



**Planning Committee  
Electronic Meeting**

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

**Tuesday, January 9, 2024  
4:00 p.m.**

Pg. #      ITEM

MINUTES

PLN-4      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on December 19, 2023.*



NEXT COMMITTEE MEETING DATE

January 23, 2024, (tentative date) at 4:00 p.m. in the Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

- APPLICATION BY LANDA GLOBAL PROPERTIES TO DISCHARGE SECTION 219 COVENANT PROHIBITING INDOOR RECREATION FACILITIES FROM 5766 & 5788 GILBERT ROAD**  
(File Ref. No. ZT 23-027054) (REDMS No. 7450663)

PLN-7

**See Page PLN-7 for full report**

*Designated Speakers: Alex Costin and Suzanne Smith*

STAFF RECOMMENDATION

*That City Council authorize the discharge of the Section 219 Covenant (CA6309767) prohibiting indoor recreation facilities from 5766 & 5788 Gilbert Road.*



2. **APPLICATION BY FAIRCHILD DEVELOPMENT LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD**  
(File Ref. No. TU 23-018648) (REDMS No. 7443689)

PLN-17

See Page PLN-17 for full report

*Designated Speakers: James Hnatowich and Suzanne Smith*

STAFF RECOMMENDATION

- (1) *That the application by Fairchild Development Ltd. for a Temporary Commercial Use Permit (TU 23-018648) to allow ‘Non-accessory Parking’ at 8320 Cambie Road and 8431 Brownwood Road be considered for a period of three years; and*
- (2) *That the application be forwarded to the February 20, 2024 Public Hearing to be held at 7:00 p.m. in the Council Chambers of Richmond City Hall.*



3. **APPLICATION BY LUNG DESIGNS LTD. FOR REZONING AT 7560 ASH STREET FROM “SINGLE DETACHED (RS1/F)” ZONE TO “SINGLE DETACHED (RS2/E)” ZONE AND "SINGLE DETACHED - SOUTH MCLENNAN (CITY CENTRE) (ZS14)” ZONE**  
(File Ref. No. RZ 22-021110) (REDMS No. 7487930)

PLN-38

See Page PLN-38 for full report

*Designated Speakers: Laurel Eyton, and Joshua Reis*

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10526, for the rezoning of 7560 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and the "Single Detached - South McLennan (City Centre) (ZS14)” zone, to facilitate a two lot subdivision be introduced and given first reading; and*

**Planning Committee Agenda – Tuesday, January 9, 2024**

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Pg. #

ITEM

(2) *The Richmond Zoning Bylaw 8500, Amendment Bylaw 10491 be abandoned.*

4. **MANAGER'S REPORT**

**ADJOURNMENT**



## Planning Committee

Date: Tuesday, December 19, 2023  
Place: Council Chambers  
Richmond City Hall  
Present: Councillor Bill McNulty, Chair  
Councillor Alexa Loo  
Councillor Chak Au  
Councillor Carol Day  
Councillor Andy Hobbs  
Also Present: Councillor Michael Wolfe (by teleconference)  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on December 5, 2023, be adopted as circulated.*

**CARRIED**

### PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY BC HOUSING MANAGEMENT COMMISSION FOR A TEMPORARY USE PERMIT AT 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND 9031 BRIDGEPORT ROAD**

(File Ref. No. TU 23- 032827) (REDMS No. 7454490)

In response to queries from Committee, staff advised that (i) if approved the temporary use permit extension would be valid for a period of up to three years beginning March 15, 2024, (ii) there is a maximum three year term restriction for a temporary use permit application, at the end of the term a new application is required, and (iii) there are initiatives underway intended to provide permanent affordable housing in the City.

**Planning Committee**  
**Tuesday, December 19, 2023**

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Discussion ensued regarding Committee's request for information on the non-profit housing operator, and how the modular supportive housing building is being operated.

It was moved and seconded

- (1) *That the application by BC Housing Management Commission for an extension to Temporary Use Permit (TU 20-918062) that permits a three-storey supportive housing building with 40 studio units at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road be considered for a period of three-years; and*
- (2) *That the application be forwarded to the January 22, 2024 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

**CARRIED**

2. **APPLICATION BY KULDIP KHAKH FOR REZONING AT 10200 CAITHCART ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE**

(File Ref. No. RZ 20-904781) (REDMS No. 7470320)

Staff provided a brief overview of the application.

In response to a query from Committee, staff advised that they will continue to work with the applicant through out the development process to potentially increase the size of the secondary suites.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10521, for the rezoning of 10200 Caithcart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.*

**CARRIED**

3. **MANAGER'S REPORT**

***Land Use Application***

Staff advised that the City has received a rezoning application for a 100 percent market rental building at 9000 No. 3 Road. The proposed development is for a four-storey mixed use building with approximately 50 market rental units. This site is designated for commercial use in the Official Community Plan (OCP) and staff have advised the applicant that an OCP amendment to allow purpose built rental housing may be considered subject to public consultation.

**Planning Committee**  
**Tuesday, December 19, 2023**

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**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:15 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, 2023.

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Councillor Bill McNulty  
Chair

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Raman Grewal  
Legislative Services Associate



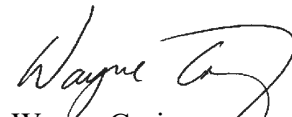
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** December 11, 2023  
**File:** ZT 23-027054

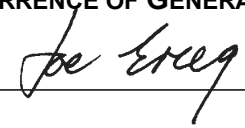
**Re:** **Application by Landa Global Properties to Discharge Section 219  
Covenant Prohibiting Indoor Recreation Facilities from 5766 & 5788 Gilbert Road**

**Staff Recommendation**

That City Council authorize the discharge of the Section 219 Covenant (CA6309767) prohibiting indoor recreation facilities from 5766 & 5788 Gilbert Road.

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

WC:ac  
Att. 3

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

## Staff Report

### Origin

Landa Global Properties (Landa) (Directors: Kevin Cheung, Guan Wang and Hai Ying Peng) has requested that the City of Richmond discharge a Section 219 Restrictive Covenant restricting indoor recreation businesses from operating on the site at 5677 & 5788 Gilbert Road. The legal agreement was secured as a consideration of Development Permit (DP 15-700007) and was registered on Title in 2017.

### Surrounding Development

The subject site is located in the City Centre's Lansdowne Village on the southeast corner of Elmbridge Way and Gilbert Road (Attachment 1). It currently contains a recently completed 15-storey two-tower residential development with ground-oriented commercial retail units along Gilbert Road.

To the North: Across Elmbridge Way, a one-storey retail building with surface parking on a site zoned "Industrial Retail (IR1)".

To the South: Across the City lane, a three-storey medical services building with surface parking on a site with underlying zoning "Office Commercial (ZC46) – Lansdowne Village (City Centre)".

To the East: Abutting the subject site, a one-storey government facility (ICBC) with surface parking on a site zoned "Downtown Commercial (CDT1)".

To the West: Across Gilbert Road, a seven-storey government facility (WorkSafeBC) with surface parking zoned "Downtown Commercial (CDT1)".

### Background

Landa obtained a Development Permit (DP15-700007) to permit the construction of two 15-storey mixed-use buildings at 5766 & 5788 Gilbert Road (formally 7100 Elmbridge Way) on September 17, 2017. The development contains 257 market dwelling units, 14 affordable housing units and 1,197 m<sup>2</sup> (12,884 ft<sup>2</sup>) of retail space on the ground level. Prior to issuance of the Development Permit, the applicant agreed to register a restrictive covenant prohibiting indoor recreation businesses on Title of the development site. Indoor recreation is a permitted use for the site under the existing Downtown Commercial (CDT1) zoning, and is only prohibited by the restrictive covenant.

In 2015, the Chief Executive Officer (CEO) of the Richmond Olympic Oval requested that the City secure restrictions prohibiting indoor recreation businesses from operating in new developments in close proximity to the Richmond Olympic Oval to protect the City's investment in the Richmond Olympic Oval. The restriction on indoor recreation uses was secured via restriction of a legal agreement if there was no associated rezoning application as was the case with the subject development.



## Application to Discharge the Covenant

The ownership subsequently entered into a lease with Rumble Boxing, a boutique boxing studio providing both group classes and one-on-one training sessions. As the proposed business is classified as an indoor recreation facility, the legal agreement prevents the City's ability to issue Building Permits or a Business License for the business.

The property owner is seeking to remove the restriction on recreation uses from the Title of the property as a whole. The owner has provided a letter (Attachment 2) outlining their rationale for discharging the covenant.

## Analysis

Following receipt of the application to discharge the restrictive covenant, the City sought input from the Richmond Olympic Oval.

A letter of response was received from the CEO stating that the Richmond Oval Corporation has no concerns with the discharge of the existing Section 219 Restrictive Covenant (Attachment 3). The letter further communicates that the Richmond Oval Corporation is now a well-established business in the neighbourhood and there is no longer a need for the City to pursue restrictions on indoor recreation uses.

In order to discharge the restrictive Covenant from Title, authorization from City Council is required. The subject development is the only development where a restrictive covenant was secured as a consideration of development. Should City Council authorize the discharge, the City will not pursue registration of any similar legal agreements on future developments.

## Conclusion

The purpose of this application is to seek City Council authorization to discharge the Section 219 Covenant prohibiting indoor recreation facilities from 5766 & 5788 Gilbert Road.

Staff recommended that the Section 219 Covenant (CA6309767) prohibiting indoor recreation facilities be discharged from 5766 & 5788 Gilbert Road.



