



Planning Committee

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

**Tuesday, October 20, 2015
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-3 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on October 6, 2015.*



NEXT COMMITTEE MEETING DATE

November 3, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY MARYEM AHBIB FOR REZONING AT 7220 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009292; RZ 15-691744) (REDMS No. 4737969)

PLN-32

See Page PLN-32 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) That the following recommendation be forwarded to a Public Hearing:*

- (a) *That Single-Family Lot Size Policy 5463 for the area generally bounded by Railway Avenue, Blundell Road, and No. 2 Road, in a portion of Section 13 Block 4 North Range 7 West, be amended as shown in the proposed draft Single-Family Lot Size Policy 5463 (Attachment 5); and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, for the rezoning of 7220 Railway Avenue from “Single Detached (RS1/E)” to “Compact Single Detached (RC2),” be introduced and given first reading.*



2. **APPLICATION BY OVAL 8 HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO THE “HIGH RISE APARTMENT AND OLYMPIC OVAL (ZMU4) - OVAL VILLAGE (CITY CENTRE)” ZONE AT 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, AND 6899 PEARSON WAY**
(File Ref. No. 12-8060-20-009487; ZT 15-695231) (REDMS No. 4734828 v. 2)

PLN-56

[See Page PLN-56 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9487, for a Zoning Text Amendment to the “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)” zone, a site-specific zone applicable at 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, and 6899 Pearson Way, to permit changes to the approved subdivision plan, be introduced and given first reading.



3. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, October 6, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day
Councillor Harold Steves
Mayor Malcolm Brodie

Also Present: Councillor Alexa Loo (entered at 4:05 p.m.)

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on September 22, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

October 20, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY 0814948 BC LTD. FOR REZONING AT 10551 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**

(File Ref. No. 12-8060-20-009287; RZ 14-670779) (REDMS No. 4691916)

Wayne Craig, Director, Development, briefed Committee on the proposed application, noting that there are Coach House lots north and south of the site.

In reply to queries from Committee, Mr. Craig advised that the applicant will provide a contribution towards frontage improvements along No. 1 Road and that should the application proceed to a Public Hearing, mail notification to properties within 50 metres of the site would be sent prior to Public Hearing.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9287, for the rezoning of 10551 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)," be introduced and given first reading.

CARRIED

2. **APPLICATION BY THE CITY OF RICHMOND FOR A HERITAGE ALTERATION PERMIT AT 6540 GILBERT ROAD (MINORU CHAPEL)**

(File Ref. No. HA 15-702073) (REDMS No. 4732704)

Mr. Craig briefed Committee on the proposed application, noting that the proposed application would be for exterior renovations and site landscape changes associated with providing wheelchair access.

It was moved and seconded

That a Heritage Alteration Permit be issued to authorize interior and exterior modifications to Minoru Chapel, a heritage designated building at 6540 Gilbert Road and undertake landscape modifications in the area on the north side of the building, as outlined in the staff report dated September 22, 2015 from the Director of Development.

CARRIED

3. **ESTABLISHMENT OF UNDERLYING ZONING AND EARLY TERMINATION OF LAND USE CONTRACTS FOR LAND USE CONTRACTS THAT INCLUDE SINGLE FAMILY PROPERTIES**

(File Ref. No. 12-8060-20-009300 to 9485; 08-4430-03-11) (REDMS No. 4713081)

Councillor Loo entered the meeting (4:05 p.m.).

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Mr. Craig distributed Land Use Contract (LUC) maps and photographs of property examples (attached to and forming part of these minutes as Schedule 1) and provided background information on the proposed establishment of underlying zoning and early termination of LUCs, highlighting that:

- LUCs were established in the 1970s and were used to regulate land use and development;
- LUCs created land use regulation similar to zoning, however; LUCs could traditionally only be amended or discharged with agreement of the property owner and the City, and as a result, LUC regulations have remained the same while the City zoning regulations have evolved over time;
- in 2014, the Provincial Government amended the *Local Government Act* to provide for the termination of all LUCs by the sunset date of June 30, 2024 and required that local government adopt underlying zoning for all properties affected by LUCs by June 30, 2022;
- the legislation established a process under which the local government can undertake the early termination of LUCs prior to the sunset date;
- the proposed bylaws would bring underlying zoning in all areas affected by LUCs that cover single family lots and would bring forward optional LUC early termination bylaws for each of the subject LUCs;
- the proposed underlying zoning is consistent with the current use of the property and the current zoning regulations that govern that type of use throughout the city;
- the RS1 zone, including the 10 sub-zones, is the most commonly used zone for single-family lots in the city and would be the recommended underlying zoning for the majority of the subject LUCs;
- a new ZS24 zone was created for semi-detached dwellings and a new ZS25 zone was created for small lot subdivision on Yoshida Court;
- new underlying zoning was created for commercial and health services;
- the newly created school/institutional zone would be applied to school and park sites;
- the proposed early termination is pursued for 93 LUCs that affect single-family lots in the city;
- the proposed early termination bylaws would be effective one year after adoption and could be extended at Council's discretion;
- the Board of Variance (BOV) would be permitted to hear appeal applications related to the early termination of a LUC and could extend the grandfather period until the ultimate sunset date of June 30, 2024; and

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- the BOV ruling are specific to the property owner applying for the variance ruling; and
- any request for appeal must be made within six months after adoption of the proposed early termination bylaws.

The Chair wished to thank staff for work done on the proposed underlying zoning and the early termination of Land Use Contracts.

In reply to queries from Committee, Mr. Craig noted that (i) the effective date of the proposed early termination bylaws must be a least one year after adoption, (ii) if commercial and industrial sites are included, there are a total of 139 LUCs in the city, (iii) there are 93 single-family LUC sites in the city, (iv) comparative information of the proposed underlying zones are available in the staff report, (v) the BOV decisions on extensions of the LUC are binding, (vi) affected property owners will be mailed a Public Hearing notification booklet advising of the proposed bylaws prior to the Public Hearing, (vii) the City has created a webpage with information on the LUC early termination process.

Discussion ensued with regard to providing information to residents regarding the proposed underlying zoning and the early termination of LUCs.

In reply to queries from Committee, Mr. Craig advised that (i) property owners may build on-site under the existing LUC during the one year period prior to the effective early termination date, (ii) once the proposed underlying zones are in effect, property owners may apply for rezoning, and (iii) the proposed underlying zoning could be amended under Council's discretion.

Discussion ensued with regard to the process to appeal the proposed early termination bylaws and the criteria for applicants to claim hardship. The Chair noted that the BOV would have to develop guidelines to determine whether the applicant's claim of hardship is valid.

Discussion then took place with respect to the province giving local government the role to develop BOV guidelines.

Discussion further ensued with respect to the proposed underlying commercial zones and in reply to queries from Committee, John Hopkins, Planner 3, noted that the proposed underlying zones would emulate what was in the original LUC and allow the same uses.

In reply to queries from Committee, Mr. Craig advised that (i) it is possible to assemble and modify the use of lots following early termination of the LUC, (ii) the proposed underlying zoning must be adopted prior to the early termination of the LUC, and (iii) should proposed early termination bylaws be adopted, the BOV would have the authority to extend the LUC termination date up to the sunset date.

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In reply to queries from Committee, Mr. Hopkins noted that other municipalities in the province have examined the early termination of LUCs. He added that the City of Surrey has initiated the process to terminate LUCs.

Discussion ensued regarding the criteria for applicants to claim hardship and in reply to queries from Committee, Mr. Craig advised that it is difficult to speculate the reasons that applicants may claim for hardship. He added that should Council proceed with the early termination of LUCs, the Provincial legislation indicates there is no financial compensation for the early termination of a LUC.

In reply to queries from Committee, Mr. Craig noted that a potential benefit to terminate LUCs would be that secondary suites would be permissible under the proposed underlying zoning. He added that staff have not examined other additional uses such as coach houses within the proposed underlying zoning, however, such uses can be examined at a later date.

In response to queries from Committee regarding awareness of the proposed early termination of LUCs, Mr. Craig noted that frontline staff will be able to provide information and can direct the public to the City website. He added that information on the City website related to the early termination of LUCs will be continually updated.

Discussion then ensued with respect to potential limited construction timelines during the one year period following adoption of proposed early termination bylaws.

Discussion further ensued with respect to the Real Estate Board being advised of the one year period following the adoption of proposed early termination bylaws where development on a LUC site can take place under the existing LUC.

Lynda Terborg, 5860 Sandpiper Court, expressed concern with respect to (i) the proposed underlying zoning for LUC 157, (ii) the information provided to residents regarding the early termination of LUCs and proposed underlying zoning, and (iii) the City examining other municipalities and their processes to terminate LUCs.

In reply to queries from Committee regarding information about LUCs in real estate listings, Ms. Terborg noted that she includes LUC information in her listings to provide prospective buyers with information about the property.

Discussion took place with regard to the proposed underlying zoning in LUC 157 and in reply to queries from Committee, Mr. Craig advised that there was no intent to create special zoning for LUC 157. Also, he noted that the proposed underlying RS1 sub-zones are consistent with zoning in place in the immediate area.

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In reply to queries from Committee, Mr. Craig advised that residents can contact staff via telephone or email should they have questions regarding the early termination of LUCs. He added that the Public Hearing notification booklet that will be mailed to affected residents will include information identifying the LUC area and the proposed underlying zoning.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that comparative information regarding the early termination bylaws, maps and the proposed underlying zoning is available for residents. He added that detailed information on the matter is available via the City website and that residents may contact staff for additional information.

Discussion ensued with respect to potential customization of the proposed underlying zoning and in reply to queries from Committee, Mr. Erceg advised that examining customized zoning would take an extended period of time and potential development on LUC sites would continue during the time the City examines customized zoning.

In reply to queries from Committee, Mr. Craig noted that the Public Hearing notification booklet provided to residents will be organized under the LUC number.

Discussion ensued with regard to the City hosting information meetings regarding LUCs prior to the Public Hearing and in response to queries from Committee, Mr. Craig noted that there are no scheduled information meetings, however; a meeting can be scheduled prior to the Public Hearing.

In reply to queries from Committee regarding customized zoning and the proposed ZS25 zone, Mr. Craig noted that the dimensions of the lots in the Yoshida Court area would merit the customized ZS25 zone.

In reply to queries from Committee, Mr. Craig noted that the City's process to extinguish LUCs follow provincial requirements.

It was moved and seconded

- (1) *In relation to the properties developed under Land Use Contract 002:***
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9300 be introduced and given first reading; and***
 - (b) *that Richmond Land Use Contract 002 Early Termination Bylaw No. 9301 be introduced and given first reading;***
- (2) *In relation to the properties developed under Land Use Contract 003:***
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9302 be introduced and given first reading; and***
 - (b) *that Richmond Land Use Contract 003 Early Termination Bylaw No. 9303 be introduced and given first reading;***
- (3) *In relation to the properties developed under Land Use Contract 006:***

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- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9304 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 006 Early Termination Bylaw No. 9305 be introduced and given first reading;*
- (4) *In relation to the properties developed under Land Use Contract 007:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9306 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 007 Early Termination Bylaw No. 9307 be introduced and given first reading;*
- (5) *In relation to the properties developed under Land Use Contract 009:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9308 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 009 Early Termination Bylaw No. 9309 be introduced and given first reading;*
- (6) *In relation to the properties developed under Land Use Contract 010:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9310 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 010 Early Termination Bylaw No. 9311 be introduced and given first reading;*
- (7) *In relation to the properties developed under Land Use Contract 011:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9312 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 011 Early Termination Bylaw No. 9313 be introduced and given first reading;*
- (8) *In relation to the properties developed under Land Use Contract 012:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9314 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 012 Early Termination Bylaw No. 9315 be introduced and given first reading;*
- (9) *In relation to the properties developed under Land Use Contract 014:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9316 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 014 Early Termination Bylaw No. 9317 be introduced and given first reading;*
- (10) *In relation to the properties developed under Land Use Contract 015:*

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- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9318 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 015 Early Termination Bylaw No. 9319 be introduced and given first reading;*
- (11) *In relation to the properties developed under Land Use Contract 018:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9320 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 018 Early Termination Bylaw No. 9321 be introduced and given first reading;*
- (12) *In relation to the properties developed under Land Use Contract 020:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9322 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 020 Early Termination Bylaw No. 9323 be introduced and given first reading;*
- (13) *In relation to the properties developed under Land Use Contract 023:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9324 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 023 Early Termination Bylaw No. 9325 be introduced and given first reading;*
- (14) *In relation to the properties developed under Land Use Contract 027:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9326 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 027 Early Termination Bylaw No. 9327 be introduced and given first reading;*
- (15) *In relation to the properties developed under Land Use Contract 030:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9328 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 030 Early Termination Bylaw No. 9329 be introduced and given first reading;*
- (16) *In relation to the properties developed under Land Use Contract 031:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9330 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 031 Early Termination Bylaw No. 9331 be introduced and given first reading;*
- (17) *In relation to the properties developed under Land Use Contract 032:*

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- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9332 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 032 Early Termination Bylaw No. 9333 be introduced and given first reading;*
- (18) *In relation to the properties developed under Land Use Contract 033:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9334 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 033 Early Termination Bylaw No. 9335 be introduced and given first reading;*
- (19) *In relation to the properties developed under Land Use Contract 036:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9336 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 036 Early Termination Bylaw No. 9337 be introduced and given first reading.*
- (20) *In relation to the properties developed under Land Use Contract 037:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9338 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 037 Early Termination Bylaw No. 9339 be introduced and given first reading;*
- (21) *In relation to the properties developed under Land Use Contract 041:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9340 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 041 Early Termination Bylaw No. 9341 be introduced and given first reading;*
- (22) *In relation to the properties developed under Land Use Contract 042:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9342 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 042 Early Termination Bylaw No. 9343 be introduced and given first reading;*
- (23) *In relation to the properties developed under Land Use Contract 043:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9344 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 043 Early Termination Bylaw No. 9345 be introduced and given first reading;*
- (24) *In relation to the properties developed under Land Use Contract 044:*

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- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9346 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 044 Early Termination Bylaw No. 9347 be introduced and given first reading;*
- (25) *In relation to the properties developed under Land Use Contract 048:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9348 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 048 Early Termination Bylaw No. 9349 be introduced and given first reading.*
- (26) *In relation to the properties developed under Land Use Contract 049:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9350 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 049 Early Termination Bylaw No. 9351 be introduced and given first reading.*
- (27) *In relation to the properties developed under Land Use Contract 050:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9352 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 050 Early Termination Bylaw No. 9353 be introduced and given first reading;*
- (28) *In relation to the properties developed under Land Use Contract 052:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9354 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 052 Early Termination Bylaw No. 9355 be introduced and given first reading;*
- (29) *In relation to the properties developed under Land Use Contract 053:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9356 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 053 Early Termination Bylaw No. 9357 be introduced and given first reading;*
- (30) *In relation to the properties developed under Land Use Contract 054:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9358 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 054 Early Termination Bylaw No. 9359 be introduced and given first reading;*
- (31) *In relation to the properties developed under Land Use Contract 057:*

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- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9360 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 057 Early Termination Bylaw No. 9361 be introduced and given first reading;*
- (32) *In relation to the properties developed under Land Use Contract 058:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9362 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 058 Early Termination Bylaw No. 9363 be introduced and given first reading;*
- (33) *In relation to the properties developed under Land Use Contract 060:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9364 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 060 Early Termination Bylaw No. 9365 be introduced and given first reading.*
- (34) *In relation to the properties developed under Land Use Contract 063:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9366 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 063 Early Termination Bylaw No. 9367 be introduced and given first reading.*
- (35) *In relation to the properties developed under Land Use Contract 065:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9368 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 065 Early Termination Bylaw No. 9369 be introduced and given first reading;*
- (36) *In relation to the properties developed under Land Use Contract 066:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9370 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 066 Early Termination Bylaw No. 9371 be introduced and given first reading;*
- (37) *In relation to the properties developed under Land Use Contract 069:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9372 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 069 Early Termination Bylaw No. 9373 be introduced and given first reading;*
- (38) *In relation to the properties developed under Land Use Contract 071:*

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- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9374 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 071 Early Termination Bylaw No. 9375 be introduced and given first reading;*
- (39) *In relation to the properties developed under Land Use Contract 072:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9376 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 072 Early Termination Bylaw No. 9377 be introduced and given first reading;*
- (40) *In relation to the properties developed under Land Use Contract 074:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9378 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 074 Early Termination Bylaw No. 9379 be introduced and given first reading;*
- (41) *In relation to the properties developed under Land Use Contract 077:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9380 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 077 Early Termination Bylaw No. 9381 be introduced and given first reading;*
- (42) *In relation to the properties developed under Land Use Contract 081:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9382 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 081 Early Termination Bylaw No. 9383 be introduced and given first reading;*
- (43) *In relation to the properties developed under Land Use Contract 083:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9384 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 083 Early Termination Bylaw No. 9385 be introduced and given first reading;*
- (44) *In relation to the properties developed under Land Use Contract 084:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9386 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 084 Early Termination Bylaw No. 9387 be introduced and given first reading;*
- (45) *In relation to the properties developed under Land Use Contract 088:*

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- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9388 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 088 Early Termination Bylaw No. 9389 be introduced and given first reading;*
- (46) *In relation to the properties developed under Land Use Contract 089:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9390 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 089 Early Termination Bylaw No. 9391 be introduced and given first reading;*
- (47) *In relation to the properties developed under Land Use Contract 090:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9392 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 090 Early Termination Bylaw No. 9393 be introduced and given first reading.*
- (48) *In relation to the properties developed under Land Use Contract 093:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9394 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 093 Early Termination Bylaw No. 9395 be introduced and given first reading;*
- (49) *In relation to the properties developed under Land Use Contract 095:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9396 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 095 Early Termination Bylaw No. 9397 be introduced and given first reading;*
- (50) *In relation to the properties developed under Land Use Contract 098:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9398 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 098 Early Termination Bylaw No. 9399 be introduced and given first reading;*
- (51) *In relation to the properties developed under Land Use Contract 099:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9400 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 099 Early Termination Bylaw No. 9401 be introduced and given first reading;*
- (52) *In relation to the properties developed under Land Use Contract 101:*

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- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9402 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 101 Early Termination Bylaw No. 9403 be introduced and given first reading;*
- (53) *In relation to the properties developed under Land Use Contract 102:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9404 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 102 Early Termination Bylaw No. 9405 be introduced and given first reading;*
- (54) *In relation to the properties developed under Land Use Contract 105:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9406 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 105 Early Termination Bylaw No. 9407 be introduced and given first reading;*
- (55) *In relation to the properties developed under Land Use Contract 107:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9408 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 107 Early Termination Bylaw No. 9409 be introduced and given first reading;*
- (56) *In relation to the properties developed under Land Use Contract 109:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9410 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 109 Early Termination Bylaw No. 9411 be introduced and given first reading;*
- (57) *In relation to the properties developed under Land Use Contract 110:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9412 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 110 Early Termination Bylaw No. 9413 be introduced and given first reading;*
- (58) *In relation to the properties developed under Land Use Contract 111:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9414 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 111 Early Termination Bylaw No. 9415 be introduced and given first reading;*
- (59) *In relation to the properties developed under Land Use Contract 112:*

Planning Committee
Tuesday, October 6, 2015

- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9416 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 112 Early Termination Bylaw No. 9417 be introduced and given first reading;*
- (60) *In relation to the properties developed under Land Use Contract 113:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9418 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 113 Early Termination Bylaw No. 9419 be introduced and given first reading;*
- (61) *In relation to the properties developed under Land Use Contract 114:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9420 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 114 Early Termination Bylaw No. 9421 be introduced and given first reading;*
- (62) *In relation to the properties developed under Land Use Contract 116:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9422 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 116 Early Termination Bylaw No. 9423 be introduced and given first reading;*
- (63) *In relation to the properties developed under Land Use Contract 117:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9424 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 117 Early Termination Bylaw No. 9425 be introduced and given first reading;*
- (64) *In relation to the properties developed under Land Use Contract 120:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9426 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 120 Early Termination Bylaw No. 9427 be introduced and given first reading;*
- (65) *In relation to the properties developed under Land Use Contract 121:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9428 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 121 Early Termination Bylaw No. 9429 be introduced and given first reading;*
- (66) *In relation to the properties developed under Land Use Contract 123:*

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Tuesday, October 6, 2015

- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9430 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 123 Early Termination Bylaw No. 9431 be introduced and given first reading;*
- (67) *In relation to the properties developed under Land Use Contract 124:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9432 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 124 Early Termination Bylaw No. 9433 be introduced and given first reading;*
- (68) *In relation to the properties developed under Land Use Contract 125:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9434 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 125 Early Termination Bylaw No. 9435 be introduced and given first reading;*
- (69) *In relation to the properties developed under Land Use Contract 129:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9436 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 129 Early Termination Bylaw No. 9437 be introduced and given first reading;*
- (70) *In relation to the properties developed under Land Use Contract 130:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9438 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 130 Early Termination Bylaw No. 9439 be introduced and given first reading;*
- (71) *In relation to the properties developed under Land Use Contract 132:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9440 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 132 Early Termination Bylaw No. 9441 be introduced and given first reading;*
- (72) *In relation to the properties developed under Land Use Contract 133:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9442 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 133 Early Termination Bylaw No. 9443 be introduced and given first reading;*
- (73) *In relation to the properties developed under Land Use Contract 134:*

