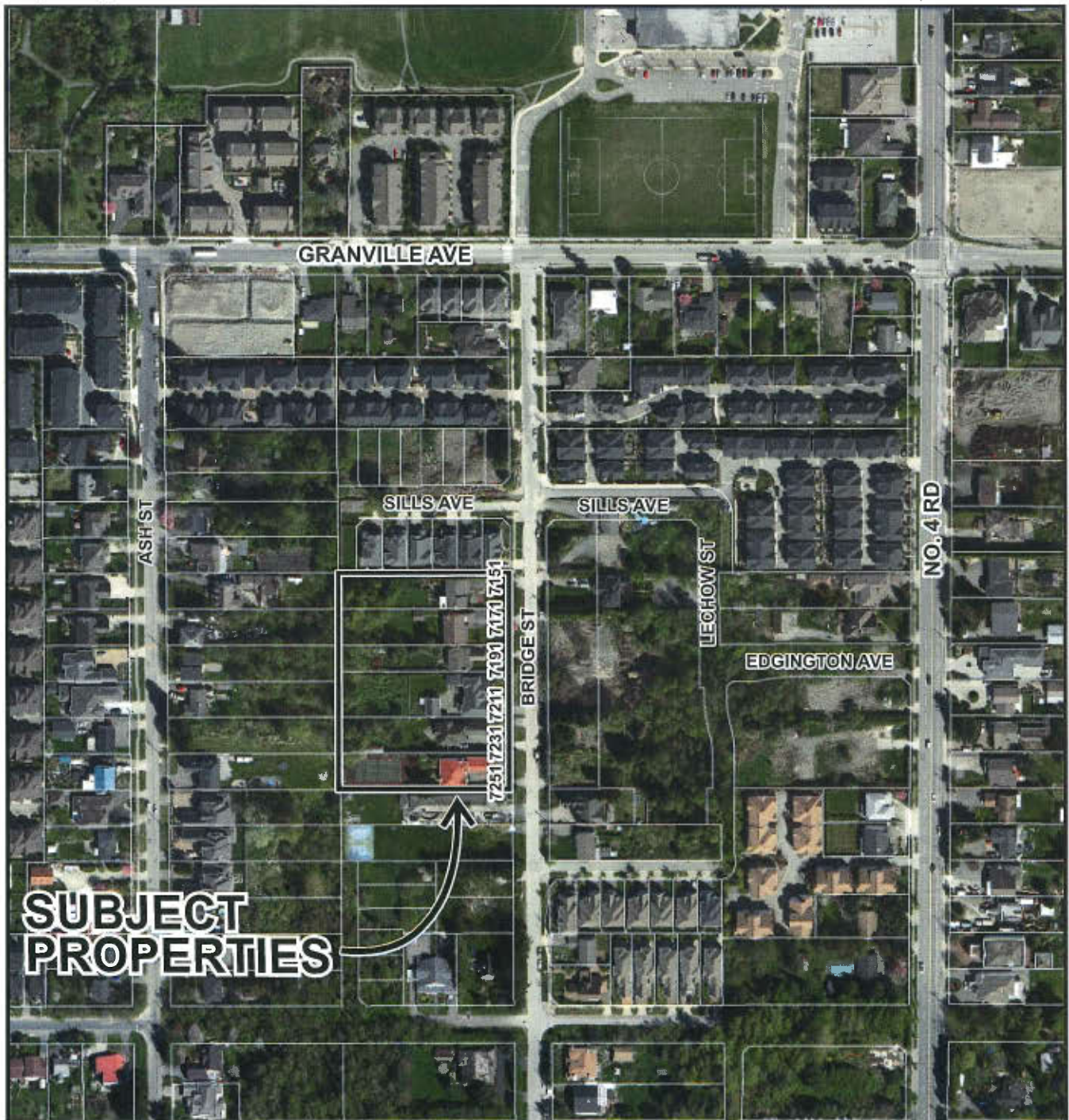
Original Date: 06/07/16

Revision Date: 12/12/17

Note: Dimensions are in METRES



City of Richmond



RZ 16-732490

Original Date: 06/07/16

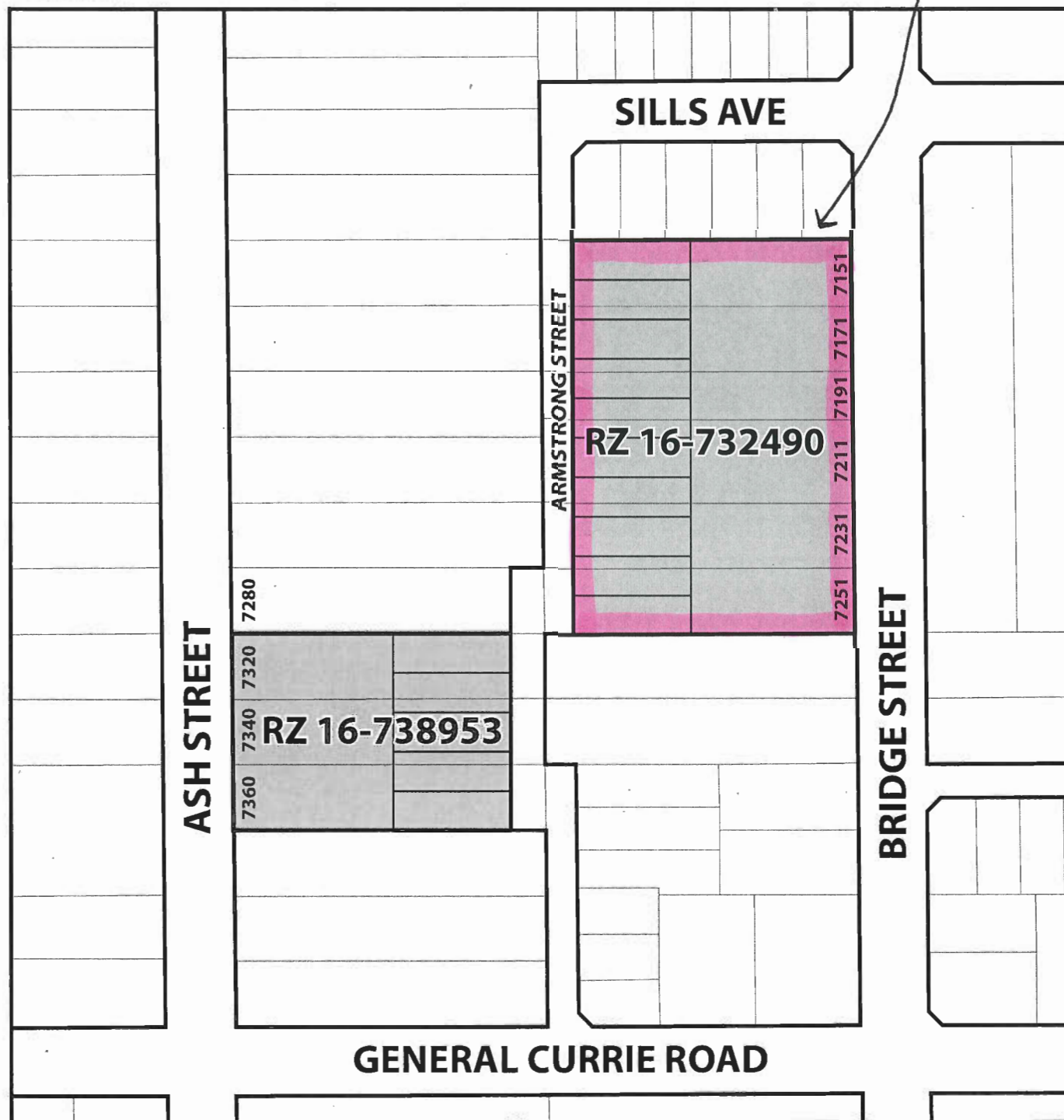
Revision Date: 12/08/17

Note: Dimensions are in METRES



City of
Richmond

SUBJECT PROPERTIES



**Interim Road Network for
RZ 16-732490 and RZ 16-738953**

Original Date: 12/12/17

Revision Date:

Note: Dimensions are in METRES



RZ 16-732490

Attachment 4

Address: 7151/7171/7191/7211/7231/7251 Bridge Street

Applicant: Pietro Nardone

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
Owner:	Chang Liang Su Nu Wu Calvin Clare Radom Maryann Radom Rohitendra Rajnesh Lal Rudy Stiegelmar David Shu Sum Yu Monica Mei Sheung Yu Allan James McBurney Sandra Teresa McBurney	To be determined
Site Size (m²):	7151 Bridge Street: 1,790 m ² 7171 Bridge Street: 1,790 m ² 7191 Bridge Street: 1,292 m ² 7211 Bridge Street: 2,247 m ² 7231 Bridge Street: 1,790 m ² 7251 Bridge Street: 1,790 m ²	7151 Bridge Street: 922 m ² 7171 Bridge Street: 922 m ² 7191 Bridge Street: 674 m ² 7211 Bridge Street: 1,171 m ² 7231 Bridge Street: 922 m ² 7251 Bridge Street: 922 m ² Lots 1-10: 405 m ²
Land Uses:	6 single-family dwellings	16 single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential, Historic Single-Family	No change
Zoning:	Single Detached (RS1/F)	7151, 7171, 7211, 7231, 7251 Bridge Street: No change 7191 Bridge Street: Single Detached (RS2/C) Lots 1-10: Single Detached (ZS14) - South McLennan (City Centre)

On East Portion of 7191 Bridge Street	Bylaw Requirement Single Detached (RS2/C)	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Max. 318.33 m ² (3,426.42 ft ²)	257.8 m ² (2,774.9 ft ²)	none permitted

On East Portion of 7191 Bridge Street	Bylaw Requirement Single Detached (RS2/C)	Proposed	Variance
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	none
Lot Size:	Min. 360 m ²	674 m ²	none
Lot Dimensions (m):	Width: Min. 13.5 m Depth: Min. 24.0 m	Width: 14.02 m Depth: 48.04 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: 6.0 m Side: 1.2 m Rear: 9.26 m for up to 60% of principal dwelling, 10.7 m for remainder	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

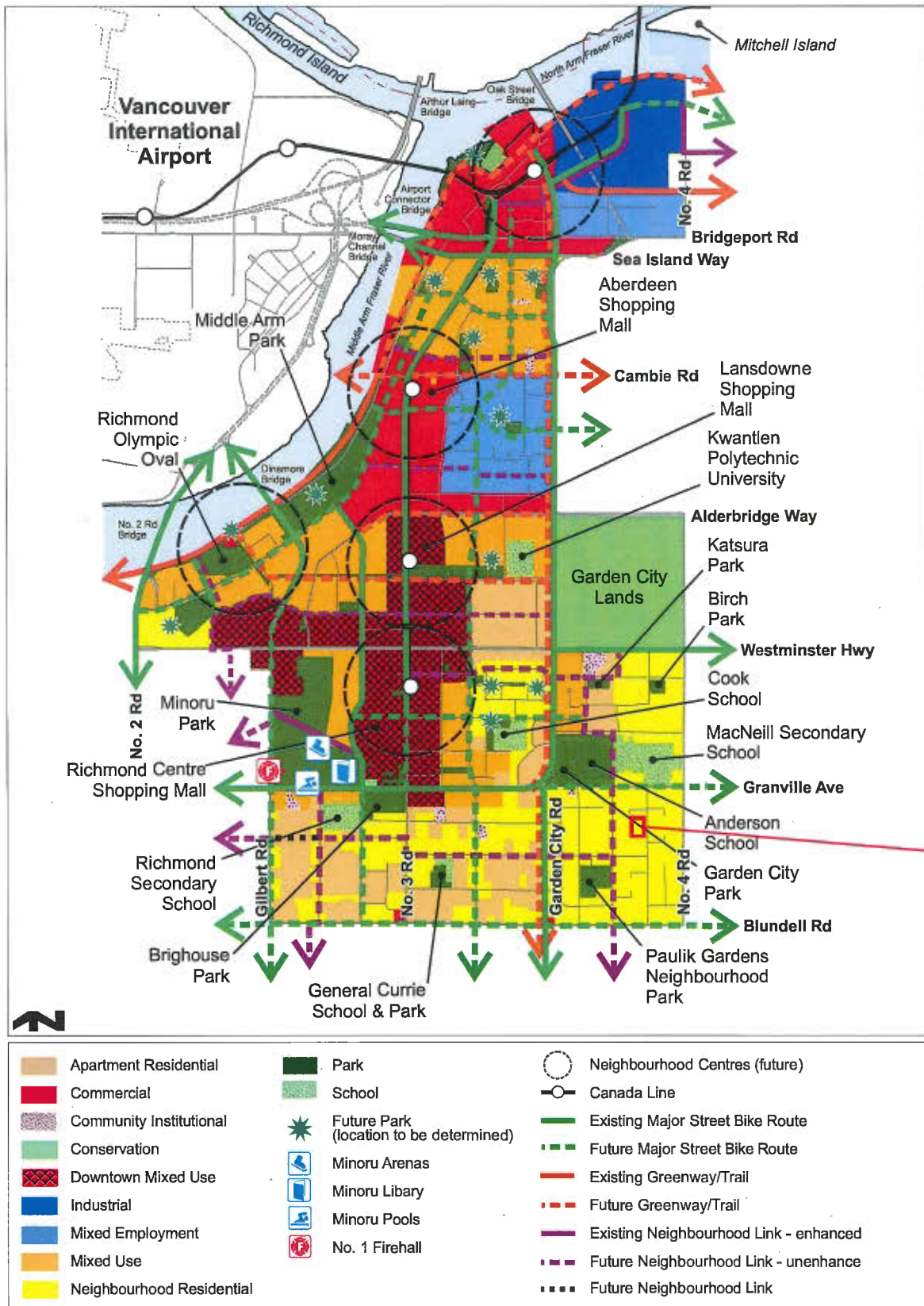
On Proposed Lots 1-10	Bylaw Requirement Single Detached (ZS14) - South McLennan (City Centre)	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Max. 222.75 m ² (2,397 ft ²)	Max. 222.75 m ² (2,397 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	none
Lot Size:	Min. 320 m ²	405 m ²	none
Lot Dimensions (m):	Width: Min. 11.3 m Depth: Min. 24.0 m	Width: 11.52 m Depth: 35.2 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 significant trees.

* Preliminary estimate; not inclusive of garage or other exemptions contained in the Zoning Bylaw; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



10. City Centre

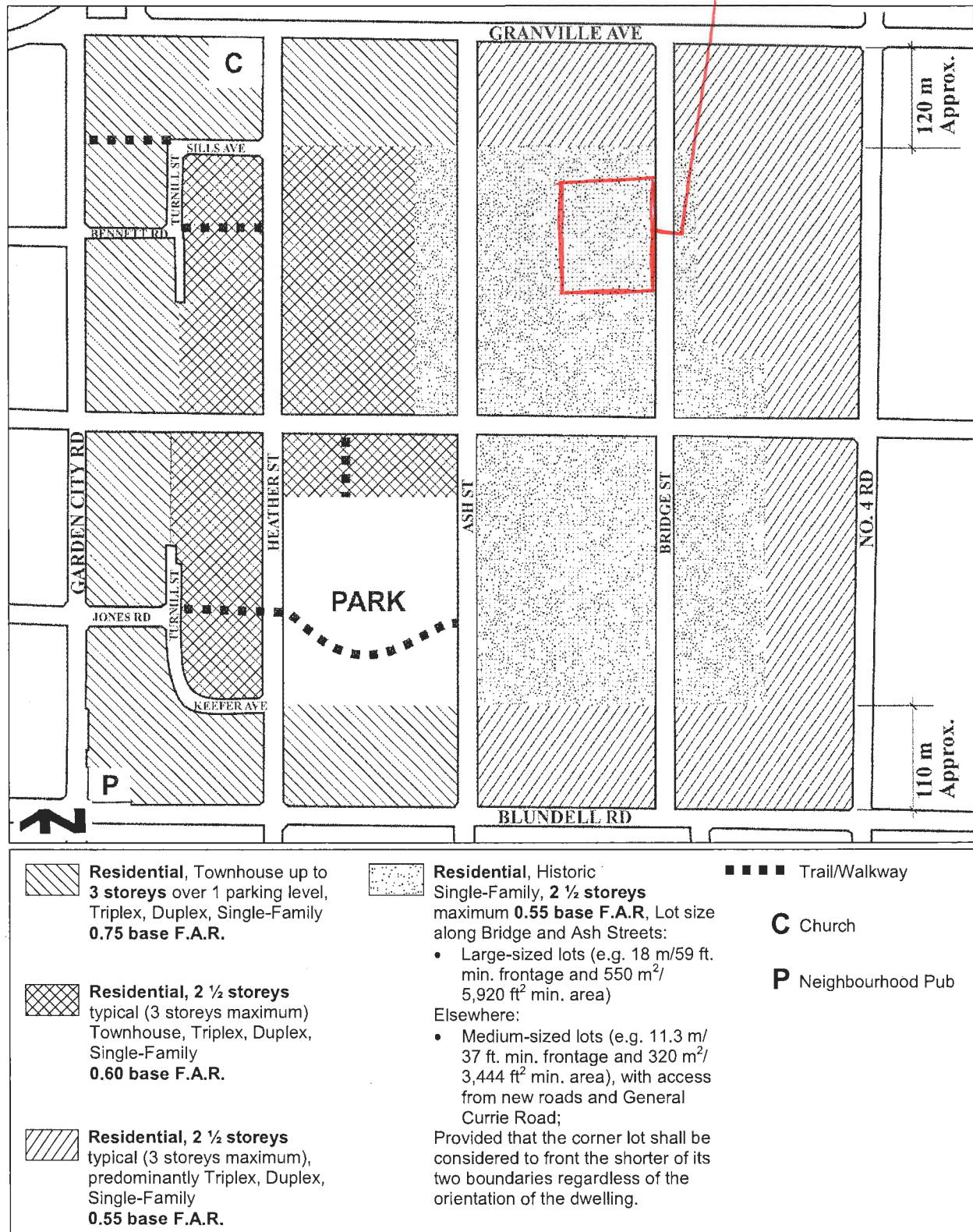


City of Richmond

Land Use Map

Bylaw 9106
2015/09/14

SUBJECT PROPERTIES



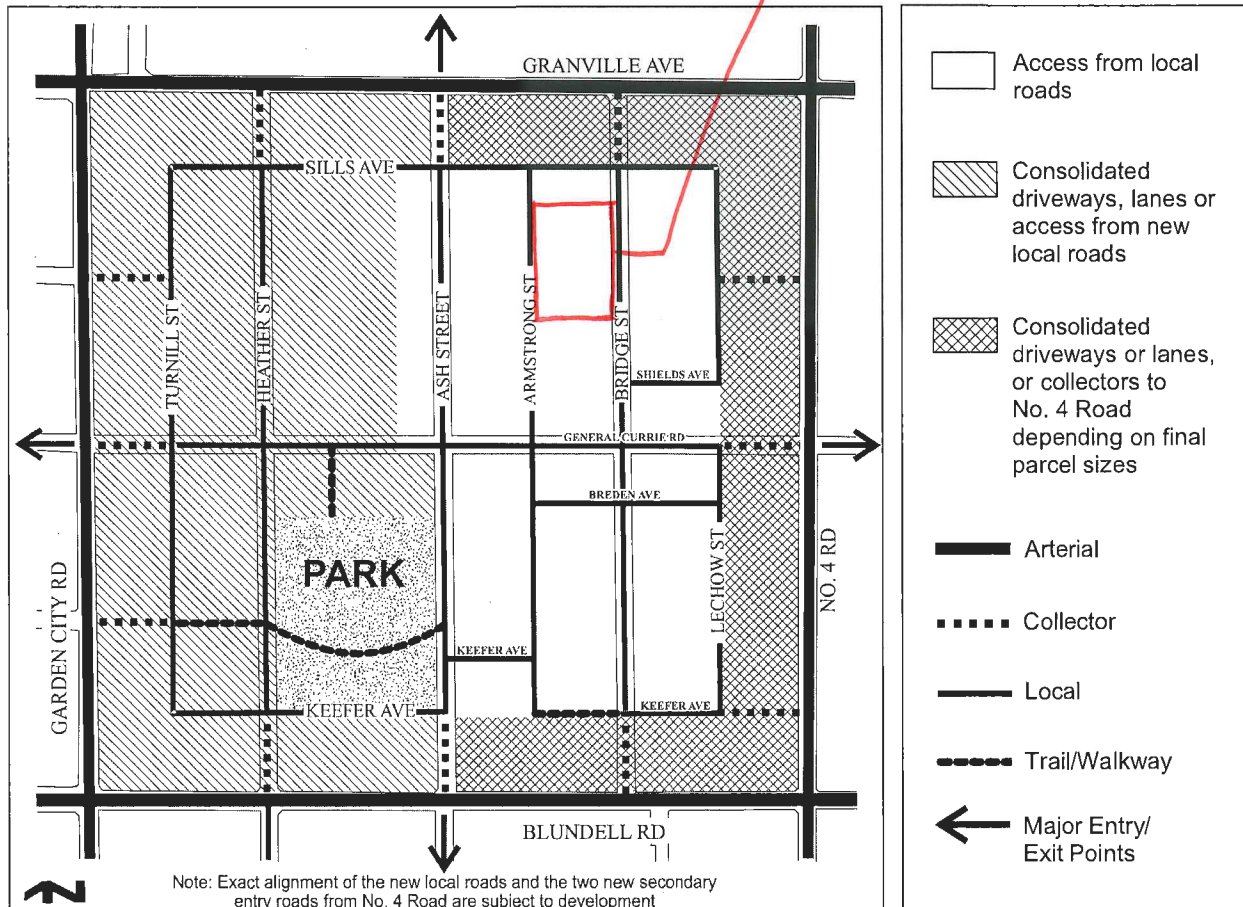
Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.

- l) Encourage cycling as a means of travel by calming automobile traffic within McLennan South and supporting the City Centre policies and programs for bicycles.

Circulation Map

Bylaw 8803
2011/10/17

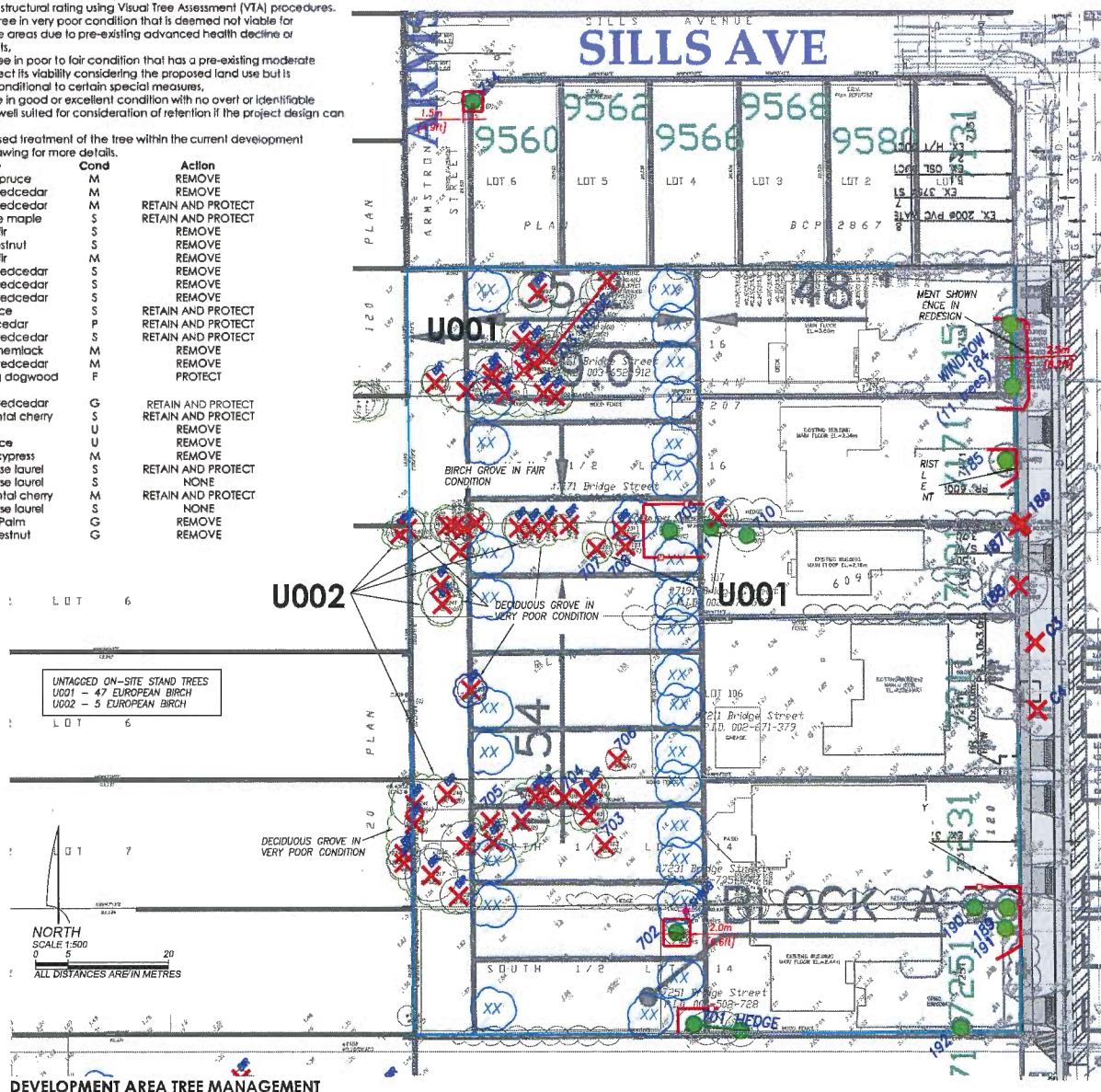
SUBJECT PROPERTIES



TREE INVENTORY AND ASSESSMENT LIST:

- Tag # denotes the tag affixed to the tree for reference in report and on drawings.
- Dbh denotes the diameter of the trunk measured at 1.4 m above grade or at per arboricultural standards (i.e. for null stem trees).
- Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures.
- U denotes Unsuitable = a tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.
- M denotes Marginal = a tree in poor to fair condition that has a pre-existing moderate rated defect that may affect its viability considering the proposed land use but is considered for retention conditional to certain special measures.
- S denotes Suitable = a tree in good or excellent condition with no overt or identifiable significant defects, and is well suited for consideration of retention if the project design can accommodate it.
- Action denotes the proposed treatment of the tree within the current development design. See report and drawing for more details.

Tag #	Dbh (cm)	Tree Type	Cond	Action
699	24	Norway spruce	M	REMOVE
700	50	Western redcedar	M	REMOVE
701	46-58	Western redcedar	M	RETAIN AND PROTECT
702	23	Japanese maple	S	RETAIN AND PROTECT
703	31	Douglas-fir	S	REMOVE
704	21	Horsechestnut	S	REMOVE
705	22	Douglas-fir	M	REMOVE
706	25	Western redcedar	S	REMOVE
707	34	Western redcedar	S	REMOVE
708	33	Western redcedar	S	REMOVE
709	35	Blue spruce	S	RETAIN AND PROTECT
710	43	Deciduous cedar	P	RETAIN AND PROTECT
711	30	Western redcedar	S	RETAIN AND PROTECT
712	68	Western hemlock	M	REMOVE
713	20-40	Western redcedar	S	REMOVE
714	18	Flowering dogwood	F	PROTECT
184	43-53	Western redcedar	G	RETAIN AND PROTECT
185	41	Ornamental cherry	S	RETAIN AND PROTECT
186	11, 9, 10	Rowan	U	REMOVE
187	24	Blue spruce	U	REMOVE
188	52, 58	Sawara cypress	M	REMOVE
189	31	Portuguese laurel	S	RETAIN AND PROTECT
190	26, 24	Portuguese laurel	S	NONE
191	25	Ornamental cherry	M	RETAIN AND PROTECT
192	16	Portuguese laurel	S	NONE
C3	1.5M Ht.	Windmill Palm	G	REMOVE
C4	7	Horse chestnut	G	REMOVE

**SUGGESTED PLANT LIST: REPLACEMENT TREES**

Please use botanical name when ordering.

Current arboricultural best management practices and BCCLA/BCNA standards apply to quality, root ball, health, form, handling, planting, staking and establishment care.

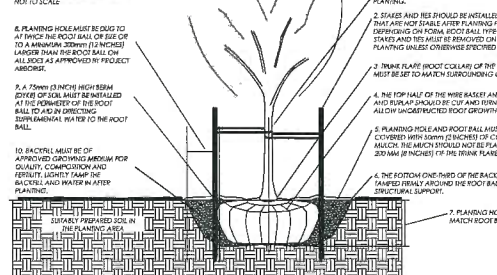
CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
ACA	6cm C		Acer campestre	Field maple
AG	6cm C		Acer griseum	Paperbark maple
ARB	6cm C		Acer rubrum 'Bowhall'	Bowhall maple
ARRS	6cm C		Acer rubrum 'Red Sunset'	Red Sunset maple
DI	6cm C		Davidia involucreta	Dove tree
FSD	6cm C		Fagus sylvatica 'Dawick'	Dawick beech
FSP	6cm C		Fagus sylvatica 'Pendula'	Weeping European beech
MSO	3.5m H		Magnolia soulangeana	Saucer magnolia
SP	6cm C		Stewartia pseudocamellia	Japanese stewartia
AP	6cm C		Acer palmatum	Japanese maple
AU	6cm C		Arbutus unedo	Strawberry tree
CC	3.5m H		Cercis canadensis	Redbud
WGR	6cm C		Magnolia grandiflora	Southern magnolia (evergreen)
MST	6cm C		Magnolia stellata	Star magnolia
PSAR	6cm C		Prunus argentea 'Rancho'	Sargent cherry
PY	6cm C		Prunus x yedoensis	Yoshino cherry
SI	6cm C		Styrax japonicus	Japanese snowbell

EVERGREEN - SMALL SCALE:

APC	3.5m H	Abies procera 'Glauc'	Noble fir
PO	3.5m H	Picea omorika	Serbian spruce

TREE PLANTING GUIDELINES:

- CONCEPTUAL DESIGN:** The planting area should be designed to accommodate the planting of replacement trees in a way that meets the requirements of the project. The location of trees should be determined by the project design.
- STAKE:** Stake trees at the planting location. The stake should be made of wood and should be at least 1.5m high. The stake should be placed at the base of the tree and should be secured with a rope or wire.
- SOIL PREPARATION:** The soil should be prepared by removing any debris and by adding a layer of mulch. The mulch should be at least 5cm thick and should be made of organic material.
- BARRELS:** Barrels should be used to protect the trees from damage. The barrels should be made of plastic or metal and should be at least 1.5m high.
- WATERING:** The trees should be watered regularly. The watering should be done at least once a week and should be done in the morning or evening.
- MAINTENANCE:** The trees should be maintained by pruning and by removing any dead or damaged branches. The maintenance should be done at least once a year.

TREE PLANTING DETAIL



City of Richmond

Rezoning Considerations

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

Address: 7151, 7171, 7191, 7211, 7231, & 7251 Bridge Street

File No.: RZ 16-732490

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9796, the developer is required to complete the following:

1. 9.0 m wide road dedication along the entire rear property lines of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street. The applicant is responsible for securing 50% of the required 9.0 m wide road dedication on the east property line of 7280 Ash Street.
2. Submission of a Landscape Security in the amount of \$15,000 (\$500/tree) to ensure that a total of 30 replacement trees are planted and maintained in the development. **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
2	11 cm	6 m
4	10 cm	5.5 m
8	8 cm	4 m
16	6 cm	3.5 m

3. City acceptance of the developer's offer to voluntarily contribute \$19,900 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. 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.
5. Submission of a Tree Survival Security to the City in the amount of \$67,600 for the nine trees and two hedge rows to be retained, and the two City-owned trees to be relocated.
6. Registration of a flood indemnity covenant on Title.
7. 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 ten future lots on Armstrong Street, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$50,733.51) to the City's Affordable Housing Reserve Fund for the six lots on Bridge Street.
9. Submission of functional road plans for the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation.
10. Registration of a legal agreement on Title to ensure prior to final building inspection granting occupancy all required off-site works (from Sills Avenue to General Currie) are completed.
11. Enter into a Servicing Agreement* for the design and construction of the required site servicing and off-site improvements, to be combined with the requirements for RZ 16-738953. Works include, but may not be limited to, the following:

Water Works:

- Using the OCP Model, there is 150 L/s of water available at a 20 psi residual at the Bridge Street frontage, and 274 L/s of water available at a 20 psi residual at the Armstrong Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install 10 new water service connections, one for each new lot, complete with meter and meter box.
 - Retain the existing water service connections along the Bridge Street frontage.
 - Install approximately 200 m of new 200 mm water main in the extension of Armstrong Street from Sills Avenue to tie in to the existing water main fronting 7368 Armstrong Street, complete with fire hydrants to meet City spacing requirements.
- At Developer's cost, the City is to:
 - Perform all tie-ins of the proposed works to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - 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.
 - Upgrade the approximately 120 m of existing 375 mm storm sewer along the development's Bridge Street frontage to 600 mm, and reconnect all existing leads.
 - Install approximately 200 m of new 600 mm storm sewer in the extension of Armstrong Street from the existing storm sewer in Sills Avenue to tie in to the existing storm sewer fronting 7368 Armstrong Street.
 - Confirm all service connections currently in use by the lots along Bridge Street. The connections not in use shall be capped at the main and their inspection chambers removed.
 - Provide, at no cost to the City, two 3.0 x 3.0 m statutory right-of-ways for the existing storm inspection chambers STIC53528 and STIC43442 on the Bridge Street frontage of 7211 Bridge Street.
 - Install 10 new storm service connections, one for each lot and complete with inspection chambers, off of the proposed storm main in the extension of Armstrong Street. Where possible, a single service connection and inspection chamber with dual service leads shall be installed at the adjoining property line of two lots.
- At Developer's cost, the City is to:
 - Perform all tie-ins of the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Install approximately 200 m of new 200 mm sanitary sewer in the extension of Armstrong Street from the existing sanitary sewer in Sills Avenue to tie in to the existing sanitary sewer fronting 7368 Armstrong Street.
 - Install 10 new sanitary service connections, one for each lot and complete with inspection chambers, off of the proposed sanitary main in the extension of Armstrong Street. Where possible, a single service connection and inspection chamber with dual service leads shall be installed at the adjoining property line of two lots.
 - Retain the existing sanitary service connections serving the properties on the Bridge Street frontage of the development site.
- At Developer's cost, the City is to:
 - Perform all tie-ins of the proposed works to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Provide a 9.0m-wide road dedication along the entire west property line of the development site, and along the entire east property lines of 7280 Ash Street, and construct a functional road complete with asphalt pavement, sidewalk, boulevard, curb and gutter, lighting, and drainage, connecting Sills Avenue to the north to the developed portion of Armstrong Street to the south.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - To underground private utility poles, overhead distribution lines, and overhead service lines and poles along the entire Bridge Street frontage, including the overhead service lines serving the single family lots with existing buildings to remain on Bridge Street. This will require underground conduits and aboveground structures to be placed in private property within the existing single family lots, and the clearance poles and overhead service lines removed.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite, as described below.
 - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the Servicing Agreement drawings, and registered prior to Servicing Agreement 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
 - Assess the street lighting levels along all road frontages and upgrade to Richmond standards as required.
 - Construct an extension of Armstrong Street to access the new lots, which includes, but may not be limited to:
 - Submission of a functional road plan for the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation. All interim works to be constructed, including interim concrete curbs, required to delineate a smooth road alignment and vehicular wheel path movement for northbound and southbound traffic around the undeveloped lots. This will also require interim frontage works and driveway locations. Through the ultimate design, the reconstruction and reinstatement of all final works will be required.
 - Ultimate condition to provide 11.2 m pavement width, minimum 0.15 m wide concrete curb and gutter, minimum 1.5 m wide landscaped/treed boulevard, and a minimum 1.5 m wide concrete sidewalk at the property line.
 - The ultimate curb alignment is to match that set by redevelopment south of General Currie Road.
 - Frontage works to extend from Sills Avenue to General Currie Road.
 - Complete improvements on Bridge Street including, but not limited to:
 - Road widening, 0.15 m concrete curb and gutter, min. 1.5 m wide landscaped/treed boulevard behind curb and min. 1.5 m wide concrete sidewalk at the property line; to match improvements to the north at 7131 Bridge Street, and taper back to existing condition to the south.

- All utility pole or other infrastructure conflicts to be relocated at Developer's cost.
- Locate driveways so as to conform to Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. Interim and ultimate driveway designs may be required.
- Provide a cash-in-lieu contribution to the City, for all of the ultimate condition off-site works to be deferred to accommodate functional two-way traffic in the interim condition, for the City to complete the construction of the ultimate condition when the adjacent lots develop. The cash-in-lieu contribution amount will be determined through the Servicing Agreement* design review process and will be based on the submission of a functional plan for the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation.

General Items:

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

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Prior to removal of any off-site trees, the applicant must obtain written permission from the adjacent property owner. If permission to remove the trees is not granted, the trees should be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.
3. 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.
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.

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

1. Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application.

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 9796 (RZ 16-732490)
7151/7171/7191/7211/7231/7251 Bridge Street**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE)"**.

That area shown as "BLOCK A" cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9796".

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/C)"**.

That area shown as "BLOCK B" cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9796".