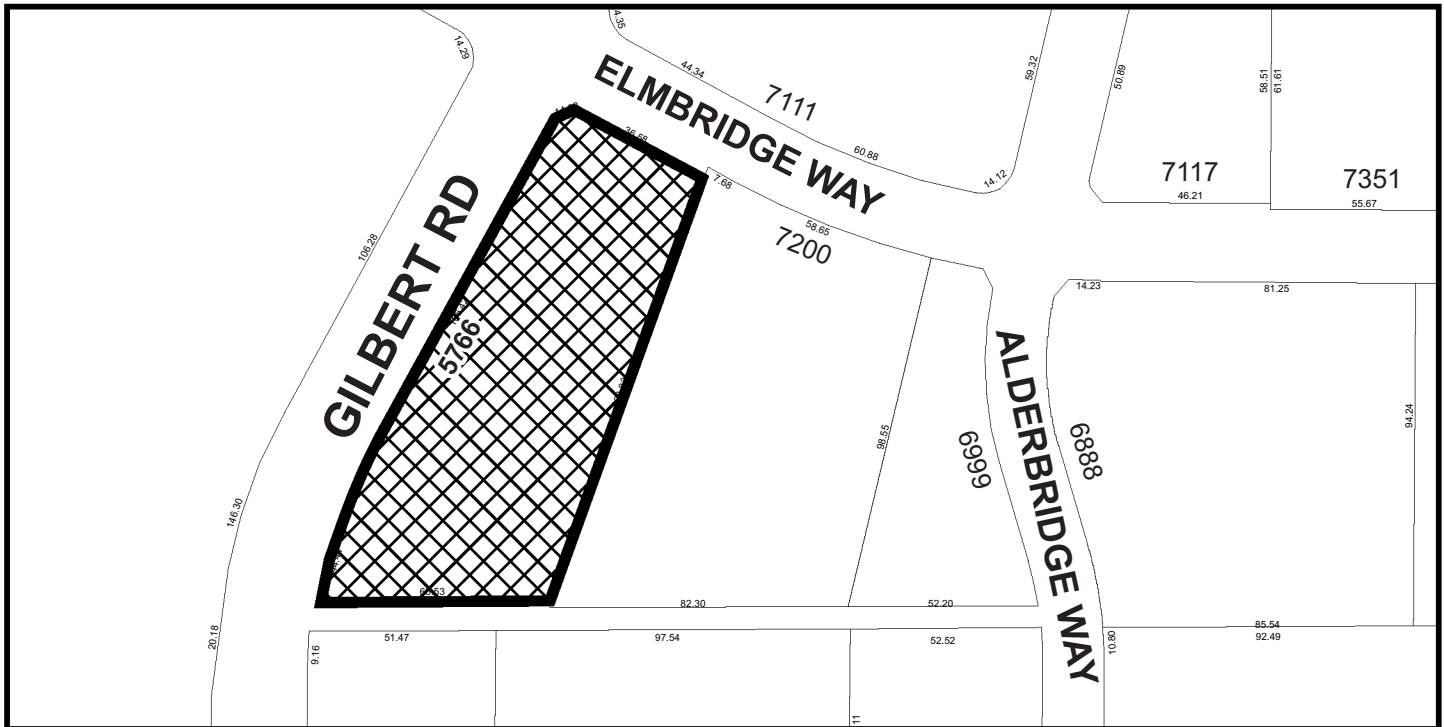
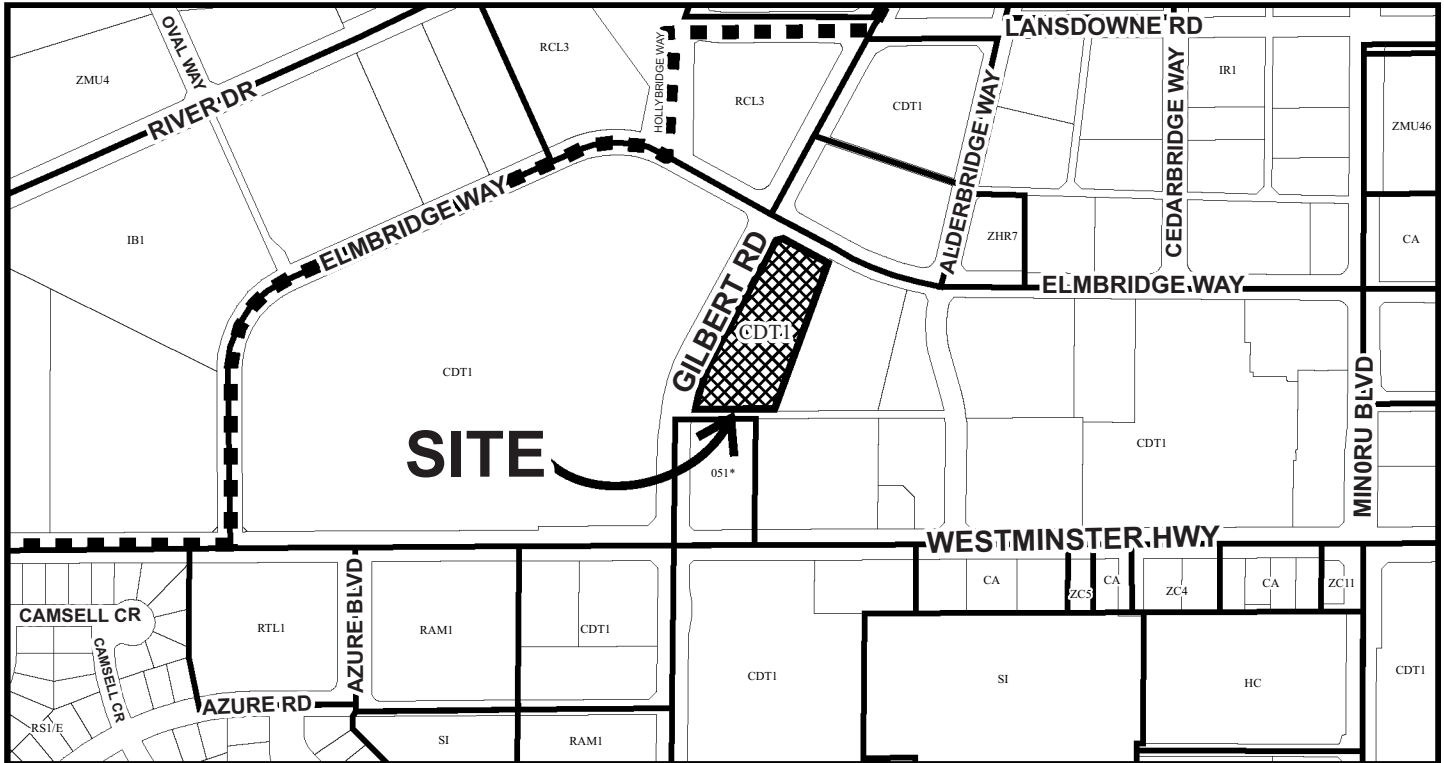
**Alexander Costin**  
Planning Technician – Design  
(604-276-4200)

AC:js

- Att. 1: Location Map  
2: Letter from Applicant  
3: Letter from Richmond Oval Corporation



# City of Richmond

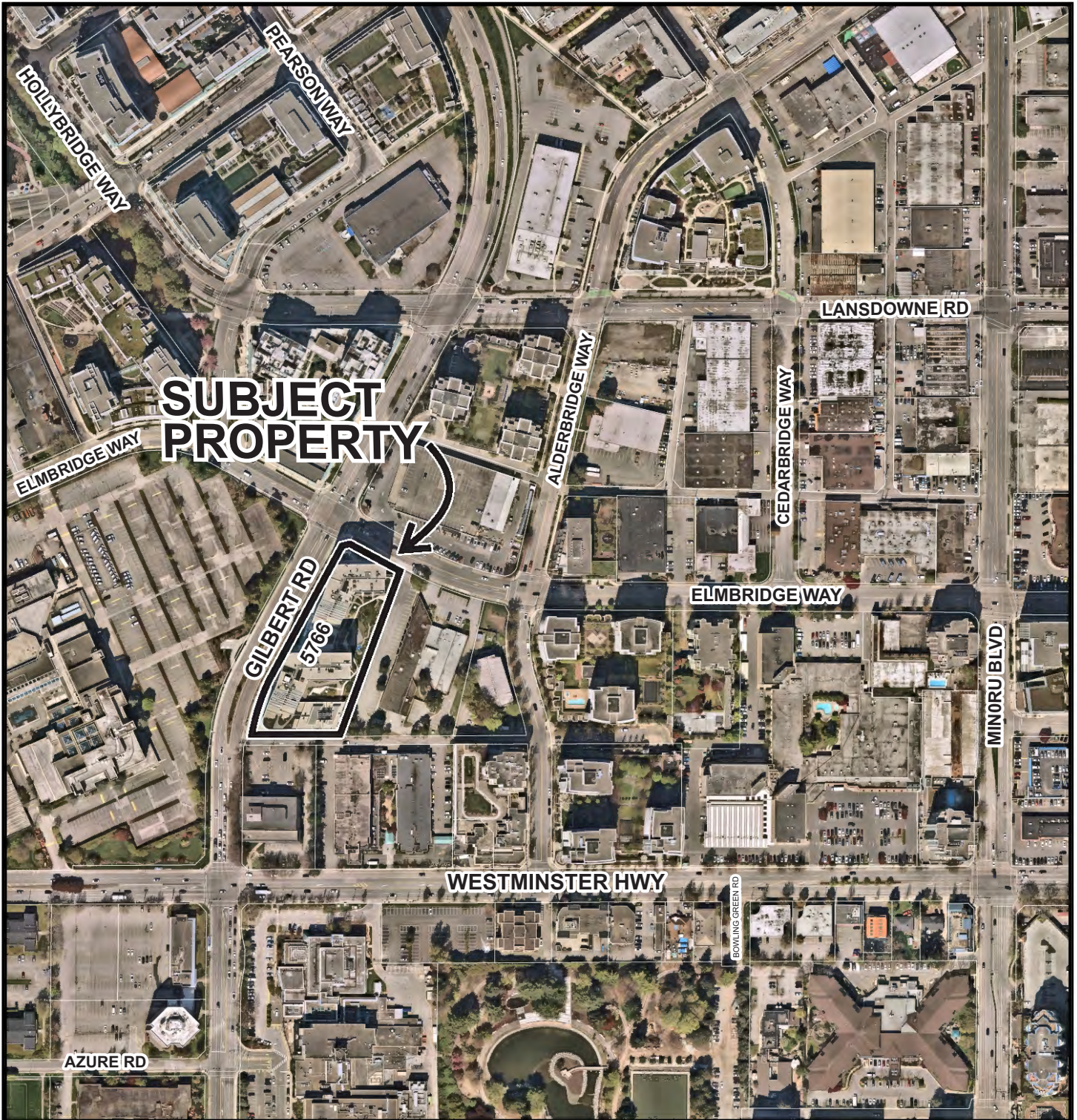


**ZT 23-027054**  
**Unit 100**  
**PLN - 10**

Original Date: 09/12/23  
 Revision Date:  
 Note: Dimensions are in METRES



City of  
Richmond



ZT 23-027054

PLN - 11

Original Date: 09/12/23

Revision Date: 12/14/23

Note: Dimensions are in METRES



Landa Global Properties Ltd.

1550 - 200 Burrard St.  
Vancouver, B.C. V6C 3L6  
landaglobal.com

T 604 256 5888  
E info@landaglobal.com

August 10, 2023

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

Attn: Wayne Craig, Director of Development

**Re. Section 219 Covenant Discharge for 5766 & 5788 Gilbert Road (Cascade City)**

Landa Global Properties (Landa), the owner of the commercial retail units (CRUs) at 5766 & 5788 Gilbert Road (site), has been approached by Rumble Boxing (Rumble) to lease CRU #100, 105, 110 (CRU 100-110) for the operation of a boxing gym. Rumble is currently being prevented from locating here due to the Section 219 covenant registered on title.

Section 219 Covenant

A Section 219 covenant is registered on title that is in the favour of the City of Richmond and restricts "Indoor Recreation Uses" to be located on sites in the vicinity of the Richmond Olympic Oval (Oval):

- D. *The Lands are in the vicinity of the Richmond Olympic Oval, which provides various indoor recreational programs to the public; and*
- E. *Pursuant to Development Permit No. 15-700007, the Owner is required to grant to the City a Section 219 Covenant for the purposes of restricting the operation on the Lands certain "indoor recreation" activities as more particularly set out in this Agreement.*

A copy of the covenant is attached as Appendix A.

Rumble Operations & Proposal

Rumble is a Vancouver-based boutique boxing studio, with two locations in Yaletown and Mount Pleasant, looking to expand their services to Richmond. Rumble provides both group classes and one-on-one training sessions catering for members between the ages of 25-45, and young professionals living in the vicinity (2-5km of the studio).

Rumble is proposing to lease CRU 100-110 (total area of approximately 211 square metres (2,271 square feet)) and undertake tenant improvements to accommodate a new boxing studio; however, no external building modifications will be undertaken.

Rumble's operation letter is attached as Appendix B.

#### Covenant Discharge Rationale

Provided below is our rationale for the discharge of the Section 219 covenant from the site to permit Rumble to locate here.

#### *Use Compatibility*

The site is located within the City Centre neighbourhood and zoned Downtown Commercial (CDT1), which permits "Indoor Recreation Uses", including boxing studios. The site is located within a high-density, urban neighbourhood that includes a mix of uses including residential, employment, and existing recreational facilities such as a badminton centre, lawn bowling club, and gyms.