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Tuesday, October 6, 2015

- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9444 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 134 Early Termination Bylaw No. 9445 be introduced and given first reading;*
- (74) *In relation to the properties developed under Land Use Contract 135:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9446 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 135 Early Termination Bylaw No. 9447 be introduced and given first reading.*
- (75) *In relation to the properties developed under Land Use Contract 136:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9448 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 136 Early Termination Bylaw No. 9449 be introduced and given first reading;*
- (76) *In relation to the properties developed under Land Use Contract 137:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9450 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 137 Early Termination Bylaw No. 9451 be introduced and given first reading;*
- (77) *In relation to the properties developed under Land Use Contract 140:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9452 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 140 Early Termination Bylaw No. 9453 be introduced and given first reading;*
- (78) *In relation to the properties developed under Land Use Contract 141:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9454 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 141 Early Termination Bylaw No. 9455 be introduced and given first reading;*
- (79) *In relation to the properties developed under Land Use Contract 142:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9456 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 142 Early Termination Bylaw No. 9457 be introduced and given first reading;*
- (80) *In relation to the properties developed under Land Use Contract 143:*

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Tuesday, October 6, 2015

- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9458 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 143 Early Termination Bylaw No. 9459 be introduced and given first reading;*
- (81) *In relation to the properties developed under Land Use Contract 144:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9460 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 144 Early Termination Bylaw No. 9461 be introduced and given first reading;*
- (82) *In relation to the properties developed under Land Use Contract 145:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9462 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 145 Early Termination Bylaw No. 9463 be introduced and given first reading;*
- (83) *In relation to the properties developed under Land Use Contract 146:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9464 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 146 Early Termination Bylaw No. 9465 be introduced and given first reading;*
- (84) *In relation to the properties developed under Land Use Contract 147:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9466 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 147 Early Termination Bylaw No. 9467 be introduced and given first reading;*
- (85) *In relation to the properties developed under Land Use Contract 148:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9468 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 148 Early Termination Bylaw No. 9469 be introduced and given first reading;*
- (86) *In relation to the properties developed under Land Use Contract 149:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9470 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 149 Early Termination Bylaw No. 9471 be introduced and given first reading;*
- (87) *In relation to the properties developed under Land Use Contract 152:*

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Tuesday, October 6, 2015

- (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9472 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 152 Early Termination Bylaw No. 9473 be introduced and given first reading.*
- (88) *In relation to the properties developed under Land Use Contract 157:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9474 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 157 Early Termination Bylaw No. 9475 be introduced and given first reading;*
- (89) *In relation to the properties developed under Land Use Contract 159:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9476 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 159 Early Termination Bylaw No. 9477 be introduced and given first reading;*
- (90) *In relation to the properties developed under Land Use Contract 160:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9478 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 160 Early Termination Bylaw No. 9479 be introduced and given first reading;*
- (91) *In relation to the properties developed under Land Use Contract 161:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9480 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 161 Early Termination Bylaw No. 9481 be introduced and given first reading.*
- (92) *In relation to the properties developed under Land Use Contract 162:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9482 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 162 Early Termination Bylaw No. 9483 be introduced and given first reading;*
- (93) *In relation to the properties developed under Land Use Contract 164:*
 - (a) *that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9484 be introduced and given first reading; and*
 - (b) *that Richmond Land Use Contract 164 Early Termination Bylaw No. 9485 be introduced and given first reading; and*

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- (94) *That the Richmond Land Use Contract Early Termination Bylaws and the Richmond Zoning Amendment Bylaws (to establish underlying zoning in relation to specified areas developed under Land Use Contracts), specifically Bylaw No. 9300 through Bylaw No. 9485, be referred to and considered at a (Special) Public Hearing to be held on Tuesday, November 24, 2015 at the Executive Airport Plaza Hotel, located at 7731 Westminster Highway, Richmond, BC, at 7:00 pm.*

The question on the motion was not called as discussion ensued with regard to scheduling a potential public information session regarding the early termination of LUCs.

As a result of the discussion, staff were directed to schedule an information session exclusively for the public regarding the proposed underlying zoning and the early termination of Land Use Contracts prior to the Special Public Hearing scheduled on November 24, 2015.

In reply to queries from Committee, Mr. Craig advised that the Public Hearing notification booklet will contain staff contact information and would be mailed to residents prior to the Public Hearing.

Discussion then took place with regard to the Public Hearing notification, and in reply to queries from Committee, David Weber, Director City Clerk's Office, noted that the Public Hearing booklet that will be mailed to residents is the Public Hearing notice and must include specific elements in accordance with legislation. He added that should the termination bylaws be adopted, a subsequent written notice must then be mailed to property owners with information related to the BOV appeal process.

As a result of the discussion, staff were directed to inform residents that staff are available to receive inquiries regarding the proposed underlying zoning and the early termination of Land Use Contracts and include contact information in the Public Hearing notification booklet and newspaper advertisement.

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

FINANCE AND CORPORATE SERVICES DIVISION

4. RULES OF PROCEDURE FOR THE PUBLIC HEARING ON LAND USE CONTRACTS

(File Ref. No. 01-0105-06-01) (REDMS No. 4731959)

Planning Committee
Tuesday, October 6, 2015

It was moved and seconded

That the procedural rules for Public Hearings as outlined in Council Policy 1312 be temporarily altered in response to the special circumstances surrounding the Land Use Contracts Public Hearing in order to:

- (1) provide a single five minute speaking opportunity for speakers;*
- (2) provide for the use of a speaker's list; and*
- (3) provide for a brief description of written submissions received without reference to reading a summary of each individual submission or letter.*

CARRIED

5. MANAGER'S REPORT

Tina Atva, Senior Planning Coordinator

Terry Crowe, Manager, Policy Planning, introduced Tina Atva as the Senior Planning Coordinator.

ADJOURNMENT

It was moved and seconded

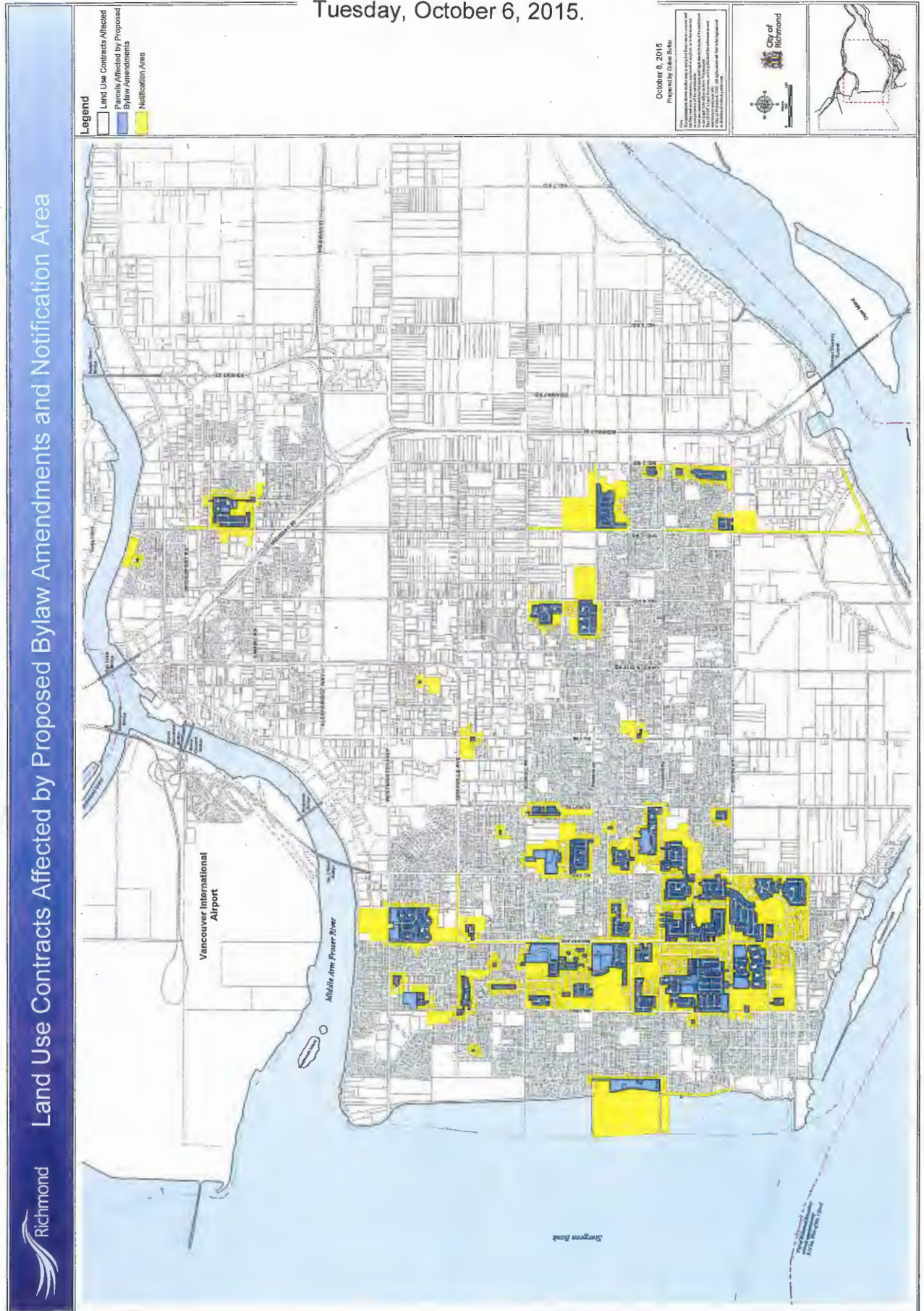
That the meeting adjourn (5:01 p.m.).

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, October 6, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Auxiliary Committee Clerk



8280 Colonial Drive (LUC020)



10200 Addison Street (LUC011)



6311 Goldsmith Drive (LUC011)



3171 Williams Road (LUC003)



4531 Windjammer Drive (LUC015)

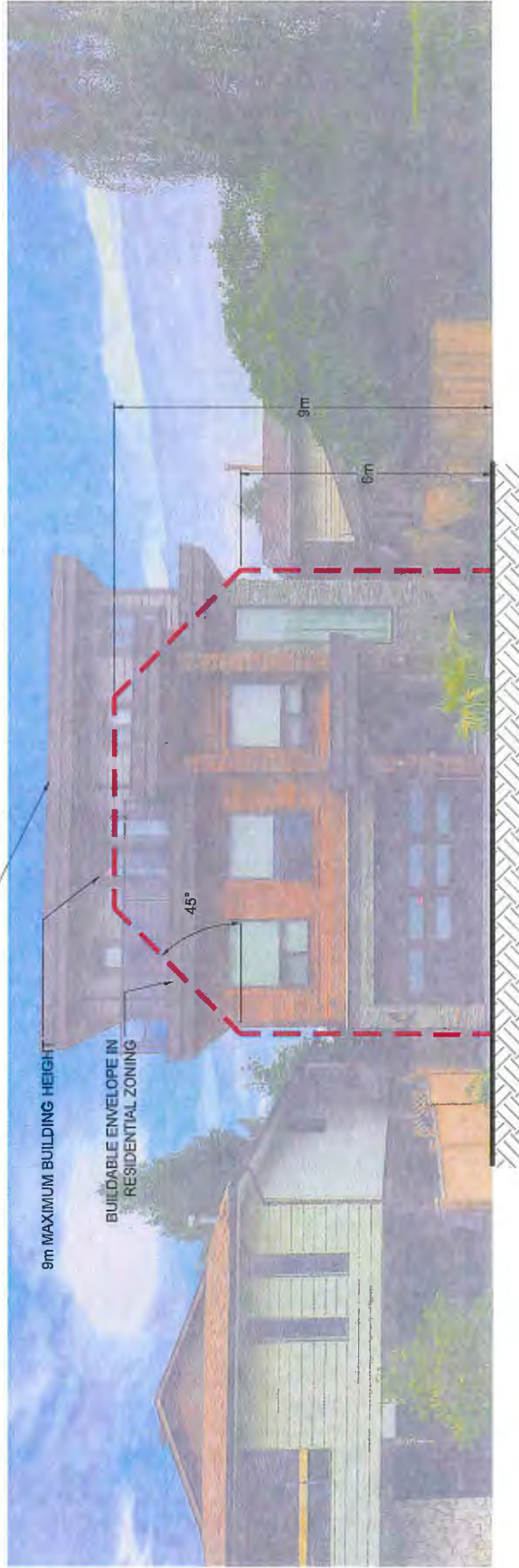


11530 Trumpeter Drive (LUC006)



STUDY ON MASSING FOR SINGLE FAMILY NEIGHBOURHOODS

RECENTLY COMPLETED HOUSE
UNDER LUC REGULATION



LUC BUILDING AND ZONING BYLAW
ENVELOPE SUPERIMPOSED



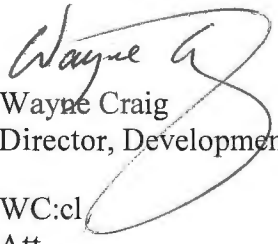
City of Richmond

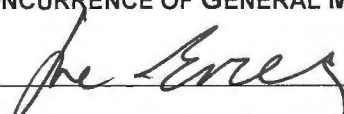
Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development
Date: September 23, 2015
File: RZ 15-691744
Re: Application by Maryem Ahbib for Rezoning at 7220 Railway Avenue from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendations:

1. That the following recommendation be forwarded to a Public Hearing:
 - a) That Single-Family Lot Size Policy 5463 for the area generally bounded by Railway Avenue, Blundell Road, and No. 2 Road, in a portion of Section 13 Block 4 North Range 7 West, be amended as shown in the proposed draft Single-Family Lot Size Policy 5463 (Attachment 5).
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, for the rezoning of 7220 Railway Avenue from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director, Development
WC:cl
Att.

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

Staff Report

Origin

Maryem Ahbib has applied to the City of Richmond for permission to rezone the property at 7220 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from the existing operational rear lane (Attachment 1). A survey of the subject site showing the proposed subdivision plan is included in Attachment 2.

In order to consider this rezoning application, an amendment to Single-Family Lot Size Policy 5463 is required to remove the subject site from the Lot Size Policy, along with three (3) other properties fronting Railway Avenue north of Linfield Gate, which have existing lane access. Further discussion on the proposed amendment to Lot Size Policy 5463 is provided below.

Findings of Fact

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

Surrounding Development

The subject site contains an older character single-detached dwelling, which is proposed to be demolished. Existing development immediately surrounding the subject site is as follows:

To the North are two (2) lots zoned “Single Detached (RS1/E)” containing single-family dwellings, which are each the subject of an active rezoning application to the “Coach Houses (RCH1)” zone to permit subdivision to create small lots, each with a principal dwelling and accessory coach house above a detached garage with access from the rear lane (RZ 14-674043 and RZ 15-710175).

To the South is a lot zoned “Single Detached (RS1/E)” that contains an existing non-conforming duplex.

To the East, immediately across the rear lane is a lot zoned “Single Detached (RS1/E)” fronting Lindsay Road, which contains a single-family dwelling.

To the West, immediately across Railway Avenue, is the Railway Greenway trail on City-owned property.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Policy

Since 2001, the City has encouraged redevelopment to compact lots along arterial roads where access is or can be made available to a rear lane. The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach house lots, with rear lane access.

Where such conditions exist on lots that are governed by a Lot Size Policy that is older than five (5) years, there is past precedent in place for amending the Lot Size Policy to exclude the properties fronting the arterial road.

It is on this basis that the proposed rezoning application and amendment to the Lot Size Policy are being considered.

Lot Size Policy 5463

The subject site is located within the area governed by Lot Size Policy 5463, adopted by Council on February 19, 1996 (Attachment 4). The Lot Size Policy permits those properties along Railway Avenue with rear lane access to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone (i.e., 12 m wide lots, 360 m² in area).

Consideration of the rezoning application at the subject site requires an amendment to Lot Size Policy 5463. The proposed amendment to the Lot Size Policy is to exclude four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy (i.e., 7180, 7200, 7220, and 7240 Railway Avenue). All other provisions of the Lot Size Policy would remain unchanged. The proposed amendment to Lot Size Policy 5463 is shown in Attachment 5.

A letter dated May 27, 2015 (Attachment 6), was sent to the owners and residents of all properties located within the area governed by Lot Size Policy 5463 to describe the proposed amendment to the Lot Size Policy and to advise them of the proposed rezoning application at the subject site. The letter indicated that any comments or concerns with either the proposed amendment to the Lot Size Policy or the proposed rezoning of 7220 Railway Avenue, were to be submitted to the City by June 26, 2015.

In response to the letter, the City received two (2) pieces of email correspondence (see Attachment 7):

- One (1) of which expressed support for the infill development application as it was an optimal location to increase density as the lot is located on an arterial road with a transit stop within a short walk; and
- One (1) of which expressed opposition to the proposal.

An amendment to the Lot Size Policy to enable the subject site and three (3) other lots along this block of Railway Avenue to redevelop for compact lots and coach houses is supported on the basis of: a) consistency with the Arterial Road Policy designation for this block in the OCP; b) locating infill development where there is existing access to transit, parks, community centres

etc.; and c) the ability to utilize the existing operational rear lane in keeping with the Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

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. Other than the public consultation process described above for the proposed Lot Size Policy amendment, staff have not received any comments from the public about the development proposal in response to the placement of the rezoning sign on the property.

Should the proposed amendment to Lot Size Policy 5463 be endorsed by City Council and the rezoning bylaw associated with this application be granted 1st reading, the rezoning bylaw would proceed to a Public Hearing for consideration, at which time further opportunity for public input into the proposal will be provided.

Analysis

Proposed Site Access

Access to the proposed lots is to be from the existing operational rear lane, with no access permitted to Railway Avenue, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Trees & Landscaping

A survey has been submitted by the applicant, which shows that there are no bylaw-sized trees on the subject property (Attachment 2).

To ensure that the front yards of the proposed lot are enhanced at future development stage, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a security in the amount of 100% of a cost estimate for the works provided by the Registered Landscape Architect (including 10% contingency, fencing, hard surfaces, trees, soft landscaping, and installation). The Landscape Plan must respond to the guidelines of the Arterial Road Policy, including the planting and maintenance of two (2) trees in the front yard of each lot proposed. The Landscape Plan, Cost Estimate, and Security are required to be submitted prior to final adoption of the rezoning bylaw. The Security will be reduced by 70% after construction and landscaping on the proposed lots is completed and a landscaping inspection has been passed by City staff. The City will retain 30% of the Security for a one (1) year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

For single-family development proposals received prior to September 14, 2015, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund. This rezoning application was submitted on January 28, 2015, and is subject to these requirements.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. 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 the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement may be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

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 off-site improvements along Railway Avenue and the rear lane, as described in Attachment 8.

Financial Impact

This 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

This proposal is to rezone the property at 7220 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots, with vehicle access to/from the existing rear lane. Concurrent with the rezoning application, the applicant requests that Council consider an amendment to Lot Size Policy 5463 to exclude the four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy.

This rezoning application complies with the applicable land use designations for the subject site that are contained within the OCP.

The list of Rezoning Considerations associated with this application is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that the proposed amendment to Lot Size Policy 5463 to exclude four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy be approved.

It is further recommended that Zoning Bylaw 8500, Amendment Bylaw 9292 be introduced and given first reading.