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9796"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

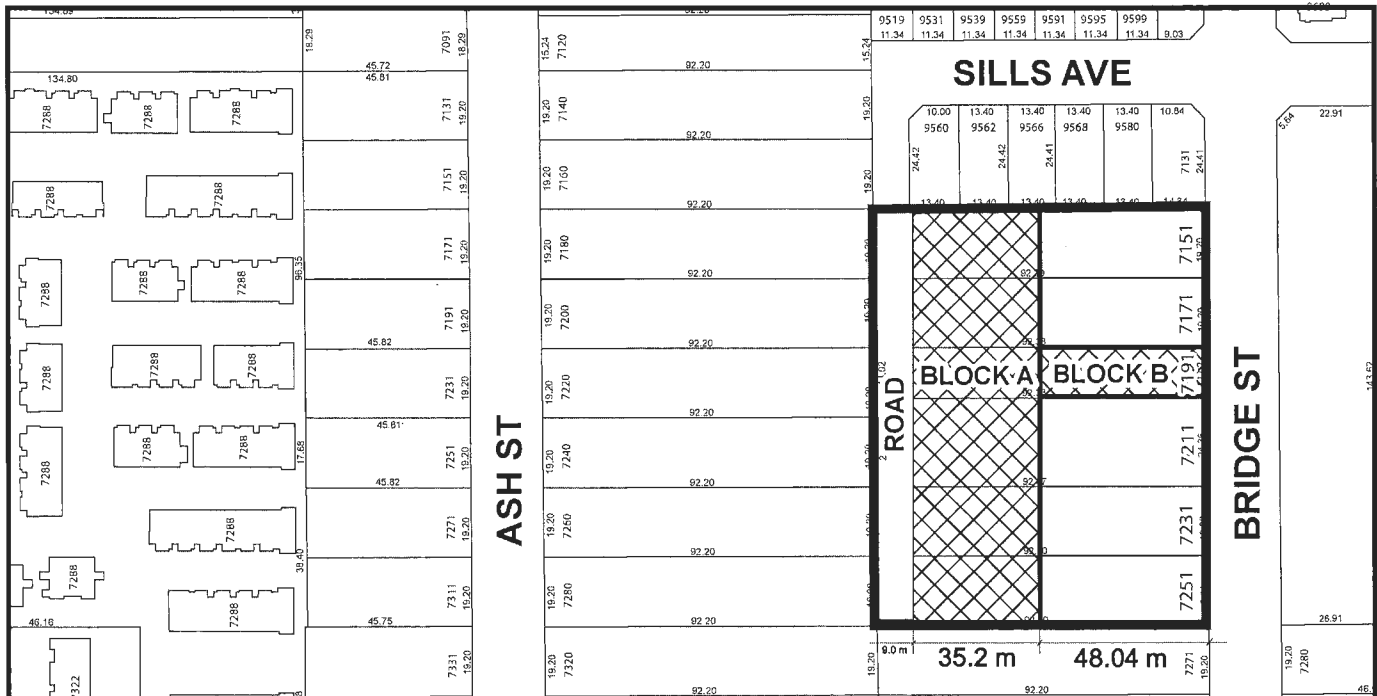
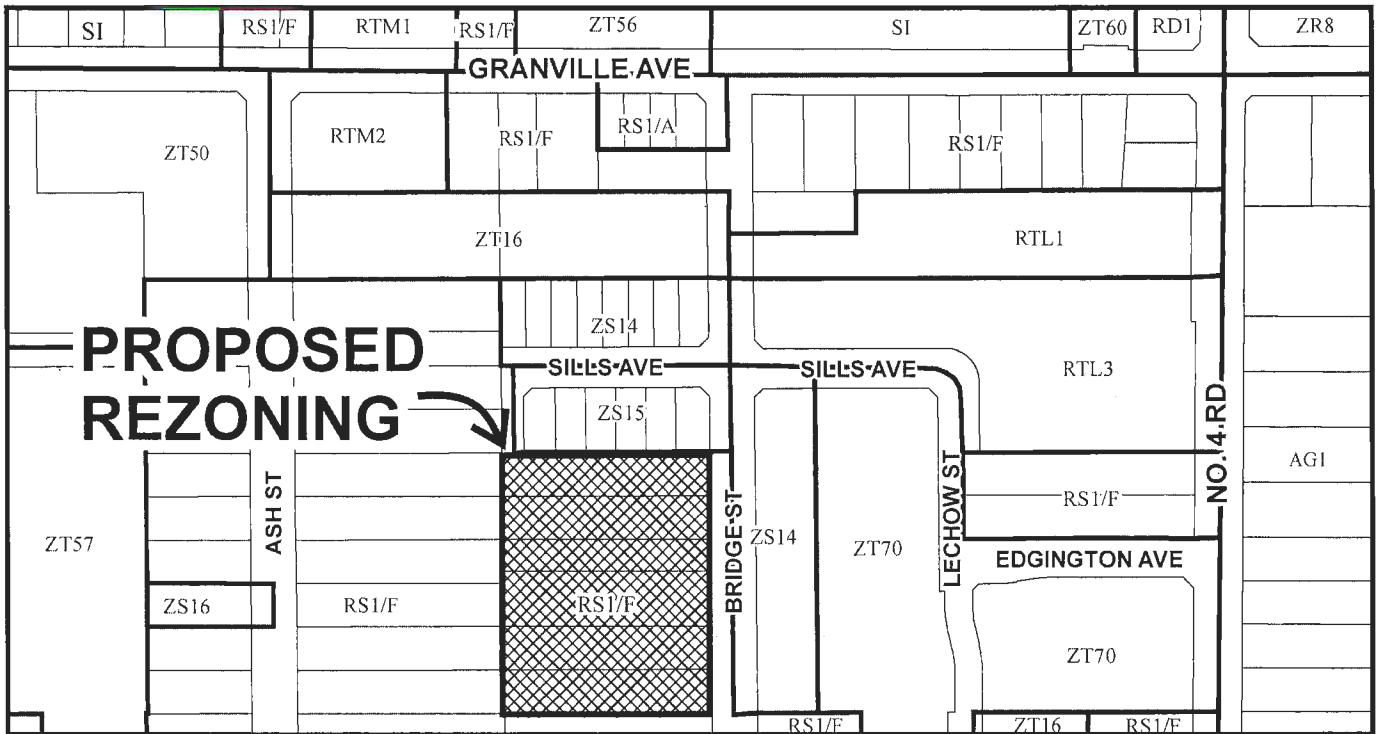
MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



City of Richmond



RZ 16-732490

Original Date: 06/07/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 3, 2018
File: RZ 16-738953


Re: Application by Pietro Nardone for Rezoning at 7320, 7340 and 7360 Ash Street from "Single Detached (RS1/F)" Zone to "Single Detached (ZS14) – South McLennan (City Centre)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9784, for the rezoning of the east portions of 7320, 7340 and 7360 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.


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

WC:sds
Att. 9

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

Staff Report

Origin

Pietro Nardone has applied to the City of Richmond for permission to rezone the east portions of 7320, 7340 and 7360 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (ZS14) – South McLennan (City Centre)” zone, to permit the properties to be subdivided into three RS1/F lots fronting Ash Street and five ZS14 lots fronting a new extension of Armstrong Street (Attachment 1). The subject site is currently occupied by three single-family dwellings located on the west portions of the properties and fronting Ash Street, which are proposed to remain. The proposed subdivision plan is included in Attachment 2.

The subject rezoning application is being considered concurrently with a rezoning application at 7151, 7171, 7191, 7211, 7231 and 7251 Bridge Street (RZ 16-732490), located northeast of the subject properties. The required road works associated with both applications will facilitate the connection of Armstrong Street from Sills Avenue to General Currie Road, as shown in Attachment 3. The required road works will be secured through a single Servicing Agreement for both applications, which the applicant must enter into prior to final adoption of the rezoning bylaw.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- | | |
|--------------------------|--|
| To the North
& South: | Single-family dwellings on lots zoned “Single Detached (RS1/F)” fronting Ash Street. |
| To the East: | Single-family dwellings on lots zoned “Single Detached (RS1/F)” and “Single Detached (ZS14) - South McLennan (City Centre)” fronting Bridge Street and Armstrong Street. |
| To the West: | Across Ash Street, single-family dwellings on lots zoned “Single Detached (RS1/F)”. |

Related Policies & Studies

Official Community Plan/City Centre Area – McLennan South Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)” (Attachment 5). The proposed rezoning and subdivision would comply with this designation.

The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject site is “Residential, Historic Single-Family” (Attachment 6). The Area Plan identifies minimum lot sizes along Ash Street (minimum 18 m frontage and 550 m² area) and on Armstrong Street (minimum 11.3 m frontage and 320 m² area). The proposed rezoning and subdivision would comply with the minimum lot frontage and area requirements of the Area Plan and the requirements of the “Single Detached (ZS14) - South McLennan (City Centre)” zone.

The McLennan South Sub-Area Plan identifies the development of a “ring road”, made up of Sills Avenue and Armstrong Street, connecting Sills Avenue to General Currie Road (Attachment 7). These new roads have been constructed incrementally through previous development applications, including portions of Sills Avenue to the north and Armstrong Street to the south. The proposed rezoning and subdivision is consistent with the identified road development, and will complete (along with RZ 16-732490) an interim north-south connecting Armstrong Street.

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

Proposed Rezoning and Subdivision

The applicant is proposing to rezone the east portions of the subject properties to the “Single Detached (ZS14) - South McLennan (City Centre)” zone, in order to subdivide into three RS1/F lots fronting Ash Street and five ZS14 lots fronting a new extension of Armstrong Street. The proposal includes retaining the three existing single-family dwellings located on the west portion of the subject properties fronting Ash Street, and constructing a new single-family dwelling on each of the five new lots fronting Armstrong Street.

Based on the proposed subdivision, the applicant has provided a signed and sealed plan from a registered BC Land Surveyor, confirming the existing buildings and structures meet the setback, lot coverage and density requirements of the “Single Detached (RS1/F)” zone.

Transportation and Site Access

Vehicle access to the proposed five ZS14 lots, located on the east portion of the subject site, will be by new driveways from the new extension of Armstrong Street. Vehicle access to the three RS1/F lots, located on the west portion of the subject site, is to be maintained from Ash Street using existing driveways.

The connection of Armstrong Street from Sills Avenue to General Currie Road is necessary to achieve functional vehicle circulation for two-way traffic and emergency access and egress. This connection will be facilitated through the subject rezoning application and a rezoning application northeast of the subject properties at 7151, 7171, 7191, 7211, 7231 and 7251 Bridge Street (RZ 16-732490).

In order to secure the road connection between the two development sites, a 9.0 m wide road dedication is required along the rear property lines of the subject properties and the submission of a functional road plan demonstrating the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation. Additionally, a 9.0 m road dedication along the entire east property line of 7280 Ash Street (not included in either rezoning application) will be required prior to final adoption of the rezoning bylaw. The applicant has provided written confirmation that the property owner of 7280 Ash Street has agreed to this condition. The required road and servicing works will be secured through a single Servicing Agreement with RZ 16-732490, which is required prior to final adoption of the rezoning bylaw.

The applicant is also required, prior to final adoption of the rezoning bylaw, to register a legal agreement on Title of the proposed lots to ensure that prior to final building inspection granting occupancy, all required off-site works (from Sills Avenue to General Currie Road) are completed.

At the Servicing Agreement stage, the applicant will be required to provide a 4.0 m by 6.0 m statutory right-of-way on the southernmost lot (proposed Lot 5) centered on the proposed driveway location for this lot for the purposes of vehicle turnaround.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report for the eastern portion of the subject site (portion of the site being rezoned and developed), which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 15 bylaw-sized trees on-site and two trees located on neighbouring properties.

The Arborist's recommendations include removing 12 trees located on-site in poor condition (tag# 700 & COT) and two neighbouring trees (tag# A & B). Prior to removal of the neighbouring trees, the applicant must obtain written permission from the adjacent property owner with whom the trees are shared and obtain a valid Tree Removal Permit. If permission to remove the trees is not granted, the trees should be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.

Three trees (tag# BIR) are located in the new road right-of-way and are suffering from Bronze Birch Borer infestation. Compensation for trees within the road dedication area is not being sought as Armstrong Street is identified in the Area Plan.

Tree Preservation staff have reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concur with the Arborist's recommendations.

Tree Replacement

For the removal of the 12 trees on the eastern portion of the subject site, the OCP tree replacement ratio goal of 2:1 requires 24 replacement trees to be planted and maintained on-site. The applicant has proposed to plant and maintain three replacement trees on each lot (Attachment 8), for a total of 15 replacement trees. Tree protection and replacement requirements for the western portion of the subject site were addressed through the Building Permits for the existing dwellings.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (24-80 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	9 cm	5 m
3	10 cm	5.5 m
6	11 cm	6 m

To ensure that the 15 replacement trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of \$7,500 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$4,500 (\$500/tree) to the City's Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots (9 trees).

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications received prior to July 24, 2017, requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if secondary suites cannot be accommodated.

On the proposed five new lots along Armstrong Street, the applicant proposes to provide a legal secondary suite on each lot, for a total of five secondary suites. The three existing lots along Ash Street each contain a secondary suite, which were approved prior, through the associated Building Permits, consistent with the Affordable Housing Strategy.

To ensure the secondary suites are built on the five new lots to the satisfaction of the City in accordance with the City's Affordable Housing Strategy and the secondary suites in the three existing lots remain, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to enter into a Servicing Agreement for the design and construction of road works, engineering infrastructure and frontage improvements, as described in Attachment 9.

The developer for the subject application is responsible for the required road works, engineering infrastructure and frontage improvements along Ash Street, the portion of Armstrong Street along the subject site's frontage, and 50% of the portion of Armstrong Street within the road dedication at 7280 Ash Street. The remaining requirements to complete the connection of Armstrong Street from Sills Avenue to General Currie Road will be the responsibility of the developer for RZ 16-732490. Required works include, but are not limited to, the following:

- Ash Street: Road widening, concrete curb and gutter, landscaped/treed boulevard with street lights and new concrete sidewalk at the property line.
- Armstrong Street: Road widening to accommodate two-way traffic, concrete curb and gutter, landscaped/treed boulevard with street lights and new concrete sidewalk at the property line.

Due to the road width of Armstrong Street in the interim condition, the ultimate frontage works may be deferred until the neighbouring lots develop and additional road width is acquired. At Servicing Agreement stage, the applicant is required to provide a cash-in-lieu contribution for the construction of the ultimate condition to be completed when the adjacent lots develop. The cash-in-lieu contribution will be determined through the Servicing Agreement design review process.

At Subdivision stage, the applicant is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge and Address Assignment Fees.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated Operating Budget Impact (OBI) for the ongoing maintenance of these assets is \$6,000.00. This will be considered as part of the 2019 Operating Budget.

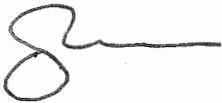
Conclusion

The purpose of this rezoning application is to rezone the properties at 7320, 7340 and 7360 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) - South McLennan (City Centre)" zone, to permit the properties to be subdivided into three lots fronting Ash Street and five lots fronting a new extension of Armstrong Street.

This rezoning application complies with the land use designations and applicable policies contained within the OCP and Area Plan for the subject site.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9784 be introduced and given first reading.

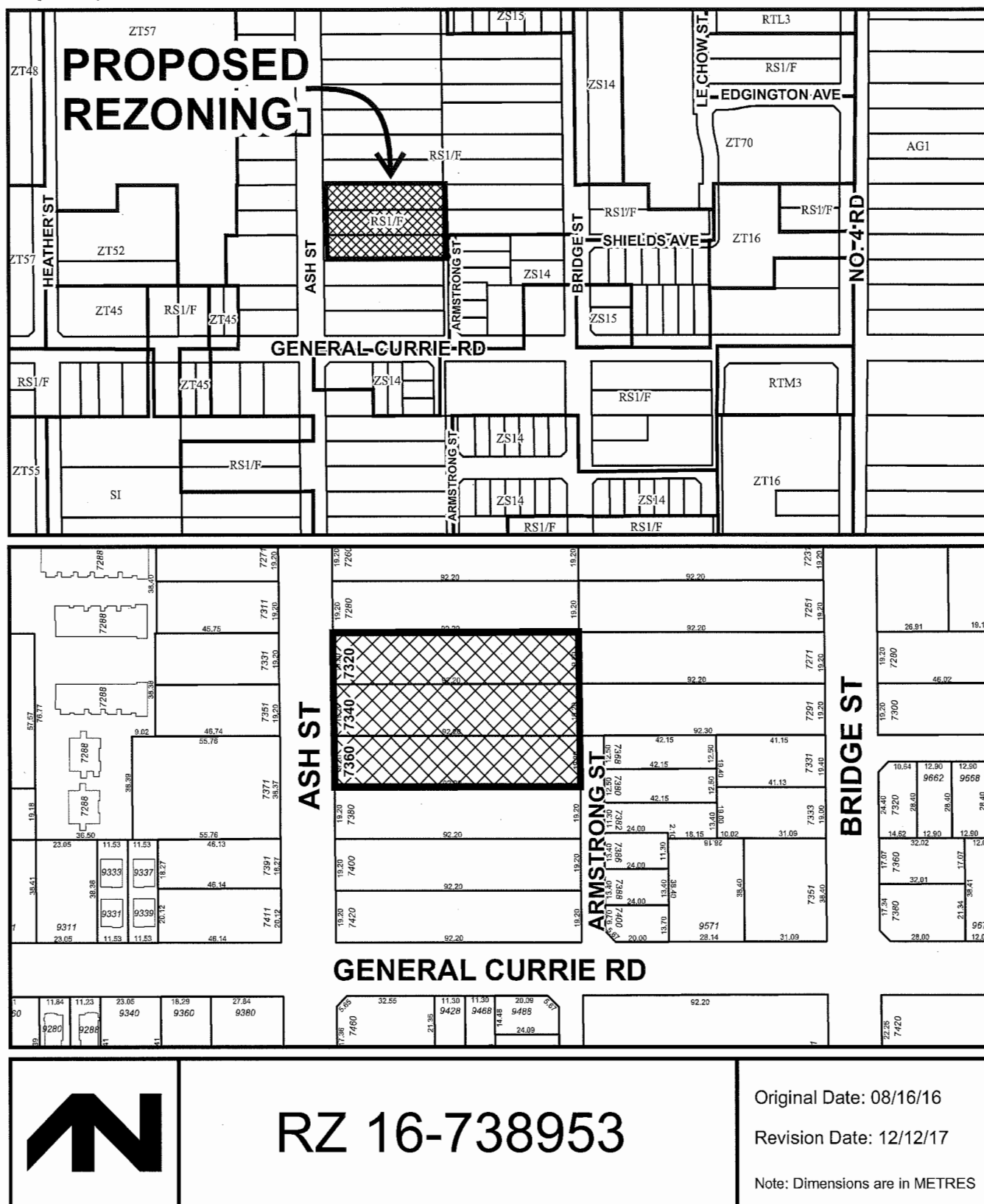


Steven De Sousa
Planning Technician – Design
(604-204-8529)

SDS:blg

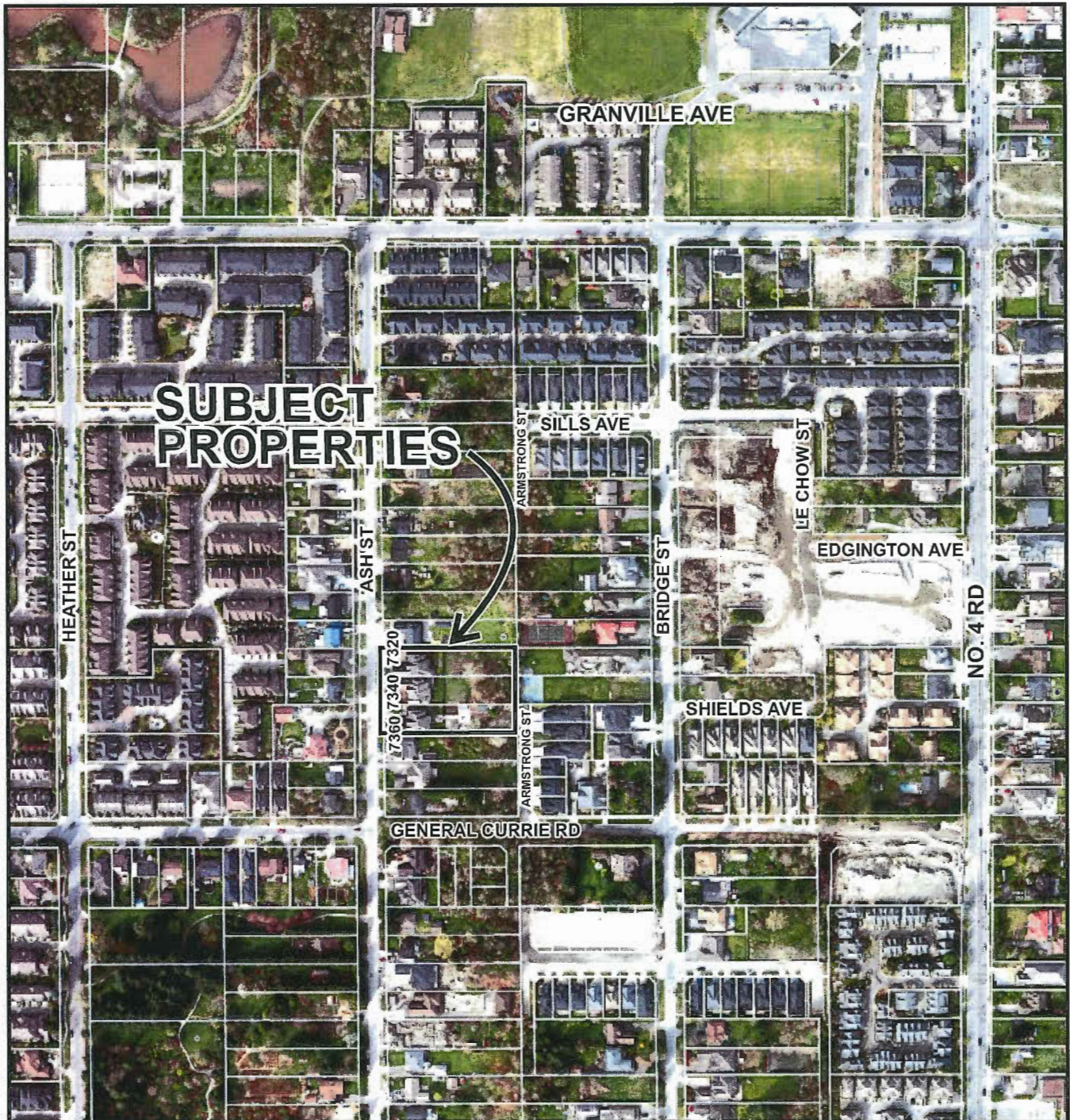
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Armstrong Street Development Proposal
- Attachment 4: Development Application Data Sheet
- Attachment 5: Official Community Plan Land Use Designation
- Attachment 6: City Centre Area – McLennan South Sub-Area Plan Land Use Map
- Attachment 7: City Centre Area – McLennan South Sub-Area Plan Circulation Map
- Attachment 8: Tree Management Plan
- Attachment 9: Rezoning Considerations

City of
Richmond





City of
Richmond



RZ 16-738953

Original Date: 08/16/16

Revision Date: 12/12/17

Note: Dimensions are in METRES

PLN - 148

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
1) THE NORTH HALF LOT 8, BLOCK "C", PLAN 1207
2) THE SOUTH HALF LOT 8, BLOCK "C", PLAN 1207
3) THE NORTH HALF LOT 9, BLOCK "C", PLAN 1207
ALL OF SECTION 15, BLOCK 4 NORTH RANGE 6, WEST
NEW WESTMINSTER DISTRICT

#7390 ASH STREET, (N. 1/2 LOT 8)

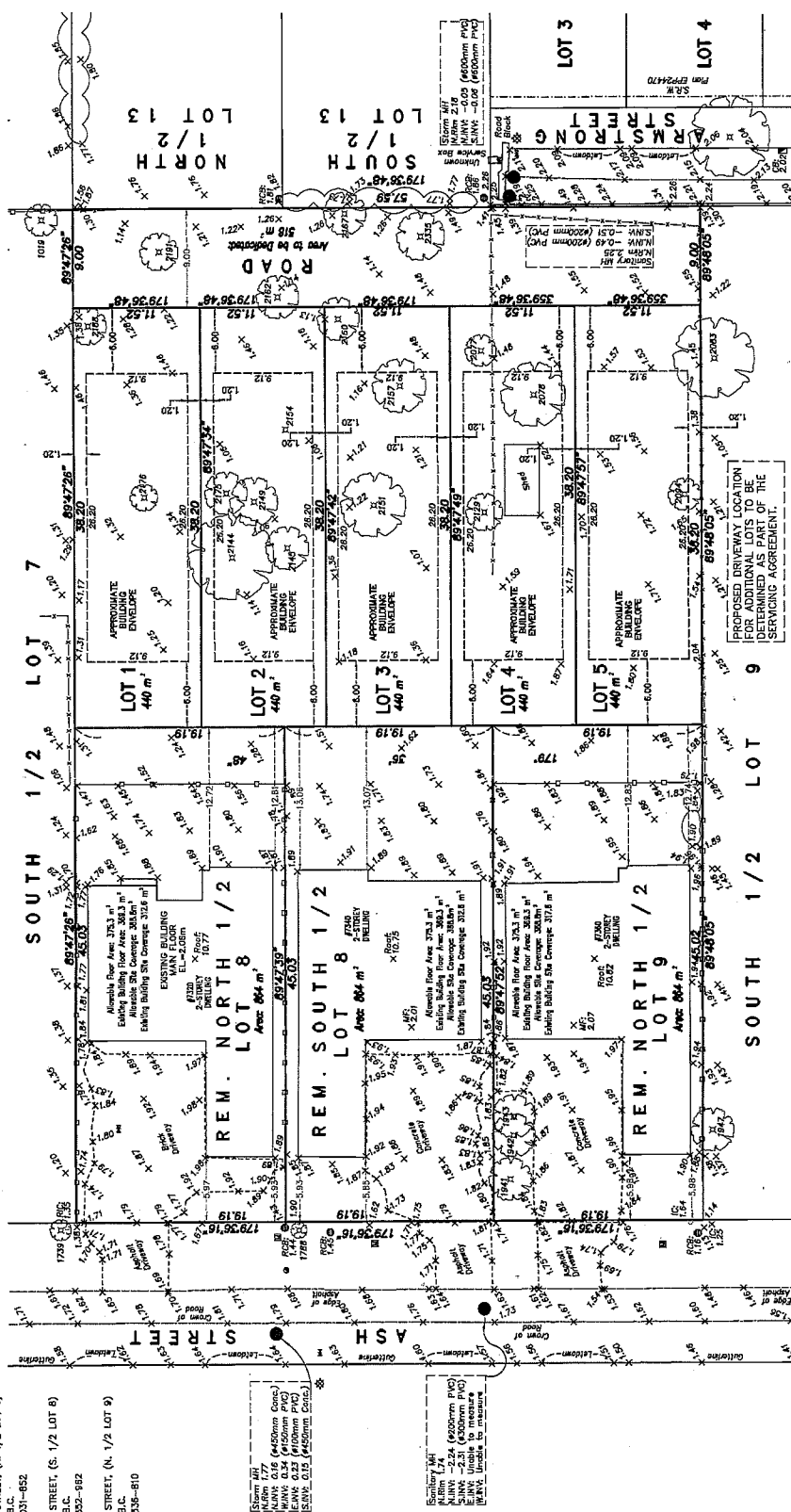
P.L.D. 012-031-852

#7340 ASH STREET, (S. 1/2 LOT 8)

P.L.D. 001-352-882

#7350 ASH STREET, (N. 1/2 LOT 9)

P.L.D. 004-338-810



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J. C. Tom and Associates

Consolidated and B.C. Land Surveyor

REG - 8833 Colin Cretz

Enrollment: 2107

Located at North side of

Granville Avenue

& Bridge Street intersection

near to driveway entrance

to McNeil School.

Job No. 6228

FB-291 P22-23; FB-297 P146-149

FB-290 P131-132; FB-291 P20-39

Drawn By: JO

DWG No. 6228-Topo_4 - 01

NOTE:

Elevations shown are based

on City of Richmond

datum of 1985.

Enrollment: 2107

Located at North side of

Granville Avenue

& Bridge Street intersection

near to driveway entrance

to McNeil School.

NOTE:

Survey data was collected between

the dates of September 18th, 2015

and October 7th, 2015.

Tree Table (As Surveyed between September 18th and October 6th, 2015)

Tree Data (As Surveyed between 1998 and 2001)									
Number	Species	Trunk Diameter (cm)	Canopy (m ²)	Trunk Height (m)	Notes	Number and Diameter			
						Number	Trunk Diameter (cm)	Canopy (m ²)	Trunk Height (m)
1208	TRIE	0.30	2.0	1.4	Condition	2108	TRIE	0.34	4.0
1209	TRIE	0.32	1.5	1.5	Condition	2109	TRIE	0.50	6.0
1210	TRIE	0.33	1.5	1.5	Condition	2110	TRIE	0.65	—
1211	TRIE	0.34	1.5	1.5	Condition	2111	TRIE	0.65	—
1212	TRIE	0.35	1.5	1.5	Condition	2112	TRIE	0.65	—
1213	TRIE	0.36	1.5	1.5	Condition	2113	TRIE	0.60	4.0
1214	TRIE	0.37	1.5	1.5	Condition	2114	TRIE	0.60	4.0
1215	TRIE	0.38	1.5	1.5	Condition	2115	TRIE	0.60	4.0
1216	TRIE	0.39	1.5	1.5	Condition	2116	TRIE	0.60	4.0
1217	TRIE	0.40	1.5	1.5	Condition	2117	TRIE	0.60	4.0
1218	TRIE	0.41	1.5	1.5	Condition	2118	TRIE	0.60	4.0
1219	TRIE	0.42	1.5	1.5	Condition	2119	TRIE	0.60	4.0
1220	TRIE	0.43	1.5	1.5	Condition	2120	TRIE	0.60	4.0
1221	TRIE	0.44	1.5	1.5	Condition	2121	TRIE	0.60	4.0
1222	TRIE	0.45	1.5	1.5	Condition	2122	TRIE	0.60	4.0
1223	TRIE	0.46	1.5	1.5	Condition	2123	TRIE	0.60	4.0
1224	TRIE	0.47	1.5	1.5	Condition	2124	TRIE	0.60	4.0
1225	TRIE	0.48	1.5	1.5	Condition	2125	TRIE	0.60	4.0
1226	TRIE	0.49	1.5	1.5	Condition	2126	TRIE	0.60	4.0
1227	TRIE	0.50	1.5	1.5	Condition	2127	TRIE	0.60	4.0
1228	TRIE	0.51	1.5	1.5	Condition	2128	TRIE	0.60	4.0
1229	TRIE	0.52	1.5	1.5	Condition	2129	TRIE	0.60	4.0
1230	TRIE	0.53	1.5	1.5	Condition	2130	TRIE	0.60	4.0
1231	TRIE	0.54	1.5	1.5	Condition	2131	TRIE	0.60	4.0
1232	TRIE	0.55	1.5	1.5	Condition	2132	TRIE	0.60	4.0
1233	TRIE	0.56	1.5	1.5	Condition	2133	TRIE	0.60	4.0
1234	TRIE	0.57	1.5	1.5	Condition	2134	TRIE	0.60	4.0
1235	TRIE	0.58	1.5	1.5	Condition	2135	TRIE	0.60	4.0
1236	TRIE	0.59	1.5	1.5	Condition	2136	TRIE	0.60	4.0
1237	TRIE	0.60	1.5	1.5	Condition	2137	TRIE	0.60	4.0
1238	TRIE	0.61	1.5	1.5	Condition	2138	TRIE	0.60	4.0
1239	TRIE	0.62	1.5	1.5	Condition	2139	TRIE	0.60	4.0
1240	TRIE	0.63	1.5	1.5	Condition	2140	TRIE	0.60	4.0
1241	TRIE	0.64	1.5	1.5	Condition	2141	TRIE	0.60	4.0
1242	TRIE	0.65	1.5	1.5	Condition	2142	TRIE	0.60	4.0
1243	TRIE	0.66	1.5	1.5	Condition	2143	TRIE	0.60	4.0
1244	TRIE	0.67	1.5	1.5	Condition	2144	TRIE	0.60	4.0
1245	TRIE	0.68	1.5	1.5	Condition	2145	TRIE	0.60	4.0
1246	TRIE	0.69	1.5	1.5	Condition	2146	TRIE	0.60	4.0
1247	TRIE	0.70	1.5	1.5	Condition	2147	TRIE	0.60	4.0
1248	TRIE	0.71	1.5	1.5	Condition	2148	TRIE	0.60	4.0
1249	TRIE	0.72	1.5	1.5	Condition	2149	TRIE	0.60	4.0
1250	TRIE	0.73	1.5	1.5	Condition	2150	TRIE	0.60	4.0
1251	TRIE	0.74	1.5	1.5	Condition	2151	TRIE	0.60	4.0
1252	TRIE	0.75	1.5	1.5	Condition	2152	TRIE	0.60	4.0
1253	TRIE	0.76	1.5	1.5	Condition	2153	TRIE	0.60	4.0
1254	TRIE	0.77	1.5	1.5	Condition	2154	TRIE	0.60	4.0
1255	TRIE	0.78	1.5	1.5	Condition	2155	TRIE	0.60	4.0
1256	TRIE	0.79	1.5	1.5	Condition	2156	TRIE	0.60	4.0
1257	TRIE	0.80	1.5	1.5	Condition	2157	TRIE	0.60	4.0
1258	TRIE	0.81	1.5	1.5	Condition	2158	TRIE	0.60	4.0
1259	TRIE	0.82	1.5	1.5	Condition	2159	TRIE	0.60	4.0
1260	TRIE	0.83	1.5	1.5	Condition	2160	TRIE	0.60	4.0
1261	TRIE	0.84	1.5	1.5	Condition	2161	TRIE	0.60	4.0
1262	TRIE	0.85	1.5	1.5	Condition	2162	TRIE	0.60	4.0
1263	TRIE	0.86	1.5	1.5	Condition	2163	TRIE	0.60	4.0
1264	TRIE	0.87	1.5	1.5	Condition	2164	TRIE	0.60	4.0
1265	TRIE	0.88	1.5	1.5	Condition	2165	TRIE	0.60	4.0
1266	TRIE	0.89	1.5	1.5	Condition	2166	TRIE	0.60	4.0
1267	TRIE	0.90	1.5	1.5	Condition	2167	TRIE	0.60	4.0
1268	TRIE	0.91	1.5	1.5	Condition	2168	TRIE	0.60	4.0
1269	TRIE	0.92	1.5	1.5	Condition	2169	TRIE	0.60	4.0
1270	TRIE	0.93	1.5	1.5	Condition	2170	TRIE	0.60	4.0
1271	TRIE	0.94	1.5	1.5	Condition	2171	TRIE	0.60	4.0
1272	TRIE	0.95	1.5	1.5	Condition	2172	TRIE	0.60	4.0
1273	TRIE	0.96	1.5	1.5	Condition	2173	TRIE	0.60	4.0
1274	TRIE	0.97	1.5	1.5	Condition	2174	TRIE	0.60	4.0
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1276	TRIE	0.99	1.5	1.5	Condition	2176	TRIE	0.60	4.0
1277	TRIE	1.00	1.5	1.5	Condition	2177	TRIE	0.60	4.0
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1279	TRIE	1.02	1.5	1.5	Condition	2179	TRIE	0.60	4.0
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1282	TRIE	1.05	1.5	1.5	Condition	2182	TRIE	0.60	4.0
1283	TRIE	1.06	1.5	1.5	Condition	2183	TRIE	0.60	4.0
1284	TRIE	1.07	1.5	1.5	Condition	2184	TRIE	0.60	4.0
1285	TRIE	1.08	1.5	1.5	Condition	2185	TRIE	0.60	4.0
1286	TRIE	1.09	1.5	1.5	Condition	2186	TRIE	0.60	4.0
1287	TRIE	1.10	1.5	1.5	Condition	2187	TRIE	0.60	4.0
1288	TRIE	1.11	1.5	1.5	Condition	2188	TRIE	0.60	4.0
1289	TRIE	1.12	1.5	1.5	Condition	2189	TRIE	0.60	4.0
1290	TRIE	1.13	1.5	1.5	Condition	2190	TRIE	0.60	4.0
1291	TRIE	1.14	1.5	1.5	Condition	2191	TRIE	0.60	4.0
1292	TRIE	1.15	1.5	1.5	Condition	2192	TRIE	0.60	4.0
1293	TRIE	1.16	1.5	1.5	Condition	2193	TRIE	0.60	4.0
1294	TRIE	1.17	1.5	1.5	Condition	2194	TRIE	0.60	4.0
1295	TRIE	1.18	1.5	1.5	Condition	2195	TRIE	0.60	4.0
1296	TRIE	1.19	1.5	1.5	Condition	2196	TRIE	0.60	4.0
1297	TRIE	1.20	1.5	1.5	Condition	2197	TRIE	0.60	4.0
1298	TRIE	1.21	1.5	1.5	Condition	2198	TRIE	0.60	4.0
1299	TRIE	1.22	1.5	1.5	Condition	2199	TRIE	0.60	4.0
1300	TRIE	1.23	1.5	1.5	Condition	2200	TRIE	0.60	4.0

