



Planning Committee

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

**Tuesday, November 22, 2016
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-3

*Motion to adopt the **minutes** of the meeting of the Planning Committee held on November 8, 2016.*



NEXT COMMITTEE MEETING DATE

December 6, 2016, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY 0868256 BC LTD. FOR REZONING AT 8360/8380 SIERPINA PLACE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009642; RZ 16-737179) (REDMS No. 5197206)

PLN-33

See Page PLN-33 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9642, for the rezoning of 8360/8380 Sierpina Place from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

☐

2. **SINGLE-FAMILY DWELLING BUILDING MASSING REGULATION
– SECOND PHASE**

(File Ref. No. 08-4430-01) (REDMS No. 4958848 v. 12)

PLN-48

See Page PLN-48 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That the proposed amendments to Zoning Bylaw 8500 for further refinement of single-family residential massing be received for the purposes of public stakeholder consultation; and*
- (2) *That staff be authorized to proceed to public and stakeholder consultation.*

☐

3. **MANAGER’S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, November 8, 2016

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Vice-Chair
Councillor Carol Day
Councillor Harold Steves
Mayor Malcolm Brodie

Absent: Councillor Linda McPhail
Councillor Chak Au

Also Present: Councillor Derek Dang

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 18, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

November 22, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that City of Vancouver Empty Home Tax will be considered as Item No. 8A.

COMMUNITY SERVICES DIVISION

1. METRO VANCOUVER REGIONAL AFFORDABLE HOUSING STRATEGY

(File Ref. No. 08-4057-05) (REDMS No. 5080590 v. 4; 5175042)

Joyce Rautenberg, Affordable Housing Coordinator, reviewed the Metro Vancouver Regional Affordable Housing Strategy, noting that (i) the City was engaged in the consultation process, (ii) the Strategy offers affordable housing guidelines for municipalities, and (iii) the Strategy has provided recommendations regarding the role of senior levels of government in supporting affordable housing.

It was moved and seconded

That the Metro Vancouver Regional Affordable Housing Strategy, as detailed in the staff report titled "Metro Vancouver Regional Affordable Housing Strategy", dated October 14, 2016 from the General Manager, Community Services, be endorsed as a collaborative approach to addressing regional housing needs.

CARRIED

2. AFFORDABLE HOUSING STRATEGY UPDATE – RICHMOND HOUSING AFFORDABILITY PROFILE

(File Ref. No. 08-4057-01) (REDMS No. 5140743 v. 6)

Ms. Rautenberg updated Committee on the Richmond Housing Affordability Profile, noting that the City has received feedback from consultation sessions including themes related to funding for family housing, low end market rental occupancy management, involvement of non-profit organizations, and accessible and adaptable housing. She added that staff anticipates that phase two of the Affordable Housing Strategy will be brought forward in 2017. She further noted that the federal government has committed to extend co-op housing agreements in the city for an additional three years.

Discussion ensued with regard to (i) developing incentives to increase development of market rental housing, (ii) the number of purpose built market rental housing in the city compared to other municipalities, (iii) examples of market rental policies in different cities, (iv) allocating at least 15% of the overall density of new residential developments for low end market rental units, (v) the negative impact of short-term rentals on affordable housing in the city, and (vi) advocating senior levels of government for co-op housing funding.

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Deirdre Whalen, on behalf of the Richmond Poverty Response Committee, read from her submission (attached to and forming part of these minutes as Schedule 1), and expressed concern with regard to the growing affordable housing needs in the city.

It was moved and seconded

That the staff report titled "Affordable Housing Strategy Update – Richmond Housing Affordability Profile" dated October 11, 2016, from the General Manager, Community Services, be endorsed.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY LLOYD KINNEY FOR A ZONING TEXT AMENDMENT TO PERMIT A MICROBREWERY WITHIN THE INDUSTRIAL BUSINESS (IB1) ZONE AT UNIT #110 - 12500 HORSESHOE WAY**

(File Ref. No. 12- 8060-20-009614; ZT16-734106) (REDMS No. 5180379 v. 2)

Mark McMullen, Senior Coordinator - Major Projects, reviewed the application noting that the security gate would be open during business hours.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9614, for a Zoning Text Amendment to the "Industrial Business (IB1)" zone to allow a "Microbrewery, Winery and Distillery" at #110-12500 Horseshoe Way, be introduced and given first reading.

CARRIED

4. **APPLICATION BY JACKEN INVESTMENTS INC. FOR REZONING AT 8111 NO. 3 ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009630; RZ 15-699299) (REDMS No. 5180861)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9630, for the rezoning of 8111 No. 3 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY ARCHITECT 57 INC. FOR REZONING AT 4780 STEVESTON HIGHWAY FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009635; RZ 16-737903) (REDMS No. 5101845)

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Copies of an updated staff report was distributed (copy on file, City Clerk's Office), to correct the proposed rezoning of 4780 Steveston Highway originally noted as "Compact Lot Detached (RC2)" to "Compact Single Detached (RC2)".

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9635, for the rezoning of 4780 Steveston Highway from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

Cllr. Dang left the meeting (4:22 p.m.) and did not return.

6. APPLICATION BY 1080593 BC LTD. FOR REZONING AT 11740 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)

(File Ref. No. 12-8060-20-009636; RZ 16-740422) (REDMS No. 5181301)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that the proposed development will include two secondary suites.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9636, for the rezoning of 11740 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

7. APPLICATION BY DUNBAR EQUIPMENT LTD. (DOING BUSINESS AS DON DICKEY SUPPLIES) FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8540 RIVER ROAD

(File Ref. No. TU 16-732636) (REDMS No. 5132450)

It was moved and seconded

That the application by Dunbar Equipment Ltd. (doing business as Don Dickey Supplies) for a Temporary Commercial Use Permit at 8540 River Road be considered at the Public Hearing to be held December 19, 2016 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

- (1) *"That a Temporary Commercial Use Permit be issued to Dunbar Equipment Ltd. (doing business as Don Dickey Supplies) for property at 8540 River Road to allow the retail sale of outdoor power equipment as an accessory use."*

CARRIED

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8. OFFICIAL COMMUNITY PLAN AMENDMENTS - ARTERIAL ROAD POLICY

(File Ref. No. 10-6350-00) (REDMS No. 5055217 v. 5)

Wayne Craig, Director, Development, noted that a memorandum providing additional information on the proposed Official Community Plan (OCP) amendments on Arterial Road Policy and Affordable Housing Strategy Review was distributed to Council (attached to and forming part of these minutes as Schedule 2) and briefed Committee on said amendments, highlighting that:

- consultation on the proposed amendments were conducted via (i) a series of public open house meetings, (ii) referral to School District No. 38 Richmond Centre for Disability (who attended the open houses), and (iii) meetings with stakeholders in the development industry;
- enhancements to setback and maximum height requirements for sites facing single-family units are proposed;
- the proposed amendments will provide clarity on the location of lane accessed homes along arterial roads and a funding strategy to construct connecting lanes;
- areas have been identified where new housing forms such as duplexes and triplexes could be developed; and
- a density bonus for townhouse development applications would be considered, provided that approximately 15% of the overall density be allocated for low end market rental units.

In reply to queries from Committee, Mr. Craig noted that (i) the proposed amendments include requirements for a 6.0 metre rear yard setback for sites adjacent to single-family lots, and provisions to allow for a maximum 1.5 metre ground floor projection to the rear yard setback, (ii) townhouse, duplex and triplex development will be subject to a development permit, (iii) sundecks are typically oriented toward the interior drive aisle, (iv) applicants are encouraged to develop accessible units, (v) the proposed amendments will provide capacity for approximately 5800 duplex, triplex and townhouse units, and (vi) should the proposed amendments proceed, it is anticipated that the proposed amendments will be brought forward to the December 19, 2016 Public Hearing for adoption.

It was moved and seconded

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9603, which amends Official Community Plan Bylaw 9000, by:***

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- (a) replacing the existing Arterial Road Policy in Section 3.6.1 with the Arterial Road Land Use Policy;*
 - (b) replacing the existing Arterial Road Guidelines for Townhouses in Section 14.4.13 with the new Arterial Road Guidelines for Town Houses;*
 - (c) adding the new Arterial Road Guidelines for Row Houses and Intensive Residential Guidelines for Duplexes and Triplex; and*
 - (d) designating all duplex, triplex and row house development sites along arterial road as mandatory Development Permit Areas;*
- be introduced and given first reading;*
- (2) That Official Community Plan Bylaw 7100, Amendment Bylaw 9604, which amends Official Community Plan Bylaw 7100, by replacing the Steveston Area Land Use Map in Schedule 2.4 be introduced and given first reading;*
 - (3) That Bylaw 9603 and Bylaw 9604, having been considered in conjunction with:*
 - (a) the City's Financial Plan and Capital Program; and*
 - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act; and
 - (4) That Bylaw 9603 and Bylaw 9604, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*

The question on the motion was not called as amendments to the motion regarding proposed setback enhancements and lifting restrictions on the locations of row homes was introduced; however failed to receive a seconder.

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

8A. CITY OF VANCOUVER EMPTY HOME TAX
(File Ref. No.)

Copies of a City of Vancouver staff report titled, "Encouraging Homes for Renters: Emerging Approach on Empty Homes" dated September 13, 2016, related to the empty home tax was distributed (attached to and forming part of these minutes as Schedule 3).

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It was moved and seconded

That staff analyze the City of Vancouver staff report titled, "Encouraging Homes for Renters: Emerging Approach on Empty Homes", dated September 13, 2016, and report back.

The question on the referral was not called as discussion ensued with regard to (i) the applicability of a similar tax in Richmond, (ii) working with the Province on issues related to affordable housing, (iii) the impact of short-term rentals on affordable housing, and (iv) referring the City of Vancouver staff report to staff for analysis.

The question on the referral was then called and it was **DEFEATED ON A TIE**, with Cllr. McNulty and Mayor Brodie opposed.

It was moved and seconded

That the City of Vancouver staff report titled, "Encouraging Homes for Renters: Emerging Approach on Empty Homes", dated September 13, 2016, be received for information.

CARRIED

9. MANAGER'S REPORT

(i) Steveston Buddhist Temple

Mr. Craig advised that the Steveston Buddhist Temple Society will be hosting a public consultation meeting regarding a proposed rezoning application to accommodate congregate care units scheduled for November 16, 2016.

(ii) Single-Family Development on Trites Road

In reply to queries from Committee, Mr. Craig advised that it is anticipated that the single-family development rezoning applications along Trites Road will be brought forward in the next few months.

(iii) Tree Bylaw Information Sessions

Gavin Woo, Senior Manager, Building Approvals and Gordon Jaggs, Tree Preservation Coordinator, briefed Committee on the previous Tree Bylaw Information Session, noting that positive feedback was received and that the next session is scheduled for November 24, 2016 at the West Richmond Community Centre.

Discussion ensued with regard to the promotion of the information sessions, and Mr. Jaggs noted that the event is promoted through posters in City community centres, newspaper advertisements and the City's website. It was then suggested that the event be posted on the West Richmond Community Centre's marquee board.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:48 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, November 8, 2016.

Councillor Bill McNulty
Vice-Chair

Evangel Biason
Legislative Services Coordinator

November 8, 2016 Planning Committee, City of Richmond

My name is Deirdre Whalen and my address is 13631 Blundell Road Richmond.

I am here to speak on behalf of the **Richmond Poverty Response Committee (PRC)**. The Richmond PRC is *“a coalition of Richmond residents and agencies working together to reduce poverty and the impacts of poverty with research, projects and public education.”*

We commend city staff on their well-researched and informative reports regarding the Metro Vancouver Regional Housing Action Plan and the update on the Richmond Affordable Housing Strategy. Many of our concerns around affordable housing for low-income individuals and families were heard and appear in both reports.

It is evident that the gap between rent and income is becoming wider. And while people on extremely low incomes may qualify for government rent supplements, these supplements can only be applied to market rental accommodation, not subsidized housing. But if they can actually find a unit, the supplement still doesn't cover the gap. Add to this that over 600 Richmond families sit on the waitlist for subsidized housing for years (eg. BC Housing), and it should be clear that Richmond has an immediate need for affordable rental accommodation.

In Richmond the average household income is about \$60,000/year so “affordable” means rent should be no more than 30% of gross income. But finding housing for \$1500/month is almost impossible. And with the very low vacancy rate, the task of finding any rental housing in Richmond is almost insurmountable.

Richmond is overdue for the building of affordable purpose-built rental housing. The report says 22.4% of our residents are low-income and our population is over 200,000 (this is about 45,000 people). The report also tells us there are only 3,477 units of purpose-built rental housing. In addition, much of the rental housing we depend on was built 30 years ago and many owners are contemplating demolition. Yes we do have some newer purpose-built rentals (eg. Riverport Flats and Imperial Landing) but I don't think anyone can say they are “affordable.”

The Richmond PRC agrees with the report in noting the City's Social Development Strategy states the need for workforce housing. The report says 70% of Richmond residents own their own homes. We have become a lopsided city and more rental options should be provided if Richmond is to be a complete community that includes all income levels and all demographics.

Concerning the percentage of affordable units secured under the Affordable Housing Strategy, we understand the City of Vancouver has a target of 20% affordable units per development. Providing only 5% affordable units will never meet the immediate need for housing let alone Richmond's housing needs into the future.

Lastly, the Richmond PRC is heartened to see the City acting on a recommendation we made concerning the coordination of housing services. Our hope for a long-term solution would include a housing authority to administer a variety of rental accommodation services.

The Richmond PRC would recommend the City consider the following actions:

1. Find a way to cover the rent gap for low-income individuals and families;
2. Protect the current stock of purpose-built affordable rental units;
3. Build more purpose-built affordable rental properties that will stay rentals in perpetuity;
4. Increase the percentage of affordable housing units in the Affordable Housing Strategy; and
5. Establish a local Housing Authority or similar entity.

Schedule 2 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, November 8, 2016.

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE



**City of
Richmond**

Memorandum

Planning and Development Division
Development Applications

PHOTOCOPIED

To: Mayor and Councillors

Date: November 7, 2016

From: Wayne Craig
Director, Development

File: 10-6350-00/Vol 01

NOV - 8 2016

GB

Re: Arterial Road Policy Update and Affordable Housing Strategy Review

& DISTRIBUTED

This memorandum provides Mayor and Councillors with information on two major policy reviews which are currently underway and the relevance of these initiatives to the provision of affordable housing through the redevelopment process.

Arterial Road Policy Update

The Arterial Road policies in Richmond Official Community Plan (OCP) Bylaw 9000 provide the land use vision for the City's arterial roads. A staff report regarding the Arterial Road Policy review is scheduled for consideration at the November 8, 2016 Planning Committee meeting. The Policy identifies a range of land uses potentially available for modest densification on the major and minor arterial roads in Central Richmond and the Steveston areas.

The Arterial Road Policies support a number of goals identified in the OCP for orderly growth and transit-friendly development, while also providing opportunities for increasing the supply and diversity of housing stock in the City. The land use options contained in the Arterial Road Policies will produce more dwelling units with varying unit sizes and ownership arrangements. In general terms, these additional housing typologies will increase housing affordability within the City. The Arterial Road Policies also support the City's Affordable Housing Strategy by ensuring that secondary suites and cash-in-lieu contributions towards the Affordable Housing Reserve are secured through the rezoning process. The provision of these affordable housing contributions increases the supply of rental housing units in the City while also providing financial contributions that enable the City to leverage these funds to create additional affordable housing units in the City.

The proposed revisions to the Arterial Road Policy also include a new policy aimed at increasing the potential supply of built Low End Market Rental (LEMR) units in arterial road townhouse projects. The proposed policy would enable Council to consider an additional density bonus as part of townhouse projects, provided that the density bonus is used for the provision of approximately 15% of the overall density on the site as constructed LEMR units secured by a Housing Agreement.

Affordable Housing Strategy Review Update

The City's Affordable Housing Strategy is currently under review. Item No.2 on the November 8, 2016 Planning Committee agenda is the Housing Affordability Profile Report from Community Services; which concludes Phase 1 of the Affordable Housing Strategy update process.

PLN - 12



November 7, 2016

-2-

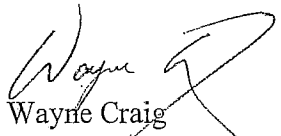
The Report outlines the results of various stakeholder consultation sessions, combined with housing affordability statistics (previously presented to Council in March, 2016).

Staff anticipate bringing forward a report with final policy recommendations to Planning Committee and Council in the second quarter of 2017. The strategy review will include a comprehensive assessment of the three priorities within the Affordable Housing Strategy. These priorities, listed in order, are Affordable Subsidized Rental, Affordable Low End Market Rental and Affordable Entry Level Ownership. The review of the affordable entry level ownership portion of the strategy will include best practices research, including the assessment of existing models such as the Whislter, BC affordable home ownership program, in order to ensure that a Richmond specific strategy is developed.

Any revisions to the Arterial Road Policies required as a result of the Affordable Housing Strategy review outcomes will be addressed in the future after Council's consideration of the Affordable Housing Strategy review.

Related to the Affordable Housing Strategy, staff has also initiated a review of purpose-built multi-family market rental housing policies. A Staff Report on this topic is anticipated to be brought forward to Planning Committee and Council in 2017. This Report will focus on potential measures to protect the existing stock of purpose-built multi-family market rental housing, as well as identifying potential incentives to encourage new market rental housing.

If you have any further questions, please contact me at 604-247-4625.



Wayne Craig
Director, Development

WC:blg

pc: Senior Management Team (SMT)
Kim Somerville, Manager, Community Social Development
Joyce Rautenberg, Affordable Housing Coordinator
Terry Crowe, Manager, Policy Planning

Carol Day

Nov 9th, 2016

Encouraging Homes for Renters

Vancouver Empty Home Tax

Please accept this information from the City of Vancouver regarding their proposal for a Empty House Tax. Mayor Robertson has written to the Premier to request that the Province confirm its support to create and administer a new residential vacant property class so that the City (and other municipalities) have the option to set a different property tax rate for empty homes.



