



**Planning Committee  
Electronic Meeting**

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

**Tuesday, November 19, 2024  
4:00 p.m.**

Pg. #      ITEM

**MINUTES**

**PLN-4**      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on November 5, 2024.*



**NEXT COMMITTEE MEETING DATE**

December 3, 2024, (tentative date) at 4:00 p.m. in the Anderson Room.

**PLANNING AND DEVELOPMENT DIVISION**

- 1. APPLICATION BY 1343356 BC LTD. FOR REZONING AT 6251 AND 6271 WILLIAMS ROAD FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**  
(File Ref. No. RZ 22-019094) (REDMS No. 7819480)

**PLN-9**

**See Page PLN-9 for full report**

*Designated Speaker: Tolu Alabi & Suzanne Smith*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10618, for the rezoning of 6251 and 6271 Williams Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.*



2. **RICHMOND HERITAGE COMMISSION BYLAW NO. 7906, AMENDMENT BYLAW NO. 10619**

(File Ref. No. 01-0100-30-HCOM1-04) (REDMS No. 7837662)

PLN-46

See Page PLN-46 for full report

*Designated Speaker: John Hopkins*

STAFF RECOMMENDATION

*That Richmond Heritage Commission Bylaw No. 7906, Amendment Bylaw 10619, to include term limits in alignment with the Appointments – Term Limits Policy 1020, be introduced and given first, second and third reading.*



3. **CHANGES TO BC BUILDING CODE: SINGLE EXIT STAIR**

(File Ref. No. 12-8360-01) (REDMS No. 7808805)

PLN-59

See Page PLN-59 for full report

*Designated Speaker: James Cooper*

STAFF RECOMMENDATION

*That a letter outlining the City of Richmond's concerns regarding the BC Building Code changes to allow Single Exit Stair buildings, as outlined in the staff report titled "Changes to BC Building Code: Single Exit Stair" dated October 29, 2024, from the Director, Building Approvals and Fire Chief be sent to the following:*

- (a) *Premier;*
- (b) *Minister of Housing;*
- (c) *Minister of Public Safety and Solicitor General; and*
- (d) *Members of the Legislative Assembly for Richmond.*



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ITEM

### 4. MANAGER'S REPORT

ADJOURNMENT





## Planning Committee

Date: Tuesday, November 5, 2024

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Alexa Loo  
Councillor Chak Au  
Councillor Carol Day  
Councillor Andy Hobbs

Also Present: Councillor Michael Wolfe

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 October 16, 2024, be adopted as circulated.*

**CARRIED**

### PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY FLAT ARCHITECTURE INC. FOR REZONING AT 5300 GRANVILLE AVENUE FROM “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO “MEDIUM DENSITY TOWNHOUSES (RTM3)” ZONE AND “SCHOOL & INSTITUTIONAL USE (SI)” ZONE**

(File Ref. No. RZ 21-936275) (REDMS No. 7810614)



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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10614,*

- (a) for the rezoning of a portion of 5300 Granville Avenue from “Small-Scale Multi-Unit Housing (RSM/L)” zone to “Medium Density Townhouses (RTM3)” zone; and*
- (b) for the rezoning of a portion of 5300 Granville Avenue from “Small-Scale Multi-Unit Housing (RSM/L)” zone to “School & Institutional Use (SI)” zone;*

*be introduced and given first, second and third reading.*

**CARRIED**

2. **APPLICATION BY PONDA DEVELOPMENT LTD. FOR REZONING AT 5120 AND 5140 WILLIAMS ROAD FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO A NEW SITE SPECIFIC “TWO-UNIT DWELLINGS (ZD9) – WILLIAMS ROAD (STEVESTON)” ZONE**

(File Ref. No. RZ 23-028712) (REDMS No. 7666516)

Discussion ensued with respect to tree removal and stratification of units.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10574, to create the “Two-Unit Dwellings (ZD9) – Williams Road (Steveston)” zone and to rezone 5120 and 5140 Williams Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to “Two-Unit Dwellings (ZD9) – Williams Road (Steveston)” zone, be introduced and given first, second and third reading.*

**CARRIED**

## DEPUTY CAO'S OFFICE

3. **UPDATING THE LOW-END MARKET RENTAL (LEMR) PROGRAM TO SUPPORT THE DELIVERY OF AFFORDABLE HOUSING**

(File Ref. No. 08-4057-05) (REDMS No. 7783121)

In response to queries from Committee, staff advised that (i) the recommended option of 10% below Canada Mortgage and Housing Corporation (CMHC) average would index changes annually to CHMC market averages, allowing rent increases to be benchmarked against local rent changes and not those limited to any rate of increase in CPI, (ii) Bill 47 does not require parking minimums in transit oriented areas in City Centre,

## **Planning Committee**

### **Tuesday, November 5, 2024**

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(iii) parking reductions outside of City Centre are being considered through the Official Community Plan (OCP) review, (iv) current LEMR rates were set in 2017 at 10 percent below 2016 CMHC average market rental rates, and (v) the proposed update would bring rental rates in closer alignment with current market conditions, offset operator costs and improve feasibility for future LEMR developments.

Dea Knight, spoke as Chair of the UDI Liaison Committee and on behalf of the Lansdowne Phase 1 Project, expressing her support for the staff recommendations on the LEMR policy, noting that LEMR rents are substantially below the original average and are misaligned with growing costs making LEMR units unfeasible to build or operate. She further noted that since the pandemic, the building sector has been experiencing unprecedented pressures including rising construction costs, escalated interest rates, increases in municipal fees and increases in operating costs which has hindered the ability to provide new housing and any forms of affordable housing.

Cynthia Chow, representing SUCCESS, spoke to SUCCESS being one of the largest social service agencies in Canada with an affordable housing portfolio comprising of over 1000 units operating in the Lower Mainland. She further spoke to the need for updating the LEMR rental rates and realigning them to CMHC average market rents to allow for annual increases to address inflationary and market conditions and to consider funds to address capital replacement reserve needs to address aging infrastructure. She noted that this will improve the financial viability of the developments that include LEMR units as well as the long term sustainability of maintaining such units

Correspondence from Az-Zahraa Housing Society, dated November 5, 2024 was distributed on table (attached to and forming part of these minutes as Schedule 1).

In response to further queries from Committee, staff advised that (i) any LEMR unit that is currently occupied would not have a rent adjustment, the existing tenants are protected under the residential tenancy act, this policy would only effect new occupants, (ii) the new housing legislation under Bill 16 requires a financial feasibility assessment to justify the percentage of affordable housing that the City requires, and (iii) staff will review data on available unit types in Richmond, and how they are owned, operated and occupied in the market place.

It was moved and seconded

- (1) That, as described in the report “Updating the Low-End Market Rental (LEMR) Program to Support the Delivery of Affordable Housing” dated October 16, 2024, from the Director, Housing Office, the proposed Low-End Market Rental Maximum Rent and Income Thresholds as outlined in Option 2 be endorsed;***

**Planning Committee**  
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- (2) *That staff bring forward amendments to the City of Richmond Affordable Housing Strategy, 2017 – 2027, to recognize the Low-End Market Rental Maximum Rent and Income Thresholds endorsed by Council;*
- (3) *That the Low-End Market Rental Maximum Rent and Income Thresholds be used in housing agreements for any conditionally approved rezoning applications, being those for which a zoning amendment bylaw has been given third reading and an associated housing agreement has yet to be executed as of November 12, 2024, notwithstanding the terms of any executed rezoning considerations letter; and*
- (4) *That the Low-End Market Rental Maximum Rent and Income Thresholds be used in any future housing agreement associated with a new or in-stream development application for which conditional approvals have yet to be granted.*

**CARRIED**

As a result of the discussion the following **referral motion** was introduced:

It was moved and seconded

*That staff look at the free parking provision for Low- End Market Rental (LEMR) units in transit oriented development areas and report back.*

The question on the referral motion was not called as discussion ensued with respect to staff bringing forward options for a below market parking rate.

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

**4. MANAGER'S REPORT**

**(i) BC Code Building Code Updates- Radon Gas**

Staff advised that the BC Building Code is now requiring that all construction, particularly residential construction, take measures to mitigate the accumulation of radon within homes. The City enforces this code measure, however staff note that radon levels in Richmond soils are generally low. The building community has advised that mitigation measures are estimated to add approximately \$10,000-\$15,000 in additional costs in a typical residential construction.

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**(ii) BC Code Building Code Updates- Ministerial Order**

Staff advised that the Provincial government has introduced an exemption allowing residential projects that have been considered before March 8, 2024 to be grandfathered from the significant seismic and accessibility provisions to come into effect March 2025. The exemption applies to projects that have either a development permit, rezoning application, building permit or completed drawings submitted before March 8, 2024.

**ADJOURNMENT**

It was moved and seconded

***That the meeting adjourn (4:45 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 November 5, 2024.

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Councillor Bill McNulty  
Chair

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Raman Grewal  
Legislative Services Associate



**To:** Planning Committee  
**From:** Joshua Reis  
Director, Development

**Date:** November 5, 2024  
**File:** RZ 22-019094

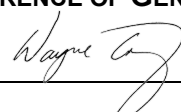
**Re:** Application by 1343356 BC Ltd. for Rezoning at 6251 and 6271 Williams Road from the "Small-Scale Multi-Unit Housing (RSM/L)" Zone to the "Low Density Townhouses (RTL4)" Zone

**Staff Recommendation**

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10618, for the rezoning of 6251 and 6271 Williams Road from the "Small-Scale Multi-Unit Housing (RSM/L)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first, second and third reading.

Joshua Reis, MCIP, RPP, AICP  
Director, Development  
(604-247-4625)

JR:ta  
Att. 7

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

## **Staff Report**

### **Origin**

The owner, 1343356 BC Ltd. (Director: Caroline Foh), of the properties at 6251 and 6271 Williams Road, has applied to the City of Richmond to rezone the properties from the residential “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone, to facilitate the development of ten townhouse units with vehicle access from Williams Road. A location map and aerial photograph are provided in Attachment 1.

A Development Permit (DP) application is required to further address the form and character of the proposed townhouse development. Conceptual development plans are provided for reference in Attachment 2.

A Servicing Agreement (SA) will be required for this development prior to Building Permit (BP) issuance for frontage improvements along the site’s frontage and new service connections to the site.

### **Findings of Fact**

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

#### **Subject Site Existing Housing Profile**

The subject site consists of two lots each with a single-family dwelling. Both dwellings are currently tenanted. The applicant has indicated that there are no secondary suites in any of the dwellings. The applicant is committed to providing notice in keeping with the Residential Tenancy Act. All existing dwellings are proposed to be demolished.

### **Surrounding Development**

Development immediately surrounding the site is as follows:

To the North: Single-family dwellings fronting Sheridan Road on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)”.

To the South: Across Williams Road, single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the East: Single-family dwellings fronting Williams Road on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)” designated for future townhouse development.

To the West: A two-unit dwelling fronting Williams Road on a lot zoned “Two-Unit Dwellings (RD1)” designated for future townhouse development.

## Related Policies & Studies

### Official Community Plan/Blundell Planning Area

The Official Community Plan (OCP) identifies that the subject site is in the Blundell planning area and that the land use designation for the site is “Neighbourhood Residential” (Attachment 4). The “Neighbourhood Residential” designation accommodates single-family, two-family and multiple-family housing (specifically townhouses). The proposed redevelopment proposal is consistent with this designation.

### Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is generally in compliance with the Townhouse Development Requirements under the Arterial Road Policy.

### Floodplain Management Implementation Strategy

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

## Public Consultation

A rezoning sign has been installed on the subject property. In response to the placement of the rezoning sign on the subject property, Staff have received two written submissions from the public about the application. The written submissions include two emails from residents in the neighbouring developments (Attachment 5).

A summary of the emails received regarding the application includes the following:

- Concern regarding townhouse development in the neighbourhood.  
*The proposed development is consistent with the City’s OCP and the Arterial Road Land Use Policy which anticipates the development of townhouses on the subject site. With regards to adjacency considerations, the City’s design guidelines require an increased setback and/or the stepping-down of three-storey townhouses to two-storeys for developments that are adjacent to single-family dwellings. The townhouse units proposed at the rear of the subject site, adjacent to the single-family dwellings fronting Sheridan Road, are proposed to be two storeys. The form and character of the development will be further reviewed at the DP stage.*
- Concern regarding the potential loss of greenery.  
*The application has been reviewed with consideration given to preserving as many existing on-site healthy trees where possible. Through the DP application review process, the landscape plan will be further reviewed to provide for a mix of coniferous and deciduous tree species.*

The Province granted Royal Assent to Bill 44, Housing Statutes (Residential Development) Amendment Act, 2023, which came into force on December 7, 2023. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

## **Analysis**

### **Built Form and Architectural Character**

The proposed development consists of ten townhouse units on a site that is 2,025.3 m<sup>2</sup> (21,806 ft<sup>2</sup>) in area after the required road dedication on William Road. Conceptual development plans proposed by the applicant are included in Attachment 2.

The proposed site layout includes four buildings arranged around a T-shaped driveway with access from Williams Road. The units are in two to three-unit building clusters.

Main entries for the southern units front Williams Road, while the entries to the internal units are proposed off the internal driveway.

### **Existing Legal Encumbrances**

There is an existing City utilities SRW RD47827 [Plan 52339] along the north property line of the subject site. The existing city utilities SRW agreement is to remain. No encroachment is permitted within the SRW area.

### **Housing Type and Tenure**

This proposal is for ten townhouse units that are intended to be strata titled. Consistent with OCP policy respecting townhouse and multiple-family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

### **Amenity Space**

The applicant proposes a voluntary contribution to the City's Recreation Facilities Reserve Fund in the amount of \$2,066.00/unit for a total contribution of \$20,660.00 in lieu of providing common indoor amenity space on-site. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.



A common outdoor amenity space is required on-site. Based on the preliminary design, the proposed common outdoor amenity space of 60.5 m<sup>2</sup> meets the minimum guideline (6.0 m<sup>2</sup> of outdoor space per unit for a total of 60.0 m<sup>2</sup>) of the OCP. Staff will work with the applicant at the DP stage to review the configuration and the design of the common outdoor amenity space.

### Transportation and Site Access

Access to the subject site will be from Williams Road. Prior to the final adoption of the rezoning bylaw, registration of a SRW will be secured over the internal drive-aisle of the subject development in favour of future townhouse development to the east and west to provide for access should the neighbouring properties redevelop in the future.

A 0.60 m wide road dedication will also be required along the site's entire Williams Road frontage for frontage improvements which include a landscaped boulevard and sidewalk. The frontage improvements will be provided through the SA which is required prior to BP issuance.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- Ten bylaw-sized trees (tag# 001, 002, 003, 004, 005, 006, 007, 008, 011 and 014) on the subject property.
- Two trees (tag# OS-1 and OS-2) on neighbouring properties (6311 Williams Road and 6230 Sheridan Road).
- One Buxus hedge (no tag) along the south property line on City property.
- Four non-bylaw-sized Palm trees (tag# 009, 010, 012 and 013), on the subject property.

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

- One tree located on-site, specifically tag# 001 (41.0 cm DBH - Blue spruce) is located along the site's frontage and is in good condition. This tree will be retained with modifications made to the required sidewalk upgrade through the SA.
- One tree located on-site, tag# 003 (46.0 cm DBH – Western hemlock), located by the north property line is in fair condition. This tree is to be retained and protected.
- Two trees located on-site, specifically tag# 004 (48.0 cm DBH – Norway spruce) and tag# 005 (28.0 cm DBH - Locust) are identified to be in good condition. The outdoor amenity space has been strategically located in order to enable retention of these trees. The trees are to be retained and protected accordingly.
- One tree located on-site, specifically tag# 014 (28.0 cm DBH - Cypress) is located along the site's frontage and is in good condition. This tree has been identified for relocation due to its conflict with the required frontage improvements. The new onsite location for the relocated tree (tag# 014) will be determined further through the DP application review process.

- One tree located on-site, specifically tag# 002 (75.0 cm DBH – Red cedar), located by the east property line, is in fair condition but in conflict with the proposed development such that it cannot be retained.
- One tree located on-site, specifically tag# 006 (22.0 cm DBH - Cypress), by the north property line, is in good condition, it is identified to be retained and protected in the Arborist report. Two trees located on-site, specifically tag# 007 (36.0 cm DBH – Japanese maple) and tag# 008 (40.0 cm DBH - Magnolia) are in good condition but are located close to the proposed development and in the middle of the development site respectively, such that they cannot be retained.
- One tree, specifically tag# 011 (36.0 cm DBH – Japanese maple) is in good condition but is less than 1.0 m from the existing house. Therefore, the tree will be negatively impacted by the demolition works and is in the middle of the development site such that it cannot be retained.
- Two trees, specifically tag# OS-1 (a significant 120.0 cm DBH - Western Red cedar) and tag# OS-2 (40.0 cm DBH - Black locust) located on adjacent neighbouring properties (6311 Williams Road and 6230 Sheridan Road) along the east and north property line are identified to be retained and protected as per Arborist report recommendations. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Four non-bylaw palm trees (tag# 009, 010, 012 and 013) are to be removed as per arborist report. No compensation is required.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove four bylaw-sized on-site trees (tag # 002, 007, 008 and 011). The 2:1 replacement ratio would require a total of eight replacement trees. Based on the preliminary landscape plan (Attachment 2), provided as part of the rezoning application, the applicant has indicated 14 trees to be planted on site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	8.0 cm	4.0 m

Through the DP application review process, the landscape plan will be further reviewed to provide for a mix of coniferous and deciduous tree species.

Prior to DP issuance, to ensure that the replacement trees are planted and the landscape plan is adhered to, the applicant is required to submit a Landscape Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a ten per cent contingency). A legal agreement is to accompany the Security, which is to set the terms for its use and release.

### *Tree Protection*

Six on-site trees (tag # 001, 003, 004, 005, 006 and 014) located by the north and south property lines and two neighbouring trees (tag# OS-1 and OS-2) located on adjacent neighbouring properties (6311 Williams Road and 6230 Sheridan Road) along the east and north property lines are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at the development stage, the applicant is required to complete the following items:

- Prior to final adoption of the amendment bylaw, a Tree Survival Security in the amount of \$46,080.00 is required to ensure the protection and retention of the five on-site trees (tag # 001, 003, 004, 005 and 006) and the relocation of one on-site tree (tag# 014).
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site are completed.