LEGEND:

denotes catch basin

denotes water valve

denotes water meter

denotes manhole

denotes inspection chamber

denotes lamp standard

denotes fire hydrant

denotes power post

denotes catch basin

denotes water valve

denotes water meter

denotes manhole

denotes inspection chamber

denotes lamp standard

denotes fire hydrant

denotes power post

denotes catch basin

denotes water valve

denotes water meter

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denotes catch basin

denotes water valve

denotes water meter

denotes manhole

denotes inspection chamber

denotes lamp standard

denotes fire hydrant

denotes power post

denotes catch basin

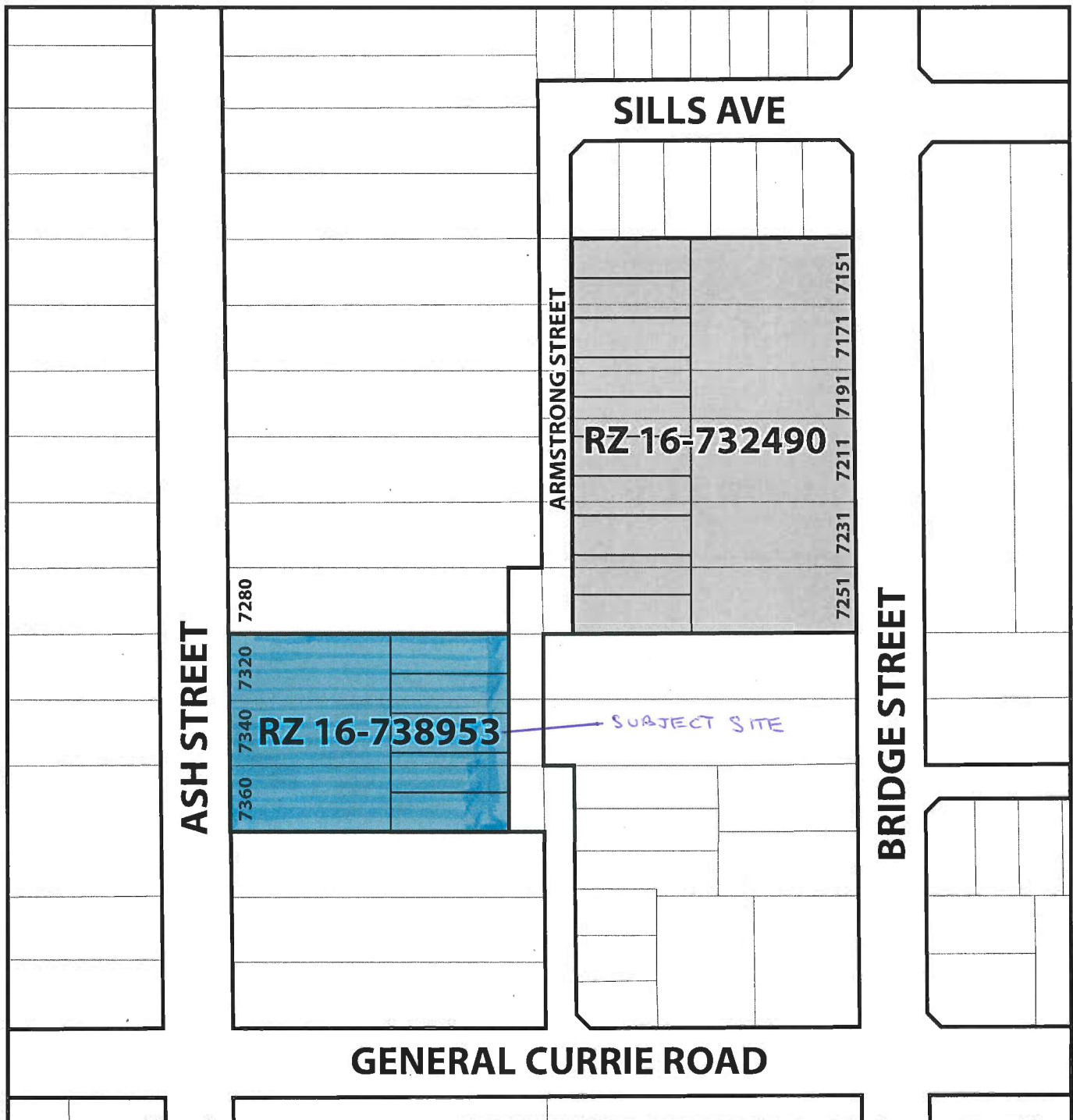
denotes water valve

denotes water meter

denotes manhole



City of
Richmond



**Interim Road Network for
RZ 16-732490 and RZ 16-738953**

Original Date: 12/12/17

Revision Date:

Note: Dimensions are in METRES



RZ 16-738953

Attachment 4

Address: 7320, 7340 & 7360 Ash Street

Applicant: Pietro Nardone

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
Owner:	7320 Ash St: R. Tang 7340 Ash St: Y. Huang 7360 Ash St: Y. Zhang	To be determined
Site Size:	7320 Ash St: 1,770 m ² (19,052 ft ²) 7340 Ash St: 1,770 m ² (19,052 ft ²) 7360 Ash St: 1,770 m ² (19,052 ft ²)	7320 Ash St: 864 m ² (9,300 ft ²) 7340 Ash St: 864 m ² (9,300 ft ²) 7360 Ash St: 864 m ² (9,300 ft ²) Lot 1: 440 m ² (4,736 ft ²) Lot 2: 440 m ² (4,736 ft ²) Lot 3: 440 m ² (4,736 ft ²) Lot 4: 440 m ² (4,736 ft ²) Lot 5: 440 m ² (4,736 ft ²) Road dedication: 518 m ² (5,576 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential, Historic Single-Family	Complies
Zoning:	Single Detached (RS1F)	Single Detached (ZS14) - South McLennan (City Centre) (east portion)
Number of Units:	3	8

Proposed ZS14 Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	None permitted
Buildable Floor Area:*	Max. 242 m ² (2,604 ft ²)	Max. 242 m ² (2,604 ft ²)	None permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25%	None
Lot Size:	Min. 320 m ²	440 m ²	None
Lot Dimensions:	Width: Min. 11.3 m Depth: Min. 24.0 m	Width: 11.5 m Depth: 38.2 m	None
Setbacks:	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:	Max. 2 ½ storeys	Max. 2 ½ storeys	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.

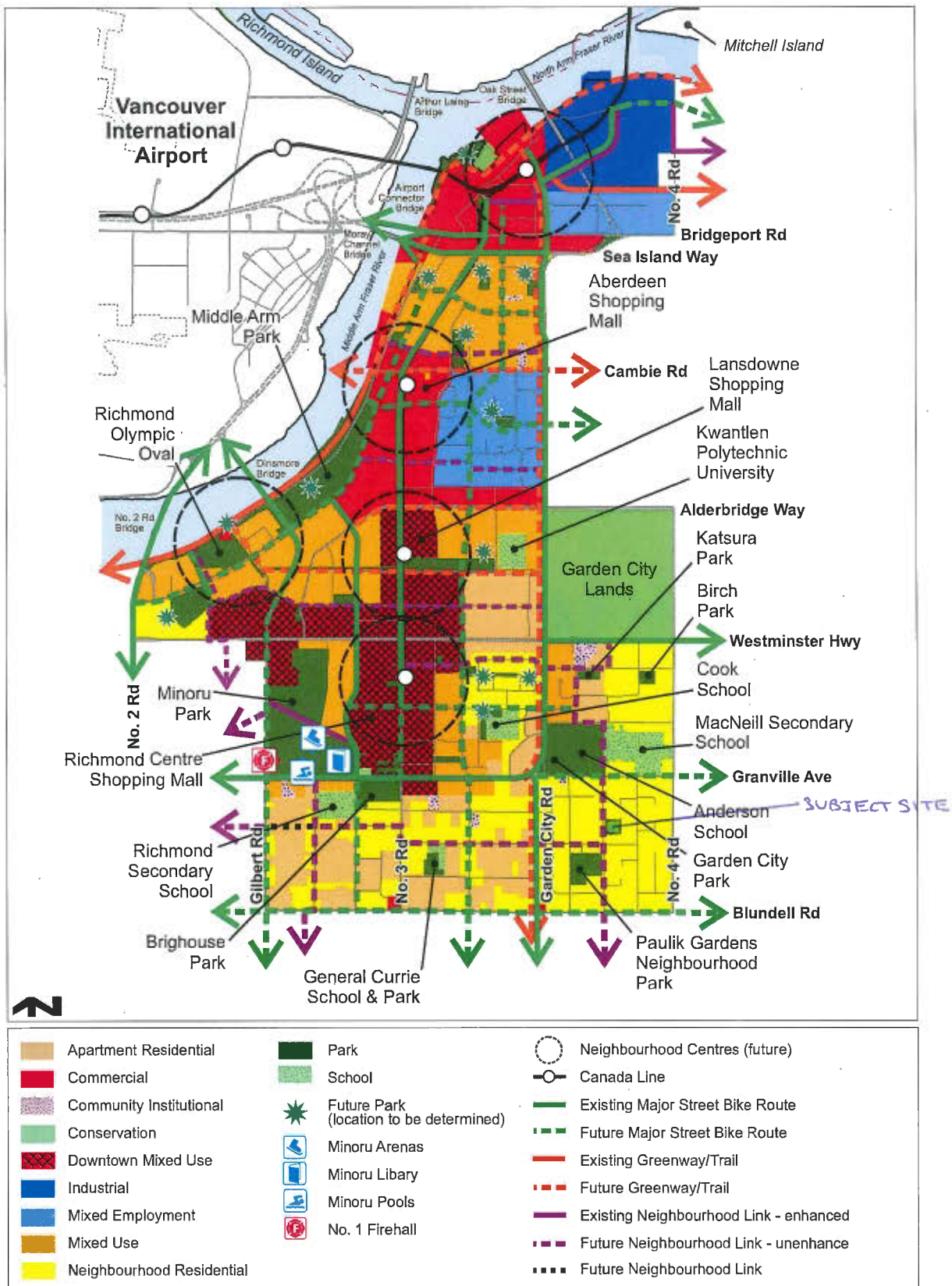
Proposed RS1/F Lots	Bylaw Requirement	Existing	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	0.43	None permitted
Buildable Floor Area:*	Max. 375.3 m ²	369.3 m ²	None permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 30%	Building: 37% Non-porous: Max. 70% Landscaping: Min. 30%	None
Lot Size:	Min. 828.0 m ²	864 m ²	None
Lot Dimensions:	Width: Min. 18.0 m Depth: Min. 45.0 m	Width: 19.1 m Depth: 45.0 m	None
Setbacks:	Front: Min. 6.0 m Rear (60%): Min. 9.0 m Rear (40%): Min. 11.2 m Side: Min. 1.8	Front: 6.0 m Rear: 12.7 m Side: 1.8 m	None
Height:	Max. 2 ½ storeys	2 ½ storeys	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.

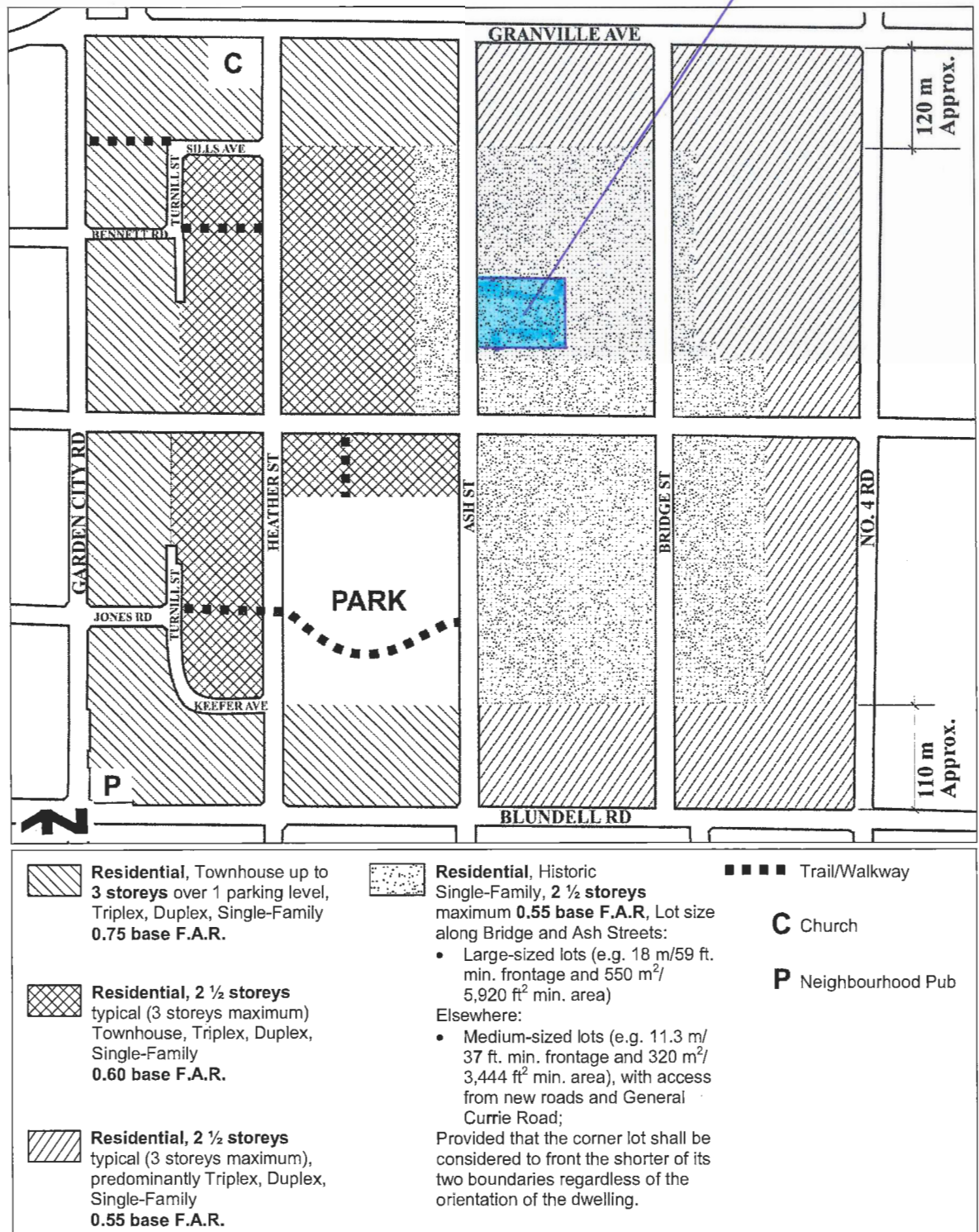


10. City Centre



City of Richmond

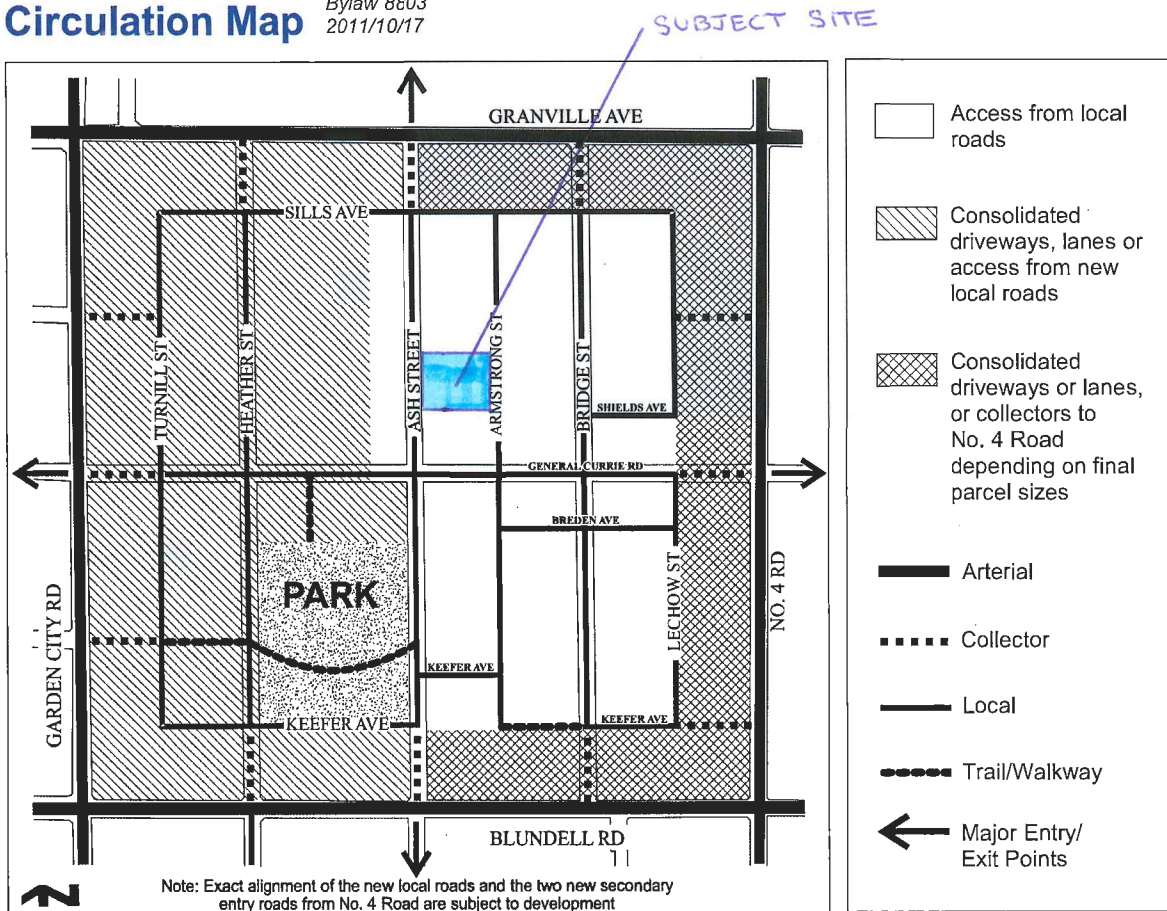
Land Use Map

Bylaw 9106
2015/09/14

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

City of Richmond

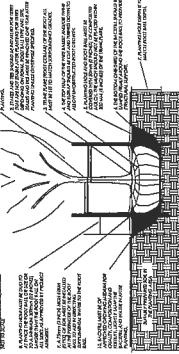
- 1) Encourage cycling as a means of travel by calming automobile traffic within McLennan South and supporting the City Centre policies and programs for bicycles.

Circulation MapBylaw 8803
2011/10/17

TREE EXISTENCE SURVEY:

1. All trees within the project area were surveyed and recorded on the site plan.
2. The survey was conducted on [Date] by [Surveyor Name].
3. The survey was conducted in accordance with the standards set forth in the [Standard Name].
4. The survey was conducted using the following methods: [Method 1], [Method 2], [Method 3].
5. The survey was conducted using the following equipment: [Equipment 1], [Equipment 2], [Equipment 3].
6. The survey was conducted using the following personnel: [Personnel 1], [Personnel 2], [Personnel 3].
7. The survey was conducted using the following materials: [Material 1], [Material 2], [Material 3].
8. The survey was conducted using the following procedures: [Procedure 1], [Procedure 2], [Procedure 3].
9. The survey was conducted using the following standards: [Standard 1], [Standard 2], [Standard 3].
10. The survey was conducted using the following methods: [Method 1], [Method 2], [Method 3].
11. The survey was conducted using the following equipment: [Equipment 1], [Equipment 2], [Equipment 3].
12. The survey was conducted using the following personnel: [Personnel 1], [Personnel 2], [Personnel 3].
13. The survey was conducted using the following materials: [Material 1], [Material 2], [Material 3].
14. The survey was conducted using the following procedures: [Procedure 1], [Procedure 2], [Procedure 3].
15. The survey was conducted using the following standards: [Standard 1], [Standard 2], [Standard 3].

TREE REMOVAL DETAIL



TREE REMOVAL SURVEY:

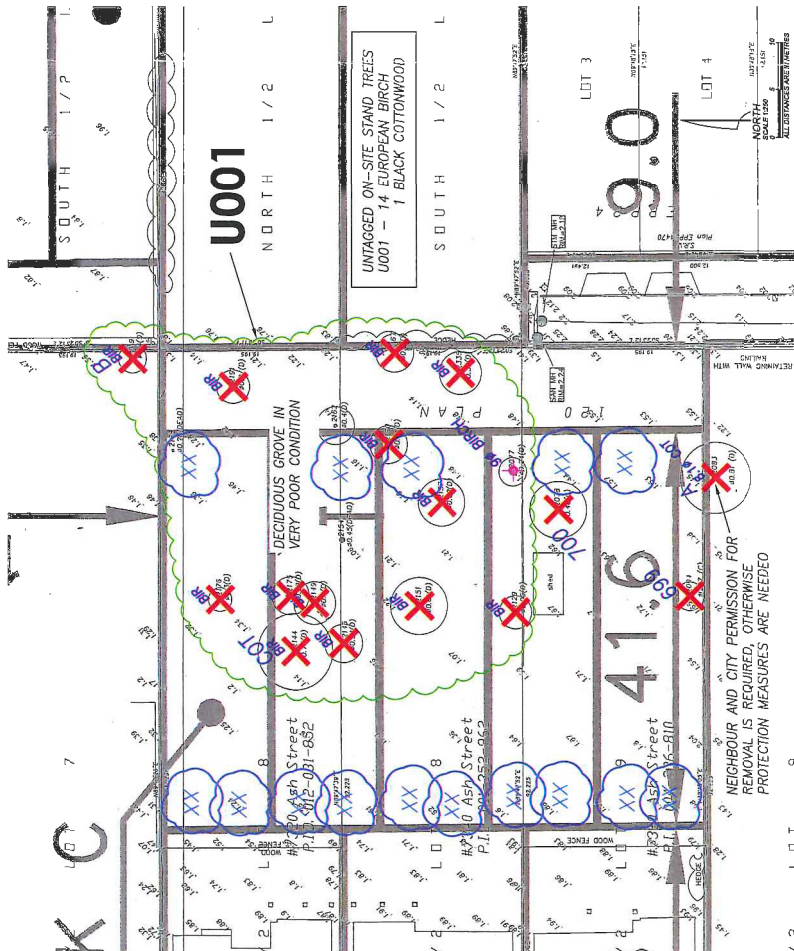
1. All trees within the project area were surveyed and recorded on the site plan.
2. The survey was conducted on [Date] by [Surveyor Name].
3. The survey was conducted in accordance with the standards set forth in the [Standard Name].
4. The survey was conducted using the following methods: [Method 1], [Method 2], [Method 3].
5. The survey was conducted using the following equipment: [Equipment 1], [Equipment 2], [Equipment 3].
6. The survey was conducted using the following personnel: [Personnel 1], [Personnel 2], [Personnel 3].
7. The survey was conducted using the following materials: [Material 1], [Material 2], [Material 3].
8. The survey was conducted using the following procedures: [Procedure 1], [Procedure 2], [Procedure 3].
9. The survey was conducted using the following standards: [Standard 1], [Standard 2], [Standard 3].
10. The survey was conducted using the following methods: [Method 1], [Method 2], [Method 3].
11. The survey was conducted using the following equipment: [Equipment 1], [Equipment 2], [Equipment 3].
12. The survey was conducted using the following personnel: [Personnel 1], [Personnel 2], [Personnel 3].
13. The survey was conducted using the following materials: [Material 1], [Material 2], [Material 3].
14. The survey was conducted using the following procedures: [Procedure 1], [Procedure 2], [Procedure 3].
15. The survey was conducted using the following standards: [Standard 1], [Standard 2], [Standard 3].

SUGGESTED PLANT LIST: REPLACEMENT TREES
Please use botanical names when ordering.
Current and proposed plantings shall be in accordance with the standards and specifications of the [Standard Name].
Form, timing, planting, and establishment shall be in accordance with the standards and specifications of the [Standard Name].

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
ACA	60m C	60m C	Acer amplexifolium	Field maple
AG	60m C	60m C	Acer glabrum	Paperbark maple
ABB	60m C	60m C	Acer rubrum 'Bowhall'	Red maple
ABD	60m C	60m C	Acer rubrum 'Summit'	Red maple
IB	60m C	60m C	Davidia involuta	Doane tree
FSD	60m C	60m C	Fagus sylvatica 'Dawyck'	Dawson's oak
FSP	60m C	60m C	Fagus sylvatica 'Pendula'	Weymouth European birch
MGO	3.5m H	3.5m H	Malus 'Goldspire'	Golden spindle
AP	60m C	60m C	Acer palmatum	Japanese maple
AI	60m C	60m C	Achillea millefolium	Sawtooth oak
CC	3.5m H	3.5m H	Cercis canadensis	Redbud
MC	60m C	60m C	Malus 'Goldspire'	Golden spindle
PSR	60m C	60m C	Prunus sargentii 'Bando'	Sargent's cherry
PI	60m C	60m C	Prunus x yedoensis	Yoshino cherry
SI	60m C	60m C	Styrax japonicus	Japanese snowbell
APC	3.5m H	3.5m H	Alder procumbens 'Vance'	Noble fir
PD	3.5m H	3.5m H	Picea canadensis	Sitka spruce

LEGEND:

- 1. Circles TAG NUMBER or ID REFERENCE.
- 2. Circles ALB or COTTONWOOD (circled below head).
- 3. Circles SPINE (spread of the branches and foliage) of the tree.
- 4. Circles REMOVAL tree (circled).
- 5. Circles REMOVAL tree (circled).
- 6. Circles HIGH RISK REMOVAL tree (circled).
- 7. Circles OFF-SITE tree (to be protected and/or cover collected on site).
- 8. Circles NON-SITE tree (to be removed by project client).
- 9. Circles SITE or STUMP AREA BOUNDARY.
- 10. Circles REFERENCE LINE (PL) (circled) (circled by project client).
- 11. Circles ATTACHMENT (to be removed) (circled) (circled by project client).



TREE MANAGEMENT DRAWING
NO. [Number]
ADDRESS: 7301 73RD AVE. ST. RICHMOND
CLIENT: MARIONNE CORP. CONSULT
DATE: 12/11/11
SHEET 1 OF 1

ARBORTECH CONSULTING
1000 10TH AVE. S. ST. RICHMOND, BC V6V 1A4
P: 604-273-9844



City of Richmond

Rezoning Considerations

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

Address: 7320, 7340 & 7360 Ash Street

File No.: RZ 16-738953

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9784, the developer is required to complete the following:

1. Road dedication measuring 9.0 m wide along the entire east property lines of 7320, 7340, 7360 Ash Street. The applicant is responsible for securing 50% of the required 9.0 m wide road dedication on the east property line of 7280 Ash Street.
2. Submission of a Landscape Security in the amount of \$7,500 (\$500/tree) to ensure that a total of three replacement trees (one located within 6.0 m of the front lot line) are planted and maintained on proposed lot 1-5 (for a total of 15 trees); with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree
6	9 cm
3	10 cm
6	11 cm

or

Minimum Height of Coniferous Replacement Tree
5 m
5.5 m
6 m

3. City acceptance of the developer's offer to voluntarily contribute \$4,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
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 all lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. Registration of a legal agreement on Title to ensure prior to final building inspection granting occupancy all required off-site works (from Sills Avenue to General Currie) are completed.
7. Submission of a functional road plan for the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation.
8. Enter into a Servicing Agreement* for the design and construction of road, engineering infrastructure and frontage improvements, including (but may not be limited to) the requirements for RZ 16-732490 and the following:

Water Works:

- Using the OCP Model, there is 352 L/s of water available at a 20 psi residual at the Ash Street frontage, and 274 L/s of water available at a 20 psi residual at the Armstrong Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Retain the existing 25 mm water service connections along the Ash Street frontage.
 - Install approximately 200 m of new 200 mm water main in the extension of Armstrong Street from Sills Avenue to tie in to the existing water main fronting 7368 Armstrong Street, complete with fire hydrants to meet City spacing requirements.
 - Install 5 new water service connections, complete with meters and meter boxes, off of the proposed water main in the extension of Armstrong Street.
- At Developer's cost, the City is to:
 - Perform all tie-ins of the proposed works to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Cut, cap, and remove:
 - The two northernmost service connections and inspection chambers along the frontage of 7340 Ash Street.
 - The southernmost service connection and inspection chamber along the frontage of 7320 Ash Street.
 - Check the existing storm service connection at the adjoining property lines of 7360 and 7340 Ash Street and confirm the material, capacity, and condition of the inspection chamber and pipes via video inspection. If deemed acceptable by the City, the existing service connections may be retained. In the case that the service connections are not in a condition to be re-used, the Developer shall cut, cap, and remove, at main, the existing service connection and inspection chamber, and install a new service connection, complete with inspection chamber and dual service leads.
 - Check the existing storm service connections at the adjoining property lines of 7320 and 7280 Ash Street and confirm the material, capacity, and condition of the inspection chambers and pipes via video inspection. If deemed acceptable by the City, the existing inspection chamber shall be relocated into the Ash Street right-of-way and the service leads reconnected. In the case that the service connections are not in a condition to be re-used, the developer shall cut, cap, and remove the existing storm service connection and inspection chamber, and then install a new service connection, complete with inspection chamber and a new service lead to 7320 Ash Street, and then reconnect the existing service lead to 7280 Ash Street to the newly installed inspection chamber.
 - Cut and cap the existing storm service lead, at inspection chamber, on the south west corner of 7360 Ash Street.
 - Install approximately 200 m of new 600 mm storm sewer in the extension of Armstrong Street from the existing storm sewer in Sills Avenue to tie in to the existing storm sewer fronting 7368 Armstrong Street.
 - Install 5 new storm service connections, complete with inspection chambers, off of the proposed storm main in the extension of Armstrong Street. Where possible, a single service connection and inspection chamber with dual service leads may be installed at the adjoining property line of two lots.
 - 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.
- At Developer's cost, the City is to:
 - Perform all tie-ins of the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Retain the existing sanitary service connection serving 7340 Ash Street.
 - Cut, cap, and remove, at junction of the two existing service leads, the existing service connections and inspection chambers serving 7320 and 7360 Ash Street. The existing service connections and inspection chambers serving 7280 and 7380 Ash Street are to remain.
 - Install two new service connections, complete with inspection chambers, to serve 7360 and 7320 Ash Street.
 - Install approximately 200 m of new 200 mm sanitary sewer in the extension of Armstrong Street from the existing sanitary sewer in Sills Avenue to tie in to the existing sanitary sewer fronting 7368 Armstrong Street.
 - Install 5 new sanitary service connections, complete with inspection chambers, off of the proposed sanitary main along the extension of Armstrong Street frontage. Where possible, a single service connection and inspection chamber with dual service leads may be installed at the adjoining property line of two lots.
- At Developer's cost, the City is to:
 - Perform all tie-ins of the proposed works to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Provide a 9.0m-wide road dedication along the entire east property line of the development site, along the entire east property line of 7280 Ash Street, and along the entire west property lines of 7251, 7231, 7211, 7191, 7171, and 7151 Bridge Street, and construct a functional road complete with asphalt pavement, sidewalk, boulevard, curb and gutter, lighting, and drainage, connecting Sills Avenue to the north to the developed portion of Armstrong Street to the south.

- Coordinate with BC Hydro, Telus, and other private communication service providers for undergrounding of overhead service lines along the Ash Street frontage.
- Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite, as described below.
 - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's 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 (SA) 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
- Complete other frontage improvements as per Transportation's requirements, which include (but may not be limited to) the following:
 - Armstrong Street:
 - Minimum 9.0 m wide road dedication along the entire rear property lines for the extension of Armstrong Street.
 - Granting of an approximately 4.0 m by 6.0 m statutory right-of-way on the southernmost lot for the purposes of vehicle turnaround.
 - Submission of a functional road plan for the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation. All interim works to be constructed, including interim concrete curbs, required to delineate a smooth road alignment and vehicular wheel path movement for northbound and southbound traffic around the undeveloped lots. This will also require interim frontage works and driveway locations. Through the ultimate design, the reconstruction and reinstatement of all final works will be required.
 - Ultimate condition to provide 11.2 m pavement width, minimum 0.15 m wide concrete curb and gutter, minimum 1.5 m wide landscaped/treed boulevard, and a minimum 1.5 m wide concrete sidewalk at the property line.
 - The ultimate curb alignment is to match that set by redevelopment south of General Currie Road.
 - Frontage works to extend from Sills Avenue to General Currie Road.
 - Ash Street:
 - Road widening, minimum 0.15 m wide concrete curb and gutter, minimum 1.5 m wide landscaped/treed boulevard behind the curb with "Zed" street lights, and a minimum 1.75 m wide concrete sidewalk at the property line; to taper back to existing condition to the north and south of the subject site.
 - Refer to curb alignment works constructed by SA 06-332928 and SA 08-444861 in order to set alignment of Ash Street transition.
 - All utility pole or other infrastructure conflicts to be relocated at Developer's cost.
- Driveway design and locations to conform to Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. Interim and ultimate driveway design may be required.

Initial: _____

- Prior to Building Permit issuance, submission of a Construction Parking and Traffic Management Plan to the Transportation Department.
- Provide a cash-in-lieu contribution to the City, for all of the ultimate condition off-site works to be deferred to accommodate functional two-way traffic in the interim condition, for the City to complete the construction of the ultimate condition when the adjacent lots develop. The cash-in-lieu contribution amount will be determined through the Servicing Agreement* design review process and will be based on the submission of a functional plan for the interim and ultimate conditions of Armstrong Street, to the satisfaction of the Director of Transportation.

General Items:

a. The Developer is required to:

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

Prior to a Demolition Permit* Issuance, the developer is required to:

1. Prior to removal of the neighbouring trees, the applicant must obtain written permission from the adjacent property owner with whom the trees are shared and obtain a valid tree removal permit. If permission to remove the trees is not granted, the trees should be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.

Prior to Subdivision* Approval, the developer is required to complete the following:

1. Payment of the current year's property taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements.

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

2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading,

Initial: _____

ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy of file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9784 (RZ 16-738953)
7320, 7340 & 7360 Ash Street**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)"**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9784".

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9784"**.