Cynthia Lussier
Planning Technician

CL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Survey showing proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5463
- Attachment 5: Proposed amendment to Lot Size Policy 5463
- Attachment 6: City's letter dated May 27, 2015
- Attachment 7: Correspondence received from residents
- Attachment 8: Rezoning Considerations

RS1/E

PROPOSED REZONING

50

033

RS1/B

LINDSAY RD

GRANVILLE AVE

RS1/B

RS1/E

RS1/B

RS1/B

RD1

RS2/B

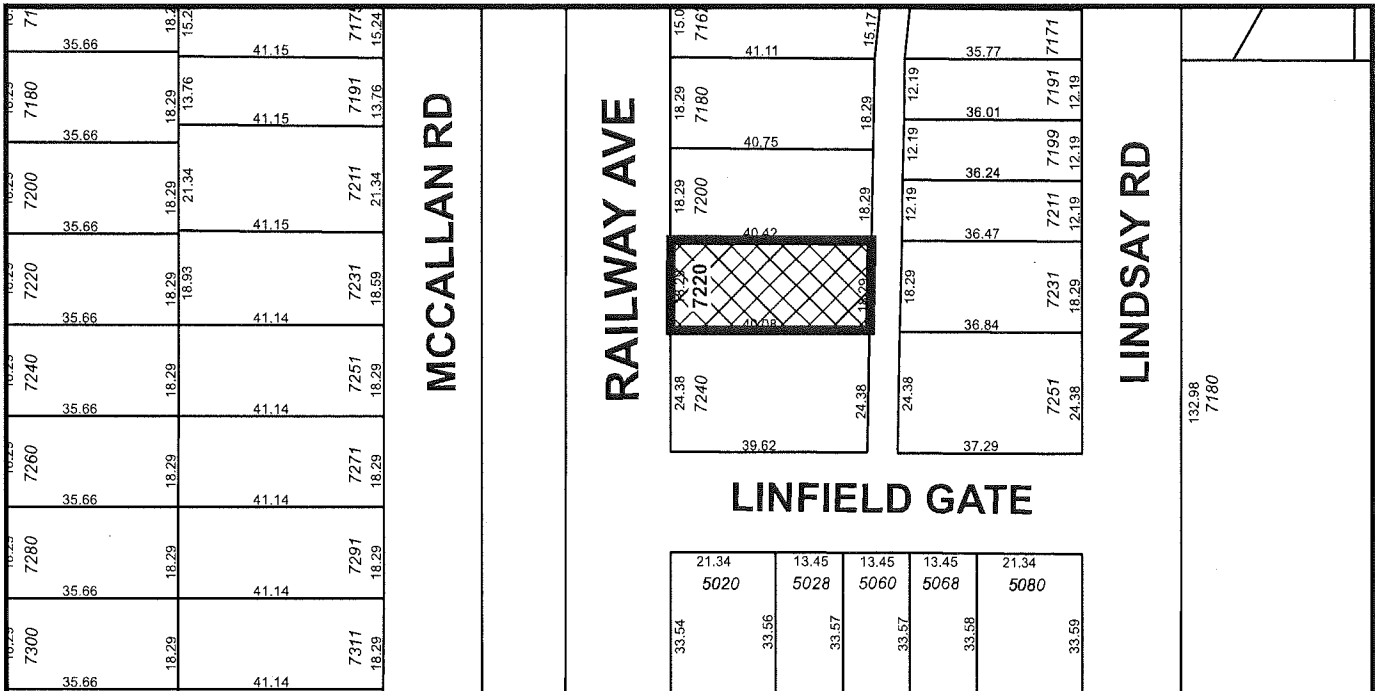
SI

RAL1

LINFIELD GATE

MCCALLAN RD

RAILWAY AVE



Note: Dimensions are in METRES



City of Richmond



RZ 15-691744

Original Date: 02/10/15

Revision Date

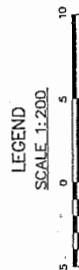
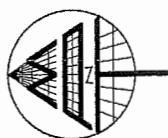
Note: Dimensions are in METRES

**SURVEY PLAN OF LOT 215 SECTION 13
BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 40948**

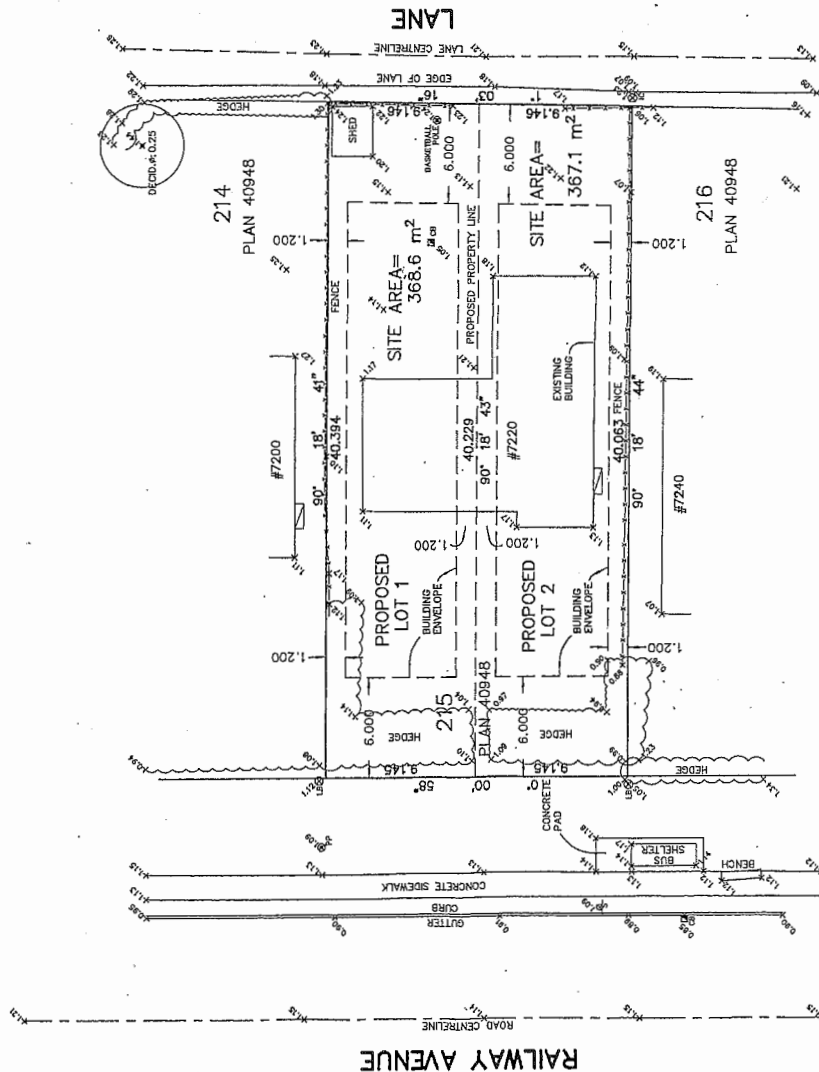
FOR SUBDIVISION APPLICATION

PARCEL IDENTIFIER (PID): 004-506-472

CIVIC ADDRESS
#7220 RAILWAY AVENUE
RICHMOND, B.C.



PLN - 40



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND IPM MONUMENT #234 (77H4881) WITH AN ELEVATION OF 1.125 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREIN.

© COPYRIGHT

MATSON PECK & TOPPLIS

SURVEYORS & ENGINEERS

#320 - 1120 HURSTHURST WAY

RICHMOND, B.C. V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 17773-001-1PG-000LWG

R-15-17773-JPG

CLIENT REF: BENN PANESAR

CERTIFIED CORRECT
THIS 27TH DAY OF
JANUARY, 2015

[Signature]
B.C.L.S.

DATE OF SURVEY: JANUARY 21, 2015

NTS



RZ 15-691744

Attachment 3

Address: 7220 Railway Avenue

Applicant: Maryem Ahbib

Planning Area(s): Blundell

| | Existing | Proposed |
|-------------------------------------|---|---|
| Owner: | Madan Jhim Poonam Mehay | To be determined |
| Site Size (m²): | 735.7 m ² (7,919 ft ²) | Proposed north lot – 368.6 m ² Proposed south lot – 367.1 m ² |
| Land Uses: | Single-family residential | No change |
| OCP Designation: | Neighbourhood Residential | No change |
| Lot Size Policy Designation: | Lots along Railway Avenue with lane access are permitted to rezone and subdivide in accordance with RS2/B | Proposed amendment to remove the four (4) existing lots fronting Railway Avenue with rear lane access north of Linfield Drive to be excluded from the Lot Size Policy |
| Zoning: | Single Detached (RS1/E) | Compact Single Detached (RC2) |
| Other Designations: | The Arterial Road Policy designates the subject site for redevelopment to compact lots and coach houses | No change |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|-------------------------------------|--------------------|--|----------------|
| Floor Area Ratio: | Max. 0.60 | Max. 0.60 | none permitted |
| Lot Coverage – Buildings: | Max. 50% | Max. 50% | none |
| Lot Coverage – Non-Porous Surfaces: | Max. 70% | Max. 70% | none |
| Lot Coverage – Live plant material: | Min. 20% | Min. 20% | none |
| Lot Size (min. dimensions): | 270 m ² | Proposed north lot – 368.6 m ² Proposed south lot – 367.1 m ² | none |
| Setback – Front & Rear Yards (m): | Min. 6 m | Min. 6 m | none |
| Setback – Side Yard (m): | Min. 1.2 m | Min. 1.2 m | none |
| Height (m): | 2 ½ storeys | 2 ½ storeys | none |



City of Richmond

Policy Manual

| | | |
|-------------------|---|--------------------|
| Page 1 of 2 | Adopted by Council: February 19, 1996 | POLICY 5463 |
| File Ref: 4045-00 | SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7 | |


POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.

- | | |
|---|--|
|  | Subdivision permitted as per R1/H with the exception that R1/B applies to existing duplexes and R1/E applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access. |
| | Subdivision permitted as per R1/B with the exception that R1/E applies to lots facing Railway Avenue that do not have a lane or internal road access. |



POLICY 5463
SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date:



City of Richmond

Policy Manual

| | | |
|-------------------|---|---|
| Page 1 of 2 | Adopted by Council: | DRAFT PROPOSED POLICY 5463 |
| File Ref: 4045-00 | SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7 | |

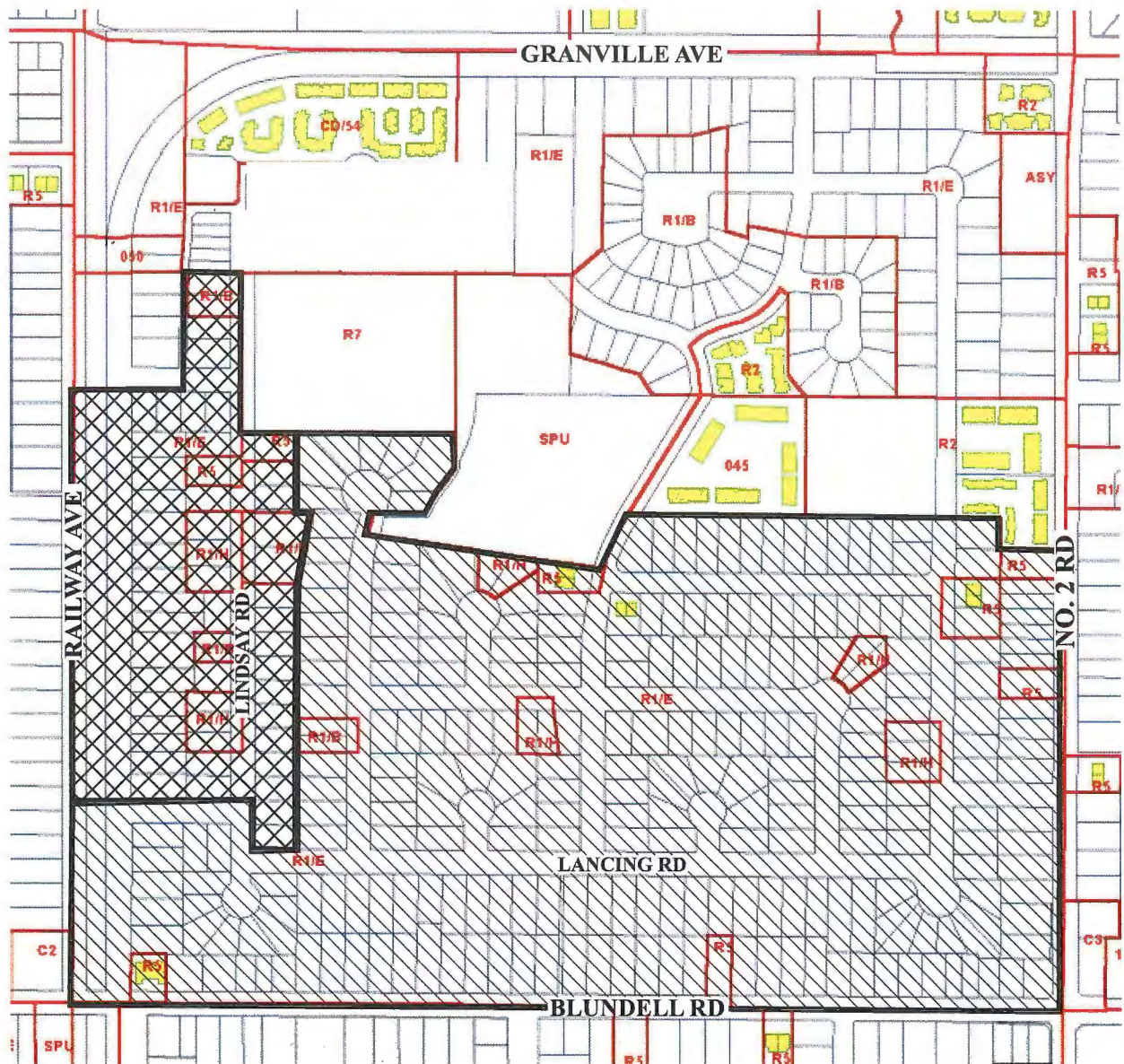
POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone and subdivide in accordance with the provisions of the "Single Detached (RS2/H)" zone in Richmond Zoning Bylaw 8500, with the exception that:

1. The "Single Detached (RS2/E)" zone applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. The "Single Detached (RS2/B)" zone applies to properties with duplexes on them with the exception that the "Single Detached (RS2/E)" zone applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. The "Single Detached (RS2/B)" zone applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Richmond Zoning Bylaw 8500.



Subdivision permitted as per **R1/H** with the exception that **R1/B** applies to existing duplexes and **R1/E** applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per **R1/B** with the exception that **R1/E** applies to lots facing Railway Avenue that do not have a lane or internal road access.



PROPOSED POLICY 5463 SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date: 04/15/15



City of Richmond

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

May 27, 2015

File: RZ 14-674043
RZ 15-691744

Planning and Development Department
Development Applications
Fax: 604-276-4052

Dear Owner/Resident:

Re: Proposed amendment to Single-Family Lot Size Policy 5463 and proposed rezoning applications at 7180 Railway Avenue and 7220 Railway Avenue

This is to advise you that the City of Richmond has received two (2) rezoning applications for properties in your neighbourhood at 7180 Railway Avenue and 7220 Railway Avenue. These applications also propose an amendment to Single-Family Lot Size Policy 5463 that is established for your neighbourhood. Details on these applications are provided below:

- **Rezoning Application at 7180 Railway Avenue:** Landcraft Homes Ltd. has applied to the City of Richmond for permission to rezone 7180 Railway Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)" to permit subdivision into two (2) lots, each with a principal dwelling and detached coach house with vehicle access to and from the existing rear lane. The application is being processed under City file RZ 14-674043. A location map and proposed subdivision plan of the subject site is included in **Attachment 1**.
- **Rezoning Application at 7220 Railway Avenue:** Maryem Ahbib has applied to the City of Richmond for permission to rezone 7220 Railway Avenue from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)" to permit subdivision into two (2) compact lots with vehicle access to and from the existing rear lane. The application is being processed under City File RZ 15-691744. A location map and proposed subdivision plan of the subject site is included in **Attachment 2**.

Single-Family Lot Size Policy 5463

In 1996, City Council adopted Lot Size Policy 5463 to establish the lot sizes that would be considered on properties generally bounded by Railway Avenue, Blundell Road, and No. 2 Road (see **Attachment 3**). The Lot Size Policy provides the following direction:

- Properties along No. 2 Road, Blundell Road, and Railway Avenue are restricted to the "Single Detached (RS1/E)" zone (i.e., 18 m wide lots, 550 m² in area), with the exception that those lots with lane or internal road access may be permitted to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone (i.e., 12 m wide lots, 360 m² in area);
- Properties with duplexes in the neighbourhood and along on arterial roads with lane or internal road access may be permitted to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone;
- Properties fronting Lindsay Road and Linfield Gate may be permitted to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone; and

- Other remaining lots in the neighbourhood (as shown on the attached map), may be permitted to rezone and subdivide in accordance with the “Single Detached (RS1/H)” zone (i.e., 16.5 m wide lots, 360 m² in area).

Proposed Amendment to Single-Family Lot Size Policy 5463

The Lot Size Policy currently permits the two (2) subject properties (7180 and 7220 Railway Avenue) to rezone and subdivide in accordance with the “Single Detached (RS1/B)” zone.

Consistent with the Arterial Road Policy in Richmond’s Official Community Plan, which allows for compact lot and coach house development at a higher density on designated properties along arterial roads with lane access, the applicants at 7180 and 7220 Railway Avenue are requesting permission to amend Lot Size Policy 5463 and to rezone the subject properties to permit a subdivision to create two (2) smaller lots with vehicle access to/from the existing rear lane (note: vehicle access to Railway Avenue is not permitted).

The proposed amendment to Lot Size Policy 5463 is to exclude the four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy (i.e., 7180, 7200, 7220, and 7240 Railway Avenue). All other provisions of Lot Size Policy 5463 would remain unchanged. The proposed amendment to Lot Size Policy 5463 is shown in **Attachment 4**.

The minimum lot dimensions, area, and density of the zones proposed for 7180 and 7220 Railway Avenue are listed below:

| Site Address | Proposed Zone | Min. Width | Min. Depth | Min. Area | Max. FAR | Purpose |
|---------------------|---------------------------------|--------------------|----------------------|--|--|--|
| 7180 Railway Avenue | “Coach Houses (RCH1” | 9.0 m (29.5 ft) | 35.0 m (114.8 ft) | 315.0 m ² (3,390.6 ft ²) | 0.6 | Single-detached housing and a detached coach house |
| 7220 Railway Avenue | “Compact Single Detached (RC2)” | 9.0 m (29.5 ft) | 24.0 m (78.7 ft) | 270.0 m ² (2,906.3 ft ²) | 0.6 applied to a max. of 464.5 m ² of lot area, together with 0.30 applied to the balance of lot area in excess of 464.5 m ² | Single-Detached housing |

Process

Please review the accompanying materials. Please forward any comments or concerns you may have about the proposed amendment to Lot Size Policy 5463, and/or the redevelopment proposals at 7180 Railway Avenue and 7220 Railway Avenue, to my attention at the following address by **Friday June 26, 2015**:

Cynthia Lussier, Planning Technician – Design
Development Applications Department
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Staff will complete reports to Planning Committee on the proposed Lot Size Policy amendment and rezoning applications, and will incorporate your feedback as part of the reports. If the applications are supported by the Planning Committee, both applications would then be subsequently considered by Richmond City Council at a Council meeting and a Public Hearing. You will be provided with the opportunity to address Council directly if the proposed amendment to Lot Size Policy 5463 and the rezoning applications at 7180 Railway Avenue and 7220 Railway Avenue proceed to a Public Hearing.

It is emphasized that the proposed amendment to Lot Size Policy 5463 and proposed rezoning applications at 7180 Railway Avenue and 7220 Railway Avenue does not change the zoning permitted on other properties in the area. Any future rezoning applications on other properties within the Lot Size Policy area must undergo the standard rezoning application review process, which involves a Public Hearing process.

If you have any questions or require further explanation, please contact me by phone at 604-276-4108, or via email at clussier@richmond.ca.

Sincerely,



Cynthia Lussier
Planning Technician - Design

AY/CL:cl

Attachments:

- Attachment 1: Location Map and Proposed Subdivision Plan of Rezoning Application at 7180 Railway Avenue (RZ 14-674043)
- Attachment 2: Location Map and Proposed Subdivision Plan of Rezoning Application at 7220 Railway Avenue (RZ 15-691744)
- Attachment 3: Existing Single-Family Lot Size Policy 5463
- Attachment 4: Draft Proposed Amendment to Single-Family Lot Size Policy 5463

Lussier, Cynthia

Subject: FW: street address entered twice in database

From: Mike Davison [<mailto:mazzyfan@live.com>]
Sent: Monday, 01 June 2015 5:02 PM
To: Lussier, Cynthia
Subject: RE: street address entered twice in database

Hi Cynthia,

There were 2 Files:

RZ 14-674043
RZ 15-691744

Regarding 7180 & 7220 Railway Ave.

One proposal doubles the # of dwellings on the lot while the other quadruples it but the lots are on an arterial road with a transit stop within a ~2 walk so as optimal a location to increase density as there is.

Regards,
Mike

From: CLussier@richmond.ca
To: mazzyfan@live.com
Subject: RE: street address entered twice in database
Date: Mon, 1 Jun 2015 19:47:01 +0000

Hi Mike
Thank you for your email.
I'm not familiar with which development application your email is associated.

It is my assumption that the envelopes you received contained information about a development proposal in your area.
If so, what is the address for the development site?

Once I have an address, I can look into whether there were any other problems with the mailout.

In the meantime, do you have any concerns about the development application?

Please let me know if you do.

Cynthia Lussier
Planning Technician
Development Applications Division
City of Richmond
Tel: 604-276-4108

Email: clussier@richmond.ca
www.richmond.ca

From: Mike Davison [<mailto:mazzyfan@live.com>]
Sent: Friday, 29 May 2015 8:46 PM
To: Lussier, Cynthia
Subject: street address entered twice in database

Hello Cynthia,

Two envelopes with the exact same planning information were delivered to my address and so one should be deleted. Below I give the exact info (including punctuation and whether in upper or lower case) that was on the mailing labels:

OCCUPANT
5111 BLUNDELL RD
RICHMOND, BC V7C 1H3

OCCUPANT,
5111 Blundell Rd
Richmond, BC, V7C 1H3

Thanks,
Mike

Lussier, Cynthia

From: Kerry Starchuk [kerrystarchuk@hotmail.com]
Sent: Wednesday, 24 June 2015 8:31 AM
To: Lussier, Cynthia
Subject: Re Letter May 23, 2015

Re: RZ14-674043
RZ15 -691744

To Whom this may concern,

I received a letter about zoning on Railway Avenue. Why waste my time reading this crap and sending it out to all the residents?