### Public Art

In response to the City's Public Art Program, prior to bylaw adoption, the applicant will provide a voluntary cash contribution to the City's Public Art Reserve Fund; at a rate of \$1.02/ ft<sup>2</sup> (2024 rate) for a total amount of \$13,341.69

### Affordable Housing Strategy

The City's Affordable Housing Strategy seeks Cash-in-Lieu (CIL) contributions to the Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units. The contributions are sought in lieu of built low-end-of-market rental housing units. In this case, the rezoning application proposes ten townhouse units.

The applicant has agreed to provide a CIL contribution to the Affordable Housing Reserve Fund in the amount of \$12.00 per buildable square foot to the City's Affordable Housing Reserve Fund, consistent with contributions for projects located outside of the City Centre.

The lands subject to this application are 21,800.15 ft<sup>2</sup> in area. The "Low Density Townhouse (RTL4)" zone will establish a residential floor area ratio (FAR) of 0.60, therefore the maximum residential floor area available to the property, if the rezoning is approved, is 13,080.09 ft<sup>2</sup>.

The affordable housing CIL requirement applicable for this application is \$156,961.06 and the applicant must provide this to the City prior to final adoption of the rezoning bylaw.

### Market Rental Housing Policy

The City of Richmond's OCP establishes a policy framework for the provision of market rental housing. Smaller-scale projects including townhome proposals with more than five units are not required to provide purpose-built market rental units so long as a CIL contribution is made to the City's Affordable Housing Reserve Fund. The CIL contribution amount for townhouse developments is \$2.65 per buildable square foot (\$28.52 per buildable m<sup>2</sup>). Consistent with the OCP, the CIL contribution applicable to this proposal is \$34,662.23 and must be provided to the City prior to final adoption of the rezoning bylaw.

### Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all of the units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower). In addition, the applicant proposes two Convertible Units, one located in Building A (Unit 1) and the other in Building D (Unit 10). Further review of the Convertible Unit design will be undertaken as part of the DP application review process.

### Energy Efficiency

Consistent with the City's Energy Step Code requirements, the applicant has confirmed that the applicable Energy Step Code performance target has been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with EL-4.

Further details on how the proposal will meet this commitment will be reviewed as part of the DP and BP application review processes.

### Variance Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

1. Reduce the front yard setback from 6.0 m to 4.5 m.
  - The applicant is proposing a reduced front yard setback to provide a larger rear yard setback to facilitate a greater separation between the proposed townhouse development and the adjacent residential developments to the north. The increased rear yard setback would also provide a larger protection buffer for six trees (tag# 003, 004, 005, 006, OS1 and OS2) along the north and east property line that are to be retained as part of the development.
  - The resulting distance from the back of curb to the building face would be approximately 8.16 m. To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Williams Road, a restrictive covenant will be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation is to be incorporated into dwelling unit design and construction.

Prior to a DP application being considered by the DP Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.

- Staff support the requested variance recognizing that a minor road dedication (approximately 0.60 m) is required and that the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 m rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties.

2. Allow ten small car parking stalls.

- The Zoning Bylaw permits small car parking stalls only when more than 31 parking stalls are proposed on site. The proposed ten-unit townhouse development will provide 20 residential, plus two visitor parking spaces on-site. The small car stalls will be located in all ten side-by-side double garages. Each of the garages will contain one small car stall alongside with one standard-size stall.
- Transportation staff support the proposed variances to allow one small car stall in each of the ten side-by-side double-car garages.

These variances will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the DP stage.

Development Permit Application

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. The DP application will involve further review of the form and character of the proposed development to ensure it is consistent with the design guidelines for multi-family development contained within the OCP, and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Site plan: Refinement of the site plan to finalize the frontage improvements, shared outdoor amenity area, pedestrian circulation and site grading to ensure the survival of all proposed protected trees and appropriate transition between the proposed development and the adjacent existing developments.
- Landscape plan: The new onsite location for the relocated tree (tag# 014) will be reviewed and determined. Enhancement of the tree and plant schedule in the landscape plan to provide for a mix of deciduous and coniferous trees, as well as examination of additional planting opportunities to provide for visual interest and screening at key areas.
- Residential Interface: Refinement of the DP drawings to provide for appropriate edge conditions with the adjacent east and west residential developments.
- Building Material: Reviewing and finalizing the proposed exterior building material and colour palette.
- Accessibility: Confirming that all aging-in-place and convertible unit features have been incorporated into dwelling unit designs.
- Crime Prevention Through Environmental Design (CPTED): Reviewing the applicant's response to the principles of CPTED.

- Sustainability: Further review of the environmental sustainability features to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.

Additional items may be identified as part of the DP application review process.

#### Site Servicing and Frontage Improvements

Prior to BP issuance, the applicant is required to enter into a SA for the design and construction of the following, including but not limited to:

- A 0.60 m wide road dedication and boulevard improvements including a 1.5 m wide treed/grassed boulevard and 2.0 m wide sidewalk along the portion of Williams Road adjacent to the site.
- A new water service connection to the existing watermain along the Williams Road frontage.
- A new storm sewer service along the Williams Road frontage to service the proposed lot.
- A new sanitary service connection in the SRW located along the rear property line of the proposed site.
- Street lighting levels along all road and lane frontages are to be reviewed and upgrade as required.

Complete details on the scope of the frontage improvements and site servicing are included in Attachment 7.

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

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

#### **Conclusion**

The owner, 1343356 BC Ltd. (Director: Caroline Foh), of the properties at 6251 and 6271 Williams Road, has applied to the City of Richmond to rezone the properties from the residential “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone, to facilitate the development of ten townhouse units with vehicle access from Williams Road.

Frontage and engineering improvement works required with respect to the subject development will be secured through the City’s standard SA. The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10618 be introduced and given first, second and third reading.



Tolu Alabi  
Planner 2  
(604-276-4092)

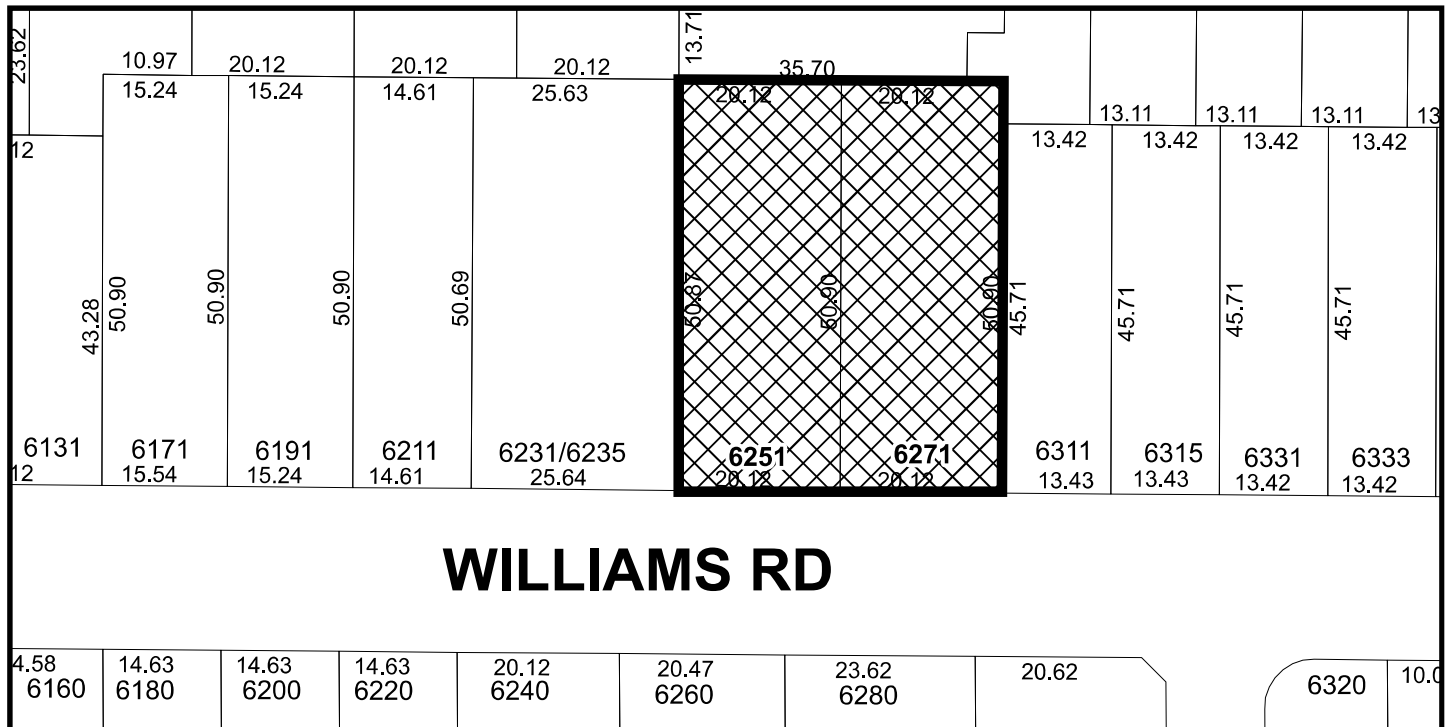
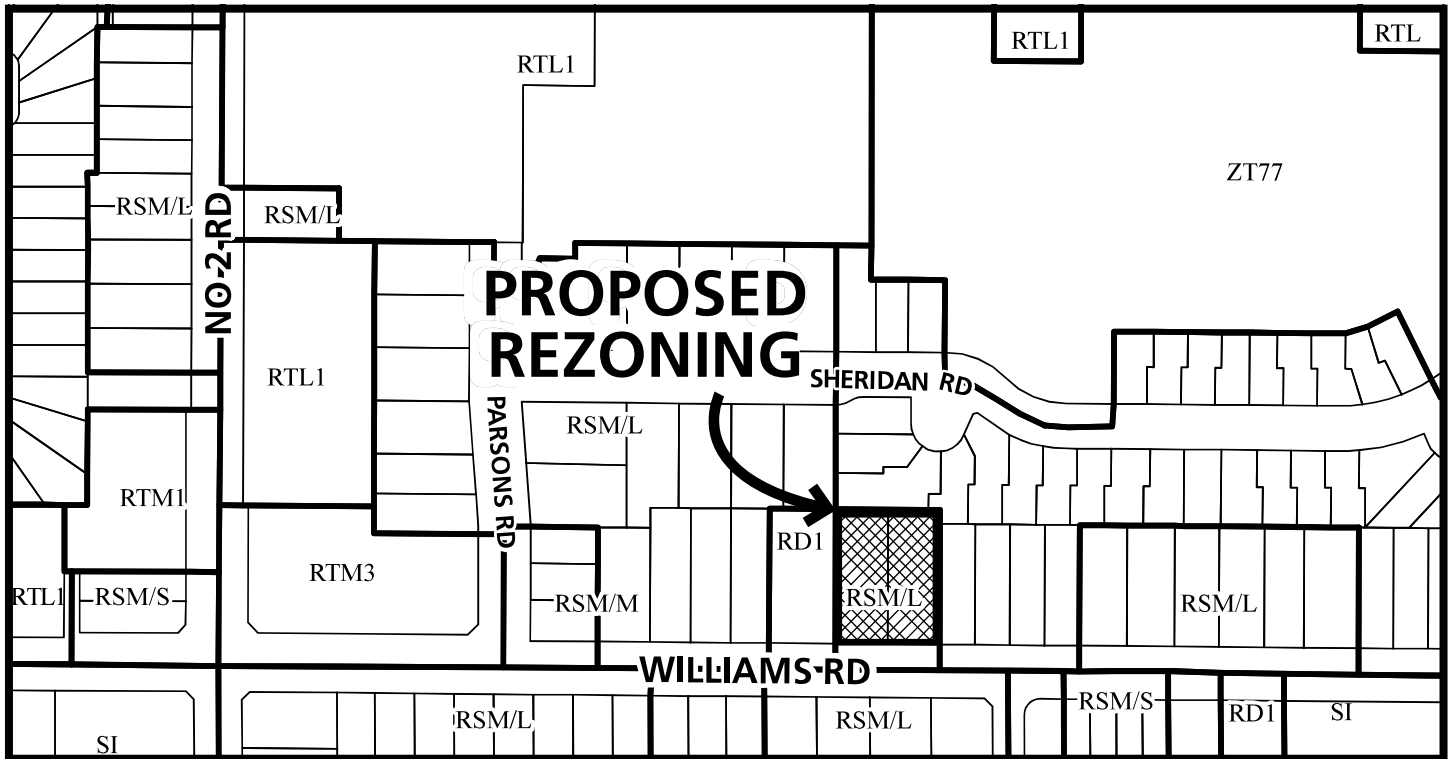
TA:js

- Att.
- 1: Location and Aerial Maps
  - 2: Conceptual Development Plans
  - 3: Development Application Data Sheet
  - 4: Blundell Planning Area
  - 5: Public Correspondence
  - 6: Tree Management Plan
  - 7: Rezoning Considerations



# City of Richmond

Attachment 1



## RZ 22-019094

PLN - 20

Original Date: 08/22/22

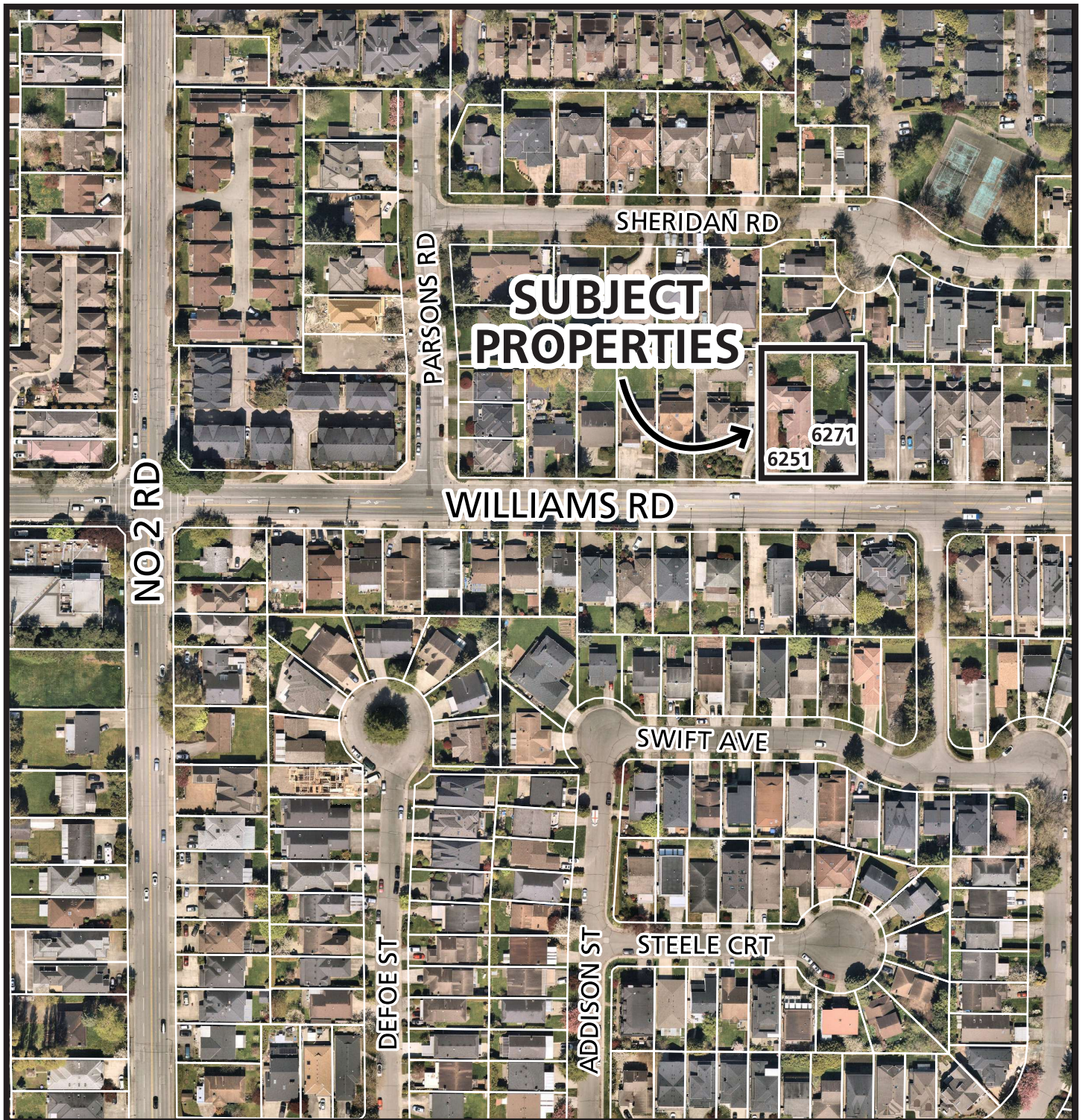
Revision Date: 10/19/24

Note: Dimensions are in METRES





# City of Richmond



RZ 22-019094

PLN - 21

Original Date: 08/22/22

Revision Date: 10/16/24

Note: Dimensions are in METRES



# REZONING FOR PROPOSED TOWNHOUSE AT 6251-6271 WILLIAMS ROAD, RICHMOND, BC

## DEVELOPMENT DATA

- (A) CIVIC ADDRESS: 6251 & 6271 WILLIAMS ROAD, RICHMOND, BC  
(B) LEGAL DESCRIPTION: LOT B PLAN 6489 AND LOT 104 PLAN 33385, BOTH OF SECTION 30, BLOCK 4 NORTH, RANGE 6 WEST, NWD BEFORE DEDICATION 2050 SM (22,066 SF), AFTER DEDICATION APPROX. 2025.3 SM (21800 SF)  
(C) LOT AREA: CURRENT: RS1/E, PROPOSED REZONING (RT14)  
(D) ZONING USE: (UNDER RS1/E ZONING)

(E) FLOOR AREA RATIO	0.35 TO 454.5 SM	0.60	PROPOSED DEVELOPMENT
0.3 TO REST OF SITE AREA	0.60 X 2025.3 SM = 1215.18 SM (13,080 SF)	1215.17 SM (13,080 SF) FAR FLOOR AREA	

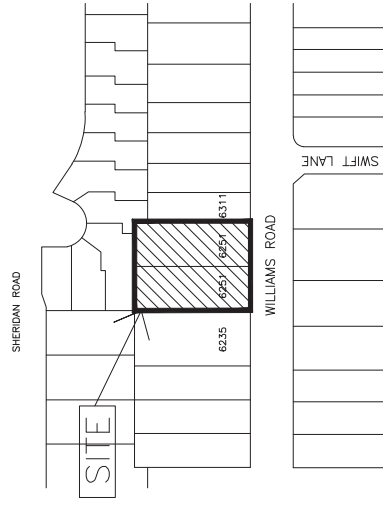
- (F) NUMBER OF UNIT: 1 PER LOT  
(G) BUILDING COVERAGE: MAX - 45%  
MAX - 40% (8,722 SF)  
39.2% (8543 SQ. FT.)