FIRST READING



A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

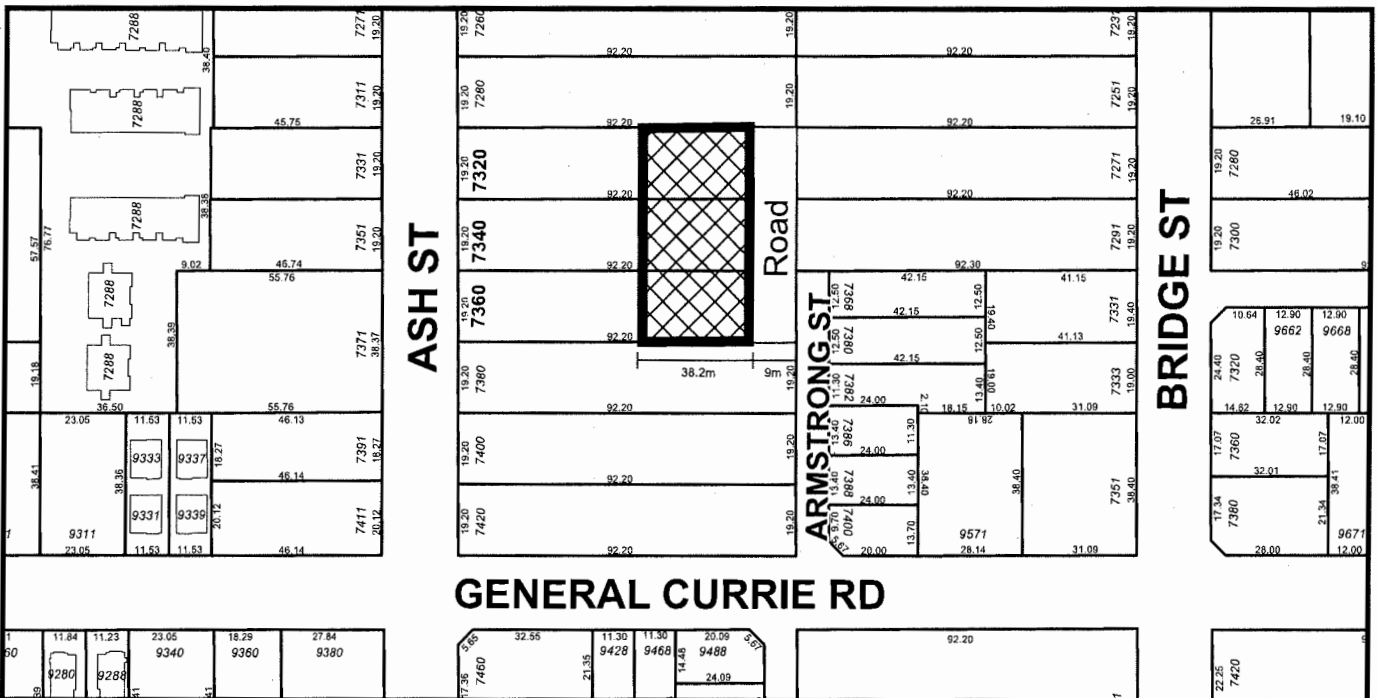
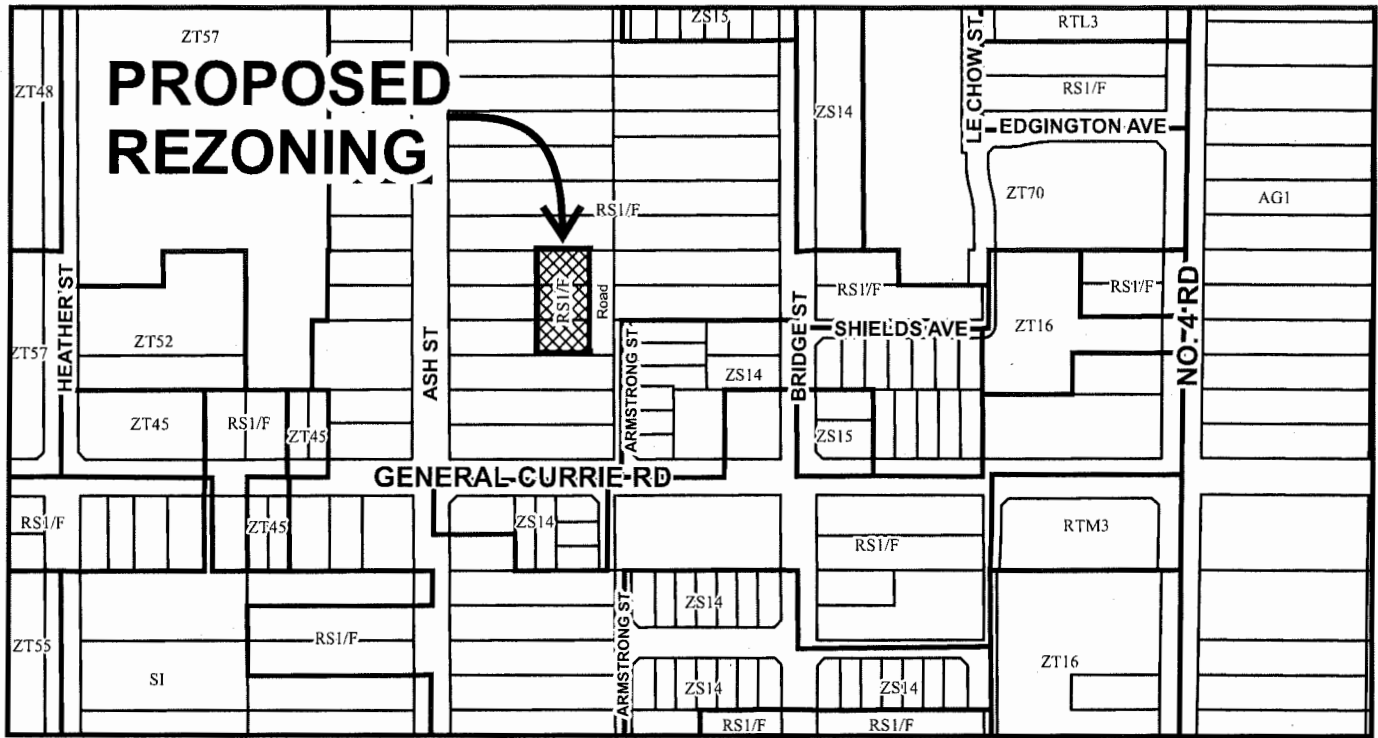
CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond



Schedule A attached to
and forming part of
Bylaw No. 9784

PLN - 163

Original Date: 08/16/16

Revision Date: 12/12/17

Note: Dimensions are in METRES



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development


Date: January 2, 2018

File: RZ 15-704980

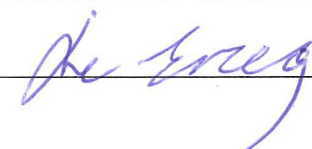
Re: Application by 0951705 BC Ltd. for Rezoning at 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street from the "Light Industrial (IL)" Zone and "Auto-Oriented Commercial (CA)" Zone to a New "Commercial (ZC45) – Bridgeport Village" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9815 to create the "Commercial (ZC45) – Bridgeport Village" zone, and to rezone 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street from the "Light Industrial (IL)" zone and the "Auto-Oriented Commercial (CA)" zone to the new "Commercial (ZC45) – Bridgeport Village" zone, be introduced and given first reading.

for 
Wayne Craig
Director, Development

WC:sb
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

0951705 BC Ltd. has applied to the City of Richmond for permission to rezone 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street from the “Light Industrial (IL)” zone and the “Auto-Oriented Commercial (CA)” zone to a new site-specific zone; “Commercial (ZC45) – Bridgeport Village” (Attachment 1), in order to permit a medium density hotel and commercial development on a property in the City Centre’s Bridgeport Village. Key components of the proposal (Attachment 2) include:

- A non-contiguous development site with portions of the overall site facing each other on the north and south sides of Douglas Street.
- A six-storey hotel building on the north side of Douglas Street and a single-storey commercial building on the south side of Douglas Street.
- A total floor area of approximately 5,417 m² (58,308 ft²) comprised of approximately:
 - 5,256 m² (56,575 ft²) of hotel space on the north side of Douglas Street, including 97 hotel rooms in upper floors and meeting room and breakfast room hotel services on the ground floor.
 - 161 m² (1,733 ft²) of commercial space on the south side of Douglas Street.
- LEED Silver equivalent building design and hotel building designed and constructed to connect to a future district energy utility (DEU) system.

This application includes the proposed sale and acquisition of portions of the City’s Douglas Road allowance adjacent to the subject site’s proposed northern lot and southern lot to be consolidated with the subject site. Additional information on the land acquisition is contained in the Financial Impact section of this report.

The developer is required to enter into a Servicing Agreement for the design and construction of engineering and transportation infrastructure and frontage improvement works.

Findings of Fact

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

Surrounding Development

The subject site is located in Bridgeport Village (Attachment 4) along Douglas Street, between Sexsmith Road and Smith Street, and is comprised of six lots on the north side of Douglas Street and a single lot on the south side of Douglas Street.

The north portion of the site is currently vacant. The south portion of the site is occupied by an older existing non-conforming single-storey house.

Surrounding development includes:

- To the North: Across the rear lane, existing two-storey light industrial buildings and a vacant lot on properties also zoned “Light Industrial (IL)”.
- To the South: Across the rear lane, an existing two-storey commercial building on a property also zoned “Auto-Oriented Commercial (CA)”.

- To the East: Across the side lanes, older existing non-conforming houses and a vacant lot on properties also zoned “Light Industrial (IL)” on the north side of Douglas Street and also zoned “Auto-Oriented Commercial (CA)” on the south side of Douglas Street.
- To the West: On the north side of Douglas Street, an existing two-storey commercial building and older existing non-conforming houses on four adjacent lots under single ownership and under review for redevelopment on properties also zoned “Light Industrial (IL)”. On the south side of Douglas Street, an existing two-storey commercial building, and further west, a vacant lot, older existing non-conforming two-storey house and a paved surface parking lot on properties also zoned “Auto-Oriented Commercial (CA)”.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) designates the site as “Commercial”. The proposed rezoning is consistent with this designation.

The City Centre Area Plan (CCAP) Bridgeport Village Specific Land Use Map designates the site as “Urban Centre T5 (25m)” (Attachment 4) and allows for a maximum average net development site density of 2.0 FAR. The proposed rezoning is consistent with this designation. As the subject site is non-contiguous and the density is spread across both portions of the site, registration of a covenant on Title is required prior to rezoning adoption, ensuring a single site with no subdivision (including no subdivision by way of strata-plan or air space parcels).

The proposed rezoning is subject to a community planning implementation contribution for future community planning. In accordance with the CCAP Implementation Strategy, a contribution will be secured before rezoning adoption (\$14,582.95 calculated using the proposed floor area [58,331.8 ft² x \$0.25 /ft²]).

OCP Aircraft Noise Sensitive Development Management Policy

The proposed redevelopment must address the OCP Aircraft Noise Sensitive Development Management Policy. The proposed development is located in Area 1A on the OCP Aircraft Noise Sensitive Development Map. The proposed rezoning is consistent with this Policy. Registration of an aircraft noise covenant on Title is required prior to rezoning adoption.

New aircraft noise sensitive land uses, including residential land uses, are prohibited in Area 1A. The proposed hotel and commercial building are both commercial land uses, which are permitted. The required single site no subdivision covenant described above for the non-contiguous subject site will ensure that all hotel rooms will remain under single ownership and will not be subdivided (including subdivision by way of strata-plan or air space parcels). To ensure commercial use of all hotel rooms, registration of a legal agreement on Title is required prior to rezoning adoption, ensuring that there are no cooking facilities in the individual hotel rooms. The hotel design includes a shared dining facility, which is permitted.

CCAP Noise and Interface Management Policies

The proposed development must address additional OCP noise and interface management policies, specifically ambient noise and commercial noise and other potential impacts of developing within the City Centre.

The commercial development site is within 30 m of existing non-conforming residential use. Registration of a noise covenant on Title is required before final adoption of the rezoning bylaw, to ensure any noise emanating from the commercial uses and mechanical equipment does not exceed noise levels allowed in the City's Noise Bylaw.

The development site is surrounded by properties with the same development potential as the subject site. Registration of a legal agreement on Title is required before final adoption of the rezoning bylaw, stipulating that the commercial development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 for Area "A". Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

District Energy Utility Policy and Bylaws

The proposed hotel development on the northern lot portion of the subject site will be designed to utilize energy from a District Energy Utility (DEU) when a neighbourhood DEU is implemented. Connection to the future DEU system will be secured with a legal agreement registered on Title prior to final adoption of the rezoning bylaw. The smaller proposed commercial development on the southern lot portion of the subject site will not be required to connect to the future DEU.

Richmond Public Art Policy

The proposed development is subject to the Richmond Public Art Policy. As the project is of a modest size and there are limited opportunities for locating Public Art on the site, the applicant is proposing to provide a voluntary contribution to the Public Art Reserve for City-wide projects on City lands. The contribution will be secured before rezoning adoption, based on the current contribution rate (\$25,665.98 calculated using the proposed floor area [58,331.8 ft² x \$0.44 /ft²]).

Public Consultation

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

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

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

Analysis

Staff have reviewed the proposed rezoning and find it is generally consistent with City objectives including, public and private infrastructure, land use, density, height, siting conditions, and community amenities.

Proposed Zoning Bylaw Amendment

The proposed hotel and commercial uses are permitted by the CCAP. The proposed rezoning is consistent with the Bridgeport Village Specific Land Use Map, Urban Centre T5 (25 m) transect. A new site-specific zone is proposed for the development, the “Commercial (ZC45) – Bridgeport Village” zone. The proposed zone is tailored for the combined overall development site, containing non-contiguous portions of the site on the north and south sides of Douglas Street. The proposed zone includes provisions regulating the permitted commercial and office land uses, minimum floor area ratio (FAR) density for the southern portion of subject site, maximum 2.0 floor area ratio (FAR) density for the overall subject site, maximum 25 m building height, minimum net development site size for the overall subject site, siting parameters and parking. Rezoning considerations are provided (Attachment 5).

Site Servicing and Frontage Improvements

City Utilities: The developer is required to enter into a Servicing Agreement for the design and construction of a variety of water, storm water drainage and sanitary sewer frontage works, including:

- Storm sewer upgrade on Douglas Road across frontage and extending to Sexsmith Road.
- Various frontage upgrades including fire hydrant relocation, street lighting, lane drainage and ditch infill to provide for pedestrian improvements and nworks transitioning to the west of the subject site on both north and south sides of Douglas Street.

A more detailed description of infrastructure improvements is included in the Rezoning Considerations (Attachment 5).

Private Utilities: Undergrounding of private utility lines and location of private utility equipment on-site are required.

Transportation and Site Access

Transportation Network: The CCAP encourages completion and enhancement of the City street network. The following frontage improvements are required (Attachment 5):

- Douglas Road: Across the site frontages, the Douglas Road total Right-of-Way will be narrowed from existing 26 m width to the standard 20 m CCAP minor street width. The road will be enhanced to better accommodate vehicular traffic and on-street parking and the developer will provide new grass boulevards with street trees and sidewalks.
- Rear and Side Lanes: Road dedication and corner truncations are required be provided as part of the rezoning to widen the rear and side lanes to an interim 7.5 m CCAP width. Lanes will be upgraded with sidewalks adjacent to the site frontages, street lighting upgraded paving and drainage.

The proposal to narrow the Douglas Road roadway to the standard 20 m CCAP minor street width between Sexsmith Road and Smith Street through development applications has been reviewed and is supported by Transportation, Engineering, Parks, Real Estate Services and Development Applications staff. A more detailed description of the required road closure, purchase and consolidation associated with the subject development site is included in the Rezoning Considerations (Attachment 5).

Road dedication, road enhancement and all other works will be the sole responsibility of the developer and are not eligible for DCC credits.

Site Access On-site: Vehicular access will be provided to the hotel building on the north side of Douglas Street via a one-way entry driveway connecting to the north-south lane, and a second one-way exit driveway connecting to the east-west lane. Vehicular access will be provided to the commercial building on the south side of Douglas Street via a single driveway connecting to the north-south lane. Proposed truck access and loading is consistent with the provisions of the Richmond Zoning Bylaw. On-site design will be the subject of further review during the Development Permit review process.

Vehicle Parking On-site: Transportation Department staff support the parking proposal.

The proposed parking rate is consistent with the parking provisions of the Richmond Zoning Bylaw (City Centre Zone 1).

In accordance with the Zoning Bylaw 8500, the parking proposal includes a 10 percent reduction based on the provision of the following Transportation Demand Management (TDM) measure as a requirement of rezoning:

- Design and construction via Servicing Agreement of interim 1.5 m wide asphalt walkway along the north side of Douglas Street from the west property line of the subject site connecting to existing sidewalk to the west (i.e., across the frontages of 8811, 8831 and 8851 Douglas Street), or should that work be secured through adjacent development, then construction of an interim 1.5 m wide asphalt walkway along the south side of Douglas Street from the west property line of the subject site connecting to existing sidewalk to the west (i.e., across the frontages of 8820, 8860, 8880, 8900, 8920 and 8940 Douglas Street).

The proposal includes a total of 45 on-site parking spaces, with 38 parking spaces located behind the hotel building on the north side of Douglas Street and 7 parking spaces located behind the commercial building on the south side of Douglas Street.

Truck Loading On-site: One medium size loading space will be provided for the proposed hotel development, which is consistent with the loading provisions of the Richmond Zoning Bylaw.

Bicycle Parking On-site: The proposed bicycle parking rates are consistent with the parking provisions of the Richmond Zoning Bylaw. The detailed design of secure class 1 storage and short-term class 2 bicycle racks will be the subject of further review during the Development Permit review process.

The proposal includes a total of 16 class 1 secure storage spaces and 19 class 2 rack spaces, with 15 class 1 and 15 class 2 spaces located at the hotel building on the north side of Douglas Street and 1 class 1 and 4 class 2 spaces located at the commercial building on the south side of Douglas Street.

Built Form and Architectural Character

The CCAP includes a variety of policies intended to shape development to be liveable, functional and complementary to the surrounding public and private realm. Those policies most applicable to the development concept at the rezoning stage are reviewed below.

Massing Strategy: The massing of the proposed development is generally consistent with the urban design objectives of the CCAP mid-rise commercial reserve Sub-Area A.3 and is arranged to address the site's configuration, specific constraints (non-contiguous larger and smaller portions of the site), urban design opportunities (lane edge location) and combination of uses (hotel and commercial). There is one full height main hotel building with a single-storey height podium on the north side of Douglas Street and one single-storey commercial building on the non-contiguous portion of the site on the south side of Douglas Street.

Adjacencies: The relationship of the proposed development to adjacent public and private properties is assessed with the intent that negative impacts are reduced and positive ones enhanced. Both the northern and southern portions of the site are surrounded on three sides by Douglas Street, east-west rear lane and north-south side lane, which mitigates potential impacts on both the surrounding public realm and surrounding private development. The north portion of the site also abuts an adjacent site, which is one of four adjacent properties under single ownership that are currently under review for redevelopment potential (RZ 16-740020). The southern portion of the site also abuts an adjacent potential site of five adjacent properties and the applicant has provided conceptual drawings demonstrating the potential for future redevelopment of the five properties together. Further to the west are existing parking lots for the two nearby hotels fronting Bridgeport Road and Sexsmith Road.

Living Landscape: The CCAP looks to development to support ecological function in City Centre through the creation of an interconnected landscape system. Further review of the landscape design will occur through the Development Permit and Servicing Agreement processes and is anticipated to contribute to the ecological network, including:

- Provision of street trees on the Douglas Street frontage.

- Provision of landscaped roof area.

Greening of the Built Environment: The proposed development will be designed to achieve a sustainability level equivalent to the Canada Green Building Council LEED Silver certification.

Development Permit: Through the Development Permit Application process, the form and character of the proposed development will be assessed against the expectations of the Development Permit Guidelines, City bylaws and policies. The detailed building and landscape design will be the subject of further review during the Development Permit review process, including the following features.

- **Form and Character:** The design will be further detailed to provide massing, height and façade expression, and active street frontages.
- **Parking and Loading:** The design and draft functional plan, including truck manoeuvring, will be further detailed.
- **Waste Management:** The waste management plan, including storage and collection of garbage, recycling and organic waste will be further detailed.
- **Rooftop Equipment:** Rooftop mechanical equipment and building mounted telecom equipment can be unsightly when viewed from the ground and from surrounding buildings. To prevent diminishment of both the architectural character and the skyline, a more detailed design strategy, a detailed design strategy for rooftop equipment/enclosures is required.
- **Crime Prevention through Environmental Design (CPTED):** The City has adopted policies intended to minimize opportunities for crime and promote a sense of security. A CPTED checklist and plans demonstrating natural access, natural surveillance, defensible space and maintenance measures will be reviewed.
- **Accessibility:** The proposed development will be required to provide good site and building accessibility. Design implementation will be reviewed.
- **Sustainability:** Integration of sustainability features into the site, building, and landscape design will be reviewed within the Development Permit process.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site tree species, assesses tree structure and condition, and provides tree removal recommendations relative to the proposed development. The Report assesses one bylaw-sized tree on the subject site, specifically a multi-stemmed Cherry tree (0.6 m DBH) located on 8960 Douglas Street. There are no trees on neighbouring properties and no street trees on City property adjacent to the subject site's proposed northern lot or southern lot.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings as the tree is in fair condition but will be in conflict with the proposed development. This tree is required to be removed and replaced. Tree replacement will be addressed as part of the required Development Permit.

Financial Impact or Economic Impact

To facilitate the narrowing of Douglas Street and the subject rezoning application proposal, the applicant proposes to acquire portions of the Douglas Street road allowance for inclusion in the applicant's development site frontages on the north side of Douglas Street and the south side of Douglas Street. The total approximate area of City lands proposed to be included in the development site is 229.7 m² (2,472.5 ft²). As identified in the attached rezoning considerations (Attachment 5), the applicant is required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement, and road closure bylaw with respect to the portions of Douglas Road allowance, will be brought forward to Council in a separate report from the Senior Manager, Real Estate Services.

Conclusion

The application by 0951705 BC Ltd. to rezone the properties at 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street in order to develop a medium-density development with a hotel building and a commercial building is consistent with City objectives as set out in the OCP, CCAP and other City policies, strategies and bylaws. The proposed commercial uses will activate the Douglas Street frontages and will support future development in Bridgeport Village. The built form of the hotel will provide a strong identity for the location, the built form of the commercial building will provide a transition to future development to the west, and public realm enhancements will improve the pedestrian experience for this emerging pedestrian-oriented retail precinct. Engineering and transportation improvements, along with voluntary contributions for Public Art and community planning, will help to address a variety of community development needs.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9815 be introduced and given first reading.



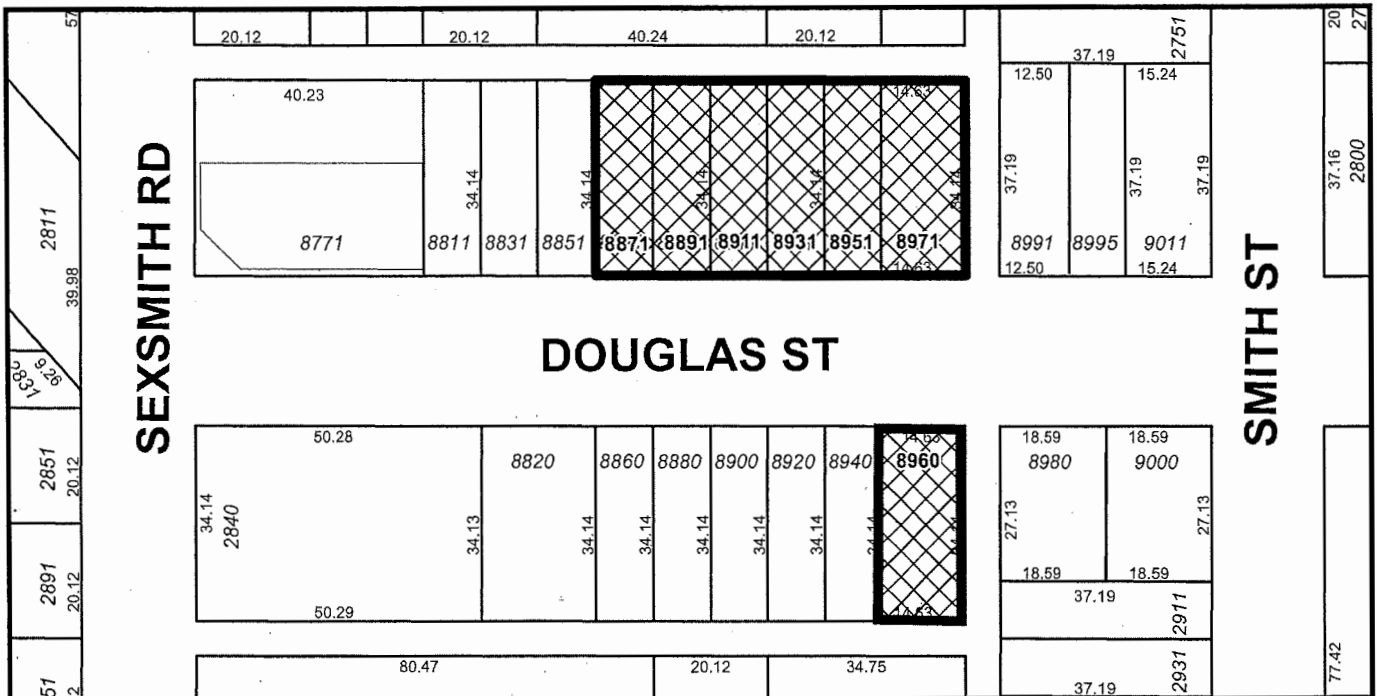
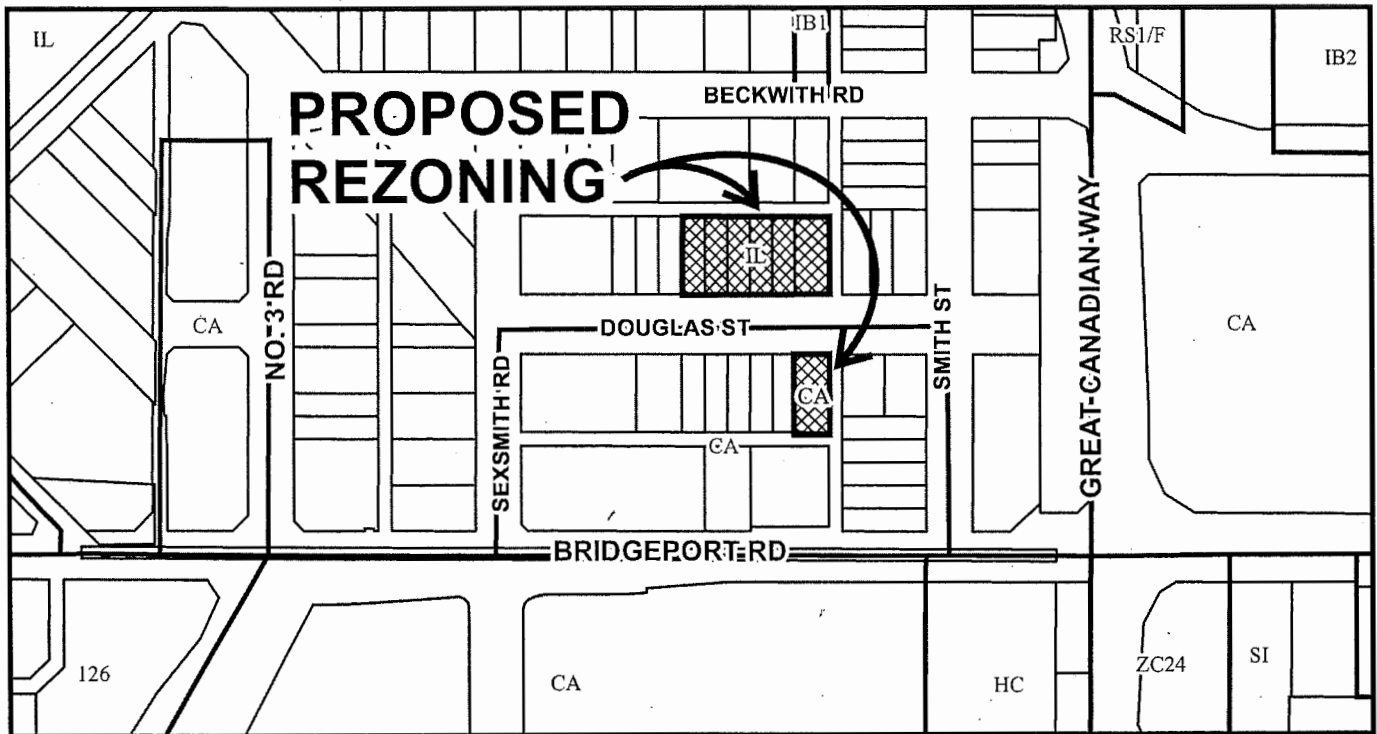
Sara Badyal
Planner 2

SB:rg

- Attachment 1: Rezoning Location Map and Aerial Photograph
- Attachment 2: Rezoning Conceptual Development Plans
- Attachment 3: Development Application Data
- Attachment 4: City Centre Bridgeport Village Specific Land Use Map
- Attachment 5: Rezoning Considerations (with Draft Functional Plan)



City of
Richmond





City of
Richmond



RZ 15-704980

Original Date: 07/30/15

Revision Date: 12/12/17

Note: Dimensions are in METRES

A-1.00	PROJECT STATISTICS
A-1.01	SITE CONTEXT
A-1.02	DESIGN RATIONALE & LEED CHECKLIST
A-1.03	ENVIRONMENTAL STUDY
A-1.04	COMBINED SITE PLAN
A-1.05	SITE PLAN (HYATT PLACE)
A-1.06	SITE PLAN (8960 DOUGLAS)
A-1.07	SURVEY

HYATT PLACE (8871 DOUGLAS STREET)

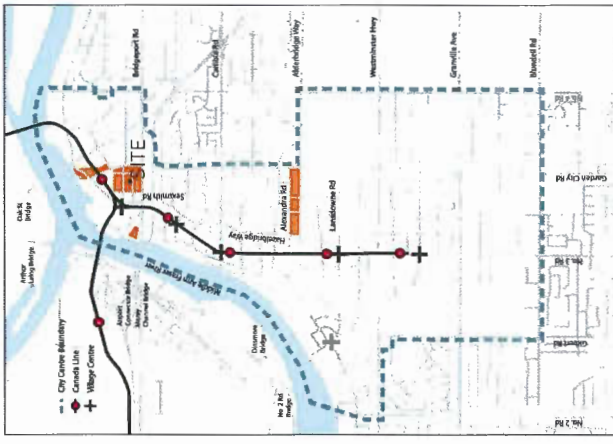
A-3.01	LEVEL 1 FLOOR PLAN
A-3.02	LEVEL 2 FLOOR PLAN
A-3.03	LEVEL 3 FLOOR PLAN
A-3.04	LEVEL 4 FLOOR PLAN
A-3.05	LEVEL 5 FLOOR PLAN
A-3.06	LEVEL 6 FLOOR PLAN
A-3.07	ROOF PLAN
A-3.08	UNIT PLANS
A-3.09	SECTION A-A
A-3.10	SECTION B-B
A-3.11	SECTION C-C
A-3.12	SECTION D-D
A-3.13	SECTION E-E
A-3.14	SECTION F-F
A-3.15	SECTION G-G
A-3.16	SECTION H-H
A-3.17	SECTION I-I
A-3.18	SECTION J-J
A-3.19	SECTION K-K
A-3.20	SECTION L-L
A-3.21	SECTION M-M
A-3.22	SECTION N-N
A-3.23	SECTION O-O
A-3.24	SECTION P-P
A-3.25	SECTION Q-Q
A-3.26	SECTION R-R
A-3.27	SECTION S-S
A-3.28	SECTION T-T
A-3.29	SECTION U-U
A-3.30	SECTION V-V
A-3.31	SECTION W-W
A-3.32	SECTION X-X
A-3.33	SECTION Y-Y
A-3.34	SECTION Z-Z
A-3.35	SECTION AA-AA
A-3.36	SECTION BB-BB
A-3.37	SECTION CC-CC
A-3.38	SECTION DD-DD
A-3.39	SECTION EE-EE
A-3.40	SECTION FF-FF
A-3.41	SECTION GG-GG
A-3.42	SECTION HH-HH
A-3.43	SECTION II-II
A-3.44	SECTION JJ-JJ
A-3.45	SECTION KK-KK
A-3.46	SECTION LL-LL
A-3.47	SECTION MM-MM
A-3.48	SECTION NN-NN
A-3.49	SECTION OO-OO
A-3.50	SECTION PP-PP
A-3.51	SECTION QQ-QQ
A-3.52	SECTION RR-RR
A-3.53	SECTION SS-SS
A-3.54	SECTION TT-TT
A-3.55	SECTION UU-UU
A-3.56	SECTION VV-VV
A-3.57	SECTION WW-WW
A-3.58	SECTION XX-XX
A-3.59	SECTION YY-YY
A-3.60	SECTION ZZ-ZZ
A-3.61	SECTION AA-AA
A-3.62	SECTION BB-BB
A-3.63	SECTION CC-CC
A-3.64	SECTION DD-DD
A-3.65	SECTION EE-EE
A-3.66	SECTION FF-FF
A-3.67	SECTION GG-GG
A-3.68	SECTION HH-HH
A-3.69	SECTION II-II
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REAL ARCHITECTURE
 1000 WEST 10TH AVENUE
 VANCOUVER, CANADA V6H 3G9
 TEL: 604.681.1111
 WWW.GBLARCHITECTURE.COM
 PLAT 1653

NOTES
 1. EXISTING SITE CONDITIONS IN CONFORMANCE WITH THE
 2. EXISTING SITE CONDITIONS TO BE MAINTAINED AND
 3. THE CITY OF VANCOUVER'S PLANNING AND
 4. PLANNING AND LEGISLATION

REVISIONS
 NO. DATE
 1 09/11/2017
 2 09/11/2017
 3 09/11/2017
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CITY CENTRE AREA PLAN CONTEXT
 SUB AREA A.3

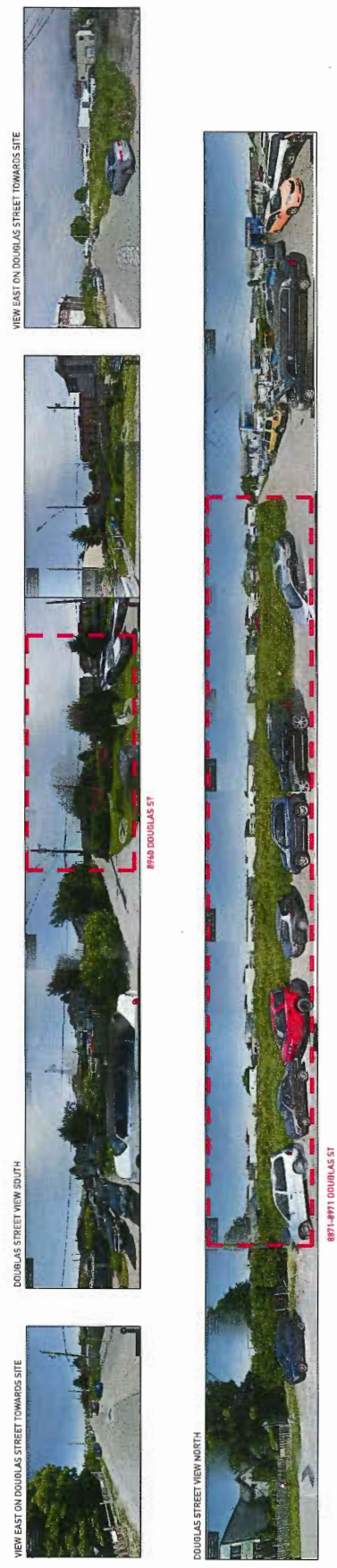


SITE CONTEXT AERIAL VIEW



PLN - 177

SITE CONTEXT PHOTOGRAPHS



VIEW EAST ON DOUGLAS STREET TOWARDS SITE

DOUGLAS STREET VIEW SOUTH

VIEW EAST ON DOUGLAS STREET TOWARDS SITE

DOUGLAS STREET VIEW NORTH

8871 DOUGLAS ST +
 8960 DOUGLAS ST
 RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT

STATISTICS &
 SITE CONTEXT

DATE	09/11/2017
BY	DE
CHECKED BY	NTS
SCALE	1:447
JOB NUMBER	1447

A-1.01

SUSTAINABILITY

The project sustainability goals are to provide a cost-effective high value development that meets or exceeds the City of Richmond's sustainability requirements. The strategies being achieved will be collaboratively developed through:

- Designing towards LEED Silver certification
- Building simulations for energy analysis

LEED Silver with 52 LEED Points

Throughout design development, the available credits will be evaluated for availability and environmental benefits and selected as appropriate. As long as credits have been earned, the project team will not be penalized for not earning the maximum number of credits. The project team will be encouraged to earn credits in the areas of integrated design process, energy analysis, and building simulation.

However, it is recognized that not all credits are of equal value. The selection of credits will be based on the project's needs and the project's goals. The project team will be encouraged to earn credits in the areas of integrated design process, energy analysis, and building simulation.

- Credit Categories**
- Strategies are summarized below, grouped by LEED credit categories.
- Sustainable Sites**
- Medium density and/or development located in an area that provides residents with pedestrian access to a variety of amenities.
 - Creation of permeable pavement and/or other measures to reduce runoff and/or improve water quality.
 - Provision of electric vehicle charging stations for 20% of parking spaces.
 - Vegetated roof surfaces and/or other measures to reduce runoff and/or improve water quality.
 - Low water consumption and/or other measures to reduce water consumption.
- Water Efficiency**
- Provision of high efficiency irrigation systems, moisture sensors and drought tolerant native and non-native introduced species.
 - Dual flush toilet water closet.
 - Low flow shower (2.0 L/min).
 - Low flow kitchen faucet (2.2 L/min).
 - Low flow toilet flush (1.6 L/min).
- Energy and Atmosphere**
- The project is targeting 5 energy points, which will be achieved through a whole building energy model.
 - All project spaces will be high efficiency.
 - All project spaces will be high efficiency.
 - All project spaces will be high efficiency.
 - All project spaces will be high efficiency.

- Materials and Resources**
- All project spaces will be high efficiency.
 - All project spaces will be high efficiency.
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- Indoor Environmental Quality**
- All project spaces will be high efficiency.
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- Location and Transportation**
- All project spaces will be high efficiency.
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- LEED Silver with 52 LEED Points**
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- Medium density and/or development located in an area that provides residents with pedestrian access to a variety of amenities.
 - Creation of permeable pavement and/or other measures to reduce runoff and/or improve water quality.
 - Provision of electric vehicle charging stations for 20% of parking spaces.
 - Vegetated roof surfaces and/or other measures to reduce runoff and/or improve water quality.
 - Low water consumption and/or other measures to reduce water consumption.
- Water Efficiency**
- Provision of high efficiency irrigation systems, moisture sensors and drought tolerant native and non-native introduced species.
 - Dual flush toilet water closet.
 - Low flow shower (2.0 L/min).
 - Low flow kitchen faucet (2.2 L/min).
 - Low flow toilet flush (1.6 L/min).
- Energy and Atmosphere**
- The project is targeting 5 energy points, which will be achieved through a whole building energy model.
 - All project spaces will be high efficiency.
 - All project spaces will be high efficiency.
 - All project spaces will be high efficiency.
 - All project spaces will be high efficiency.

- Materials and Resources**
- All project spaces will be high efficiency.
 - All project spaces will be high efficiency.
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- Indoor Environmental Quality**
- All project spaces will be high efficiency.
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 - All project spaces will be high efficiency.
- Location and Transportation**
- All project spaces will be high efficiency.
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 - All project spaces will be high efficiency.

DESIGN RATIONALE

Site Context

The project is located on the south side of Douglas Street, between the intersection of Douglas Street and 1st Avenue. The site is bounded by Douglas Street to the north, 1st Avenue to the south, and 2nd Avenue to the east. The site is currently vacant and is surrounded by commercial and residential development.

Design Rationale

The design rationale for the project is based on the following factors:

- The project is located in a high-density urban area.
- The project is adjacent to a major transit corridor.
- The project is surrounded by commercial and residential development.
- The project is located on a street with a high level of pedestrian activity.

