



**Planning Committee
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road
Tuesday, November 22, 2022
4:00 p.m.**

Pg. # ITEM

MINUTES

Motion to adopt the minutes of the meeting of the Planning Committee held on November 9, 2022 (distributed separately).



NEXT COMMITTEE MEETING DATE

December 6, 2022, (tentative date) at 4:00 p.m. in Council Chambers

PLANNING AND DEVELOPMENT DIVISION

- 1. REFERRAL RESPONSE ON LAND USES ALONG THE STEVESTON WATERFRONT AND PROPOSED AMENDMENTS TO THE STEVESTON AREA PLAN AND ZONING BYLAW**
(File Ref. No. 08-4060-05-01/2022-Vol 01) (REDMS No. 6920288 v. 5)

PLN-5

See Page PLN-5 for full report

Designated Speaker: John Hopkins

STAFF RECOMMENDATION

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371, to revise the land use policies to no longer permit residential uses in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10372, which revises the:*
 - (a) *“Steveston Commercial (CS2)” zoning district to not permit residential and related land uses on a site-specific basis at 3866 and 3900 Bayview Street;*
 - (b) *“Light Industrial (IL)” zoning district to not permit a residential security/operator unit on a site-specific basis at 3540 and 3880 Bayview Street and 12551 No. 1 Road; and*
 - (c) *“Steveston Commercial and Pub (ZMU10)” zoning district to remove residential and related land uses from the zone, be introduced and granted first reading;*
- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10394, which revises the “Steveston Commercial (CS2)” , “Light Industrial (IL)” and “Steveston Commercial and Pub (ZMU10)” zoning districts to not permit certain uses on a site specific basis at 3540, 3800, 3866, 3880, 3900 Bayview Street and 12551 No. 1 Road, be introduced and granted first reading;*
- (4) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392, to revise the permitted height of buildings to 9 m in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10393, which revises the “Light Industrial (IL)” zoning district to implement a 9 m maximum permitted building height on a site-specific basis at 3540 and 3880 Bayview Street and 12551 No. 1 Road, be introduced and granted first reading;*
- (6) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaws 10371 and 10392, 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 programs and plans, in accordance with Section 477(3) (a) of the Local Government Act; and*
- (7) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaws 10371 and 10392, having been considered in accordance with Section 475 of the Local Government Act and the City’s Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.*



2. **APPLICATION BY RICK BOWAL FOR REZONING AT 8220 GILBERT ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)” ZONE**
(File Ref. No. RZ 21-926304) (REDMS No. 7020591)

PLN-38

See Page PLN-38 for full report

Designated Speaker: Cynthia Lussier and Wayne Craig

STAFF RECOMMENDATION

- (1) *That the following recommendation be forwarded to a Public Hearing:*
 - (a) *That Single-Family Lot Size Policy 5442 for the area generally bounded by Mirabel Court, Blundell Road, Gilbert Road and Lucas Road, in a portion of Sections 19 and 20 Block 4 North Range 6 West, be amended to exclude 8220 Gilbert Road from the Policy, as shown in the proposed draft Single-Family Lot Size Policy 5442 (Attachment 5).*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10428, for the rezoning of 8220 Gilbert Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone, be introduced and given first reading.*



3. **APPLICATION BY RICK BOWAL FOR REZONING AT 10851/10871 BIRD ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “SINGLE DETACHED (RS2/B)” ZONE**
(File Ref. No. RZ 22-009258) (REDMS No. 7017339)

PLN-76

See Page PLN-76 for full report

Designated Speaker: Alexander Costin and Wayne Craig

Planning Committee Agenda – Tuesday, November 22, 2022

Pg. #

ITEM

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10425, for the rezoning of 10851/10871 Bird Road from “Single Detached (RS1/E)” zone to “Single Detached (RS2/B)” zone, be introduced and given first reading.

☐

4. MANAGER’S REPORT

ADJOURNMENT

☐



To:	Planning Committee	Date:	October 24, 2022
From:	John Hopkins Director, Policy Planning	File:	08-4060-05-01/2022- Vol 01
Re:	Referral Response on Land Uses Along the Steveston Waterfront and Proposed Amendments to the Steveston Area Plan and Zoning Bylaw		

Staff Recommendation

1. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371, to revise the land use policies to no longer permit residential uses in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10372, which revises the:
 - a. “Steveston Commercial (CS2)” zoning district to not permit residential and related land uses on a site-specific basis at 3866 and 3900 Bayview Street;
 - b. “Light Industrial (IL)” zoning district to not permit a residential security/operator unit on a site-specific basis at 3540 and 3880 Bayview Street and 12551 No. 1 Road; and
 - c. “Steveston Commercial and Pub (ZMU10)” zoning district to remove residential and related land uses from the zone, be introduced and granted first reading;
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10394, which revises the “Steveston Commercial (CS2)”, “Light Industrial (IL)” and “Steveston Commercial and Pub (ZMU10)” zoning districts to not permit certain uses on a site specific basis at 3540, 3800, 3866, 3880, 3900 Bayview Street and 12551 No. 1 Road, be introduced and granted first reading;
4. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392, to revise the permitted height of buildings to 9 m in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10393, which revises the “Light Industrial (IL)” zoning district to implement a 9 m maximum permitted building height on a site-specific basis at 3540 and 3880 Bayview Street and 12551 No. 1 Road, be introduced and granted first reading;

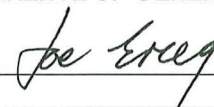

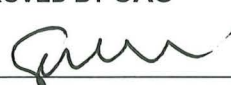
6. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaws 10371 and 10392, having been considered in conjunction with:
- a. the City's Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans, is hereby found to be consistent with said programs and plans, in accordance with Section 477(3) (a) of the Local Government Act; and
7. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaws 10371 and 10392, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.



John Hopkins
Director, Policy Planning

(604-276-4279)

Att. 6

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

Staff Report

Origin

The following referral was made at the February 8, 2022 Planning Committee meeting:

To bring forward amendments to the Steveston Area Plan on the south side of Bayview Street between 3rd Avenue and No. 1 Road by:

- (1) Removing the allowance of mixed commercial/residential uses from all plans on the waterfront.*
- (2) Holding active rezoning applications in abeyance until such time as the referral is addressed.*
- (3) Providing a map of the building at 3866 Bayview Street and the walkway around the end of it to examine a way to connect the two sites together.*

The following referral was made at the April 20, 2022 Planning Committee meeting:

That staff be directed to (i) further define the term “mixed commercial” in order to clarify what will be permitted along the Steveston waterfront area, and (ii) provide further follow-up on the in-camera referral regarding the waterfront.

At the April 20, 2022 Planning Committee meeting, staff were also advised to review the 20 m building height allowance along the Steveston waterfront and provide options for consideration.

This report supports Council’s Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

6.1 Ensure an effective OCP and ensure development aligns with it.

The referrals and responses provided in this report are applicable to the area on the south side of Bayview Street between 3rd Avenue and No. 1 Road. A location map with a summary of existing zoning of this area is contained in Attachment 1. Information on the current provisions of the Steveston Area Plan and existing zoning applicable to the area is contained in the ‘Related Policies and Studies’ section of the report.

This report contains 4 sections which respond to the February 8, 2022 and April 20, 2022 referrals from Planning Committee and a request for staff to review the 20 m building height allowance along the Steveston waterfront. Each section is summarized below:

- Section 1 provides information requested by the Planning Committee on 3866 Bayview Street.
 - Summary – No Steveston Area Plan or Zoning Bylaw amendments proposed.
Section 1 is for information purposes only.
- Section 2 responds to the Planning Committee direction to remove the allowance for residential use and development to occur on the south side of Bayview Street between 3rd Avenue and No. 1 Road.