- (H) BUILDING HEIGHT: MAX MAIN BUILDING HEIGHT - 12M  
(I) SETBACK: FRONT YARD WILLIAMS RD - 6M  
SIDE YARD - 3M  
REAR YARD - 6M  
EAST SIDE YARD  
WEST SIDE YARD  
NORTH REAR YARD  
BUILDING HEIGHT  
FRONT YARD WILLIAMS RD  
EAST SIDE YARD  
WEST SIDE YARD  
NORTH REAR YARD  
- 10.97M  
- 4.51M (14'10") [VARIANCE REQUIRED]  
(4.5M FRONT YARD WITH 6M REARYARD ALLOWABLE IN ARTERIAL ROAD POLICY)  
- 3.19M (10'6")  
- 3.02M (9'11")  
- 6.00M (19'8")

## PLN - 22

- (K) PARKING: 2 PER DWELLING UNIT  
0.2 VISITOR PARKING / UNIT X10 = 2  
TOTAL = 22 REQUIRED  
1.25 PER DWELLING UNIT X10=13  
0.2 PER DWELLING UNIT X10= 2 VISITOR BIKE RACK 2  
RESIDENTIAL PARKING: 10 REGULAR  
10 SMALL [VARIANCE REQUIRED]  
2 REGULAR  
22 PARKING  
BICYCLE  
VISITOR BIKE RACK 2  
OUTDOOR AMENITY  
PROVIDED: 60.5 SM (651 SQ. FT.)  
OPEN AMENITY SPACE= 6 SM PER UNIT  
X10= 60 SM (646 SF)

- (L) OPEN SPACE



TWO CONVERTIBLE UNITS (UNIT #1 AND 10) ARE PROVIDED IN THIS DEVELOPMENT

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH EMISSION LEVEL EL-4
- (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
- (a) STAIRWELL HANDRAILS
- (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
- (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS



1 LOCATION MAP  
NTS

ERIC LAW ARCHITECT

6251 WILLIAMS ROAD, RICHMOND, BC  
V6V 1K6  
TEL (604) 550-2099

CONCEPT, REVISION, THIS PLAN AND  
REVISIONS ARE THE PROPERTY OF ERIC LAW  
ARCHITECT. NO PART OF THIS DOCUMENT  
SHALL BE REPRODUCED OR TRANSMITTED  
IN ANY FORM OR BY ANY MEANS, ELECTRONIC  
OR MECHANICAL, INCLUDING PHOTOCOPYING,  
RECORDING, OR BY ANY INFORMATION  
SYSTEMS, WITHOUT PERMISSION IN WRITING  
FROM ERIC LAW ARCHITECT.

1	2024.1.1.04 FOR REZONING APPLICATION
2	2024.2.14 FOR REZONING REVIEW
3	2024.2.14 FOR REZONING REVIEW
4	2024.11.04 FOR AMENDMENT SITE PLAN UPDATE

1	2024.1.1.04 REQUIRED TIME AT PREPARED
2	2024.2.14 REQUIRED TIME AT PREPARED
3	2024.2.14 REQUIRED TIME AT PREPARED
4	2024.11.04 REQUIRED TIME AT PREPARED

PROPOSED TOWNHOUSE  
AT  
6251-6271 WILLIAMS RD  
RICHMOND BC  
DEVELOPMENT SUMMARY

PROJECT NUMBER: 22-02
ISSUED: 11/4/2024
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 22-02-5171-241104-RZ-DWG

A1

REZONE

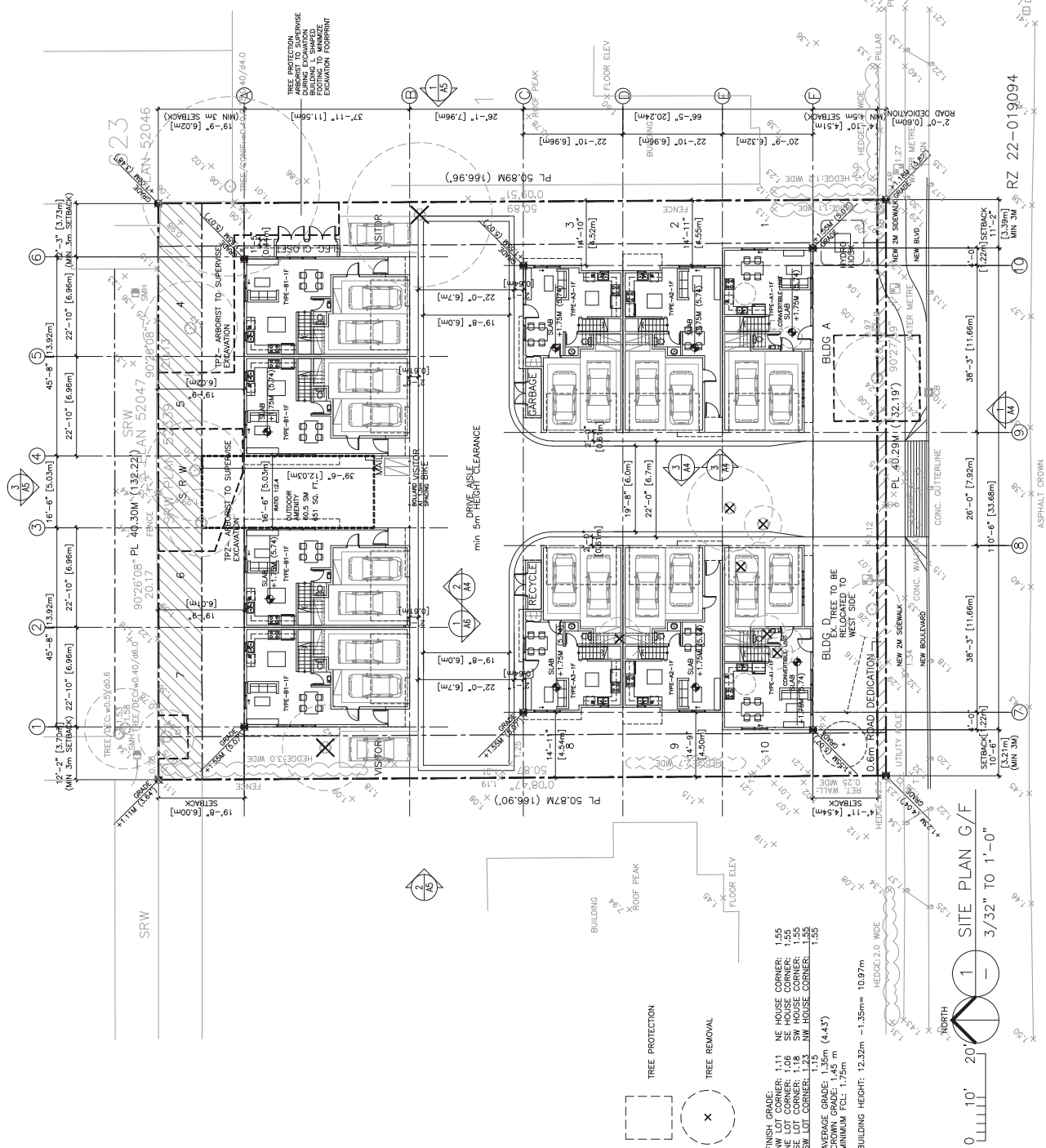
RZ 22-019094

**PROPOSED TOWNHOUSE  
AT  
6251-6271 WILLIAMS RD  
RICHMOND BC  
SITE PLAN (1F)**

PROJECT NUMBER: 22-02
ISSUED: 11/4/2024
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 22-02 STW 241104-B7 DWG

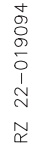
A2

REZONE



PROJECT NUMBER: 22-02  
ISSUED: 11/4/2022  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 22-02\_STW\_241104-R

REZONE

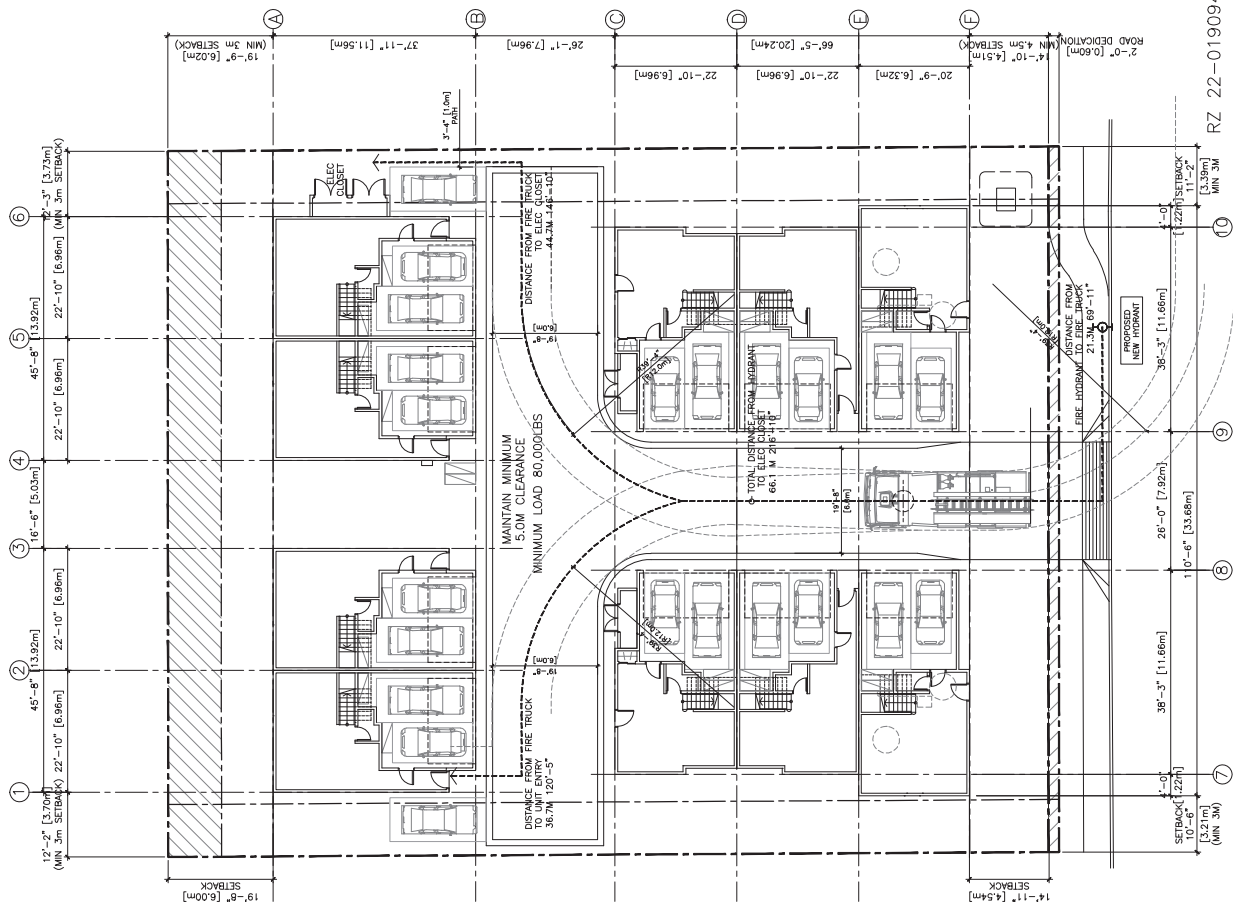


ALL RESIDENTIAL PARKING (EXCLUDING VISITOR)  
SHALL HAVE LEVEL 2 EV CHARGING OUTLETS  
Level 2 EV charging (208V TO 240V AC AND  
CURRENT OF 16A TO 80A)

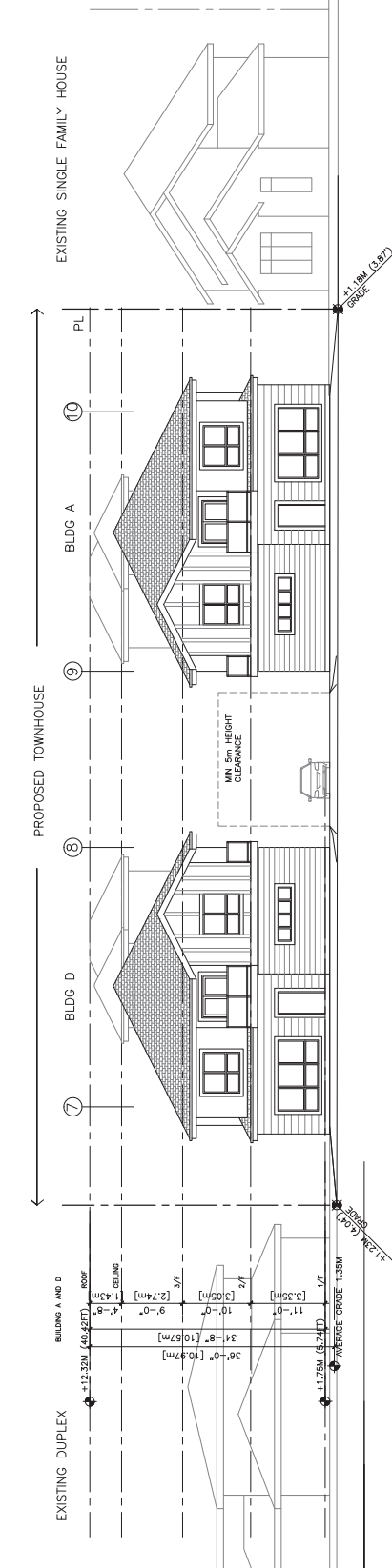
- GARBAGE NOTES**
- |                                     |                          |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | MC= MIXED CONTAINER      |
| <input checked="" type="checkbox"/> | RB= REFUNDABLE BEVERAGE  |
| <input checked="" type="checkbox"/> | MP= MIXED PAPER          |
| <input checked="" type="checkbox"/> | GB= GLASS HARS & BOTTLES |
| <input checked="" type="checkbox"/> | FS= FOOD SCARPS          |
| <input checked="" type="checkbox"/> | G= GARBAGE               |

PROJECT NUMBER:22-02
ISSUED: 11/4/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 22-02_STW_241104-RZ.DWG