Site Context

The project is located on the south side of Douglas Street, between the intersection of Douglas Street and 1st Avenue. The site is bounded by Douglas Street to the north, 1st Avenue to the south, and 2nd Avenue to the east. The site is currently vacant and is surrounded by commercial and residential development.

Design Rationale

The design rationale for the project is based on the following factors:

- The project is located in a high-density urban area.
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- The project is located on a street with a high level of pedestrian activity.

Site Context

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Design Rationale

The design rationale for the project is based on the following factors:

- The project is located in a high-density urban area.
- The project is adjacent to a major transit corridor.
- The project is surrounded by commercial and residential development.
- The project is located on a street with a high level of pedestrian activity.

Site Context

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Design Rationale

The design rationale for the project is based on the following factors:

- The project is located in a high-density urban area.
- The project is adjacent to a major transit corridor.
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- The project is located on a street with a high level of pedestrian activity.

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Design Rationale

The design rationale for the project is based on the following factors:

- The project is located in a high-density urban area.
- The project is adjacent to a major transit corridor.
- The project is surrounded by commercial and residential development.
- The project is located on a street with a high level of pedestrian activity.

Site Context

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Design Rationale

The design rationale for the project is based on the following factors:

- The project is located in a high-density urban area.
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- The project is located on a street with a high level of pedestrian activity.



GBL ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, CANADA V6H 2B6
TEL: 604.681.1111
WWW.GBLARCHITECTS.COM

NOTES
1. SEE ARCHITECT'S RESPONSE TO COMMENTS ON CHARTER WITH 2021
2. SEE ARCHITECT'S RESPONSE TO COMMENTS ON CHARTER WITH 2021
3. SEE ARCHITECT'S RESPONSE TO COMMENTS ON CHARTER WITH 2021
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7. SEE ARCHITECT'S RESPONSE TO COMMENTS ON CHARTER WITH 2021

NO. DATE
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8871 DOUGLAS ST +
8960 DOUGLAS ST
RICHMOND BC

HATT PLACE - HOTEL DEVELOPMENT
DESIGN RATIONALE
& LEED

DATE: 10/1/2021
DRAWN BY: JAC
CHECKED BY: DE
SCALE: 1/4"=1'-0"
1447

A-1.02



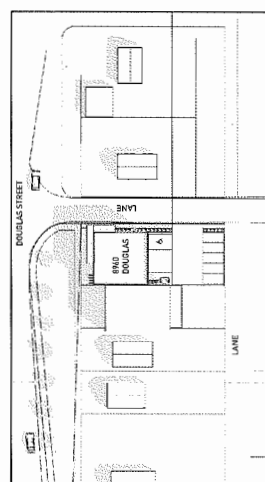
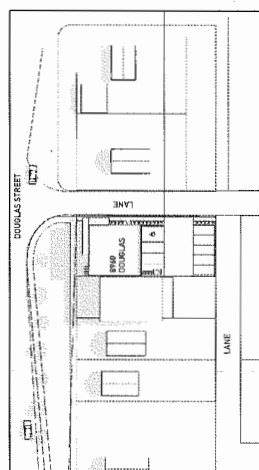
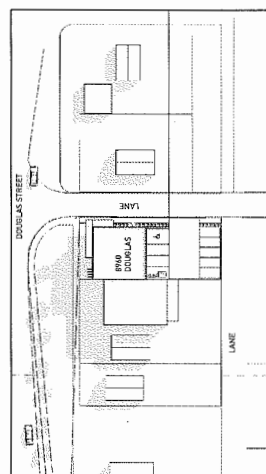
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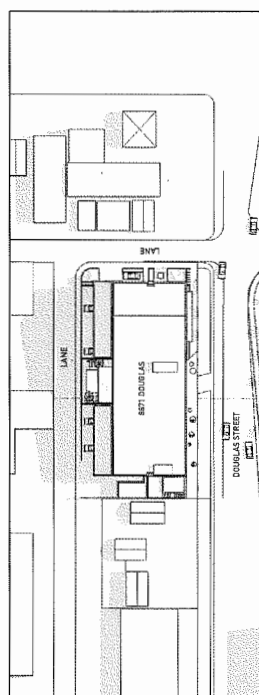
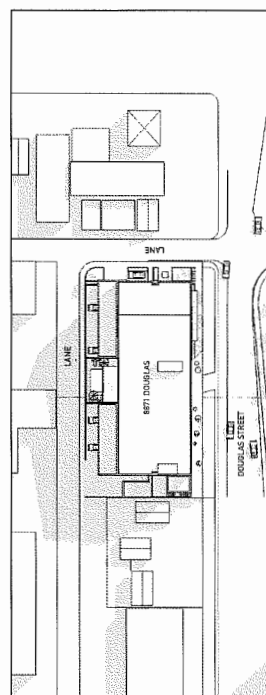
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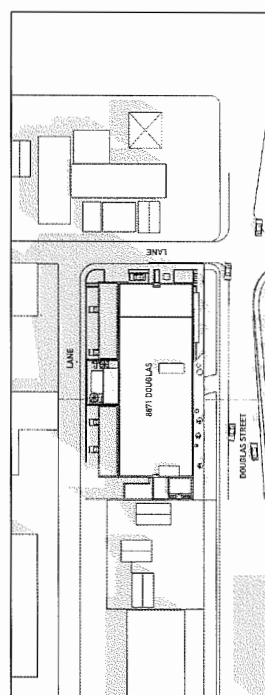
PROPOSED DOUGLAS ST. STREETSCAPE



MARCH 20TH, 10AM



MARCH 20TH, 12PM



MARCH 20TH, 2PM

GBL ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, BRITISH COLUMBIA V6H 1T5
TEL: 604-681-1234
FAX: 604-681-1235
WWW.GBLARCHITECTS.COM

PROJECT: 8871 DOUGLAS ST + 8940 DOUGLAS ST
HYATT PLACE - HOTEL DEVELOPMENT
RICHMOND BC
DATE: 10/27/2017

DESIGNER: GBL ARCHITECTS
CHECKED BY: J. L. LEE
SCALE: 1/8" = 1'-0"

DATE: 10/27/2017
PROJECT: 8871 DOUGLAS ST + 8940 DOUGLAS ST
HYATT PLACE - HOTEL DEVELOPMENT
RICHMOND BC

NO. 1001
DATE: 10/27/2017
PROJECT: 8871 DOUGLAS ST + 8940 DOUGLAS ST
HYATT PLACE - HOTEL DEVELOPMENT
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RICHMOND BC

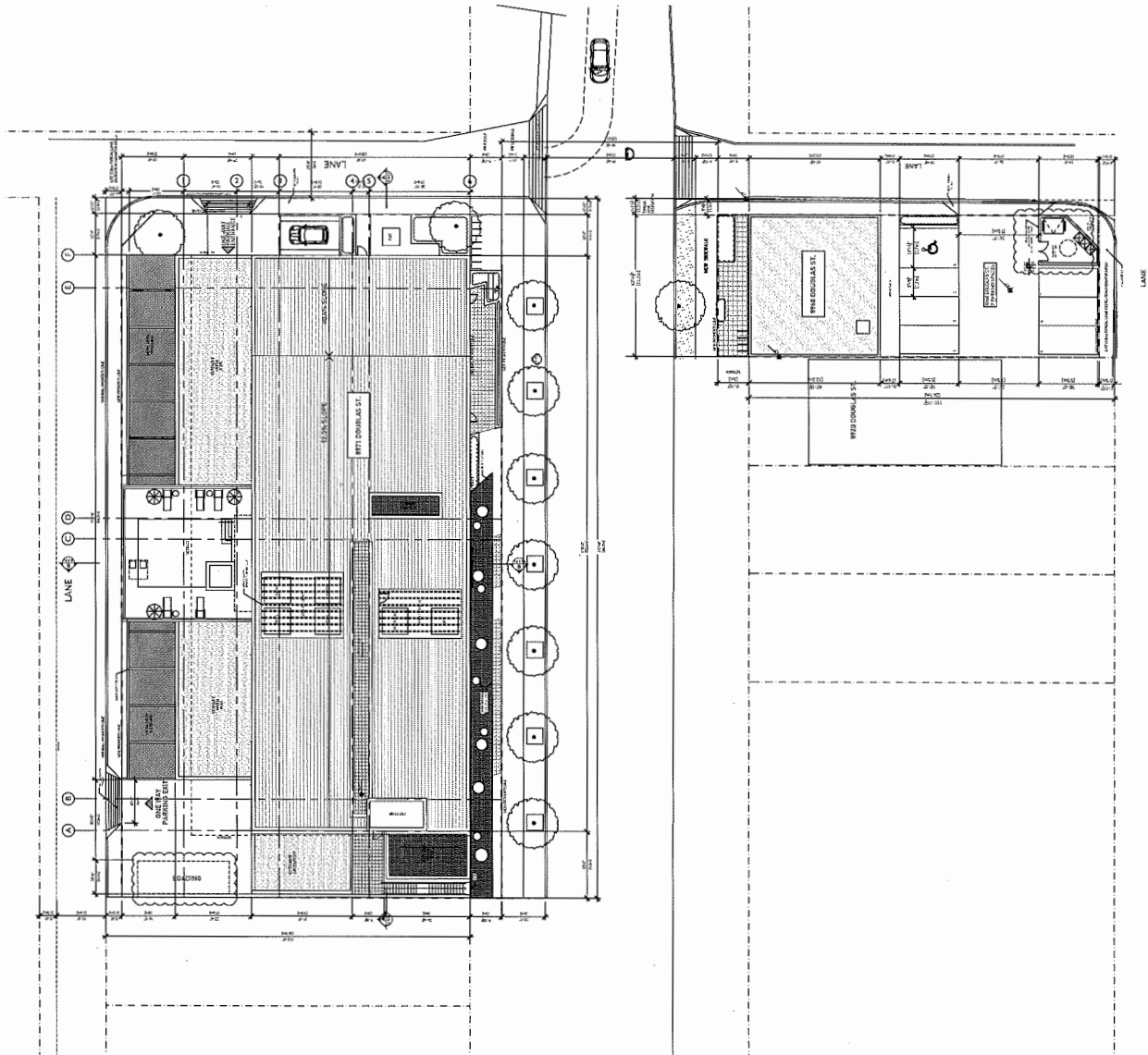
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RICHMOND BC

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HYATT PLACE - HOTEL DEVELOPMENT
RICHMOND BC



8871 DOUGLAS ST.
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RICHMOND BC
VANCOUVER, CANADA V6X 1E2
ARCHITECTURE

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VANCOUVER, CANADA V6X 1E2
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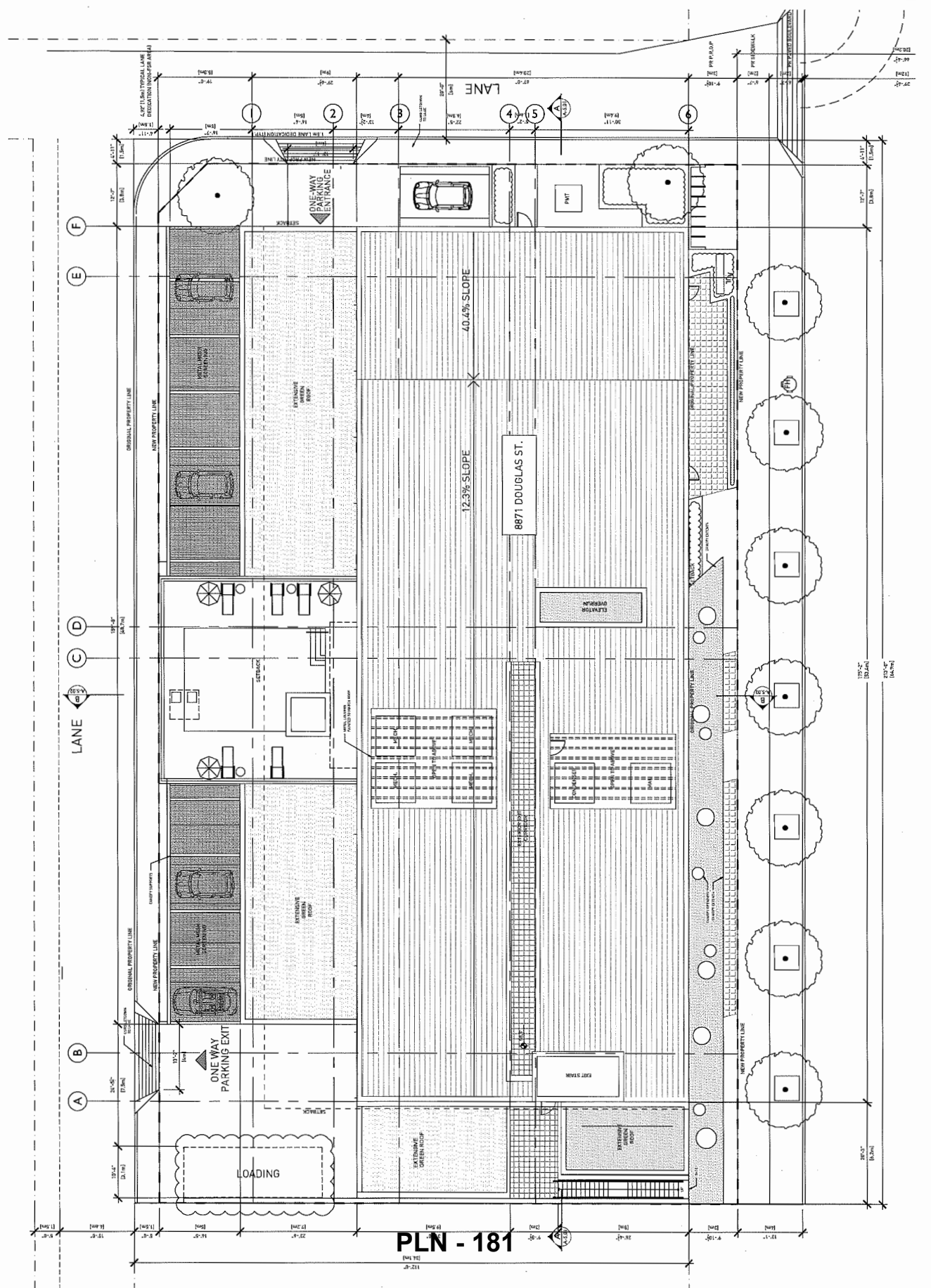
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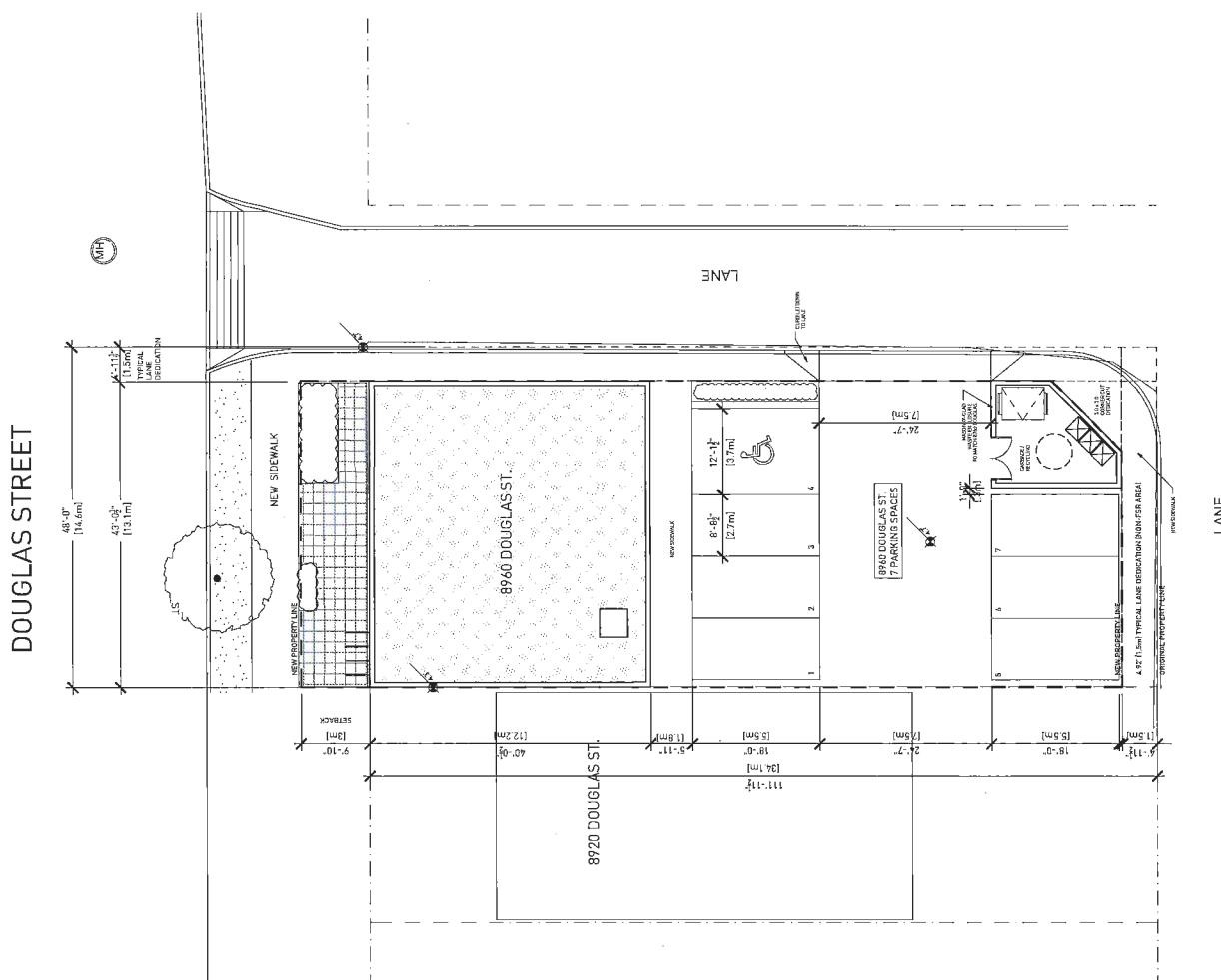
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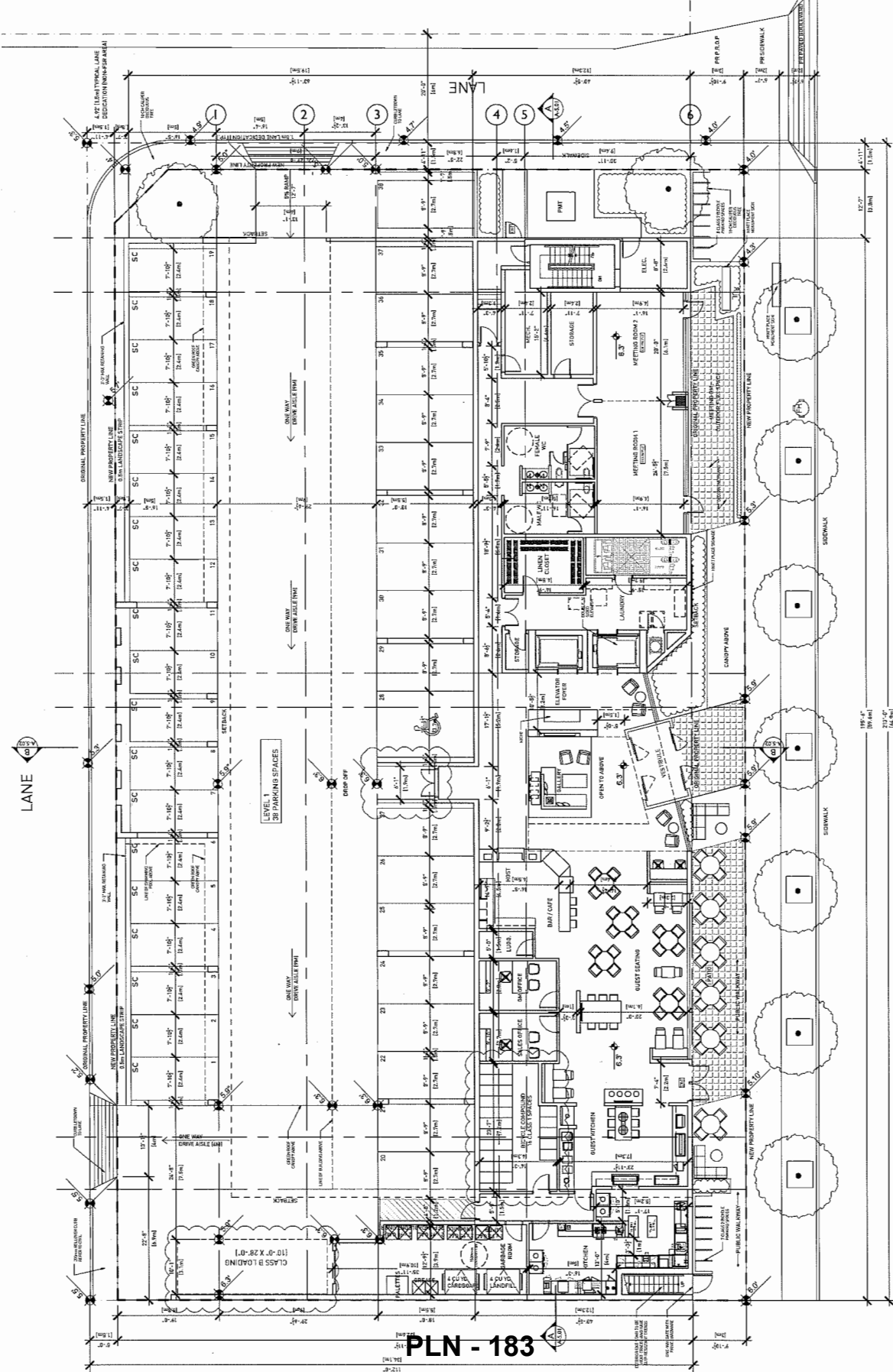
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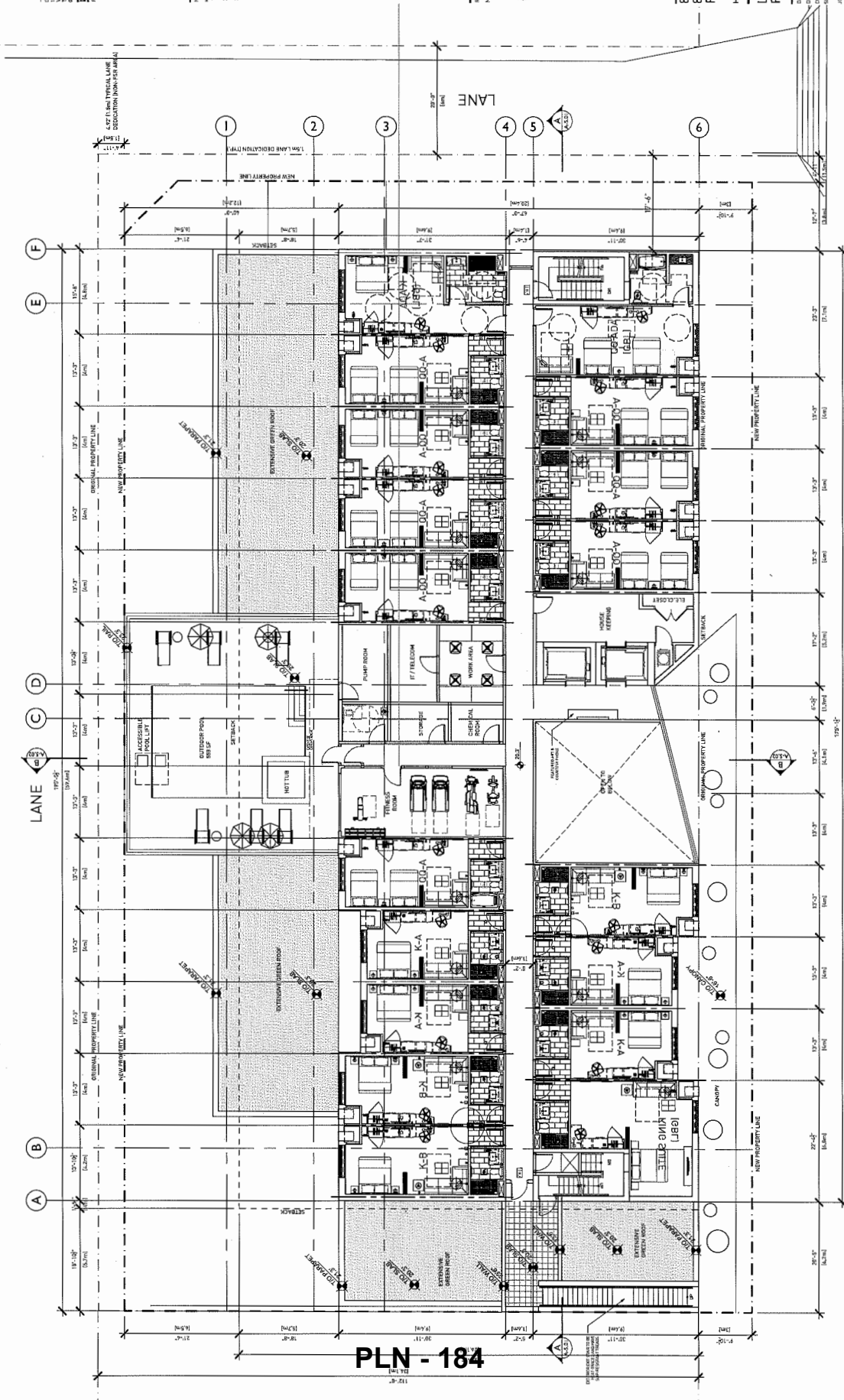
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GBL ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 1T1
TEL: 604-681-1111
WWW.GBLARCHITECTS.COM

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. DIMENSIONS TO FACE ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
4. THE CITY OF VANCOUVER'S ZONING BY-LAW MUST BE ADHERED TO.

REVISIONS:
NO. DATE
1 10/10/17
2 10/10/17
3 10/10/17
4 10/10/17
5 10/10/17
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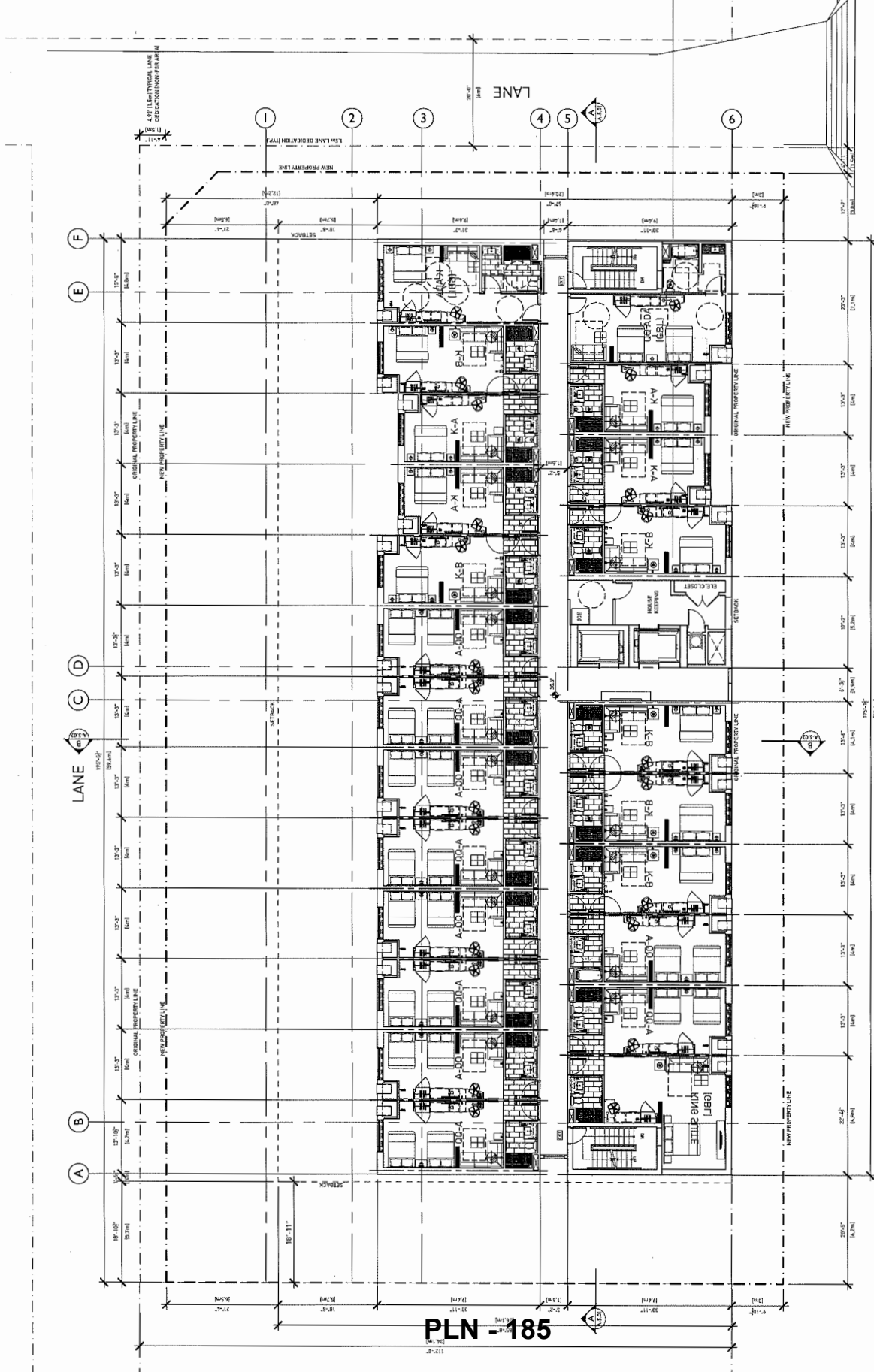
8871 DOUGLAS ST +
8960 DOUGLAS ST
RICHMOND BC

HYATT PLACE - HOTEL DEVELOPMENT

L3 FLOOR PLAN

DATE: 10/10/17
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"
JOB NUMBER: 1447

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NO	REVISION
1	EXTENSION ENT CORRIDOR IN COMPLIANCE WITH IBCDC 3415
2	EXTENSION ENT STAIR TO BE HEAT-TREATED AND HAVE SLIP-RESISTANT TREADS
3	PARKING LAYOUT AS SHOWN IS IN COMPLIANCE WITH THE CITY OF RICHMOND BY-LAW PART 7 PARKING AND LOADING

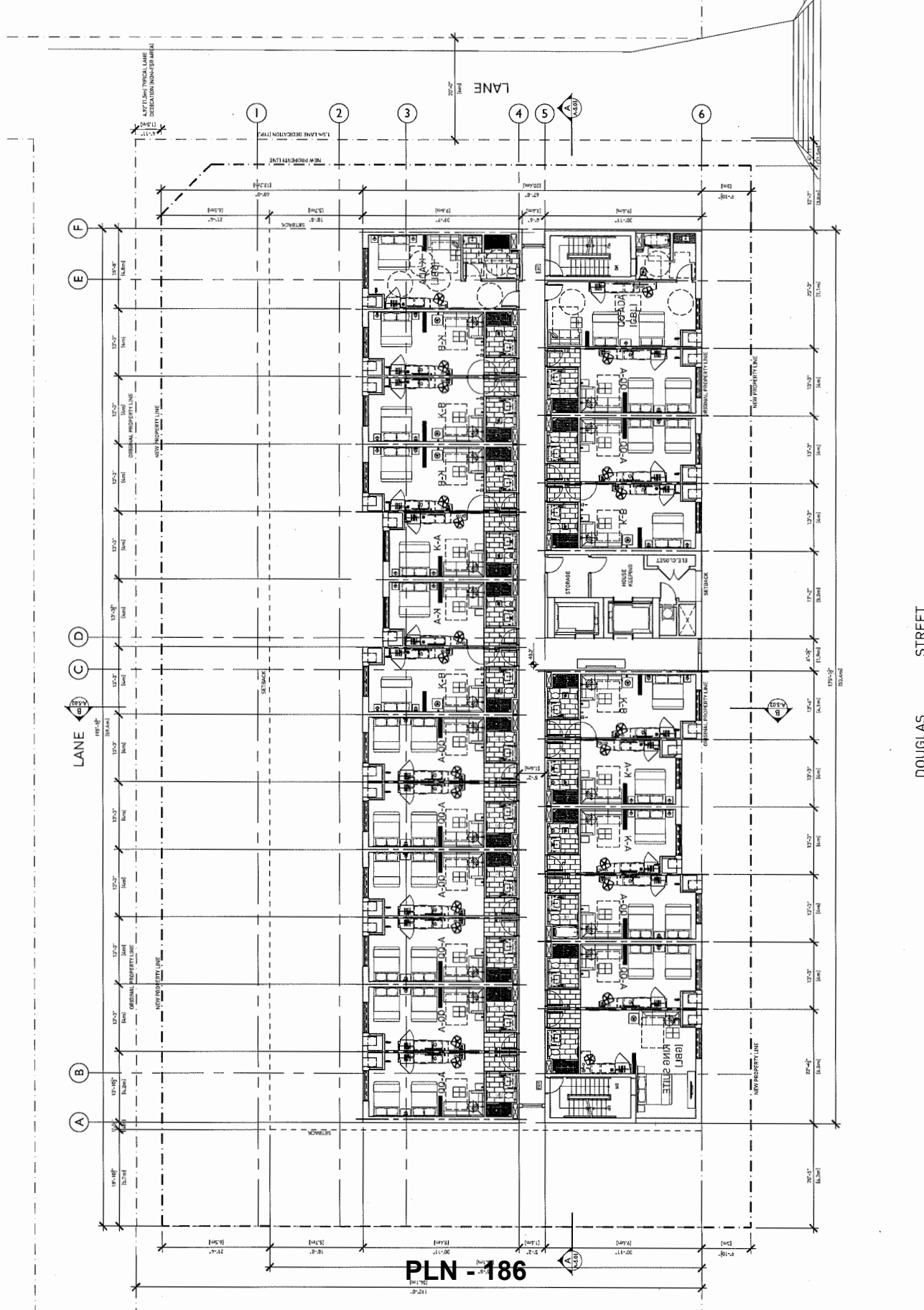
NOTES

REVISIONS	NO.	DATE	REMARKS
	1	JUNE 17, 2015	RECEIVING APPLICATION
	2	AUG 14, 2015	DEVELOPMENT PERMIT APD
	3	JUL 10, 2016	CLERK REVIEW
	4	JUL 10, 2016	RECEIVING APPLICATION
	5	NOV 14, 2016	RECEIVING APPLICATION
	6	APRIL 24, 2017	RECEIVING APPLICATION
	7	SEPT 19, 2017	RECEIVING APPLICATION