ADMINISTRATIVE REPORT

Report Date: September 13, 2016
Contact: Kathleen Llewellyn-Thomas
Contact No.: 604. 871.6858
RTS No.: 11621
VanRIMS No.: 08-2000-20
Meeting Date: September 20, 2016

TO: Vancouver City Council
FROM: General Manager of Community Services
SUBJECT: Encouraging Homes for Renters: Emerging Approach on Empty Homes

RECOMMENDATION

- A. THAT Council endorse in principle the approach described in this report for implementing a City-administered program to levy an annual tax on empty homes, the net proceeds of which will be used for affordable housing initiatives, and direct staff to undertake public consultation on the emerging approach.
- B. THAT Council approve a budget of \$220,000 for public consultation to be conducted in the fall of 2016 as described in this report; the \$220K consultation cost will be managed within the approved 2016 Operating budget.

REPORT SUMMARY

There are significant housing challenges in Vancouver and it is important that the City encourage the use and occupancy of the existing housing stock. Empty homes are a potential source of rental housing and Council has directed staff to report back on a program to levy a tax on empty homes in order to encourage owners to occupy or rent out their unit. This report describes recent amendments to the *Vancouver Charter* which allow the City to levy a tax on empty homes (the "Tax") and sets out a potential approach for implementing the Tax on empty residential property, noting that any net revenues from the Tax will be used for affordable housing initiatives. This report also describes a work program for consultation on the potential approach prior to reporting back to Council with a recommended policy and draft by-law.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

On June 29th 2016 City Council directed staff to report back on a City-administered program to levy a tax on empty homes.

Part XXX (section 30) of the *Vancouver Charter* provides authority for Council to, by by-law, impose an annual tax on empty homes.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

Vancouver is facing a housing crisis. Empty and underutilized housing represents a source of supply that could be made available immediately and owners should be encouraged to either occupy these units or make them available for rent. The Province of BC has amended the Vancouver Charter to provide the City with the authority to administer a tax on empty homes and this report describes a potential approach for implementation. The overarching goal of the program will be to encourage owners to rent out empty housing units. Council is asked to approve the emerging approach in principal and direct staff to continue public and stakeholder engagement before reporting back with a recommended policy.

The City Manager supports Council's approval of the recommendations set out herein.

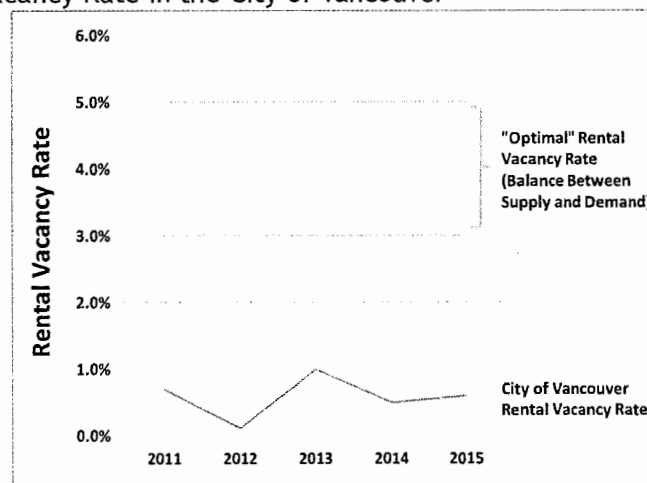
REPORT

Background/Context

1. There are significant housing challenges in Vancouver

Vancouver has one of the lowest rental vacancy rates in Canada, averaging 0.6% in 2015, 0.5% in 2014, 1.0% in 2013, 1.1% in 2012 and 0.7% in 2011. A rental vacancy rate between 3% and 5% is considered to be a "healthy" balance between supply and demand (Figure 1).

Figure 1: Rental Vacancy Rate in the City of Vancouver



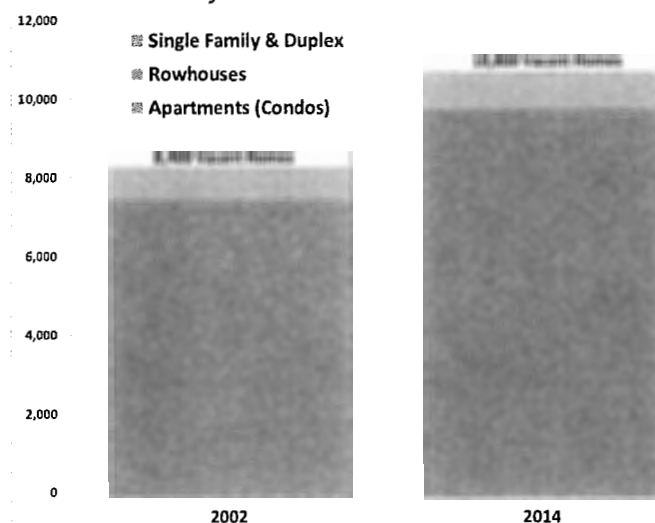
Low rental vacancy increases competition for housing among renters, putting upward pressure on rents and increased strain on renter households, especially those with low or

moderate incomes who may already be paying more than they can afford on rent. 34% of renters pay over 30% of their income on housing, with 14% paying over 50% of income on housing (CMHC Rental Market Reports and 2011 National Household Survey).

2. Empty Homes are a potential source of rental housing supply in the City and Council has directed staff to take action on empty homes

In March 2016, Council received a presentation from staff on the results of a consultant study which examined BC Hydro consumption data over time for housing units within the city. The study found that 4.8 per cent of housing units in Vancouver were unoccupied for 12 months or more in 2014. The study also found that this rate has stayed relatively stable since 2002. This represents ~10,000 long term empty housing units, of which nearly 90 per cent are condominiums and apartments (Figure 2).

Figure 2: Empty Homes in the City of Vancouver - 2002 and 2014



Recent polls indicate strong support for government action to address empty homes:

- 82% support for a vacancy tax (Angus Reid, 2015);
- 91% of people who completed the Talk Vancouver survey agreed that the number of empty homes in Vancouver is a problem (City of Vancouver 2016-Talk Vancouver voluntary survey); and
- 80% support for penalties on people who purchase property without the intention to live in it or rent it out (Insights West, 2016).

The May 2016 TalkVancouver survey on empty homes revealed that investor owners tend to have somewhat different opinions about the proposal to tax empty homes in Vancouver compared to the overall response. In general, investors were less likely to agree that the number of empty homes is a problem that merits government action (Table 1).

Table 1: Investor Responses to Key Survey Questions vs. Overall Response (City of Vancouver Empty Homes Survey - May 2016)

Statement	% of investors who agree or strongly agree	% of overall survey respondents who agree/ strongly agree
The number of empty homes in Vancouver is a problem	71%	91%
If a property owner wants to keep their home empty, that's their right	47%	23%
The City should advocate for senior government action on empty homes	64%	88%
The revenue generated from additional taxes on empty homes should be used to create affordable housing in the city	70%	87%
Owners who occupy or rent out their home should pay less tax than owners who leave their home empty	82%	87%

Note: the TalkVancouver survey received over 15,000 responses. Approximately 500 respondents indicated that they own more than one property, who are assumed to be investors for the purposes of the table above.

Empty homes take away from the supply of housing available to rent. Given the significant housing challenges in Vancouver, it is important to ensure that the housing stock is available to provide more opportunities for use by local residents and workers and not solely as investments that are not rented out or lived in on a full time basis. Council has directed staff to move forward with a City-administered program to impose a tax on empty homes in order to encourage owners to occupy or rent out their homes. Council directed staff to work with the Province to enable this program and the Province has responded with amendments to the *Vancouver Charter* to allow the City to move forward with the new tax.

3. The Province has amended the Vancouver Charter to allow the City to Levy the Tax

Effective as of July 28, 2016, the *Vancouver Charter* was amended by the *Miscellaneous Statutes (Housing Priority Initiatives) Amendment Act* to enable Council to impose, by by-law, an annual vacancy tax on a parcel of “taxable property”. This authority is unique to the City and any vacancy tax program would be administered by the City in accordance with a by-law to be enacted by Council (see Appendix A for a copy of Part XXX (section 30) of the *Vancouver Charter* the enabling legislation).

The new vacancy tax sections in Part XXX of the *Vancouver Charter* set out provisions that must be included in a vacancy tax by-law, as well as provisions that may be included in a vacancy tax by-law at Council’s discretion.

The by-law is required to, among other things:

- establish circumstances in which a property is to be considered vacant;
- specify a vacancy reference period and total length of time that apply for the purposes of determining when a residential property is vacant - the legislation is structured so that the tax will be levied on a residential property that is unoccupied for a certain period within a defined period of time;

- provide a process for administering and collecting the tax;
- establish the basis on which the tax is imposed and the rate of the tax;
- establish exemptions;
- establish notice requirements for registered owners that are subject to the tax;
- provide for a complaints and review process; and
- provide for annual reporting, which is to be made available to the public - any money raised by the tax must be spent on affordable housing initiatives and for the purposes of administering and collecting the tax.

The by-law may also:

- require registered owners to make a property status declaration and set out requirements and a process for doing so, which may include a fine or penalty for failure to make a declaration, making a false declaration or failing to provide sufficient information or evidence to substantiate the declaration;
- require a registered owner to provide information or evidence to confirm the status of the property or verify a property status declaration;
- establish penalties and interest for failure to pay, or pay on time;
- authorize City employees to enter onto residential property for which a property status declaration is required to determine the status of the property;
- provide that the vacancy tax is a levy to be inserted in the real property tax roll; and
- establish different categories of residential property, owners and vacancy and make different provisions for different categories so that, for example, a different rate could be applied to certain categories.

4. The emerging approach for Vancouver is informed by consultation with local experts and the broader public

In May 2016, the City ran a survey on the TalkVancouver platform to ask the public about the potential for a tax on empty homes, including high level questions about potential aspects of the Tax.

- 91% of respondents agreed that the number of empty homes in Vancouver was a problem;
- 88% agreed that the City should advocate to senior levels of government for actions to reduce the number of empty homes in Vancouver;
- 84% agreed that owners who occupy or rent out their home should pay less tax than owners who leave their home empty;
- 87% agreed that revenue generated from additional taxes on empty homes should be used to create affordable housing in Vancouver; and
- 62% agreed (and 32% were neutral) that the process for taxing empty homes should be administered in a way that is similar to what is currently in place for the Home Owner Grant.

On August 18, 2016, the City convened a working session on empty housing with local housing, real estate and legal public policy experts. The session provided an opportunity for local subject matter experts to comment on potential approaches that the City could take to impose the Tax.

Participants were asked to comment on the draft objectives for the Tax as well as the criteria for identifying which properties would be subject to the Tax, what the potential exemptions might be and how the Tax might be administered.

Key advice provided in the workshop includes:

- specifying clear objectives and targets for the Tax, including a framework for how funds will be used to support affordable housing initiatives, as required by the enabling legislation;
- integrating clear definitions and exemptions into the bylaw to deal with scenarios that could be problematic from a fairness or equity perspective, e.g. rented units being used as AirBNB instead of long-term rental; and
- identifying indicators to use as benchmarks to measure the success of the Tax in achieving its objectives. These indicators could also be used to define an 'exit strategy' for the Tax in the event that the Tax either successfully meets its goals or a change in the market context takes away the need for a tax.

The summary of notes from the August 18th workshop session are available in Appendix B.

5. Other initiatives that could impact the number of empty homes

Short-term Rentals

City staff are currently preparing policy recommendations for council relating to the regulation of short term rentals. These recommendations will be brought forward in a separate report to council later in the fall of 2016. The recommendations will be harmonized with the proposed approach to taxing empty homes as described below.

Strategic Analysis

1. Emerging directions

This section of the report identifies a general approach developed by staff for a potential tax on empty homes in Vancouver. This emerging direction is informed by:

- the amendments to the *Vancouver Charter* made effective as of July 28, 2016;
- research into best practices in other cities around the world;
- advice from local experts and consultation with the general public; and
- initial staff analysis of administrative feasibility.

If Council endorses the emerging directions in principle, staff will engage with the general public as well as local experts and stakeholder groups to refine the approach prior to a report back to Council with a final recommended program for imposing the Tax in Vancouver and a draft by-law. The project timeline and approach to consultation are discussed in the next steps section of this report.

A. Draft Objectives of the Tax

It is proposed that the Tax will:

- encourage owners of empty or underutilized homes to occupy or rent out their property;
- ensure any net revenues collected from the tax are used for affordable housing initiatives;
- ensure that owners are provided with notice of the potential tax each year and that owners who choose to rent out their homes have access to information and resources to support them as landlords; and
- ensure that the program to tax empty and underutilized homes is easy to communicate and administer.

The program to tax empty and underutilized homes will be based on and consistent with the provisions set out in Part XXX of the *Vancouver Charter*.

B. Indicators that can be used to Estimate the Impact of the Tax

There are several key indicators that the city can use to measure the impact of the Tax:

- number of empty homes and trend over time (repeat BC Hydro data methodology);
- number of condominiums in the rental pool and trend over time (CMHC annual survey);
- rental vacancy rate and average rent increases each year (CMHC annual survey);
- annual change in # of homes subject to the Tax (Tax data).

When these indicators show improvements in the rental market (e.g. the rental vacancy rates rises to between 3% and 5%), the Tax could be reduced or eliminated.

C. Potential Approach

It is proposed that the Tax will be administered using a process that is similar to the annual Provincial Home Owner Grant program. A parcel of residential property that serves as a principal residence for an owner, long-term tenant or long-term licensee (such as a family member) is not intended to be subject to the Tax. The potential approach includes the following key components:

- residential property that is not occupied as a principal residence by the registered owner, a long-term tenant or a licensee for a defined period of time within a defined period is intended to be subject to the Tax;
- the Tax will be administered using an annual self-declaration, audit and complaint response process;
- the rate of the Tax will be a percentage of the assessed value of the residential property;
- residential property that does not serve as a principal residence may still be exempt from the Tax if it meets certain criteria;
- there are certain types of properties in the city that will not be subject to the Tax - only residential Class 1 property can be subject to the Tax; and
- the Tax will be aligned with City policy regarding short-term rentals.

1. Proposed Definition of Principal Residence:

It is proposed that the definition of principal residence be adapted from the Provincial Home Owner Grant process, criteria and rules. The BC Government Home Owner Grant program describes a principal residence as “the usual place that you make your home. It’s where you live and conduct your daily affairs, like paying bills and receiving mail, and it’s generally the residence used in your government records for things like your income tax, Medical Services Plan, driver’s licence and vehicle registration”.

There is an important difference between principal residence and day-to-day occupancy. The proposed Tax allows for owners/ tenants to be away from home for extended periods so long as the home is their principal residence for the amount of time that Council specifies. The actual number of days that the property is physically occupied will not be used to define whether a home is subject to the Tax. Instead, the Tax may be applied to homes that are not an owner’s principal residence, nor are they the principal residence of a tenant or licensee (e.g. owner friend or family member), for a minimum number of days in the previous year (for example 9 months out of 12).

2. Proposed Administration of the Tax

It is proposed that the Tax be administered through an annual self-declaration, audit and complaint response process.

Identification of Empty Homes through Self Declaration

Each year, every residential property owner in Vancouver will receive notice from the City requiring that the owner declare the status of the property (Figure 3)

Figure 3: Example of Annual Self-Declaration Form

For at least 9 of the past 12 months, was the property:

☐ A The owner's principal residence? (Tax does not apply)

☐ B Rented to a long term tenant? (Tax does not apply)

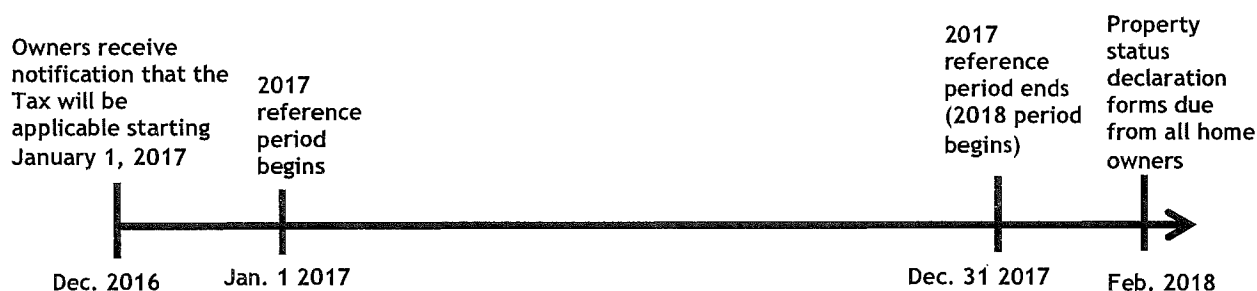
☐ C The principal residence of a licensee (such as a friend or family member)? (Tax does not apply)

☐ D Neither A, nor B, nor C, but the property is eligible for a defined exemption from the Tax? (Tax does not apply)

☐ E Neither A, nor B, nor C, and the property is not eligible for a defined exemption from the Tax? (Tax applies) (e.g. long term empty homes, second homes that are used occasionally by the owner or family, or properties used for only for part of the year)

Owners will be asked to declare the status of the property over the course of the previous year. For example, owners filling out the declaration form in January 2018, will be asked to declare the property status throughout the 2017 reference period (Figure 4)

Figure 4: Proposed Process for Administration - Timeline for Year 1 Vacancy Reference Period (2017 Calendar Year)



Audit, Enforcement and Complaints

In addition to random and targeted audits, the City will accept and act on information about suspected empty homes. The legislation provides for the City to compel owners to provide substantiating evidence to support a property status declaration in order to be exempt from the Tax.

3. Setting the Tax Rate

It is proposed that the Tax be levied as a percentage of the assessed value of the property.

In order to provide Council with enough information to make an informed decision on where to set the rate, City staff will undertake scenario modelling to estimate the revenue collected and available to fund the administration of the Tax and provide for funds for affordable housing.

The overarching objective of the Tax is to encourage owners to rent out or occupy their home. The rate will need to be set at a level sufficient to encourage owners to change their behaviour and rent out or otherwise occupy their homes. Owners of empty homes are already foregoing a significant amount of revenue in annual rent and the Tax would need to add to this cost in a meaningful way in order to influence the behaviour of owners. For example, if the rate were set between 0.5% and 2.0%, owners of empty condominium units might be subject to an annual Tax bill of between \$3,000 and \$12,000 (based on an assessed value of \$600,000). Setting the rate in this range would also mean that owners would be foregoing between \$24,600 and \$33,600 annually with the Tax bill representing between 12% and 36% of this cost (Table 2). Potential floors, ceilings and tiers for the Tax have yet to be analyzed and are still under consideration.