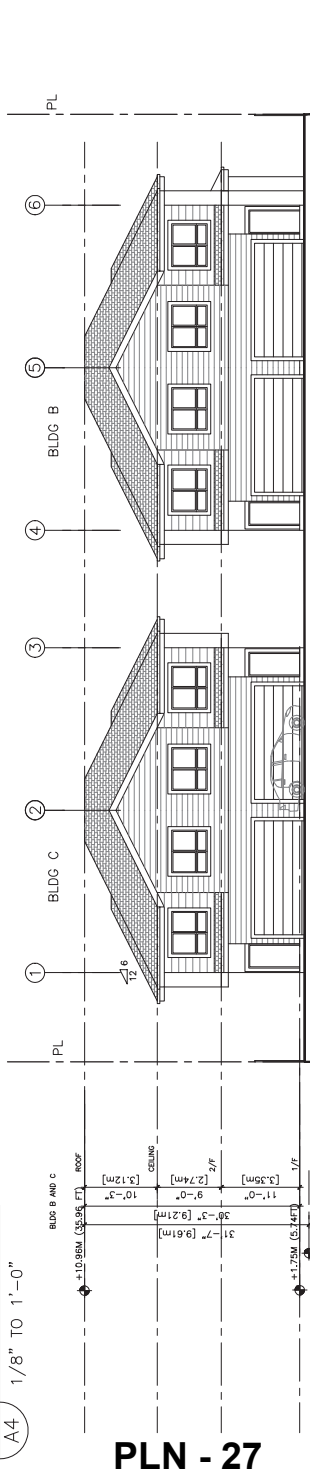
REZONE



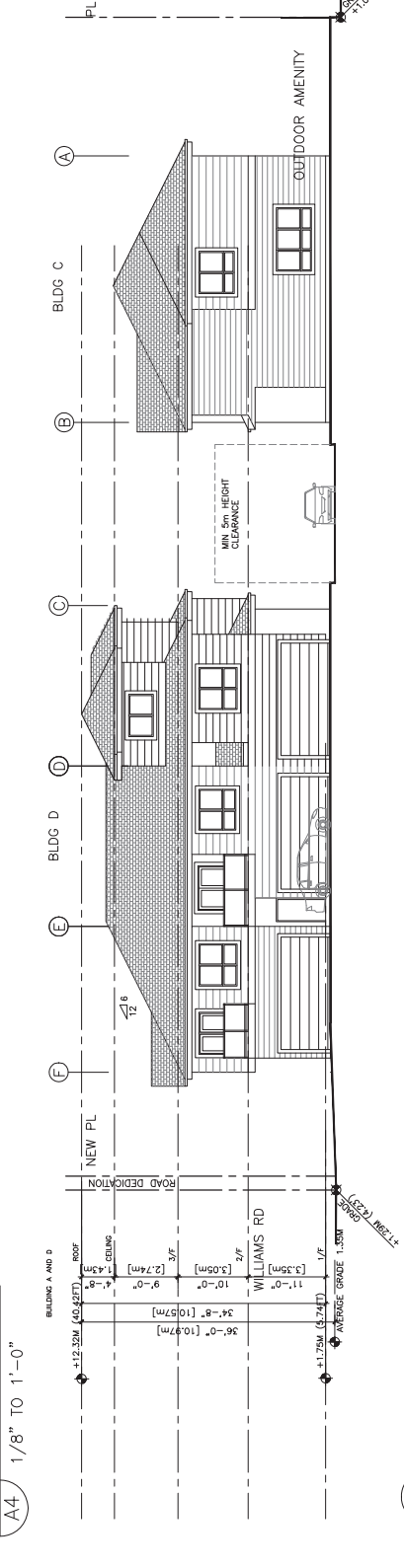




1 SOUTH ELEVATION (CONTEXT FACING WILLIAMS RD)



2 SOUTH ELEVATION (INTERNAL DRIVE AISLE)



3 WEST ELEVATION (INTERNAL DRIVE AISLE) (MIRROR TO EAST INTERNAL ELEV)

A4  $1/8"$  TO  $1'-0"$

RZ 22-019094

REZONE

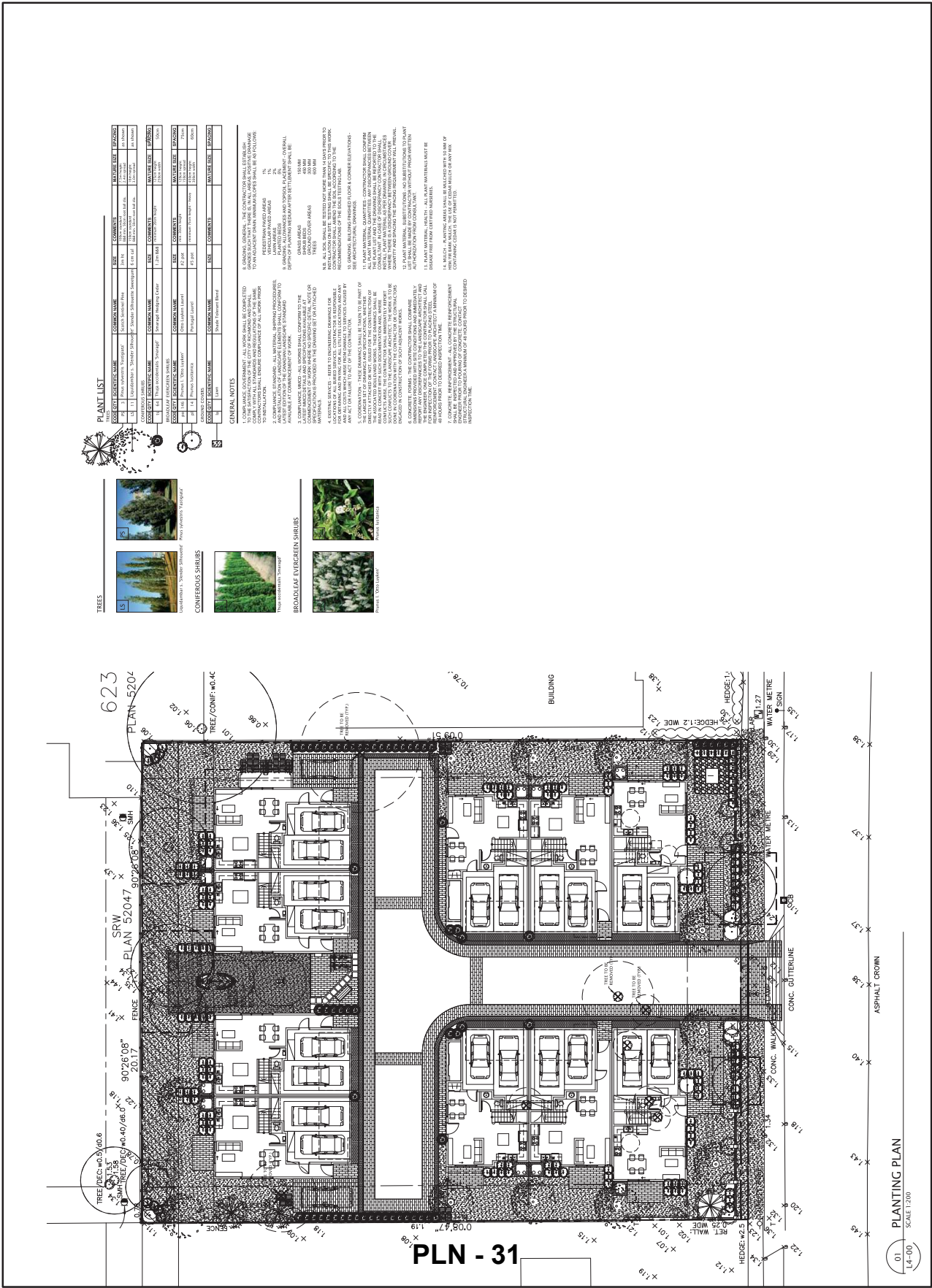


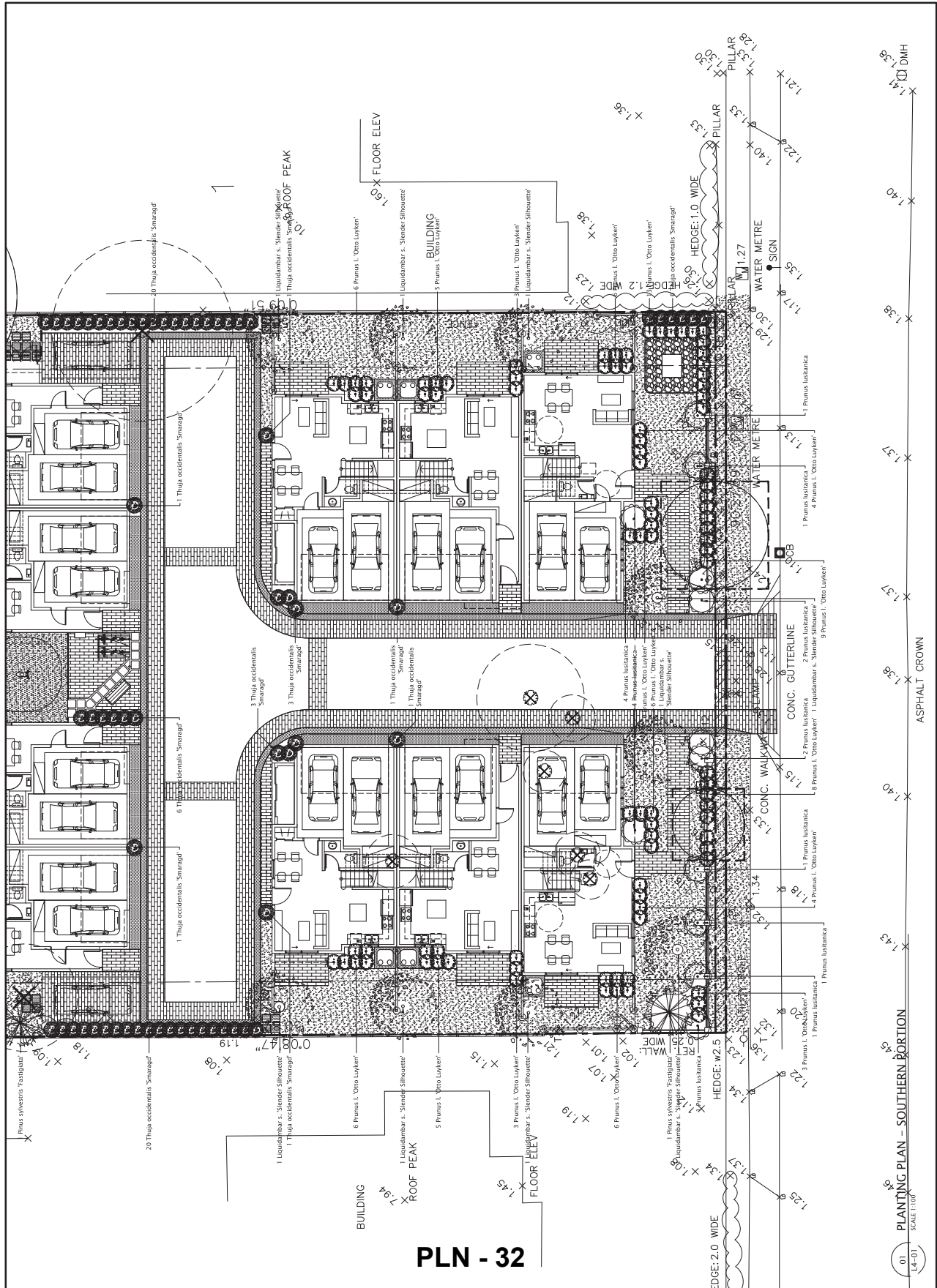








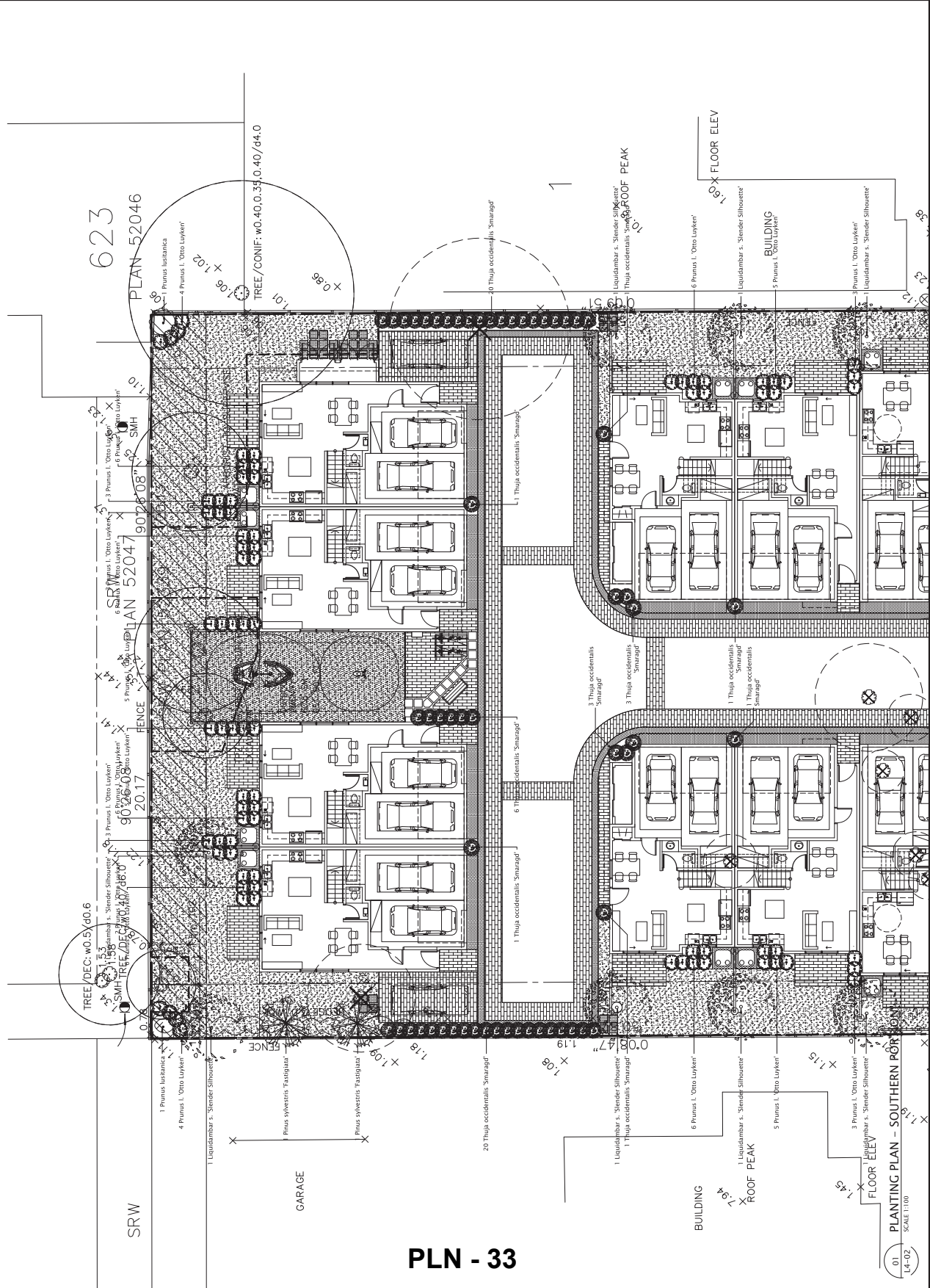






DATE	ISSUED FOR	REV
2022-07-12	REZONING / DP	A
2023-12-15	REZONING / DP	B

623  
PLAN 52046



PLN - 33

Consultants  
Architectural:  
- Architect:  
- Civil:  
- Mechanical:  
- Electrical:



**D.V. Donald V.S. Duncan**  
DEVELOPMENT CONSULTANT  
LANDSCAPE ARCHITECT  
1050 West Beaver Creek  
New Westminster BC  
Canada V3M 6N9  
778-436-8888  
dvduncan@gmail.com

Richmond Project #  
RZ 22-019094

Project Leader	D. Duncan
Drawn	D. Duncan
Revision	

**PROPOSED TOWNHOUSES**  
6251 - 6271 Williams Road  
Richmond BC

**PLANTING PLAN**

Check Scale may be photo reduced!  
1" = 10m  
Project No: 22-0143  
Drawing No: L4-02



**RZ 22-019094**

**Attachment 3**

Address: 6251 and 6271 Williams Road

Applicant: 1343356 BC Ltd.

Planning Area(s): Blundell Area Plan

	Existing	Proposed
<b>Owner</b>	1343356 BC Ltd.	No change
<b>Site Area</b>	6251 Williams Road: 1026.0 m <sup>2</sup> 6271 Williams Road: 1024.0 m <sup>2</sup>	2,025.3 m <sup>2</sup>
<b>Land Uses</b>	Single Family Residential	Townhouse
<b>OCP Designation</b>	Neighbourhood Residential	No change
<b>Zoning</b>	Single Detached (RS1/E)	Low Density Townhouse (RTL4)
<b>Number of Units</b>	2	10

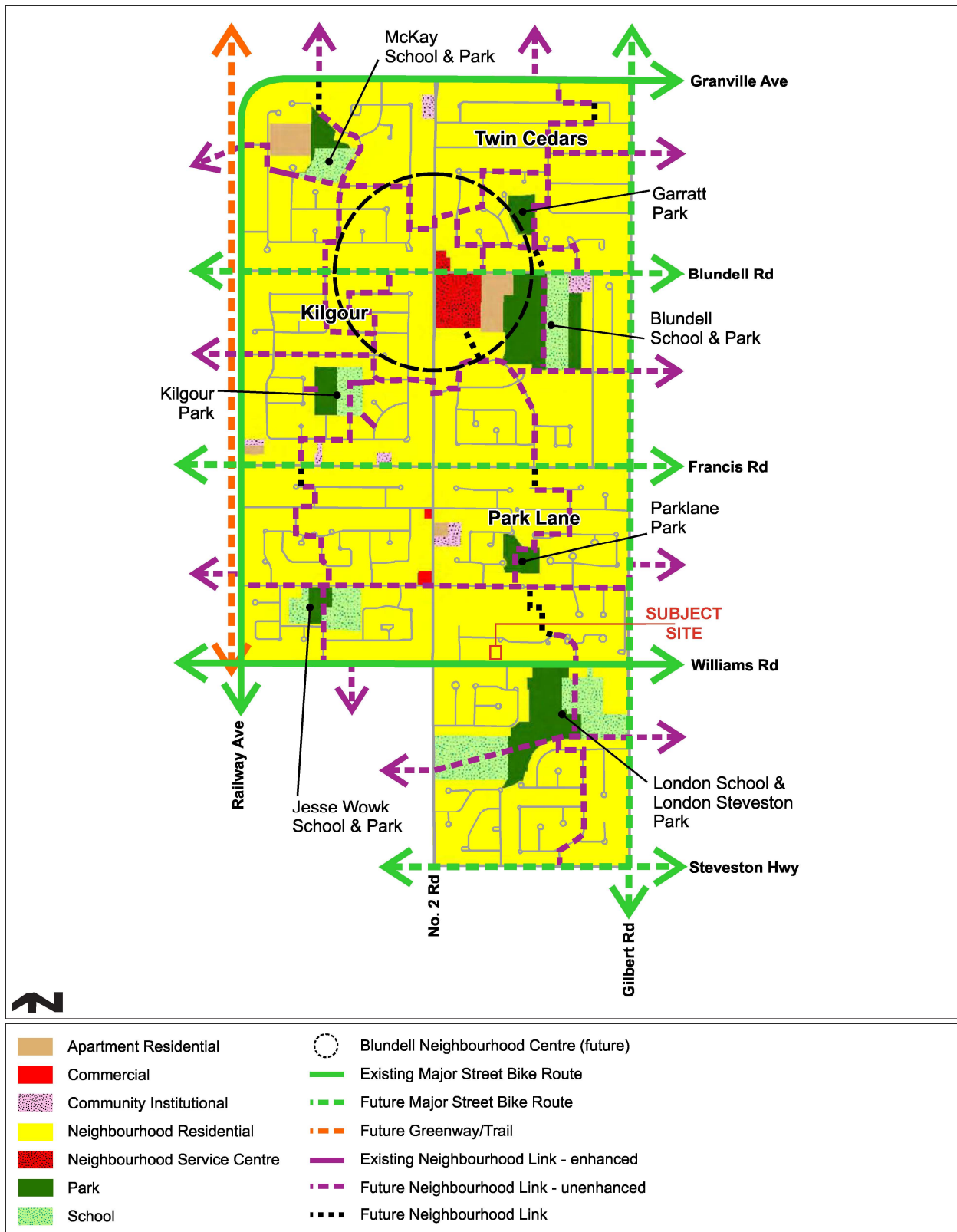
On Future Lot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.60	0.60	None permitted
Buildable Floor Area*	Max. 1,215.18 m <sup>2</sup> / (13,086.76 ft <sup>2</sup> )	1,215.17 m <sup>2</sup> / (13,079.99 ft <sup>2</sup> )	None permitted
Lot Coverage - Buildings	Max. 40.0 %	39.2 %	None
Lot Coverage - Non-porous Surfaces	Max. 65.0 %	61.4 %	None
Lot Coverage - Live Landscaping	Min. 25.0 %	26.4 %	None
Lot Width	Min. 40.0 m	40.29 m	None
Lot Depth	Min. 35.0 m	50.89 m	None
Setback - Front Yard	Min. 6.0 m	4.51 m	Variance
Setback - East Side Yard	Min. 3.0 m	3.19 m	None
Setback - West Side Yard	Min. 3.0 m	3.02 m	None
Setback - Rear Yard	Min. 3.0 m	6.0 m	None
Height	Max. 12.0 m at 3 storeys	10.97 m	None
Parking Spaces - Resident	Min. 2.0/unit (Min. 20 spaces)	20 spaces	None
Parking Spaces - Visitor	Min. 0.2/unit (Min. 2 spaces)	2 spaces	None
Parking Spaces - Total	Min. 22 spaces	22 spaces	None

On Future Lot	Bylaw Requirement	Proposed	Variance
Parking Spaces - Accessible	N/A	N/A	None
Tandem Parking Spaces	Max. 50% (10 spaces)	0 spaces	None
Small Car Parking Spaces	N/A	10 spaces	Variance
Bicycle Parking Spaces – Class 1	Min. 1.25/unit (Min. 13 spaces)	16 spaces	None
Bicycle Parking Spaces – Class 2	Min. 0.20/unit (Min. 2 spaces)	2 spaces	None
Amenity Space – Indoor	Min. 50 m <sup>2</sup> / Cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 60.0 m <sup>2</sup>	60.5 m <sup>2</sup>	None

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



## 5. Blundell





**From:** [Emma.M](#)  
**To:** [DevApps](#)  
**Subject:** Development Plans in 6251 and 6271 Williams Road  
**Date:** Wednesday, March 6, 2024 9:30:08 AM

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**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

I am writing to express my concerns regarding the proposed development of townhouses in the vicinity of 6251 and 6271 Williams Road, Richmond.