The city is going to do what they want and really couldn't care less about what the residents want. There was a petition on

Railway about development of town houses and it was ignored.

Greed has taken over this city and there will be long term consequences.

**For the City of Richmond to be the most
appealing, livable, and well-managed
community in Canada.**

Have a nice day!

Regards,

Kerry Starchuk

cc: Carol Day - Councillor



Address: 7220 Railway Avenue

File No.: RZ 15-691744

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including 10% contingency, fencing, hard surfaces, trees, soft landscaping, and installation costs). The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
4. Enter into a Servicing Agreement* for the design and construction of off-site improvements along Railway Avenue and the rear lane. The scope of works is to include (but is not limited to) the following:
 - regrading of the rear lane to create a center swale and installation of a 200 mm storm sewer complete with manholes and inspection chambers from the subject site's north property line tying into the existing drainage system on Linfield Gate. The City will fund approximately 31 m of this work, subject to funding approval.
 - upgrading of the existing storm sewer service connection and inspection chamber at the subject site's south corner along the Railway Avenue frontage to City of Richmond standards.
 - installation of a new storm service connection complete with inspection chamber along the Railway Avenue frontage at the subject site's northwest corner.
 - construction of a new 1.5 m wide concrete sidewalk at the property line along Railway Avenue, with connections to the existing sidewalk north and south of the subject site.
 - removal of the existing sidewalk next to the curb and backfilling of the area between the new sidewalk and curb with a grassed boulevard to include trees, lighting, and other utility requirements as determined through the Servicing Agreement review process (note: the sidewalk and boulevard works must not affect the existing bus stop pad and bus shelter located in the development frontage).
 - reconstruction of the existing rear lane along the entire length of the east frontage of the site to the current City lane design standards (5.4 m wide pavement and 0.3 m wide rollover curb on both sides of the lane, along with lane lighting).
 - The Servicing Agreement design is to include the design of the following required water, storm, and sanitary service connection works:

Water Works

- Using the OCP Model, there is 55.4 L/s of water available at a 20 psi residual at the Railway Avenue east frontage and 421.7 L/s of water available at a 20 psi residual at the Railway Avenue west frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- The developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire

protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.

- At the developer's cost, the City is to a) cut and cap all existing water service connections at the watermain, along Railway Avenue frontage; and b) install two (2) new 25 mm water service connections complete with meters and meter boxes along the Railway Avenue frontage.

Sanitary Sewer Works

- At the developer's cost, the City is to: a) upgrade the existing sanitary service connection and inspection chamber at the site's southeast corner along the rear lane frontage to City of Richmond standards, to service the proposed south lot; and b) install one (1) new sanitary service connection complete with new inspection chamber (approximately 5 m south from the north property line) along the rear lane frontage to service the proposed north lot.
- General Items:
The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - for their servicing requirements;
 - to underground proposed Hydro service lines;
 - when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above-ground structures are required and to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

Notes:

Further details on the scope of work associated with the Servicing Agreement to be confirmed during the Servicing Agreement design and review process.

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.

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

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.

At Building Permit* stage, the developer must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.
- 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 9292 (RZ 15-691744)
7220 Railway Avenue**

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

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

P.I.D. 004-506-472

Lot 215 Section 13 Block 4 North Range 7 West New Westminster District Plan 40948

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9292"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

| |
|-------|
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |

| |
|--|
| CITY OF RICHMOND |
| APPROVED by BIL |
| APPROVED by Director or Solicitor <i>hl</i> |

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

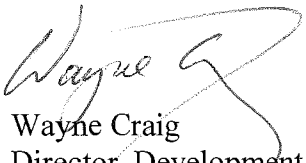
Date: October 14, 2015

File: ZT 15-695231

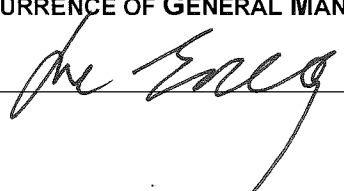
Re: Application by Oval 8 Holdings Ltd. for a Zoning Text Amendment to the "High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)" Zone at 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, and 6899 Pearson Way

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9487, for a Zoning Text Amendment to the "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" zone, a site-specific zone applicable at 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, and 6899 Pearson Way, to permit changes to the approved subdivision plan, be introduced and given first reading.


Wayne Craig
Director, Development

WC:spc
Att. 9

| REPORT CONCURRENCE | | |
|------------------------------|-------------------------------------|---|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Community Social Development | <input checked="" type="checkbox"/> |  |
| Parks Services | <input checked="" type="checkbox"/> | |
| Real Estate Services | <input checked="" type="checkbox"/> | |
| Engineering | <input checked="" type="checkbox"/> | |

Staff Report

Origin

Oval 8 Holdings Ltd. (Aspac Developments) has applied to the City of Richmond for a Zoning Text Amendment to the “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)” zone, the site-specific zone applicable to “River Green”, a multi-phase, high density, mixed use development along the Middle Arm of the Fraser River between the No. 2 Road and Dinsmore Bridges. More specifically, the purpose of the proposed Zoning Text Amendment is to change the subdivision boundaries of the portion of the ZMU4 zone situated east of Hollybridge Way (i.e. between the Richmond Olympic Oval and Gilbert Road) (Attachments 1, 2, and 3) to:

- Consolidate three (3) residential lots into one to improve site planning (Attachments 4 and Attachment 7, Schedule A);
- Consolidate and expand Public Rights of Passage right-of-way areas secured prior to rezoning adoption for walkways and related uses on the three (3) affected lots to provide for a larger, central, riverfront park space (Attachments 5 and 6);
- Construct, at the developer’s sole cost, a new “Temporary Public Open Space” and related City dike/park improvements, to be completed prior to occupancy of the developer’s first phase east of the Richmond Olympic Oval (i.e. Lot 9, currently under construction) for public use until the proposed central public open space is constructed by the developer in its ultimate form in the developer’s fourth/final phase east of the Oval (Attachment 7); and
- Create a fee-simple lot and transfer it to City ownership (at no cost to the City), which lot shall be the future site of a City-owned, stand-alone, turnkey, affordable, child care facility to be constructed by the developer (at the developer’s sole cost) as per legal agreements registered on title prior to rezoning. (Attachment 9, Schedule D)

Findings of Fact

To date, development approvals in the subject area of “River Green” (i.e. east of the Richmond Olympic Oval) include:

- Rezoning (RZ 09-460962): October 2011 / adopted
- Zoning Text Amendment:
 - i. Affordable Housing Value Transfer (ZT 12-610289) September 2013 / adopted
- Development Permits:
 - i. Lot 9 @ riverfront (DP 11-587954) July 2013 / issued
 - ii. Lot 12 @ River Road (DP 11-587896) July 2013 / issued
- Building Permit:
 - i. Lot 9 @ riverfront (BP 13-651592) February 2015 / issued

A Development Application Data Sheet, providing details about the subject development proposal, is attached. (Attachment 8)

Surrounding Development

The subject site is located in the City Centre's Oval Village, an emerging high-rise, high density, mixed use community focussed around the Richmond Olympic Oval, the river, and an array of pedestrian-oriented retail and recreational amenities. Development near the subject site includes:

To the North: The Middle Arm of the Fraser River, dike, and related public amenities and park.

To the East: A City-owned, heritage-designated woodlot at 6900 River Road (the restoration and interpretation of which is the responsibility of the "River Green" developer, as per RZ 09-460962), beyond which is the Gilbert Road approach to the Dinsmore Bridge and light-industrial lands designated for future park use.

To the South: River Road, beyond which lies several sites that are currently under development with high-rise, high density, residential and mixed use buildings, similar in scale and character to the subject "River Green" development.

To the West: Hollybridge Way and canal, beyond which is the Richmond Olympic Oval and the balance of "River Green" (ZMU4-zoned) lands, including Aspac's sales centre and its first phase of residential development (which is occupied).

Related Policies & Studies

Official Community Plan / City Centre Area Plan (Schedule 2.10)

The subject development proposal is in conformance with City Centre Area Plan (CCAP) policies, including:

- Specific Land Use Map: Oval Village (2031), which designates "River Green" for mid- and high-rise, mixed use development (i.e. "Urban Centre T5" and "Village Centre Bonus") with pedestrian-oriented retail and related uses along River Road and a maximum density of 3.0 floor area ratio (FAR);
- Park and public open space linkages, which direct that development of the subject site includes open space features designed to enhance public access to and enjoyment of the City Centre's riverfront; and
- "Village Centre (commercial) Bonus", which requires that at least 5% of bonus floor area is constructed as a City-owned, affordable child care (to a turnkey level of finish, at the developer's sole cost).

As per legal agreements registered on title with respect to RZ 09-460962, in the third phase of development (east of the Richmond Olympic Oval), the developer must construct a 464.5 m² (5,000 ft²) City-owned, affordable child care facility and related outdoor program space and required parking on the subject site, to a turnkey level of finish, at the developer's sole cost.

Public Consultation

Informational signage is posted on the subject site to notify the public of the subject application. At the time of writing this report, no public comment had been received. The statutory Public Hearing will provide neighbours and other interested parties with an opportunity to provide comment.

Analysis

The subject portion of “River Green” (i.e. situated east of the Richmond Olympic Oval) is comprised of five lots zoned for high-density development, including:

- Three (3) waterfront lots zoned for residential uses only; and
- Two (2) lots that front River Road and are zoned for mixed residential/commercial uses, together with (on the east lot only) an affordable child care facility to be constructed by the developer (as per density bonus provisions in “River Green’s” ZMU4 zone).

In addition, through the rezoning of the subject portion of “River Green”, Public Rights of Passage right-of-ways were registered on title to secure 5,473.9 m² (1.35 ac) of the three (3) waterfront lots for public open space purposes, generally in the form of public walkways linking Pearson Way with the City dike and waterfront park.

The developer has requested the subject Zoning Text Amendment on the basis of the following:

- The Middle Arm waterfront is an increasingly popular destination and would benefit from better public access, but planned linkages in the vicinity of “River Green” are limited to Hollybridge Way and the meandering public walkway right-of-ways secured through the site’s original rezoning;
- The consolidation of “River Green’s” three (3) waterfront lots would facilitate the consolidation and expansion of two (2) of the development’s public walkway right-of-ways for use as a larger, central open space that could enhance public access and views to the City dike/waterfront park and accommodate a greater range of informal recreation activities (e.g., children’s play);
- In addition, lot consolidation and subdivision would facilitate the creation of a fee simple lot, to be transferred to the City, for a stand-alone, affordable, turnkey child care (which facility would be constructed by the developer, at the developer’s sole cost, as per density bonus provisions in “River Green’s” ZMU4 zone); and
- The form of development on the consolidated residential lot would be more efficient.

Staff are supportive of the developer’s proposal on the basis that:

- The developer proposes to increase “River Green’s” total area of publicly-accessible open space (east of the Oval) from 1.35 ac to 1.5 ac (5,473.9 m² to 6,076.2 m²);
- Consolidation and expansion of “River Green’s” public open space will enhance its amenity without any cost to the City because the developer will be solely responsible for construction and maintenance (as per legal agreements to be registered on title);
- The developer proposes to accelerate the delivery of public open space amenities within “River Green” with a “Temporary Public Open Space”, which space shall be constructed prior to occupancy of the developer’s first phase east of the Oval (i.e. Lot 9) and maintained for public use until it is replaced by the permanent central public open space in the developer’s final phase (i.e. new Lot 17), all at the developer’s sole cost;
- Transfer of a fee simple lot to the City for child care and community amenity purposes provides the City with a valuable asset and greatly enhances the ability of the City to ensure the affordable and effective operation of the child care facility;

- Proximity of the proposed child care lot to the existing City-owned (heritage woodlot) park at 6900 River Road will enhance the child care experience and visually expand the park's frontage in a key City Centre "gateway" location;
- Low-rise development on the proposed City-owned child care lot will reduce potential development impacts on significant trees and landscape features within the City-owned (heritage woodlot) park, as per the environmental assessment submitted by a registered environmental consultant and arborist on behalf of the developer;
- The development efficiencies achieved by the proposed residential lot consolidation provides for:
 - i. Reduced lot coverage (i.e. 37% versus 45%);
 - ii. Increased tower separation from adjacent lots on and off "River Green" (i.e. previous 24 m minimum separation is increased to 35 m or more);
 - iii. Broad, landscaped areas adjacent to the dike that will visually expand and enhance the public's waterfront park experience
 - iv. Improved views across/around the "River Green" development, both at grade and from surrounding towers;
 - v. Reduced shadowing of on-site public open space and the existing City-owned (heritage woodlot) park at 6900 River Road; and
 - vi. No impacts on parking, vehicle access, residential amenity space, streetscape character or other City Centre Area Plan objectives or related requirements; and
- The developer is not requesting any increase in density or relaxation in development requirements approved by Council via "River Green's" original rezoning (RZ 09-460962).

Sustainability

The developer shall be required to design and construct the subject development to satisfy the following standards:

- Residential and Mixed Use Buildings: LEED Silver (equivalent) standards and City District Energy Utility hook-up (for 70% of space heating); and
- City-Owned Child Care Facility: As for residential and mixed use buildings or, as determined by the City, alternative standards (e.g., Passive House, Net Zero Energy Building) with the aim of achieving greater energy efficiency without increased cost to the developer.

Zoning Bylaw

To facilitate the developer's proposed subdivision changes, amendments to "River Green's" site-specific ZMU4 zone are required (as per Zoning Amendment Bylaw 9487), including:

- Permitted Uses: Addition of "community amenity space" on the proposed City-owned child care lot and changes to the reference map to reflect the proposed subdivision;
- Permitted Density: Public open space density bonus requirements and maximum buildable floor areas for residential and non-residential uses are clarified;
- Permitted Lot Coverage: Requirements for the City-owned child care lot (45% max.) and consolidated residential lot (37% max.);
- Permitted Heights: Requirements for the City-owned child care lot (18 m max.); and
- Subdivision Provisions/Minimum Lot Size: Requirements for the City-owned child care lot and consolidated residential lot.

Site Servicing and Frontage Improvements

All off-site Engineering, Transportation, and Parks requirements with respect to “River Green” were identified and secured via the original rezoning (RZ 09-460962). Legal agreements are registered on title requiring that necessary improvements are designed and constructed, as the developer’s sole cost, on a phase-by-phase basis via the City’s standard Servicing Agreement and/or Development Permit processes. Prior to adoption of the subject Zoning Text Amendment bylaw, minor adjustments to the phasing of works arising from the developer’s proposed subdivision change will be addressed via revisions to legal agreements registered on title.

Existing Legal Encumbrances

Various existing legal agreements registered on title must be revised to facilitate “River Green’s” proposed subdivision changes, transfer of the proposed child care lot to the City, development and public open space phasing, and related requirements. These revisions are itemized in the attached Zoning Text Amendment Considerations (Attachment 9).

Financial Impact or Economic Impact

As a result of the subject application, it is proposed that the City will take ownership of developer-contributed assets related to the child care facility, including building and land improvements. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$40,000 (upon completion of the facility, projected for 2018), which cost will be considered as part of the 2018 Operating budget. Note that operating costs for the child care were anticipated at the time of the original rezoning (RZ 09-460962).

Conclusion

Staff recommend support for the subject Zoning Text Amendment on the basis that it will facilitate a change in “River Green’s” existing subdivision, which will benefit the developer, the general public, and the City through improved site design, enhanced public open space, and the transfer of a fee simple lot to the City for child care purposes.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9487 be introduced and given first reading.

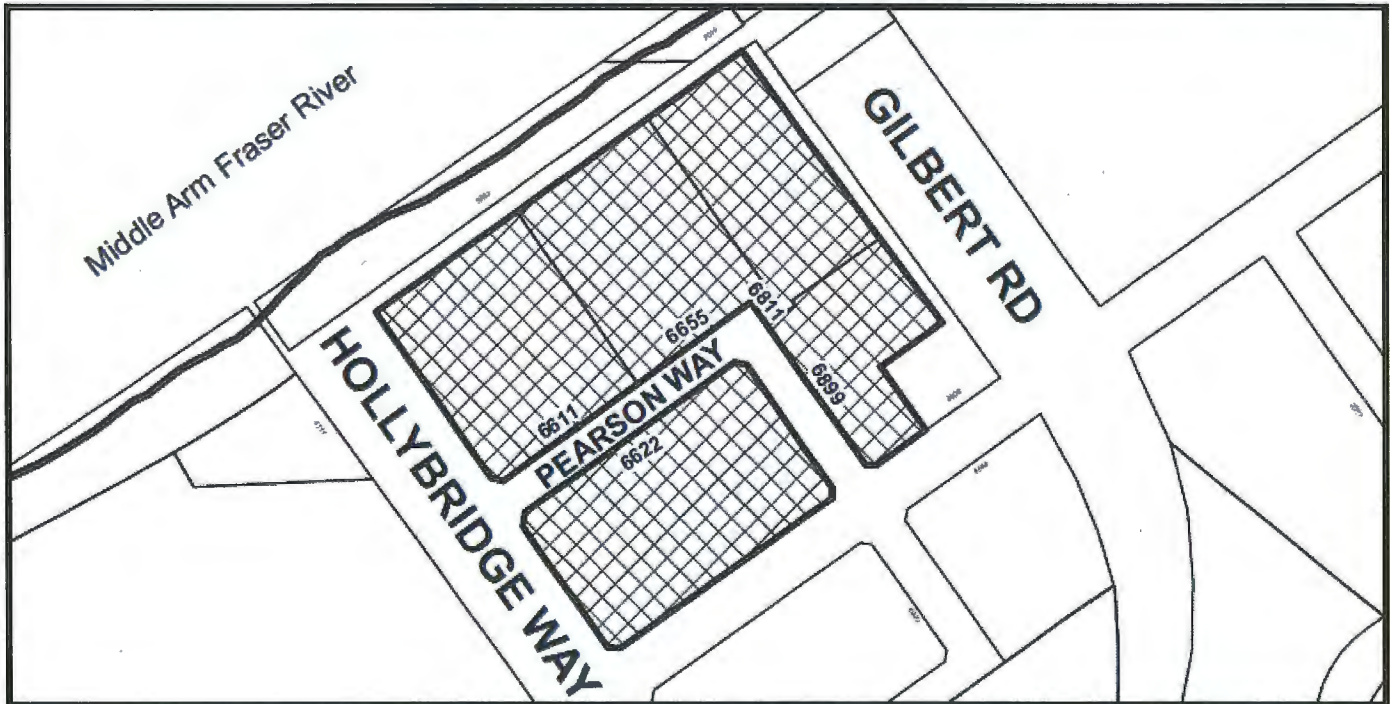
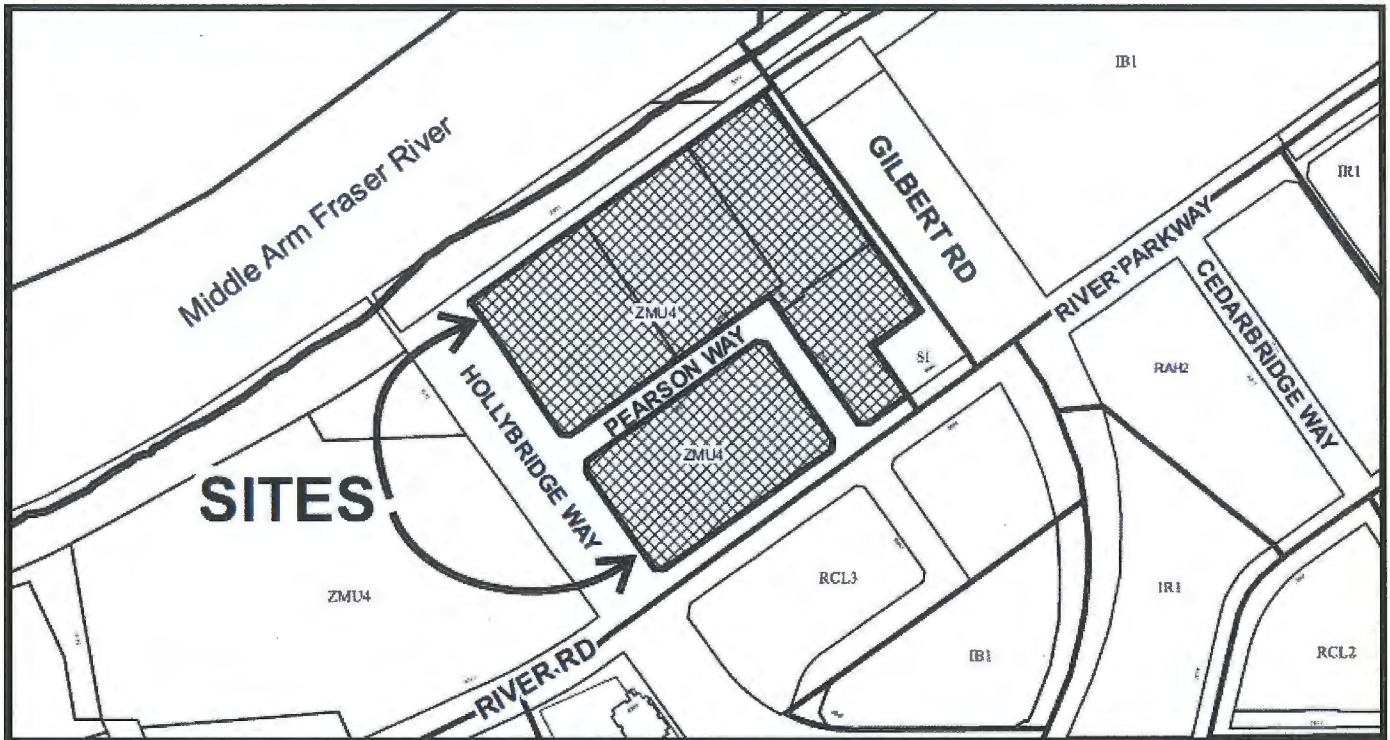


Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:spc

- Attachment 1: Location Map
- Attachment 2: Aerial Photograph
- Attachment 3: “River Green” Location Map
- Attachment 4: Proposed Site Planning Change
- Attachment 5: Proposed Public Open Space Change
- Attachment 6: Proposed “Permanent” Public Open Space @ New Lot 17
- Attachment 7: Proposed “Temporary” Public Open Space @ New Lot 17
- Attachment 8: Development Application Data Sheet
- Attachment 9: Zoning Text Amendment Considerations

Attachment 1
Location Map



ZT 15-695231

Original Date: 04/16/15

Revision Date: 10/13/15

Note: Dimensions are in METRES



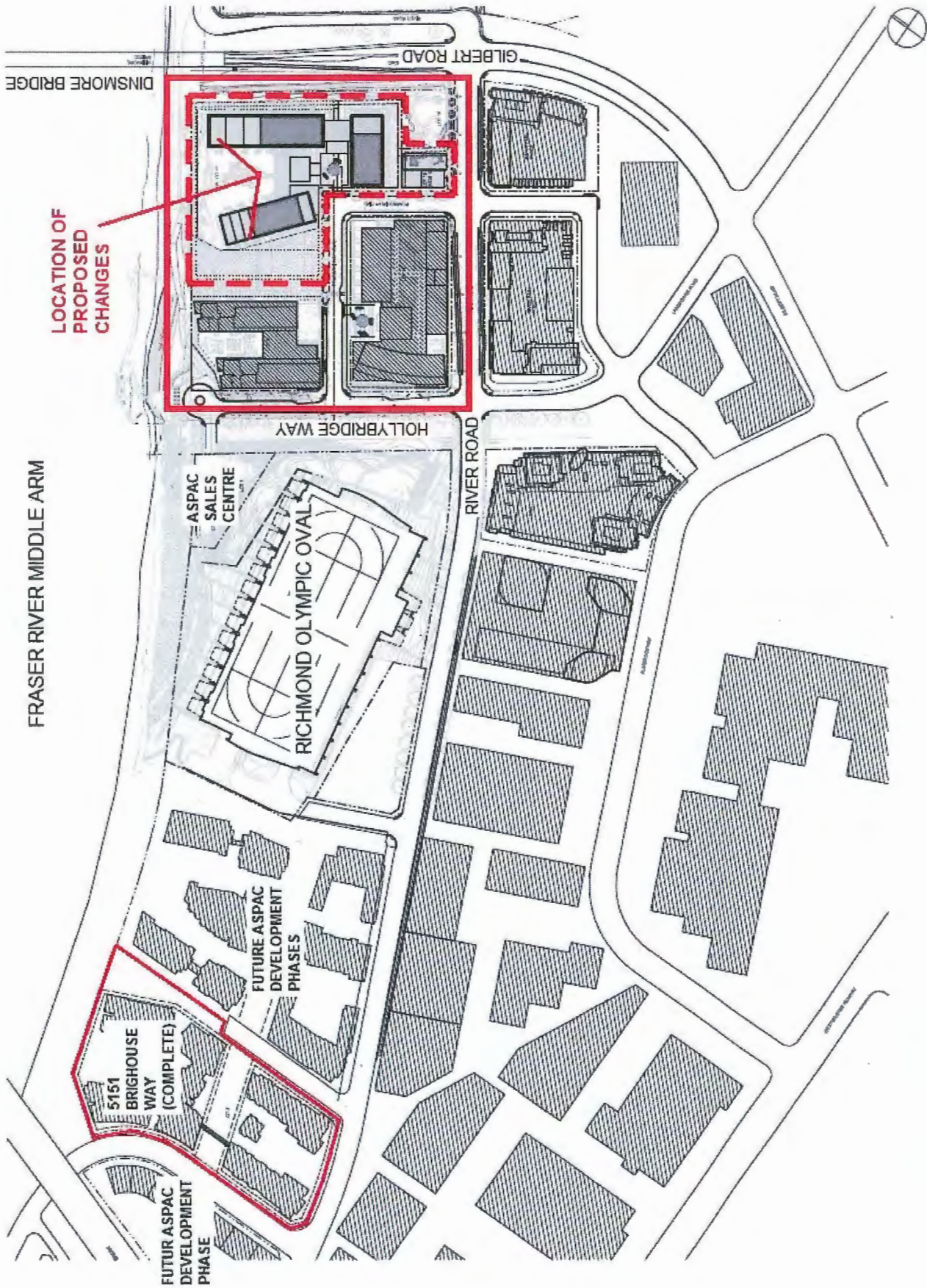
ZT 15-695231

Original Date: 04/16/15

Revision Date: 10/13/15

Note: Dimensions are in METRES

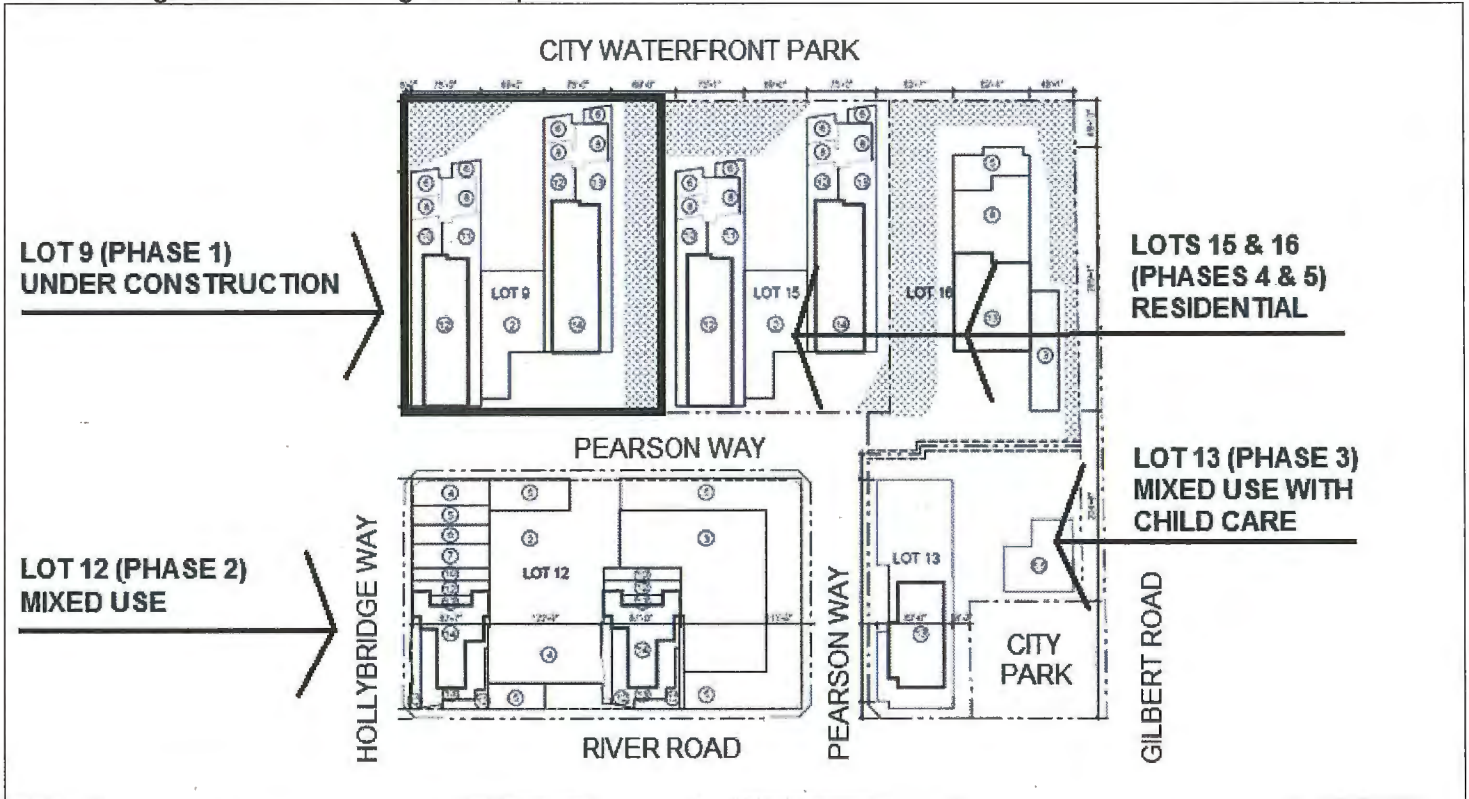
Attachment 3
"River Green" Location Map



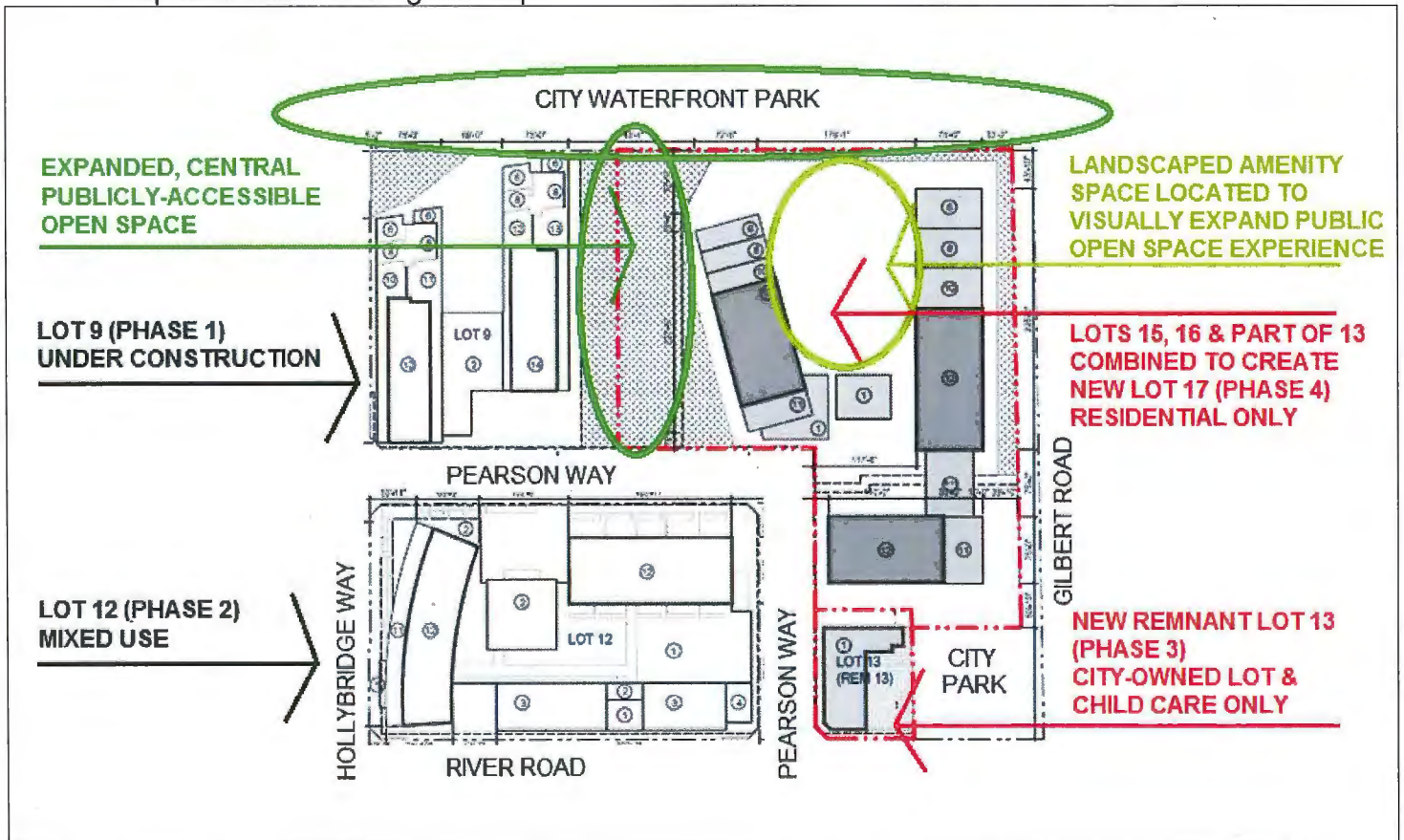
24 AUG 2015
SCALE: N.T.S.

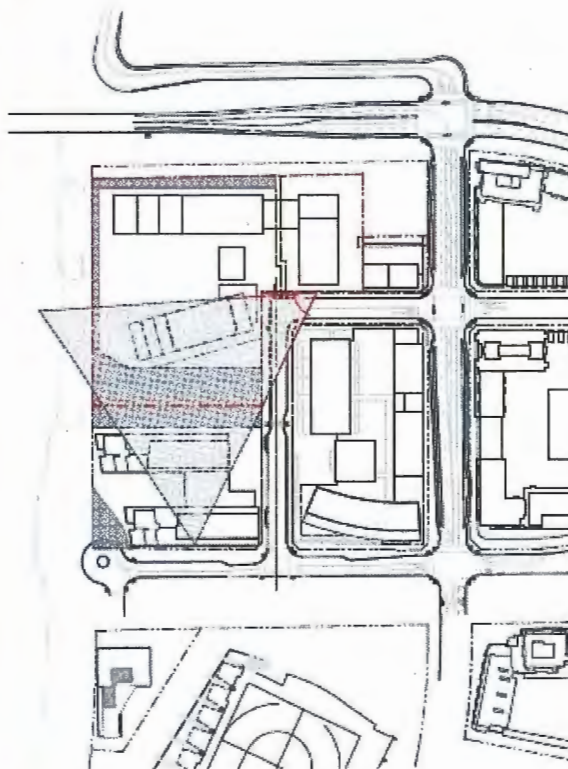
RIVER GREEN ZONING TEXT AMENDMENT
PROPOSED RIVER GREEN MASTER PLAN

Original Site Planning Concept



Proposed Site Planning Concept

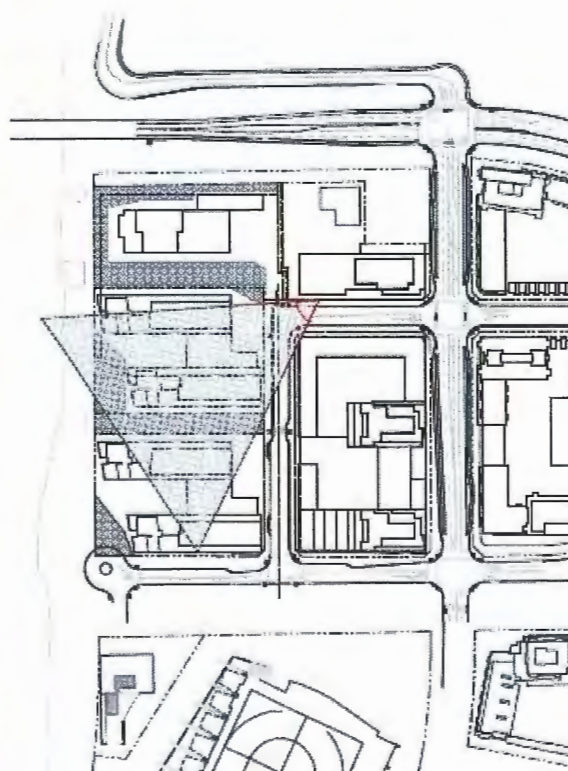




Proposed Master Plan View from Pearson Way (N-S)
• One large integrated open space
• Major views to waterfront

PROPOSED DEVELOPMENT CONCEPT

The same street-level view will open on to the expanded public open space & access to the City waterfront park

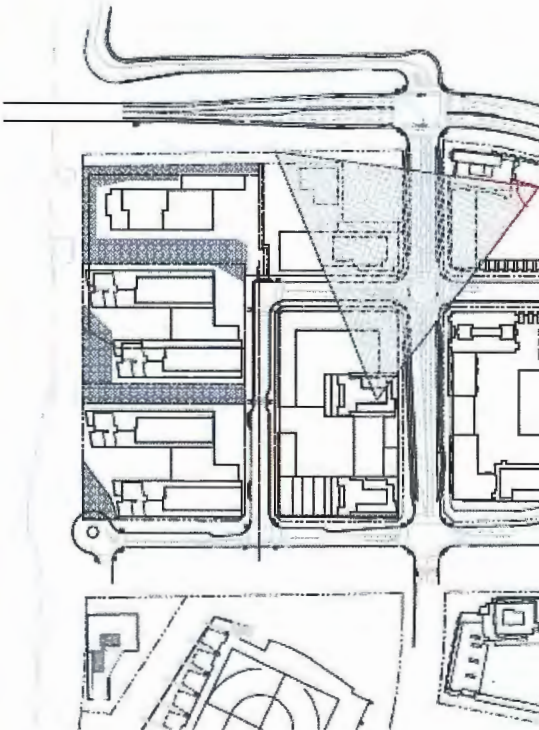
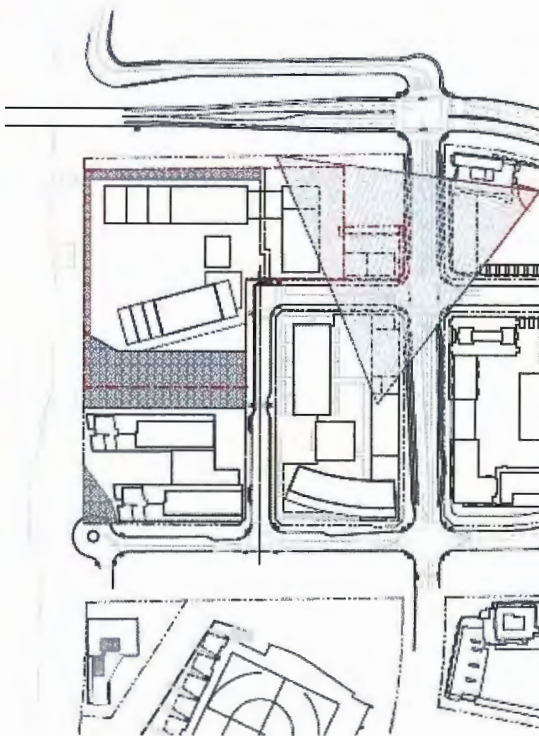


Original Master Plan View from Pearson Way (N-S)
• Two narrow pedestrian views
• Minimum views to waterfront

ORIGINAL DEVELOPMENT CONCEPT

Street-level view looking north along Pearson Way opens on to buildings.

RIVER GREEN ZONING TEXT AMENDMENT
PEDESTRIAN VIEW - FROM PEARSON WAY (N-S)



Proposed Master Plan Bird's Eye View from southeast

- Massing of 4 buildings on waterfront
- Major public views and one large integrated open space on waterfront

PROPOSED DEVELOPMENT CONCEPT

The same high-level view will be enhanced by reduced building height on New Remnant Lot 13 (City-owned, 1-storey child care), greater building separation between New Lot 17 & Lot 9 (under construction) & expanded landscaped areas.