According to the City Centre Area Plan (CCAP), one of the vision mandates for the neighbourhood is to build economic vitality and maximize the appeal of City Centre through "the provision of high-quality recreation and cultural facilities, thus attracting business to locate here, and tourists to visit." The CCAP encourages mixed-use developments, which provides residents with access to a range of shops, services, and amenities, including fitness options. A need for recreational facilities including gyms and fitness studios within the City Centre is also identified.

Locating Rumble at Cascade City is compatible with the CDT1 zone, will complement the fitness offerings in the area and provide more choice and variety for people to stay active, and will help City Centre become a complete community.

#### *No Direct Competition with the Richmond Oval (Oval)*

According to the Oval's website, activities and programs provided by Oval include:

- High performance programs and camps such as basketball, volleyball, climbing, speed skating, hockey, table tennis, and strength and condition training;
- Yoga studio classes provided by third party company YYOGA; and
- Olympic experience through interactive challenges, simulators, and exhibits that features sports including short put, sport climbing, archery, basketball, balance beam, race car, surfing, kayak, sit-ski, and bobsleigh.

Boxing is not on the abovementioned list.

Rumble is a boxing studio offering:

- Group fitness classes led by one instructor with individual heavy bag station; and
- One-on-one personal training that is appointment based and offered by one trainer to one client.

Based on the descriptions of services provided by Oval and Rumble, it is evident that the proposed non-contact boxing training is not currently offered at the Oval. Therefore, the proposal will not be in direct competition with the activities and classes offered by the Oval.

*Sufficient Parking Supply*

The Cascade City development has a total of 377 parking spaces, of which 55 parking stalls are designated for residential visitors and commercial patrons. The existing tenants of the CRUs include a presentation centre and two medical clinics. Two of the CRUs are vacant and three of them are the subject CRUs for the proposed boxing studio.

We undertook a preliminary parking calculation based on the Matson Peck & Topliss' survey plan (attached as Appendix C) and the project data sheet prepared by Arno Matis Architecture (attached as Appendix D) and determined that the site provides enough parking to accommodate a gym use. A total of 55 commercial parking spaces are provided on-site. Based on the existing CRU uses and accounting for the proposed gym use, a total of 26 spaces is required, which means the site has an excess of 29 commercial spaces if the gym leases CRU 100-110.

Commercial Parking Calculations

Uses (area in sqm)	Required* *Based on the City of Richmond's on-site parking requirements – Zoning Bylaw 8500, Section 7	Total number of parking required	Current Provision
1. Landa Sales Presentation Centre (507.8 sqm)	5 spaces (0.02 space/sqm)	26 spaces	55 spaces
2. Medical Clinics (371.2 sqm)	12 spaces (0.03 space/sqm)		
3. Proposed Boxing Gym (229 sqm)	5 spaces (0.02 space/sqm)		
4. Remaining CRU (79.2 sqm)	4 spaces (0.052 space/sqm)*		

As such, we are applying to discharge the Section 219 Covenant that is currently registered on title, to allow Rumble to locate at Cascade City.



**Landa Global Properties Ltd.**

1550 - 200 Burrard St.  
Vancouver, B.C. V6C 3L6  
landaglobal.com

T 604 256 5888  
E info@landaglobal.com

Thank you for your consideration.

Sincerely,

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

Wayne Pai, Vice President  
Landa Global Properties

- Appendix A - Covenant
- Appendix B - Rumble's Operation Letter
- Appendix C - Cascade City Survey Plan
- Appendix D – Cascade City Project Data Sheet



October 12, 2023

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

**Attention: Wayne Craig, Director, Development**

Dear Mr. Craig,

**Re: Reply to your letter of October 4, 2023 regarding a request from Landa Global Properties (Landa) for the City to Discharge Section 219 Covenant Prohibiting Indoor Recreation Facilities from 5766 & 5788 Gilbert Road**

Thank you for providing the opportunity for the Oval Corporation to offer input on this matter.

The restrictions which Landa Global Properties has requested be discharged were put in place during the early stages of business operations at the Richmond Olympic Oval (ROO) and were thought to be needed at the time to protect the city's investment in this unique and expansive facility.

Presently there are a number of sport/fitness/recreation related facilities (approximately four or five) that operate within the designated boundaries that are associated with the Covenant and in close proximity to the Oval. Our observations suggest that this has occurred without imposing any apparent negative impact on the Oval, as most of these operators offer complimentary programs and services.

As a result, and in recognizing that the Oval is now a well-established brand in the local community we do not intend to express any concerns or objections if the City Council choose to give consideration to the request that the restrictive covenant be discharged.

Please don't hesitate to contact me if you wish to discuss this matter further.

Yours truly,

A handwritten signature in black ink, appearing to read "George Duncan".

George Duncan  
Chief Executive Officer  
Richmond Olympic Oval Corporation





**To:** Planning Committee

**Date:** December 18, 2023

**From:** Wayne Craig  
Director, Development

**File:** TU 23-018648

**Re:** **Application by Fairchild Development Ltd. for a Temporary Commercial Use Permit at 8320 Cambie Road and 8431 Brownwood Road**

**Staff Recommendation**

1. That the application by Fairchild Development Ltd. for a Temporary Commercial Use Permit (TU 23-018648) to allow 'Non-accessory Parking' at 8320 Cambie Road and 8431 Brownwood Road be considered for a period of three years; and
2. That the application be forwarded to the February 20, 2024 Public Hearing to be held at 7:00 p.m. in the Council Chambers of Richmond City Hall.

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

WC:jh  
Att. 3

<b>REPORT CONCURRENCE</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

## Staff Report

### Origin

Grace Lam, authorized agent for Fairchild Developments Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow “Non-accessory Parking” as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years (Attachment 1). A TCUP was originally issued for a three-year term on June 16, 2014 (TU 14-653009), and extended for an additional three years on May 17, 2017 (TU 17-763604). A new TCUP (TU 20-890944) was issued on April 20, 2020 and has since expired. The current application is for a new three year time period.

### Findings of Fact

A Development Application Data Sheet providing details about the proposal is provided in Attachment 2.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Cambie Road, Aberdeen Neighbourhood Park on a lot zoned “School & Institutional Use (SI).”

To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” which are designated “General Urban T4 (25m)” in the City Centre Area Plan.

To the South: Across Brownwood Road, single-family dwellings on lots zoned “Single Detached (RS1/E)” which are designated “General Urban T4 (25m)” in the City Centre Area Plan.

To the West: Across Hazelbridge Way, Aberdeen Centre, which is a commercial centre on a lot zoned “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” and has portions of the site designated as “Urban Centre T5 (35m)” and “Urban Centre T5 (25m)” in the City Centre Area Plan.

### Related Policies & Studies

#### Official Community Plan/ City Centre Area Plan- Aberdeen Village

The subject site is located in the Aberdeen Village area of the City Centre Area Plan (CCAP). It is designated “Mixed Employment” in the Official Community Plan (OCP), and is designated “General Urban T4 (25 m)” in the CCAP. These designations provide for light industry, office, retail and services, restaurants, and educational uses.

The OCP allows Temporary Commercial Use Permits in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Shopping Centre”, “Mixed Use”, “Limited Mixed Use” and “Agricultural” (outside of the Agricultural Land Reserve) where deemed appropriate by Council and subject to conditions suitable to the proposed land use and surrounding area.

It is recognized by both the applicant and staff that this area will be developed according to the City Centre Area Plan in the future. Permitting a parking lot would allow for productive use of the site until redevelopment occurs.

### Local Government Act

The Local Government Act identifies that TCUPs are valid for a period up to three years from the date of issuance. An application for an extension to the Permit may be made and issued for up to three additional years, at the discretion of Council.

### Richmond Zoning Bylaw 8500

The subject site is zoned “Single Detached (RS1/E),” which permits single-detached housing and associated secondary uses. The TCUP would allow “Non-accessory Parking” as a permitted use, which Richmond Zoning Bylaw 8500 defines as “parking that is not primarily intended for the use of residents, employees or clients of a particular building, which includes surface parking lots and enclosed parking located above or below grade”

### **Public Consultation**

A notification sign has been installed on the subject property.

Staff have received correspondence in the form of a letter outlining concerns about the application from the residents at 8451, 8400 and 8420 Brownwood Road. The letter outlines issues related to dust generation, landscape upkeep and management of garbage (Attachment 3).

As part of the 2020 TU Permit requirements, the applicant was required to install a layer of limestone to help with dust suppression, this was done in May of 2021. Despite the layer of limestone, dust continues to be an issue for some of the surrounding residents. The applicant is proposing paving the site with asphalt to alleviate issues related to dust.

In response to concerns regarding landscape upkeep and garbage management, the applicant indicated that they have a landscaper under contract for general upkeep. The landscaper conducts site visits for maintenance approximately once per month, and is on an on-call basis for any additional requirements. In response to the letter from the neighbours regarding landscaping and garbage issues on site, the applicant has attended the site to confirm the landscaping is currently in good condition. Staff inspection of the landscaping confirms this. The applicant has also contracted their landscaper to conduct an additional site visit in early January in addition to the regular monthly maintenance.

The applicant has reached out directly to the neighbours, delivering a letter to each resident indicating their response to the neighbour’s issues, as well as identifying a direct contact from the applicant team (email and phone number) who can be contacted to report landscaping and maintenance concerns (Attachment 4). The applicant will also conduct regular site visits to determine when additional maintenance is needed for any garbage that begins to collect on site.

No other correspondence from the public has been received. Should the Planning Committee and Council endorse the staff recommendation, the application will be forwarded to a Public Hearing where these residents and any other residents or interested parties will have an opportunity for comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### **Analysis**

The applicant is proposing to maintain the existing surface parking lot, which contains 34 parking spaces. The existing parking lot has operated since the original TCUP was issued by Council on June 16, 2014. Each space is assigned by the owner and public parking is not permitted. The applicant has provided an updated parking plan as part of the permit (see attached permit plan) to confirm the on-site parking count to be 34, in compliance with parking requirements outlined in Zoning Bylaw No 8500.

The applicant has indicated that there is ongoing demand for contractor and employee parking at Aberdeen Square and Aberdeen Centre. The applicant has indicated that employee parking is in high demand and anticipates that parking demand will continue until an alternative parking solution can be determined. Maintaining these off-site parking spaces for a temporary period would continue to assist in alleviating the parking demand at Aberdeen Square and Aberdeen Centre.

### **Landscaping**

There is a landscaped strip between the parking area and the sidewalk on both the Cambie Road and Hazelbridge Way frontages, which includes Laurel shrubs and four trees. The on-site parking is separated from adjacent properties to the east by an off-site Cedar hedge, a fence on the property line and Laurel shrubs on-site. Two trees and a concrete pad with BC Hydro boxes separate the parking lot from Brownwood Road to the south.

The applicant proposes to continue contracting a landscaper to conduct monthly site visits to address ongoing maintenance needs while providing on-call services as deemed necessary. Additionally, the applicant has indicated a willingness to work with the surrounding neighbours to ensure any landscaping issues are addressed within the scheduled monthly maintenance. The applicant has provided a direct contact to report any issues related to garbage and landscaping, so that these items can be included in the monthly landscaping.

This existing landscaping was secured and installed as a condition of the original TCUP, and is to remain in place for the duration of the new TCUP. Further frontage and landscape improvements will be identified when the site is developed to its ultimate use in accordance with the CCAP.

### **Surface Treatment**

From 2014 until 2020 the issued TCUP specified the use of gravel as the surface treatment. During the consideration of the 2020 TCUP, the neighbours expressed ongoing concerns about dust.