As a resident in close proximity to this area, I currently enjoy excellent natural light and unobstructed views from my property. However, I am apprehensive about the potential impact of townhouse construction on the skyline above my backyard. I fear that this development could lead to a crowded and congested environment surrounding my home.

Please reconsider the implications of this development plan. Thank you for your attention to this matter.

Best regards,  
Tse

**From:** [DevApps](#)  
**To:** [Alabi,Tolu](#)  
**Subject:** FW: 6251 & 6271 Williams Rd Rezoning  
**Date:** Monday, October 17, 2022 8:31:11 AM

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**From:** X J <davinci0179@hotmail.com>  
**Sent:** October 14, 2022 6:42 PM  
**To:** DevApps <DevApps@richmond.ca>  
**Subject:** 6251 & 6271 Williams Rd Rezoning

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

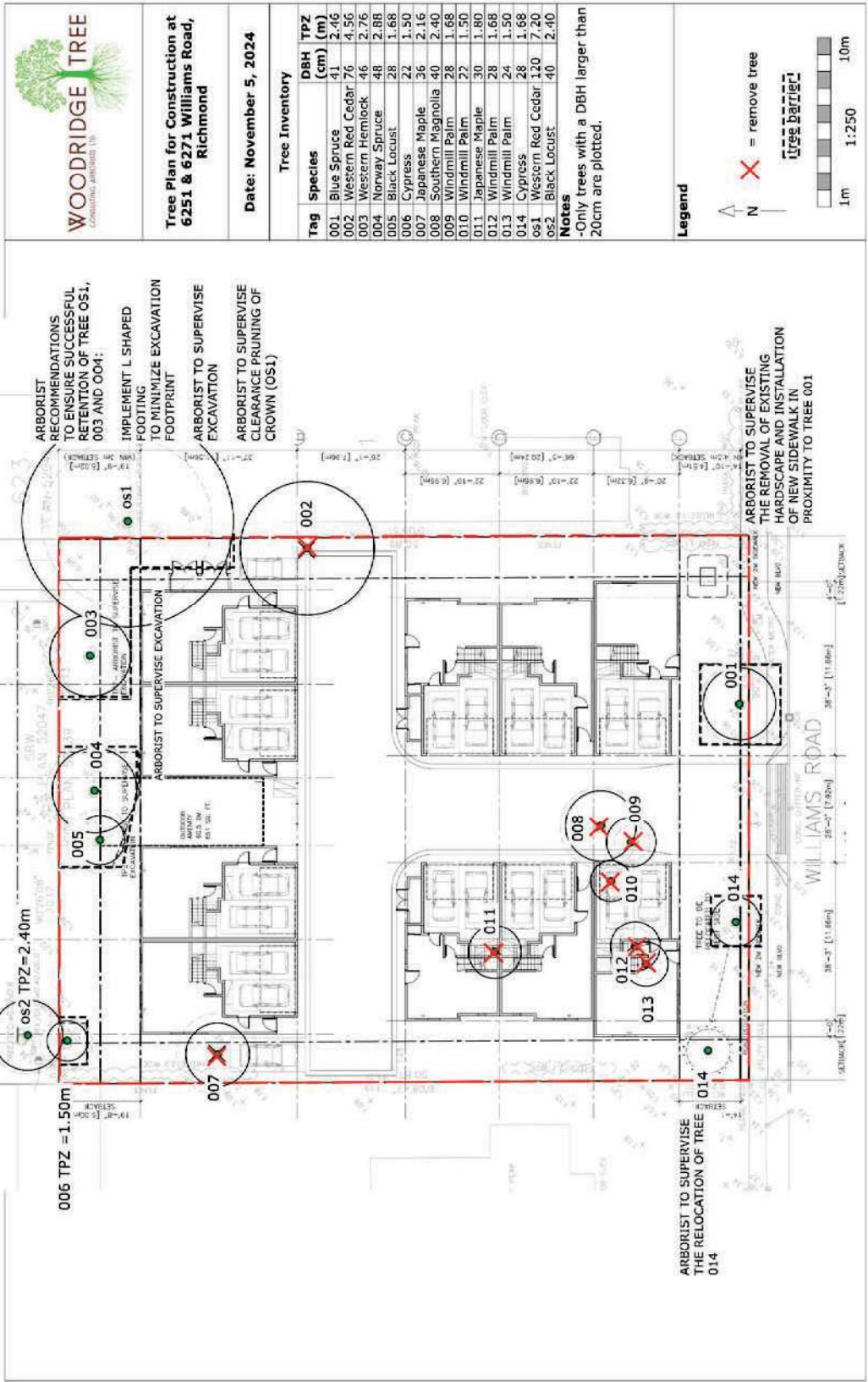
To whom it may concern,

I'm writing to express my opposition to the "Single Detached Homes" (RS1/E) zone being rezoned to "Low Density Townhouses, 6251 & 6271 Williams Road." Our worries include the reduction in sunshine we would be able to receive once the townhouses' taller stature is built adjacent to our property. Our other concern is in relation to the lack of greenery we would be able to see from our window after the construction of townhouses.

As a residence on Williams Road we are strongly against the rezoning of "Single Detached Homes" to "Low Density Townhouses" as it directly affects our family and neighbors well being.

Thank you for your understanding,

Emma





**Address:** 6251 and 6271 Williams Road

**File No.:** RZ 22-019094

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10618, the developer is required to complete the following:**

1. **(Road Dedication)** 0.60 m wide road dedication along the entire Williams frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area.
2. **(Lot Consolidation)** Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$46,080.00 ensure the protection and retention of the five on-site trees (tag # 001, 003, 004, 005, 006) and the relocation of one on-site tree (tag# 014) located by the north and south property lines.
5. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all eight trees [Six on-site trees - tag # 001, 003, 004, 005, 006 and 014 located by the north and south property lines and two neighbouring trees - tag# OS-1 and OS-2, located on neighbouring properties at 6311 Williams Road and 6230 Sheridan Road] to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
7. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (2.9 m GSC - Area A).
8. **(Contribution – Indoor Amenity)** Contribution of \$2,066.00 per dwelling unit (e.g. \$20,660.00) in-lieu of on-site indoor amenity space. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically by the City.
9. **(Contribution – Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$156,961.06) to the City's Affordable Housing Reserve Fund.
10. **(Contribution – Market Rental Housing)** City acceptance of the developer's offer to voluntarily contribute \$2.65 per buildable square foot (e.g. \$34,662.23) to the City's Affordable Housing Reserve Fund.
11. **(Access to Future Development Site)** Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future adjacent development to the east and west, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
12. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
  - a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate/ft <sup>2</sup>	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$1.02	13,080.09 ft <sup>2</sup>	\$13,341.69

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
13. **(Development Permit)** The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
14. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. **(Landscape Plan and Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency. If the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City's Tree Compensation Fund for off-site planting is required.
2. **(Acoustical and Thermal Report)** Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

3. **(Energy Efficiency Report)** Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required BC Energy Step Code and/or Zero Carbon Code, in compliance with the City's Official Community Plan and Building Regulation Bylaw No. 7230.

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

1. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Construction Hoarding)** 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.
4. **(Servicing Agreement)** Enter into a Servicing Agreement\* for the design and construction of the servicing and frontage improvements described herein. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

## **I. Frontage Improvements (Williams Road)**

- (i) Frontage improvements (cross-section): Across the subject site's entire Williams Road frontage, the Developer is required to provide the following frontage improvements (measured north to south):
  - New south property line of the subject site. (Note: a 0.60 m wide dedication is required to meet minimum frontage improvement standards).
  - 2.0 m wide concrete sidewalk. (Arterial Road Sidewalk Policy).
  - 1.5 m wide landscaped boulevard with street trees.
  - 0.15 m wide curb.(Note: The exact road dedication required to support the above frontage improvements is to be confirmed through legal survey).
- (ii) Frontage improvements (sidewalk alignment): The subject site's new sidewalk (at the property line) is to connect to the existing sidewalk (along the curb) to the immediate east and west neighbouring developments at the common property line. Sidewalk transition sections are required, i.e.
  - The transition sections are to be constructed based on a reverse curve design (e.g. 3 m x 3 m).
  - The sidewalk may need to be aligned around trees that have been identified for retention.
- (iii) Hydro kiosk: The proposed Hydro kiosk at the subject site's road frontage is to have a minimum setback of 1.0 m from the sidewalk. A landscaped buffer strip in the setback area is also required.
- (iv) Driveway closures/backfill: All existing driveways along the subject site's Williams Road frontage are to be closed permanently. The Developer is responsible for the removal of all existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.
- (v) Parks/Tree Bylaw requirements: Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works. Note that the above frontage improvements may have to be realigned to meet tree protection requirements.
- (vi) Engineering requirements: Consult Engineering on lighting and other utility requirements that are to be included as part of the frontage works. These requirements include but are not limited to: relocation of hydro poles, relocation of existing or placement of new hydrants, and streetlights. All such installations are to have setbacks from sidewalk/driveway/road curb per City Engineering Design Specifications.

## **II. Water Works**

- (i) Using the OCP Model, there is 657 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- (ii) At Developer's cost, the Developer is required to:
  - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  - (c) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.
  - (d) Cut and cap all the existing water service connections servicing 6251 and 6271 Williams Road.
  - (e) Install a new water service connection complete with water meter and meter box to service the proposed lot, as per standard City specifications.
- (iii) At Developer's cost, the City will:
  - (a) Complete all tie-ins for the proposed works to existing City infrastructure.

## **III. Storm Sewer Works**

- (i) At Developer's cost, the Developer is required to:

- (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
  - (b) Cut and cap all the existing storm sewer service connections servicing 6251 and 6271 Williams Road.
  - (c) Install a new storm sewer service connection to service the proposed lot, complete with inspection chamber and service lead, as per City specifications.
- (ii) At Developer's cost, the City will:
- (i) Complete all tie-ins for the proposed works to existing City infrastructure.

#### **IV. Sanitary Sewer Works**

- (i) At Developer's cost, the Applicant is required to:
- (a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - (b) Cut and cap all the existing sanitary sewer service connections servicing 6251 and 6271 Williams Road.
  - (c) Install a new sanitary sewer service connection to service the proposed lot, complete with inspection chamber and service lead, as per City specifications.
- (ii) At Applicant's cost, the City will:
- (a) Complete all tie-ins for the proposed works to existing City infrastructure.

#### **V. Street Lighting**

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

#### **VI. General Items**

- (i) At Applicant's cost, the Applicant is required to:
- (a) Complete other frontage improvements as per Transportation requirements.
  - (b) Coordinate with BC Hydro, Telus and other private communication service providers:
    - To pre-duct for future hydro, telephone and cable utilities along required road frontages.
    - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To underground overhead service lines.
  - (c) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
    - BC Hydro PMT – 4.0 x 5.0 m
    - BC Hydro LPT – 3.5 x 3.5 m
    - Street light kiosk – 1.5 x 1.5 m
    - Traffic signal kiosk – 2.0 x 1.5 m
    - Traffic signal UPS – 1.0 x 1.0 m
    - Shaw cable kiosk – 1.0 x 1.0 m
    - Telus FDH cabinet – 1.1 x 1.0 m
  - (d) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the Applicant's cost.

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

**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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 concurrence on file)

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10618 (RZ 22-019094)  
6251 and 6271 Williams Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“LOW DENSITY TOWNHOUSES (RTL4)”**.

P.I.D. 003-666-531

Lot B Except: Firstly: Part Subdivided by Plan 33385 Secondly: Part Subdivided by Plan 46369, Section 30 Block 4 North Range 6 West New Westminster District Plan 6489

P.I.D. 006-841-503

Lot 104, Section 30 Block 4 North Range 6 West New Westminster District Plan 33385


2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10618”**.

FIRST, SECOND AND THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF RICHMOND
APPROVED by T.A.
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee

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<b>To:</b>	Planning Committee	<b>Date:</b>	October 28, 2024
<b>From:</b>	John Hopkins Director, Policy Planning	<b>File:</b>	01-0100-30-HCOM1- 04/2024-Vol 01
<b>Re:</b>	<b>Richmond Heritage Commission Bylaw No. 7906, Amendment Bylaw No. 10619</b>		

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### Staff Recommendation

That Richmond Heritage Commission Bylaw No. 7906, Amendment Bylaw 10619, to include term limits in alignment with the *Appointments – Term Limits Policy 1020*, be introduced and given first, second and third reading.

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

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Corporate Programs	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

Recently Council approved updates to the *Appointments – Term Limits Policy 1020*, which reduce the term limits for citizen appointments to external boards and Council-established committees, task forces, and advisory bodies. The purpose of this report is to recommend amendments to the Richmond Heritage Commission Bylaw No. 7906 to align with the updated policy.

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

*1.2 Advocate for the needs of Richmond in collaboration with partners and stakeholders.*

This report supports Council's Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

*6.5 Enhance and preserve arts and heritage assets in the community.*

### Analysis

The Richmond Heritage Commission advises Council on heritage conservation and promotion, and undertakes and provides support for activities that benefit and advance heritage in Richmond. The Richmond Heritage Commission Bylaw No. 7906 (2005) provides for the continuation of the Richmond Heritage Commission including the appointment and term of office of members of the Commission.

On July 8, 2024 Council approved updates to the *Appointments – Term Limits Policy 1020*, which reduce the term limits for citizen appointments to external boards and Council established committees, task forces, and advisory bodies. The key changes to the policy were as follows:

- External Boards: Term limits updated from two consecutive terms or six consecutive years (whichever is longer) to three consecutive terms or six consecutive years (whichever is shorter).
- Council-established Committees, Task Forces, and Advisory Bodies: Term limits reduced from four consecutive terms or eight consecutive years (whichever is longer) to three consecutive terms or six consecutive years (whichever is shorter).

The Richmond Heritage Commission Bylaw No. 7906 includes that the term of office of each member appointed is to be two years, commencing on January 1<sup>st</sup> of the first year and ending December 31<sup>st</sup> of the second year (section 4.1.3). However, the Bylaw does not specify the maximum number of terms or years that a member may serve on the Commission. While appointments are made in alignment with Council's policy on term limits, an amendment to the Bylaw to include term limits is recommended.

The revisions to the Richmond Heritage Commission Bylaw No. 7906 proposed in Amendment Bylaw No. 10619 are summarized as follows:

- Each member can be appointed for up to three consecutive terms, or six consecutive years, whichever is shorter;
- On reaching the term limit, a member may reapply for and return to the Commission after a one-term hiatus;
- At its discretion, Council may make appointments despite the term limit, particularly to ensure sufficient members on the Commission and to fulfil requirements for specific qualifications or representation; and
- A current member may complete their current term despite exceeding the term limit.

Richmond Heritage Commission Bylaw No. 7906, Amendment Bylaw No. 10619 would be effective on adoption.

A red-lined version of Richmond Heritage Commission Bylaw No. 7906 showing the proposed revisions is provided in Attachment 1.

### **Financial Impact**

None.

### **Conclusion**

Amendments are proposed to Richmond Heritage Commission Bylaw No. 7906 to specify term limits and to align the Bylaw with *Appointments – Term Limits Policy 1020* that was recently updated. Staff recommends that Richmond Heritage Commission Bylaw No. 7906, Amendment Bylaw 10619 be introduced and given first, second and third reading.



Judith Mosley  
Planner 2 (Policy Planning) - Heritage Planner  
(604-276-4170)

JM:cas

Att. 1: Red-lined version of Richmond Heritage Commission Bylaw No. 7906



CITY OF RICHMOND

***RICHMOND HERITAGE COMMISSION*****BYLAW NO. 7906**

EFFECTIVE DATE – MAY 9, 2005

**CONSOLIDATED FOR CONVENIENCE ONLY**

This is a consolidation of the bylaws below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

AMENDMENT BYLAWDATE OF ADOPTIONEFFECTIVE DATE

(If different from Date of Adoption)

Bylaw No. 10104

January 13, 2020

Bylaw No. 10280

July 12, 2021

January 1, 2022



## **RICHMOND HERITAGE COMMISSION BYLAW NO. 7906**

The Council of the City of Richmond enacts as follows:

### **PART ONE: RICHMOND HERITAGE COMMISSION**

- 1.1** A Community Heritage Commission known as the "Richmond Heritage Commission", is continued.

### **PART TWO: TERMS OF REFERENCE**

**2.1 The Commission**

- (a) advises **Council** on heritage conservation and promotion matters; and
- (b) undertakes and provides support for activities that benefit and advance heritage in the **City**.

### **PART THREE: DUTIES OF THE COMMISSION**

**3.1** The duties of the **Commission** are as follows:

- (a) to review and submit recommendations to **Council** on land use, planning, and design matters which have heritage implications;
- (b) to examine legislation of other levels of government to identify improvements to support heritage conservation planning and design in the city;
- (c) to review and submit recommendations to **Council** on development applications or other initiatives that may have an impact on the character of heritage resources in the city early on in the process, including, but not limited to:

- i. Amendments to the Official Community Plan;
  - ii. Rezoning and Zoning Text Amendment Applications;
  - iii. Development Permit Applications; and
  - iv. Heritage Alteration Permit Applications;
- as referred by Council or City staff;
- (d) to review and submit recommendations to **Council** on the design of development applications or other initiatives in the **Steveston Village Character Area** early on in the process, including, but not limited to:
- i. Amendments to the Steveston Area Plan,
  - ii. Rezoning and Zoning Text Amendment Applications;
  - iii. Development Permit Applications; and
  - iv. Heritage Alteration Permit Applications;
- as referred by Council or City staff;

For greater clarity, Heritage Alteration Permit applications involving minor alterations in the **Steveston Village Character Area** that are delegated to the Director of Development under **Heritage Procedures Bylaw** do not need to be reviewed by the **Commission**.

In the review of development applications or other initiatives in the **Steveston Village Character Area** referred to the **Commission** by **Council** or City staff, the **Commission** may, but is not limited to, comment on the following:

- the contribution of the proposal to the conservation of heritage character in the **Steveston Village Character Area**;
  - the effectiveness of the proposal to respond to the Development Permit Guidelines for the **Steveston Village Character Area** and the relevant Sakamoto Guidelines (e.g., “*Design Criteria* for the Steveston Revitalization Area”, 1987), as included in the Steveston Area Plan; and
  - the identification of issues relating to the protection or reproduction of heritage elements that are significant to the application, including the use of appropriate colour and materials aimed at enhancing the heritage character of the site.
- (e) to assist **City** staff to maintain heritage inventories or registers;
- (f) to recommend strategies and policies to **Council**, and undertake programs for the support of heritage conservation;
- (g) to liaise with the community;
- (h) to recruit volunteers for specific **Commission** projects;
- (i) to support heritage education and public awareness through programs such as Heritage Week displays, newsletters and a Heritage Recognition Program;

- (j) to prepare a work program, budget allocation, and an annual report;
- (k) to prepare annual financial statements and budgets, if applicable;
- (l) to manage the operations and budget of the **Commission** as required;
- (m) to review and submit recommendations on the capital and operational budgets of the **City** with regard to heritage; and
- (n) to raise funds and pursue partnerships for the support of conservation and promotion of heritage.”