- Summary – Proposed Steveston Area Plan and Zoning Bylaw amendments (Bylaw 10371 and 10372) to prohibit all types of residential use and development in accordance with the Planning Committee direction on this matter.
- Section 3 clarifies permitted commercial and/or industrial land uses along the Steveston waterfront and proposes amendments to zoning to ensure compatibility to surrounding areas and continued support of the commercial fishing harbor.
 - Summary – Proposed minor amendments (Bylaw 10394) to the Steveston Commercial (CS2), Light Industrial (IL) and Steveston Commercial and Pub (ZMU10) zoning districts to not permit specific uses for the subject area.
- Section 4 reviews building height options along the Steveston waterfront area.
 - Summary – Proposed Steveston Area Plan and Zoning Bylaw amendments (Bylaws 10392 & 10393) to reduce the maximum building height to 9 m.

Related Policies and Studies

Steveston Area Plan

The Steveston Area Plan designates properties on the south side of Bayview Street between 3rd Avenue and No. 1 Road for Heritage Mixed Use that allows for commercial and/or industrial uses with residential and/or office uses above (Attachment 2 – Steveston Waterfront Neighborhood Land Use Map). This current land use designation allows for the potential development of mixed commercial and residential buildings along the Steveston Village Riverfront area.

The Steveston Area Plan allows a maximum density of 1.2 Floor Area Ratio (FAR), a maximum building height of 20 m and a 2-storey building maximum for the Steveston Village Riverfront area.

Existing Zoning

Existing zoning for lots on the south side of Bayview Street between 3rd Avenue and No. 1 Road is summarized in Attachment 1.

Current zoning for the subject area permits more intensive residential uses or a dwelling unit (servicing as a residential caretaker unit). Proposed residential development in the subject area that complies with existing zoning would require approval of a Development Permit and Heritage Alteration Permit by Council if work involves modification to the exterior of the existing building or if new building area is proposed. It is possible under current zoning that a residential use can be added to a site through a building permit process only, with no Council approval required, if the work involves no exterior alterations or new building area.

Section 1 – 3866 Bayview Street Information

Jurisdiction Information

The site at 3866 Bayview Street consists of an upland lot, accessed from Bayview Street, and an adjoining water lot, located to the south (Attachment 3). Steveston Commercial (CS2) zoning applies to the upland lot and water lot. A 3-storey commercial building which was built in the late 1980s is located across both the upland lot and water lot. The water lot is Provincial Crown land and under the jurisdiction of the Province of BC (administered by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development – FLNRORD). Provincial staff have confirmed that the owner of the upland lot at 3866 Bayview Street has a Provincial license of occupation over the water lot to use this area for commercial purposes.

Public Walkway

No public access provisions, through legal agreements or statutory right-of-ways, exists over 3866 Bayview Street (upland and water lot portion). Any kind of public access around the building on the water lot would require an agreement to establish a new Provincial license as administered by FLNRORD. Further, staff at the Department of Fisheries and Oceans – Small Craft Harbours (DFO-SCH) and Steveston Harbour Authority (SHA) have indicated that any projects that enhance public access to and along the waterfront, including opportunities to provide for a continuous walkway, would be beneficial to the commercial fishing harbour so long as harbour operations are not impacted and involve no encroachment onto areas needed to maintain boat access to SHA facilities and safe boat navigation within the harbour is maintained. Discussions will continue with both FLNRORD and SHA staff to find opportunities for a continuous waterfront walkway.

In response to the Planning Committee request about the existing development on the subject site and ability for public walkway connections to be provided to neighbouring sites, staff note the following:

- There is no connection to areas east of the subject site and the current building footprint does not allow for space to accommodate any walkway works along the east portion of the site as shown in the map contained in Attachment 3.
- Through staff research, the original building and commercial retail unit configuration on the ground floor had two separate units located on the water lot portion of the site. With this past unit configuration and to ensure a means of access was available to the southern most unit, access would have been provided through a walkway along the west portion of the site. These two ground floor units were later consolidated into one unit to accommodate a single tenant. As a result, the walkway providing access to the end unit would no longer have been required.
- There is no opportunity to establish a waterfront walkway based on the current development configuration on the subject site. Bayview Street provides an east-west public walkway that enables public access to and along the waterfront, as an interim measure, until a continuous waterfront walkway is established.
- For 3866 Bayview Street (upland and water lot), the opportunity to secure and develop public access to and along the waterfront and connections to neighbouring sites will be

through a comprehensive redevelopment proposal involving a rezoning. Any redevelopment would need to comply with recently amended Steveston Area Plan waterfront walkway policies approved by Council on March 21, 2022 to achieve a continuous waterfront walkway in this area.

Section 2 – Prohibiting Residential Use and Development along the Steveston Waterfront

Proposed Amendments to the Steveston Area Plan

In accordance with the February 8, 2022 referral and direction from the Planning Committee to remove the allowance for mixed commercial/residential development, proposed amendments to the Steveston Area Plan will:

- Replace the existing land use designation for properties on the south side of Bayview Street between 3rd Avenue and No. 1 Road with a new ‘Waterfront Commercial-Industrial’ designation. This new designation would only permit a combination of commercial and/or industrial uses on a site within a building(s), including office use at or above grade. No residential development would be permitted. The proposed Steveston Waterfront Neighbourhood Land Use Map is contained in Attachment 4 for reference purposes.
- Revise various land use policies and Development Permit Guidelines throughout the Steveston Area Plan to be consistent with the new ‘Waterfront Commercial-Industrial’ land use designation and identify that residential land uses are not permitted along the waterfront.

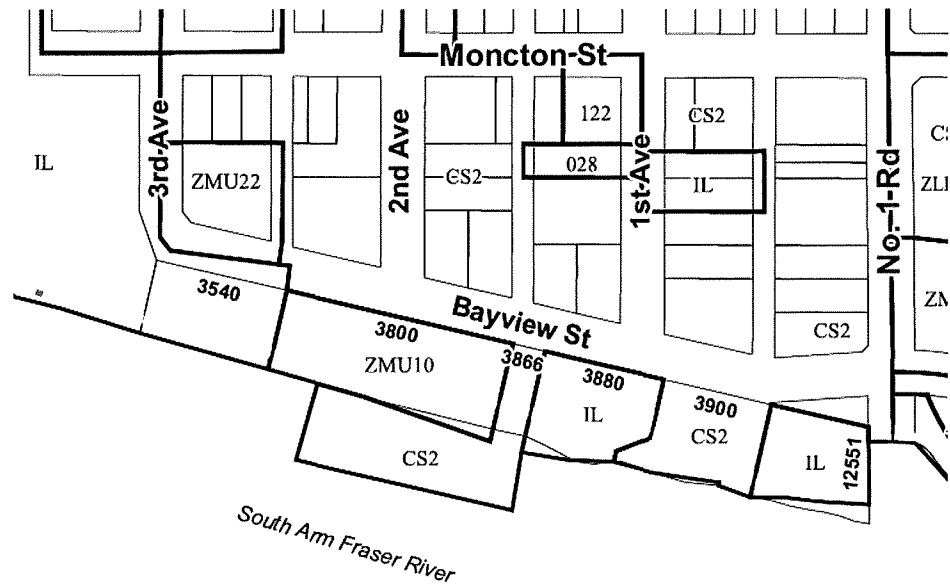
Presently, no residential development exists on the lots south of Bayview Street between 3rd Avenue and No. 1 Road. The introduction of residential development in this area may result in additional pressures on waterfront land based on residential land use priorities (i.e., protection of residential views, noise/activity conflicts) that would undermine the City’s objectives of maximizing public use and access to and along the waterfront.