Table 2: Estimated cost of leaving a home empty

	Tax Rate	Foregone Rent	Tax Bill	Total
Residential Strata	0.5%	\$21,600	\$3,000	\$24,600
	2.0%	\$21,600	\$12,000	\$33,600
Residential Single Family	0.5%	\$43,200	\$9,500	\$52,700
	2.0%	\$43,200	\$38,000	\$81,200

Estimates are based upon representative property values as follows:

- Residential Strata Unit: \$600,000 with monthly rental value of \$1,800
- Residential Single Family: \$1,900,000 with monthly rental value of \$3,600

Staff will consult with the public and stakeholders through the fall about the level to set the rate before reporting back to Council.

4. Proposed Exemptions

Exemptions could be adapted from the Provincial Home Owner Grant process, criteria and rules. The list of situations that may warrant exemption will be the focus of the next round of public and stakeholder consultation. There may be situations where staff would recommend exemptions other than those identified in the Provincial Home Owner Grant. Several potential exemptions identified for public consultation so far are outlined below:

- property is in probate;

- property is unfit for occupancy because it is undergoing major renovations with permits;
- the owner or tenant is in care;
- property is undergoing change in ownership;
- property is subject to rental restrictions; and
- owner or tenant uses home for the majority of the year (e.g. 9 of 12 months) for work/ study purposes but claims principal residence elsewhere.

As noted, the range of exemptions will be a major focus of the public consultation program in the fall of 2016. It will be important to hear from residents about the types of situations that should warrant an exemption. For example, if a home is not used as a principal residence, but it is occupied for 6 months of the year, should that home be treated differently than a home that is empty for nine months a year?

5. Types of Properties that will not be subject to the Tax

Certain types of properties in the City are not likely to be subject to the Tax even if there are empty housing units on the property. The enabling legislation allows the City to levy taxes on a parcel of residential property (including strata lots) and does not allow the city to go beyond the parcel level. For example, a house with a basement suite or laneway house would not be subject to the Tax if at least one of the units is occupied. Similarly, purpose built rental buildings are treated as one parcel (one property tax bill) so the tax would not apply if at least one unit on the parcel is occupied. This is considered acceptable to staff given the very low vacancy rate in purpose built rental buildings (0.6% in 2015).

6. Alignment with Short-Term Rental Policy

Concurrent to the development of this proposal, the City is exploring the definition and management of short-term rentals, of both personal residences and corporate rental properties. Accommodations for corporate short term rentals was discussed as part of the SME workshop and recognized as a necessary element of the housing mix to accommodate the needs of corporations to bring in top talent employees and/or consultants on a temporary basis. To meet the objectives of both proposals and ensure alignment on final outcomes, the project teams have been in discussions to ensure coordination on elements that will cross-over between both projects.

Next Steps

Public and Stakeholder Consultation

Further consultation with the public and key stakeholders is needed in order to ensure that action to implement a tax on owners of empty housing and under-occupied investment properties is appropriately targeted and fair. The consultation process may include a survey to gauge public opinion on the emerging approach identified thus far as well as public open houses to present the emerging approach and allow stakeholders an opportunity to discuss the proposal with City staff.

It will be important to hear from the wide range of stakeholders who could be impacted by the Tax such as renters struggling to find accommodation in Vancouver. It will also be

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Geoscience Map 2010-3: Liquefaction Hazard Map of Richmond, British Columbia

by P.A. Monahan, V.M. Levson and B. Kerr

[View Map](#) (PDF 4.1 MB)

The City of Richmond, British Columbia, is located in one of the most seismically active regions in Canada (Rogers, 1998). The effects of earthquakes are not only dependent upon the magnitude of the earthquake and the distance from the source, but can vary considerably due to local geological conditions. These conditions can be mapped using existing geological and geotechnical data. This map shows the variation in the earthquake-induced liquefaction hazard in the City of Richmond, BC. The city is located entirely within the modern Fraser River delta, and the deltaic sediments on which the city is built are particularly susceptible to earthquake induced liquefaction (e.g. Byrne, 1978; Finn et al., 1989; Byrne and Anderson, 1991; Clague et al., 1992, 1997, 1998b; Watts et al., 1992). This map has been prepared as part of an earthquake hazard mapping project in the city. An accompanying map shows the Quaternary geology of the Richmond area ([Geoscience Map 2010-2](#)).

All publications of the BC Geological Survey are available digitally, free of charge, from this website.

For questions or more information on geology and minerals in British Columbia contact [BCGS Mailbox](#) or call [toll free](#) (B.C. residents only).

[Print and Close](#)[Cancel](#)

important to hear from existing investors about their motivations and intentions and the range of situations that should be considered in designing the Tax program.

Project Timing and Work Program

The work program to design and implement the Tax is provided below. Staff anticipate reporting back to Council with a recommended program and by-law to implement the Tax by the end of 2016.

Table 3: Project Timing and Workplan

Task	Timing
Report to council on emerging directions	Fall 2016
Outreach to owners and general public	
Public consultation on emerging directions	
Refine policies and report to council for approval of vacancy tax by-law	Winter 2016
If By-Law is Approved	
Owners receive notification that the vacancy reference period will be applicable starting January 1, 2017	December 2016
2017 vacancy reference period begins	January 1 2017
Owners receive reminder that the by-law is in effect	June 2017
Staff development of IT infrastructure and systems to administer the Tax	January 1 - Fall 2017
2017 vacancy reference period ends	December 31 2017
2017 self-declaration forms are mailed out with 2018 advance tax notice	December 2017

Budget for Public Consultation 2016

Should the Recommendation set out in this report be approved, the project team will commence public consultation and engagement with external subject matter experts (SMEs) to help refine the proposed model. Regardless of the final outcome of this proposal, there will be costs incurred to complete consultation.

The estimated cost for this consultation (beyond CoV staff time and resources) is \$220,000 and accounts for three elements:

1. Notification - September mailing to all home owners to notify them of public consultation and ways to engage/stay informed (\$210,000)
2. Open houses and workshops (\$7,500)
3. Data collation and summary of public survey results (\$2,500)

Details of the incurred costs will be reported back to council in the following report at the end of this year.

Implications/Related Issues/Risk (if applicable)

Financial

While the purpose of the Tax is to increase the supply of rental homes within the City, it is expected to generate revenues, net of administration and collection costs, to be used for affordable housing initiatives as required by the *Vancouver Charter*.

Rates must be set to encourage owners of empty or underutilized homes to rent or otherwise occupy their properties and to generate sufficient revenue to cover administration costs. Staff will undertake additional public consultation and incorporate feedback from key stakeholders in making final rate recommendations to Council. The program provides for annual reporting, which is to be made available to the public.

From an implementation and administrative perspective, the emerging approach is to develop a program that leverages the existing property assessment and taxation system. Council will have authority over the Tax including the determination of definitions of vacant properties, exemptions and rates.

If the program is successful in encouraging owners to rent out or occupy their homes, the revenue generated may be low and / or declining each year. As this is an annual tax, the tax rate and the program itself will be reviewed and adjusted on an annual basis.

The determination of financial outcomes cannot be reasonably estimated at this time as the detailed design of the program is not yet finalized. A more detailed financial framework will be included in the final staff policy recommendation report to Council.

The estimated cost for the initial consultation (beyond CoV staff time and resources) is \$220,000, and will be managed within the approved 2016 Operating budget.

Legal

Part XXX of the *Vancouver Charter* (Sections 615 - 622) now authorizes the City to impose, by by-law, an annual vacancy tax on a parcel of "taxable property" in Vancouver, being residential property that is determined to be vacant under the by-law, not otherwise exempt from property taxation under the *Vancouver Charter* and not exempt from payment of the Tax under the by-law itself. Subject to Council's approval of the Recommendations set out in this report, staff intend to bring a draft by-law forward to Council for consideration, following public consultation, in the fall of 2016. As set out earlier in this report, this by-law must include the provisions that are required to be in a vacancy tax by-law under Part XXX of the *Vancouver Charter* and will also include those additional provisions which may be included at the discretion of Council, following public consultation, to enable the Tax program to be implemented.

CONCLUSION

This report describes a potential approach for implementing a City administered tax on empty homes and a work program for consulting further on the potential approach prior to reporting back to Council with a recommended policy.

* * * * *



Public Consultation on Empty Homes Tax

[A-116-0-1]

[A-116-0-1]

Dear Homeowner,

This month, Vancouver City Council took steps toward a proposed new tax on empty homes in Vancouver. As a homeowner, you could be impacted by this new tax and we ask that you please participate in the city's public engagement opportunities. Your input will inform Council's final decision on the Empty Homes Tax this November.

Vancouver is in a rental housing crisis with a critically low vacancy rate hovering just at zero percent. We have also heard growing concerns from residents about homes in their neighbourhoods left empty for long periods of time. This proposed empty homes tax is first and foremost about bringing rental homes back into the market.

Most homeowners in Vancouver will not be affected by this tax. **Principal residences – occupied either by owner, tenant or licensees (eg. family members) – will not generally be subject to the empty homes tax.** Instead, this proposed tax targets secondary and investment properties left empty and used as a business holding that could be made available to the rental market. Any revenue generated from this tax will be reinvested into the City's affordable housing initiatives.

We understand there are many scenarios that may cause a home to be left empty for long periods of time. Through our public consultation, we aim to explore all possible exemptions to the tax, as well as what an appropriate tax rate would be to encourage owners of empty properties to rent them out. A final decision by City Council on the empty homes tax rate and exemptions will be made in November 2016.

Visit vancouver.ca/emptyhomes to learn more about the Empty Homes Tax and to participate in public consultation opportunities.

ONLINE SURVEY

Provide feedback at vancouver.ca/emptyhomes until **October 18, 2016**

OPEN HOUSES

Saturday Oct. 15, 10 am – 2 pm

Vancouver Public Library Central Branch
Main Promenade
350 West Georgia Street

Monday Oct. 17, 4 pm – 8 pm

Oakridge Auditorium at Oakridge Mall
650 West 41st Avenue

Thanks for your engagement.

Mayor Gregor Robertson

PLN - 30
City of Vancouver

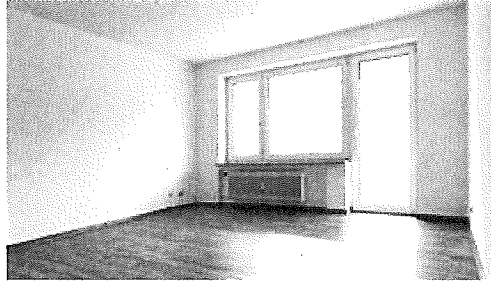
Vancouver takes next steps on taxing empty homes

June 23 2016 Unprecedented 0.6% rental vacancy rate means only approximately 330 purpose built rental apartments available at any given time.

"Vancouver housing is first and foremost for homes, not a commodity to make money with," says Mayor Gregor Robertson.

A report coming to Council next week outlines the next steps for the City to implement a tax on empty homes, at a time when Vancouver faces unprecedented low rental vacancy (0.6%), and rapidly rising housing costs.

The report recommends moving forward with an empty homes tax in partnership with the BC government, but the City is prepared to take action on its own in absence of provincial response.



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Announcement from the Mayor

"Vancouver housing is first and foremost for homes, not a commodity to make money with," says Mayor Gregor Robertson.

"We need a tax on empty homes to encourage the best use of all our housing, and help boost our rental supply at a time when there's almost no vacancy and a real crunch on affordability. The BC government recognizes the need for more housing supply to address affordability and they can enable the best tool to help turn thousands of empty homes into rental homes. I've asked for the BC government's urgent support to tax empty homes but the City needs to take action with or without other levels of government."

"We'll continue to pursue all possible options at City Hall to create opportunities for people struggling to find homes in Vancouver," continued Mayor Robertson.

Two approaches for moving forward

Following consultations this spring with a number of real estate and housing experts, staff have identified two approaches to implementing an empty homes tax.

Provincially administered 'residential vacant' property class

The first, and preferred option, is for the BC government to create and administer a new 'residential vacant' property class through BC Assessment.

The City would work through the Assessment Roll to levy appropriate property taxes on empty and under-occupied investment properties, using data already collected on primary residence and rental income through the Homeowner Grant and income tax collection processes.

The 'residential vacant' classification would be administered annually and would likely involve a self-declaration and audit/complaint response process.

City established business tax

The second option is for the City to establish and charge a new business tax on empty and under-occupied homes held as investment properties and not rented to local residents, with tax proceeds going toward funding other affordable housing initiatives.

This option would require the creation of a new business tax bylaw under Section 279AA-287 of the Vancouver Charter and will involve additional cost, administration and enforcement from the City.

Next steps for the City and province

As next steps, staff recommend that:

- Mayor Robertson, on behalf of Council, write to the Premier to request the Province confirm its support to create and administer a new 'residential vacant' property class so the City (and other municipalities) have the option to set a different property tax rate for empty homes; and
- If the City does not receive a written response from the Province indicating its commitment to taking action on empty homes in partnership by August 1st 2016, that Council direct staff to report back on next steps to implement a City-administered empty homes tax.

Support from public consultation

A May 2016 survey through the City's Talk Housing platform - with over 15,000 respondents - found that 91% of residents agreed that the number of empty homes in Vancouver is a problem, and 88% agreed that the City should advocate for senior government action to reduce the number of empty homes in Vancouver.

[Read the report \(1.51MB\)](#)

[Learn more about housing and homelessness](#)



City of Richmond

Report to Committee Planning and Development Division

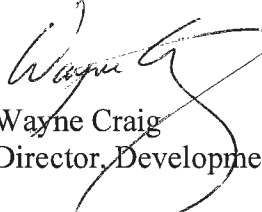
To: Planning Committee
From: Wayne Craig
Director, Development

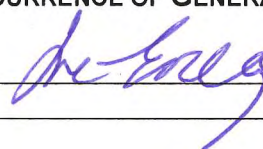
Date: November 7, 2016
File: RZ 16-737179

Re: Application by 0868256 BC Ltd. for Rezoning at 8360/8380 Sierpina Place from
Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9642, for the rezoning of 8360/8380 Sierpina Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development
SDS:blg
Att. 5

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

Staff Report

Origin

0868256 BC Ltd. has applied to the City of Richmond for permission to rezone the property at 8360/8380 Sierpina Place from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from Sierpina Place (Attachment 1). The site is currently occupied by a duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Sierpina Place.

To the South & East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Greenfield Drive.

To the West: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Sierpina Place.

Related Policies & Studies

Official Community Plan

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

Zoning Bylaw 8500

Section 2.3.7 of the Zoning Bylaw permits properties with existing duplexes to be rezoned and subdivided into no more than two (2) single-family lots. Proposed lots at the subject site will be approximately 15 m (49 ft²) and 12 m (129 ft²) wide and approximately 445 m² (4,789 ft²) and 463 m² (4,983 ft²) in area. The proposed subdivision would comply with the minimum lot dimensions and size of the “Single Detached (RS2/B)” zone.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) registered on Title for utilities along the rear of the subject property; which will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access to the proposed lots is to be from Sierpina Place via a single shared driveway letdown, which will be secured at Subdivision stage through the required servicing works.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant; which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses seven (7) bylaw-sized trees located on the subject site, seven (7) trees located on neighbouring properties and one (1) City-owned tree.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain and protect five (5) trees (tag# 3, 9, 11, 12 & 13) located on-site due to good condition (57, 44, 47, 30 & 70 cm dbh).
- Retain and protect all seven (7) trees (tag# 2, 4, 5, 6, 7, 8 & 14) located on neighbouring properties.

- Remove one (1) Fig tree (tag# 10) and one (1) Southern Magnolia tree (tag# 15) located on the subject property due to poor condition from previous topping and conflict with the proposed building footprint (38 & 93 cm dbh).
- Remove one (1) City-owned Cherry tree (82 cm dbh) (tag# 1) located in front of the subject property due to poor condition and conflict with the proposed driveway and required water service connection works for the proposed lots. The Engineering Department has confirmed the tree will need to be removed in order to facilitate required servicing works. The applicant has received approval from the Parks Department and must contact the department four (4) days prior to removal. Compensation of \$1,300 is required in order for the Parks Department to plant two (2) trees at or near the subject property.

Tree Protection

The proposed Tree Management Diagram is shown in Attachment 4, which outlines the protection of the five (5) trees on-site and seven (7) trees on neighbouring properties.

To ensure the protection of the 12 trees (tag# 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, & 14), the applicant is required to complete the following:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for 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.
- Submission of a Tree Survival Security to the City in the amount of \$35,000 for the five (5) on-site trees to be retained.
- Prior to the demolition of the existing dwelling on the subject site, the applicant is required to install 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 works are completed.

Tree Replacement

For the removal of the two (2) trees on-site, the OCP tree replacement ratio goal of 2:1 requires four (4) replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain four (4) replacement trees on-site, one (1) tree on proposed Lot A, in addition to the five (5) trees to be retained and protected, and three (3) trees on proposed Lot B.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (38 & 93 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	8 cm		4 m
2	11 cm		6 m

To ensure that four (4) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one (1) year maintenance period from the date of the landscape inspection.

Affordable Housing Strategy

The City's current Affordable Housing Strategy (adopted by Council September 14, 2015) for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution.

The applicant proposes to provide a legal secondary suite in the dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title; stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

For the remaining one (1) lot, the applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$2.00/ft² of total buildable area (i.e. \$5,482.05) in-lieu of providing a secondary suite, consistent with the Affordable Housing Strategy. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At future subdivision and building permit stage, the applicant is required to complete the following:

- Frontage improvements including, but not limited to, construction of a shared driveway letdown and sidewalk panel replacement at developer's cost.
- Payment of current year's taxes and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 5.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 8360/8380 Sierpina Place from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

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

The list of rezoning considerations is included in Attachment 5; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9642 be introduced and given first reading.