The applicant proposed asphalt to address this concern. At the Council Meeting on March 9, 2020, Council reviewed the application, expressed concern over loss of porosity associated with asphalt paving, and at the Public Hearing Council amended the TCUP to require the use of crushed limestone as surface treatment. In May of 2020, the applicant applied crushed limestone on the site for surface treatment.

In response to the ongoing concern from area residents regarding dust, the applicant looked at alternative options for surface treatment including grasscrete and paver stones, however these options were deemed to be cost prohibitive according to the applicant. The applicant is therefore proposing asphalt treatment to address the issues of dust generation.

### Site Servicing

No servicing upgrades are required at this time, as the proposed use would be temporary. Servicing upgrades will be identified with the site is developed to its ultimate use in accordance with the CCAP.

### **Staff Comments**

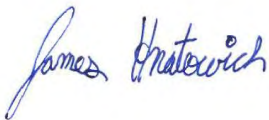
Staff have no objections to the proposal to maintain a surface parking lot on the subject site and recommend that the TCUP be issued on the understanding that this Permit will expire in three years. The applicant may apply for a new permit in three years.

### **Financial Impact**

None.

### **Conclusion**

It is recommended that a Temporary Use Permit be issued to Fairchild Developments Ltd to allow "Non-accessory Parking" as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.



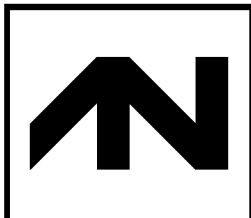
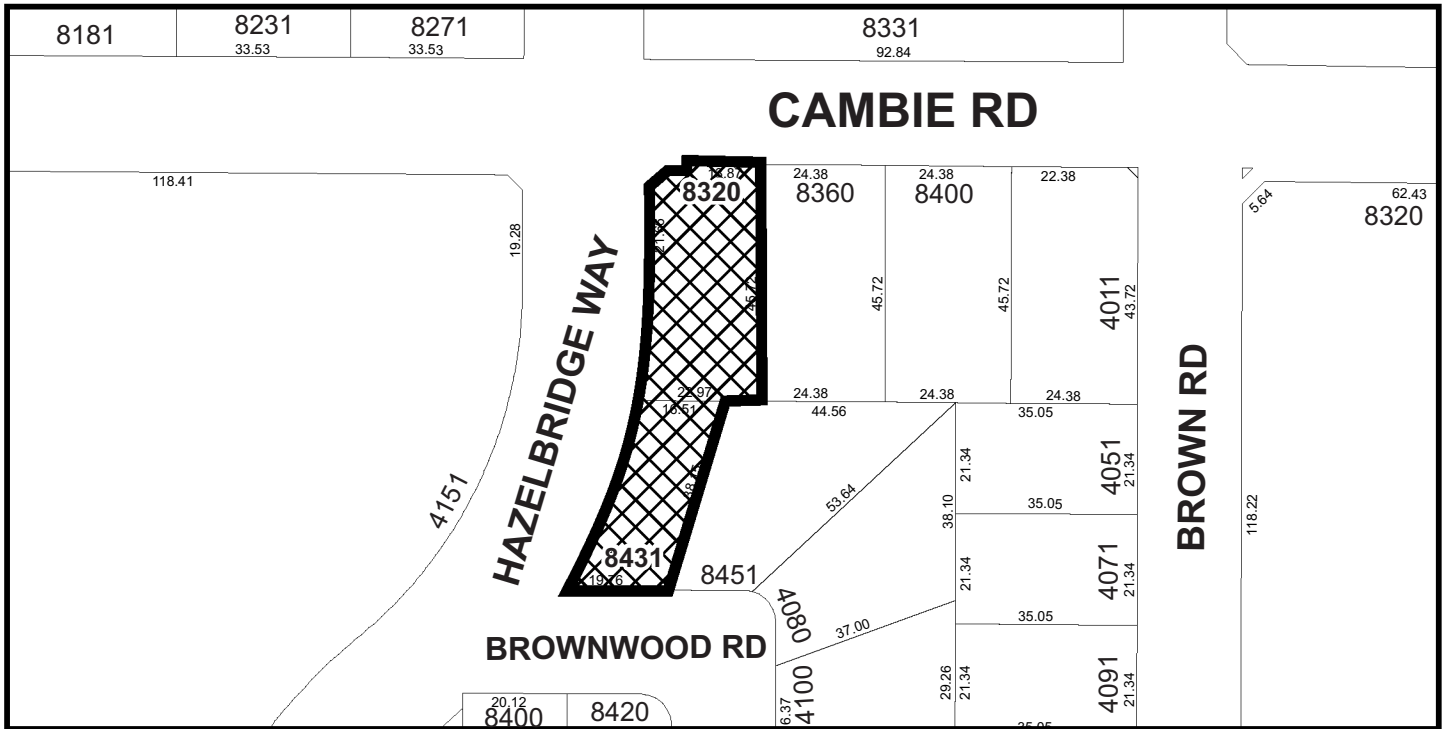
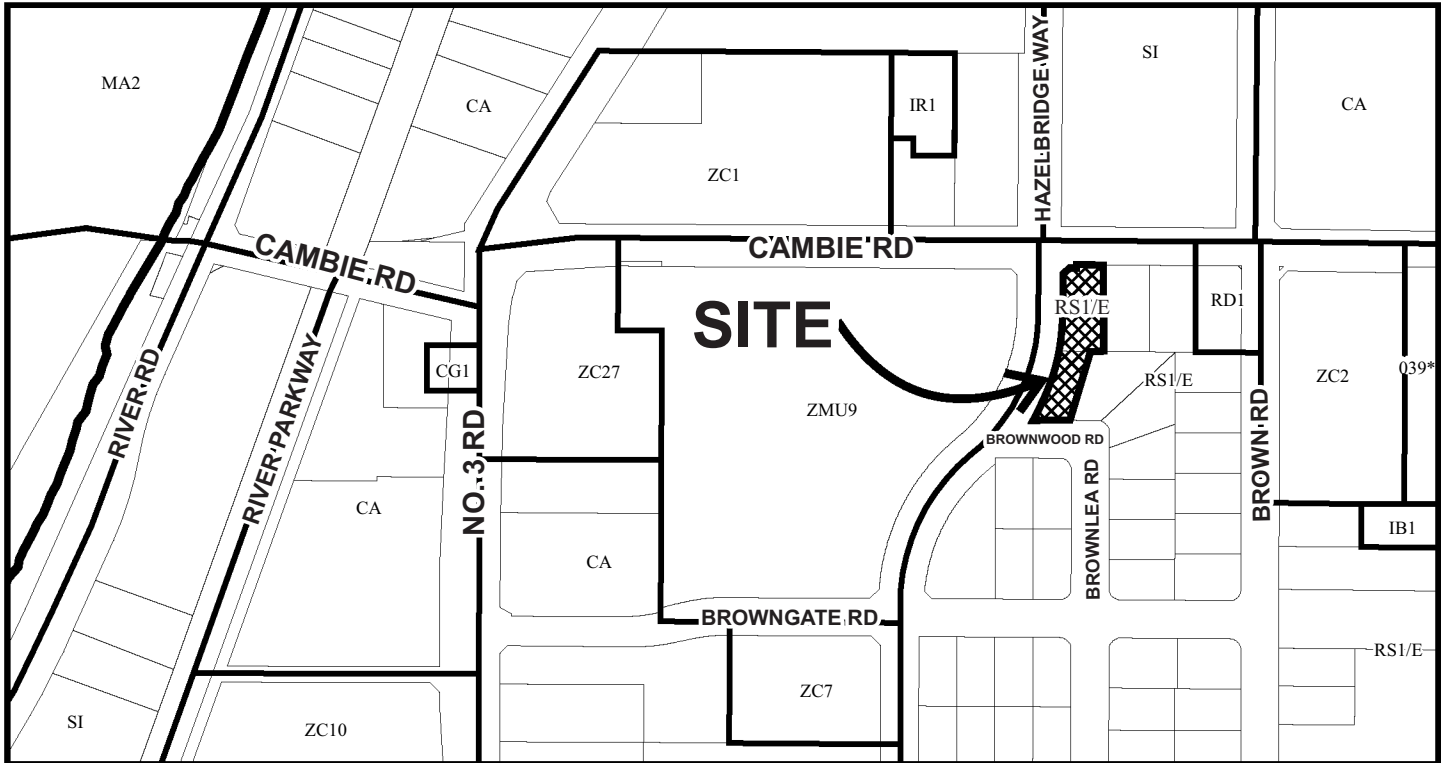
James Hnatowich  
Planning Technician  
(604-247-4911)

JH:js

- Att. 1: Location Map and Aerial Photo  
2: Development Application Data Sheet  
3: Letter from Residents dated August 31, 2022  
4: Letter of Responses from Applicant dated December 15, 2023



City of  
Richmond



TU 23-018648

PLN - 22

Original Date: 06/29/23

Revision Date: 06/30/23

Note: Dimensions are in METRES



City of  
Richmond



TU 23-018648

PLN - 23

Original Date: 06/29/23

Revision Date:

Note: Dimensions are in METRES



**TU 23-018648**

**Attachment 2**

Address: 8320 Cambie Road & 8431 Brownwood Road

Applicant: Fairchild Developments Ltd.

Planning Area: City Centre Area Plan – Aberdeen Village

	Existing	Proposed
<b>Owner:</b>	Fairchild Developments Ltd.	No change
<b>Site Size (m<sup>2</sup>):</b>	Total: 1,574 m <sup>2</sup> <ul style="list-style-type: none"> <li>• 8320 Cambie Road: 960 m<sup>2</sup></li> <li>• 8431 Brownwood Road: 614 m<sup>2</sup></li> </ul>	No change
<b>Land Uses:</b>	Non-accessory Parking	No change
<b>OCP Designation:</b>	Mixed Employment	No change
<b>Area Plan Designation:</b>	General Urban T4 (25 m)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	No change, with the exception of allowing “Non-accessory parking” as a permitted use for a period of three years

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Standard:	50% of total spaces	17 of 34 total spaces (50%)	None
Off-street Parking Spaces – Small	n/a	16 of 34 total spaces (47%)	None
Off-street Parking Spaces – Accessible:	2% of total spaces	1 of 34 total spaces (3%)	None



8451 Brownwood Road  
 Richmond, BC V6X 1H2  
 August 31, 2023

City Clerk's Office  
 City of Richmond  
 6911 No. 3 Road  
 Richmond BC V6Y 2C1

Dear Aurs

Re: Application No. TU23-018648  
8320 Cambie Road and 8431 Brownwood Road

Further to my telephone conversation with your Planning and Development Department regarding the above application for a further extension of a temporary permit, I was referred to contact your office.

I would refer you to our previous correspondence of February 27, 2020. I am, once again, representing the three neighbours directly impacted by this parking lot. We thought the dust issue would be resolved by a further layer put down by Fairchild Developments after our last complaint. In fact, the dust issue is even worse than before. There is a layer of gritty dust covering everything both inside our residences as well as outside. This summer, it has been particularly bad as it has been so dry due to a lack of rainfall. Everytime a car enters or exits the parking lot, a huge swirl of dust, higher than the hedge, is generated. Perhaps, it is time to reconsider the permit as there has been no improvement made to address the dust problem.

Another issue previously brought up was the state of the landscaping. At most, upkeep is just a little bit of lawn mowing done periodically. Nothing was done about the bushes overlapping the already narrow and crumbling sidewalk which creates a safety hazard. The trees also need to be trimmed as they are hanging low. The general proliferation of weeds and tall grasses also add to the hazardous situation for anyone using the sidewalk. Nothing has also been done to address the garbage issue, as well.