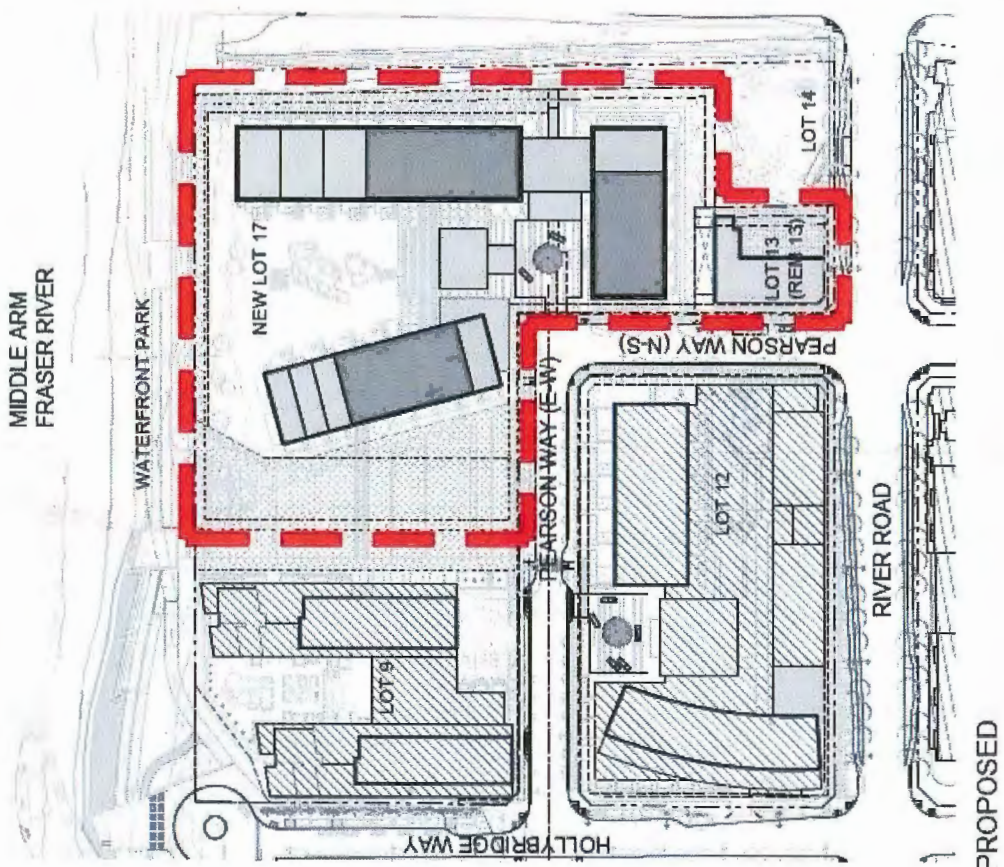
Original Master Plan Bird's Eye View from Southeast

- Massing of 5 buildings on waterfront
- Limit public views and open space configuration

ORIGINAL DEVELOPMENT CONCEPT

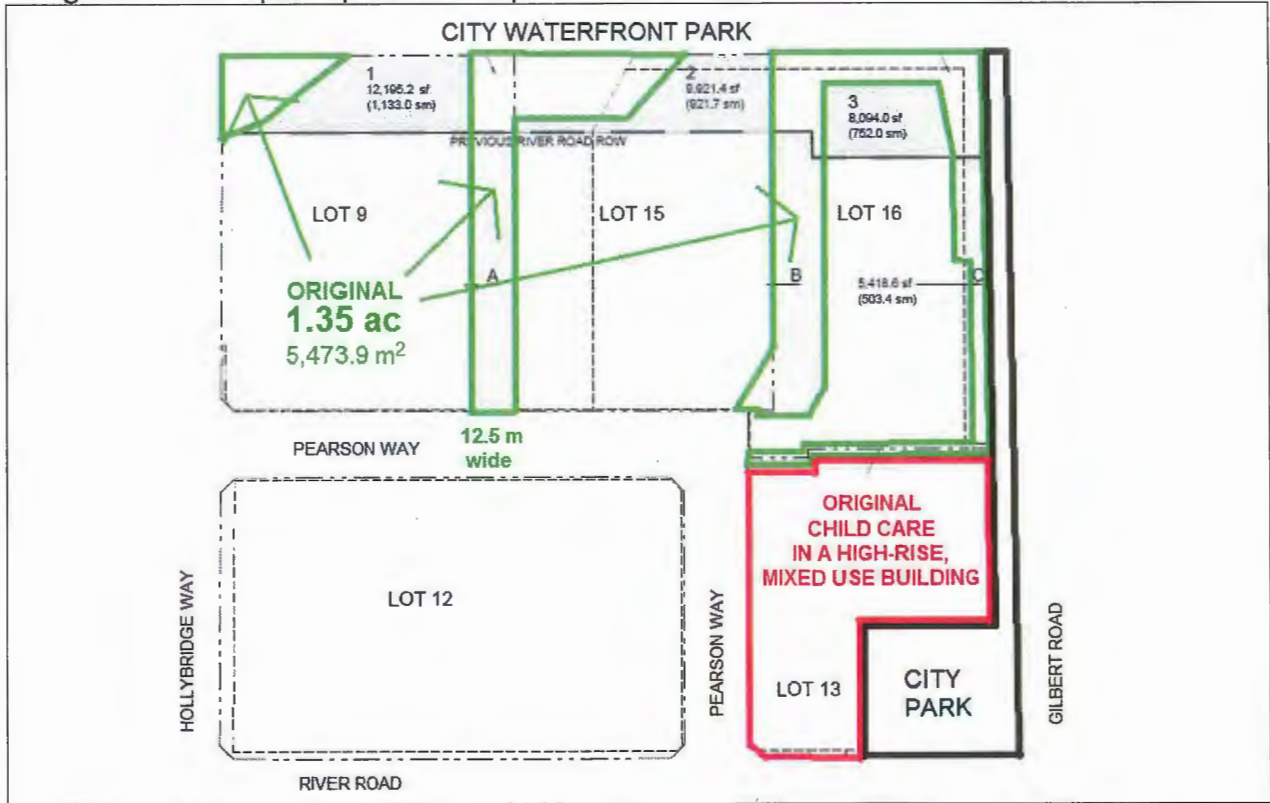
High-level view across the subject site towards the river.

RIVER GREEN ZONING TEXT AMENDMENT
BIRD'S EYE VIEW - OVERVIEW OF RIVER GREEN SITE

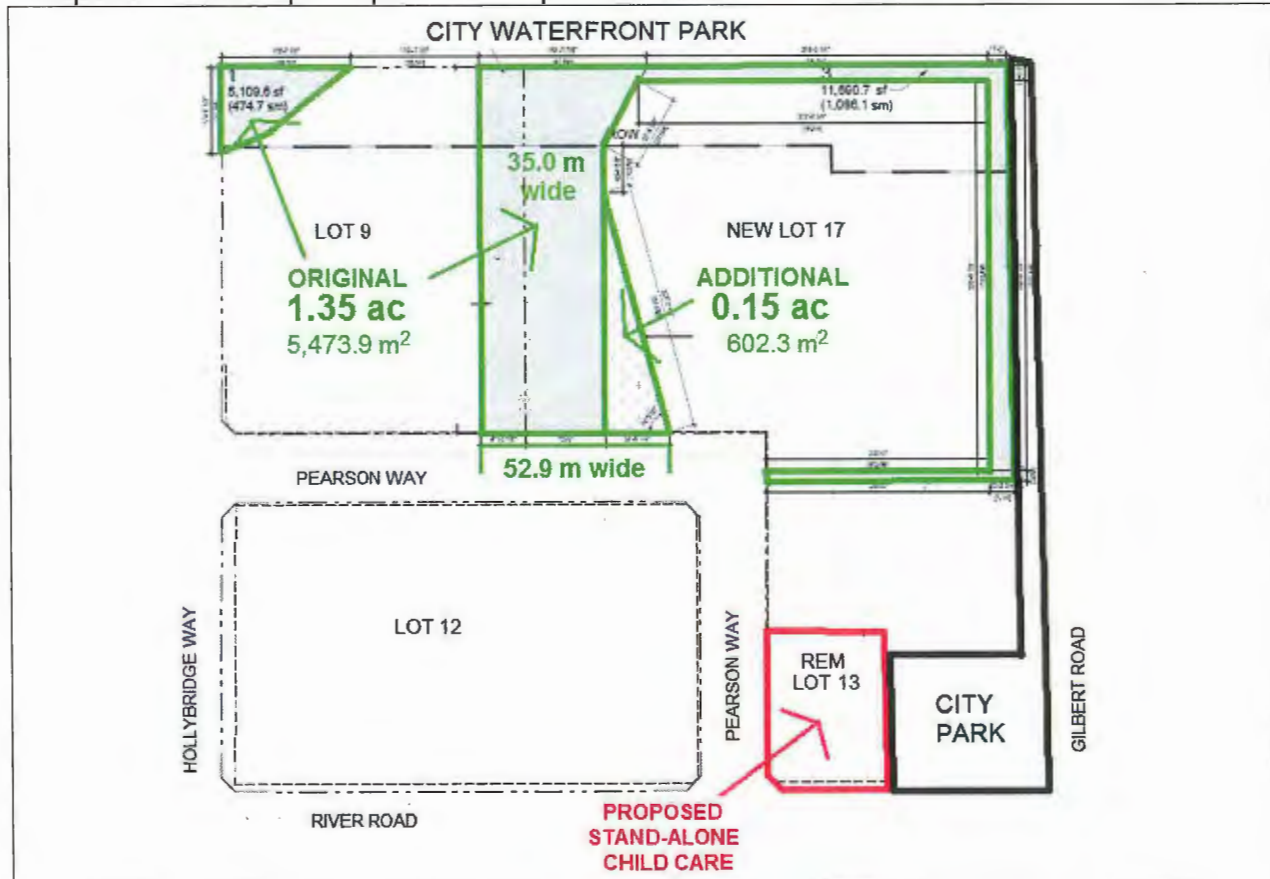


The scale of building on New Lot 17 will be similar to that of the developer's recently completed buildings located west of the Richmond Olympic Oval; however, the separation between New Lot 17 towers and surrounding future towers will be greater.

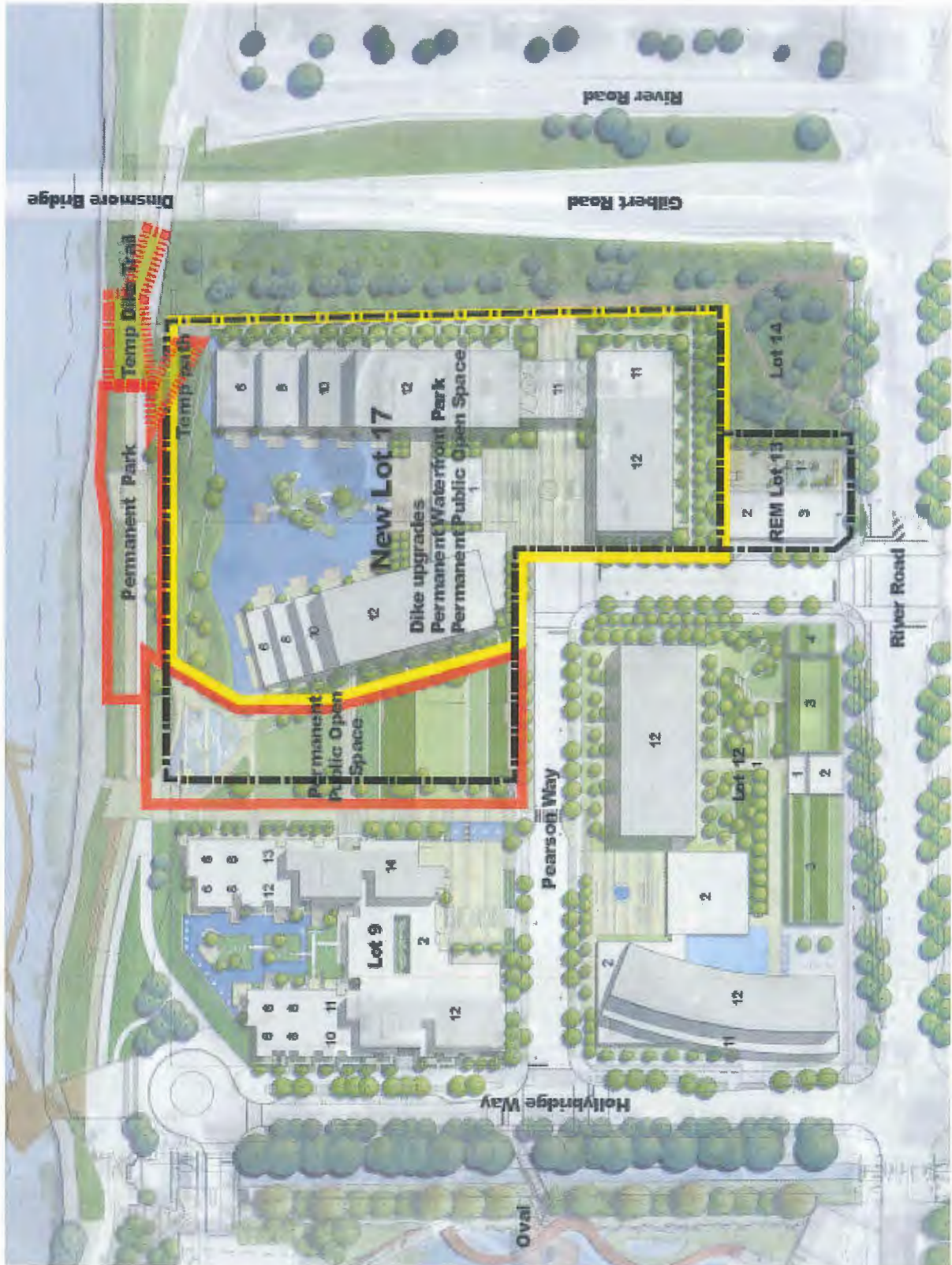
Original Public Open Space Concept – 1.35 acres



Proposed Public Open Space Concept – 1.5 acres



Waterfront Park / Dike Phase 2 (To be built with the construction of New Lot 17)



Phase 2 Legend Permanent Public Open Spaces / Park Construction of New Lot 17 Temporary Condition - To keep Dike Trail

Proposed "Temporary" Public Open Space @ New Lot 17
(to be completed prior to occupancy of Lot 9)

Waterfront Park / Dike Phase 1 Expanded (To be built with the construction of Lot 9)

4734828



Phase 1 Expanded Legend Permanent Park Lot 9 Lot 12 Lot 13 Lot 14 Temporary Condition - Not shown Public Open Space / Temp Dike Trail



Development Application Data Sheet
Development Applications Department

ZT 15-695231

Address: 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, and 6899 Pearson Way

Applicant: Oval 8 Holdings Ltd. (Aspac Developments Ltd.)

Planning Area(s): City Centre (Oval Village)

| | Existing | Proposed |
|--|---|--|
| Owner | Oval 8 Holdings Inc. No. 0805724 | No change |
| Lot Sizes Affected by Proposed Subdivision Change | Lot 13: 4,814 m2 Lot 15: 8,066 m2 Lot 16: 6,814 m2 TOTAL: 19,694 m2 | New Remnant Lot 13 (child care): 1,486 m2 New Lot 17 (residential): 18,208 m2 TOTAL: 19,694 m2 |
| Land Uses | Lot 13: Vacant Lot 15: Vacant Lot 16: Office (mid-2016 demolition) | New Remnant Lot 13: City-owned child care New Lot 17: High-rise residential & public open space |
| OCP Designation | Mixed Use Park | No change |
| City Centre Area Plan | Urban Centre T5 Village Centre Bonus Pedestrian Linkages | No change |
| Zoning | High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre) | No change; HOWEVER: - Zoning amendments are proposed to facilitate the requested subdivision change |
| Heritage | Neighbouring City park @ 6900 River Road (Lot 14) designated as a Heritage (landscape) Area | No change |

| | Existing ZMU4 Requirements | Proposed | Variance |
|----------------------------------|---|---|----------------|
| Floor Area Ratio | East of Richmond Oval: 2.9 FAR | No change | None permitted |
| Lot Coverage | Lot 13: 90% Lot 15: 45% Lot 16: 45% | New Remnant Lot 13: 45% New Lot 17: 37% | None |
| Lot Size (Minimum) | Lot 13: 4,700 m2 Lot 15: 7,900 m2 Lot 16: 6,700 m2 | New Remnant Lot 13: 1,485 m2 New Lot 17: 18,000 m2 | None |
| Setback | River Road: 3.0 m Pearson Way: 3.0 m | No change | None |
| Height (Maximum) | Within 50.0 m of the dike: 25.0 m, but may be increased to 47.0 m based on approved design Elsewhere: 47.0 m | No change, EXCEPT: - New Remnant Lot 13 reduced to 18.0 m | None |
| Off-Street Parking Spaces | As per Richmond Zoning Bylaw, EXCEPT a portion of visitor parking may be located off-site | No change (i.e. maximum off-site visitor parking spaces is unchanged) | None |



Zoning Text Amendment Considerations

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

Address: 6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877 & 6899 Pearson Way

File No.: ZT 15-695231

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9487, the developer is required to complete the following:

1. Registration of a Subdivision Plan, generally as indicated by the attached Preliminary Subdivision Plan (Schedule A), to consolidate and subdivide existing Lots 13, 15, and 16 to create two (2) new fee simple lots:
 - 1.1. Lot 17 (i.e. existing Lot 15, Lot 16, and north portion of Lot 13), fronting Pearson Way and measuring approximately 18,208.1 m² in size, which lot shall be used by the developer for multiple-family residential and public open space purposes; and
 - 1.2. Remnant Lot 13 (i.e. south portion of existing Lot 13), fronting River Road and Pearson Way and measuring at least 1,485.8 m² in size, which lot shall be used to satisfy the developer's City-owned affordable child care facility requirements.
2. Enter into legal agreement(s), to the satisfaction of the City, to secure transfer of ownership of new Remnant Lot 13, measuring at least 1,485.8 m² in size (Schedule A), together with the child care facility required to be constructed by the developer, at the developer's sole cost, on new Remnant Lot 13 (as per legal agreements registered on title prior to adoption of RZ 09-460962 and updated via the subject bylaw adoption processes for ZT 15-695231), to the City for \$10 as a fee simple tenure, free and clear of encumbrances, for community amenity (e.g., child care) and related purposes.
 - 2.1. The primary business terms of the required transfer shall be to the satisfaction of the Manager, Real Estate Services, the City Solicitor, and the Director of Development and may include, but may not be limited to, requirements that:
 - 2.1.1. The lot and developer-constructed child care facility are not transferred to the City before the child care facility receives final Building Permit inspection granting occupancy; and
 - 2.1.2. All costs associated with the transfer shall be borne by the developer.
 - 2.2. Development phasing requirements with respect to the transfer of new Remnant Lot 13 and the child care facility to the City shall include, but not be limited to:
 - 2.2.1. "No development" shall be permitted on new Lot 17, restricting Development Permit* issuance for new Lot 17, in whole or in part, until the developer designs and secures construction of the required child care facility on new Remnant Lot 13 to the satisfaction of the Director of Development, Manager of Community Social Development, Senior Manager of Parks, and Director of Engineering as per an approved Development Permit* for new Remnant Lot 13;
 - 2.2.2. "No building" shall be permitted on new Lot 17 (except for City-approved improvements within the "Temporary Public Open Space" SRW area), restricting Building Permit* issuance for new Lot 17, in whole or in part, until the required child care facility is included in a Building Permit* for new Remnant Lot 13 to the satisfaction of the Director of Development, Manager of Community Social Development, Senior Manager of Parks, and Director of Engineering as per an approved Building Permit* for new Remnant Lot 13; and
 - 2.2.3. "No occupancy" shall be permitted on new Lot 17, restricting final Building Permit inspection granting occupancy for new Lot 17, in whole or in part, until the entirety of the required child care facility on new Remnant Lot 13 receives final Building Permit* inspection granting occupancy.

3. Granting of a Public Rights of Passage statutory right-of-way (SRW) for public open space and related purposes on new Lot 17, generally as indicated by the attached Preliminary Permanent Public Open Space SRW Plan (Schedule B).
 - 3.1. The size of the SRW area shall be at least 4,325.1 m², which shall be comprised of the area of:
 - 3.1.1. The original 5,256.9 m² “adjacent to the waterfront park” SRW area registered on Lots 9, 10, and 11, as per RZ 09-460962 (BB1991702 to BB1991705 / Plan BCP49386) and amended upon the creation of Lot 15 (formerly Lot 10) and 16 (formerly Lot 11), *excluding* the 1,751.1 m² SRW area subsequently registered on Lot 9 via DP 11-587954, as shown in Schedule C (CA3218553 to CA3218556, CA3218557 to CA3218560, and CA3218561 to CA3218564), *which “adjacent to the waterfront park” SRW shall be discharged and replaced prior to adoption of the subject bylaw: 3,505.8 m², which area includes:*
 - a) Existing Lot 15 SRW area (as shown in Schedule C): 1,733.1 m²;
 - b) Existing Lot 16 SRW area (as shown in Schedule C): 1,645.3 m²; and
 - c) Remnant SRW area NOT accommodated on Lot 9 via DP 11-587954: 127.4 m²;
 - 3.1.2. The existing “pedestrian walkway and utilities” SRW along the common property line of existing Lots 13 and 16 (BB1991712 & BB1991713 / Plan BCP49388), *which “pedestrian walkway and utilities” SRW shall be discharged and replaced prior to adoption of the subject bylaw: 217.0 m² (i.e. 108.5 m² on each lot); and*
 - 3.1.3. The developer’s proposed additional public open space SRW area on new Lot 17 (i.e. over and above the total “adjacent to the waterfront park” and “pedestrian walkway and utilities” SRW areas required via RZ 09-460962): 602.3 m².
 - 3.2. The SRW area shall provide for the same uses, encroachments, and related activities and features as generally provided for under the existing “adjacent to the waterfront park” and “pedestrian walkway and utilities” SRW areas, as determined to the satisfaction of the City, which shall include, but may not be limited to:
 - 3.2.1. 24-hour-a-day, universally accessible, pedestrian, bicycle, and emergency and service vehicle access, together with related uses, features, utilities, and bylaw enforcement;
 - 3.2.2. Building encroachments into the SRW area in the form of parking structures and related features, provided that such encroachments are located entirely below finished grade and do not compromise the City’s intended public use or enjoyment, design quality, or landscaping (e.g., tree planting) of the SRW area, as determined to the satisfaction of the Director of Development and Senior Manager, Parks via the City’s standard Development Permit* and Servicing Agreement* processes;
 - 3.2.3. Revisions to the boundary of the SRW area, as determined to the satisfaction of the Director of Development and Senior Manager, Parks via the City’s standard Development Permit* processes, provided that the intended public use of the SRW area is not compromised and the minimum required size of the SRW area is not reduced (i.e. at least 4,325.1 m²); and
 - 3.2.4. The design, construction, and maintenance of the right-of-way and all associated liability to be the responsibility of the owner, as determined to the satisfaction of the City.