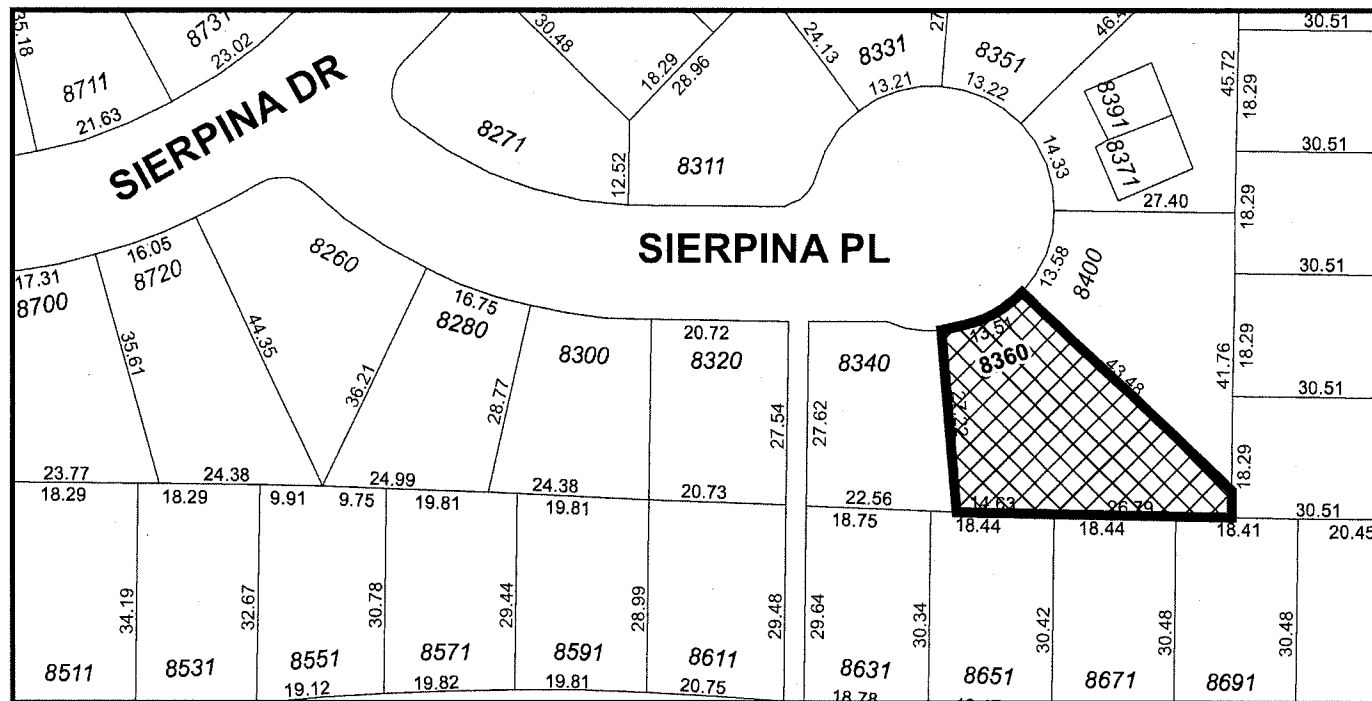
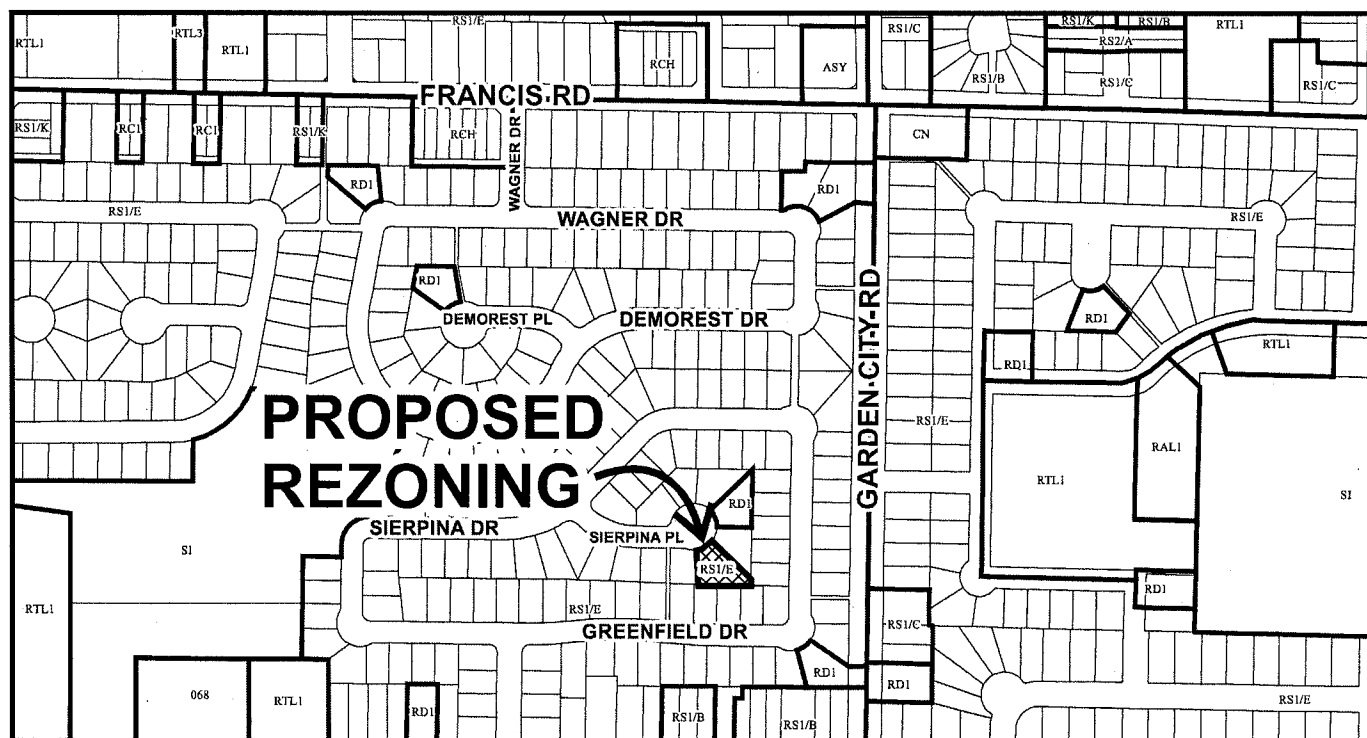
Steven De Sousa
Planning Technician – Design
(604-276-8529)

SDS:blg

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



City of Richmond



RZ 16-737179

Original Date: 08/03/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 16-737179

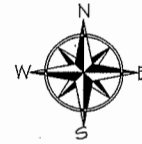
Original Date: 08/03/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 409 SECTION 28 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 45807**

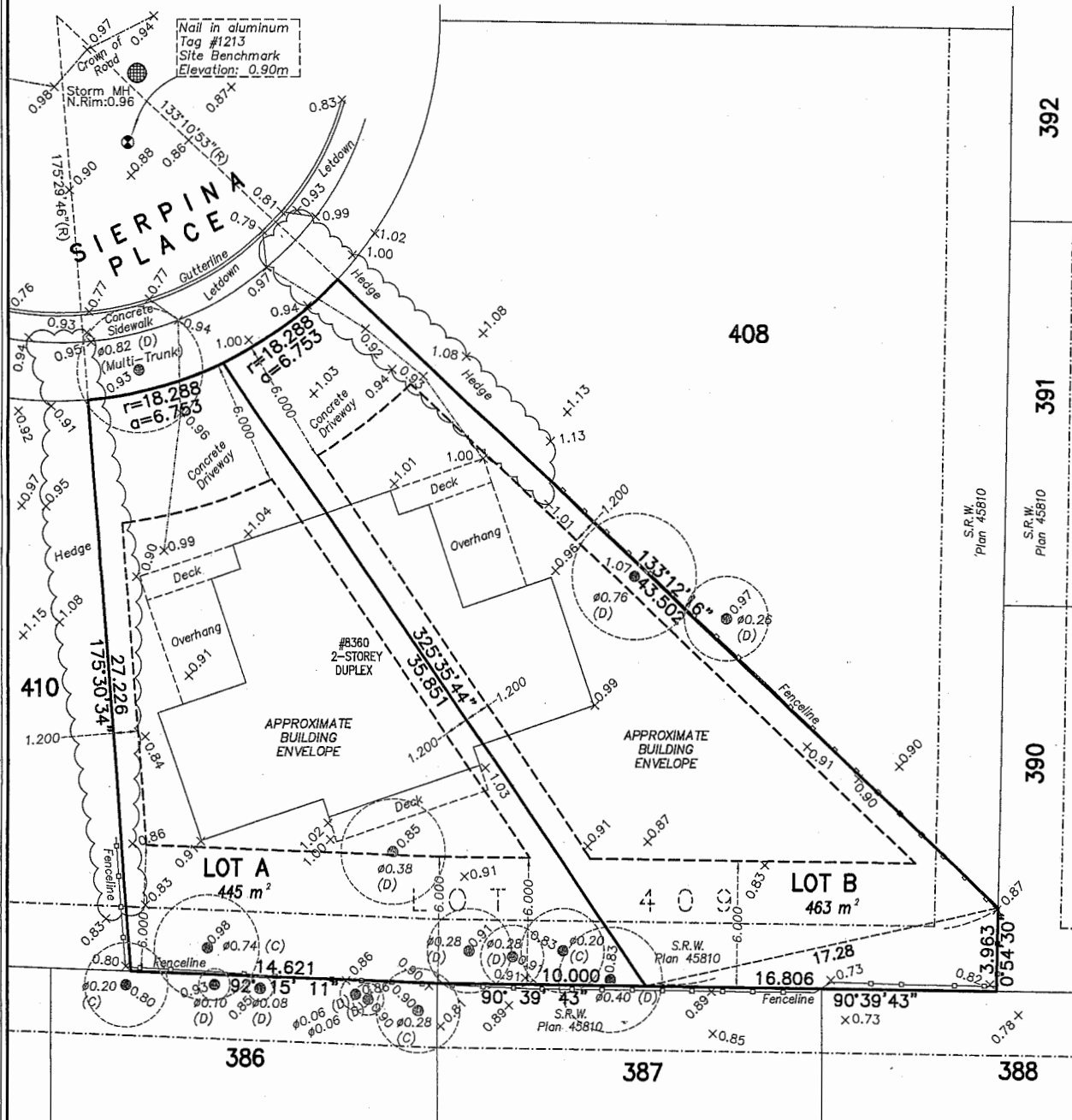
#8360 SIERPINA PLACE,
RICHMOND, B.C.
P.I.D. 004-504-241



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6633
FB-310 P36-37
Drawn By: 10

DWG No. 6633-Topo

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #191
Control Monument 02H2453
Elevation: 1.664m
Benchmark: HPN #204
Control Monument 02H2452
Elevation: 1.559m

NOTE:

Use site Benchmark Tag #1213 for
construction elevation control.

LEGEND:

(C) denotes conifer
(D) denotes deciduous
(M) denotes manhole
(R) denotes radial bearing

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

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

JUNE 18th, 2016.



RZ 16-737179

Attachment 3

Address: 8360/8380 Sierpina Place

Applicant: 0868256 BC Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	K. McElwain & N. Carpenter	To be determined
Site Size:	908 m ² (9,773 ft ²)	Lot A: 445 m ² (4,790 ft ²) Lot B: 463 m ² (4,983 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	None Permitted
Buildable Floor Area:*	Lot A: Max. 244 m ² (2,634 ft ²) Lot B: Max. 254 m ² (2,741 ft ²)	Lot A: Max. 244 m ² (2,634 ft ²) Lot B: Max. 254 m ² (2,741 ft ²)	None permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 25%	Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 25%	None
Lot Size:	Min. 360.0 m ²	Lot A: 445 m ² Lot B: 463 m ²	None
Lot Dimensions:	Width: Min. 12 m Depth: Min. 24 m	Lot A Width: 15 m Depth: 31 m Lot B Width: 12 m Depth: 39 m	None
Setbacks:	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	None
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None

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

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

Page 7 of 8



City of Richmond

Rezoning Considerations

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

Address: 8360/8380 Sierpina Place

File No.: RZ 16-737179

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9642, the developer is required to complete the following:

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four (4) replacement trees are planted and maintained on the proposed lots with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	8 cm		4 m
2	11 cm		6 m

The security will not be released until an acceptable impact assessment report by a Certified Arborist is submitted and a landscaping inspection is passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$35,000 for the five (5) on-site trees to be retained.
4. City's acceptance of the applicant's voluntary contribution of \$1,300 for the removal of the one (1) City-owned tree, in order for the City to plant two (2) trees at or near the development site.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$5,482.05) to the City's Affordable Housing Reserve Fund.

At Demolition Permit* stage, the developer is required to complete the following:

1. 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 must remain in place until construction and landscaping on-site is completed.

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

1. Payment of current year's taxes and the costs associated with the completion of the required servicing works and frontage improvements.
2. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

Water Works:

- Using the OCP Model, there is 105 L/s of water available at a 20 psi residual at the Garry Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At Developer's cost, the City is to:
 - Cut and cap, at main, existing 20 mm water service connection.
 - Install two (2) new water service connections, complete with meter and meter box, off of the existing 150 mm AC watermain along the north property line.

Storm Sewer Works:

- The Developer is required to:
 - Retain the existing storm service connection at the northwest corner of the lot.
- At Developer's cost, the City is to:
 - Install a new storm service connection, with the existing manhole STMH5729 to serve as its inspection chamber, off of the existing 450 mm storm sewer.

Sanitary Sewer Works:

- The Developer is required to:
 - Not start on-site foundation construction prior to completion of rear yard sanitary works by City crews.
 - Retain the existing sanitary service connection at the southwest corner of the lot.
- At Developer's cost, the City is to:
 - Install a new sanitary service connection, complete with inspection chamber, off of the existing 200 mm PVC sanitary sewer main along the south property line.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Complete other frontage improvements as per Transportation's requirements
- The Developer is required to construct frontage improvements, which include, but are not limited to, the following:
 - Shared driveway letdown and sidewalk panel replacement at developer's cost; with the location, design and construction to the satisfaction of the Director of Engineering.

General Items:

- a. The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
3. If applicable, submissions of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated

fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9642 (RZ 16-737179)
8360/8380 Sierpina Place**

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

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

P.I.D. 004-504-241

Lot 409 Section 28 Block 4 North Range 6 West New Westminster District Plan 45807

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9642"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>ul</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

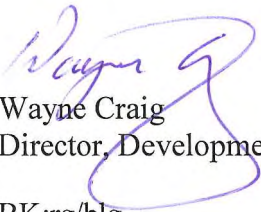
To: Planning Committee
From: Wayne Craig
Director, Development

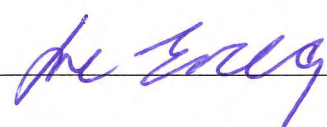
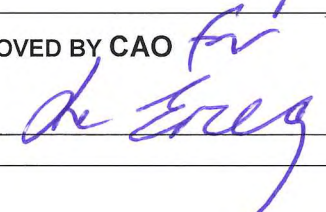
Date: November 16, 2016
File: 08-4430-01/2016-Vol 01

Re: Single-Family Dwelling Building Massing Regulation – Second Phase

Staff Recommendation

1. That the proposed amendments to Zoning Bylaw 8500 for further refinement of single-family residential massing be received for the purposes of public stakeholder consultation; and
2. That staff be authorized to proceed to public and stakeholder consultation.


Wayne Craig
Director, Development
BK:rg/blg

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Building Approvals	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CJ	APPROVED BY CAO 

Staff Report

Origin

There are two (2) separate Council referrals addressed in this staff report.

At the July 27, 2015 Regular Council meeting, the following referral was passed:

That staff conduct further research and analysis into (i) maximum depth of house, (ii) rear yard setbacks to house, (iii) rear yard setback for larger detached accessory buildings, (iv) interior side yard setbacks, (v) projections into required side yard setbacks, and (vi) secondary (upper floor) building envelope and report back.

At the October 19, 2015 Public Hearing, Council passed the following referral:

That the positioning and/or placement of sun decks on homes (i.e., single-family and coach house, etc.) be referred to staff for examination of any potential impacts to neighbouring properties.

This report responds to both referrals from Council, with an overview of a number of potential amendments to Richmond Zoning Bylaw 8500 (the Zoning Bylaw) for Council's consideration. Preliminary details on consultation with the general public and the building industry are also provided.

Analysis

During the public consultation process for the first phase of amendments to the Zoning Bylaw for single-family residential massing and during the July 27, 2015 Public Hearing for Zoning Amendment Bylaw 9280, a number of issues were identified as potential follow-up work by staff to further refine single-family building massing

Current Massing Regulations

Council adopted Zoning Amendment Bylaw 9280 on September 14, 2015 to add a number of building massing regulations to the Zoning Bylaw. Since that time, staff have worked closely with design professionals and local house builders to implement the new regulations. Staff in the Building Approvals Department have noted a number of positive changes to house designs submitted for Building Permit over this period. Interior ceiling heights are reflective of the new regulations, and changes to the residential vertical lot width envelope had an immediate impact on the design of single family dwellings submitted for building permit. Second storey building bulk has been reduced to reflect the new vertical lot width envelope requirements, with a resulting reduction in massing, the desired outcome of the adopted regulations.

This report also contains a number of proposed amendments which are outside the scope of the July 27, 2015 and the October 19, 2015 referrals. While outside the scope of the original referrals, these additional measures warrant consideration, based on input received during the prior public consultation.

Proposed Zoning Bylaw Amendments

The potential Zoning Bylaw amendments presented in this report are grouped into three themes: Siting and Lot Configuration Regulations; Landscaping and Site Coverage Regulations; and Forward Projecting Garage and Fencing Regulations. Each section features options for possible bylaw amendments, including a status quo option where no change is proposed. The intent of the range of possible bylaw amendments is to enhance compatibility between existing single family houses, and new construction. Attachment 1 includes explanatory diagrams for the proposed amendments.

Siting and Lot Configuration Regulations

i. Maximum depth of house

The current observed trend for single family residential in Richmond is to maximize house size on the lot; generally utilizing the maximum building footprint permitted – based on lot coverage regulations and required setbacks. This practice has been cited by residents as a negative impact arising from new house construction and of concern to residents, particularly in established neighbourhoods where older houses are typically relatively small compared to the size of the lot.