It would be appreciated if you would take our concerns into consideration as, obviously, nothing is being done to maintain the property. We also think that, as previously suggested, that to enhance the look of this well-maintained neighbourhood, perhaps it should be reconverted to a green landscape.

Thanking you for your consideration,

I remain respectfully yours,

C. J. Zimmerman

C. J. Zimmerman

MR. & MRS. Frankie Lim  
8400 Brownwood Road

MR. & MRS. Ming Fong Chan  
8420 Brownwood Road




---

 FAIRCHILD DEVELOPMENTS LTD.

December 15, 2023

Mr. C.J. Zimmerman  
 8451 Brownwood Road  
 Richmond, BC V6X 1H2

By Hand Delivery

Dear Mr. Zimmerman,

**Re: 8320 Cambie Rd & 8431 Brownwood Rd  
 Application No. TU 23-018648**

We are writing this letter to you to seek your understanding and support in connection with the extension of the Temporary Use Permit for the parking lot adjacent to your property.

As you are aware, when our company applied for the temporary parking permit in 2014, as a first step to limit the impact to our friendly neighbours, only those vehicles with an issued permit were allowed to enter the parking lot. We also erected 'No Back in Parking' signs along the fence line to ensure that no cars are allowed to back into parking stalls to reduce exhaust fumes in your backyard. These parking rules remain unchanged to date.

With regard to dust, an extra layer of crushed limestone was added in 2020. We note your concern outlined in your recent letter to the City and are pleased to advise that our application to the City proposes asphalt paving as a long term solution. Should the permit be reissued this work is scheduled for Spring, weather permitting.

With regard to landscaping, we have an ongoing contract with a landscaping company to perform monthly landscaping services in the parking lot and on the sidewalk. For your information, our onsite staff has put in his calendar:

Spring	Summer	Fall	Winter
Trim hedges	Trim hedges	Trim hedges	Snow removal for asphalt road
Weed control	Weed control	Weed control	
Fertilization		Rake leaves	
Remove dead branches		Check storm water drainage	

Page 2

We are having our landscaper come to complete winter maintenance in early January, which will include trimming of any bushes, weeds, or tall grasses that may encroach on the sidewalk. Please let us know (contact information below) if there are any other specific items you would like us to have our landscaper address at that time.

Moving forward, when we conduct our spring hedge trimming on the site, please let us know if you like your hedges to be trimmed at the same time. We will ask the landscaper to provide a complimentary service.

With regard to garbage pickup, the cleaner goes out to the parking lot every week. There have been cases of shopping cart and household items left on the site. These items were often hidden behind the hedges and left unnoticed until they were reported. For larger items such as an appliance or furniture, each time we had to order a junk removal company to go on site to collect as extra maintenance cost. We will remind the cleaner to check any extraordinary items to determine when special service to collect these items is required. If you see garbage and other items collecting on the site, or would like to suggest landscaping requirements, please contact us at the number below and we will follow up to address it.

Previously Luther Lau was the contact to report any landscaping and maintenance issues. Moving forward, we would like Vivian Chan from the management office to be the contact for all concerns related to the site. Vivian can be reached via email at [vivian@aberdeencentre.com](mailto:vivian@aberdeencentre.com) or by phone at 604-273-1234 ext. 106. Our office hours are Mondays to Fridays 9:00 a.m. to 6:00 p.m. except statutory holidays.

If you see any suspicious activities including illegal garbage dumping, please let us know immediately.

In closing, we want to emphasize the importance of maintaining a close relationship with our neighbours. Thank you for your patience and understanding.

Wishing you happy holidays and all the best for 2024!

Sincerely yours,

Grace Lam  
VP- Administration – Property Division

cc: Mr Wayne Craig – Director of Development, City of Richmond



FAIRCHILD DEVELOPMENTS LTD.

December 15, 2023

Mr. & Mrs. Frankie Lin  
8400 Brownwood Road  
Richmond, BC V6X 1H2

By Hand Delivery

Dear Mr. & Mrs. Lin,

**Re: 8320 Cambie Rd & 8431 Brownwood Rd  
Application No. TU 23-018648**

We are writing this letter to you to seek your understanding and support in connection with the extension of the Temporary Use Permit for the parking lot adjacent to your property.

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With regard to dust, an extra layer of crushed limestone was added in 2020. We note your concern outlined in your recent letter to the City and are pleased to advise that our application to the City proposes asphalt paving as a long term solution. Should the permit be reissued this work is scheduled for Spring, weather permitting.

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Sincerely yours,

Grace Lam

VP- Administration – Property Division

cc: Mr Wayne Craig – Director of Development, City of Richmond



FAIRCHILD DEVELOPMENTS LTD.

December 15, 2023

Mr. & Mrs. Ming Fong Chan  
8420 Brownwood Road  
Richmond, BC V6X 1H2

By Hand Delivery

Dear Mr. & Mrs. Chan,

**Re: 8320 Cambie Rd & 8431 Brownwood Rd  
Application No. TU 23-018648**

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Wishing you happy holidays and all the best for 2024!

Sincerely yours,

Grace Lam  
VP- Administration – Property Division

cc: Mr Wayne Craig – Director of Development, City of Richmond





No. TU 23-018648

To the Holder: FAIRCHILD DEVELOPMENTS LTD.  
Property Address: 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD  
Address: FAIRCHILD DEVELOPMENT LTD.  
UNIT 130-4400 HAZELBRIDGE WAY  
RICHMOND, BC V6X 3R8

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1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary Commercial uses:  
    “Non-accessory Parking” for up to 34 vehicles, generally as shown in Schedule B
4. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
5. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "B" attached hereto, the security shall be returned to the Holder.

There is filed accordingly:

A performance bond in the amount of \$10,000.00 (cash)

6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





**Undertaking**

In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in Schedule A; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Fairchild Development Ltd.  
by its authorized signatory

---

Grace Lam



To: Planning Committee  
From: Wayne Craig  
Director, Development

Date: December 18, 2023  
File: RZ 22-021110

Re: Application by Lung Designs Ltd. for Rezoning at 7560 Ash Street from "Single Detached (RS1/F)" Zone to "Single Detached (RS2/E)" Zone and "Single Detached - South McLennan (City Centre) (ZS14)" Zone

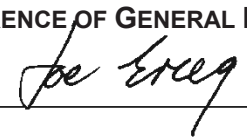
**Staff Recommendation**

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10526, for the rezoning of 7560 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone and the "Single Detached - South McLennan (City Centre) (ZS14)" zone, to facilitate a two lot subdivision be introduced and given first reading; and
2. The Richmond Zoning Bylaw 8500, Amendment Bylaw 10491 be abandoned.



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

WC:le  
Att. 5

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

## Staff Report

### Origin

Danny Lung of Lung Designs Ltd. has applied on behalf of the owners, Frederico Collaco and Nancy Collaco, to the City of Richmond for permission to rezone 7560 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone and the “Single Detached - South McLennan (City Centre) (ZS14)” zone, to allow the property to be subdivided into two single-family lots (Attachment 1).

The application was previously presented to Planning Committee on September 13, 2023, and to City Council on September 25, 2023, with a proposal to rezone the entire property to RS2/E with subdivision into two single-family lots. When the application proceeded to the October 16, 2023 Public Hearing, the applicant requested that the application be referred back to staff as they wanted to rezone the proposed eastern lot to ZS14. The previous zoning amendment Bylaw (Bylaw 10491) was granted first reading by City Council on September 25, 2023. Staff recommend that this bylaw be abandoned as it is no longer required.

Vehicle access to the west lot (Lot 1) is proposed from Ash Street. Vehicle access to the eastern lot (Lot 2) is proposed from a new extension of Armstrong Street. The site is currently occupied by an existing single-family dwelling on the western portion of the lot, which will remain on proposed Lot 1. The proposed subdivision plan is in Attachment 2.

### Findings of Fact

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

#### Subject Site Existing Housing Profile

The existing single detached house is currently owner-occupied and does not contain a secondary suite.

### Surrounding Development

Development immediately surrounding the site is as follows:

To the North: Two single-family lots zoned “Single Detached (RS2/E)” one lot fronts onto Ash Street while the other lot fronts onto Armstrong Street which were rezoned and subdivided (RZ 09-500671 and SD 09-500672).

To the South: Two single-family lots, one zoned “Single Detached (RS2/E)” fronting onto Ash Street and one zoned “Single Detached (ZS14) – South McLennan (City Centre)” fronting onto Armstrong Street, which were rezoned and subdivided (RZ 16-732500 and SD 16-732501).

To the East: Across Armstrong Street, a single-family dwelling zoned “Single Detached (ZS14) – South McLennan (City Centre)” fronting onto Breden Avenue.

To the West: Across Ash Street, the City-owned Paulik Park.

## **Related Policies & Studies**

### Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential” (NRES). The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject property is “Residential, Historic Single Family” (Attachment 4). The Plan identifies minimum lot sizes along Ash Street (minimum 18 m [59 ft.] frontage and 550 m<sup>2</sup> [5,920 ft<sup>2</sup>] area) and along Armstrong Street (minimum 11.3 m [37 ft.] frontage and 320 m<sup>2</sup> [3,444 ft<sup>2</sup>] area).

The proposed lot along Ash Street (Lot 1) will be approximately 19.2 m (63 ft.) wide and 1,031.2 m<sup>2</sup> (11,099.7 ft<sup>2</sup>) in area. The proposed lot along Armstrong Street will be approximately 19.2 m (63 ft.) wide and 566.9 m<sup>2</sup> (6,102.1 ft<sup>2</sup>) in area. The proposed rezoning and subdivision would comply with these designations and lot configuration requirements.

### 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 properties.

The Province has granted Royal Assent to Bill 44, *Housing Statutes (Residential Development) Amendment Act, 2023*. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. As a result City Council may not hold a Public Hearing on the proposed rezoning.

## **Analysis**

### Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide into two single-family lots, to retain the existing single-family dwelling on the western portion of the site (proposed Lot 1) and to construct a new single detached house with a secondary suite on the eastern portion of the site (proposed Lot 2). In changing the rezoning of Lot 2 to ZS14 zone, the applicant can take advantage of additional floor area exclusions permitted under the site specific zone for the new single family house.

The applicant has provided a review by a qualified professional confirming that the existing dwelling meets all of the requirements of the proposed RS2/E zone upon rezoning and subdivision. There is an existing unauthorized carport in the front yard of proposed Lot 1, which the applicant must remove prior to final adoption of the rezoning bylaw.



This development proposal is consistent with the redevelopment along this block of Ash Street, including the adjacent properties, 7540 Ash Street to the north (RZ 09-500671) and 7580 Ash Street to the south (RZ 16-732500).

#### Transportation and Site Access

Vehicle access to the western lot (Lot 1) is proposed to be from Ash Street and vehicle access to the eastern lot (Lot 2) is proposed to be from Armstrong Street.

#### Tree Retention and Replacement

There are no bylaw-sized trees on the subject property or on adjacent City property. Any existing bylaw-sized trees on neighbouring properties are to be retained and protected. The applicant has agreed to plant a minimum of two trees in the front yard and two trees in the back yard of each of the proposed lots (for a total of eight trees). The proposed trees are to meet the minimum size requirements of a minimum 8 cm deciduous caliper or 4 m high conifers.