These proposed amendments would not impact the ability for commercial and/or industrial development to occur along the waterfront between 3rd Avenue and No. 1 Road. The Steveston Area Plan contains supporting land use policies for the development of waterfront lots for commercial and/or industrial use to ensure that this area remains a vibrant commercial centre and supports the commercial fishing harbour. Under these changes, development could consist of commercial only, industrial only or a combination of commercial and industrial development together.

Proposed Zoning Bylaw Amendments

A number of amendments to existing zoning of the six properties located in this area are proposed in response to the February 8, 2022 referral and direction provided to staff. It is staff’s understanding that the referral is intended to remove the allowance of residential uses and ensure no form of residential development establishes in this area. To ensure zoning regulations applicable to these six properties are clear and transparent, amending the zoning for the six properties in this area to remove residential uses is recommended as each zone permits some form of residential development as shown in Diagram 1.

Diagram 1



Site	Current Zoning	Summary of Permitted Residential and Related Uses
3540 Bayview St.	Light Industrial (IL)	Residential security/operator unit.
3800 Bayview St.	Steveston Commercial and Pub (ZMU10)	Apartment housing (condos and/or rental) Includes uses that could occur within a dwelling for boarding and lodging, community care facility and home businesses.
3866 Bayview St.	Steveston Commercial (CS2)	Apartment housing (condos and/or rental) Includes uses that could occur within a dwelling for boarding and lodging, community care facility and home businesses.
3880 Bayview St.	Light Industrial (IL)	Residential security/operator unit.
3900 Bayview St.	Steveston Commercial (CS2)	Apartment housing (condos and/or rental) Includes uses that could occur within a dwelling for boarding and lodging, community care facility and home businesses.
12551 No. 1 Rd.	Light Industrial (IL)	Residential security/operator unit.

The zoning revisions are aligned with the proposed changes to the Steveston Area Plan to remove all residential use provisions for the area. Proceeding with amendments to the Steveston Area Plan only would not address the potential for residential uses to locate or establish in the area as current zoning allows some form of residential development on each site. A summary of the recommended zoning revisions to the six properties between 3rd Avenue and No. 1 Road is provided below.

- Light Industrial (IL): Remove the allowance for a “residential security/operator unit” on a site-specific basis for the properties located at 3540 and 3880 Bayview Street and 12551 No. 1 Road.
- Steveston Commercial and Pub (ZMU10): Remove the allowance for “housing apartment” and all related residential uses (i.e., boarding and lodging; community care facility; home business) in this zone for the site at 3800 Bayview Street.
- Steveston Commercial (CS2): Remove the allowance for “housing apartment” and all related residential uses (i.e., boarding and lodging; community care facility; home business) on a site-specific basis for the properties located at 3866 and 3900 Bayview Street.

Section 3 – Clarification of Permitted Commercial and Industrial Uses

This section responds to the April 20, 2022 Planning Committee referral requesting clarification of the term “mixed commercial” and permitted uses along the Steveston waterfront area.

Proposed ‘Waterfront Commercial-Industrial’ Designation

The proposed ‘Waterfront Commercial-Industrial’ designation is intended to allow commercial, industrial or a mix of commercial and industrial uses along the waterfront. As a result, development on a site could consist of commercial only, industrial only or a combination of commercial and industrial development together.

Assessment of Permitted Commercial and Industrial Uses (Existing Zoning)

In support of the ‘Waterfront Commercial-Industrial’ designation proposed along the Steveston waterfront, staff assessed all of the permitted uses allowed under existing zoning for the area to ensure that uses are compatible with the surrounding area and support the commercial fishing harbor. A summary of the each site’s zoning and the permitted commercial and industrial uses is provided in the first table contained in Attachment 5.

The current zoning allows for a wide range of commercial and/or industrial uses and activities to occur along the waterfront that would service the community, business/industry, visitors and those that work in the area. Minor amendments to the permitted uses in zoning are proposed and summarized in the following section of this report.

Proposed Minor Amendments to Permitted Uses in Zoning along the Waterfront

The second table in Attachment 5 lists the uses that would no longer be permitted for sites along the waterfront as proposed in this report.

For the Light Industrial (IL) zoning, the following uses are proposed to no longer be permitted on the sites at 3540 and 3880 Bayview Street and 12551 No. 1 Road:

- animal shelter;
- auction, minor;
- car or truck wash;
- fleet service; and
- recycling depot.

For Steveston Commercial (CS2) and Steveston Commercial and Pub (ZMU10) zoning, the following uses are proposed to no longer be permitted on the sites at 3800, 3866, and 3900 Bayview Street:

- recycling depot.

These proposed changes are minor in nature and zoning for these sites would continue to support the commercial fishing harbor and business/activities in the surrounding area.

Section 4 – Review of the 20 m Building Height Allowance (Waterfront Area)

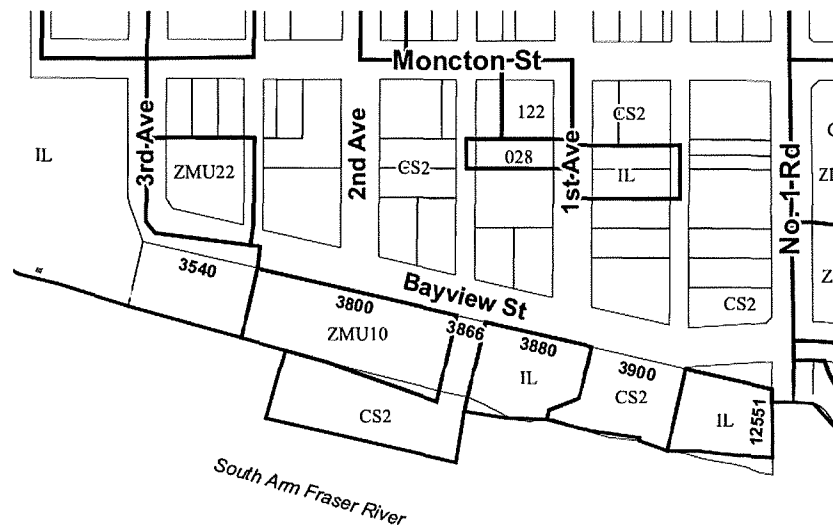
This section responds to the April 20, 2022 Planning Committee request to review the 20 m building height allowance for the Steveston waterfront area and present options for Council's consideration. This review is limited to maximum building height only as provisions in the Steveston Area Plan related to maximum density (1.2 FAR) and number of storeys permitted (2-storey building maximum) are proposed to remain unchanged.

Assessment of Existing Building Height Land Use Policies and Regulations

The Steveston Area Plan current building height maximum is 20 m. This height maximum references the geodetic survey datum of Canada (GSC) as a baseline to measure building height. The maximum building height of 20 m provides for the allowance of cannery type buildings with higher peaked roof ridges, which is characteristic of historical development fronting the water.

Current zoning allows a maximum building height of 9 m for properties zoned Steveston Commercial (CS2) and Steveston Commercial and Pub (ZMU10). For properties zoned Light Industrial (IL), current zoning allows a maximum building height of 16 m (refer to Diagram 2).