Note: The developer shall not be eligible for Development Cost Charge credits with respect to public open space or related improvements within the SRW area.
 - 3.3. In addition to Section 3.2, the SRW shall expressly provide for its development, in part, as a Temporary Public Open Space, which shall include, but may not be limited to:
 - 3.3.1. A strip of land for public use/access (within the SRW area) measuring at least 20.0 m wide along the entire west property line of new Lot 17, together with additional space (not intended for general public uses/access) to accommodate a landscape buffer (e.g., hedge, fence), slope, retaining walls, and/or other features necessary to safely and attractively demise the publicly-accessible portion of the Temporary Public Open Space from the remainder of new Lot 17 and address the differential in finished grade between the two areas;

- 3.3.2. Revisions to the boundary of the Temporary Public Open Space SRW area, as determined to the satisfaction of the Director of Development and Senior Manager, Parks via the City's standard Servicing Agreement* processes, provided that the total size of the publicly-accessible portion of the Temporary Public Open Space is not reduced;
- 3.3.3. 24-hour-a-day, universally accessible, pedestrian, bicycle, and emergency and service vehicle access, together with related uses, features, utilities, and bylaw enforcement;
- 3.3.4. No building encroachments within the publicly-accessible portion of the Temporary Public Open Space;
- 3.3.5. Raising the finished grade of the publicly-accessible portion of the Temporary Public Open Space to that of the adjacent City-owned dike/park;
- 3.3.6. The design, construction, and maintenance of the affected SRW area and all associated liability to be the responsibility of the owner, as determined to the satisfaction of the City; and
- 3.3.7. Maintenance of the Temporary Public Open Space for uninterrupted public use until such time as the City agrees, in writing, that it must be removed, in whole or in part, to facilitate the development of new Lot 17 and construction of permanent public open space features within the SRW area in compliance with an approved Development Permit*.

Note: The developer shall not be eligible for Development Cost Charge credits with respect to the Temporary Public Open Space.

- 3.4. Legal agreements shall be registered on title with respect to the owner's development of public open space works within the SRW area as follows:
 - 3.4.1. Prior to adoption of the subject Zoning Amendment Bylaw 9487, the developer shall expand the scope of the developer's approved Servicing Agreement for dike and waterfront park works (SA 13-633917 and SA 13-633918), as determined to the satisfaction of the City, to include:
 - a) The design and construction of the Temporary Public Open Space, including raising the finished grade of the publicly-accessible portion of the park to that of the adjacent City-owned dike/park (e.g., fill, lawn, gravel path, landscape buffer with fence, grade-change treatment);
 - b) The design and construction of related improvements within the City-owned dike and waterfront park along the north side of new Lot 17; and
 - c) Letter of Credit, as required, for the expanded scope of works.
 - 3.4.2. For Lot 9, no final Building Permit inspection shall be granted, restricting occupancy of Lot 9 in whole or in part, until the Temporary Public Open Space on new Lot 17 and related improvements within the City-owned dike/waterfront park area are completed to the satisfaction of the City, as per SA 13-633918.
 - 3.4.3. For new Lot 17:
 - a) "No development" shall be permitted, restricting Development Permit* issuance for new Lot 17, in whole or in part, until the developer designs and secures construction to the City's satisfaction (as per an approved Development Permit* and Landscape Letter of Credit) of the public open space area occupying the:
 - Entirety of the new Lot 17 SRW area; and
 - "Remnant portion" of Lot 9's contiguous Public Rights of Passage SRW area.
(See "Note" below.)
 - b) "No building" shall be permitted, restricting Building Permit* issuance for new Lot 17, in whole or in part, until the design of the entirety of the new Lot 17 SRW area and "remnant portion" of Lot 9's contiguous Public Rights of Passage SRW area (see "Note" below) are included in the Building Permit* drawings to the satisfaction of the Director of Development and Senior Manager, Parks.
 - c) "No occupancy" shall be permitted, restricting final Building Permit* inspection granting occupancy for new Lot 17, in whole or in part, until the entirety of the new Lot 17 SRW area and "remnant portion" of Lot 9's contiguous Public Rights of Passage SRW area (see "Note" below) are constructed to the satisfaction of the City.

Note: The City-approved Development Permit for Lot 9, DP 11-587954, includes landscape within two Public Rights of Passage SRWs that together encompass a space measuring 12.5 m wide and extending along the entire length of the lot's east property line. This Lot 9 SRW area will be contiguous to the subject SRW area on new Lot 17 (as shown in Schedules B and C). It is the intent of the City that the Lot 9 and new Lot 17 SRW areas are designed, constructed, maintained, and operated as one public open space area when new Lot 17's Temporary Public Open Space is completed and, subsequently, when the new Lot 17 SRW area is completed in its final form. In light of this, it is the intent of the City with respect to the "remnant" portion of the Lot 9 SRW area (i.e. an approximately 9.0 m wide strip of land situated east of the approved 3.5 m wide public walkway, to be constructed over Lot 9's parking structure) that:

- *Prior to occupancy of Lot 9, this "remnant" Lot 9 SRW area is developed as lawn, without decorative paving, furnishings, or other features (secured via the existing Landscape Letter of Credit for DP 11-587954); and*
- *Via the Development Permit*, Building Permit*, and occupancy approval processes for new Lot 17, this "remnant" Lot 9 SRW area is comprehensively designed and constructed with the SRW area located on new Lot 17.*

4. Updating of the "Child Care Terms of Reference", attached as Schedule H to the Rezoning Considerations for RZ 09-460962 and referenced in legal documents registered on title, to:
 - 4.1. Reflect the proposed change in form of development (i.e. stand-alone, one-storey building over one level of below-grade parking on a fee-simple, City-owned lot, with loading and garbage/recycling pick-up on-street/curb-side on Pearson Way);
 - 4.2. Include the "Child Care - Illustrative Concept Drawings" attached to these Zoning Text Amendment Considerations as Schedule D (which "concept drawing" shall be understood to illustrate general intent without constraining design development, as determined to the satisfaction of the Director of Development, Manager of Community Social Development, and Director of Engineering); and
 - 4.3. Require the developer to design and construct the child care facility to satisfy the following requirements, to the satisfaction of the Director of Engineering and Director of Development:
 - 4.3.1. LEED Silver (equivalent) and City District Energy Utility service/hook-up (for 70% of space heating); or
 - 4.3.2. Alternative requirements (e.g., Passive House, Net Zero Energy Building), as determined to the sole satisfaction of the City, with the aim of achieving greater energy efficiency while generally being cost-neutral to the developer (i.e. generally equal in cost to the developer's LEED and DEU requirements).
5. Registration of changes to or replacement or discharge of various existing legal agreements registered on title, which may include, but may not be limited to, the following.

Note: "TS" numbers refer to items listed in the Master Summary of Title Encumbrances submitted by the applicant on September 11, 2015 and saved as REDMS #4746201.

- 5.1. (TS2) CA2355841 – Extend the notation of ESA DP 11-593370 across the entirety of new Lot 17.
- 5.2. (TS4) AD147604 – Extend the notation of DVP No. 89-367 across the entirety new Lot 17.
- 5.3. (TS5) AD217827 – Extend the notation of DVP No. 89-367 across the entirety new Lot 17.
- 5.4. (TS6) BB1991763 – Discharge of the temporary vehicle access easement because the affected areas are consolidated.
- 5.5. (TS7) BB1991764 – Discharge of the temporary vehicle access easement because the affected areas are consolidated.
- 5.6. (TS8) BB1991771 – Discharge of the temporary vehicle access easement because the affected areas are consolidated.
- 5.7. (TS9) CA3289620 – Partial release. (Coordinate with TS35.)
- 5.8. (TS10 & TS55) BB1991772 – Discharge of the temporary vehicle access easement because the affected areas are consolidated.

- 5.9. (TS13) CA3217702 – Discharge of the visitor parking easement benefitting new Remnant Lot 13 over Lot 12. (*Note: The easement shall remain in effect for the benefit of new Lot 17 over Lot 12.*)
- 5.10. (TS14 & TS64) CA4510746 & CA4510747 – Extend the crane swing easement over the entirety of new Lot 17.
- 5.11. (TS18) BP171973 (Plan LMP46822) – Discharge of sanitary sewer agreement (i.e. sewer abandoned). (*Note: Approval of Richmond Engineering Department required.*)
- 5.12. (TS21) BB1991699 – Discharge of “no separate sale” covenant over new Remnant Lot 13. (*Note: The covenant shall remain in effect over other lots.*)
- 5.13. (TS22 & TS23) BB1991702 & BB1991703 (Plan BCP49386) – Discharge and replace the “adjacent to the waterfront park” covenant and SRW as per Zoning Text Amendment Consideration 3 (above).
- 5.14. (TS24 & TS25) BB1991712 & BB1991713 (Plan BCP49388) – Discharge and replace “pedestrian walkway and utilities” covenant and SRW on new Lot 17 as per Zoning Text Amendment Consideration 3 (above).
- 5.15. (TS28) BB1991722 – Discharge from new Lot 17 because it has no frontage along new River Road. (Remains on new Remnant Lot 13.)
- 5.16. (TS29) BB1991723 (Plan BCP49390) - Discharge from new Lot 17 because it has no frontage along new River Road. (Remains on new Remnant Lot 13.)
- 5.17. (TS30, TS31, TS32 & TS33) BB1991727 (Plan BCP49391), CA3289616, BB1991728 & BB1991729 – Discharge and replace with new agreement on new Lot 17.
- 5.18. (TS34, TS35, TS36, TS37, TS38, TS39 & TS40) BB1991739, CA3289618, CA3377759, BB1991741, CA3377761, BB1991745 & CA3377763 – Discharge and replace with separate “no development” covenants on new Lot 17 and new Remnant Lot 13, and make corresponding revisions to ensure consistency between the locations of the new lots and various development requirements and features. In addition, clarification shall be provided with respect to:
 - 5.18.1. Phasing – The order of phasing shall be Lot 9, Lot 12, new Remnant Lot 13 (City child care), and new Lot 17.
 - 5.18.2. District Energy Utility (DEU) – The developer is required to use DEU for a minimum of 70% of space heating;
 - 5.18.3. Park – Replace the meaning of “Pedestrian Walkway” with that portion of the proposed Public Rights of Passage SRW on new Lot 17 linking Lot 14 (City park) with Pearson Way and make the design and construction of the SRW area the sole responsibility of the developer of new Lot 17 (as per Zoning Text Amendment Consideration 3, above).
 - 5.18.4. Child Care – The “Child Care Terms of Reference” attached as Schedule H to the Rezoning Considerations for RZ 09-460962 shall be updated as per Zoning Text Amendment Consideration 4 (above).
- 5.19. (TS43, TS44, TS62 & TS63) BB1991751, BB1991752, CA3289625 & CA3289626 – Discharge and replace Airport Noise Covenants.
- 5.20. (TS49, TS50, TS51, TS52, TS53, TS54 & TS55) BB1991763, BB1991764, BB1991765, BB1991766, BB1991771, BB1991772 & CA3289621 (Plan BCP49391) – Discharge easements and related covenants because lots are to be consolidated.
- 5.21. (TS56) BB1991773 - Discharge because lots are to be consolidated.
- 5.22. (TS57) BB1991774 - Discharge because lots are to be consolidated.
- 5.23. (TS59) BB1350876 – Extend over the portion of Lot 13 within new Lot 17.
- 5.24. (TS61) CA3217706 & CA3217707 – Discharge from new Remnant Lot 13 (City lot).

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 (REDMS #4761012)

Signed _____

Date _____

SCHEDULE A
Preliminary Subdivision Plan (REDMS #4743975)

**PROPOSED SUBDIVISION PLAN OF PARTS OF SECTIONS 5 AND 6
BLOCK 4 NORTH RANGE 6 WEST AND SECTION 31
BLOCK 5 NORTH RANGE 6 WEST NWD**

PLAN EPP _____

LANDS SUBDIVIDED

LOT 15 Sec 6 Bk4N R6W
NWD PLAN EPP30101

LOT 16 Sec 5 AND 6 Bk4N R6W AND Sec 31
Bk5N R6W NWD PLAN EPP30101

PART OF LOT 13 Sec 5 AND 6 Bk4N R6W
NWD PLAN BCP49385

DRAFT

SCALE 1:1000

20 0 20 40 60 METRES

ALL DISTANCES ARE IN METRES.

MIDDLE ARM FRASER RIVER

ORIGINAL BOUNDARY ACCORDING TO CROWN GRANT
AND PLAN 23626 AND PLAN 79376

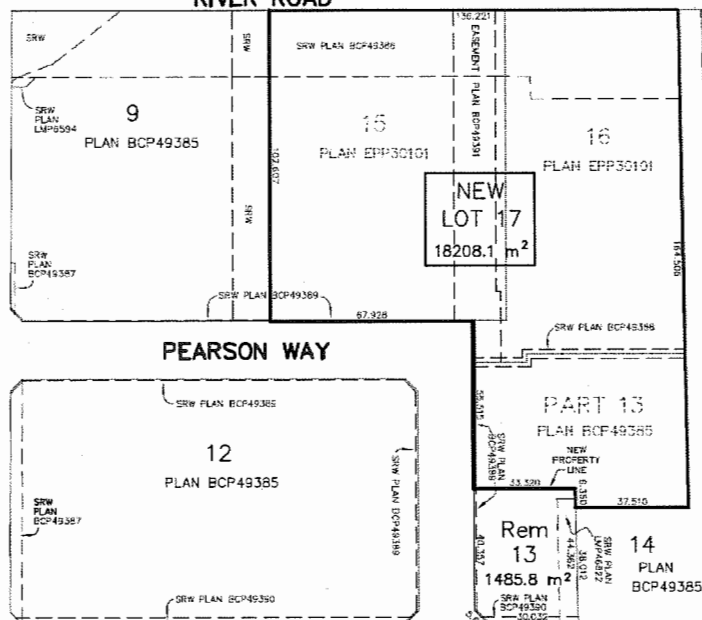
P
PLAN 23626

RIVER ROAD

(DINSMORE BRIDGE)

GILBERT ROAD
PLAN 39196

HOLLYBRIDGE WAY



© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#210 - 6171 COOK ROAD
RICHMOND, B.C.

V8Y 3T8

PH: 604.270.9331

FAK: 604.270.4137

CADFILE: 15711-SEPT 24-PRO-SUB.DWG

R-15-15711-SUB

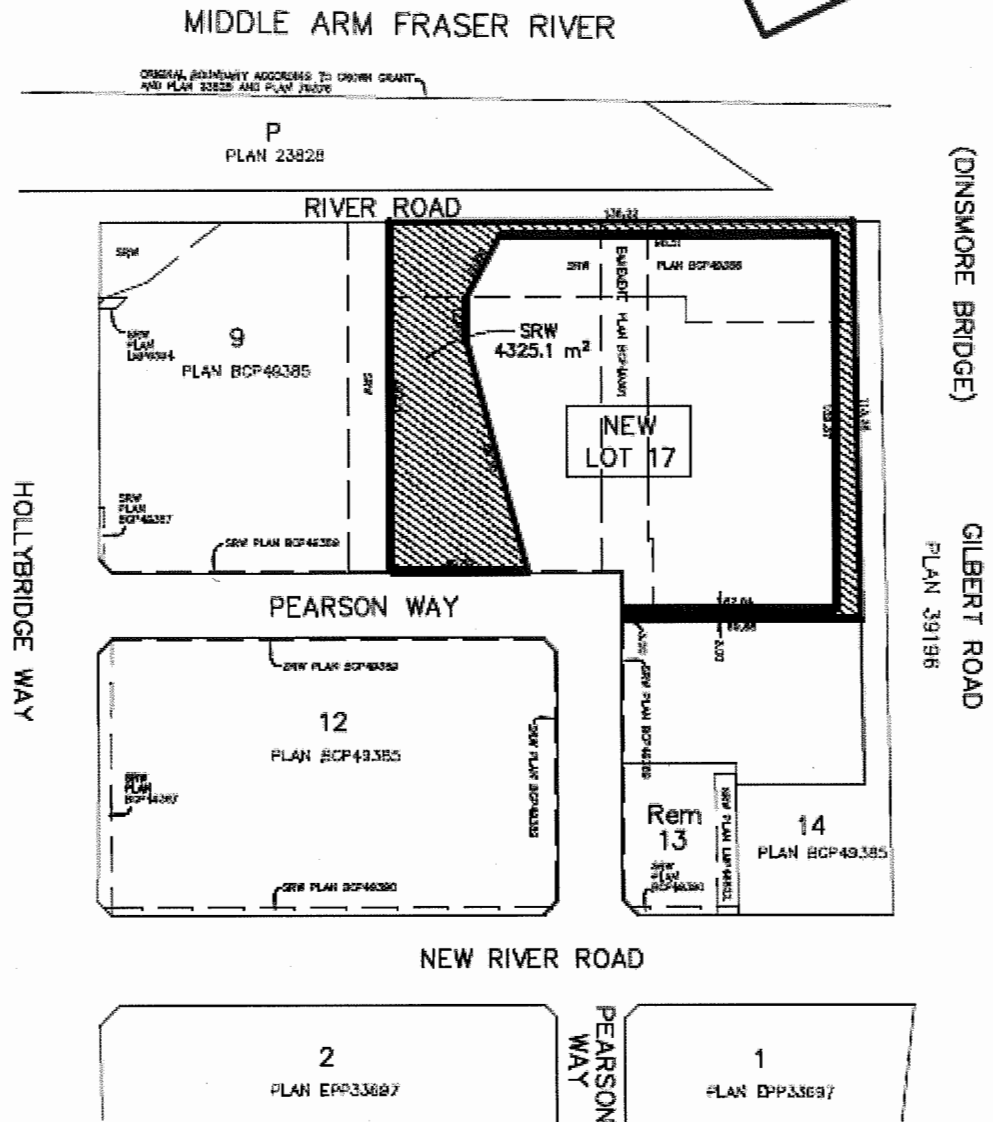
PLN - 79

DATE: SEPTEMBER 24, 2015

SKETCH PLAN OF PROPOSED STATUTORY RIGHT OF WAYS
OVER NEW LOT 17 SECTIONS 5 AND 6 BLOCK 4 NORTH
RANGE 6 WEST AND SECTION 31 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT

FOR THE PURPOSE OF PUBLIC OPEN SPACE

DRAFT



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MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 17941-2015-OCT 5-PRO-SRW.DWG

R-15-17941-PRO-SRW

LEGEND
SCALE 1:2000



ALL DISTANCES ARE IN METRES

DATE: OCTOBER 5, 2015

PLN - 00

DRAFT



ORIGINAL, PRELIMINARY ADDRESS TO CROWN GRANT,
AND PLAN BOOKS AND PLAN BOOKS

F

PLAN 23928

HOLLYBRIDGE WAY

(DINSMORE BRIDGE)

GILBERT ROAD

PLAN 3015B

PEARSON WAY

NEW RIVER ROAD

PEARSON
WAY

© COPYRIGHT

CADFILE: 17941-2015-OCT 5-EX-SRW-1.DWG

R-15-17941-EX-SRW

SCALE 1:2000

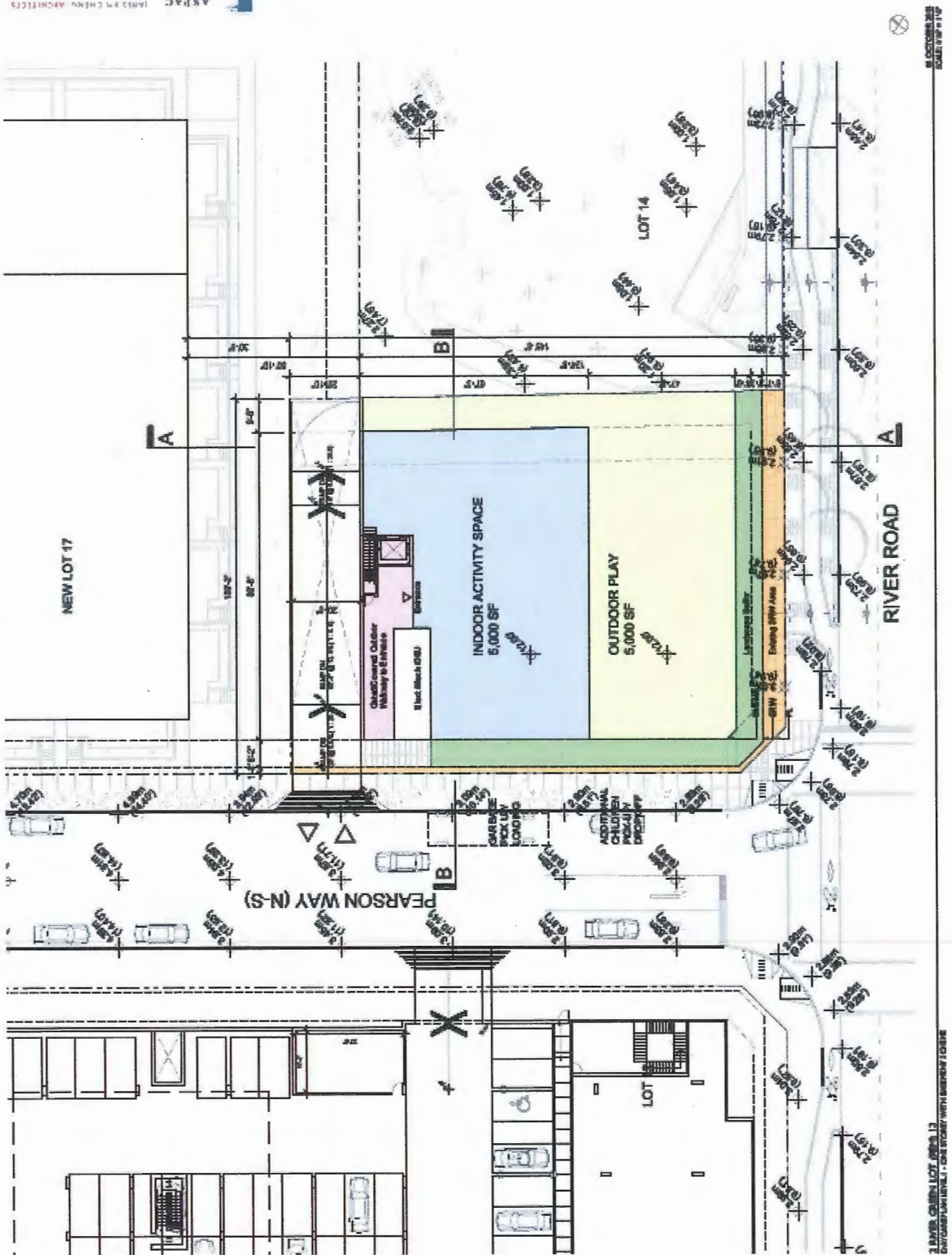
50 0 50 100

ALL DISTANCES ARE IN METRES

DATE: OCTOBER 6, 2015

SCHEDULE D
Child Care – Illustrative Concept Drawings (REDMS #4750570)