In particular, for deeper lots (30 m or deeper), constructing a home at the minimum setback requirements can result in a long uninterrupted wall face, adjacent to the side yards between properties. This built form may have impacts on the amount of sunlight reaching adjacent rear yards and the potential for overlook and loss of rear yard privacy.

Staff propose three options for Council's consideration to regulate the maximum permitted depth of house on single-family lots:

1. Status quo – leave current practices unchanged – continue to require a minimum 6 m front yard and 6 m rear yard setback
2. Limit the maximum depth of house for new single-family house construction to a maximum continuous wall of 55% of the total lot depth
3. Limit the maximum depth of house for new single-family house construction to a maximum continuous of 50% of the total lot depth

An additional amendment to the zoning bylaw is proposed to define **continuous wall** as:

Continuous wall means an exterior wall on a dwelling single-family, which does not include an inward articulation of 2.4 m or more.

Staff note that similar house depth regulations are utilized in the City of Vancouver, the City of Burnaby and the City of Port Coquitlam. Attachment 1 includes diagrams of these options.

Implementing either of the possible maximum depth of house regulations (Options 2 or 3 above) would be a modest restriction on the location of new houses, while still preserving the ability of the property owner to achieve the maximum buildable floor area under existing single-family residential zones.

ii. Rear yard setbacks

During the 2015 consultation and subsequent Public Hearing for the first round of Zoning Bylaw amendments for single-family zones, several residents mentioned negative impacts on rear yard interface between new single-family houses and older, existing houses. Comments were made regarding the impact new construction can have on rear yards, as newer, larger homes can block sunlight and cause potential overlook and privacy issues. Comments made were specifically related to the minimum 6 m setback currently required in the RS single-family zones.

Staff have prepared the following options for Council's consideration:

1. Status quo: continue to implement a minimum rear yard setback of 6 m
2. Establish a new requirement for:
 - Minimum rear yard setback is 6 m for the ground floor – limited to a maximum of 60% of the width of the house
 - Remaining 40% of wall face at a minimum rear yard setback of 7.5 m
 - Minimum rear yard setback of 7.5 m for any second storey or half-storey.
 - Lots less than 28 m deep and less than 372 m² in area would be exempt from this setback requirement and would be permitted to utilize a 6 m rear yard setback
3. Establish a new requirement that the minimum rear yard setback is the greater of 6 m or 25% of the lot depth, up to a maximum of 10.7 m. Lots less than 28 m deep would be exempt from this setback requirement and would be permitted to utilize a 6 m rear yard setback

Staff propose the exemption for lots 28 m or less in depth from the new setback regulation as a 6 m setback for shallower lots results in an adequate rear yard, and does not negatively impact the buildable area of a lot. In addition, the proposed maximum setback of 10.7 m (35 feet) for deeper lots will ensure compatibility between rear yards and maintain a viable building footprint for house construction. In no case would a rear yard setback be less than 6 m. Please see Pages 3 to 7 of Attachment 1 for diagrams of these options.

iii. Rear yard setback for larger detached accessory buildings

During the Public Hearing for Zoning Bylaw 8500, Amendment Bylaw 9280, a number of residents raised a concern that the 1.2 m minimum rear yard setback for detached accessory buildings had potential for negative impacts on adjacent properties. The initial bylaw amendments for building massing included measures to better regulate the height of detached accessory buildings, and the regulations proposed in this report are intended to refine the siting and setbacks for these buildings.

Staff have prepared the following options for Council's consideration:

1. Status quo – no change to current minimum rear yard setback of 1.2 m for an accessory building more than 10 m² in area (up to a maximum of 70 m²)
2. Implement a variable minimum rear yard setback for a detached accessory structure larger than 10 m² (up to a maximum of 70 m²) as follows:
 - the minimum rear yard and side yard setbacks are 1.2 m if the exposed face of the accessory building oriented to the rear lot line is 6 m wide or less, or
 - the minimum rear yard and side yard setbacks are 2.4 m if the exposed face of the accessory building oriented to the rear lot line is greater than 6 m
 - If the accessory structure is located adjacent to a rear lane a rear yard setback of 1.2 m is required

Staff note that a 6 m exposed wall façade to the rear property line is not uncommon, and is generally compatible with adjacent rear yards. The proposed setback of 2.4 m for larger exposed façades should address adjacency concerns from adjacent properties. Staff further note that the proposed amendments to rear yard setbacks for accessory structures would be applicable to all standard and site-specific single-family residential zones. Page 8 of Attachment 1 outlines diagrams of these options.

iv. Interior side yard setbacks and permitted projections

Richmond Zoning Bylaw 8500 currently allows projections into required minimum side yard setbacks, limited to bay windows, hutches, fireplaces and chimneys. These building elements can project to a maximum of 0.6 m (2 ft) into the required sideyard setback.

Through the consultation process for the 2015 Zoning Bylaw amendments, public comments were made regarding the existing required side yard setbacks, projections and the impact on adjacent homes. The specific comments were that the minimum 1.2 m side yard setback was itself very small, and when hutches, chimneys and other projections are built, the resulting reduced setback had negative impacts on adjacent properties.

Staff have prepared the following options for permitted projections into side yard setbacks:

1. Status quo – no change to current minimum permitted projections into side yard setbacks for a 0.6 m (2 ft) projection into the side yard setback of 1.2 m, with no limit on the width of the projection
2. Allow one 0.6 m projection into the required side yard setback, limited to 1.8 m in length, and limited to one exterior wall only
3. Eliminate the permitted projection into side yard setbacks

Page 9 of Attachment 1 includes a diagram of these options.

v. Secondary (upper floor) building envelope

Staff have monitored the effectiveness of the recent single-family residential vertical lot width envelope amendments adopted in November 2015. Staff is of the opinion that the revised building envelope regulations have resulted in tangible improvements in the form and massing of single-family dwellings recently constructed. A comparison of two building permit drawings are provided on page 10 of Attachment 1, which illustrate the positive changes to house designs staff have seen in the recent months. The red dotted line illustrates the single family residential vertical lot width envelope that was adopted in 2015.

The existing building massing regulations have addressed a number of upper storey building design concerns, and staff is of the opinion that the existing measures, when combined with the range of additional regulations outlined in this report will continue to improve single-family residential buildings. No amendments to further regulate upper floor building envelope is proposed at this time.

Decks and Balconies – October 19, 2015 referral

At the October 19, 2015 Public Hearing, Council passed the following referral:

That the positioning and/or placement of sun decks on homes (i.e., single-family and coach house, etc.) be referred to staff for examination of any potential impacts to neighbouring properties.

i. Decks for Single-Family Houses

Staff have examined a number of recent building permit designs and have noted a common feature of single family house designs is a sun deck on the second storey – oriented towards the rear yard – which often spans the full width of the rear wall of the house. Other design elements include a deck accessed from the master bedroom, in line with the sidewall of the house. These decks do not span the entire rear wall of the house, but can result in overlook and privacy issues for adjacent side and rear yards.

Staff has identified two possible responses to this issue for Council's consideration:

1. Status quo – maintain the current requirements for decks as regulated by building setbacks and permitted projections
2. Amend the regulations for rear decks as follows:
 - A second storey deck can span no more than 50% of the maximum width of the rear wall of the house;
 - A second storey deck must have an additional setback of 1.5 m from the minimum interior side yard setback; and
 - A second storey deck must have an additional setback of 1.5 from the minimum rear yard setback.

The proposed regulation in option 2 above would introduce a new maximum limit on the width of a deck, and new additional setback from interior and rear lot lines. These regulations would result in decks constructed in a more centralized location on the rear wall of the house. Having a deck located closer to the centre of the rear wall will reduce potential for side yard overlook and loss of privacy for adjacent homes. Page 11 of Attachment 1 includes a diagram of these options.

ii. Decks for Coach Houses

The potential for overlook and loss of privacy associated with the development of coach houses on lots with rear lane access has been raised, and was included in the October 19, 2015 referral motion.

The “Coach Houses (RCH and RCH1)” zones were developed to meet Council’s stated objectives for a range of affordable housing choices in the City, and provide opportunity for new built forms to accommodate modest density increases in single-family neighbourhoods. Part of the consideration of coach house form and density was the quality of private outdoor space that could be provided for the residents of a single-family house with coach house, and ensure that private amenity space is provided for the coach house unit itself.

The RCH zones allow the developer to choose how open space for the coach house is provided:

- either at grade in the rear yard of the single family dwelling; or
- in the form of a deck of the upper storey of the coach house.

If the developer chooses the latter approach, the RCH and RCH1 zones specifically require that the deck be oriented towards the rear lane, to minimize overlook issues into the rear yard of the single-family dwelling, and into the rear yards of the adjacent houses on either side of the coach house lot, arising from the reduced building separation distance provided by the zone.

The upper storey deck facing the rear lane also provides an important opportunity for casual surveillance of the rear lane, in accordance with principles of Crime Prevention Through Environmental Design (CPTED). Balconies facing the rear lane provide opportunities for ‘more eyes on the street’ which can reduce the potential for criminal activity in the rear lane.

A coach house deck at the rear of the lot must have a minimum 1.2 m setback from the rear property line at the lane. The rear lane provides an additional separation of 6 m to the rear property line to a house across the lane, and there is a minimum 6 m setback to the rear wall of the house, resulting in a minimum physical separation of a minimum of 13.2 m from the coach house deck to the rear wall of any adjacent house located across the rear lane. As a comparison, the physical separation between two single-family lots built with the current minimum 6.0 m rear yard setbacks (without a rear lane) would be 12 m.

Staff also note that coach house decks are generally located at a lower height above grade than a second storey deck on a single-family house. The ceiling height in a single-family house is typically higher than the ceiling in a detached garage, which results in a rear second storey deck on the house being higher above grade than a deck constructed for a coach house. Based on the desired outcome of eyes on the rear lane and viable private outdoor space for people residing in coach houses, staff recommends that there be no changes to the setbacks or locations of sundecks provided for rear lane coach houses.

As an alternate consideration, to address concerns associated with loss of privacy arising from coach house decks facing the rear lane, would be a shift in existing policy to allow coach house development on both sides of an existing rear lane. Allowing the same land use on each side of a rear lane avoids the potential overlook concerns, as garage and coach house would provide effective screening of adjacent rear yards. This policy would also meet other Council objectives of creating more rental housing stock and more housing options for residents.

Related Items for Consideration

Through a detailed review of the scope of the Council referral, and the development of potential bylaw amendments to address the referrals, staff have identified a number of issues relating to the referral. These measures are identified in order to provide a comprehensive overview of the range of massing and construction-related issues the city encounters in the redevelopment of single family residential properties.

Landscaping and Site Coverage Regulations

i. Changes to the Definition of Non-Porous Surfaces

Richmond Zoning Bylaw 8500 currently contains a definition of ‘hardsurfacing’ – the decorative hard surfaces used in landscaping; and a definition of ‘non-porous surface’ – a constructed surface on, above or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil.

In the case of existing single-family zones, non-porous surface is utilized in the calculation of maximum permitted lot coverage:

8.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surface**.

In order to provide more clarity to the bylaw, staff proposes that Council consider the following amendment to the definition of ‘non-porous surface’:

Non-porous surfaces means any constructed surface on, above or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil.

Surfacing materials considered as non-porous are concrete, asphalt, and grouted brick or stone.

The proposed change to the definition of 'non-porous' surface will clarify the range of materials which can be used to achieve minimum permeability standards for new single-family residential development, and address drainage and site design concerns.

ii. Maximum Permitted Site Coverage and Landscaping

Richmond Zoning Bylaw 8500 currently allows a maximum site coverage for a single-family dwelling of 45% of the lot area for buildings, and the total lot coverage can be no more than 70% of a lot area for all buildings, structures and non-porous surfaces combined. Richmond Zoning Bylaw 8500 also requires a minimum provision of live landscaping, ranging from 20% of the lot area to 30%, depending on the zoning of the property.

Staff continues to field public concerns regarding drainage impacts arising from new house construction, and lack of landscaping in new single family house development.

In response to these concerns staff has developed the following options for Council's consideration:

1. Status quo – no change to current maximum permitted lot coverage: 45% of the lot area for buildings, and total lot coverage of 70%, and live landscaping as follows:
 - a) 20% on lots zoned RS1/A or K, RS2/A or K;
 - b) 25% on lots zoned RS1/B, C or J, RS2/B, C or J; and
 - c) 30% on lots zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H
2. The maximum permitted lot coverage be reduced to 42% for buildings, and total lot coverage be reduced to 65% for buildings, structures and non-porous surfaces and live landscaping be increased as follows:
 - a) 25% on lots zoned RS1/A or K, RS2/A or K;
 - b) 30% on lots zoned RS1/B, C or J, RS2/B, C or J; and
 - c) 35% on lots zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H
 - d) any area between the side lot line and building face is excluded from the calculation of minimum landscaped area
3. The maximum permitted site coverage be reduced to 40% for buildings, and total lot coverage be reduced to 60% for buildings, structures and non-porous surfaces and live landscaping be increased as follows:
 - a) 30% on lots zoned RS1/A or K, RS2/A or K;
 - b) 35% on lots zoned RS1/B, C or J, RS2/B, C or J; and
 - c) 40% on lots zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H
 - d) any area between the side lot line and building face is excluded from the calculation of minimum landscaped area

The range of options for increasing on-site live planting would be a modest increase in planted areas, and the exclusion of side yards from the minimum planted area is proposed as few plants can survive in these shady areas. The proposed exclusion will result in an increase in viable planted areas in the front and rear yards, with better chance of survival and long-term maintenance, and more realistic and accurate calculation of required landscaped areas.

Reducing the coverage will enhance natural water infiltration into the soil, reducing the potential for post-development drainage issues, and will ensure that more of the site is used for pervious materials and landscaping. Pages 12 to 14 of Attachment 1 include a diagram of these options.

Staff review of zoning regulations in other jurisdictions indicates that 40% site coverage for buildings is a common maximum practice in a number of municipalities in the region (City of Vancouver, City of Burnaby, and the City of Surrey).

Either of the two potential bylaw amendments (Option 2 or 3 above) for front yard landscaping would reduce the amount of paved or hard surfaces on a single-family property, while maintaining adequate space for driveways and on-site parking.

iii. Front Yard Landscaping

Richmond Zoning Bylaw 8500 currently does not specify the location of minimum landscaping requirements, the result of this is front yard spaces often completely covered with impervious hard surfaces, and used for vehicle parking. Staff have taken the opportunity of the Council referrals to examine possible amendments to Zoning Bylaw 8500 to address this issue to secure a minimum percentage of the required front yard setback planted with live landscaping.

Staff has developed three options for Council's consideration:

1. Status quo – no change to existing requirements for live landscaping
2. Require that a minimum of 50% of the required front yard setback be covered in live landscaping
3. Require that a minimum of 60% of the required front yard setback be covered in live landscaping

Page 16 of Attachment 1 includes a diagram of these options.

iv. Site Coverage Regulations for Properties Zoned Agriculture (AG1)

The development of large single-family houses on lands zoned for agriculture is an on-going issue in the city.

Staff recommends applying the proposed site coverage and live planting requirements outlined above to the development of a single-family residence on properties zoned for agricultural uses. If so endorsed by Council, staff will include amendments to the AG1 Zone in the public and industry consultation described later in this report, and in the bylaw(s) presented for Council consideration.

v. Tree Planting Requirements

Retention and replacement of trees impacted through single-family re-development continues to be a concern of residents and staff. Staff proposes an amendment to the landscaping requirements for single-family residential development in Richmond Zoning Bylaw 8500 bylaw to include the following requirement:

For a lot which contains no existing trees at the time of building permit, a minimum of two (2) trees – one (1) in the required front yard setback and one (1) in the required rear yard setback – must be planted as part of a building permit for a single detached housing unit.

Staff will also continue to secure tree replacements and enhancement through the rezoning process. Please see Page 15 of Attachment 1 for a diagram of these options.

Forward Projecting Garage and Fencing Regulations*vi. Front Entry Gates*

Recent house designs in urban neighbourhoods in Richmond have featured solid masonry or brick fences and a sliding mechanical entry gate across the driveway. The presence of a sliding mechanical gate results in traffic implications, particularly on minor and major arterial roads, as a car must stop in traffic, wait for the gate to open and then enter the driveway as well pedestrian movements on sidewalks may also be impacted. Staff note that it is unlawful for the City to prohibit front yard fences or gates, but as per the *Local Government Act*, Council is able to regulate these structures, including siting, height and setbacks. Currently, Richmond Zoning Bylaw 8500 regulates the maximum height of a fence located in the front yard to 1.2 m.

Staff propose the following amendment to the regulations on fencing in Richmond Zoning Bylaw 8500:

1. A solid masonry or brick fence up to a maximum **fence height** of 1.2 m is permitted within the required **front yard setback** area, but any mechanical or manual gate must be located no closer than 6.0 m from the front **property line**.

The proposed 6.0 m setback will ensure that vehicles entering a property with a gate have adequate queuing space on-site, and do not block traffic or pedestrian movement, creating safety issues on the fronting street.

Staff note that no Building Permit is required to construct a masonry fence with an entry gate, and should these amendments be endorsed, there may be additional bylaw enforcement requirements for non-compliant fences and gates, particularly if and when a fence and gate are not constructed as part of new construction.

Page 17 of Attachment 1 includes a diagram of these options.

vii. Garage Projection

A common design element in recent single-family houses on larger lots is the construction of a large, forward – projecting three (3) car garage, with side entry (cars enter from the driveway or a central ‘auto court’). The impact of this house design is a large portion of the front yard that is paved for vehicle access, and the resulting “L-shaped” house having a significant impact on the adjacent streetscape. Staff are of the opinion that an amendment to Zoning Bylaw 8500 to limit the maximum distance a front-facing garage can project from the house façade should be considered.

Staff have developed the following options for Council’s consideration:

1. Status quo – no change to existing zoning as it pertains to garage placement and design
2. Require that a garage can project a maximum of 9.1 m from the front façade of the house.
3. Require that a garage can project a maximum of 7.3 m from the front façade of the house.
4. Require that a garage can project a maximum of 6.6 m from the front façade of the house.