Diagram 2



Site	Current Zoning	Maximum Permitted Building Height
3540 Bayview St.	Light Industrial (IL)	16 m
3800 Bayview St.	Steveston Commercial and Pub (ZMU10)	9 m
3866 Bayview St.	Steveston Commercial (CS2)	9 m
3880 Bayview St.	Light Industrial (IL)	16 m
3900 Bayview St.	Steveston Commercial (CS2)	9 m
12551 No. 1 Rd.	Light Industrial (IL)	16 m

Existing development along the waterfront consist of 1 to 3-storey buildings. The following provides a summary of approximate building heights for existing development along the waterfront (note: measurements based on where the building intersects the ground to the top of the roof):

- 3800 Bayview Street (Steveston Landing) – 1 and 2-storey building massing; approximate building height range – 5 m to 9 m.
- 3866 Bayview Street – 3-storey building; approximate building height – 14.5 m.
- 3900 Bayview Street – 1-storey (plus mezzanine) building massing; approximate building height range – 6 m to 9 m.
- 12551 No. 1 Road – 1-storey building massing; approximate building height – 5 m.

Building Height Options

Option 1 – No proposed changes to maximum building height (NOT RECOMMENDED)

Option 1 continues to allow a maximum building height of 20 m along the waterfront for properties on the south side of Bayview Street. No changes to the Steveston Area Plan or existing zoning would be required under Option 1. The intent of having higher building heights was to allow the potential for new development to emulate the historical character of cannery type buildings along the water.

A building with a maximum height of 20 m may result in a significantly large building form that would be taller and out of scale with other existing developments along the waterfront. This may result in challenges to achieving other high priority objectives along the waterfront, which include:

- Maximizing public access to the waterfront from Bayview Street as larger building forms may act to separate the waterfront area from the rest of Steveston Village.
- Ensuring pedestrian friendly and animated streetscapes along waterfront walkway, public sidewalks and access from Bayview Street to the water is coordinated with complementing building forms and massing.
- The challenge of effectively managing adjacency conditions where significant differences in building height occur between sites.

Based on the above, Option 1 is not recommended.

Option 2 – Reduce Maximum Building Height from 20 m to 9 m (RECOMMENDED)

Option 2 proposes to reduce maximum building height from 20 m to 9 m for lots along the south side of Bayview Street between 3rd Avenue and No. 1 Road along the waterfront.

Reducing maximum building height to 9 m along the waterfront area achieves the following:

- Establishes a building height that is similar to existing development that has occurred in the area.
- A building form that provides maximum opportunity for achieving public access to and along the waterfront.

- Effective management of the interface between new and existing developments.
- A pedestrian friendly scale of development in an area.
- Allows Council to consider, on a case-by-case basis, variances to the 9 m maximum building height.

Based on the above, Option 2 is recommended and would involve the following proposed amendments to the Steveston Area Plan and Zoning Bylaw (Bylaws 10392 and 10393):

- Steveston Area Plan – Amend the ‘Steveston Village Land Use Density and Building Height Map’ to reduce the maximum building height to 9 m and revise land use policies and Development Permit Guidelines throughout the Steveston Area Plan to be consistent with the 9 m maximum building height along the waterfront.
- Zoning Bylaw – Amend the Light Industrial (IL) zone, to reduce the maximum building height from 16 m to 9 m for the properties at 3540 and 3880 Bayview Street and 12551 No. 1 Road.

Analysis

Implications to Development Proposals

As outlined in this report, various Steveston Area Plan and Zoning Bylaw amendments are proposed to prohibit residential use/development, clarify commercial/industrial uses and reduce the maximum permitted building height to 9 m along the Steveston waterfront area.

If endorsed by Council, these proposed Steveston Area Plan and Zoning Bylaw amendments will have immediate effect for the properties on the south side of Bayview Street between 3rd Avenue and No. 1 Road.

Within this area, two development applications have been submitted at 3880 Bayview Street (RZ 17-770978) and 3900 Bayview Street (ZT 20-903989). A brief summary description of each project is provided below:

- 3880 Bayview Street (RZ 17-770978)
 - A new 3-storey building (above grade) with a parkade structure below grade.
 - Mixed used development with commercial uses at grade and residential uses above (22 proposed residential dwelling units).
 - Proposed density of 1.51 FAR (approximate).
 - Approximate building height is 19 m.
- 3900 Bayview Street (ZT 20-903989).
 - Proposal to develop a second storey to the existing commercial building and incorporate one residential dwelling unit. New residential floor area from this proposal is (481 m² or 5,175 ft²).
 - Proposed density of 0.72 FAR (approximate)
 - Approximate building height is 9 m.

If Council approves the Steveston Area Plan and Zoning Bylaw amendments outlined in this report, there would be no policy basis to support these applications as they would not be

consistent with the provisions of the Steveston Area Plan. As a result, staff would communicate to both of these applicants that their applications should be withdrawn. If the applicants do not withdraw the applications, staff will bring them forward to Planning Committee in due course with a recommendation that the rezoning applications be denied.

Consultation

Written correspondence has been received by the City for two properties in the area under review (3880 and 3900 Bayview Street) and is contained in Attachment 6. In summary, the correspondence received are opposed to removing residential uses on the south side of Bayview Street. City staff also have been in communication with the applicants for the development applications on Bayview Street, which included a meeting (via web conference) with the proponents of the proposal at 3900 Bayview Street on March 7, 2022. In these discussions, concerns were noted about the referrals, impacts to their existing proposals and future intended use of the property.

City staff also consulted with DFO-SCH and SHA to provide information and updates on the referrals to the waterfront area. Staff also provided information to DFO-SCH and SHA staff on the proposed changes to zoning and permitted commercial/industrial uses in the area that are considered minor and do not impact the viability or operations of the commercial fishing harbour and waterfront area. SHA has reviewed the minor changes to permitted commercial/industrial uses in this area and confirmed they have no objection to these changes. City staff will update DFO-SCH and SHA staff to inform them when this matter will be considered by Council, including opportunities to provide any additional comments and feedback to Council.

The Steveston Area Plan and Zoning Bylaw amendments proposed in this report will be forwarded to a Public Hearing. Prior to the Public Hearing, all impacted properties located on the south side of Bayview Street will be notified and the public will have the opportunity to comment at the Public Hearing. In conjunction with the City's Official Community Plan Consultation Policy No. 5043, no additional consultation is recommended.

Conclusion

This report responds to the:

- February 8, 2022 Planning Committee referral and direction to remove the allowance for residential uses and development along the waterfront area;
- April 20, 2022 Planning Committee referral to clarify commercial/industrial uses and direction to review and provide options on building height along the waterfront.

This report also presents information about the site at 3866 Bayview Street, as requested by Council.

As a result of the land use referrals for the Steveston waterfront area (south side of Bayview Street between 3rd Avenue and No. 1 Road), staff recommend the following:

- To remove the allowance for residential uses and development, Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371 and Richmond Zoning Bylaw, Amendment Bylaw 10372, be introduced and granted first reading;
- To undertake minor amendments to not permit specific uses, Richmond Zoning Bylaw, Amendment Bylaw 10394, be introduced and granted first reading; and
- To reduce maximum building height to 9 m, Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392 and Richmond Zoning Bylaw, Amendment Bylaw 10393, be introduced and granted first reading.