8871 DOUGLAS ST +
8960 DOUGLAS ST
RICHMOND BC
HYATT PLACE - HOTEL DEVELOPMENT

L4
FLOOR PLAN

A-3.04



GBL ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, CANADA V6H 1T8
TEL: 604.681.1111
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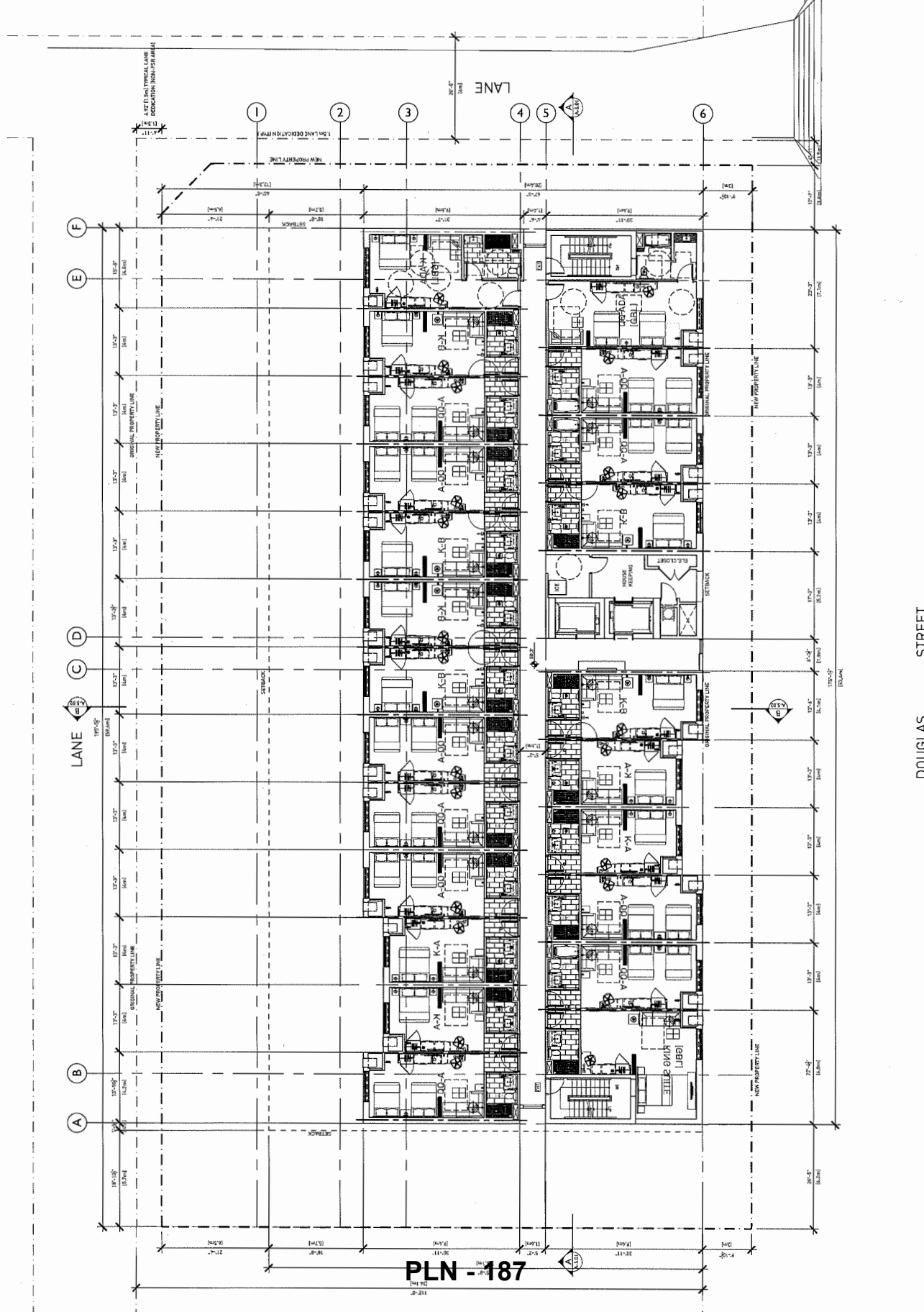
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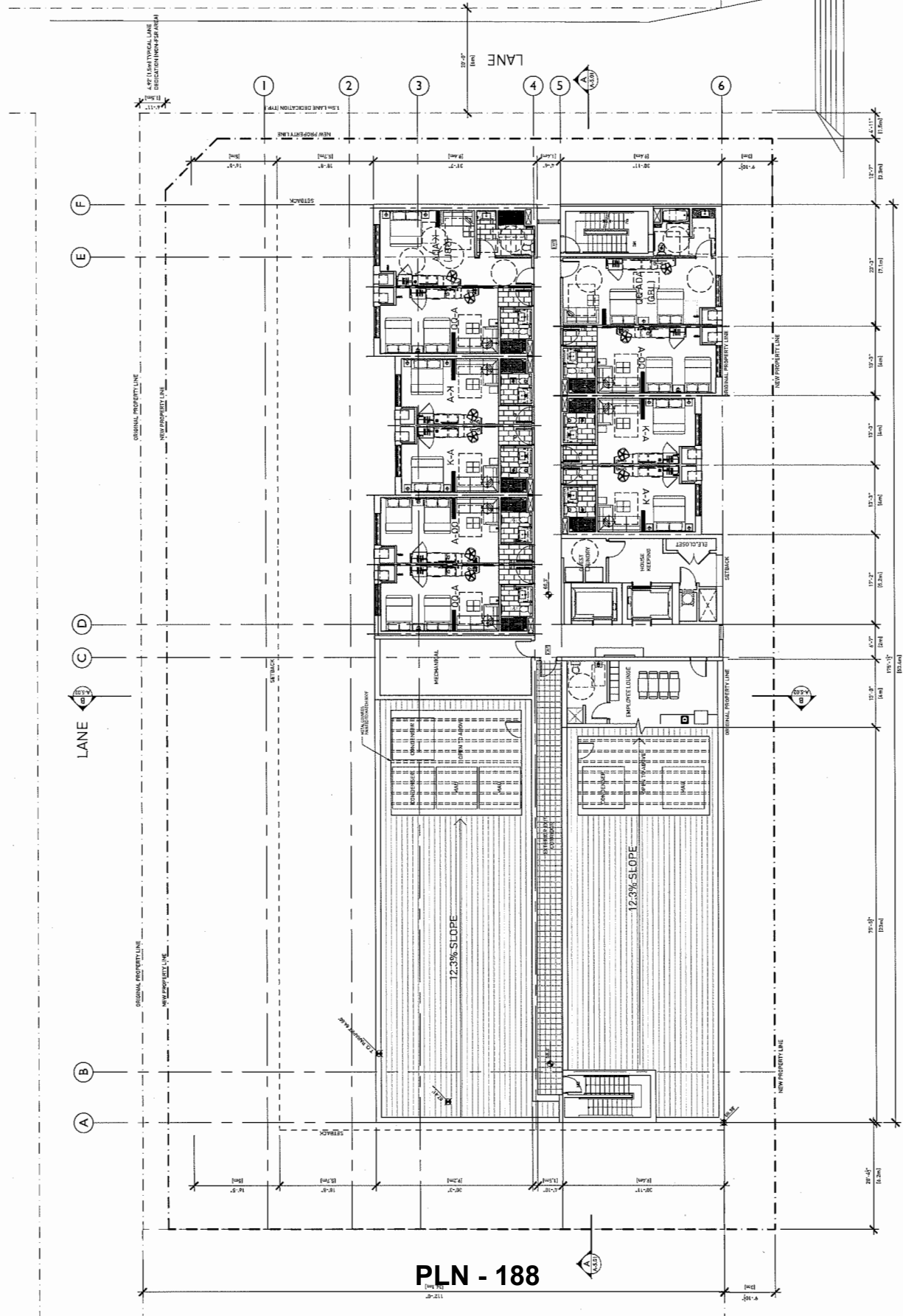
REVISIONS:
NO. DATE
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5. 10/10/2017

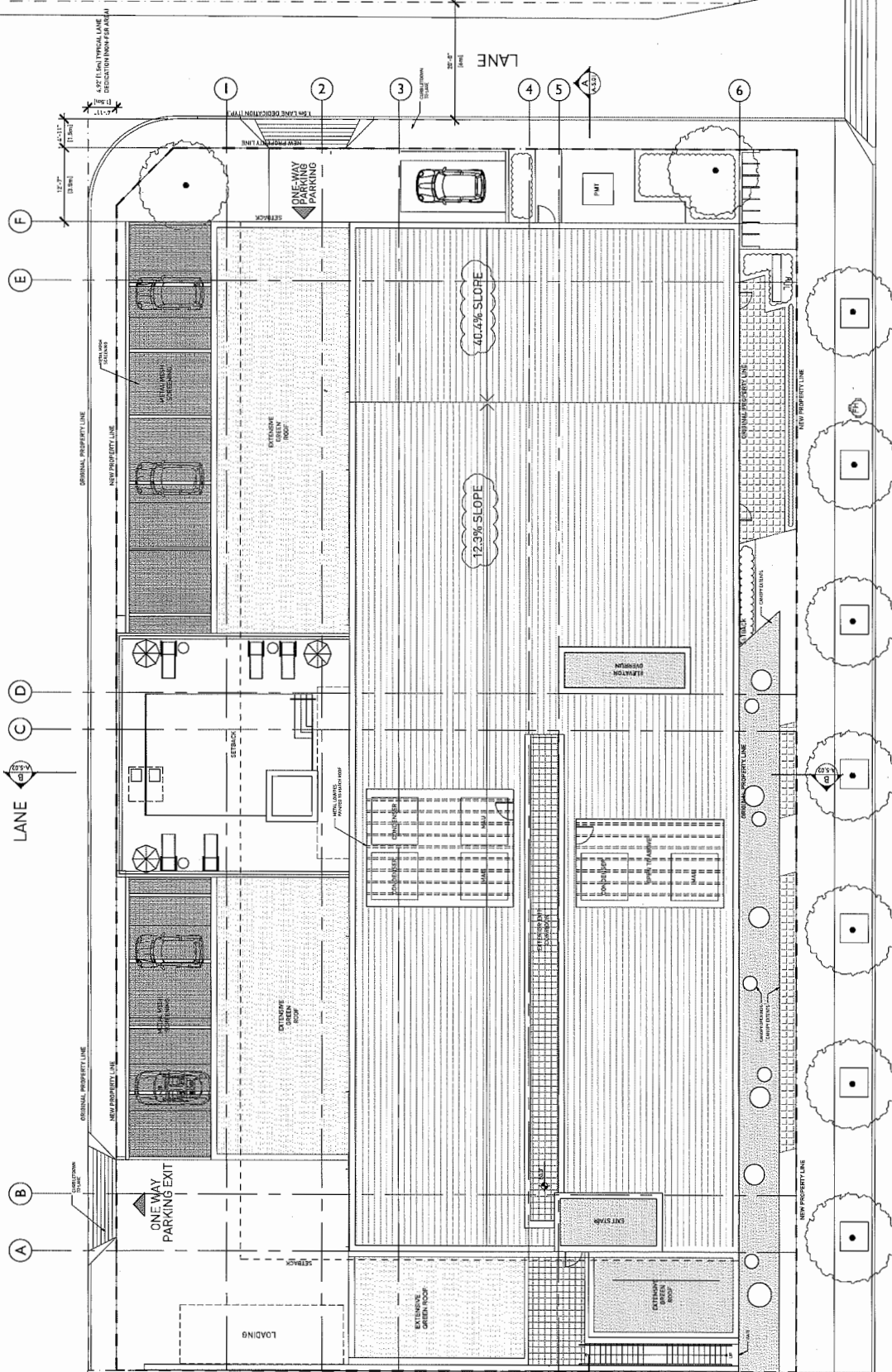
8871 DOUGLAS ST +
8960 DOUGLAS ST
RICHMOND BC
HYATT PLACE - HOTEL DEVELOPMENT

L5 FLOOR PLAN
DATE: 10/10/2017
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"
JOB NUMBER: 1447

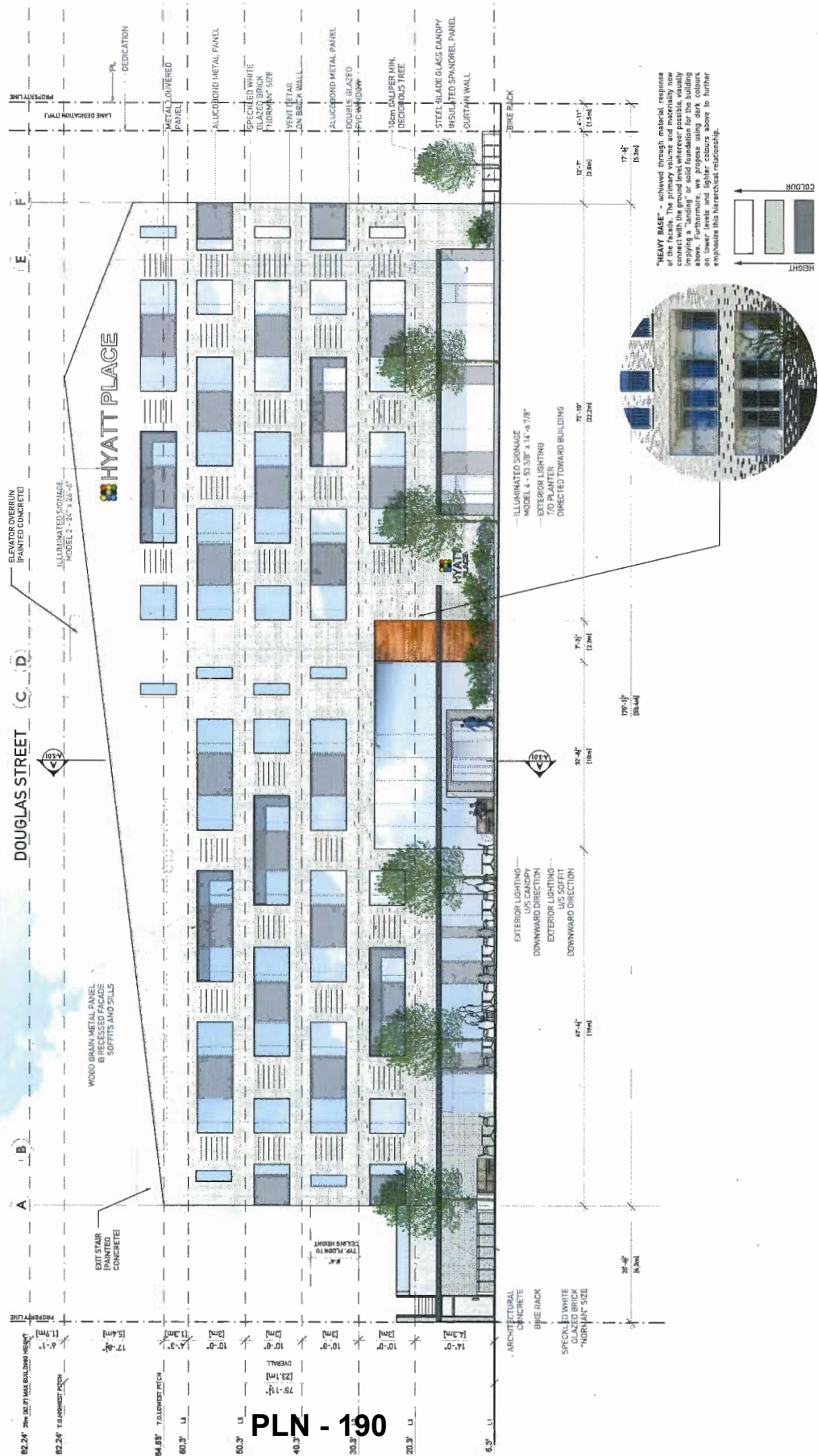
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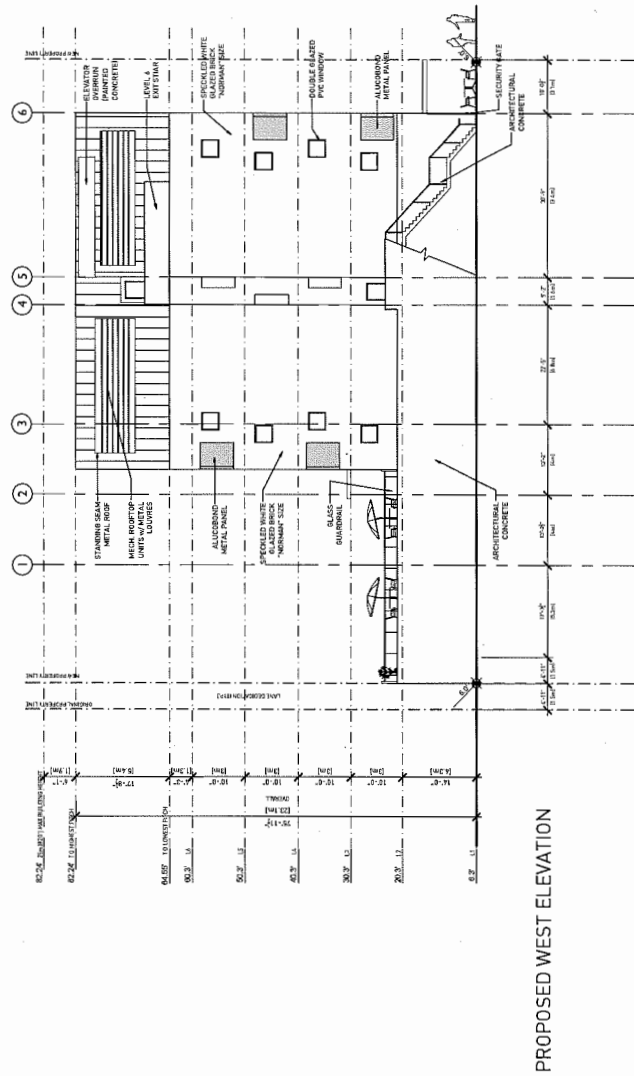
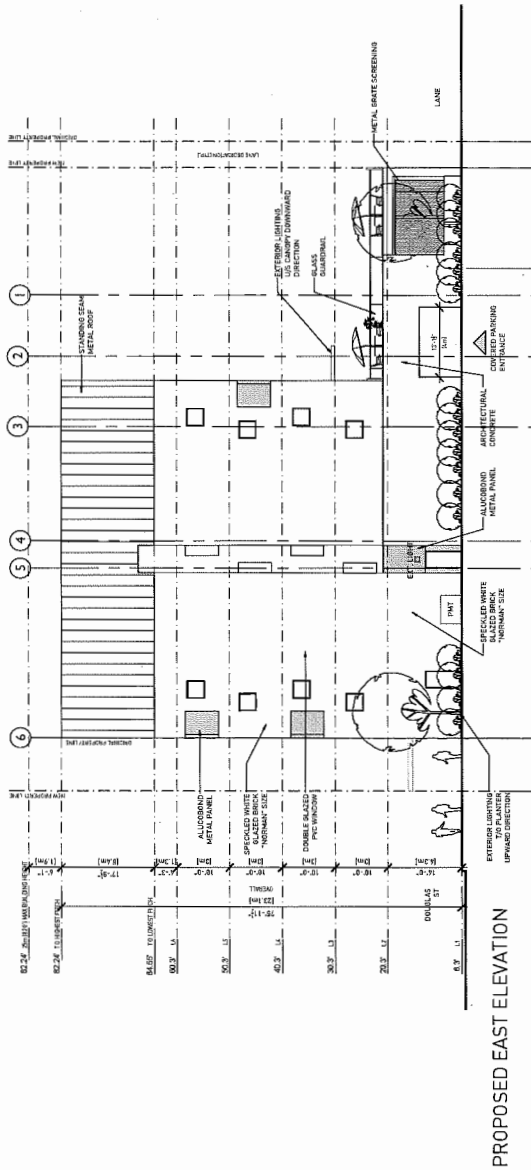