Staff note that the minimum width for a functional side-by-side two car garage is 5.4 m (18 ft) with a 4.8 m (16 ft) wide garage door. All of the garage projections regulations proposed above would all allow construction of a functional two car garage.

Limiting the distance for garage projection as outlined in the three options above will provide an opportunity for a conventional front-facing two car garage (oriented to the fronting street), and if a third parking space is desired, the house can be designed to provide an alternative location for the third on-site parking space. Page 18 of Attachment 1 details a diagram of these options.

viii. Datum for measurement of building height

Through the on-going review of single-family building massing and house design, staff have noted that the current method of calculating building height utilizes a complicated calculation based on the finished grade at the corners of the property and the four corners of the building foundation, and an average of these elevations, and reflects the definition in Zoning Bylaw 8500:

Grade, finished site means in Area ‘A’, the average ground elevation identified on a lot grading plan approved by the **City**, not exceeding 0.6 m above the highest elevation of the crown of any public **road abutting** the **lot** unless approved by the **City**.

Staff note that the finished grade definition refers to Area A (generally West Richmond and Steveston, north of Moncton Street), while Area B (the remainder of the City). Area B has more stringent flood control levels.

In order to simplify this procedure, staff have prepared two options for addressing the definition of **grade, finished site**:

1. Status quo – no change to zoning bylaw and the measurement point for finished grade; as it pertains to garage placement and design

2. Amend the bylaw to Grade, finished site means in Area 'A', the average ground elevation identified on a lot grading plan approved by the City, not exceeding 0.3 m above the highest elevation of the crown of any public road abutting the lot.

Staff is of the opinion that utilizing this simpler method of calculating building height from the datum at 0.3 above the crown of the road, will further reduce the height and massing of single-family houses.

Public Consultation

Similar to the consultation approach utilized in the 2015 building massing amendments, staff recommend direct consultation with the public and the building industry.

Public information meetings/open houses will be held, open to both the public and industry representatives, and staff proposes direct consultation (by letter) to the following:

- Urban Development Institute (UDI);
- Richmond Small Home Builders Group; and
- Greater Vancouver Home Builders' Association

Staff propose two public information meetings to be held at Richmond City Hall, from 6:00 pm to 8:00 pm, to provide attendees with an opportunity to review display panels of the proposed amendments, and complete a comment sheet to provide their feedback. All responses received will be summarized in the subsequent staff report for introduction of the amending bylaw(s).

Proposed Open House / Information meeting dates:

January 10 – 6:00 pm to 8:00 pm – City Hall / Council Chambers

January 12 – 6:00 pm to 8:00 pm – City Hall / Council Chambers

Staff will contact UDI, the GVHBA and the Richmond Small Builders directly, the meetings will be advertised in the local newspaper, and will have an information page on the City's Website.

The public will have an opportunity to further comment on the proposed amendments at the required Public Hearing, should Council endorse the bylaw amendments to proceed.

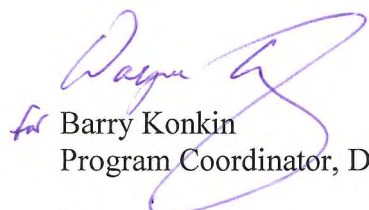
Conclusion

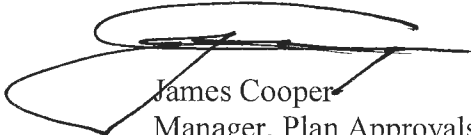
Staff have identified a number of potential measures for the regulation of single-family residential building massing. These potential measures address a range of areas associated with current house design and construction trends that were the subject of a referral and frequent public comments.

November 16, 2016

- 14 -

It is recommended that the potential amendments to Zoning Bylaw 8500 be received and staff be authorized to proceed to public and industry consultation.


for Barry Konkin
Program Coordinator, Development
BK:rg/blg


James Cooper
Manager, Plan Approvals

Attachment 1: Massing Regulation Sketches

Proposed Amendments to Single Family Zoning in Bylaw 8500

Single-Family Dwelling Building Massing Regulation – Second Phase



Proposed Amendments to Single Family Zoning in Bylaw 8500

Single-Family Dwelling Building Massing Regulation – Second Phase

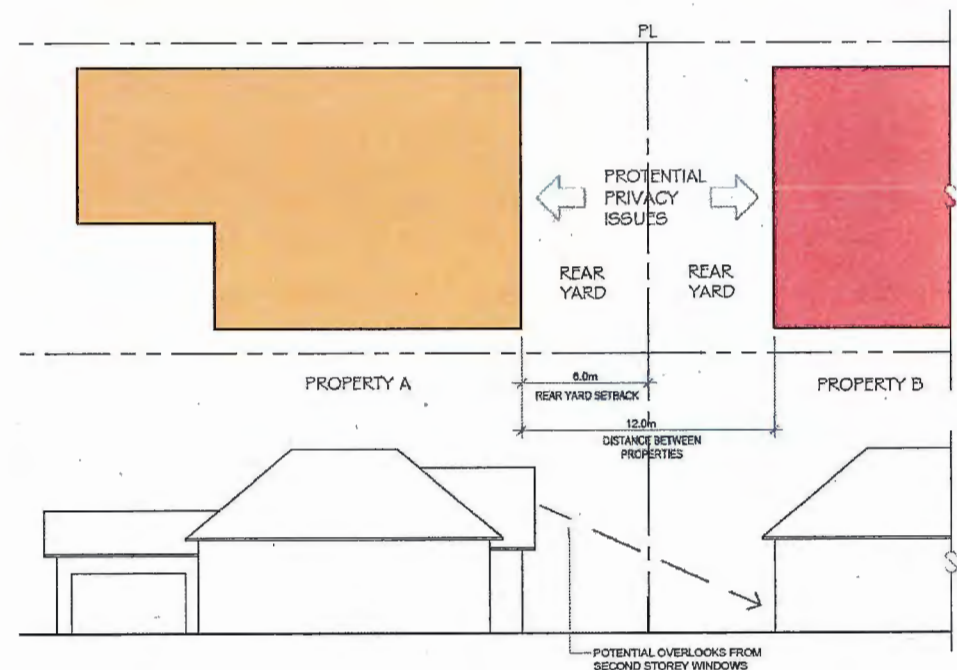
This study is in response to Council's Referral to address privacy issues associated with rear yard conditions in single family neighborhoods. In previous public discussions presented in Planning Committee and Public Hearing, there have been concerns raised about an erosion of privacy in backyard, outdoor spaces due to overlooks from newly constructed houses. The current study provides for analysis and recommendations addressing these potential privacy issues as well as related issues of side yard projections, measurement of overall building height, and orientation of second storey decks to the rear yard as per direction from the original referral.

Analysis:

Current trends in single family home construction maybe contributing to the back yard privacy issues. These include:

1. Construction of larger, 2-storey homes that in general occupy a greater percentage of the lot and have substantially higher overall building heights than existing neighbors.
2. New homes tending to have higher floor to floor heights results in higher second storey windows that present overlook situations into neighbors' rear yards and existing windows.
3. Side entry front garages that have the effect of locating the house toward the rear of the lot at the expense of rear yard depth.
4. High ceiling spaces in rear facing family and living rooms producing rear facades that are higher, more expansive, and convey a greater sense of building mass than traditionally constructed in Richmond neighborhoods.

These factors tend to produce situations where there may be undesirable second storey overlooks into neighbors' rear yards as well as rear facing exterior walls that present an overly massive presence to the neighbor. The combination of these contributes to a sense of compromised privacy for rear yard outdoor space. Such compromises have been described by many residents as reducing their ability to enjoy their homes and private outdoor spaces.



EXISTING CONDITION

Single-Family Dwelling Building Massing Regulation – Second Phase

MAXIMUM DEPTH OF HOUSE

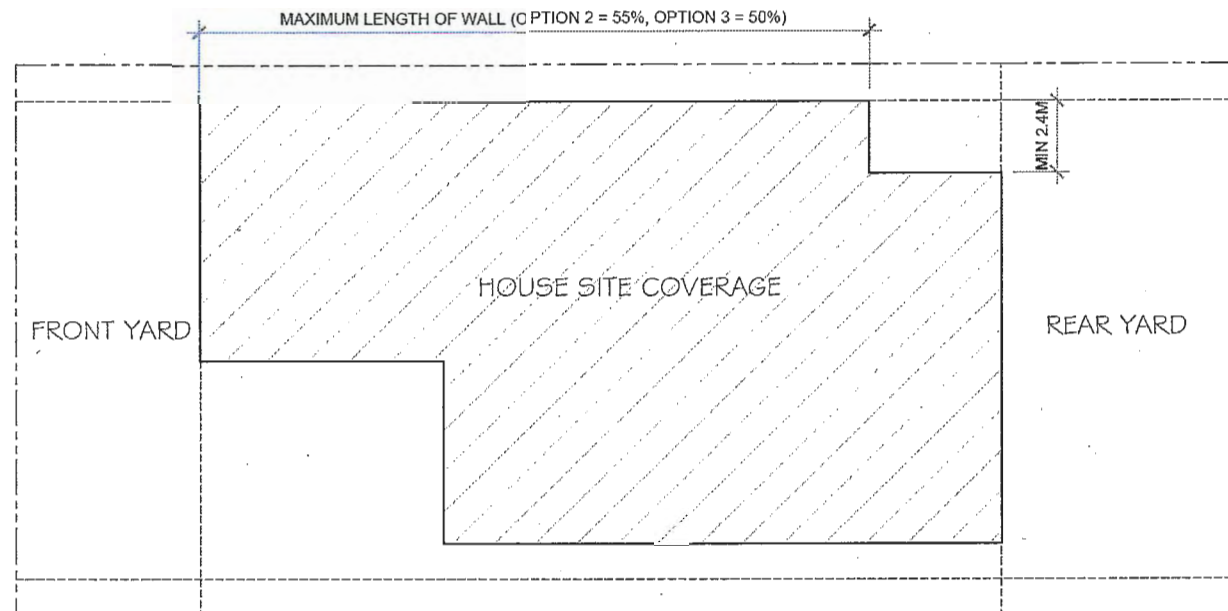
OPTION 1 (STATUS QUO): NO LIMITATIONS TO OVERALL DEPTH OF HOUSE (6 M FRONT AND REAR SETBACKS)

**OPTION 2: CONTINUOUS LENGTH
OF WALL LIMITED TO 55% OF
TOTAL LOT DEPTH**

A continuous wall is defined for this purpose as one without a minimum inward articulation of 2.4 m or more.

**OPTION 3: CONTINUOUS LENGTH
OF WALL LIMITED TO 50% OF TOTAL
LOT DEPTH**

A continuous wall is defined for this purpose as one without a minimum inward articulation of 2.4 m or more.



Single-Family Dwelling Building Massing Regulation – Second Phase

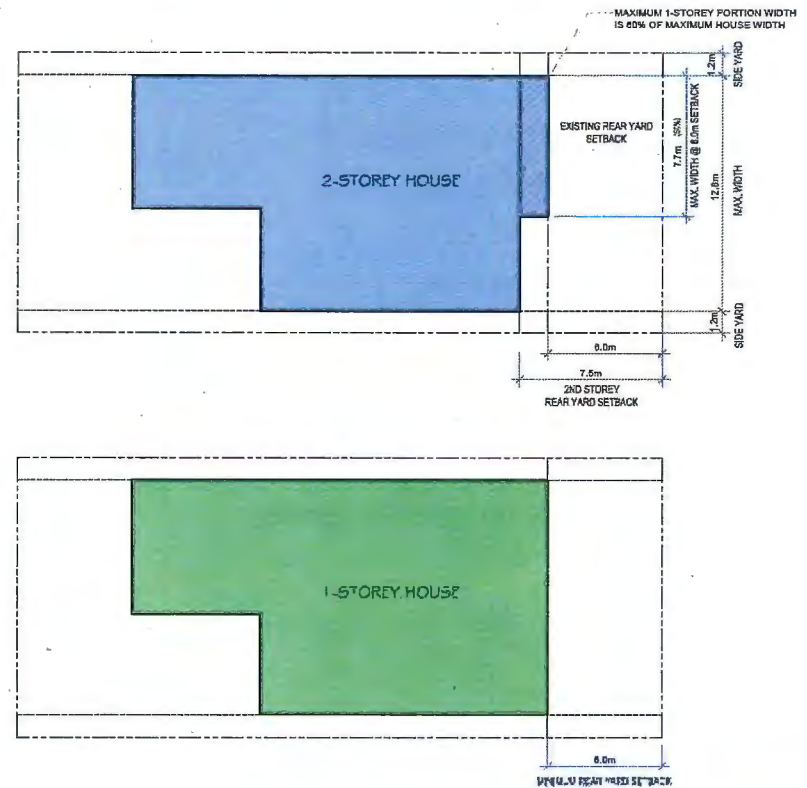
REAR YARD SETBACKS

OPTION 1 (STATUS QUO): Continue to require 6 m minimum rear yard setback.

OPTION 2: Rear yard setback is 6.0 m for the first storey, limited to a maximum of 60% of the wall facing the rear property line, and the remaining 40% of the rear wall will have a minimum setback of 7.5 m.

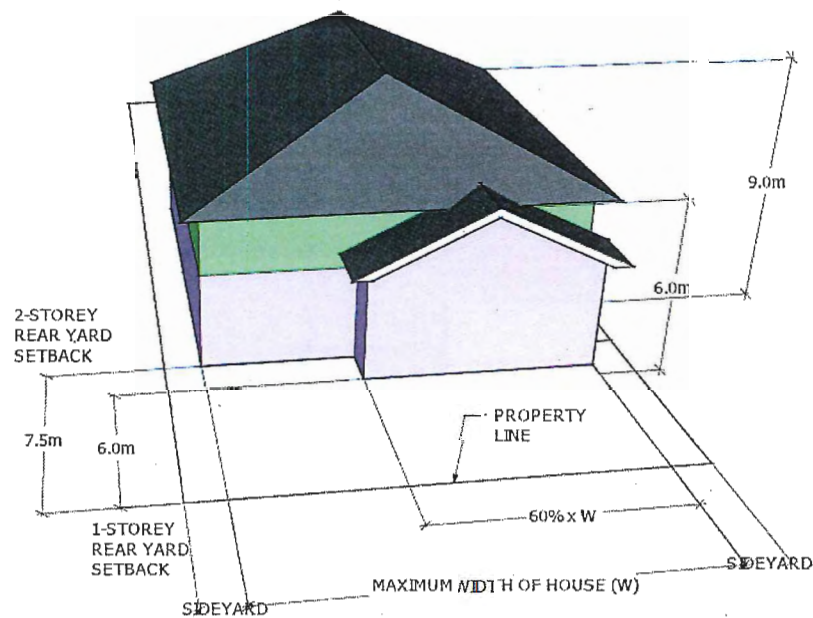
Any second or half storey above will have a minimum rear yard setback of 7.5 m.

Exception: Lots less than 28.0 m deep and less than 372 m² in area will have a minimum rear yard setback of 6.0 m.

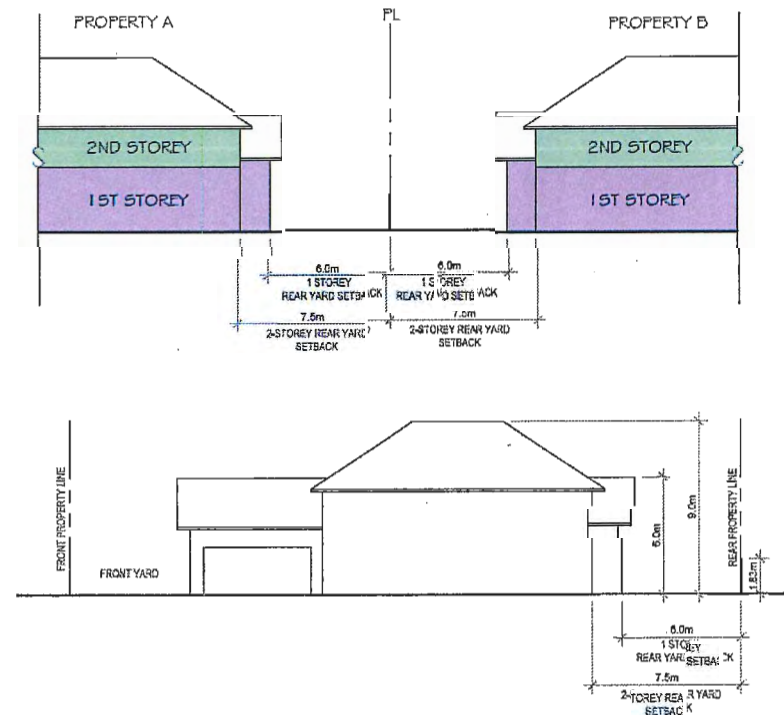


Single-Family Dwelling Building Massing Regulation – Second Phase

OPTION 2: Illustrations



MASSING DIAGRAM



SITE SECTION DIAGRAMS

Single-Family Dwelling Building Massing Regulation – Second Phase

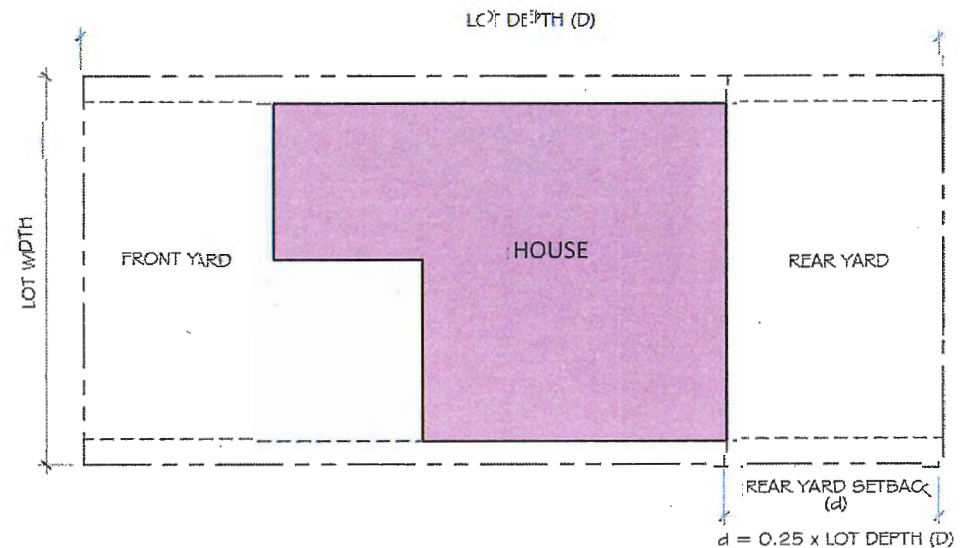
REAR YARD SETBACK—FUNCTION OF LOT DEPTH

OPTION 3:

The minimum rear yard setback is the greater of 6.0 m, or 25% of the total lot depth, up to a maximum setback of 10.7 m.