The current landscaping on proposed Lot 1 does not meet the proposed zone's requirements for live landscaping. To ensure that the future landscaping on Lot 1 meets the City's Zoning Bylaw requirements, the applicant must:

- 1) Submit a Landscape Plan for the subject site that includes: the proposed landscaping on Lot 1 and the eight trees to be planted on the subject site, an associated cost estimate and deposit of a Landscaping Security based on 100 per cent of the cost estimate (including hard and soft landscaping, installation costs and a 10 per cent contingency) and;
- 2) Enter into a legal agreement with the City that sets the terms for use and release of the Landscaping Security (e.g. the release of 90 per cent of the security after landscape inspection and the release of the remaining 10 per cent of the security after a one-year maintenance period).

#### Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu contribution towards the City's Affordable Housing Reserve Fund based on the total buildable area of the remaining lots; or a cash-in-lieu contribution based on the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

The existing single detached dwelling, which will be retained on the proposed western lot (Lot 1), does not contain a secondary suite. Consistent with the Affordable Housing Strategy, the applicant has agreed to the registration of a covenant on Title that stipulates that any future construction of a new dwelling unit on Lot 1 must include a suite, in this case the applicant has a minimum 46.5 m<sup>2</sup> [500ft<sup>2</sup>] two-bedroom secondary suite. Registration of this legal agreement will be required prior to final adoption of the rezoning bylaw.

On the proposed eastern lot (Lot 2), the applicant proposes to provide a minimum one-bedroom 33 m<sup>2</sup> [355 ft<sup>2</sup>] secondary suite.

To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until a minimum one-bedroom 33 m<sup>2</sup> [355 ft<sup>2</sup>] secondary suite is 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 provide a 9.0 m wide road dedication along the entire east property line of the subject property for the widening of Armstrong Street.

At Subdivision stage, the developer is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 5. Frontage improvements include, but are not limited to, the following:

- Install a new storm service connection, complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.
- Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- Ash Street: pavement widening, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.

Also at subdivision stage, the developer is required to pay 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 as described in Attachment 5.

#### **Financial Impact or Economic Impact**

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

#### **Conclusion**

The purpose of this rezoning application is to rezone the property at 7560 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone and the "Single Detached - South McLennan (City Centre) (ZS14)" zone to permit the property to be subdivided into two single-family lots, one lot zoned RS2/E fronting Ash Street, and one lot zoned ZS14 fronting 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.

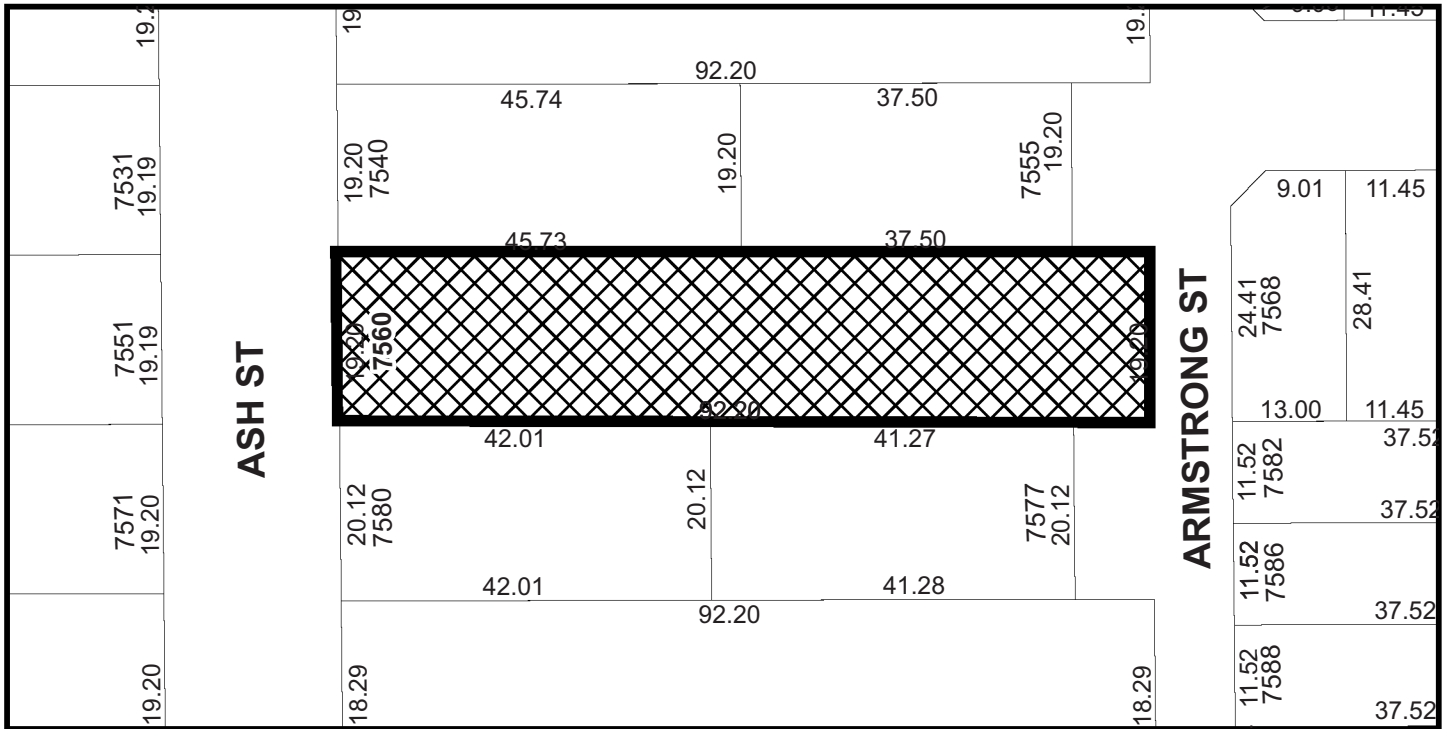
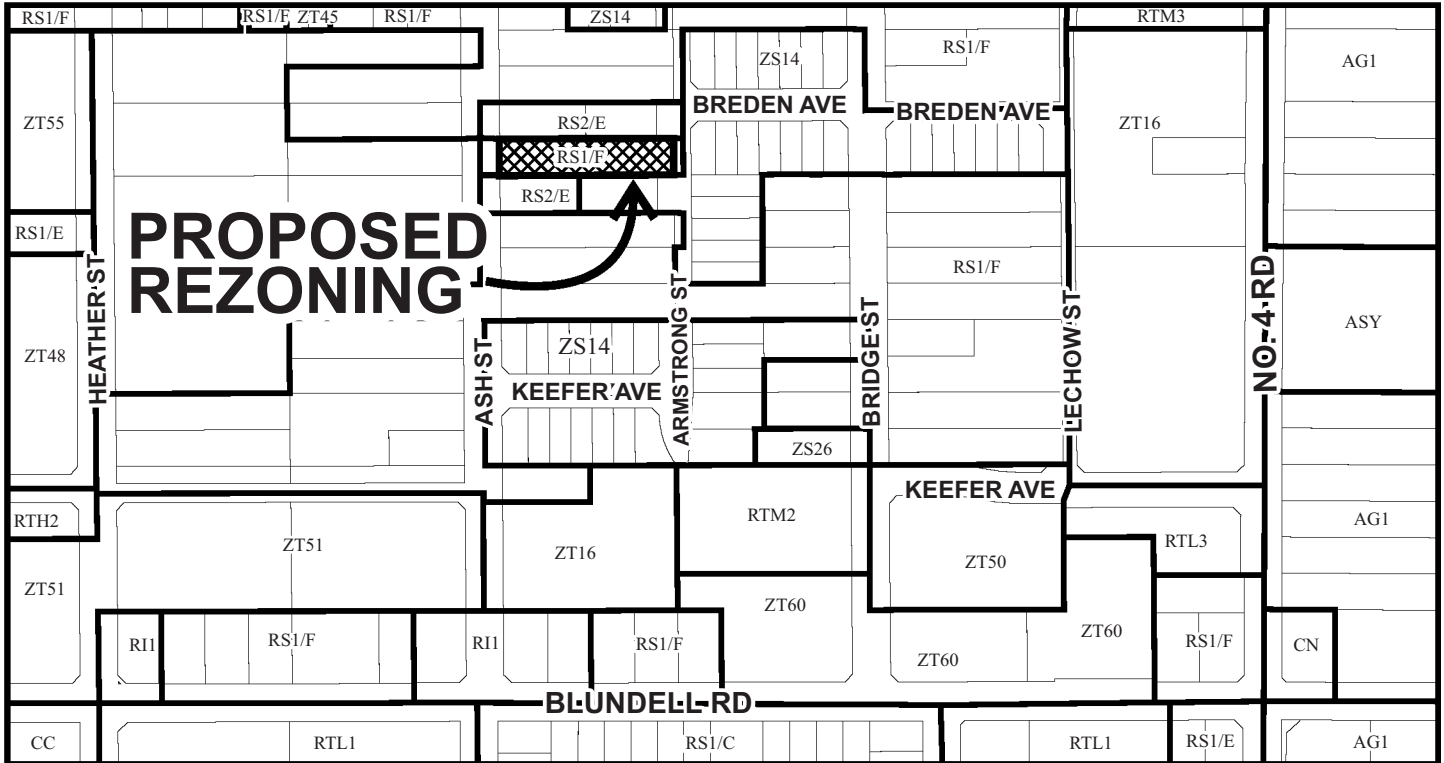
The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file). It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10526 be introduced and given first reading.



Laurel Eyton  
Planning Technician  
(604-276-4262)

LE:js

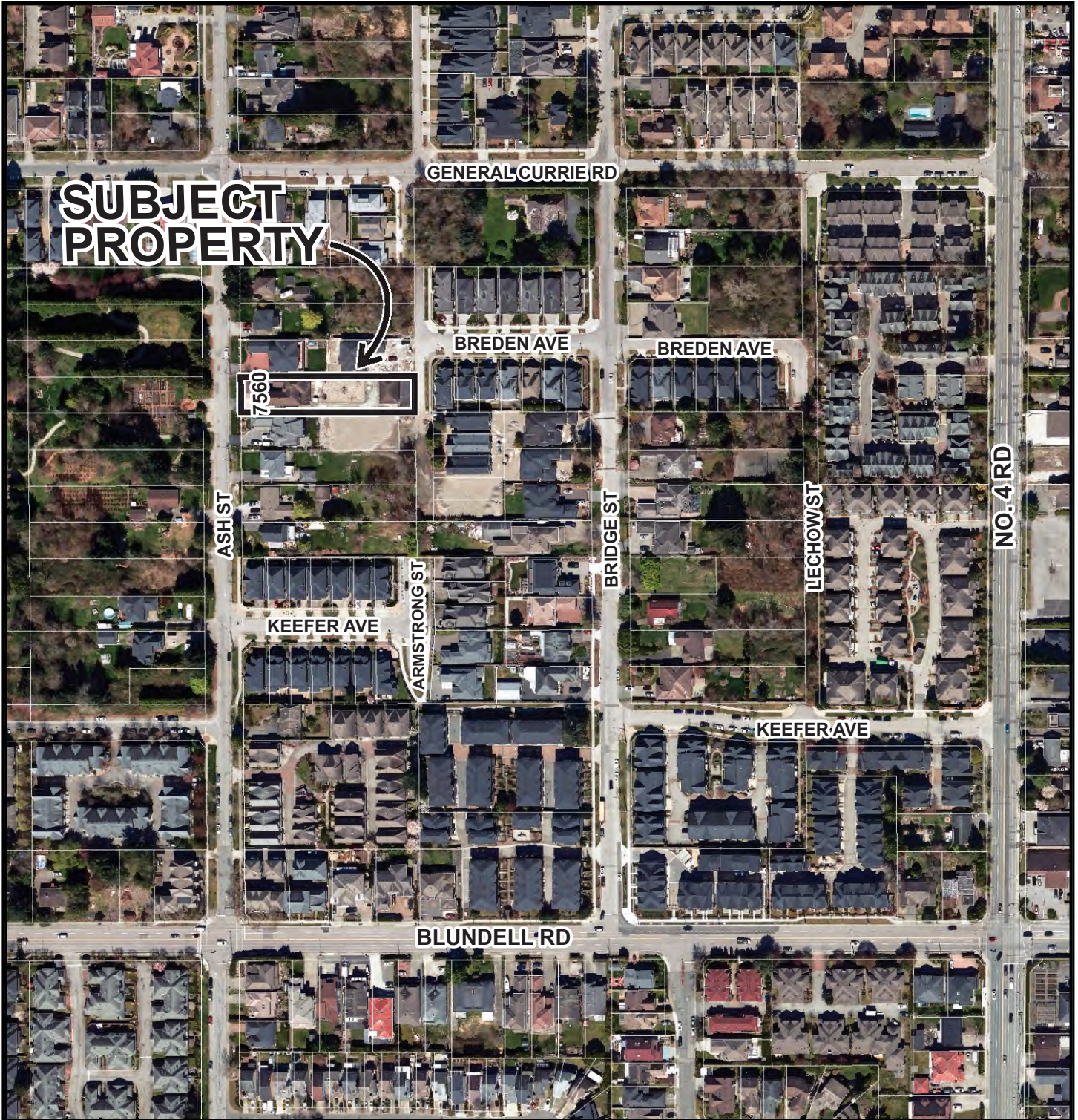
- Att.    1: Location Map  
         2: Subdivision Plan  
         3: Development Application Data Sheet  
         4: South McLennan Sub Area Plan  
         5: Rezoning Considerations