## **PART FOUR: COMMISSION COMPOSITION AND APPOINTMENT**

### **4.1 Appointment and Term of Office of Members**

- 4.1.1 The **Commission** is to consist of six members of the public, appointed by **Council**, who:
  - a) must not be **City** employees; and
  - b) must have an interest or expertise in local heritage conservation, architecture, planning, building construction, business or economic development, tourism and history.
- 4.1.2 In addition to the six members appointed in accordance with subsection 4.1.1, **Council** must appoint annually to the **Commission** one non-voting liaison **Council member**.
- 4.1.3 The term of office of each member appointed in accordance with subsection 4.1.1 is to be two years, commencing January 1<sup>st</sup> of the first year and ending December 31<sup>st</sup> of the second year.
- 4.1.4 **Council** must appoint sufficient members to ensure that membership in the **Commission** is at all times equal to or greater than four.
- 4.1.5 **Council** may terminate the appointment of any member of the **Commission** without notice.
- 4.1.6 The **Commission** may review the attendance circumstances of any member who has missed three consecutive meetings without prior permission, and may recommend to **Council** that the membership of such member be terminated.



- 4.1.7 No member of the **Commission** will receive any remuneration for services, however, a member is entitled to reimbursement for any reasonable out-of-pocket expenses incurred on behalf of, and previously approved by, the **Commission**.
- 4.1.8 Three of the members appointed by **Council** must have demonstrated professional experience in heritage conservation planning or in designing buildings in a heritage area (to the satisfaction of the **Director, Development** and/or **Director, Policy Planning**), who must be in good standing with the British Columbia Association of Heritage Professionals/Canadian Association of Heritage Professionals or in good standing with the Architectural Institute of British Columbia.

4.1.9 The appointment of each member is to be limited to three consecutive terms, or six consecutive years, whichever is shorter.

A member who has reached their term limit may apply for and return to the **Commission** after a one-term hiatus.

**Council** may, at its discretion, rescind or make appointments despite the term limit, particularly in instances where an inadequate number of applications are received in any given year or to fulfil the requirement for specific qualifications or representation on the **Commission** from specified sectors.

A current member of the **Commission** may complete their current two-year term despite exceeding the term limit.

## 4.2 Appointment of Executive and Establishment of Committees

- 4.2.1 The **Commission**, at its first meeting each year, or as soon as possible thereafter:
- (a) must elect a Chair, Vice-Chair, and Treasurer; and
  - (b) may establish the following committees and their chairs:
    - (i) Planning and Policy;
    - (ii) Finance and Administration;
    - (iii) Promotions and Programs; and
    - (iv) other committees and their chairs as are deemed necessary.

## PART FIVE: OPERATION OF THE COMMISSION

- 5.1** The **Commission** may adopt rules of procedure which are consistent with *the Local Government Act*, the *Community Charter*, the *Council Procedure Bylaw* or this bylaw, as necessary.
- 5.2** Each year, the **Commission** must:
- (a) Present an annual report to **Council**, setting out its activities and accomplishment for the previous year, and include any financial statements which **Council** requires; and
  - (b) Present to **Council** for its approval, a work plan and budget allocation for the year.
- 5.3** A quorum of the **Commission** is four members.
- 5.4** The **Commission** must meet not less than six times each calendar year, unless otherwise directed by **Council**.
- 5.5** The Chair, or any two members, may call a special meeting of the **Commission** by giving at least four days notice in writing to each member, stating the purpose for which the meeting is called.
- 5.6** All members of the **Commission**, excluding the **Council** member, may vote on motions before it, and where the votes of the members present for and against any motion are equal, such motion is defeated.
- 5.7** Any member present at a meeting who abstains from voting is deemed to have voted in the affirmative.
- 5.8** The Chair must preserve order and decide all points of order which may arise, subject to an appeal from the other members present, and all such appeals must be decided without debate.
- 5.9** All motions before the **Commission** must be decided by a majority of the members present.
- 5.10** No act or other proceedings of the **Commission** are valid unless authorized by resolution at a meeting of the **Commission**.
- 5.11** The minutes of the proceedings of each meeting of the **Commission** must:
- (a) be maintained as directed by the **Director, City Clerk's Office**;
  - (b) be presented to the Commission for adoption; and
  - (c) following each Commission meeting, when signed by the Chair or member presiding, be forwarded to the **Director, City Clerk's Office** for custody.
- 5.12** A staff liaison may be appointed by the **General Manager, Planning and Development** to attend all meetings and provide advice, guidance and information to the **Commission**.
- 5.13** The **Commission** may hire consultants, based on its approved budget, to assist in implementing the duties specified in Part 3.

## PART SIX: CODE OF CONDUCT

- 6.1 A conflict of interest exists if a **Commission** member is a director, member or employee of an organization seeking to benefit from the **City** or if the **Commission** member has a direct or indirect pecuniary (financial) interest in the outcome of **Commission** deliberations.
- 6.2 **Commission** members who have a conflict of interest with a topic being discussed shall declare that they have a conflict of interest, describe the nature of the conflict, leave the room prior to any discussions and shall refrain from voting on motions related to that topic.
- 6.3 **Commission** members are not permitted to directly or indirectly benefit from their participation on the **Commission** during their tenure and for a period of twelve (12) months following the completion of their term(s).
- 6.4 **Commission** members are expected to act in accordance with the **City's** Respectful Workplace Policy (Policy 6800), including being respectful towards other members.
- 6.5 **Commission** members must devote the necessary time and effort to prepare for meetings, arrive at meetings on time, and provide feedback in keeping with the **Commission** role and duties.
- 6.6 **Commission** members may not represent themselves as having any authority beyond that delegated in this Bylaw as approved by **Council**.
- 6.7 Items will be presented to the **Commission** if referred by **Council** or **City** staff and the standard process of communication is through **City** staff to **Council**. **Commission** members may communicate directly to **Council** or the media, if the **Commission** members identify themselves as an individual, and not as representatives of the **Commission**.
- 6.8 Any use of social media must, as with all other forms of communication, meet principles of integrity, professionalism and privacy.
- 6.9 Should a **Commission** member violate the Code of Conduct provisions in this Part 6 or act outside the Bylaw, the member may be removed from the **Commission**.

## PART SEVEN: INTERPRETATION

- 7.1 In this bylaw:

<b>CITY</b>	means the City of Richmond.
<b>COMMISSION</b>	means the Richmond Heritage Commission designated as a community heritage commission under section 597 of the <i>Local Government Act</i> .
<b>COUNCIL</b>	means the Council of the <b>City</b> .
<b>COMMUNITY HERITAGE COMMISSION</b>	means the Richmond Heritage Commission established under section 143 of the <i>Community Charter</i> .
<b>DIRECTOR, CITY CLERK'S OFFICE</b>	means the Corporate Officer appointed by Council and assigned responsibility for corporate administration of the City under Section 148 of the <i>Community Charter</i> .
<b>DIRECTOR, DEVELOPMENT</b>	means the Director, Development in the Planning and Development Department of the <b>City</b> , or his or her designate.
<b>DIRECTOR, POLICY PLANNING</b>	means the Director, Policy Planning in the Planning and Development Department of the <b>City</b> , or his or her designate.
<b>GENERAL MANAGER, PLANNING AND DEVELOPMENT</b>	means the General Manager, Planning and Development of the <b>City</b> , or his or her designate.
<b>HERITAGE PROCEDURES BYLAW</b>	means the Heritage Procedures Bylaw No. 8400, as it may be amended or replaced from time to time.
<b>STEVESTON VILLAGE CHARACTER AREA</b>	means the area shown on the Steveston Village Character Area Map in the Steveston Area Plan being Schedule 2.4 of the Official Community Plan Bylaw 7100

## **PART EIGHT: PREVIOUS BYLAW REPEAL**

- 8.1** Heritage Commission Establishment Bylaw No. 6873 (adopted on November 23<sup>rd</sup>, 1998) is repealed.

## **PART NINE: CITATION**

- 9.1** This bylaw is cited as "**Richmond Heritage Commission Bylaw No. 7906**".

READ A FIRST TIME ON:

---

READ A SECOND TIME ON:

---

READ A THIRD TIME ON:

---

ADOPTED ON:

---

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MAYOR

---

CORPORATE OFFICER



**Richmond Heritage Commission Bylaw No. 7906  
Amendment Bylaw No. 10619**

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

1. Richmond Heritage Commission Bylaw No. 7906 is amended by adding the following new subsection into section 4.1 – Appointment and Term of Office of Members, immediately after subsection 4.1.8:

“4.1.9 The appointment of each member is to be limited to three consecutive terms, or six consecutive years, whichever is shorter.

A member who has reached their term limit may apply for and return to the **Commission** after a one-term hiatus.

**Council** may, at its discretion, rescind or make appointments despite the term limit, particularly in instances where an inadequate number of applications are received in any given year or to fulfil the requirement for specific qualifications or representation on the **Commission** from specified sectors.

A current member of the **Commission** may complete their current two-year term despite exceeding the term limit.”

2. This Bylaw may be cited as “**Richmond Heritage Commission Bylaw No. 7906, Amendment Bylaw 10619**”.

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by JM
APPROVED by Director or Solicitor JH

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** James Cooper, Architect AIBC  
Director, Building Approvals  
Jim Wishlove  
Fire Chief, Richmond Fire-Rescue  
**Date:** October 29, 2024  
**File:** 12-8360-01/2024-Vol  
01  
**Re:** Changes to BC Building Code: Single Exit Stair

### Staff Recommendation

That a letter outlining the City of Richmond's concerns regarding the BC Building Code changes to allow Single Exit Stair buildings, as outlined in the staff report titled "Changes to BC Building Code: Single Exit Stair" dated October 29, 2024, from the Director, Building Approvals and Fire Chief be sent to the following:

- (a) Premier;
- (b) Minister of Housing;
- (c) Minister of Public Safety and Solicitor General; and
- (d) Members of the Legislative Assembly for Richmond.

James Cooper, Architect AIBC  
Director, Building Approvals  
(604-247-4606)

Jim Wishlove  
Fire Chief, Richmond Fire-Rescue  
(604-303-2715)

Att. 4

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

## **Staff Report**

### **Origin**

At the September 4, 2024 Planning Committee, staff received the following referral:

*That staff conduct a full analysis of the recent changes to the BC Building Code, including consultation with stakeholders, and report back.*

This report supports Council's Strategic Plan 2022-2026 Focus Area #3 A Safe and Prepared Community:

*Community safety and preparedness through effective planning, strategic partnerships and proactive programs.*

### **Analysis**

#### A Dramatic Change to Concepts for Building Safety in the BC Building Code

On August 27, 2024, the Provincial Government, through a Ministerial Order, introduced amendments to the BC Building Code allowing the construction of residential buildings up to six storeys to be served only by a single exit stair (SES), providing escape in the event of fire and emergency.

This is a significant departure from the BC Building Code, the National Building Code of Canada (NBCC) and almost all North American Codes, which have historically stipulated that buildings higher than three storeys will have at least two escape stairs to maintain at least two ways to safety should one be blocked. This concept has been part of the NBCC and US Codes since 1941. All Canadian provincial building codes are based on the current version of the NBCC, with relatively minor regional edits or additions.

The amendments to the BC Building Code are the first such code provision in any Canadian Province. The changes are currently in force, and multistorey residential buildings incorporating a single exit stair may currently be constructed in Richmond and across the Province.

#### Rationale for the Amendments

There have been discussions between governments and advocates for SES buildings within the last decade to introduce the SES design into North American codes similar to those used in Europe, Asia, Australia and New Zealand, and more recently adopted in Seattle and New York. The Ministry of Housing has referenced arguments for promoting innovative housing solutions as motivation for fast-tracking SES measures into the building code in efforts to facilitate residential development on a wider range of lot sizes and shapes.

Proponents argue that reducing to a single stair enables building designs on smaller lots that would otherwise require a disproportionate amount of space for corridors and stairs; and encourages floor layouts that primarily result in corner units that offer improved livability.



Designs incorporating units centered around one central stair would better enable development on smaller, more square-shaped lots, that would otherwise require consolidation to support a larger building (with multiple stairs) to achieve marketable density. However, such potential efficiencies are applicable to the individual relatively small buildings restrained by SES regulations. Consolidation of multiple SES buildings such as done in Europe forming one larger building would not be as efficient as one using multiple stairs connected by a corridor.

Proponents argue that SES buildings are equally as safe based on comparisons of fire deaths between those countries allowing a single stair in multistorey buildings and those requiring at least two stairs. However, the conclusions are disputed within the design and firefighting professions, since similar death rates between Europe and North America are not sorted according to building type; and North American deaths are largely from single-family houses, not multistorey apartments.

#### Evaluating the Proposed Amendments

The overarching principle of always having two means of egress from every floor for building three storeys and higher has been a fundamental part of the safety and performance standards prescribed by the BC Building Code. Departing from this principle represents a significant increase in risk to building safety posed by reduced ability to exit during an emergency.

In efforts to address this safety risk, the SES amendments provide for elements similar to those used in Europe and Seattle. Proposed are safety measures that seek to offset the increased risk posed by a single means of egress. In summary, they limit the overall size of the building to reduce the time and distance for occupants to access the single exit stair which is protected from fire and smoke.

All SES buildings have requirements for automatic sprinkler and fire alarm systems. There are maximum distances to the single stair from each floor that limit the size of floor plates, and each floor plate may have a maximum of four units and 24 occupants. A maximum six-storey building height results in 144 occupants. The single stair's width is somewhat wider to address the multiple functions of escape and firefighting access. Please see Attachment 1 for a detailed description of the measures.

These amendments were enacted singularly by the Province, without the standard consensus-based consultation with professional organizations, municipalities, and fire departments typical for major code changes, and without being informed by National Fire Protection Standards or evidence-based research. Richmond Fire-Rescue (RFR), along with the Greater Vancouver Fire Chief's Association and the region's professional firefighters, are united locally, provincially, nationally and internationally in the opinion that the SES amendments were unnecessarily rushed without proper due diligence. Please see Attachment 3 and Attachment 4.

After thorough review, staff have found that the SES measures do not fully address certain safety elements, particularly those involving required interactions with firefighting and rescue operations that contribute to the overall safety of buildings. Building and fire codes have always been developed to address these required interactions. Firefighting procedures are designed to

leverage a building's constructed safety requirements, developed over successive code iterations in a consultative process.

The present abrupt building code changes, not having considered this critical collaboration, result in conditions that reduce safety. The following are the safety items proposed to address those conditions.

1. Need for Multiple Protected Stairwells

In North America, firefighting procedures are based on attacking a fire from within the protected stairwells enclosing the exit stairs. Essential to this procedure is maintaining a minimum of two stairwells allowing occupants multiple ways to escape and allowing firefighters to have dedicated use of another. The European codes, from which the SES measures derive, assume firefighting is from the exterior and do not consider firefighting procedures established in North American cities.

2. Design of the Single Stair Enclosure

Fire crews staging with full equipment to address an emergency typically take up the entirety of the width of an exit stairway. Having only a single stair that functions for both the exiting of occupants and staging for firefighters presents a significant problem.

- a. The stair width, despite being widened (from 1.1 to 1.5 m) as part of the SES regulations, is insufficient to accommodate both.
- b. Hoses connected from inside the stairwell to fight fire will necessarily hold ajar the door, causing the potential for smoke from the floor to inundate the only stair (serving all floors) for occupant egress.
- c. Pressurized single exit stairwells should be mandatory for all building heights. Currently, the SES measures call for smoke control only on buildings over four storeys. The alternative of using smoke vestibules has been demonstrated as ineffective from documented fire rescue evidence.
- d. The dependency on a SES requires that the enclosure is constructed in a robust manner. The required two-hour fire resistance rating should derive from non-combustible materials that resist physical and water damage.

3. Exterior Rescue Design and Required Equipment

In Europe and Seattle, there are assumptions for exterior rescue instead of using protected interior stairs. Those SES buildings without balconies are constructed with demountable emergency rescue and escape openings or operable window sections large enough to allow exit onto a rescue ladder. It is incumbent on any city with SES buildings to have sufficient equipment to adequately address exterior rescue at six-storey buildings.

- a. Seattle's fire department has 33 fire stations and over 1,000 fire fighters. They have capacity to send 30–40 firefighters to SES buildings within eight minutes of alarm, including an aerial ladder truck.
- b. Richmond has three aerial rescue units capable of offering exterior evacuation to a six-storey building. The concern is that there is an insufficient number of aerial ladder trucks to provide the geographic coverage required. The current equipment roster suggests that six-storey SES buildings be confined to areas where suitable coverage can be provided.

- c. There will be additional major expenditures to acquire more aerial ladder units to facilitate the wider implementation of SES buildings to achieve the intended objective of providing more housing.
- d. Siting of buildings will be critical since SES buildings will potentially be inaccessible from the sides and not every area has suitable laneway access for an aerial ladder. This results in rescue only from the front roadway side of the building, leaving only 25 per cent of the windows and balconies accessible. Corner lots would allow 50 per cent. Since regular firetrucks carry ladders capable of accessing three storeys, this leaves 50–75 per cent of occupants on upper floors without a means of egress if the single exit is compromised. These are complications of the SES design that will have to be considered.
- e. Seattle's code limits the number of SES buildings on a property to one purposely to maintain the rescue standard of having access to as many sides of a building as possible. The SES should include such a provision.
- f. There is no requirement for exterior emergency rescue and escape openings in the proposed SES amendments in the BC Building Code. This should be included as a provision.

#### 4. Need for Non-Combustible Building Materials

For buildings beyond three storeys, Seattle's and Europe's Building Codes require that construction materials should be non-combustible, or equivalent such as mass timber.

The SES amendments do not require non-combustible materials construction.