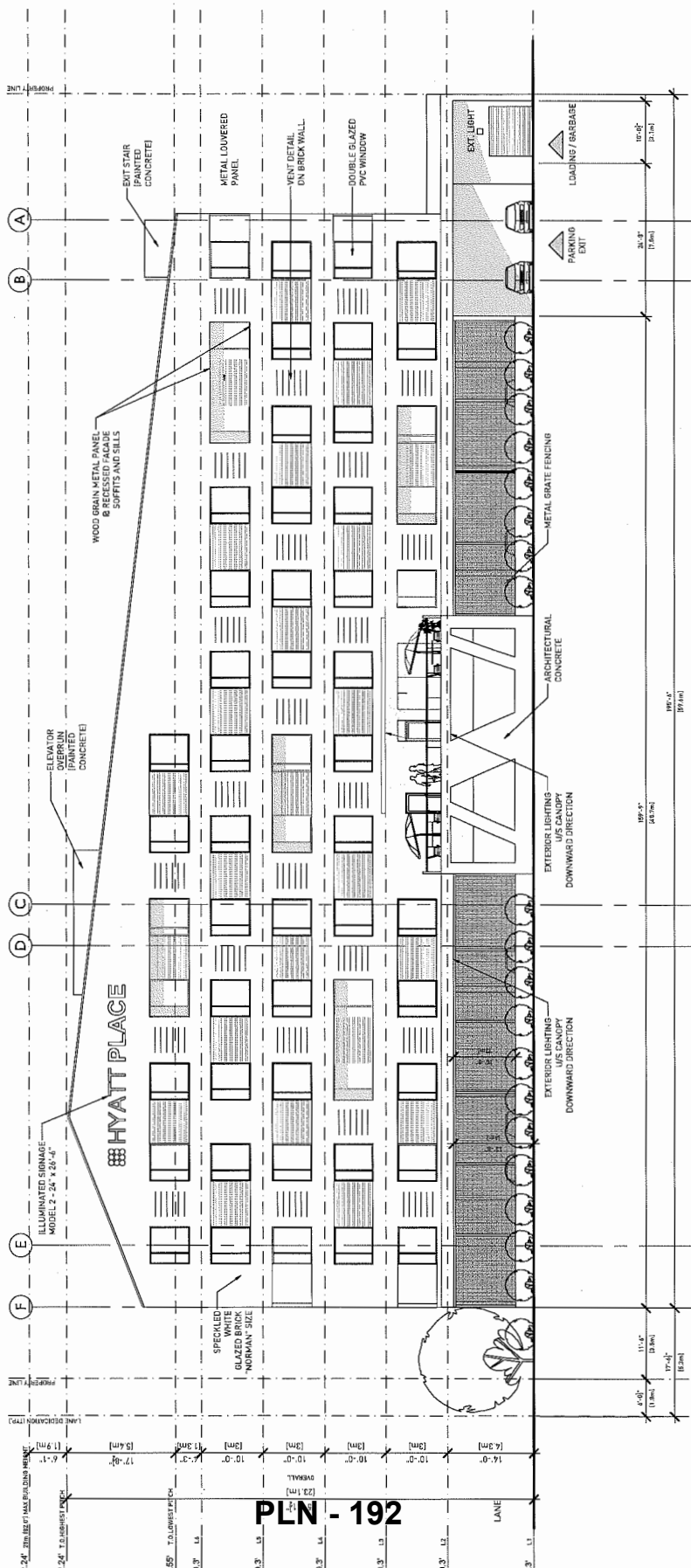


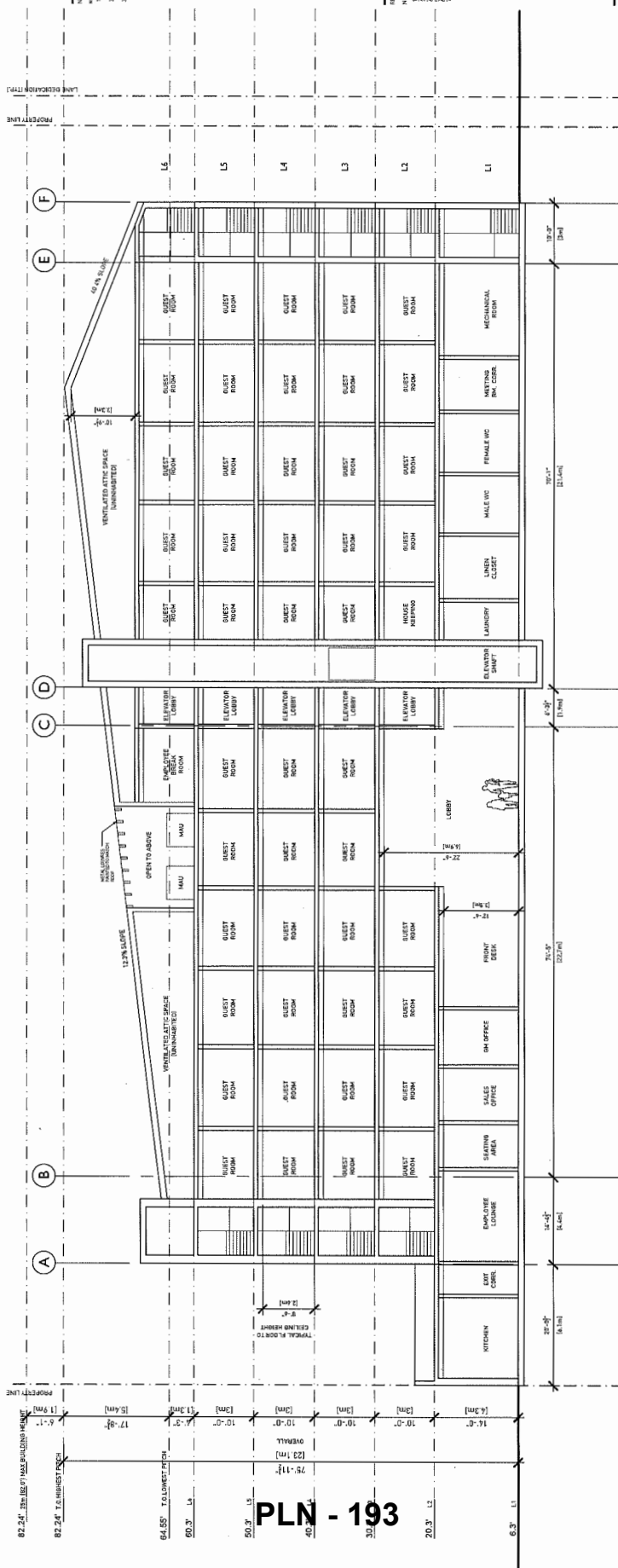


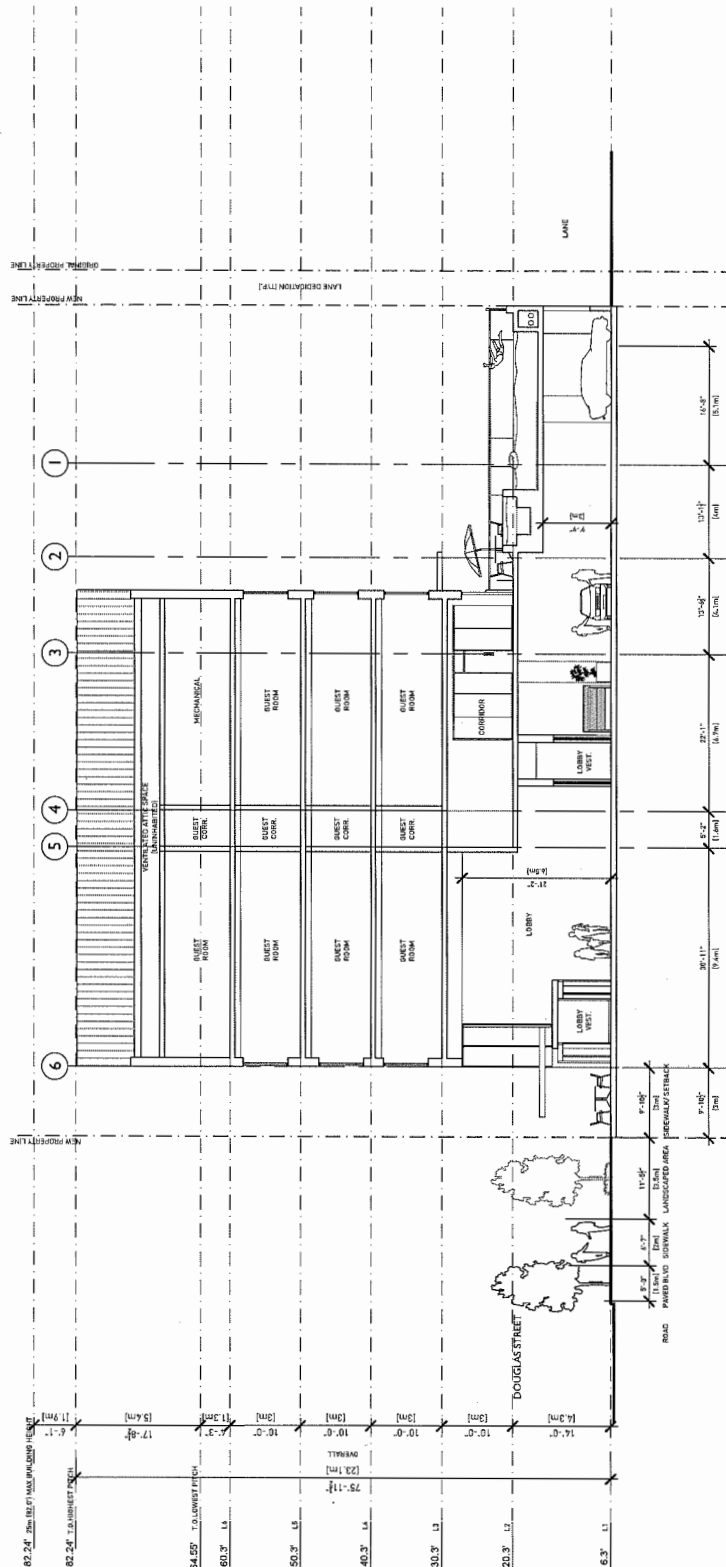
PLN - 189





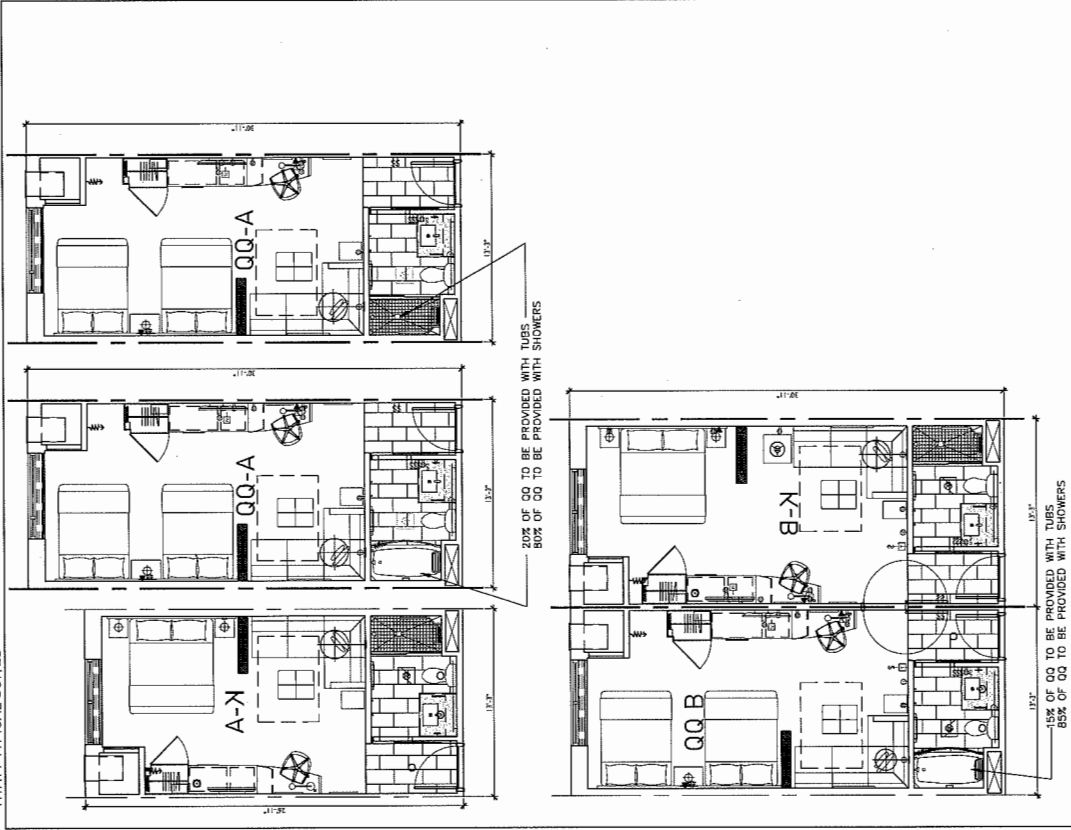




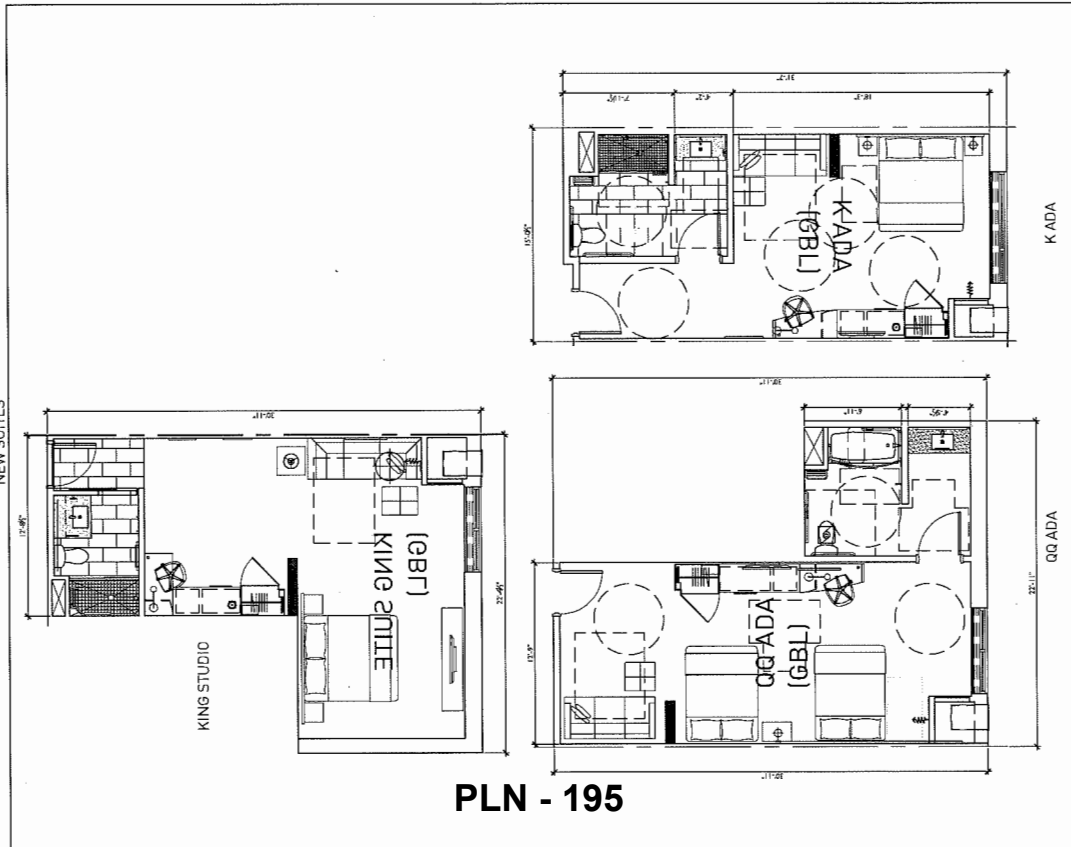




HYATT TYPICAL SUITES

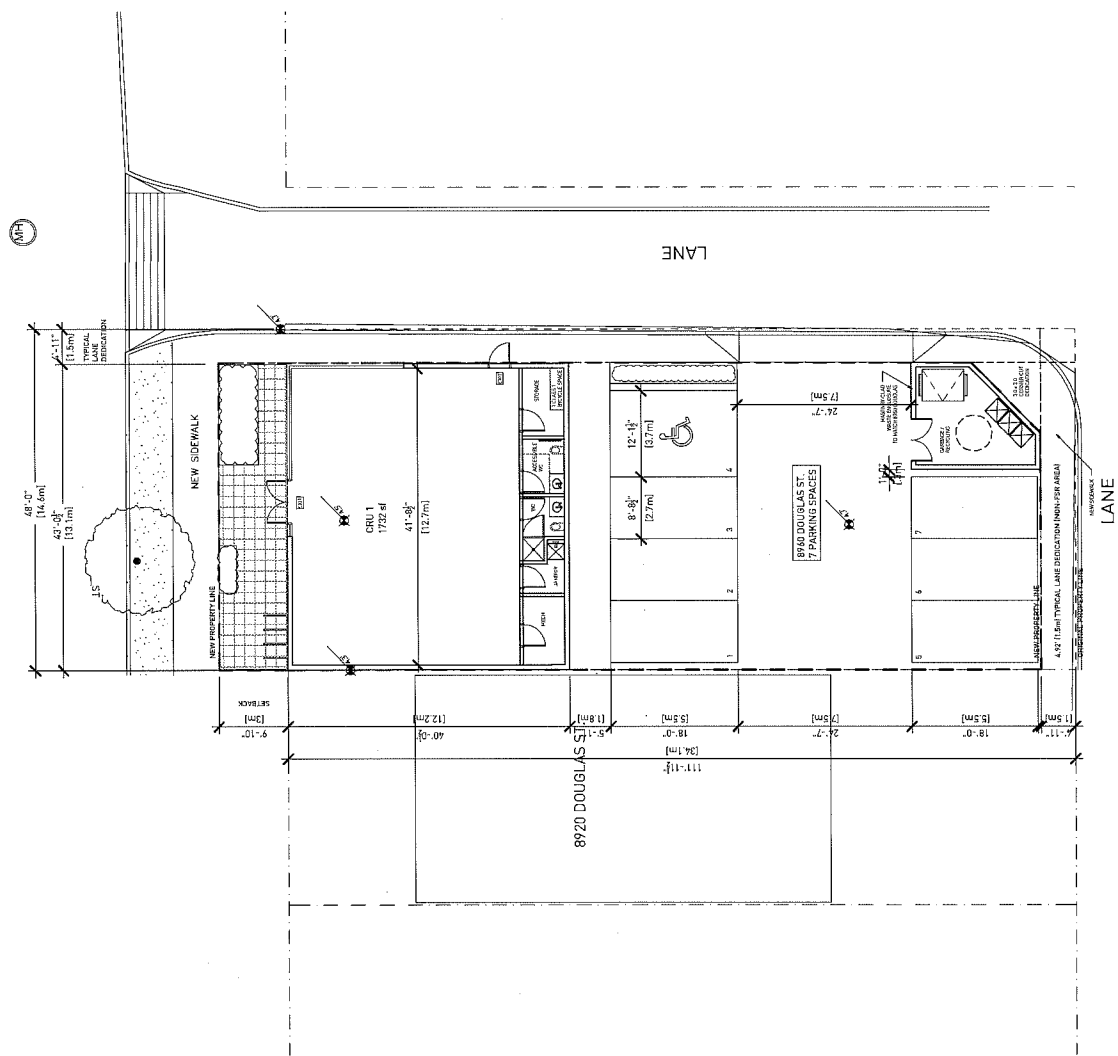


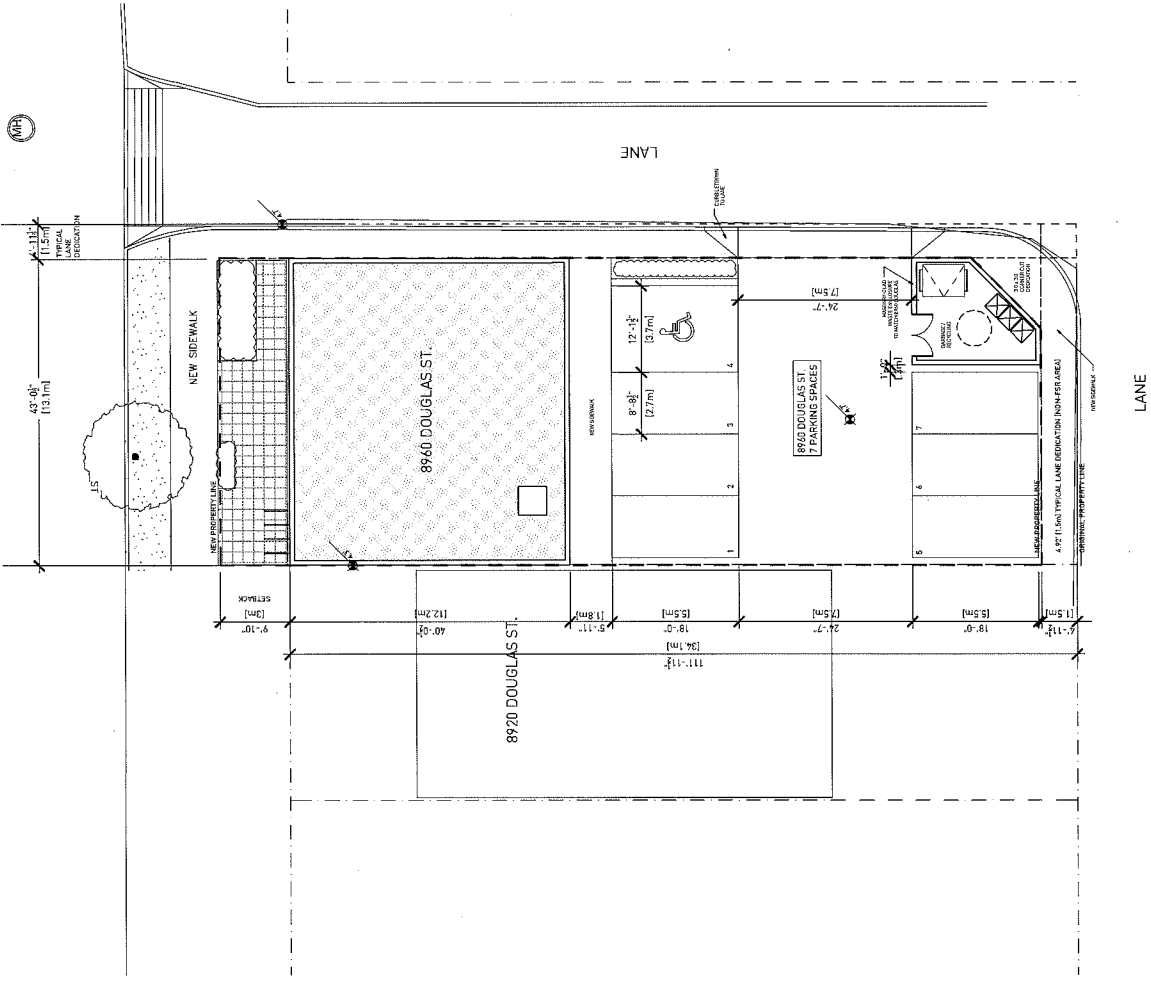
NEW SUITES

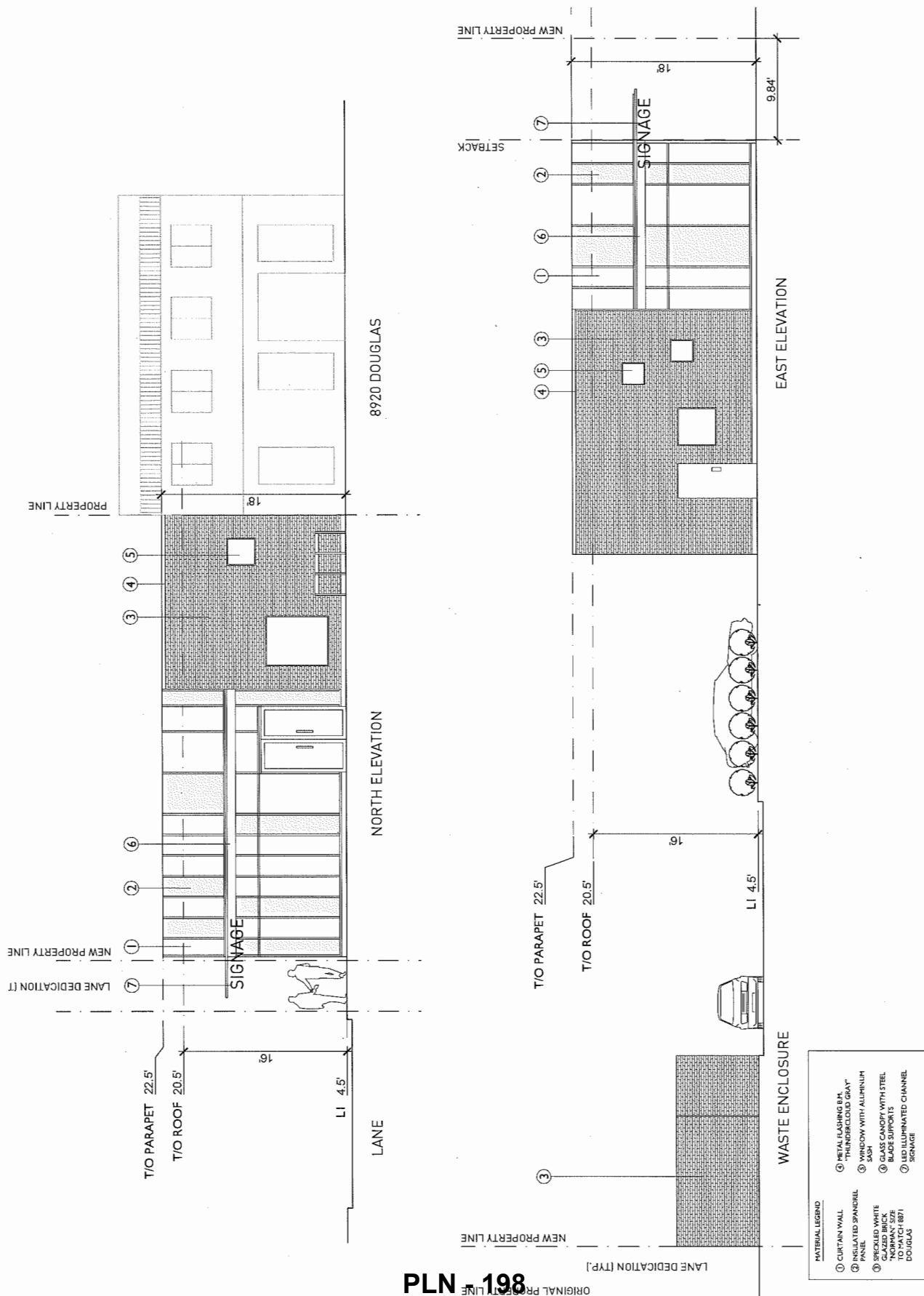


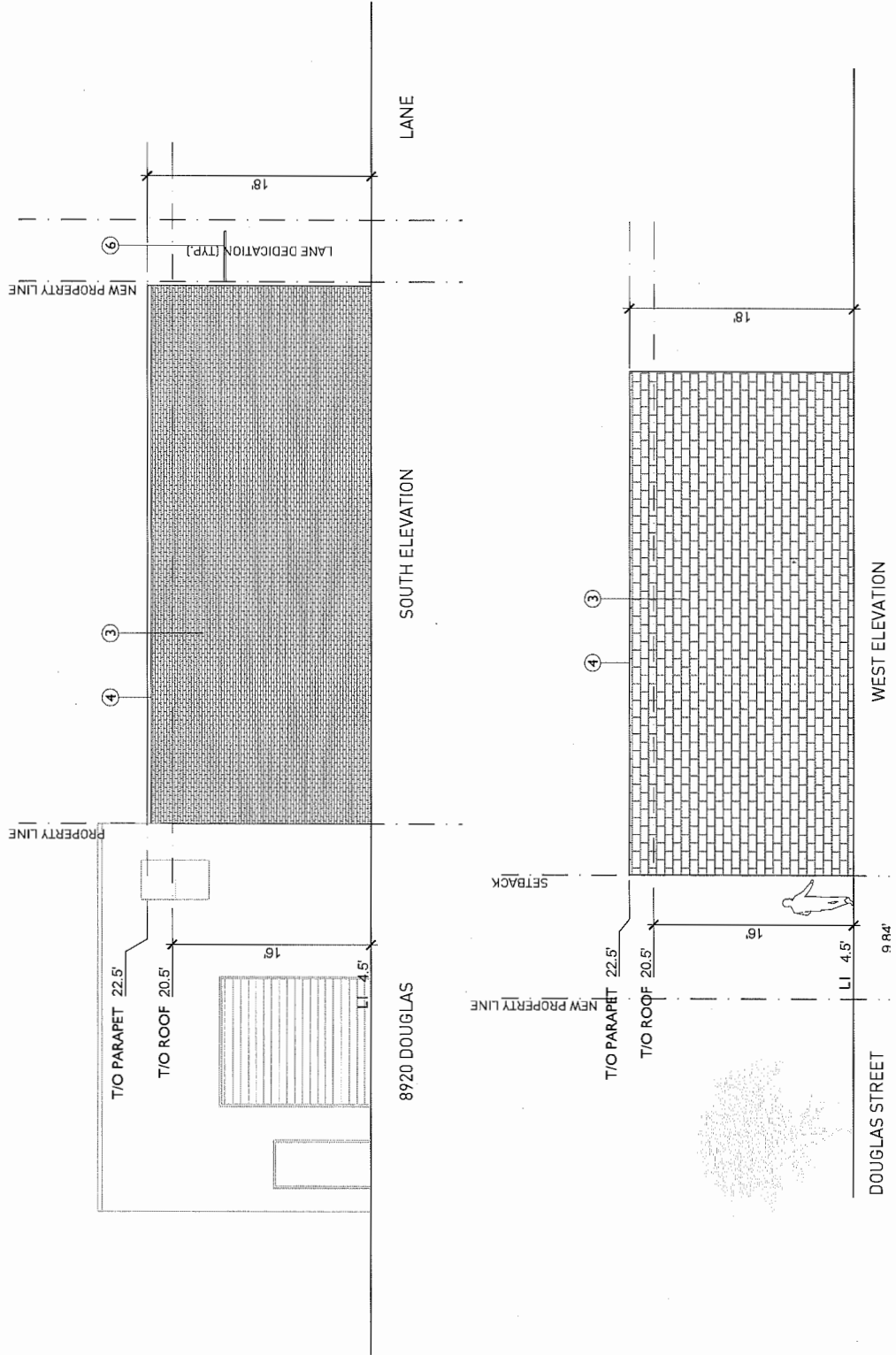


DOUGLAS STREET

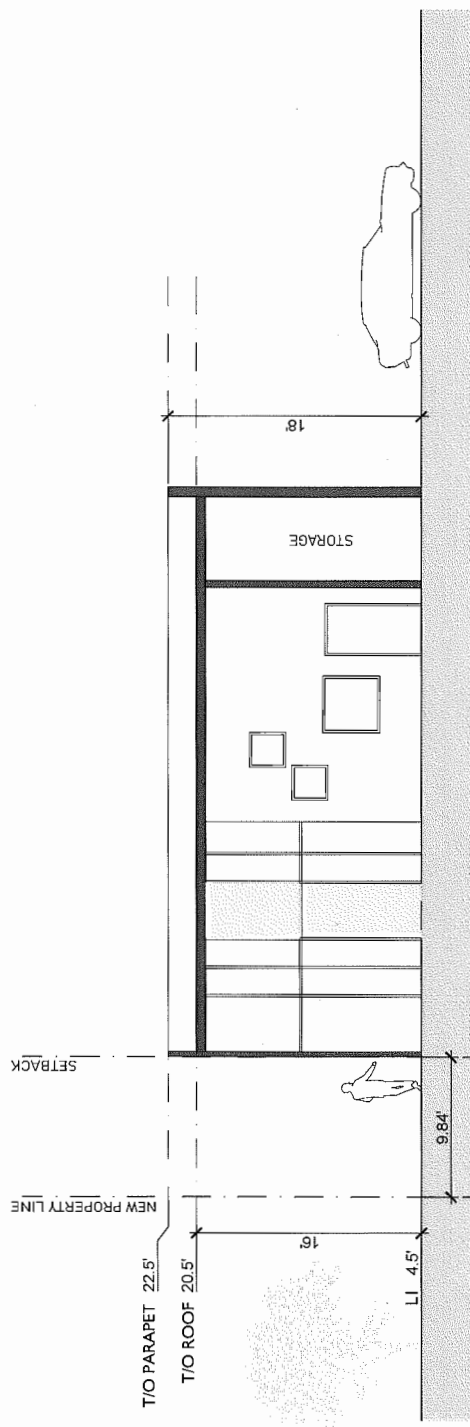


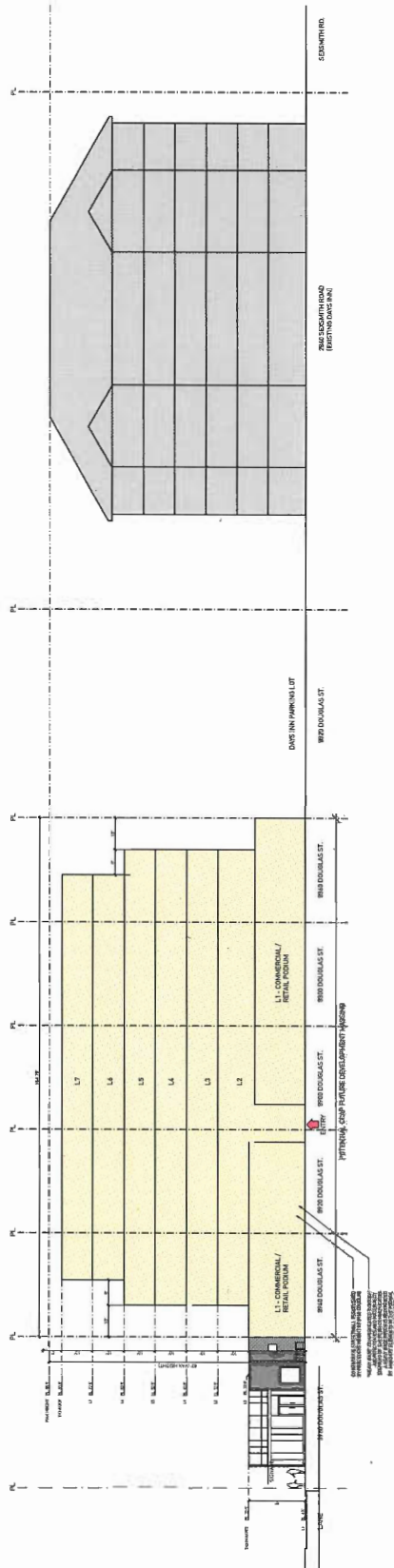






- MATERIAL LEGEND**
- ① CURTAIN WALL
 - ② INSULATED SPANDREL PANEL
 - ③ METAL FLASHING BM, "THUNDERCLOUD GRAY"
 - ④ WINDOW WITH ALUMINUM SASH
 - ⑤ GLASS CANOPY WITH STEEL BRACE SUPPORTS
 - ⑥ LED ILLUMINATED CHANNEL SIGNAGE







Swordern
garden design

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604.803.7429

DATE	ISSUE/REVISION
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APR 26, 2017	RE-DESIGNED FOR DP
SEP 14, 2017	RE-DESIGNED FOR DP

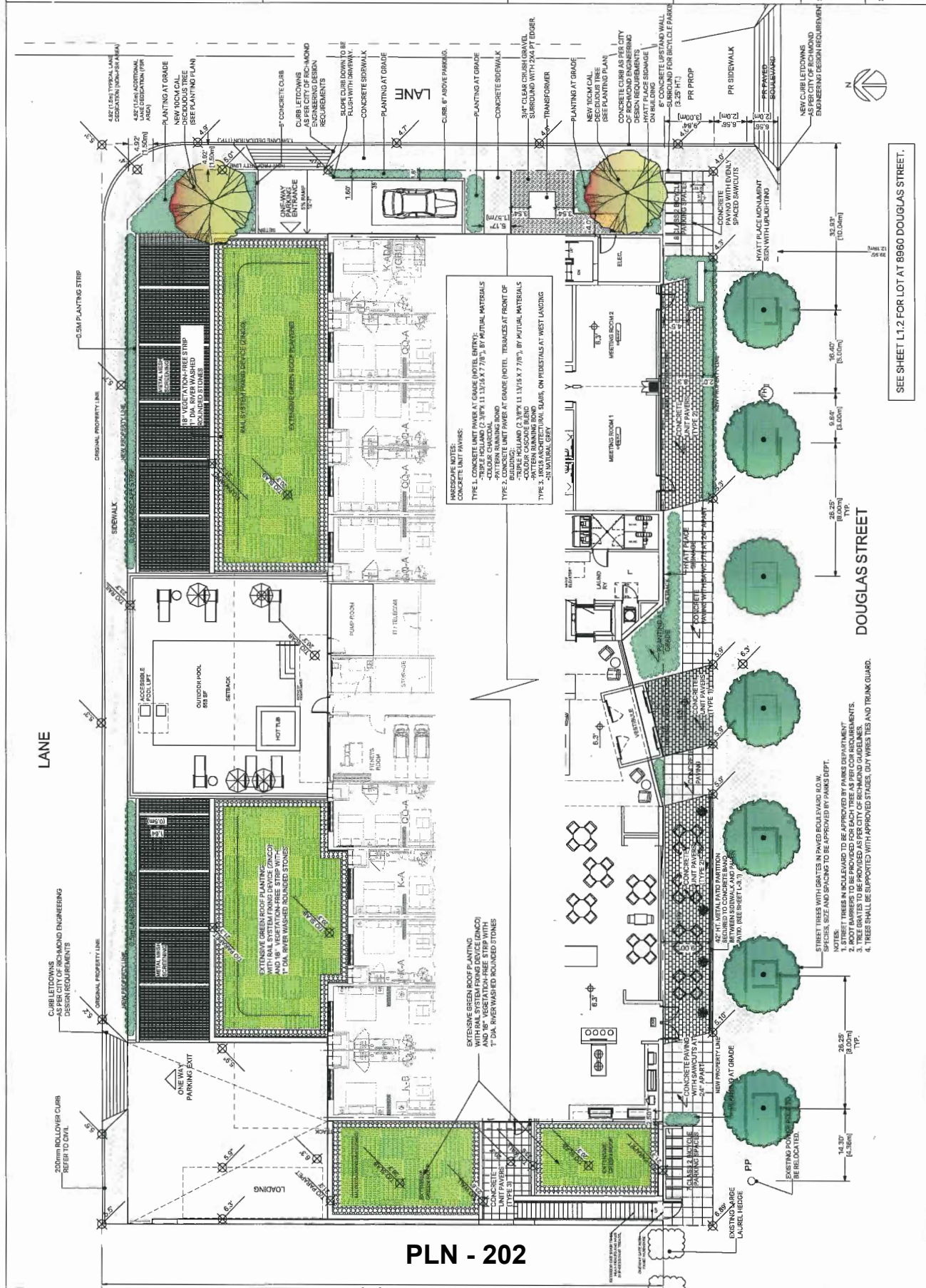
PROJECT
8871 DOUGLAS ST.
RICHMOND BC

HYATT PLACE-
HOTEL DEVELOPMENT

TITLE
HOTEL SITE
LANDSCAPE
PLAN

SHEET NO.
L-1.1

SCALE
1/8" = 1'-0"





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PROJECT
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RICHMOND BC

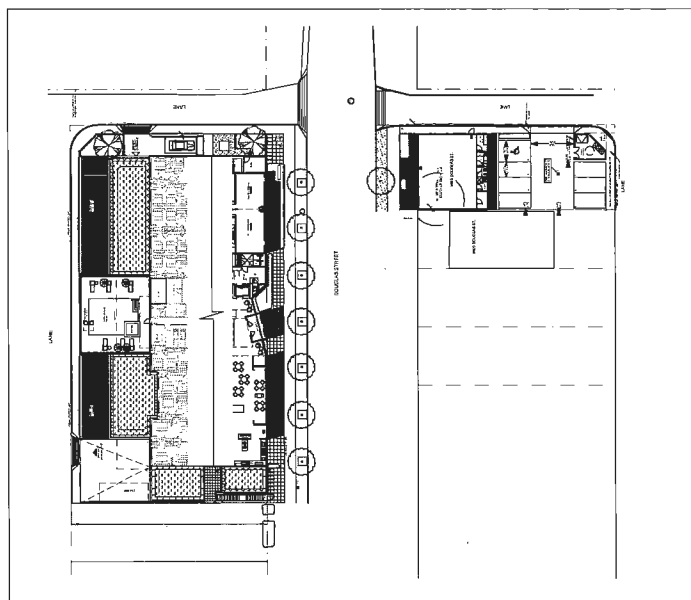
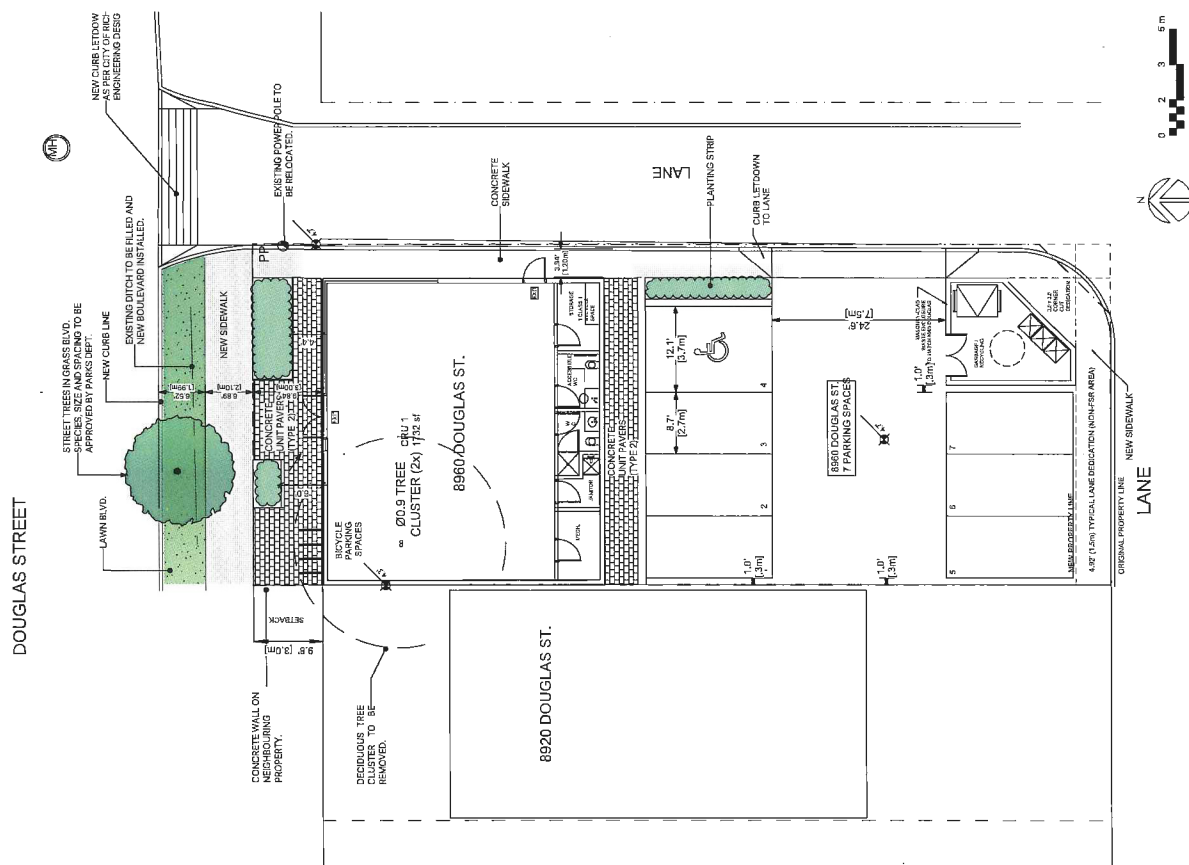
HYATT PLACE -
HOTEL DEVELOPMENT

TITLE
8960 DOUGLAS
-
LANDSCAPE
PLAN

SHEET NO.

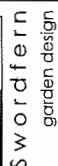
L-1.2

SCALE

 $1/8" = 1'-0"$ 

HARDSCAPE NOTES:
TYPE 2 CONCRETE UNIT PAVES AT FRONT AND WALKWAY AT REAR OF BUILDING:-
-TRIPLE HOLLAND (2 3/8"X 11 13/16 X 7 7/8"), BY MUTUAL MATERIALS

FULL SITE PLAN INSET



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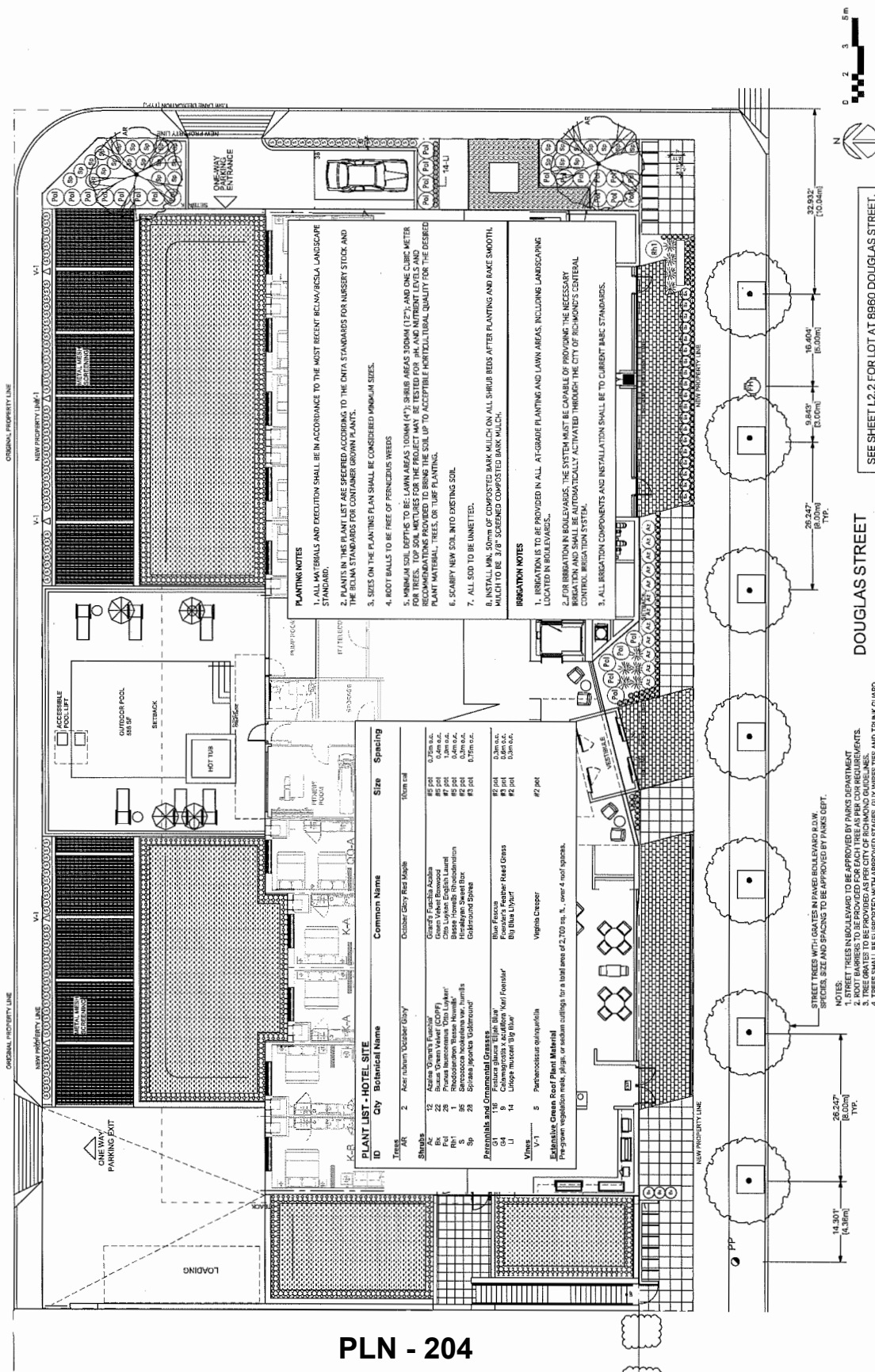
PROJECT
38871 DOUGLAS ST.
RICHMOND BC

HYATT PLACE -
HOTEL DEVELOPMENTHOTEL SITE
-
PLANTING
PLAN

10

L-2.]

SCALE
 $1/8" = 1'-0"$



SEE SHEET L2.2 FOR LOT AT 8960 DOUGLAS STREET.

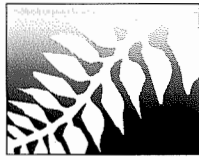
DOUGLAS STREET

A. TREE GRATES TO BE PROVIDED AS PER CITY OF RICHMOND GUIDELINES.

STREET TREES WITH GRATES IN PAVED BOULEVARD R.O.W.

NOTES:

1. STREET TREES IN BOULEVARD TO BE APPROVED BY PARKS DEPARTMENT
2. ROOT BARRIERS TO BE PROVIDED FOR EACH TREE AS PER COR REQUIREMENTS.
3. TREE GRATES TO BE PROVIDED AS PER CITY OF RICHMOND GUIDELINES.
4. TREES SHALL BE SUBMITTED WITH APPROVED STAGES. (1) 1/4" DIA. TIES AND TIE



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PROJECT
8871 DOUGLAS ST.
RICHMOND BC

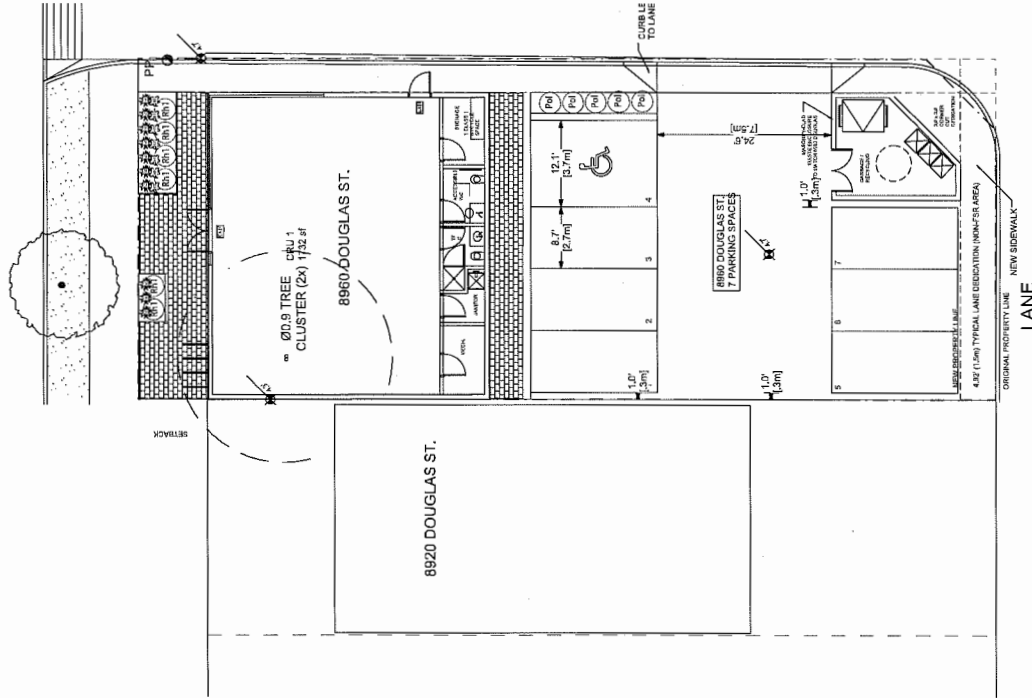
HYATT PLACE
HOTEL DEVELOPMENT

TITLE
PLANTING PLAN
8960 DOUGLAS

SHEET NO.
L-2.2

SCALE
1/8" = 1'-0"

DOUGLAS STREET



0 2 3 5m



STREET TREE NOTES:

1. STREET TREES IN BOULEVARD TO BE APPROVED BY PARKS DEPARTMENT
2. ROOT BARRIERS TO BE PROVIDED FOR EACH TREE AS PER COR REQUIREMENTS.
3. TREES SHALL BE SUPPORTED WITH APPROVED STAKES, GUY WIRES TIES AND TRUNK GUARD.

PLANTING NOTES:

1. ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BCMA/BCCLA LANDSCAPE STANDARD.
2. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNRA STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS.
3. SIZES ON THE PLANTING PLAN SHALL BE CONSIDERED MINIMUM SIZES.
4. ROOT BALLS TO BE FREE OF PERMISSIBLE WEEDS
5. MINIMUM SIZE PLANTS TO BE LAWN AREAS 150MM (6") SHRUB AREAS 300MM (12") AND ONE CURB METER FOR TREES. TOP SOIL MIXTURES FOR THE PROJECT MAY BE TESTED FOR pH AND NUTRIENT LEVELS AND RECOMMENDATIONS PROVIDED TO BRING THE SOIL UP TO ACCEPTABLE HORTICULTURAL QUALITY FOR THE DESIRED PLANT MATERIAL, TREES, OR TURF PLANTING.
6. SCAMIFY NEW SOIL INTO EXISTING SOIL
7. ALL SOIL TO BE UNNETTED.
8. INSTALL MIN. 50mm OF COMPOSTED BARK MULCH ON ALL SHRUB BEDS AFTER PLANTING AND BAKE SMOOTH. MULCH TO BE 3/8" SCREENED COMPOSTED DARK MULCH.

IRRIGATION NOTES:

1. IRRIGATION IS TO BE PROVIDED IN ALL PLANTING AND LAWN AREAS.
2. HIGH EFFICIENCY AUTOMATIC SYSTEM SHALL BE PROGRAMMABLE AND INCLUDE MOISTURE SENSORS.
3. ALL IRRIGATION COMPONENTS AND INSTALLATION SHALL BE TO CURRENT BABC STANDARDS.

PLANT LIST - 8960 DOUGLAS ST.			
ID	Botanical Name	Common Name	Size Spacing
Trees			
Shade			
SH1	Platanus occidentalis 'The Londoner'	Old London English Laurel	#7 10' x 10' 1.2m o.c.
SH2	Rhus typhina 'Hedge'	Bittersweet Hawthorn	#10 10' x 10' 1.2m o.c.
Ornamental Grasses and Perennials			
CG1	Stipa capensis 'Vil Gull'	AI Cord- Japanese Forest Grass	#5 10' x 10' 0.3m o.c.
PG1	Hebe x exoniensis 'Hedge'	Hebe x exoniensis 'Hedge'	#5 10' x 10' 0.3m o.c.



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RICHMOND BC

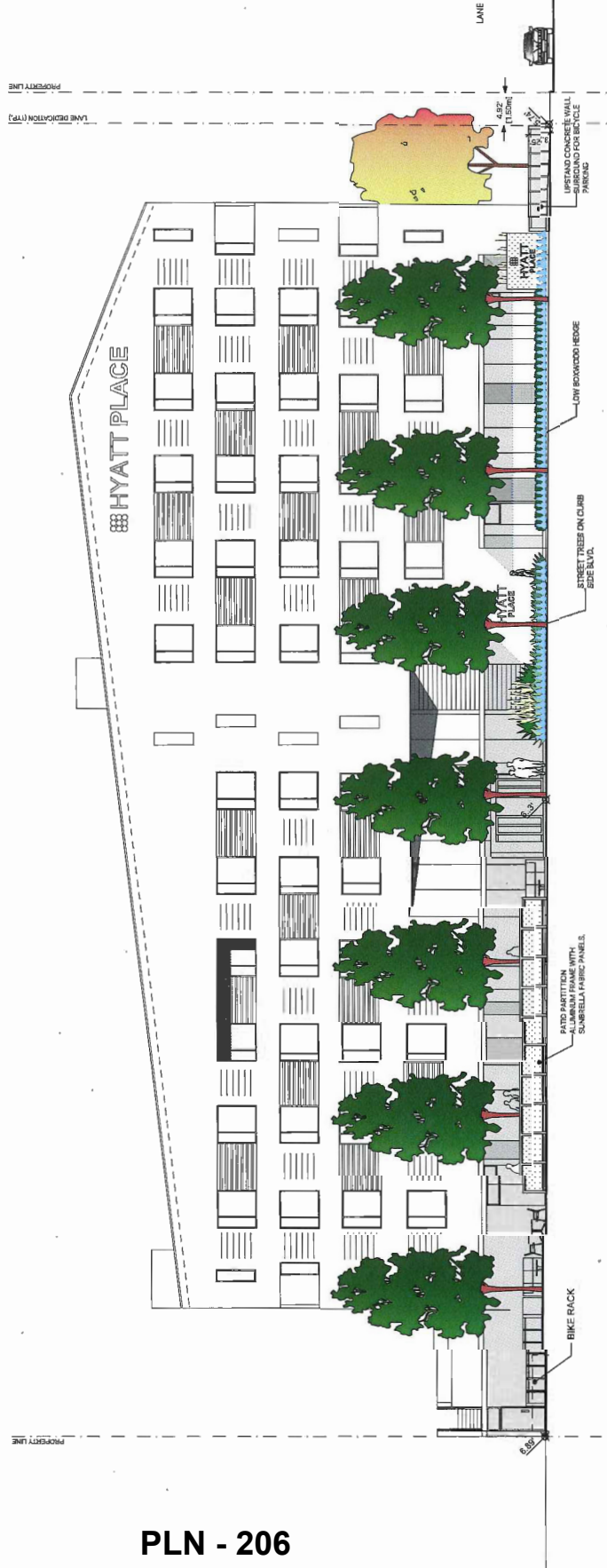
HYATT PLACE
HOTEL DEVELOPMENT

LANDSCAPE
ELEVATIONS

8871 DOUGLAS
SOUTH (FRONT)
ELEVATION

SHEET NO.
L-3.1

SCALE
1/8" = 1'-0"



PLN - 206

SOUTH ELEVATION - DOUGLAS STREET



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PROJECT

8871 DOUGLAS ST.
RICHMOND BC

HYATT PLACE -
HOTEL DEVELOPMENT

TITLE

LANDSCAPE
ELEVATIONS
-
8871 DOUGLAS
EAST ELEVATION

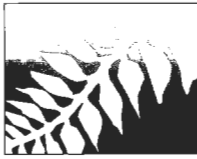
SHEET NO.