Exception:

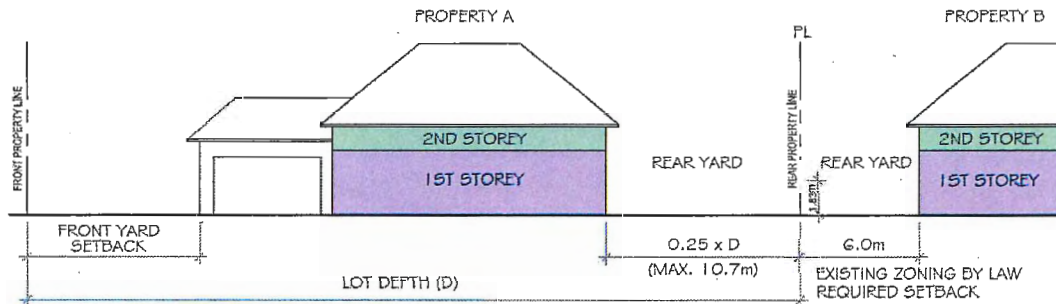
No change for lots less than 28 m in depth. For these lots, the minimum rear yard setback will be 6.0 m.



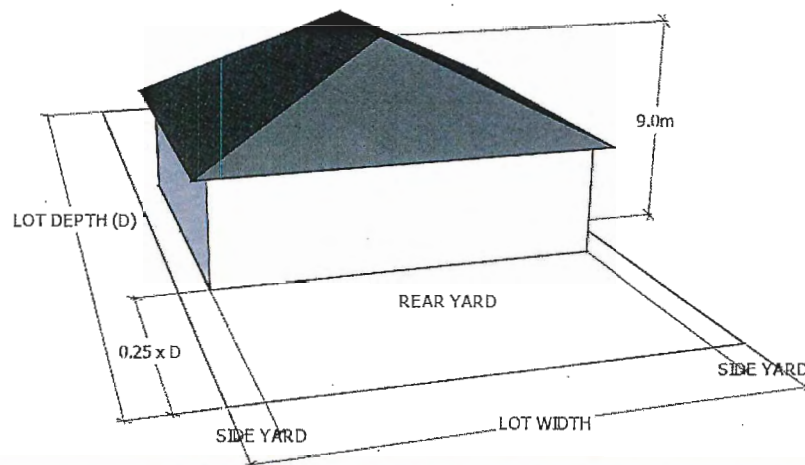
PLAN VIEW

Single-Family Dwelling Building Massing Regulation – Second Phase

OPTION 3: Illustrations

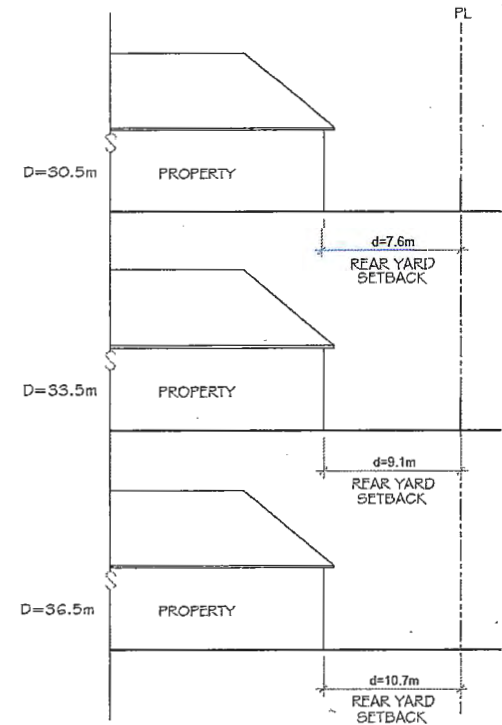


SITE SECTION



MASSING DIAGRAM

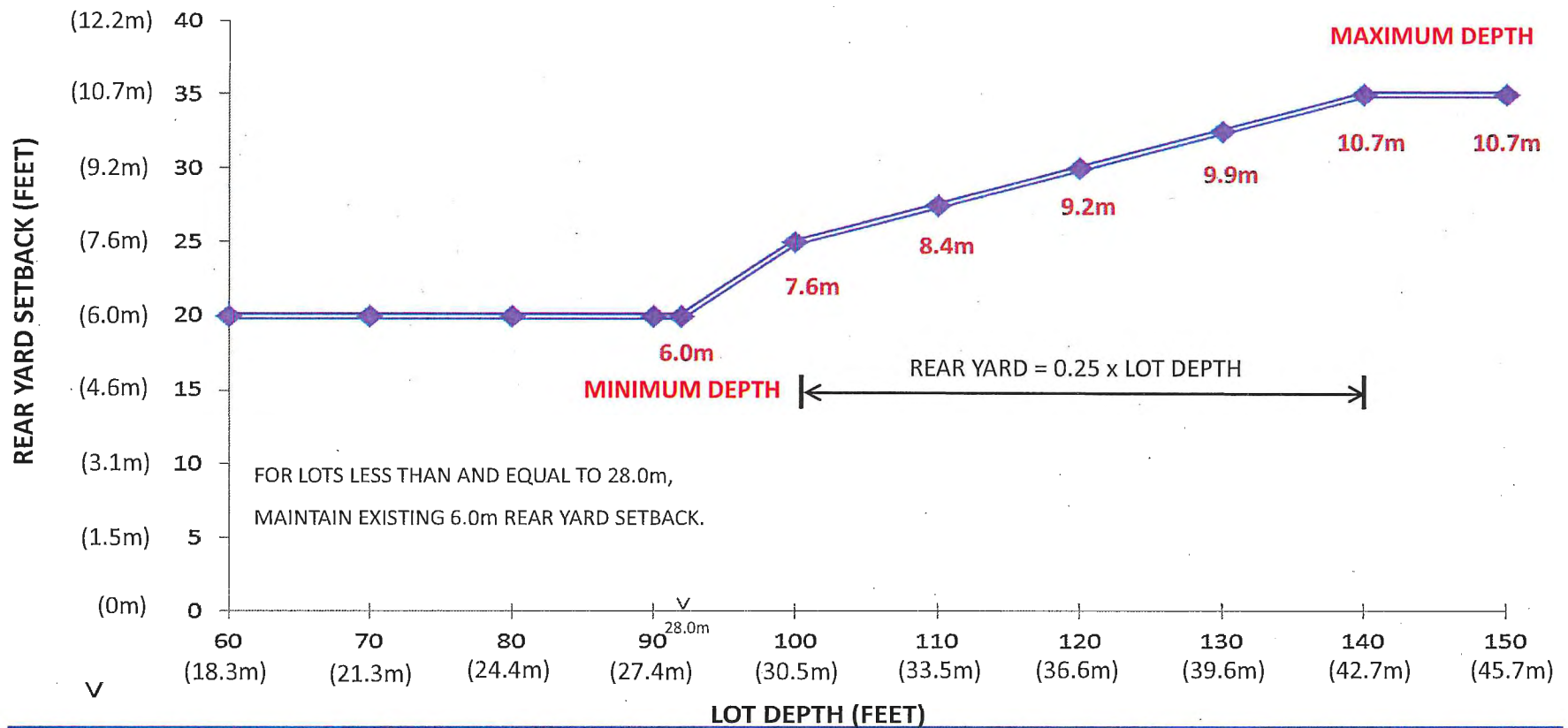
EXAMPLES:



CROSS SECTION

Single-Family Dwelling Building Massing Regulation – Second Phase

ILLUSTRATION: REAR YARD (MINIMUM) SETBACK AS FUNCTION OF LOT DEPTH (FEET)



Single-Family Dwelling Building Massing Regulation – Second Phase

REAR YARD SETBACKS FOR DETACHED ACCESSORY BUILDINGS GREATER THAN 10m²

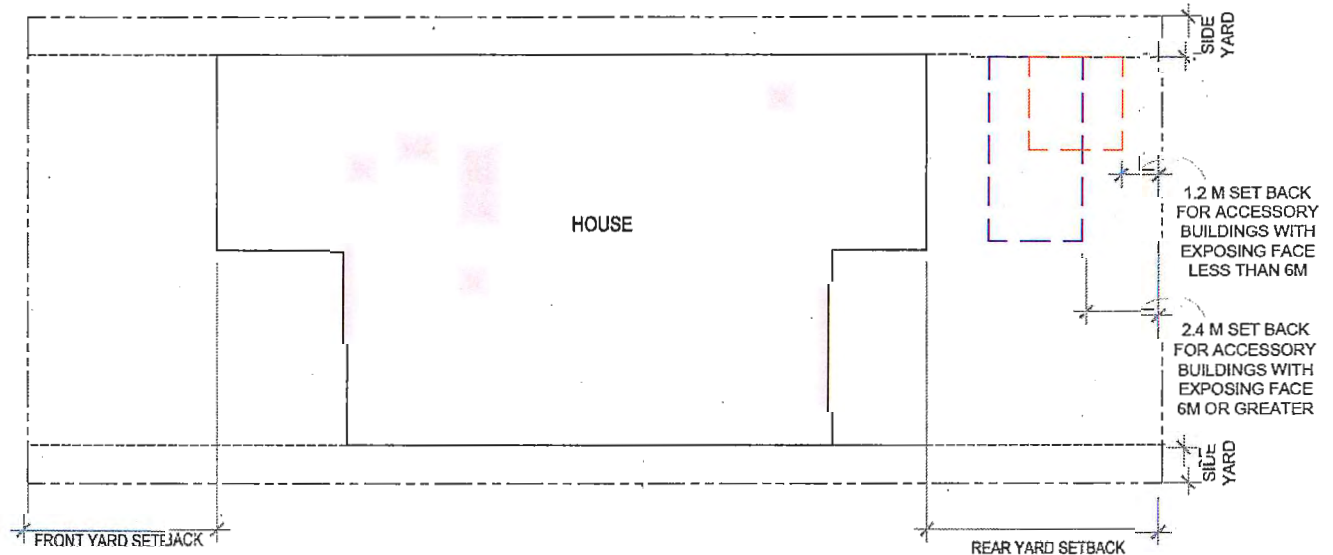
OPTION 1 (STATUS QUO): 1.2M MINIMUM REAR YARD AND 1.2M MINIMUM SIDE

OPTION 2:

The minimum rear yard setback for a detached accessory building is:

1.2 m for a detached accessory building with a continuous wall facing the rear property line less than 6 m in width;

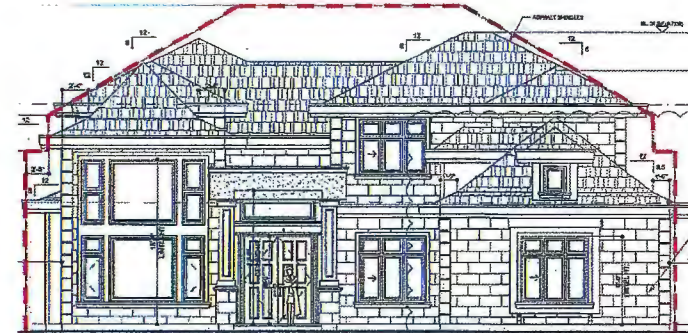
2.4 m for a detached accessory building with a continuous wall facing the rear property line greater than 6.0 m in width



Single-Family Dwelling Building Massing Regulation – Second Phase

Architectural drawing of a house with a gabled roof and a chimney. The drawing includes a red dashed line indicating the roof pitch and a red solid line indicating the chimney. The house has a central entrance with a circular window, a large window to the left, and a smaller window to the right. The roof is labeled "Pitch" and "Pitch".

House design permitted under previous building envelope regulations prior to September 2015

[illegible]

House design complying to vertical building envelope regulations introduced with zoning amendments September 2015

Single-Family Dwelling Building Massing Regulation – Second Phase

LOCATION OF DECKS

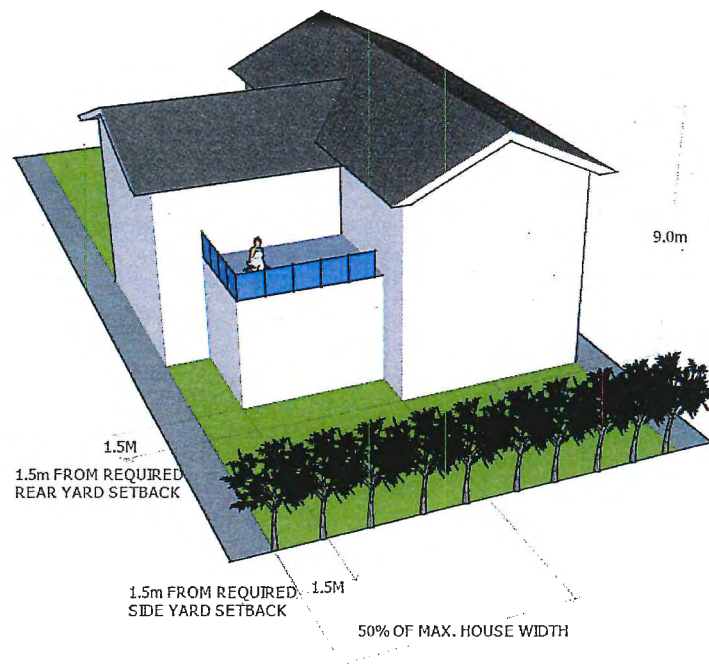
OPTION 1 (STATUS QUO): NO RESTRICTIONS ON LOCATION AND SIZE OF 2nd STORY DECKS

OPTION 2:

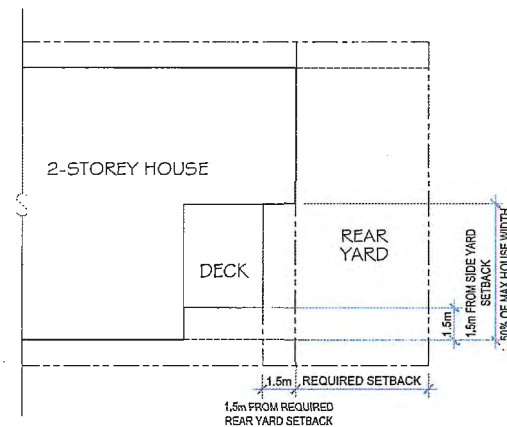
Any deck located on the rear of a single family dwelling shall be set back an additional 1.5 m from the required rear yard setback of the zone,

An additional 1.5 m setback from the required side yard setback of the zone;

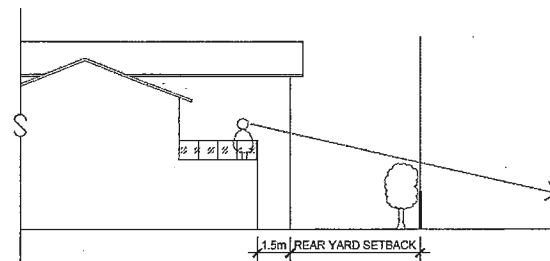
No deck structure shall exceed 50% of the total continuous wall against which it abuts.



MASSING DIAGRAM



PLAN



SECTION

Single-Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

BUILDING AND OVERALL SITE COVERAGE

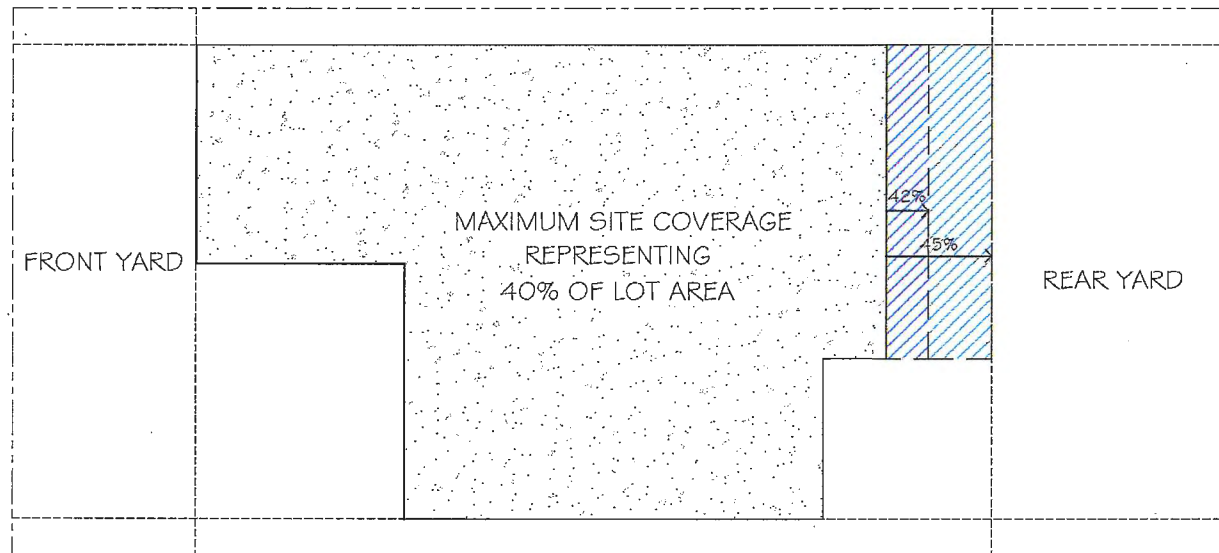
OPTION 1 (STATUS QUO):

45% building site coverage/ 70% overall coverage.

OPTION 2: Decrease the Lot Coverage to 42% building site coverage/ 65% overall coverage.

OPTION 3: Decrease the Lot Coverage to 40% building site coverage/ 60% overall coverage.

Exception: building lots smaller than 375 m² exempt from reductions in building site coverage which will remain at 45%.