- a. The medium rise wood frame construction permitted by the BC Building Code is based on having a minimum of two exit stairs as part of the overall system. Having only one exit may not work with the overall consideration of the safety of this class of buildings.
- b. There have been multiple examples of exterior fires quickly engulfing buildings due to cooking and smoking behaviors on balconies. The ignition of combustible cladding on the exterior of buildings quickly overwhelmed the external sprinkler system intended to address the risk. In those examples, it was critical that multiple stairs offered an escape route away from the fires' locations. SES measures do not require non-combustible cladding materials. In order to address the potential of a localized hazard becoming a blockage to the only means of escape, there needs to be a requirement for non-combustible exterior cladding materials.
- c. Although building systems may be regulated, behavior may not. Examples such as unsafe cooking practices, cluttering exit paths and ignoring occupant load maximums will have to be addressed by more stringent requirements in fire resistance construction.

#### 5. Constant Vigilance and Inspections

Having a single exit stair necessitates constant vigilance for inspections from fire prevention officers and building management to maintain clear access to the stairwell and for it to be uncluttered.

- a. A 10-year sample of Canadian fire data occurring in apartments shows that 10 per cent of fires originate in the egress pathways (hallways, stairs, and lobbies). Often the source includes the charging of scooters or e-bikes in exit ways.

- b. Having only one exit pathway significantly raises the risk of being trapped by fire.
  - c. The resultant requirement to provide enhanced inspections and constant vigilance to keep paths clear will require increased resources from RFR inspections staff.
6. Increased Reliance on Active Safety Systems and Firefighting Capacity  
 The SES amendments include a provision that state such buildings are to be considered only in regions with adequate firefighting resources and water supply.
- a. Since the risks posed by having a single exit are at least partially addressed through requirements for exterior rescue, the storey height maximum should be commensurate with the capacity to affect rescue by aerial ladder trucks.
  - b. Those geographic locations that may not have a response by suitable equipment and enough crew within required response times should have SES buildings limited to three storeys.

### Zoning and Development Controls

Although the SES code amendments allow for construction of residential buildings up to six storeys, the location, available density and height will be controlled by the zoning; and the form and character by development permit application. This allows the City to retain some influence on this typology and where these buildings may be constructed.

The intended purpose of SES designs to encourage the denser residential development of smaller, more square-shaped individual lots without consolidation will still have to align with the intended zoning and development regulations. However, the City's ability to require additional measures beyond those in the building code, such as those outlined in this report, are limited by the provincial Building Act.

### **Financial Impact**

Although it is difficult to predict industry acceptance of this building type, should such buildings be constructed, there will be increased costs associated with providing required City fire safety levels in response to buildings constructed to SES provisions of the BC Building Code. There will be increased costs for the acquisition of additional aerial rescue equipment and staffing to provide increased inspection levels.

### **Conclusion**

There are serious safety concerns stemming from the adoption of the SES amendments to the BC Building Code. The provisions have not addressed the required interaction between building construction standards and local firefighting methods essential to providing adequate safety levels.

We advise that City Council represent the results of this report in a letter to the Province requesting three items:

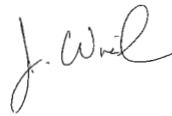
1. A pause to the SES amendments to allow for the National Model Code process, typically used in evaluating changes to the National Building Code of Canada, to conduct a

thorough consensus discussion, with supported research from the National Fire Protection Standards and the National Research Council, and informing the safety issues. This is the normal process where building code initiatives are initiated at the National Building Code and developed for provincial adoption.

2. Prior to a resolution being reached with the NBCC (guiding a more considered approach in the BC Building Code), the City requests the right to adjust portions of the SES provisions in accordance with section 3.2.10 of the building code to align with current firefighting equipment capacities, the time frame for acquiring additional equipment and resources, and to limit SES buildings to the geographic areas within adequate response time and resources until suitable equipment has been acquired.
3. Request funding from the Province for the required equipment purchase for additional aerial ladder rescue trucks and increased staff to provide increased vigilance for fire prevention.



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Fire Chief, Richmond Fire-Rescue  
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JC: JW

- Att. 1: Building Code Amendments for Single Exit Stair
- Att. 2: Fire Protection Perspective
- Att. 3: Greater Vancouver Fire Chief's Association Letter
- Att. 4: Ontario Association of Fire Chiefs Letter

### **Building Code Amendments for Single Exit Stair**

Building codes fundamentally provide safety and performance standards for construction based on a building's size, height, materials, facilitated activities and associated hazard levels. The August 27 amendments allowing a single exit stair provides the following building code items to inform key safety elements associated with that construction.

1. The amendments allow for a single exit stair to serve residential buildings up to six storeys, where the maximum height to the highest floor level is 18 m.
2. The single stair must have at least 1.5 m width for the flights, which is typically wider than would be required in designs involving multiple stairs.
3. The stairwell will have to be constructed to provide two hours resistance to the passage of flame and smoke.
4. The discharge or the point where the stair leaves the building must be directly to the outside and not through the lobby.
5. The discharge point must be between three and 15 meters from a public way.
6. The size of a floor plate is determined by the number of units per floor and the following travel distance requirements to access the stair's door on each floor.
  - a. There is a maximum of four units per floor,
  - b. There is 25 m maximum distance from any point on a floor to the door of the stair,
  - c. The door to any dwelling unit must be within 6 m to the stair entry.
7. The maximum number of occupants is 24 per floor.
8. The front door of each dwelling unit will have a 45-minute fire resistive rating.
9. The buildings will be sprinklered according to the more stringent NFPA 13, complete with annunciator panel, and fire alarm connected to Richmond Fire-Rescue.
10. Balconies shall also be sprinklered.
11. For buildings higher than four storeys, additional measures are required:
  - a. The stair well shall be pressurized or be provided with protective smoke vestibule to protect from smoke inundation.
  - b. If stairwell is pressurized, emergency power will be required.
  - c. Roof to be made of non-combustible materials.
  - d. Elevator vestibule will be required to separate the elevator doors from the rest of the floor.
12. Designs will have to be provided by registered professionals as these are considered complex buildings in the BC Building Code.
13. The amendments are not applicable to seniors housing, rooming houses, short term rental buildings such as hotels, residential clubs, and residential care facilities.
14. Requirement for increased vigilance on the part of local fire departments and building facilities management to patrol the stair well in such buildings to prevent storage of materials and items blocking access.
15. Building designs need to be commensurate with capacity of the local Fire Department.

### **Fire Fighting Perspective**

Richmond Fire-Rescue (RFR) expresses the following public safety, firefighting and fire management concerns developed in collaboration with the Lower Mainland Fire Chiefs Association representing the region's fire departments.

Provincial decision makers and advocates seeking ways to promote more housing have not considered fully the very significant fire protection and life safety implications of the SES building code provisions. The decisions to implement appear to reflect a belief that circumventing the established code (considered as obsolete and too restrictive) will enhance the development process and push forward "new" ideas for more affordable housing and permit innovative designs.

RFR, along with the Lower Mainland Fire Chiefs Association and the region's professional firefighters, are united locally, provincially, nationally and internationally in the opinion that the SES amendments were unnecessarily rushed without due diligence to required process. It appears consultation centered on a single report provided by a Professional Engineering firm hired by the Province to provide the technical rationale.

The professional fire service has experience, technical knowledge, and obligations and responsibilities to maintain public safety. RFR has nothing to gain from standing in the way of good ideas, if they do not compromise public safety.

These building code amendments present increased fire risk, which means that there will be an increased risk that the occupants may become victims; especially when existing codes are changed without thoroughly and carefully identifying the layers of safety measures that could help balance the risk equation.

Items of immediate concern are:

1. Stipulated single stairway width is insufficient to avoid potential congestion with evacuations and fire operations.
2. Stairway construction to be non-combustible, not dependent on drywall for fire resistance, and equipped with additional measures defending against intrusion of smoke.
  - a. A single stair removes a key safety redundancy; if that stairwell is filled with smoke or otherwise untenable, occupants on the upper three floors would have no means of escaping the building, except perhaps by a fire ladder truck.
  - b. Fire resistance conferred by drywall is vulnerable to physical damage and inundation with water.
3. As with other building codes permitting SES design, the maximum height of such buildings should be limited to the highest floor that the local fire brigade can reach with their equipment. This reflects the need to use the windows and balconies as a second safe means of egress.
  - a. The reality is that a single stairwell can be compromised by smoke when a fire in one unit opens their door when they evacuate. At that point, anybody that's above

the fire floor is trapped. Those occupants will have to await rescue via a ladder truck.

5. These code amendments require changes and increases to equipment.
  - a. Seattle will send 30–40 firefighters to SES buildings within eight minutes, when there is a fire alarm, including an aerial ladder truck.
  - b. Seattle Fire has 33 stations and over 1,000 firefighters and is not comparable to most, if not all, BC fire departments, including Richmond.
6. Over dependency on active safety systems.
  - a. Despite all the fire prevention systems in modern buildings, sprinklers do on occasion fail, exit ways get blocked, doors get propped open, and fires do occur, and will continue to occur.
7. Behaviors may not be regulated. Cooking activities, smoking materials and open flames cause fires in all buildings, including sprinklered buildings.
  - a. RFR has firsthand experience of four and five-storey sprinklered buildings catching fire due to cooking or smoking on the balcony.
  - b. Intended safety measures such as those proposed in the amendments cannot prevent fire due to unattended cooking and smoking, which can spread quickly up the exterior of the building where rescue is intended.
  - c. Even sprinklers on balconies as intended in the SES amendments were overwhelmed.
  - d. The two stairs within the building allowed occupants to safely escape the center portion where the fire started.
8. Building exterior cladding material is an important component in fire protection.
  - a. SES amendments need to address exterior materials prohibiting highly combustible siding material that, once on fire, spreads very quickly and will defeat exterior sprinkler systems.
9. Our experience informs our position that safety systems sometimes fail to operate as designed or expected, and more importantly, people fail to act as expected.
10. Smoke control is extremely important as it is a killer in fires when it blocks egress paths and exit stair(s).
  - a. Vestibules may not be effective since people will likely hold both doors open to allow for everyone to exit as quick as possible, exposing the exit to smoke.
  - b. Our suggestion is for pressurization of hallways and the exit stair, all supplied with emergency power.
11. Egress pathways at times become compromised.
  - a. In a 10-year sample of Canadian fire data occurring in apartments, nearly 2,000 out of 20,000 fires (10 per cent) had fires originating in the egress pathways (hallways, stairs, and lobbies).
  - b. For example, the charging of scooters or e-bikes in exit ways.



- c. By removing the second egress pathway in the BC Building code, the risk of being trapped by fire increases significantly.
- 12. Geographic considerations to meet adequate Fire Response.
  - a. SES buildings should be in areas where RFR can ensure that the available equipment (aerial ladder truck) and number of trucks to meet the medium risk firefighter assembly numbers or in the standard assembly times can be met.
  - b. Consideration should be given to areas where help from neighboring fire departments will be available.
  - c. Local governments should be allowed to develop bylaws restricting SES locations, as it is a life safety matter. Bylaws could be enacted to address geographical zoning areas, which meet the response needs for the adequate assembly of firefighters and fire suppression.
- 13. Additional or more frequent inspections of SES buildings should be required to ensure egress paths, including the exit stair, are kept clear and equipment kept in good condition.
  - a. Richmond may be required to hire additional compliance inspection resources, above their normal workload to staffing ratios, to keep up with the additional inspections required.
- 14. Additional equipment potentially required.
  - a. Ground ladders are only effective up to three storeys maximum. Each fire engine will bring one or maybe two ground ladders for rescue. This means four to six fire trucks with ground ladders would be needed if the stairway was compromised.
- 15. Siting conditions will need to be addressed.
  - a. An aerial ladder (which RFR deploys three) can typically reach six storeys, if there are no overhead wires.
  - b. However, SES buildings will potentially be inaccessible from the sides and not every area has laneway access wide enough to set up an aerial ladder. This results in only being able to rescue from the front roadway side of the building, 25 per cent of the windows and balconies, unless it is a corner lot, then 50 per cent.
  - c. This leaves 50–75 per cent of the occupants on the upper floors without a means of egress, if the exit is smoke compromised.



## Greater Vancouver Fire Chiefs' Association

c/o 8767 132 St,  
Surrey, BC V3W 4P1

August 6, 2024

Kevin Harding  
John Thomson  
Ministry of Housing  
Province of British Columbia  
[building.safety@gov.bc.ca](mailto:building.safety@gov.bc.ca)

Re: Invitation to review draft code language and provide suggestions to describe an adequate level of fire service where Single Egress Stair buildings are built.

Thank you for the opportunity to review the draft code language for enabling Single Egress Stair (SES) and invitation to suggest how we can use existing standards, definitions, or benchmarks to describe an adequate level of fire service to be provided where SES buildings are built and other tools our organization feel may be helpful in doing our work in fire safety.

The Greater Vancouver Fire Chiefs Association solicited comments from its membership on the request received from the Ministry. The results of the solicitation were wholly consistent in that every comment made is opposed to the BC Building code being amended prior to a more fulsome review process such as the national building code amendment process. Changes in building practice and codes in Canada have traditionally followed an in-depth, consensus-based process that considers all perspectives, extensive research and evidence. Due to the important and wide-ranging implications, it is not a process to be rushed, considered incremental or driven by single-issue agendas.

Other comments were also included and are provided below for the GVFCA submission on this topic.

### **Adequate level of Fire Service**

The current National Fire Protection Association (NFPA) 1710 Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments provides definitions and benchmarks related to fire response. Appendix I contains samples of the NFPA 1710 definitions and benchmarks for reference to the request and this submission.

*President:* Fire Chief Larry Thomas, *Vice President:* Fire Chief Guy McKintuck, *Treasurer:* Fire Chief Jim Wishlove, *Director at Large:* Deputy Chief Norm McLeod, *Secretary:* Shristee Kumar

Special attention should be given to the deployment requirements in section 5.2.4 of the NFPA 1710 standard. The difference in resources required for a three-story “Apartment Initial Full Alarm Assignment Capability” and a “High-Rise Initial Full Alarm Assignment Capability” (building with the highest floor greater than 75 ft (23 m) above the lowest level of fire department vehicle access), is 27 to 43 on-duty career firefighting staff.

Further, the standard provides when responding to fires in occupancies that present hazards greater than those found in the occupancies described in section 5.2.4 shall deploy additional resources on the initial alarm. The fire department shall have the capability to deploy additional alarm assignments that can provide for additional command staff, members, and additional services, including the application of water to the fire; engagement in search and rescue, forcible entry, ventilation, and preservation of property; safety and accountability for personnel; and provision of support activities for those situations that are beyond the capability of the initial full alarm assignment.

A potential six-story SES building would meet the criteria of presenting a greater hazard than a three-story apartment building with additional means of egress. Therefore, the resource requirements for deployment would fit somewhere in between the three-story requirement of 27 staff and the high-rise resource requirements of 43.

The NFPA standard also provides response time requirements. The first due engine company at a fire suppression incident has 240 seconds or less travel time for arrival. The arrival of the second company has 360 seconds or less travel time, with a minimum staffing of 4 personnel at a fire suppression incident. For fire suppression incidents other than high-rise, 480 seconds or less travel time is allowed for the deployment of an initial full alarm assignment.

All of these NFPA 1710 requirements rely on an adequate supply of water from fire hydrants in a municipal water distribution system.

If SES building code amendments were to be adopted, local government, at a minimum, would require an exemption from needing building code concurrent authority approval from the province, so local bylaws could be enacted to address geographical zoning areas which meet the NFPA 1710 standard requirements.

## **Conflict with Public Safety Operations**

The single means of egress will significantly impede the firefighter's ability to assist occupant egress, especially if the stairway is required for suppression operations.

With respect to firefighting assumptions in particular the Jensen Hughes comment "additional building protection measures may be required". The AHJ should have the authority to either approve or not approve SES and impose the addition of a second exit as the "additional building protection measure". Municipalities should be allowed to develop bylaws restricting SES, as it is a life safety matter. At a minimum, local government would require an exemption from needing building code concurrent authority approval from the province, so local bylaws could be enacted to address geographical zoning areas which meet the NFPA 1710 standard requirements.

Police operations as well as Emergency Medical responses and patient transport are also restricted with a limited 1500 mm single exit stair for access or egress.

The SES design increases occupant and responder risk due to there being a single point of failure in the building protection system. Whether the single point of failure is the sprinkler system, ventilation for egress or accidental/intentional obstruction of the exit stair, there does not appear to be any other design features that can facilitate access/egress in the event of an emergency.

Fire risk of overwhelming one of the single points of failure is further increased as the building construction material is combustible, as opposed to non-combustible materials, as used in international jurisdictions or in a large majority of high-rise buildings.

## **Adequate level of prevention oversight**

The proposed code amendments for SES rely heavily on all building systems functioning as intended for fire protection and life safety 100% of the time. If there is a single point of failure in the building design, the most effective alternate life safety design for occupant and responder safety is the second egress stair, and it is proposed to be removed. Other areas of potential single point of failure which significantly increase access/egress risk during an emergency are:

- The egress pathway must remain clear of parcels/packages, storage and other obstructions.
- The exit facility should be non-combustible construction to be safer for all, rather than the alternate described.
- The exit facility should be automatically pressurized and not rely on a vestibule on the public corridor side of the doorway.
- The behavior of persons during an emergency is invariably the biggest wildcard when expecting egress systems to work as designed.

For these few reasons, the proposed code amendments will increase the need for prevention compliance inspections and follow up to achieve compliance with any violations. While the newly enacted Fire Safety Act provides a risk-based approach to adapt the frequency of compliance inspections, this will create an additional burden on the existing prevention staff resources within fire departments, because SES buildings will be higher risk due to multiple points of single system failure.

Local governments should not be required to hire additional compliance inspection prevention resources for SES high risk buildings, outside of their normal workload to staffing ratios.

In closing, emerging technologies and new hazards such as those posed by lithium-ion battery-powered devices, solar power, and building energy storage systems, underscore the need to be able to exit a building quickly and safely in an emergency. The proliferation of such risks necessitates stringent adherence to building codes that prioritize occupant and firefighter safety, with the inclusion of a second staircase serving as a cornerstone of this protective framework.

Enhancing safety and accessibility beyond its life-saving implications, the provision of two staircases enhances the efficiency, convenience, and inclusivity of residential living environments. It mitigates congestion, promotes equitable access for individuals with mobility challenges, and fosters a more welcoming community for all residents. This is especially important when more and more combustible products, including delivered packages, adds potential fuel loads into the corridors and egress pathways.

The top three causes of fires are People, People and People. Despite fire prevention systems and educational efforts, fires are always caused by the behavior and actions of people. This is why fire and safety system redundancy is a best practice to preserve life and property.

The GVFCA and its members urge the Ministry to reconsider its initiative to adopt building code changes to enable SES building development for the many reasons we have provided.