ASPAK LAND & CHINA ARCHITECTS

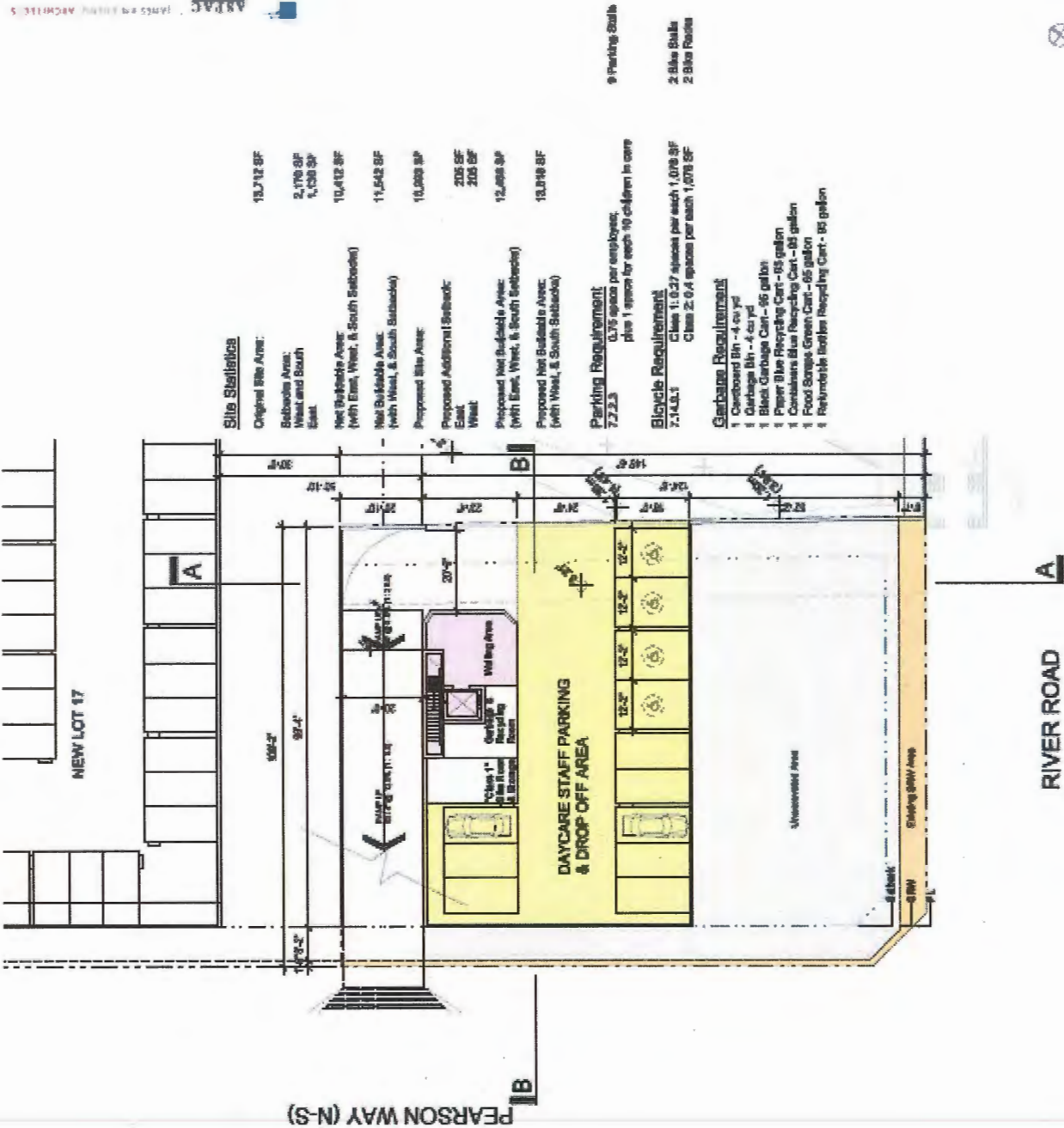


PLN - 82

SCHEDULE D

Child Care – Illustrative Concept Drawings (REDMS #4750570)

ALPAC JAMES R. ARCHITECTS



Site Statistics

| | |
|-------------------------------------|-----------|
| Original Site Area: | 13,712 SF |
| Setback Area: | 2,176 SF |
| West and South | 1,139 SF |
| East | 10,412 SF |
| Net Buildable Area: | 11,542 SF |
| (With East, West, & South Setbacks) | |
| Net Buildable Area: | 10,000 SF |
| (With East, West, & South Setbacks) | |
| Proposed Additional Setback: | 205 SF |
| East | 205 SF |
| West | 12,000 SF |
| Proposed Net Buildable Area: | 13,018 SF |
| (With East, West, & South Setbacks) | |

Parking Requirement

72.2.3 0.75 spaces per employee,
plus 1 space for each 10 children in care

Bicycle Requirement

7.14.0.1 Class 1: 0.37 spaces per each 1,018 SF
Class 2: 0.4 spaces per each 1,018 SF

Garbage Requirement

- 1 Cardboard Bin - 4 cu yd
- 1 Garbage Bin - 4 cu yd
- 1 Black Garbage Cart - 65 gallon
- 1 Paper Blue Recycling Cart - 65 gallon
- 1 Containers Blue Recycling Cart - 65 gallon
- 1 Food Waste Green Cart - 65 gallon
- 1 Reusable Bottle Recycling Cart - 65 gallon

9 Parking Stalls

2 Blue Stalls
2 Black Stalls

RIVER ROAD

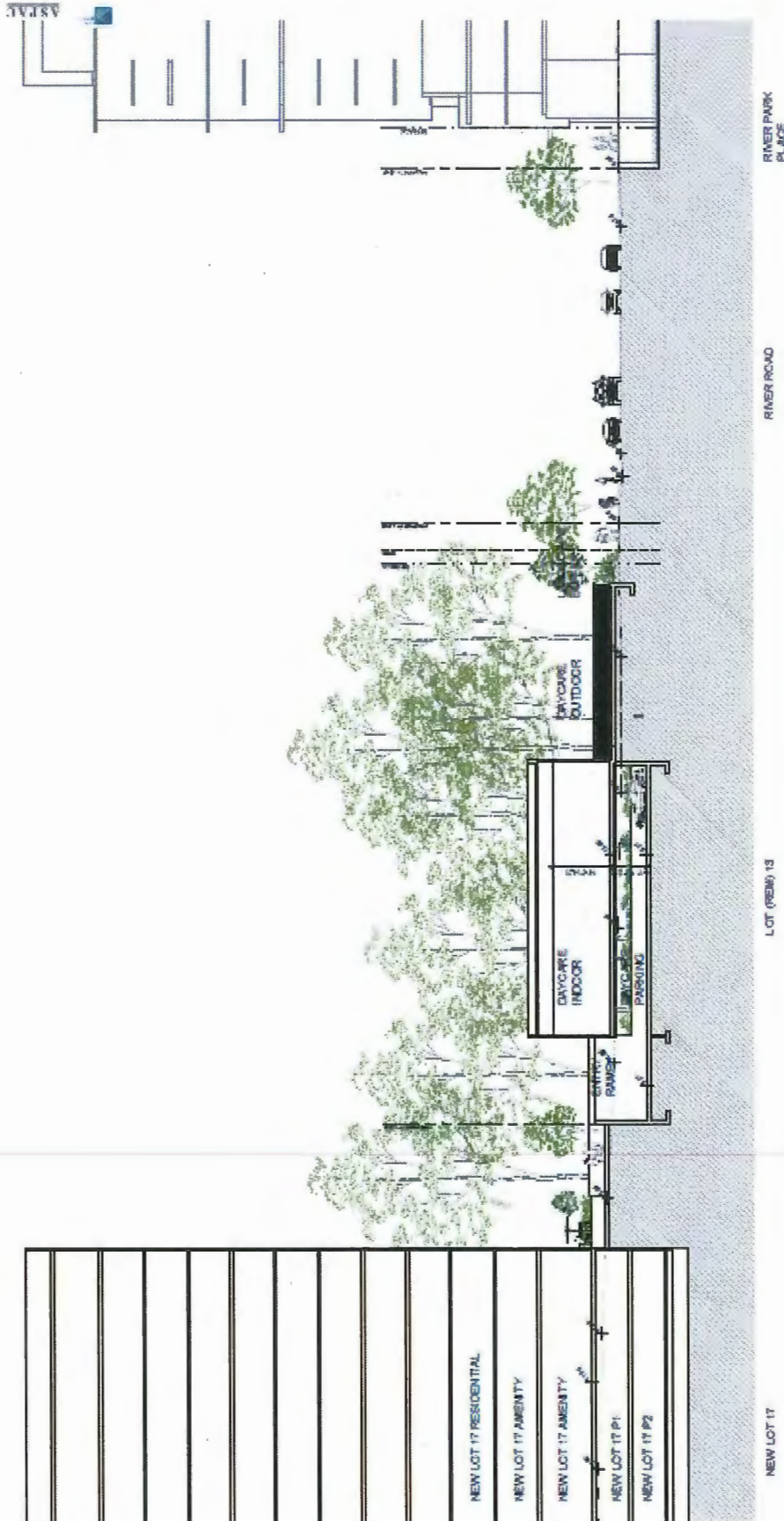
A

PLN - 83

SCHEDULE D

Child Care – Illustrative Concept Drawings (REDMS #4750570)

JAMES R. & LINDA ARCHITECTS



SCALE: 1" = 40'

2. RIVER CREEK LOT (NEW) 17
DAYCARE INDOOR AND OUTDOOR ARE UNDER CONSTRUCTION

Child Care – Illustrative Concept Drawings (REDMS #4750570)



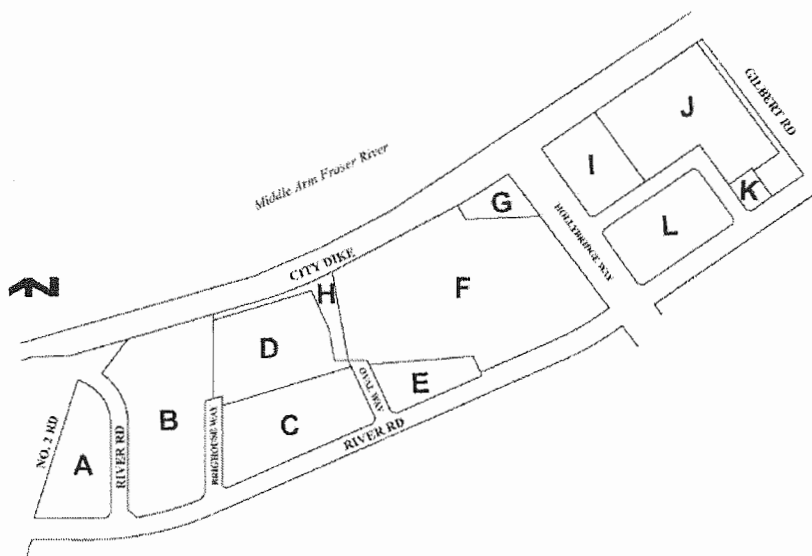
RIVER QUEEN LOT MEMO 13



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9487 (15-695231)
6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, and 6899 Pearson Way**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - 1.1. In Section 20.4.2 Permitted Uses:
 - 1.1.1. Inserting “**amenity space, community**” as a Permitted Use; and
 - 1.1.2. Repealing Diagram 1 and replacing it with following:



- 1.2. In Section 20.4.4 Permitted Density:
 - 1.2.1. In Sub-Section 1, repealing ““L”, and “M”” and replacing it with “and “L””;
 - 1.2.2. In Sub-Section 2(d), repealing ““L”, and “M”” and replacing it with “and “L””;

1.2.3. Repealing Sub-Section 3 and replacing it with the following:

“Notwithstanding Sections 20.4.4.2d, the reference to “1.2” is increased to a higher **density** of “2.9” provided that:

- a) for the area identified as “I”, “J”, “K”, and “L” in Diagram 1, Section 20.4.2, prior to first occupancy of the **building**, the **owner**:
 - i) provides a **community amenity** contribution of \$1 million to the **City** for the Oval Village waterfront;
 - ii) pays or secures to the satisfaction of the **City** a monetary contribution of \$6,791,769 to the **City’s** capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812;
 - iii) grants to the **City**, via a statutory **right-of-way** or as otherwise determined to the satisfaction of the **City**, rights of public use over a suitably landscaped area of the **site**, at least 6,076.2 m² in size, for **park** and related purposes (but excluding sidewalk widening) within the areas identified as “I” and “J” in Diagram 1, Section 20.4.2, including:
 - for “I”: an area of at least 1,751.1 m²; and
 - for “J”: an area of at least 4,325.1 m²; and
 - iv) enters into legal agreement(s) with the **City**, registered against the title to the **lot** and secured via Letter(s) of Credit, at the sole cost of the **owner** and in an amount to be determined to the satisfaction of the **City**, for **child care**; and
- b) prior to first occupancy of the **building** within the area identified as “J” and “K” in Diagram 1, Section 20.4.2, the **owner**, within the area identified as “K” in Diagram 1, Section 20.4.2:
 - i) provides a **child care** facility, the **habitable space** of which shall be at least 464.5 m², excluding **floor area** not intended for the exclusive **use** of the **child care** and **floor area** not included in the calculation of **floor area ratio**; and
 - ii) transfers the **child care** facility and not less than 1,485.0 m² of land to the **City** as fee simple for **child care** or **community amenity space** purposes.”

1.2.4. Repealing Sub-Section 4 and replacing it with the following:

“Notwithstanding Sections 20.4.4.1, 20.4.4.2, and 20.4.4.3, for the area identified as “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, and “L” in Diagram 1, Section 20.4.2:

- a) the maximum total combined **floor area**, regardless of subdivision, shall not exceed 454,013.2 m², of which the **floor area** of residential

uses shall not exceed 292,929.6 m² and the **floor area** of other **uses** shall not exceed 161,083.6 m²; and

- b) the maximum **floor area** for the areas indicated as “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, and “L” shall not exceed:
 - i) for “A”, “C”, and “D”: 116,572.1 m², total combined **floor area** regardless of subdivision, for residential **uses** and nil for other **uses**;
 - ii) for “B”: 65,480.0 m² for residential **uses** and nil for other **uses**;
 - iii) for “E”, “F”, and “H”: , total combined **floor area** regardless of subdivision, nil for residential **uses** and 155,456.0 m² for other **uses**;
 - iv) for “G”: nil for residential **uses** and 2,365.7 m² for other **uses**;
 - v) for “I”: 27,650.0 m² for residential **uses** and nil for other **uses**; and
 - vi) for “J” and “L”: , total combined **floor area** regardless of subdivision, 83,227.5 m² for residential **uses** and 3,261.9 m² for other **uses** (provided that all non-residential **uses** are located on “L”).”; and

1.2.5. In Sub-Section 6, repealing “**child care** purposes” and replacing it with “**child care** or **community amenity space** purposes within the area identified as “K” in Diagram 1, Section 20.4.2”;

1.3. In Section 20.4.5 Permitted Lot Coverage:

1.3.1. In Sub-Section 2, repealing ““L”, and “M”” and replacing it with “and “L””;

1.3.2. In Sub-Section 5, repealing ““I”, “J”, and “K”” and replacing it with ““I” and “K””; and

1.3.3. Following Sub-Section 5, inserting a new Sub-Section 6 as follows:

“For the area identified as “J” in Diagram 1, Section 20.4.2, the maximum **lot coverage** shall be 37% (which for the purposes of this bylaw for area “J” only shall mean the percentage of the total horizontal **lot area** that is covered by **buildings** and all enclosed and/or supported **structures**, including landscaped roofs over **parking spaces** where such roofs are situated above **finished site grade**, but excluding **eaves**, **balconies**, unroofed patios and raised decks, and landscaped roofs over **parking spaces** where such landscaped roofs are situated at or below **finished site grade**). A minimum of 40% of the **lot** shall be covered by a combination of trees, shrubs, native and ornamental plants or other landscape material specified in a Development Permit approved by the **City**.”

- 1.4. In Section 20.4.6 Yards & Setbacks:
 - 1.4.1. In Sub-Section 1(e), following “Notwithstanding Section 20.4.6.1:a.ii,” inserting “in the area identified as “L” in Diagram 1, Section 20.4.2,”;
 - 1.4.2. In Sub-Section 2(a), repealing ““L”, “M”” and replacing it with “and “L””; and
 - 1.4.3. In Sub-Section 2(b), repealing “less then 3.0 m” and replacing it with “less than 3.0 m”;
- 1.5. In Section 20.4.7 Permitted Heights:
 - 1.5.1. In Sub-Section 4, repealing ““G” and H” and replacing it with ““G”, “H”, and “K””;
 - 1.5.2. In Sub-Section 6, in the opening phrase, repealing “and “K”” and replacing it with “and “L””; and
 - 1.5.3. In Sub-Section 6(c), repealing “Section 20.4.7.5.b” and replacing it with “Section 20.4.7.6.b”;
- 1.6. In Section 20.4.8 Subdivision Provisions/Minimum Lot Size:
 - 1.6.1. In Sub-Section 2(i), repealing “7,900.0 m²” and replacing it with “18,000.0 m²”;
 - 1.6.2. In Sub-Section 2(j), repealing “6,700.0 m²” and replacing it with “1,485.0 m²” and, at the end of the Sub-Section, inserting “and”;
 - 1.6.3. In Sub-Section 2(k), at the end of the Sub-Section, repealing “and”; and
 - 1.6.4. Repealing Sub-Section 2(l);
- 1.7. In Section 20.4.10 On-Site Parking and Loading:
 - 1.7.1. In Sub-Section 2(c), in the opening phrase, repealing ““I”, “J”, “K”, and “M” and replacing it with ““I” and “J””;
 - 1.7.2. In Sub-Section 2(c)(i), repealing ““K”, “L”, and “M” and replacing it with “and “L””;
 - 1.7.3. Repealing Sub-Section 2(c)(iii) and replacing it with the following:

“a minimum of 12 residential visitor **parking spaces** are provided on area “I” and a minimum of 36 residential visitor **parking spaces** are provided on area “J”.”; and
 - 1.7.4. Repealing Sub-Section 2(c)(iv);

- 1.8. In Section 20.4.11 Other Regulations:
 - 1.8.1. Repealing Sub-Section 1;
 - 1.8.2. Repealing Sub-Section 2;
 - 1.8.3. Repealing Sub-Section 4;
 - 1.8.4. Repealing Sub-Section 5 and replacing it with the following:

“The following **uses** are permitted within the area identified as “K” in Diagram 1, Section 20.4.2:

 - a) **amenity space, community**; and
 - b) **child care.**”;
 - 1.8.5. Repealing Sub-Section 6; and
 - 1.8.6. In Sub-Section 7, repealing ““L”, and “M”” and replacing it with “and “L””; and
 - 1.9. Making various text and graphic amendments to ensure consistency throughout the Richmond Zoning Bylaw 8500 as amended.
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9487**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

 MAYOR

 CORPORATE OFFICER

| |
|--|
| CITY OF RICHMOND |
| APPROVED by <i>he</i> |
| APPROVED by Director or Solicitor <i>al</i> |