Single-Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

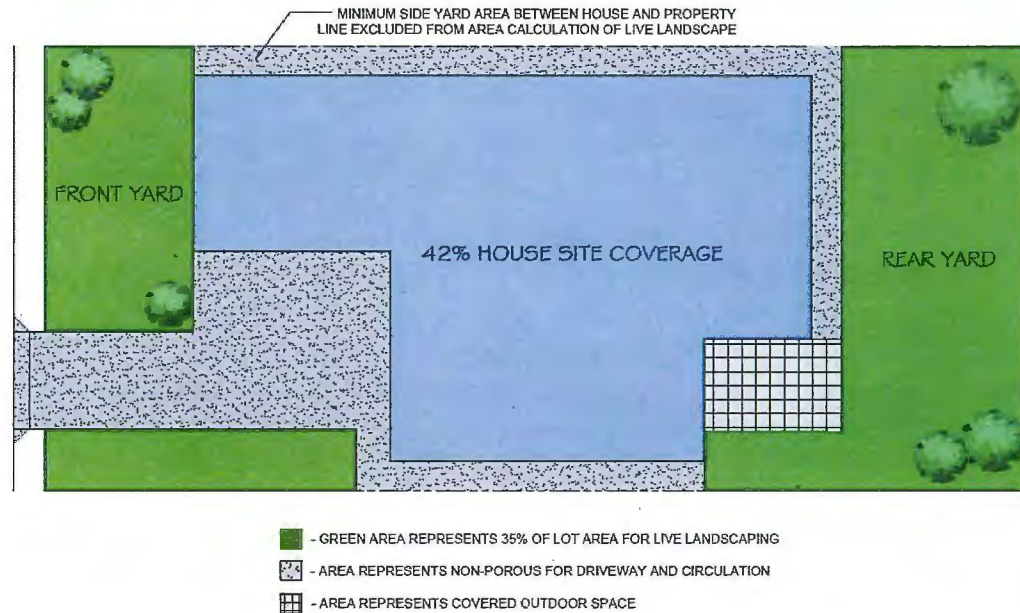
SITE COVERAGE

OPTION 1, STATUS QUO: Maximum of 45% coverage for buildings; total lot coverage of 70%. Minimum % of lot area for live landscaping:

- a) 20% on lots zoned RS1/A or K, RS2/A or K;
- b) 25% on lots zoned RS1/B, C or J, RS2/B, C or J; and
- c) 30% on lots zoned RS1/D, E, F, G or H, RS2/D,

OPTION 2: Maximum of 42% for buildings; total site coverage of 65%. Minimum % of lot area for live landscaping:

- a) 25% on lots zoned RS1/A or K, RS2/A or K;
- b) 30% on lots zoned RS1/B, C or J, RS2/B, C or J; and
- c) 35% on lots zoned RS1/D, E, F, G or H,
- d) any area between the side lot line and building face is excluded from the calculation of minimum landscaped area

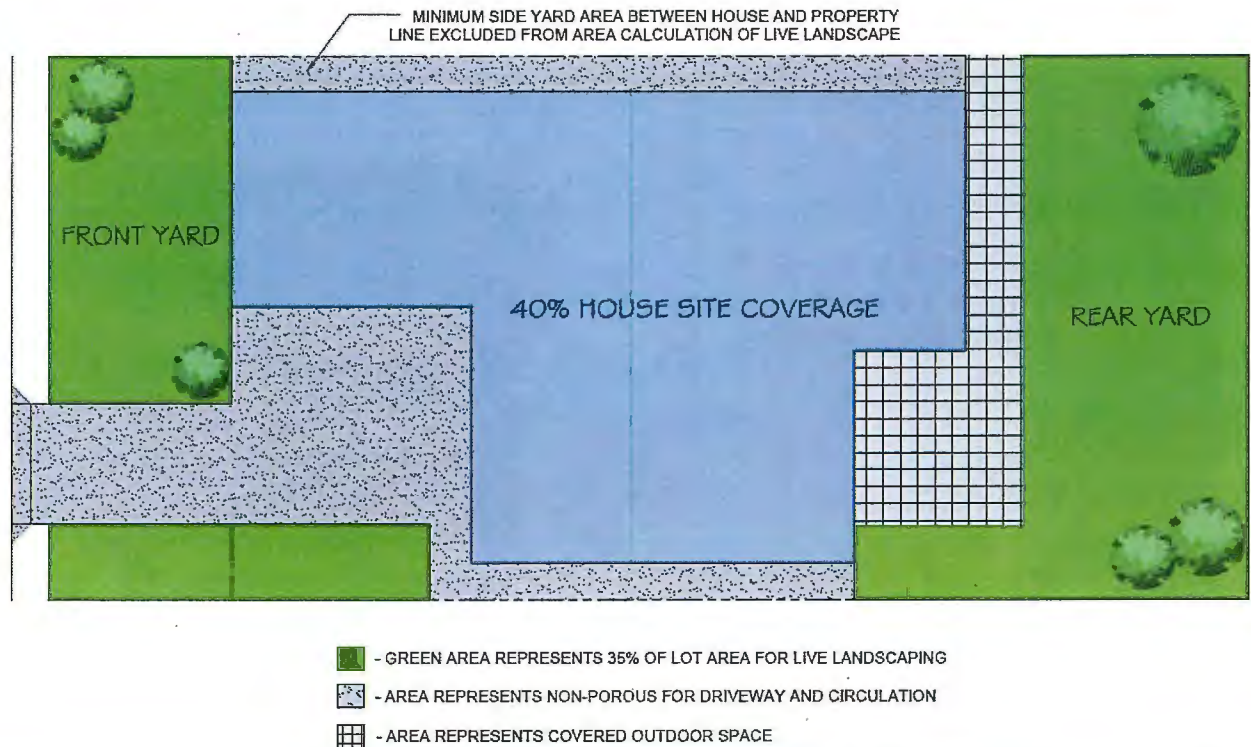


Single-Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

SITE COVERAGE (continued)

OPTION 3: Maximum 40% for buildings, total site 60%. Minimum % of lot area as live landscaping:

- a) 30% on lots zoned RS1/A or K, RS2/A or K;
- b) 35% on lots zoned RS1/B, C or J, RS2/B, C or J; and
- c) 40% on lots zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H
- d) any area between the side lot line and building face is excluded from the calculation of minimum landscaped area



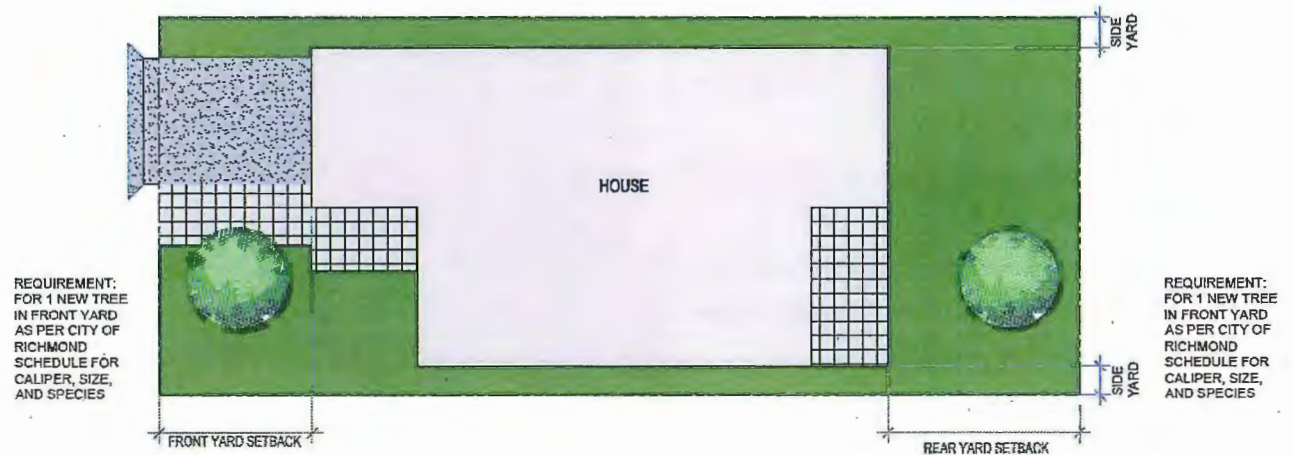
Single-Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

TREE PLANTING FOR DEVELOPMENTS WITH LESS THAN TWO EXISTING TREES ON SITE

OPTION 1 (STATUS QUO): No requirements for new tree planting.

OPTION 2: Landscaping criteria to provide for one new tree to be planted in the front yard and one in the rear yard as per City of Richmond Schedule for Caliper, Size and Species.

EXCEPTION: There is no requirement if trees are existing in number and distribution meeting the minimum.



Single-Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

MINIMUM FRONT YARD LANDSCAPING REQUIREMENTS

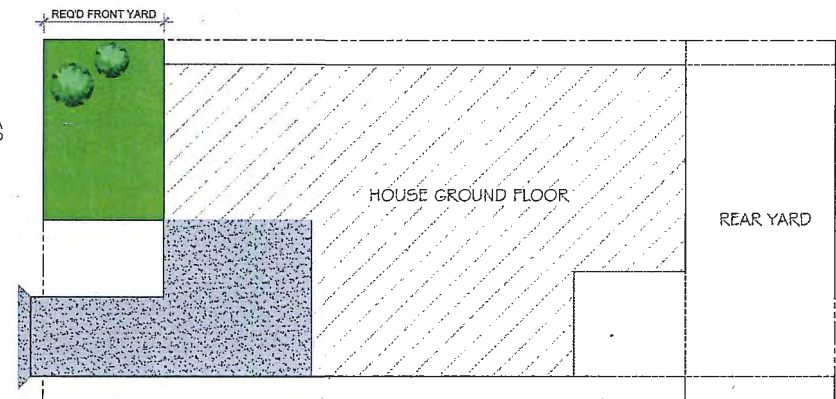
OPTION 1 (STATUS QUO): No change to existing requirements for live landscaping

OPTION 2: Require that a minimum of 50% of the required front yard setback be landscaped

OPTION 3: Require that a minimum of 60% of the required front yard setback be landscaped

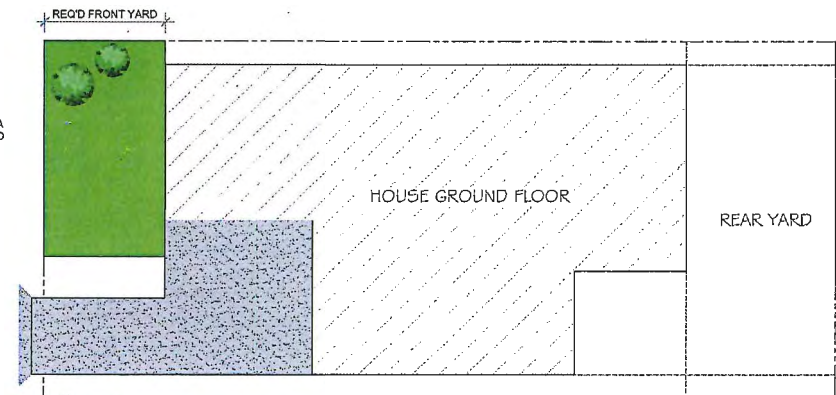
OPTION 2

MINIMUM 50% AREA OF FRONT YARD TO BE LANDSCAPED WITH LIVE PLANTS



OPTION 3

MINIMUM 60% AREA OF FRONT YARD TO BE LANDSCAPED WITH LIVE PLANTS



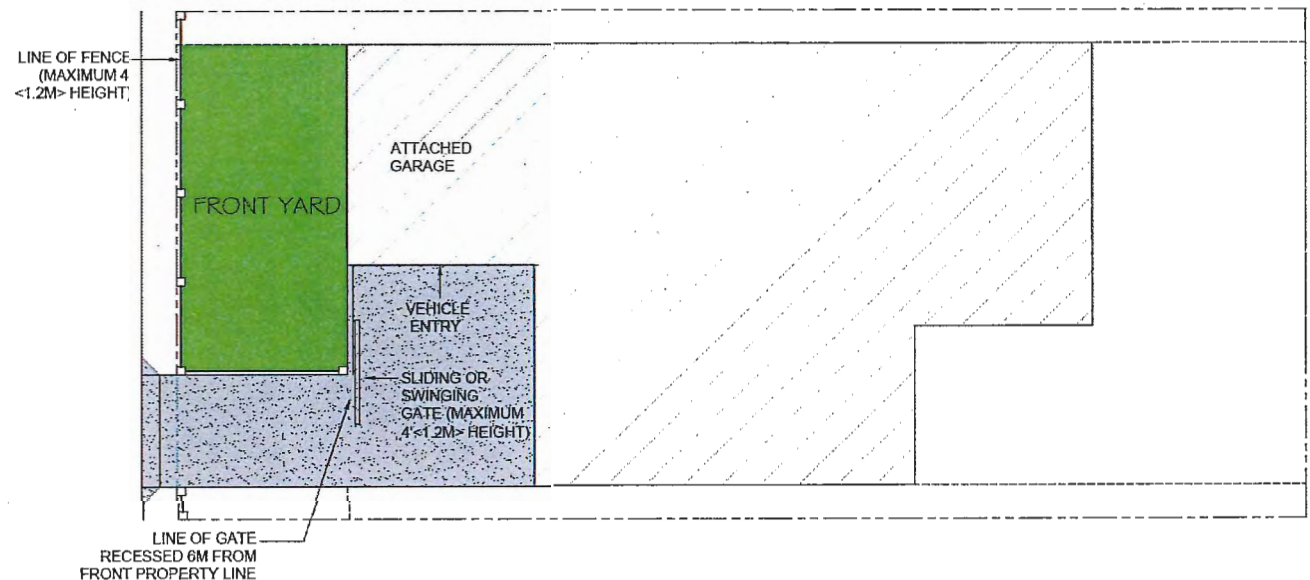
Single-Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

ENTRY GATES

OPTION 1 (STATUS QUO):

No restrictions on position of entry gates.

OPTION 2: A front entry gate shall be permitted, but shall be no higher than 1.2 m, and have a minimum setback of 6 m from the front property line.



Single-Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

GARAGE PROJECTIONS

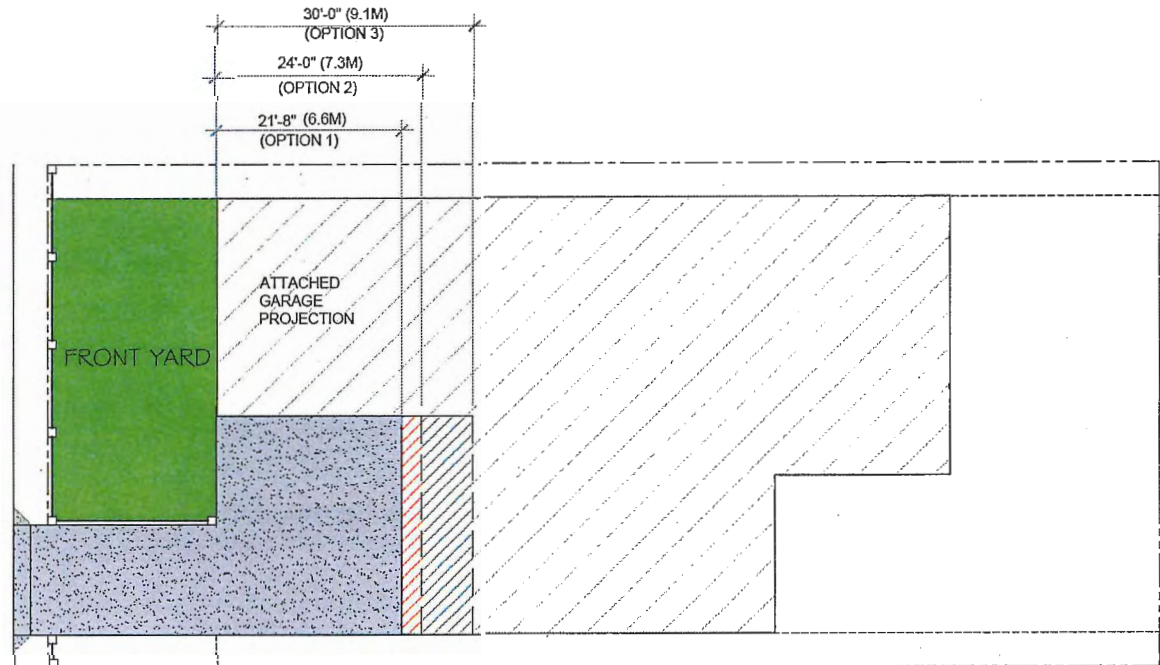
Garage Projections

OPTION 1 (STATUS QUO): No restrictions on front garage projections

OPTION 2: 9.1m Projection from front wall to front wall of garage (Three-car garage)

OPTION 3: 7.3 m Projection from front wall to front wall of garage (Two-car garage)

OPTION 4: 6.6 m Projection from front wall to front wall of garage (Two-car garage minimum)



Proposed Amendments to Single Family Zoning in Bylaw 8500

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PROPOSED REFERENCE DATUM FOR MEASURING BUILDING HEIGHT IN AREA “A”

MAXIMUM BUILDING HEIGHT = 9.0 M FOR SLOPED ROOFS, 7.5M FOR FLAT ROOFS

REFERENCE POINT FOR MEASUREMENT WILL BE 0.3m ABOVE HIGHEST CROWN OF ROAD

Measuring Building Height

As part of the referral instruction, the method for measuring overall Building Height is part of this study. The maximum overall building height is currently measured from a base datum to the highest peak, ridge or parapet of roof. Currently, this base datum is the “Average Finish Site Grade” as calculated from the finish elevations at the corners of the lot and the proposed grade around the building.

The proposed recommendation seeks to simplify the process for determining the base datum for overall building height measurement in order to affect the following improvements:

1. In Area A, the base datum for measurement of overall building height shall be from .3m above the highest crown of road facing the front yard.
2. This links the overall maximum height of structures to the common datum of the neighborhood street, ensuring consistency at the point of measurement despite manipulations of the land necessary to meet the flood control requirement.
3. It also facilitates easier verification of the maximum height by inspectors on site. Currently, the “average finished site grade” is typically not viewable as a discernible point on the construction site, making it difficult for inspectors to readily verify building height.