Based on the recommendations of this report and implications to existing development applications in the area, City staff will be advising these applicants to withdraw their applications.



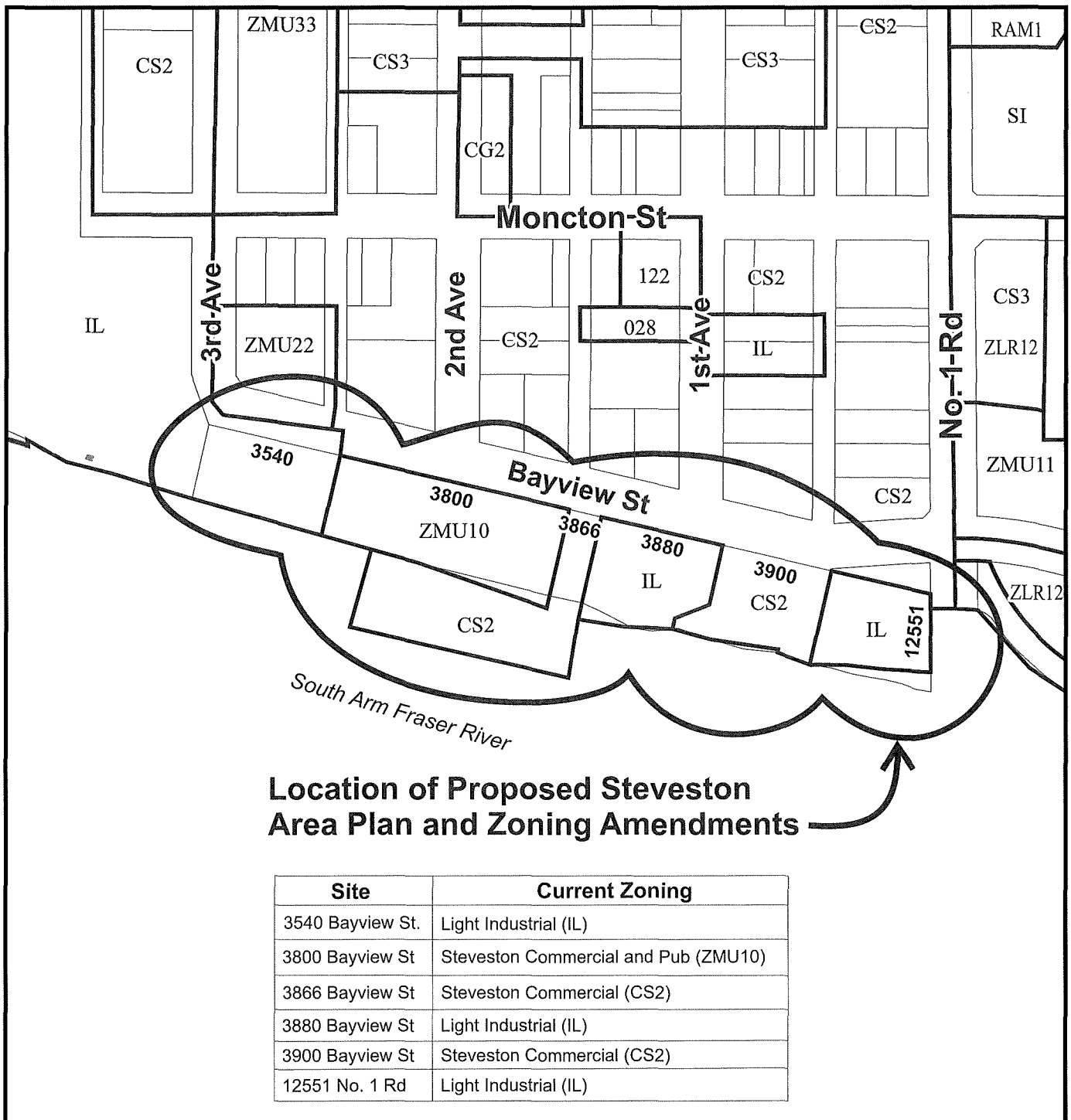
Kevin Eng
Planner 3
(604-247-4626)

KE:cas

- Att. 1: Location Map
- 2: Steveston Waterfront Neighbourhood Land Use Map (Existing)
 - 3: Map of 3866 Bayview Street
 - 4: Steveston Waterfront Neighbourhood Land Use Map (Proposed)
 - 5: Summary Table of Permitted Uses for Zoning along the Steveston Waterfront
 - 6: Public Correspondence