L-3.2

SCALE

1/8" = 1'-0"





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SEP 14, 2017	REMOVED FOR DP

PROJECT

8871 DOUGLAS ST.
RICHMOND BC

HYATT PLACE
HOTEL DEVELOPMENT

TITLE

LANDSCAPE
ELEVATIONS

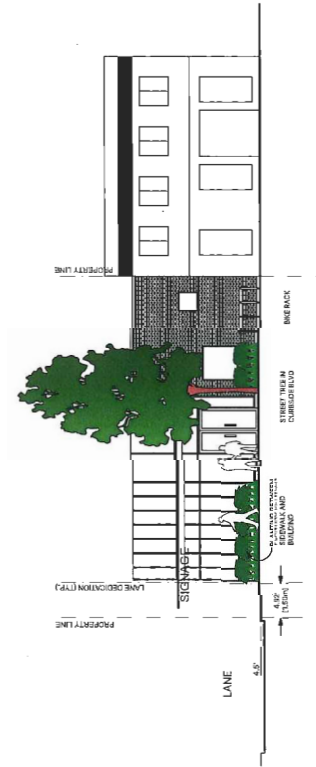
8960 DOUGLAS

SHEET NO.

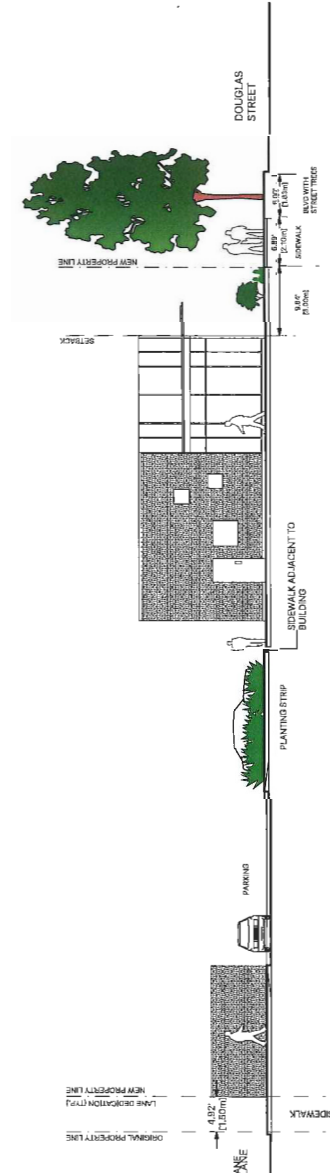
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SCALE

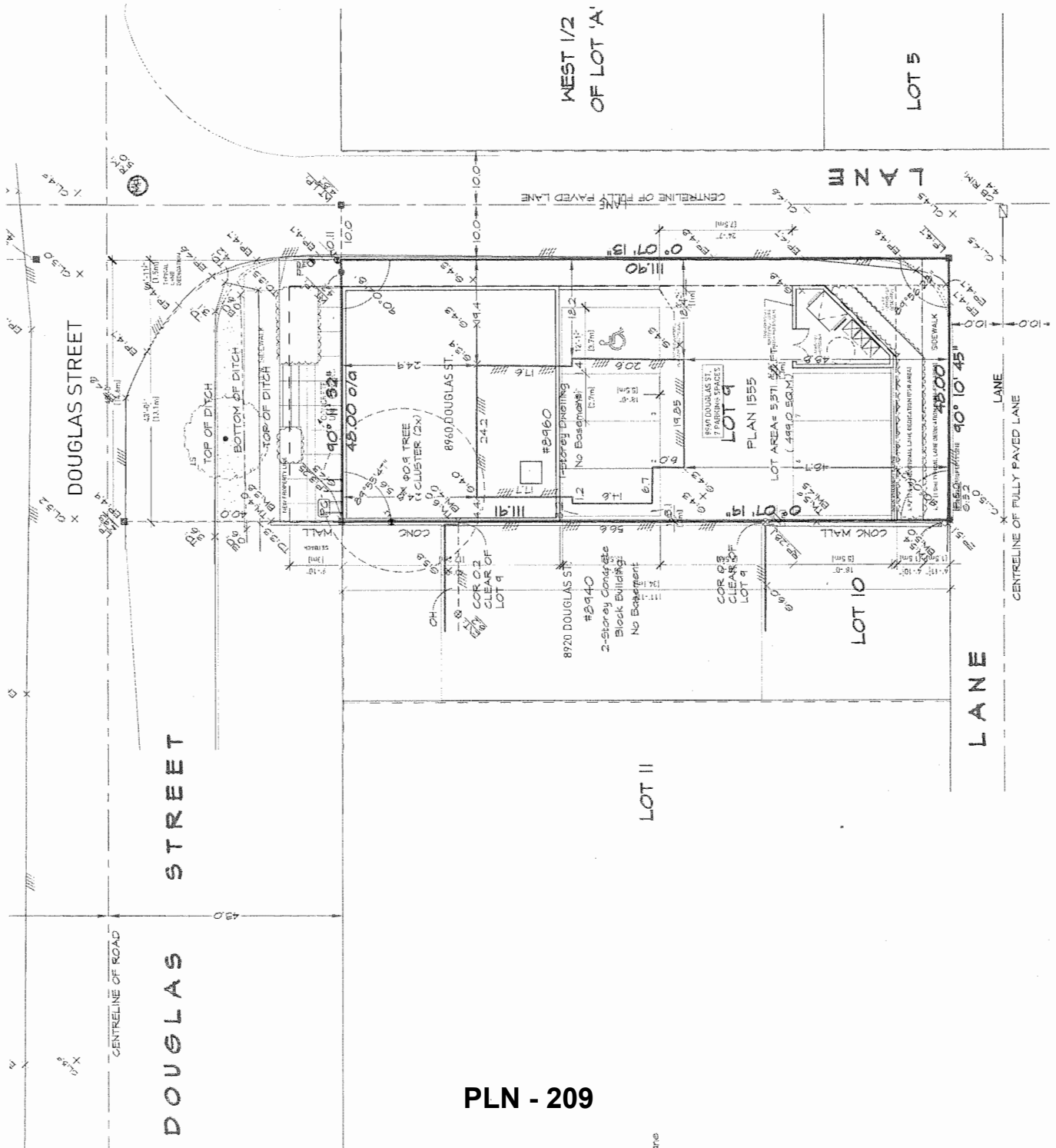
1/8" = 1'-0"



NORTH (FRONT) ELEVATION - DOUGLAS STREET



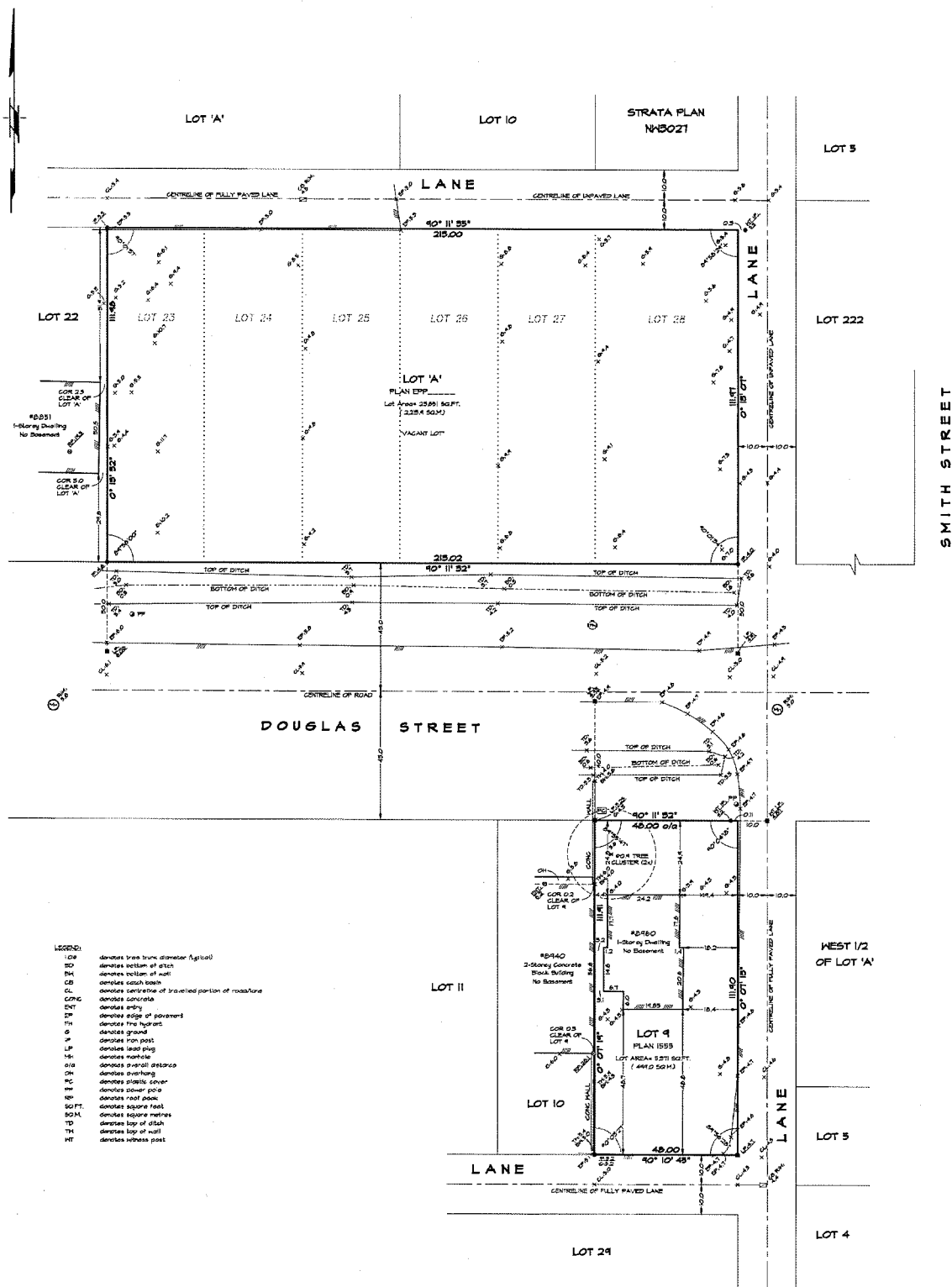
EAST ELEVATION



**PLAN OF SURVEY OF LOT 9, BLOCK 56, PLAN 1555, AND LOT 'A', BLOCK 57,
PLAN EPP, BOTH OF SECTIONS 21 AND 22, BLOCK 5 NORTH,
RANGE 6 WEST, NEW WESTMINSTER DISTRICT.**

5871-5871 Douglas Street (Lot A)
2460 Douglas Street (Lot 9)
Richmond, BC
Zoning Lot 'A': 'IL - LIGHT INDUSTRIAL'
Zoning Lot 9: 'CA - AUTO-ORIENTED COMMERCIAL'

SCALE: 1 INCH = 16 FEET
0 5 10 20 30 40 50 60
All dimensions are in feet and decimals
thereof unless otherwise indicated



LEGEND:

LOB	denotes true line dimension (Agreed)
SO	denotes bottom of ditch
TH	denotes bottom of wall
CB	denotes catch basin
CL	denotes centreline of travelled portion of road/roadway
CONC	denotes concrete
ENT	denotes entry
EP	denotes edge of pavement
TH	denotes fire hydrant
G	denotes ground
IP	denotes iron post
LP	denotes lead plug
NA	denotes marker
OIA	denotes overall distance
OH	denotes overhang
PC	denotes plastic cover
PP	denotes power pole
RP	denotes roof pole
SQFT	denotes square feet
SQ.M.	denotes square metres
TD	denotes top of ditch
TH	denotes top of wall
HT	denotes witness post

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originally signed and sealed.

CERTIFIED CORRECT:
Lot dimensions are correct
according to ground survey.

B.C.L.S.

April 30th, 2015.

FILE: TG-2206

GENERAL NOTES:
Per construction use lead plugs in
sidewalk or city survey monuments
only for the horizontal control.
All trees have been plotted in
accordance with City of Richmond
Rules No. 8001.
Elevations are derived from City of Richmond
High Precision Network Benchmark 457
Located in the centreline of Beaulieu Road
at house number 411 (formerly 401 Beaulieu Road)
Elevation = 552 feet
(1:625 metric gradeable)
Integrated Survey Area No. 15
City of Richmond

Kan K. Hong and Associates
Consulting and S.L. Land Surveyors
5024 E. Hastings Street
Burnaby, B.C. V5B 5K6
Telephone: (604) 294-8881
Fax: (604) 294-8825
hong.associates@telus.net
B.C.L.S. REG. #150-01-0001
Drawn by: HD

PLN - 210



Development Application Data Sheet
Development Applications Department

RZ 15-704980	
Address:	8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street
Applicant:	0951705 BC Ltd.
Planning Area(s):	City Centre Area Plan (Bridgeport Village)

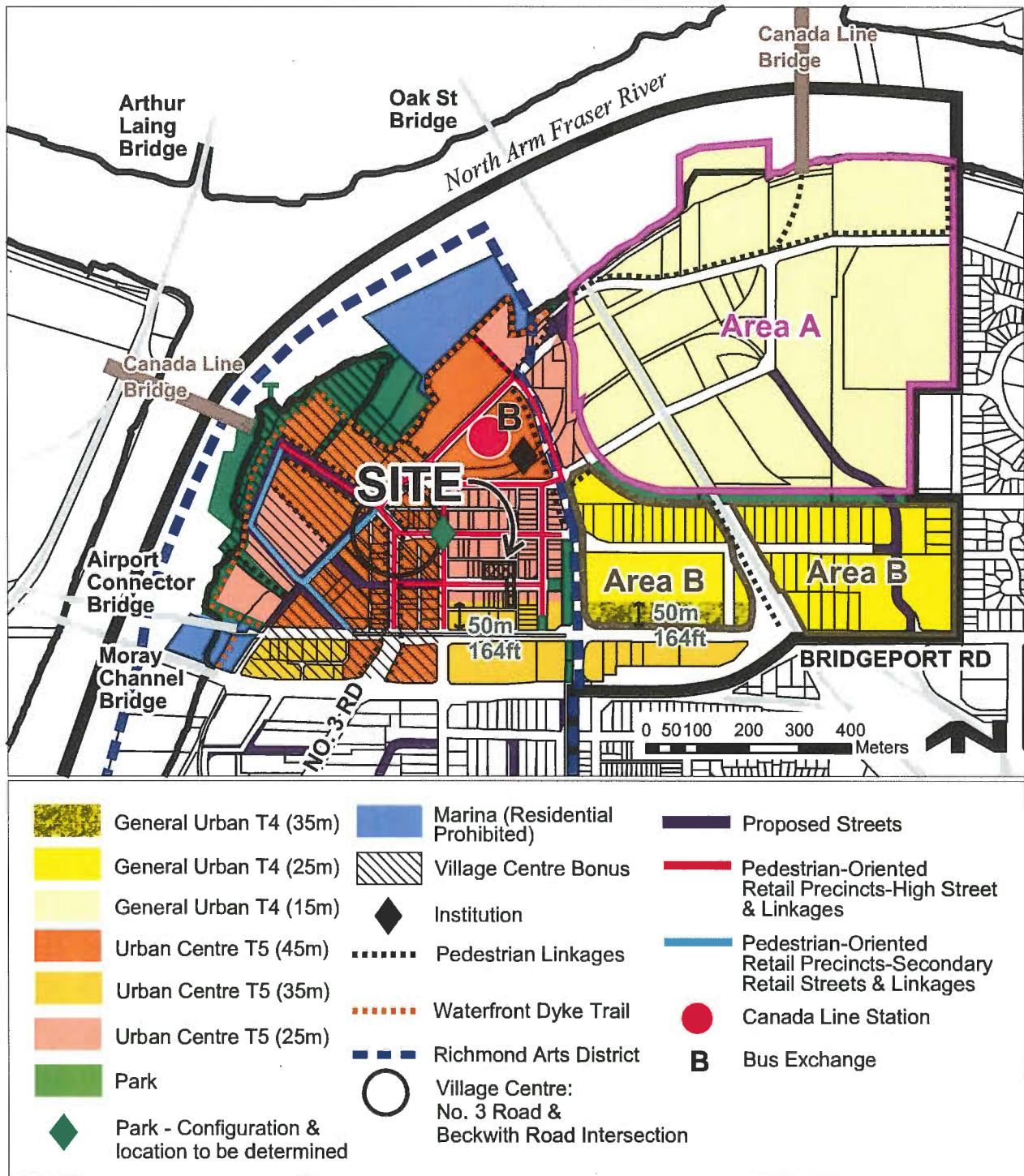
	Existing	Proposed
Owner:	0951705 B.C. Ltd.	
Site Size (before and after acquisitions/ dedications):	North lots 2,214.0 m ² South lot 499.1 m ² Total site 2,713.1 m ²	North lot 2,250.0 m ² South lot 459.6 m ² Total site 2,709.6 m ²
Land Uses:	Existing Nonconforming Residential	Hotel/Retail Mixed Use
OCP Designation:	Commercial	Complies
Area Plan Designation:	Urban Centre T5 (25m), Sub-Area A.3	Complies
Zoning:	Light Industrial (IL) and Auto-Oriented Commercial (CA)	Commercial (ZC45) – Bridgeport Village
Number of Units:	1 House	97-room Hotel and 1 CRU
Other Designations:	Aircraft Noise Sensitive Use Area 1A Flood Construction Level Area A	Complies

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 2.0	2.0	None permitted
Buildable Floor Area:*	5,419.2 m ² (58,331.8 ft ²)	5,417 m ² (58,308 ft ²)	None permitted
Lot Coverage (% of lot area):	Max. 90%	84%	None
Lot Size:	2,500 m ²	2,709.6 m ²	None
Setbacks:	Douglas St: Min. 3 m Rear Lane: Min. 0 m Side Lane: Min. 0 m Side Yard: Min. 0 m	3 m 0 m Min. 0 m Min. 0 m Min.	None
Height:	Max. 25 m	25 m Max.	None
Off-street Parking Spaces:**	44 with TDM	45 with TDM	None
Accessible Parking Spaces:	Minimum 2%	4%	None
Small Car Parking Spaces:	Maximum 50%	43%	None
Bicycle Storage:	Class 1: 16 Class 2: 16	16 19	None
Loading Spaces:	Medium size: 1 Large size: 0	1 0	None

* Preliminary estimate; exact building size to be determined through zoning bylaw compliance review at Development Permit and Building Permit stages. Final development figures may differ slightly from the figures provided on the conceptual architectural drawings.

**Parking figures are based on the calculation methodology provided in the Transportation Study. Where base information changes (e.g. floor areas), final parking requirements will be determined using the same methodology at the time of Development Permit approval.

Specific Land Use Map: Bridgeport Village (2031)





**City of
Richmond**

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

Address: 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street **File No.:** RZ 15-704980

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9815, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Council approval of the road closure bylaw for a portion of Douglas Street.
 - a) The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Senior Manager, Real Estate Services. The majority of costs associated with the purchase and sales agreement shall be borne by the developer.
 - b) Granting of a temporary 3m wide utility SRW along the entire new south property line of the north site at 8871, 8891, 8911, 8931, 8951 and 8971 Douglas Street to accommodate existing City utilities and to be discharged when required Servicing Agreement storm sewer works are completed.
 - c) Provide signed and sealed geotechnical reports stating that there will be no impact of the developments' preloads to the existing 200mm PVC water main on the Douglas Street frontage of the development sites.
 - d) Arrange for any necessary relocation of private utility conduits/structures/equipment (e.g., BC Hydro, Telus, Shaw) to the ultimate alignment. Relocation works would be at the developer's cost, and coordinated with the private utilities and Servicing Agreement. Please note that the functional plan indicates power poles on both sides of Douglas Street.
3. Consolidation of all the lots north of Douglas Street into one development parcel.
4. Provide road dedication as follows:
 - a) 1.5m wide along the entire north property line of 8871, 8891, 8911, 8931, 8951 and 8971 Douglas Street
 - b) 1.5m wide along the entire south property line of 8960 Douglas Street
 - c) 1.5m wide along the entire east property line of 8960 and 8971 Douglas Street
 - d) 3m x 3m corner cuts at intersections of rear and side lanes
5. Registration of legal agreement(s) on Title for single site, no subdivision and no stratification requirements, ensuring:
 - a) The seven lots are all owned by the same legal entity (both beneficial and legal interest in the seven lots) and prohibiting transfer of less than all seven lots.
 - b) No subdivision of any one or more of the seven lots (including no subdivision by way of strata-plan and/or air space parcels) (the six lots on the north side of Douglas Street are to be consolidated as per item 3 above).
 - c) No strata-titling of any hotel rooms (including no subdivision by way of strata-plan and/or air space parcels).
6. Registration of legal agreement(s) on Title, prohibiting the provision of cooking facilities in any of the proposed hotel rooms (cooking facilities are permitted in the common dining area).
7. Registration of a flood indemnity covenant on Title (Area A).
8. Registration of an aircraft noise restrictive covenant on Title suitable for Area 1A (new aircraft noise sensitive land uses prohibited) and granting of a Statutory Right-of-Way in favour of the Airport Authority.
9. Registration of a legal agreement on Title for commercial development within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
10. Registration of a legal agreement on Title stipulating that the commercial development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased

PLN - 213

Initial: _____

levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

11. Development at 8871, 8891, 8911, 8931, 8951 and 8971 Douglas Street is subject to a District Energy Utility (DEU) requirement (not 8960 Douglas Street, which is a small non-contiguous single lot). Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
 - a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
 - b) If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - i) the building is connected to the DEU, which may include the owner's supplied and installed central energy plant to provide heating and cooling to the building, at no cost to the City, or the City's DEU service provider, Lulu Island Energy Company, on the subject site satisfactory to the City;
 - ii) if the City so elects, the owner transfers ownership of the central energy plant on the site, if any, at no cost to the City, or City's DEU service provider, Lulu Island Energy Company, to the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City;
 - iii) the owner enters into a Service Provider Agreement with the City and/or the City's DEU service provider, Lulu Island Energy Company, on terms and conditions satisfactory to the City; and
 - iv) the owner grants or acquires all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building and the operation of the central energy plant, if any, by the City and/or the City's DEU service provider, Lulu Island Energy Company.
 - c) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii) the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
 - iii) the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and
 - iv) the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
12. City acceptance of the developer's voluntary contribution in the amount of \$14,582.95 (i.e. \$0.25 per buildable square foot) to future City community planning studies, as set out in the City Centre Area Plan.
13. City acceptance of the developer's voluntary contribution in the amount of \$25,665.98 (i.e. \$0.44 per buildable square foot of hotel/commercial space) to the City's Public Art Program.
14. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
15. Enter into a Servicing Agreement* for the design and construction of road and infrastructure works. Works include, but may not be limited to:
 - a) Road Works:
 - i. Functional Plan:
 - Submission of a road functional plan to the satisfaction of the Director of Transportation. Draft road functional plan attached (Appendix A) for reference (road works only, services to be reviewed by Engineering via the servicing agreement).

ii. Douglas Road frontage improvements:

- 8871 to 8971 Douglas Street: upgrade frontage and widen road, including (measured from north to south): Min. 2 m wide concrete sidewalk at new property line, Min. 1.5 m wide boulevard planted with grass and street trees, 0.15 m wide curb and gutter, asphalt roadway, and transition works to existing road works to east and west (including areas of ditch infill, asphalt paving and gravel shoulder).
- 8960 Douglas Street: upgrade frontage and widen road, including (measured from south to north): Min. 2 m wide concrete sidewalk at new property line, Min. 1.5 m wide boulevard planted with grass and street trees, 0.15 m wide curb and gutter, and asphalt roadway, and transition works to existing road works to east and west (including areas of ditch infill, ditch headwall, asphalt paving and gravel shoulder).
- Transportation Demand Management (TDM) measure interim 1.5 m wide asphalt walkway along the north side of Douglas Street from the west property line of the subject site connecting to existing sidewalk to the west (i.e., across the frontages of 8811, 8831 and 8851 Douglas Street), or should that work be secured through adjacent development, then construction of an interim 1.5 m wide asphalt walkway along the south side of Douglas Street from the west property line of the subject site connecting to existing sidewalk to the west (i.e., across the frontages of 8820, 8860, 8880, 8900, 8920 and 8940 Douglas Street).

iii. Lane improvements:

- Widening rear lanes along new north and south property lines and widening side lanes along new east property lines to interim 7.5 m width (to be widened to ultimate CCAP 9 m lane width through future development to the north, east and south).
- Complete rear and side lane upgrades along frontages, including 1.5 m wide concrete sidewalk at new property line, roll-over curb, lane drainage, crowned asphalt laneway, and street lighting.
- Review street lighting levels along all frontages and upgrade lighting as required. Decorative, LED street lighting shall be used on Douglas Street, type to be determined.

b) Water Works:

Using the OCP Model, there is 543.0 L/s of water available at a 20 psi residual at the Douglas Street frontage. Based on your proposed development your site requires a minimum fire flow of 200 L/s.

i. The Developer is required to:

- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.

ii. At Developers cost, the City is to:

- Cut and cap, at main, all existing water service connections serving the development sites.
- Install two new water service connections complete with meter and meter boxes, one for the north lots to be consolidated and one for 8960 Douglas Street.
- Relocate the existing hydrant on Douglas Street to the ultimate location to avoid conflict with the proposed frontage improvements, including sidewalk and boulevard.

c) Storm Sewer Works:

i. The Developer is required to:

- Install approximately 143 m of 600 mm diameter storm sewer along the centerline of Douglas Street complete with manholes and catch basins as required from the north-south aligned lane to Sexsmith Road. Tie in to the west shall be the existing 600 mm diameter storm sewer in Sexsmith Road; tie-in to the east shall be to the existing lane drainage to the south and proposed lane drainage to the north within the north-south lane.
- Correct the diagonal alignment of the storm sewer in the Douglas Street and Sexsmith Road intersection, which will require the installation of new manholes and approximately 25 m of 750 mm diameter storm sewer.

- Cut, cap, and remove the existing storm sewers fronting lots 8771 to 8851 and 8820 Douglas Street and 2840 Sexsmith Road and reconnect all existing storm service connections and catch basin leads to the proposed storm sewer.
- Infill the ditches fronting the development site on both sides of Douglas Street. Tie-in the upstream unfilled ditches east of the intersection of Douglas Street and the north-south lane into the proposed storm sewer complete with inlet structure per City of Richmond supplementary specifications.
- Install one new storm service connection for each of the proposed lots, complete with inspection chamber.
- Install new 200 mm diameter lane drainage sewer, complete with catch basins and manholes, within the north-south and east-west lanes fronting the development site. No service connections are permitted to tie in to lane drainage.
- Upgrade the existing 150 mm diameter lane drainage sewers to 200 mm diameter along all lane frontages. Note upgrades are typically manhole to manhole.

ii. At Developers cost, the City is to:

- Complete all tie-ins for the proposed works to existing City infrastructure.

d) Sanitary Sewer Works:

i. At Developers cost, the City is to:

- Cut and cap all existing sanitary service connections serving the development sites and remove inspection chambers.
- Install one new sanitary service connection for each of the proposed lots, complete with inspection chambers.

e) General Items:

i. Developer is required to:

- Provide, within the first servicing agreement submission or prior to start of site preparation works, whichever comes first, a geotechnical assessment of preload and soil preparation impacts on the existing/proposed utilities fronting or within the development site and provide mitigation recommendations.
- 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.
- Utilities and/or services shown on the draft road functional plan (Appendix A) have not been approved by Engineering and servicing drawings will be reviewed via the servicing agreement for completeness and compliance with applicable specifications or bylaws.
- Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground overhead lines and utility poles along the Douglas Street frontage, from Sexsmith Road to Smith Street. All proposed transformer boxes shall be placed on private property within the development site; Engineering recommends coordinating with BC Hydro, Telus, and Shaw early to avoid changes to the building design during the development permit stage to accommodate transformer box requirements. Please note that the functional plan indicates power poles on both sides of Douglas Street.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages. Please note that the functional plan indicates power poles on both sides of Douglas Street.
 - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. 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 in the functional plan and registered prior to SA design approval.

BC Hydro PMT	4 m x 5 m	(width x depth)
BC Hydro LPT	3.5 m x 3.5 m	
Street light kiosk	1.5 m x 1.5 m	
Traffic signal kiosk	2 m x 1.5 m	
Traffic signal UPS	1 m x 1 m	
Shaw cable kiosk	1 m x 1 m	(show possible location in functional plan)
Telus FDH cabinet	1.1 m x 1 m	(show possible location in functional plan)

- 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 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.

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.

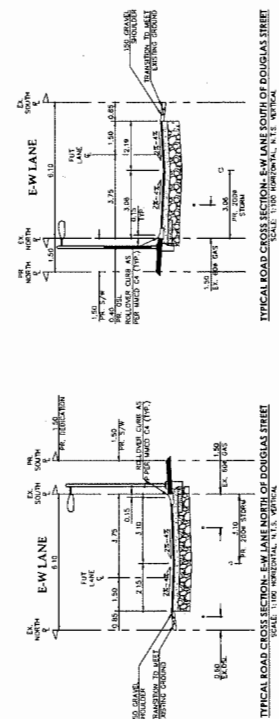
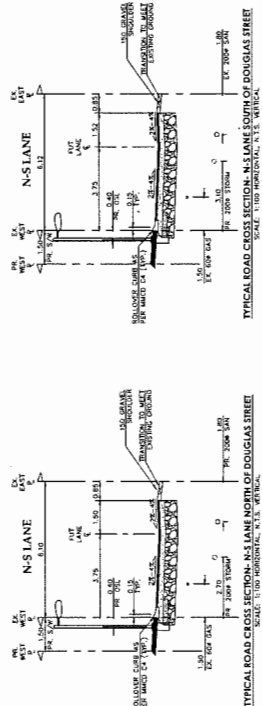
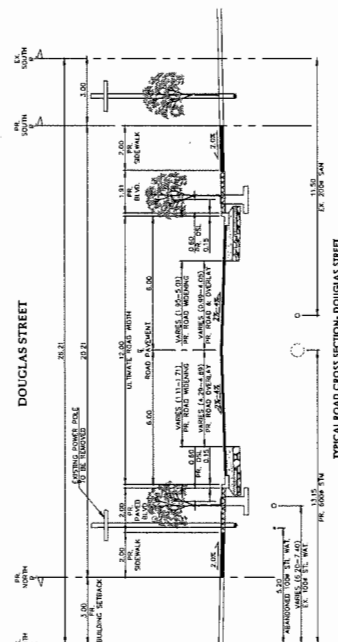
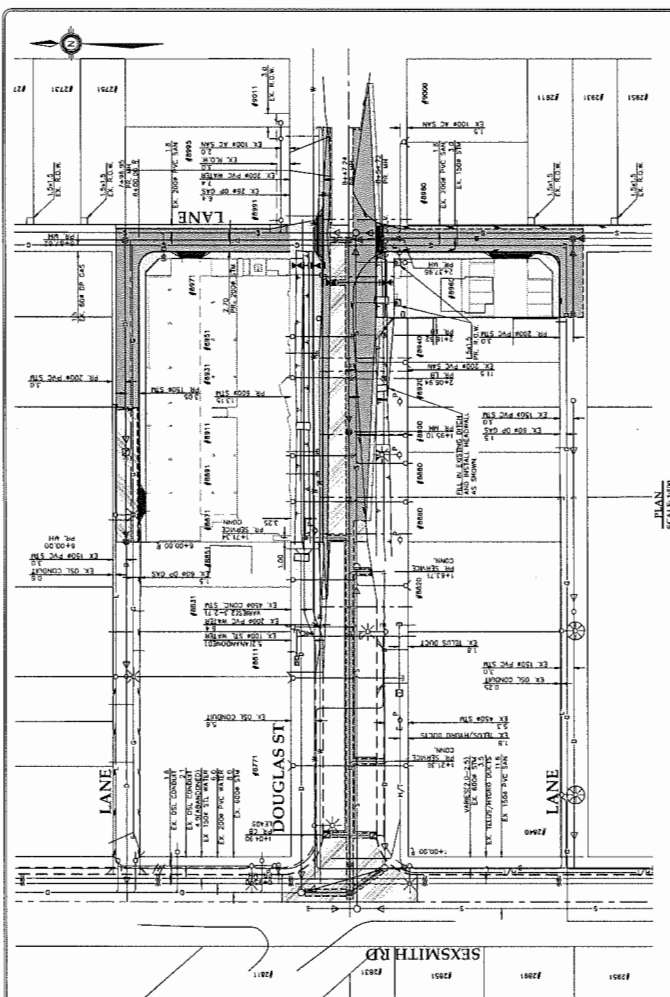
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

Signed

Date





**Richmond Zoning Bylaw 8500
Amendment Bylaw 9815 (RZ 15-704980)
8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting into Section 22 (Site Specific Commercial Zones), in numerical order:

“22.45 Commercial (ZC45) – Bridgeport Village

22.45.1 Purpose

The **zone** provides for a range of commercial related **uses** in the **City Centre**.

22.45.2 Permitted Uses

- government service
- health service, minor
- hotel
- office
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal

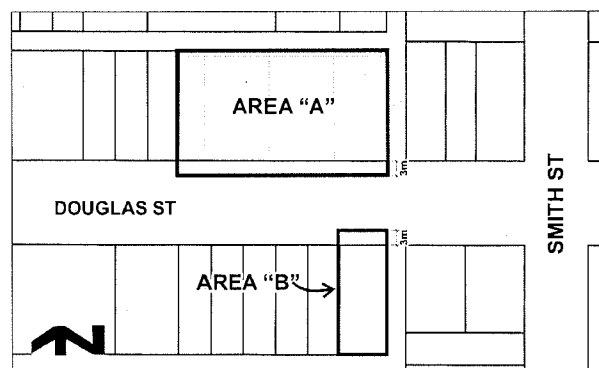
22.45.3

Secondary Uses

- n/a

22.45.4 Permitted Density

Diagram 1



1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on the total combined area of areas “A” and “B” identified on Diagram 1.

2. The maximum **floor area ratio** is 2.0.
3. The maximum **floor area ratio** for area "A" identified on Diagram 1 is 1.940.
4. The minimum **floor area ratio** for area "B" identified on Diagram 1 is 0.059.

22.45.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 90%.

22.45.6 Yards & Setbacks

1. Minimum **setbacks** from **lot lines** and areas granted to the **City** via statutory **right-of-way** for **road** and **lane** purposes shall be:
 - a) for Douglas Street, 6.0 m, but this may be reduced to 3.0 m subject to a Development Permit approved by the **City**;
 - b) for **rear yards, lanes** and **lanes** that are **roads**, 0.0 m; and
 - c) for **interior side yards**, 0.0 m.

22.45.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 25.0 m.
2. The maximum **height** for **accessory buildings** and **structures** is 5.0 m.

22.45.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for the total combined area of "A" and "B" identified on Diagram 1, Section 22.45.4, shall be 2,400 sq. m.
2. There are no minimum **lot width** and **lot depth** requirements.

22.45.9 Landscaping & Screening

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

22.45.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle **parking spaces** and **loading spaces** shall be provided according to the standards set out in Section 7.0.
2. Notwithstanding Section 22.45.10.1, for the purposes of this **zone**, the minimum parking requirement for **hotel use** is 0.425 spaces per **hotel** room; and for other **uses** is 3.75 spaces per 100.0m² of **gross leasable floor area**.

22.45.11 Other Regulations

1. For the purposes of this **zone**, only **hotel use** is permitted to be located above the first floor of a **building**.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COMMERCIAL (ZC45) - BRIDGEPORT VILLAGE"**.

P.I.D. 011-280-701

Lot 23 Block 57 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 011-280-719

Lot 24 Block 57 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 004-173-678

Lot 25 Block 57 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 004-173-694

Lot 26 Block 57 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 004-899-962

Lot 27 Block 57 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 005-153-646

Lot 28 Block 57 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 012-241-849

Lot 9 Block 56 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9815"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 8B
APPROVED by Director or Solicitor BLC

MAYOR

CORPORATE OFFICER