	<h1>RZ 22-021110</h1>	<p>Original Date: 09/22/22</p>
	<p>PLN - 44</p>	<p>Revision Date:</p>
		<p>Note: Dimensions are in METRES</p>



City of  
Richmond



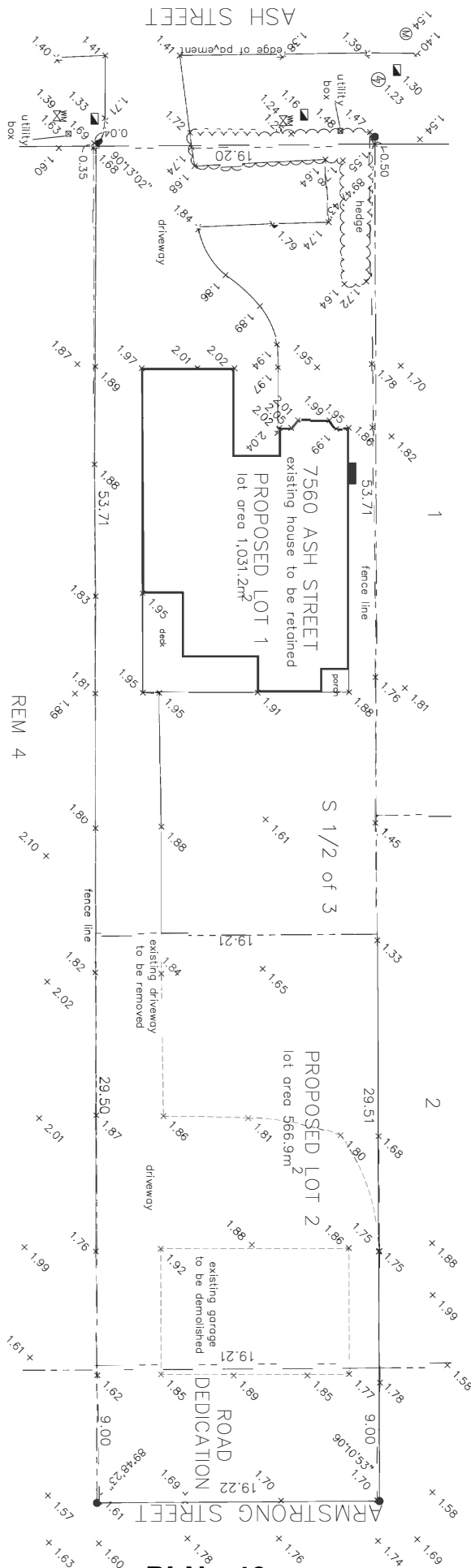
RZ 22-021110

PLN - 45

Original Date: 09/22/22

Revision Date:

Note: Dimensions are in METRES



PLN - 46



Lung Designs Group Ltd. building design & interior  
 268 - 2633 Victoria King Way, Richmond B.C. V6V 3B6 Tel: 604-78-7482 E-MAIL: LDGLTD@TELLUS.NET

Scale	Revision	Date	By

Project for:  
 ZONING AND SUBDIVISION  
 FOR THE COLLADO  
 RESIDENCE  
 7560 ASH STREET  
 RICHMOND, B.C.

Drawn by:  
 SUBDIVISION PLAN

Date: 04/08/2020  
 Scale: 1:100  
 Sheet: 2 of 2

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**RZ 22-021110**

**Attachment 3**

Address: 7560 Ash Street

Applicant: Lung Designs Ltd. (Danny Lung)

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
<b>Owner:</b>	Frederico and Nancy Collaco	Lot 1: No change Lot 2: To be determined
<b>Site Size (m<sup>2</sup>):</b>	1771.00 m <sup>2</sup>	Lot 1: 1031.2 m <sup>2</sup> Lot 2: 566.9 m <sup>2</sup>
<b>Land Uses:</b>	Single-family residential	No change
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Single Family	No change
<b>Zoning:</b>	Single Detached (RS1/F)	Lot 1: Single Detached (RS2/E) Lot 2: Single Detached – South McLennan (City Centre) (ZS14)
<b>Number of Units:</b>	One existing Single Family Dwelling	2 Single Family Dwellings

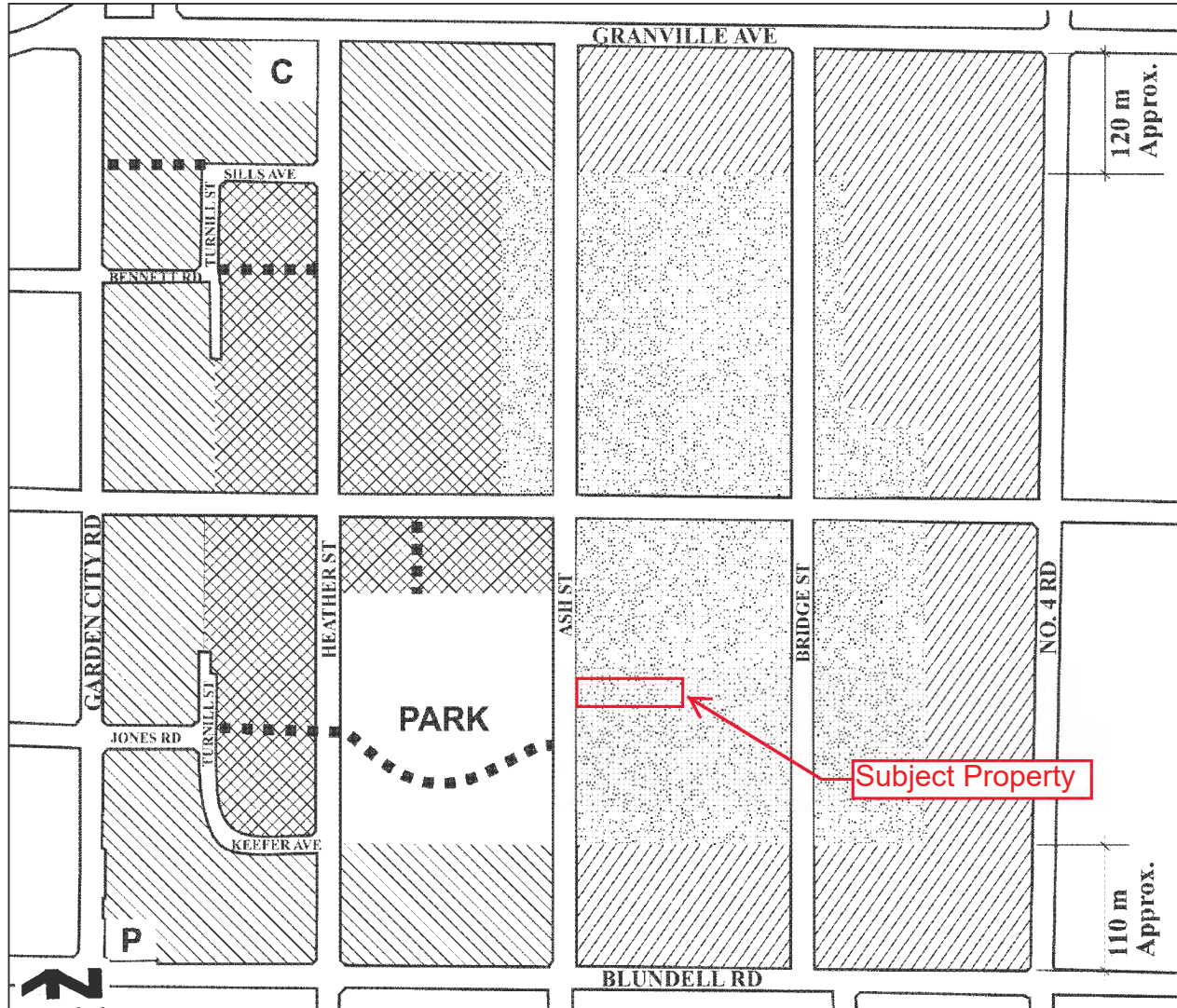
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot 1: Max. 425.5 m <sup>2</sup> (4580.0 ft <sup>2</sup> ) Lot 2: Max. 286.2 m <sup>2</sup> (3080.6 ft <sup>2</sup> )	Lot 1: Existing House 412.7 m <sup>2</sup> (4442 ft <sup>2</sup> ) Lot 2: Max. 286.2 m <sup>2</sup> (3080.6 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Lot 1: Live Landscaping Min. 30% Lot 2: Live Landscaping Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Lot 1 Live Landscaping: Min. 30% Lot 2 Live Landscaping: Min. 25%	none
Lot Size:	Lot 1: Min. 550 m <sup>2</sup> Lot 2: Min. 320 m <sup>2</sup>	Lot 1: 1031.2 m <sup>2</sup> Lot 2: 566.9 m <sup>2</sup>	none
Lot Dimensions (m):	Lot 1 Width: Min. 18.0 m Lot 1 Depth: Min. 24.0 m Lot 2 Width: Min. 11.3 m Lot 2 Depth: Min. 24.0 m	Lot 1 Width: 19.2 m Lot 1 Depth: 53.7 m Lot 2 Width: 19.2 m Lot 2 Depth: 29.5 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Lot 1 Front: Min. 6.0 m Lot 1 Rear: Min. 8.32 m (1 <sup>st</sup> storey) /10.40m (2 <sup>nd</sup> storey) Lot 1 Side: Min. 1.8 m  Lot 2 Front: Min. 6.0 m Lot 2 Rear: Min. 6.0 m Lot 2 Side: Min. 1.2 m	Lot 1 Front: 15.13 m Lot 1 Rear: 16.47 m Lot 1 Side : 1.81 m (north); 3.30m (south)  Lot 2 Front: 6.04 m Lot 2 Rear: 6.09 m Lot 2 Side : 1.89 m (north); 1.86 m (south)	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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