City of Richmond



Steveston Village Waterfront Area

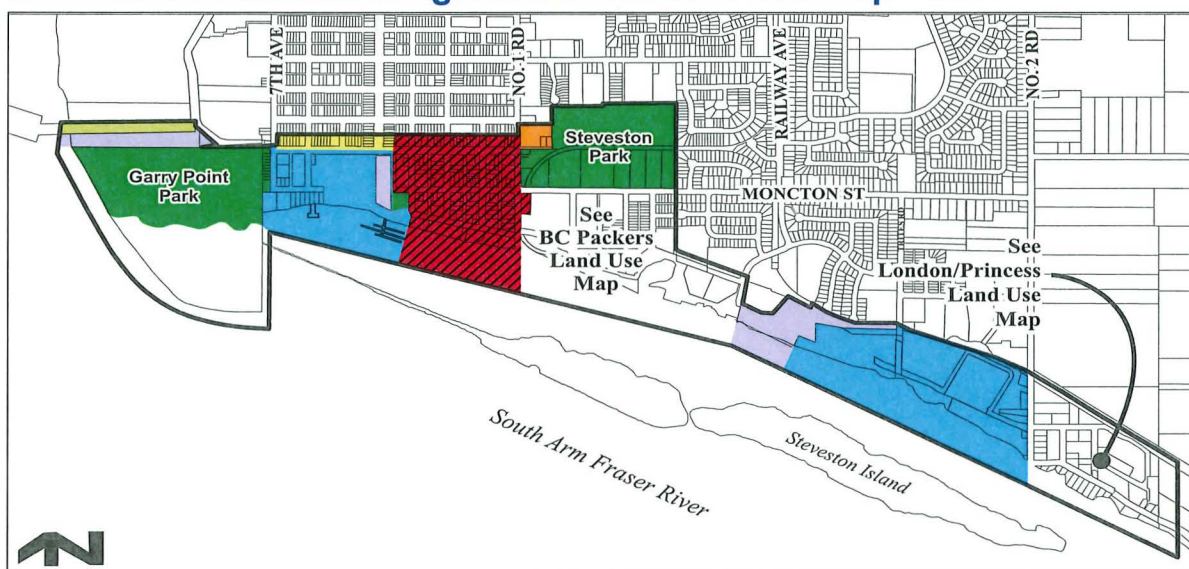
PLN - 18









Original Date: 11/22/21

Revision Date: 08/09/22

Note: Dimensions are in METRES

City of Richmond

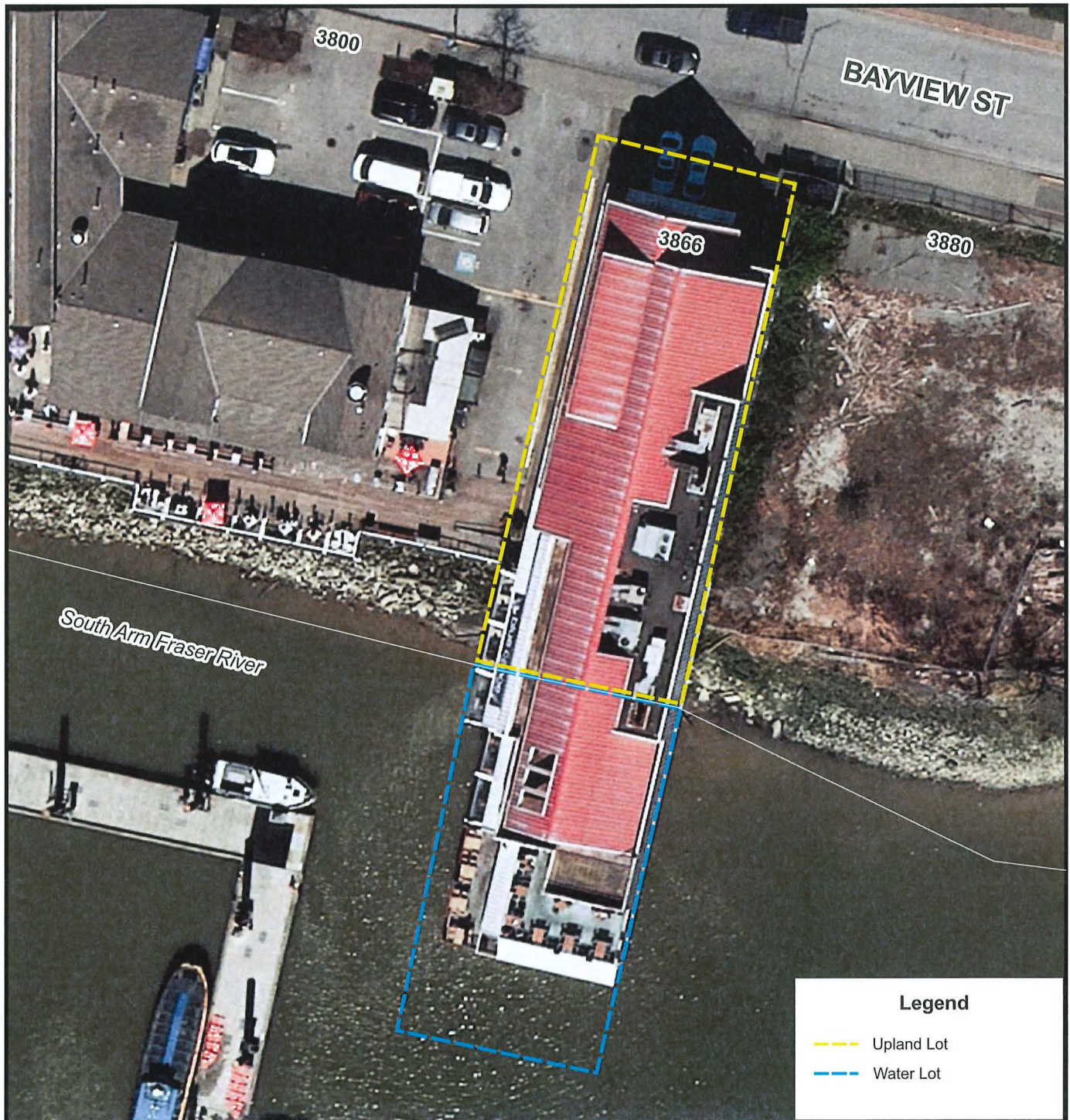
Steveston Waterfront Neighbourhood Land Use MapBylaw 8432
2010/05/25

	Residential		Multiple-Family (Including Congregate Care Housing with complementary Community/Commercial uses)
	Maritime Heritage		Heritage Mixed Use (Commercial-Industrial with Residential & Office Above)
	Industrial		Public Open Space
	Commercial		Conservation Area



City of
Richmond

ATTACHMENT 3



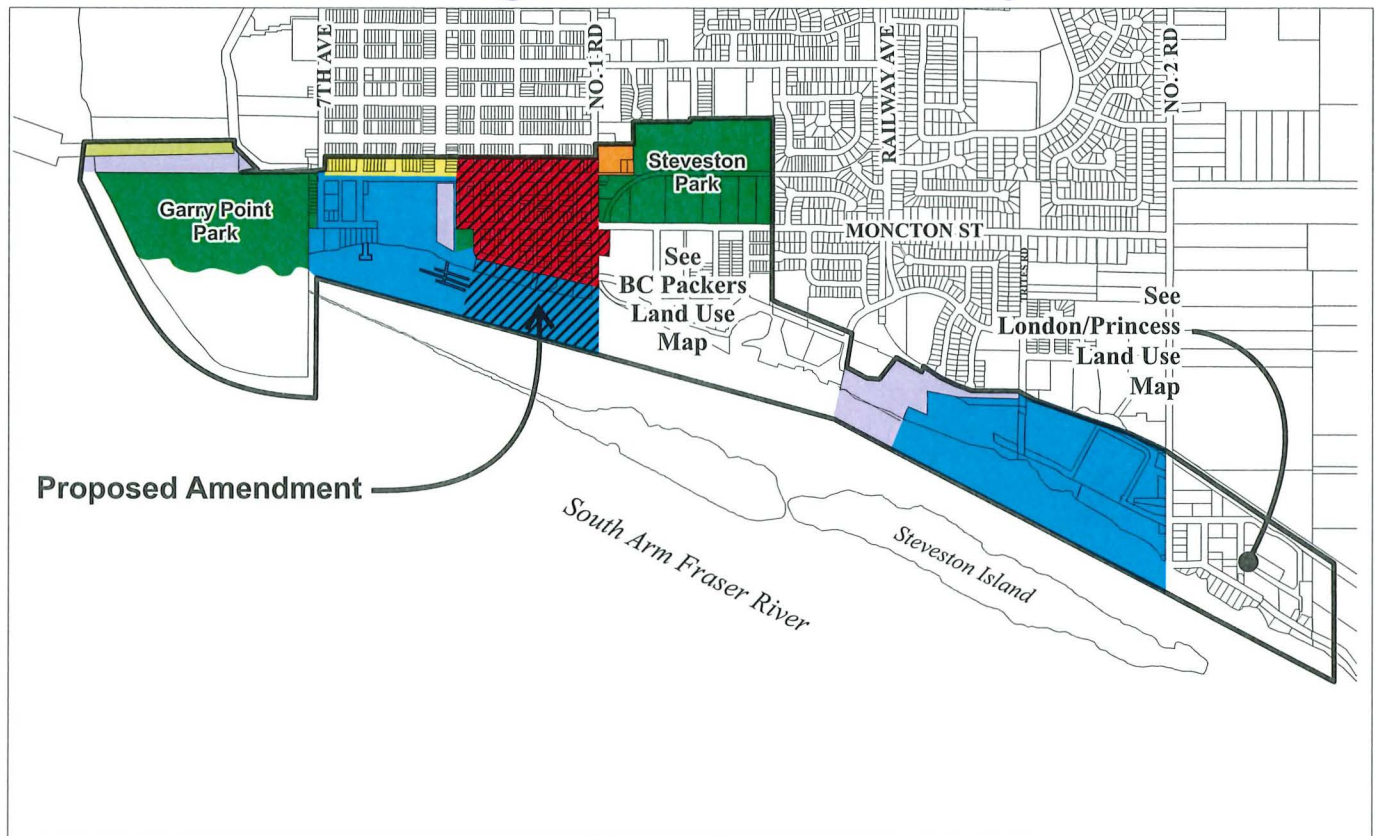
3866 Bayview Street

Original Date: 06/17/22

Revision Date:

Note: Dimensions are in METRES

PLN - 20

PROPOSED**Steveston Waterfront Neighbourhood Land Use Map**

Summary Table of Permitted Uses for Zoning along the Steveston Waterfront

Note – Residential and residential-related uses are not included

Zoning/Sites	Commercial Uses	Industrial Uses	Other/Service Uses
Light Industrial (IL) 3540 and 3880 Bayview St. 12251 No. 1 Rd.	-auction, minor -restaurant	-commercial storage -commercial vehicle parking and storage -contractor service -fleet service -industrial, general -industrial, manufacturing -industrial, warehouse -manufacturing, custom indoor -vehicle repair -vehicle body repair or paint shop	-animal daycare -animal grooming -animal shelter -car/truck wash -child care -recreation indoor -recycling depot -recycling drop-off -utility, minor
Steveston Commercial (CS2) 3866 and 3900 Bayview St.	-hotel -liquor primary establishment -office -restaurant -retail, convenience -retail, general -retail, second hand -service, business support -service, financial -service, household repair -service, personal studio -veterinary service	-industrial, general -manufacturing, custom indoor -microbrewery, winery and distillery	-animal grooming -broadcasting studio -child care -education -education, commercial -entertainment, spectator -government service -greenhouse & plant nursery -health service, minor -parking, non-accessory -recreation indoor -recycling depot
Steveston Commercial and Pub (ZMU10) 3800 Bayview St.	-hotel -liquor primary establishment -neighbourhood public house -office -restaurant -retail, convenience -retail, general -retail, second hand -service, business support -service, financial -service, household repair -service, personal -studio -veterinary service	-industrial, general -manufacturing, custom indoor	-animal grooming -broadcasting studio -child care -education -education, commercial -entertainment, spectator -government service -greenhouse & plant nursery -health service, minor -parking, non-accessory -recreation indoor -recycling depot

Summary of Uses Proposed to be Removed from Existing Zoning along the Steveston Waterfront

Zoning	Sites	Uses Proposed to be removed
Light Industrial (IL)	3540 and 3880 Bayview St. 12251 No. 1 Rd.	auction, minor; animal shelter; car/truck wash; fleet service; recycling depot
Steveston Commercial (CS2)	3866 and 3900 Bayview St.	recycling depot
Steveston Commercial and Pub (ZMU10)	3800 Bayview St.	recycling depot

Dear Mayor and Council members

I am Brian Veljacic. A commercial fisherman . I live in the Waves building across the street from the former Esso site on Bayview Street.

I recently watched the Feb 8/22 council meeting. Focus was on the Steveston boardwalk discussion. I want to thank the council's proposal for the continuous boardwalk and proposed access links to the waterfront. This is an excellent Steveston community proposal and long overdue. We want to promote foot traffic, not block it.

I was shocked and jaw droppingly disappointed in the council's comments on the non-residential use south of Bayview Street. This topic was not on the agenda. Also recommended by council, was to stop any in-stream zoning applications.

I presently have a zoning text amendment application for 3900 Bayview Street, known as Riversong. My application was submitted around April 2020. Myself, Architects and city planners (Cynthia and Minhee) have been back and forth working on this for probably 2 years prior to submission. We have been reduced to building only a single unit apartment dwelling. On the second level of the existing building structures. Hence the text amendment to the current CS2 zoning. I am not asking to rezone but to merely make a text amendment to the existing zoning. To allow a single residential unit rather than 2 or more units. As is presently permitted under the current zoning.

I want to thank Mr. Steves. My wife and I met Mr. Steves, 15 years ago, regarding our building application in Steveston Village. 12231 First Ave, known as the Waves building. After Mr. Steves endorsed our plans , we have continued to get public praise as to how beautiful our building turned out. I have lived in the Waves building since it was built. A mixed use building. Thank you.

Our family immigrated from a small fishing village in Croatia. All my brothers, uncles, father and grandparents fished out of the Steveston BC Packers imperial plant. I have fished out of Steveston for 45 years. My dream is to build on the second level at 3900 Bayview street. Live out the rest of my days looking out over the Fraser River where I worked.

3900 Bayview is currently zoned CS2, mixed use residential. I originally purchased the lease property with the intention to build my dream home. We do not plan to exceed the existing footprint or height restrictions. We do not plan to restrict or change any of the existing access corridors. Even after the addition we will still be under the 1.0 FAR. There is already a second mezzanine level in the building. We plan to use this floor level and expand on it.

During the years of back and forth with city planners. They have requested us to contract surveyors, traffic consultants, parking consultants, geotects and architects. We have invested considerable time and funds to move towards our dream. Our proposed addition, like the Waves

building. Will be a welcome addition to Steveston Village. I am confident we will again get continued compliments from the public.

I hope you understand how personal this project is for our family. I am doing this to build a retirement residence not to sell or flip for profit.

Council suggested that mixed use residential on the south side of Bayview Street will restrict public access to the waterfront. I disagree. Once I move into the new unit. This will free up my unit in the Waves building for a family to enjoy our village. Again, our second level unit will not restrict the existing access corridors to the waterfront. We currently have 2 access links to the waterfront on our property now. We will maintain the status quo. Also mixed use residential brings a vibrant living/working atmosphere to our community. Please do not take this away.

Community in Steveston is important to me. I worked hard over the last 15 years maintaining a vibrant Steveston community and will continue to work for the community. I keep a high standard of maintenance on our properties. I am proud to be part of the Steveston Village community.

I wonder if you may be confusing my simple text amendment application with the 3880 Bayview application. The former Esso site. I would be happy to explain our proposal to the council if they are not familiar.

I would like a meeting with all council members to explain my application. To get an explanation from the council, why they believe my single unit will restrict public access to the waterfront. Please explain how the council can stop a 2 year in stream application when we are already zoned CS2 residential mixed use.

I would like you to reconsider your motion and allow our text amendment application to proceed.

Please let me know when we can meet,

Thank you Brian Veljacic

Eng, Kevin

From: Ken Chow (IFA) <ken@interfacearchitecture.com>
Sent: February 9, 2022 1:15 PM
To: Badyal, Sara
Cc: Jason Zhang; Jun Zi; Eng, Kevin; Craig, Wayne
Subject: RE: Planning Committee referral regarding residential development on the south side of Bayview Street

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

Hi Sara:

I was aware that yesterday's Planning Committee was considering waterfront access amendments to the Steveston Area Plan and was resigned to its endorsement. However, this new referral motion to eliminate residential uses south of Bayview is a big surprise, and a project killer. Even without a vested stake in this project, I am shocked by this motion while our proposal is in-stream, as will be the owners.

Since 2017, the goal posts have constantly moved as previous detailed and outlined here:

1. Permitted to develop to a max 1.6 FAR, 3-storeys, mixed-use
2. Dike requirements required designing to Bayview potentially raised 1.5m, 3.25m front yard setback
3. Area Plan revised to reduce to 1.2 FAR, 2-storeys, mixed-use
4. Push to move boardwalk entirely on subject site (no water lot encroachment)
5. Area Plan revises again to relocate Required Connection #5 from east side to west side of subject site.
6. Now, Area Plan proposes removing residential as a permitted use!!!

The owners bought the property in 2016 in good faith with an expected development potential. They will now feel their property ownership rights have been disregarded.

Understand that the various government agencies have been impossible to coordinate support for previous concepts; I now know they are very opaque to deal with and remain silo'd in their roles. We have pushed hard to make progress, but the moving goal posts have caused delays as each new design concept requires additional outreach efforts.