Thank you for the opportunity to provide a submission on this important topic for public safety professionals.

A handwritten signature in black ink, appearing to read "Larry Thomas". The signature is fluid and cursive, with the first name "Larry" and the last name "Thomas" clearly distinguishable.

Larry Thomas, President  
Greater Vancouver Fire Chiefs Association

## **APPENDIX I**

### **Definitions**

3.3.13 Career Fire Department - A fire department that utilizes full-time or full-time-equivalent (FTE) station-based personnel immediately available to comprise at least 50 percent of an initial full alarm assignment.

3.3.15 Fire Company – A group of members:

- (1) under the direct supervision of an officer;
- (2) trained and equipped to perform assigned tasks;
- (3) usually organized and identified as engine companies, ladder companies, rescue companies, squad companies, or multi-functional companies;
- (4) operating with one piece of fire apparatus (pumper, aerial fire apparatus, elevating platform, quint, rescue, squad, ambulance) except where multiple apparatus are assigned that are dispatched and arrive together, continuously operate together, and are managed by a single company officer;
- (5) arriving at the incident scene on fire apparatus. [1500, 2018]

3.3.16 Company Officer - A supervisor of a crew/company of personnel.

3.3.17 Crew - Two or more members who have been assigned a common task and are in communication with each other, coordinate their activities as a work group, and support the safety of one another. [1081, 2018]

3.3.27 Fire Suppression - Fire suppression includes all activities performed at the scene of a fire incident or training exercise that expose fire department members to the dangers of heat, flame, smoke, and other products of combustion, explosion, or structural collapse. [1500, 2018]

3.3.40 Initial Full Alarm Assignment - Those personnel, equipment, and resources ordinarily dispatched upon notification of a structure fire.

3.3.49.1 Emergency Operations - Activities of the fire department relating to rescue, fire suppression, emergency medical care, and special operations, including response to the scene of the incident and all functions performed at the scene. [1500, 2018]

3.3.53 Rapid Intervention Crew (RIC) – A dedicated crew of at least one officer and three members, positioned outside the IDLH, trained and equipped as specified in NFPA 1407, who are assigned for rapid deployment to rescue lost or trapped members.

3.3.54 Rescue - Those activities directed at locating endangered persons at an emergency incident, removing those persons from danger, treating the injured, and providing for transport to an appropriate health care facility. [1500, 2020]

3.3.64.7 Travel Time - The time interval that begins when a unit is enroute to the emergency incident and ends when the unit arrives at the scene.

### **Benchmarks**

#### Response time:

4.1.2.1 - The fire department shall establish the following performance objectives for the first-due response zones that are identified by the AHJ:

(3) 240 seconds or less travel time for the arrival of the first engine company at a fire suppression incident

(4) 360 seconds or less travel time for the arrival of the second company with a minimum staffing of 4 personnel at a fire suppression incident

(5) For other than high-rise, 480 seconds or less travel time for the deployment of an initial full alarm assignment at a fire suppression incident

(6) For high-rise, 610 seconds or less travel time for the deployment of an initial full alarm assignment at a fire suppression incident

#### Fire Suppression Capability:

5.2.1.1 - Based on a formal community risk assessment, fire suppression operations shall be organized to ensure that the fire department's fire suppression capability encompasses deployment of personnel, equipment, and resources for an initial arriving company, the initial full alarm assignment, and additional alarm assignments.

5.2.2\* Staffing - The number of on-duty fire suppression members shall be sufficient to perform the necessary fire-fighting operations given the expected fire-fighting conditions.



5.2.2.1 - These numbers shall be determined through task analyses that take the following factors into consideration:

- (1) Life hazard to the populace protected
- (2) Provisions of safe and effective fire-fighting performance conditions for the fire fighters
- (3) Potential property loss
- (4) Nature, configuration, hazards, and internal protection of the properties involved
- (5) Types of fireground tactics and evolutions employed as standard procedure, type of apparatus used, and results expected to be obtained at the fire scene

5.2.2.2 - On-duty members assigned to fire suppression shall be organized into company units and shall have appropriate apparatus and equipment assigned to such companies.

5.2.2.2.1 - The fire department shall identify minimum company staffing levels as necessary to meet the deployment criteria required in 5.2.4 to ensure that a sufficient number of members are assigned, on duty, and available to respond with each company.

5.2.2.2.2 - Each company shall be led by an officer who shall be considered a part of the company.

5.2.2.2.3 - Supervisory chief officers shall be dispatched or notified to respond to all full alarm assignments.

5.2.3 Operating Units - Fire company staffing requirements shall be based on minimum levels necessary for safe, effective, and efficient emergency operations.

5.2.3.1 Engine Companies - Fire companies whose primary functions are to pump and deliver water and perform basic fire fighting at fires, including search and rescue, shall be known as engine companies.

5.2.3.1.1 - These companies shall be staffed with a minimum of four on-duty members.

5.2.3.1.2 - In first-due response zones with a high number of incidents, geographical restrictions, geographical isolation, or urban areas, as identified by the AHJ, these companies shall be staffed with a minimum of five on-duty members.

5.2.3.1.2.1 - In first-due response zones with tactical hazards, high-hazard occupancies, or dense urban areas, as identified by the AHJ, these fire companies shall be staffed with a minimum of six on-duty members.

5.2.3.2 Ladder/Truck Companies - Fire companies whose primary functions are to perform the variety of services associated with truck work, such as forcible entry, ventilation, search and rescue, aerial operations for water delivery and rescue, utility control, illumination, overhaul, and salvage work, shall be known as ladder or truck companies.

5.2.3.2.1 - These fire companies shall be staffed with a minimum of four on-duty members.

5.2.3.2.2 - In first-due response zones with a high number of incidents, geographical restrictions, geographical isolation, or urban areas, as identified by the AHJ, these fire companies shall be staffed with a minimum of five on-duty members.

5.2.3.2.2.1 - In first-due response zones with tactical hazards, high-hazard occupancies, or dense urban areas, as identified by the AHJ, these fire companies shall be staffed with a minimum of six on-duty members.

#### 5.2.3.3 Other Types of Companies.

5.2.3.3.1 - Other types of companies equipped with specialized apparatus and equipment shall be provided to assist engine and ladder companies where necessary to support the fire departments' SOPs.

5.2.3.3.2 - These companies shall be staffed with the minimum number of on-duty members required to deal with the tactical hazards, high-hazard occupancies, high incident frequencies, geographical restrictions, or other pertinent factors as identified by the AHJ.

#### 5.2.3.4 Fire Companies with Quint Apparatus.

5.2.3.4.1 - A fire company that deploys with quint apparatus, designed to operate as either an engine company or a ladder company, shall be staffed as specified in 5.2.3.

5.2.3.4.2 - If the company is expected to perform multiple roles simultaneously, additional staffing, above the levels specified in 5.2.3, shall be provided to ensure that those operations can be performed as required.

### Deployment

#### 5.2.4.3 Apartment Initial Full Alarm Assignment Capability.

5.2.4.3.1 - The initial full alarm assignment to a structure fire in a typical 1200 ft<sup>2</sup> (111 m<sup>2</sup>) apartment within a three-story, garden-style apartment building shall provide for the following:

(1) Establishment of incident command outside the hazard area for the overall coordination, direction, and safety of the initial full alarm assignment with a minimum of two members dedicated to managing this task (2)

- (2) Establishment of two uninterrupted water supplies at a minimum of 400 gpm (1520 L/min), with each supply line maintained by an operator (2)
- (3) Establishment of an effective water flow application rate of 300 gpm (1140 L/min) from three handlines, each of which has a minimum flow rate of 100 gpm (380 L/min), with each handline operated by a minimum of two members to effectively and safely maintain each handline (6)
- (4) Provision of one support member for each attack, backup, and exposure line deployed to provide hydrant hookup and to assist in laying of hose lines, utility control, and forcible entry (3)
- (5) Provision of at least two victim search-and-rescue teams, each team consisting of a minimum of two members (4)
- (6) Provision of at least two teams, each team consisting of a minimum of two members, to raise ground ladders and perform ventilation (4)
- (7) If an aerial device is used in operations, one member to function as an aerial operator and maintain primary control of the aerial device at all times (1)
- (8) At a minimum, an initial rapid intervention crew (IRIC) assembled from the initial attack crew and, as the initial alarm response arrives, a full and sustained rapid intervention crew (RIC) established (4).
- (9) The establishment of an initial medical care component consisting of at least two members capable of providing immediate on-scene emergency medical support, and transport that provides rapid access to civilians or members potentially needing medical treatment (2)
- (10) Total effective response force a minimum of 27 (28 if an aerial device is used)

#### 5.2.4.4\* High-Rise Initial Full Alarm Assignment Capability.

5.2.4.4.1 - Initial full alarm assignment to a fire in a building with the highest floor greater than 75 ft (23 m) above the lowest level of fire department vehicle access shall provide for the following:

- (1) Establishment of a stationary incident command post outside the hazard area for overall coordination and direction of the initial full alarm assignment with a minimum of one officer with an aide dedicated to these tasks and all operations are to be conducted in compliance with the incident command system. (2)
- (2) Establishment of an uninterrupted water supply to the building standpipe/sprinkler connection sufficient to support fire attack operations

maintained by an operator and if the building is equipped with a fire pump, one additional member with a radio to be sent to the fire pump location to monitor and maintain operation. (1/1)

(3) Establishment of an effective water flow application rate on the fire floor at a minimum of 500 gpm (1892 L/m) from two handlines, each operated by a minimum of two members to safely and effectively handle the line. (4)

(4) Establishment of an effective water flow application rate on the floor above the fire floor at a minimum of 250 gpm (946 L/m) from at least one handline, with each deployed handline operated by a minimum of two members to safely and effectively handle the line. (2)

(5) At a minimum, an initial rapid intervention crew (IRIC) assembled from the initial attack crew and, as the initial alarm response arrives, a full and sustained rapid intervention crew (RIC) established. (4)

(6) Provision of two or more search-and-rescue teams consisting of a minimum of two members each. (4)

(7) Provision of one officer, with an aide, dedicated to establishing an oversight at or near the entry point on the fire floor(s). (2)

(8) Provision of one officer, with an aide, dedicated to establishing an oversight at or near the point of entry on the floor above the fire. (2)

(9) Provision of two or more evacuation management teams to assist and direct building occupants with evacuation or sheltering actions, with each team consisting of a minimum of two members. (4)

(10) Provision of one or more members to account for and manage elevator operations. (1)

(11) Provision of a minimum of one trained incident safety officer. (1)

(12) Provision of a minimum of one officer two floors below the fire floor to manage the interior staging area. (1)

(13) Provision of a minimum of two members to manage member rehabilitation and at least one of the members to be trained to the ALS level. (2)

(14) Provision of an officer and a minimum of three members to conduct vertical ventilation operations. (4)

(15) Provision of a minimum of one officer to manage the building lobby operations. (1)

(16) Provision of a minimum of two members to transport equipment to a location below the fire floor. (2)

(17) Provision of one officer to manage external base operations. (1)

(18) The establishment of an initial medical care component consisting of a minimum of two crews with a minimum of two members each with one member trained to the ALS level capable of providing immediate on-scene emergency medical support, and transport that provides rapid access to civilians or members potentially needing medical treatment. (4)

(19) Total effective response force a minimum of 42 (43 if the building is equipped with a fire pump).

#### 5.2.4.6 Additional Alarm Assignments.

5.2.4.6.1 - Fire departments that respond to fires in occupancies that present hazards greater than those found in the occupancy described in 5.2.4.1 shall deploy additional resources on the initial alarm.

5.2.4.6.2 - The fire department shall have the capability to deploy additional alarm assignments that can provide for additional command staff, members, and additional services, including the application of water to the fire; engagement in search and rescue, forcible entry, ventilation, and preservation of property; safety and accountability for personnel; and provision of support activities for those situations that are beyond the capability of the initial full alarm assignment.



## Ontario Association of Fire Chiefs (OAFC)

### OAFC Position on Single Exits in Buildings up to Six Stories or that Exceed Current Code Requirements

January 09, 2024



## ONTARIO ASSOCIATION OF FIRE CHIEFS

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### **Debate Origin | Introduction**

The Ontario Association of Fire Chiefs (OAFCh) was presented with an option under consideration by the Provincial Government regarding the acceptance of the use of single exits for the purposes of evacuations of persons from a building of up to six storeys in height.

The OAFCh has reviewed the position paper [website](#) along with other documents relating to the argument to permit the use of single exits to be mindful of emerging trends in construction and alternate means of compliance.

Fire exits stairwells, and moreover, redundant fire exits based on travel distance and exit capacity is a fundamental concept in fire protection and life safety. These fundamental components are essential to the formulation of an entire building.

The present discussion over the acceptance and use of single staircase is contrary to the evolution of building codes and standards established in North America. An integral element to survival in a fire situation is a protected secondary means of escape for occupants to reach a place of safety. As a last resort, a protected area of refuge can be used until rescue by first responders is available.

As such, the OAFCh is unable to endorse any reduction in exiting or reduction in the fire safety systems provided to protect firefighters and occupants within a building.

The following outlines specific arguments and rebuttals based on documents provided that are in favour of single exits, and fire safety concerns regarding their allowance.

### **Aesthetic Design Over Public Safety**

The position of the Provincial Government references a website authored by a McGill University student as part of a [thesis paper](#). This website includes various references and examples of single stairwells and their existence in historical places, namely in Europe. These examples are based on construction prior to modern building codes being established with construction materials of a different era.

The concepts and design strategies for atrium spaces and inviting spaces for residents as suggested are achievable under the Ontario Building Code when these spaces are treated as convenience stairwells in an interconnected floor space rather than an exit stair. These suggested design features consume significant amounts of floor area. Their use is contrary to the student's argument that a single exit will permit additional residential space.

While creativity and innovation in construction should be encouraged, it should not be at the cost of public safety, particularly when the floorspace required for an exit is so minimal.





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Any architect who wishes to explore alternative means of design concepts can do so under the current framework of the Ontario Building Code, without compromising life safety, or without asking for reduction in current code requirements. An alternative solution acts as a compensating measures mechanism which requires designers, architects, and engineers to submit alternative plans to demonstrate how compliance will be achieved by alternate means than prescriptive code requirements. The designer is required to provide compensating measures and to identify how specific code objectives and functions will still be met by alternative installations or mechanisms. A decision to eliminate a secondary exit stairwell from a building goes outside of this established mechanism and should not be permitted.

As this argument places aesthetics needs ahead of life safety requirements, as such the OAFC strongly disagrees with this position.

### **Firefighting Operations**

To better understand the necessity for exit stairwells as it relates to firefighting operations, the following describes a typical firefighting scenario where fire crews approach a standard designed building with the attempt of fire suppression and occupant rescue.

In the event of a low rise, mid rise or high rise fire, firefighters will position themselves in a staging area two floors below the fire floor (where possible and floor dependant). Firefighters will then take control of an exit stairwell having connected to the standpipe system and running the hose up the stairwell. This ensures firefighters are equipped with water when making entry to the fire floor where the hose line can offer a screen of protection from the heat of the fire where necessary. In the event of a bail out, the firefighters can follow the hose line to the exit stairwell. The stairwell that is used to move the fire hose up then become contaminated, as the fire hose inherently blocks the door open at the floor it was connected and at the fire floor; making this stairwell unusable for the purpose of evacuating occupants. This leaves the alternate stairwell to be assigned as the evacuation/exit stairwell for occupants. The alternate stairwell is maintained smoke free (by pressurizing the stairwell and maintaining control of the doors) so it remains safe to evacuate occupants.

Firefighting operations also involve several firefighters advancing upwards, often with additional equipment. Use of the same stairwell by both firefighters and occupants has two life safety impacts: a) firefighters and equipment occupies available space in the stairwell, thereby impeding and slowing the egress of occupants, and b) descending occupants impede and slow fire operations.

In the event of a single stairwell, these fundamental fire attack strategies are not possible and set back firefighter strategy development by 40 years. Further, by removing the ability to engage the fire attack from a lower floor, the ability for firefighters to fight the fire has been significantly impacted and their safety further threatened.





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The removal of a second exit stair or elimination of a contained egress area now forces persons attempting to evacuate to pass by the firefighters, possibly without any protection.

With a single exit stair, firefighters will be required to modify their firefighting operations to expose themselves directly to the fire floor resulting in undue risk to firefighters as well as occupants during evacuation.

### **Understanding The Space Occupied by Exit Stairwells**

Proponents advocating for a single exit of high-rise buildings will often indicate that the increased floor space will be used for residential needs or to accommodate additional dwelling units. In review of a sample building of 8,000 square feet per floor it can be demonstrated that this argument is without merit. Please see the below as an example as to the minimal space required by an exit stairwell when compared to an actual building arrangement in a nearby municipality.

Example 1:

Modern Highrise construction of tower on podium:

Project X in an a nearby municipality

13 units per tower floor totalling 8,329 ft<sup>2</sup>

2 stairwells 103.8 ft<sup>2</sup> + 103.8 ft<sup>2</sup> = 207.6ft<sup>2</sup> or 2.4% of building footprint

In the event this building was provided with one stairwell, this reduction in space would not create sufficient area to accommodate an additional unit rather, most likely would be absorbed into an adjacent unit.

Practical understanding of the space required by a secondary stairwell reveals this argument to be null.

### **Recommendations**

The Ontario Association of Fire Chiefs' Fire Prevention and Public Education Advisory Committee (FPPE) strongly disagrees with the concept of single exit stairwell buildings and urges the Provincial Government and Minister of Municipal Affairs and Housing to be mindful of past incidents that have established the baseline building codes we follow today.

The OAFCA FPPE subcommittee strongly suggests that secondary exits remain in place to ensure the following:

- Sufficient exiting remains in place for the safe use of firefighters during firefighting operations and to ensure occupant survival and rescue;



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- Sufficient exiting is in place that meets the needs of occupants to evacuate safely in the event of an emergency; is a safe place for firefighters to operate during firefighting operations (firefighting and occupant rescue), while protecting both occupants and firefighters from undue risk that comes with that comes with single exits.

It should be noted and recognized that the cities of Seattle, Washington and London, England that had previously approved the use of single exiting are now in the process of removing/rescinding the allowance for this due to the life safety concerns identified within this document.

The OAFCh recommends rejecting any consideration for a single egress in multi-unit buildings. The Ministry of Municipal Affairs and Housing subcommittee on building code changes can address change recommendations through the regular process of subcommittee research and reviewing best practices. It is suggested that Ontario Building Code changes follow the normal process that provides the opportunity for public comment, keeping in mind that there is always an opportunity for applicants to utilize the alternative solution provision in the Ontario Building Code.