**Land Use Map** Bylaw 9106  
2015/09/14



<p><b>Residential, Townhouse up to 3 storeys</b> over 1 parking level, Triplex, Duplex, Single-Family <b>0.75 base F.A.R.</b></p>	<p><b>Residential, Historic Single-Family, 2 ½ storeys</b> maximum <b>0.55 base F.A.R.</b>, Lot size along Bridge and Ash Streets:</p> <ul style="list-style-type: none"> <li>• Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m<sup>2</sup>/ 5,920 ft<sup>2</sup> min. area)</li> </ul> <p>Elsewhere:</p> <ul style="list-style-type: none"> <li>• Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m<sup>2</sup>/ 3,444 ft<sup>2</sup> min. area), with access from new roads and General Currie Road;</li> </ul> <p>Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.</p>	<p>■ ■ ■ ■ Trail/Walkway</p> <p><b>C</b> Church</p> <p><b>P</b> Neighbourhood Pub</p>
<p><b>Residential, 2 ½ storeys</b> typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family <b>0.60 base F.A.R.</b></p>		
<p><b>Residential, 2 ½ storeys</b> typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family <b>0.55 base F.A.R.</b></p>		

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



**Address:** 7560 Ash Street

**File No.:** RZ 22-021110

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10526, the developer is required to complete the following:**

1. Removal of unauthorized structure (carport) on proposed Lot 1.
2. Road dedication along the entire east property line measuring 9.0 m wide for the extension of Armstrong Street.
3. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including hard and soft landscaping, installation costs, and a 10% contingency). The Landscape Plan should:
  - comply with the requirements of the zone(s) regarding lot coverage, non-porous surfaces, and live landscaping percentages.
  - include the required four trees to be planted and maintained on each proposed lot (for a total of eight trees); minimum 8 cm caliper deciduous and 4 m high conifers. A minimum security of \$6,000.00 (\$750/tree) for these new trees must be included in the Landscape Cost Estimate. **NOTE: minimum size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
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 for a new dwelling unit is granted until a minimum 46.5 m<sup>2</sup> (500 ft<sup>2</sup>) two-bedroom secondary suite is constructed on Lot 1, and a minimum one-bedroom 33 m<sup>2</sup> (355 ft<sup>2</sup>) secondary suite is constructed on Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. The legal agreements will need to be modified at the time of subdivision to ensure that each subdivided lot has the correct legal agreement attached.

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

1. Installation of tree protection fencing around all trees on neighbouring properties 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 must remain in place until construction and landscaping on-site is completed.

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

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.
2. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
  - a) *Water Works:*  
Using the OCP Model, there is 400 L/s of water available at a 20 psi residual at the Ash Street frontage and 210 L/s of water available at a 20 psi residual along the Armstrong Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.  
**At Developer's cost, the Developer is required to:**
  - b) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.

- c) Inspect and retain existing water service connection near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the water service connection via the Servicing Agreement.
- d) Install a new water service connections complete with water meters per City standards near the Armstrong Street frontage to service proposed Lot 2.
- e) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

**At Developer's cost, the City will:**

- f) Complete all tie-ins for the proposed works to existing City infrastructure.

*Storm Sewer Works:*

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

- g) 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.
- h) Inspect and retain existing storm service connections near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the storm service connections via the Servicing Agreement.
- i) Install a new storm service connections complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

**At Developer's cost, the City will:**

- i) Complete all tie-ins for the proposed works to existing City infrastructure.

*Sanitary Sewer Works:*

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

- j) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- k) Inspect and retain existing sanitary service connection near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the sanitary service connection via the Servicing Agreement.
- l) Install a new sanitary service connections complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

**At Developer's cost, the City will:**

- m) Complete all tie-ins for the proposed works to existing City infrastructure.

*Street Lighting:*

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

- n) Review street lighting levels along all road and lane frontages, and upgrade as required.
- o) Replace the Hydro lease light on Ash Street with a new City street light, and provide street lighting conduit along the development frontage.

*Frontage Improvements*

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

- p) Complete other frontage improvements as per Transportation requirements, e.g.:
  - (1) Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter. The road widening is to include +/- 6.35 m wide new pavement to meet the existing edge of pavement.
  - (2) Ash Street: road widening to meet existing pavement for a total width of 8.5m, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.

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

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

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

**Note:**

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

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

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

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

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10526 (RZ 22-021110)
7560 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 (RS2/E)":

That area shown cross-hatched and as indicated as "A" on "Schedule A attached to and forming part of Bylaw No. 10526"

- 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 - SOUTH MCLENNAN (CITY CENTRE) (ZS14)":

That area shown cross-hatched and as indicated as "B" on "Schedule A attached to and forming part of Bylaw No. 10526"

- 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10526".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

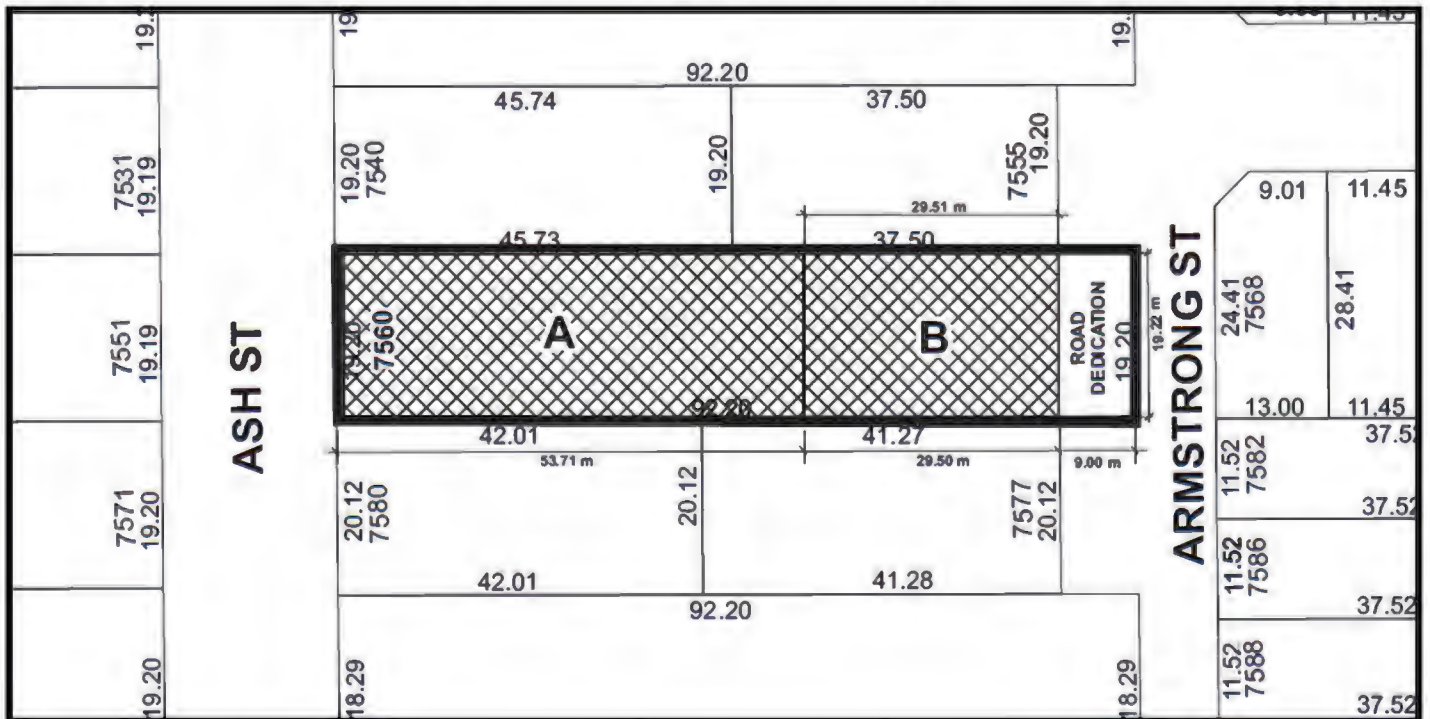
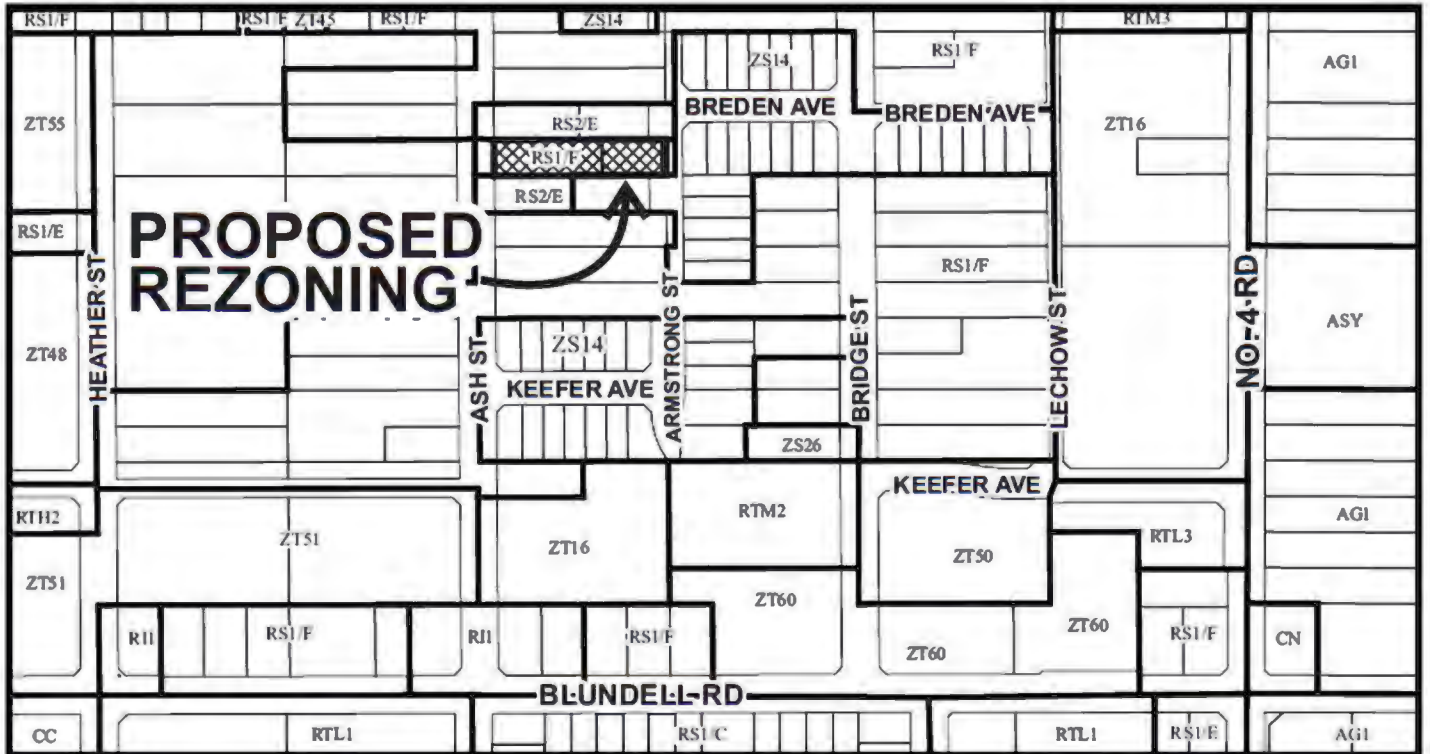
MAYOR

CORPORATE OFFICER



# City of Richmond

“Schedule A attached to and forming part of Bylaw No. 10526”



	<b>RZ 22-021110</b>	Original Date: 09/22/22
		Revision Date: 12/14/23
		Note: Dimensions are in METRES