Thanks for listening. I would guess the City deals with these difficult situations from time to time. If there is any course of action that may help our client, please advise.

--

Ken

From: Badyal, Sara
Sent: February 9, 2022 11:23 AM
To: 'Ken Chow (IFA)'
Subject: Planning Committee referral regarding residential development on the south side of Bayview Street

Hi Ken,

I am writing to let you know that yesterday, at the February 8, 2022 Planning Committee meeting:

- Planning Committee endorsed the Steveston waterfront walkway report, titled “Referral Response on Public Access Along the Steveston Waterfront and Proposed Amendments to the Steveston Area Plan” by Kevin Eng.
- Planning Committee passed a referral motion directing staff to remove the ability to construct residential units on the south side of Bayview Street. The referral motion includes language directing staff to hold rezoning applications for residential development in abeyance until the referral is addressed.

As a result of Planning Committee direction, we will not be able to continue to review your application until the referral motion is addressed.

Please note that the report and referral will be placed on the agenda for consideration at the February 14, 2022 Council meeting on Monday night.

Planning Committee Meetings - link to 2022 meeting agendas, minutes and audiovisual recordings:

<https://www.richmond.ca/cityhall/council/meeting/WebAgendaMinutesList.aspx?Category=24&Year=2022>

Council Meetings - link to 2022 meeting agendas, minutes and audiovisual recordings:

<https://www.richmond.ca/cityhall/council/meeting/WebAgendaMinutesList.aspx?Category=6&Year=2022>

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP

Planner 3

Development Applications Department

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

P (604) 276-4282 | W www.richmond.ca | E sbadyal@richmond.ca

People | Excellence | Leadership | Team | Innovation



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 10371 (Revisions to the Steveston Area Plan)**

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

1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.4 (Steveston Area Plan):
 - a. at Section 3.2 (Waterfront Neighbourhoods Overall Policies), by adding the following clause h) under the heading “Policies: Land Uses”:

“h) Residential uses and development are not permitted in the Steveston Village Riverfront Area along the south side of Bayview Street between 3rd Avenue and No. 1 Road.”;
 - b. at Subsection 3.2.3 (Steveston Village Node), by inserting the following as a new clause e) under the heading “Policies” and renumbering the remaining clauses to f), g), h), i) and j) accordingly:

“e) Residential uses and development are not permitted in the Steveston Village Riverfront Area along the south side of Bayview Street between 3rd Avenue and No. 1 Road.”;
 - c. at Subsection 9.2.2 (Massing and Height), by deleting the paragraph entitled “Cohesive Character Areas” and replacing it with the following:

“Cohesive Character Areas

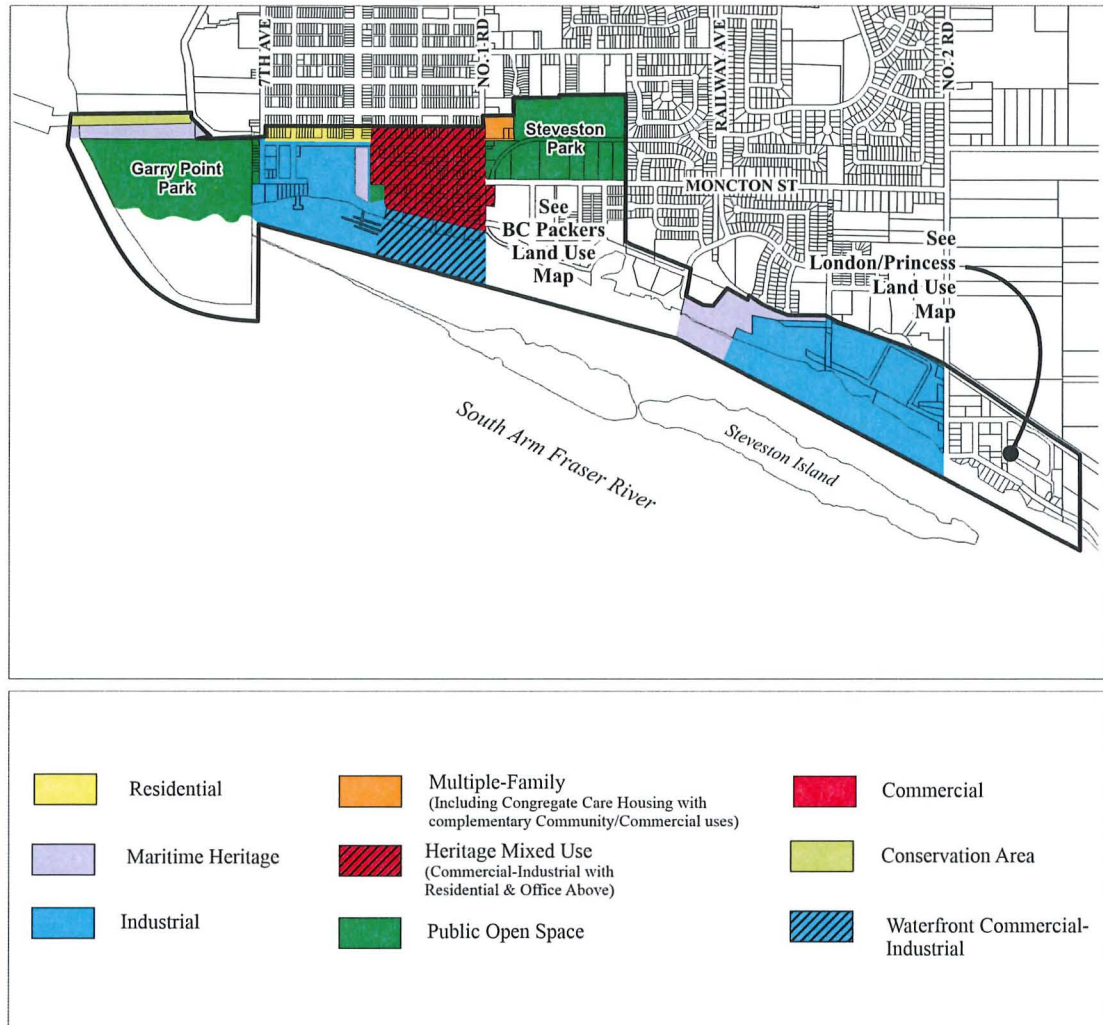
The form of new development should be guided by that of adjacent existing development, even where new uses are being introduced. For example, multiple family residential or commercial uses introduced adjacent to single family homes should adopt a scale and character similar to those existing dwellings, while commercial and/or industrial uses introduced along the riverfront would be better to adopt a scale and form reflective of the area’s historic cannery buildings.”;
 - d. at Subsection 9.3.2.2.b (Steveston Village Riverfront), by:
 - i. deleting the last sentence of the first paragraph and replacing it with the following:

“New development should seek to reanimate the “Riverfront” by integrating new and revitalized maritime-oriented industries and commercial activities within an unconventional, pedestrian friendly environment.”;

- ii. deleting clause i) under the title “Settlement Patterns” and replacing it with the following:
 - “i) Where possible, avoid segregating different uses on a site, in favour of an approach which sees different uses share a common character and features.”;
- iii. deleting the clause e) under the title “Architectural Elements” and replacing it with the following:
 - “e) Employment of architectural elements which enhance enjoyment of the river, the sun, and the view and provide opportunities for open space. Roof decks are not permitted;”;
- iv. deleting clause f) under the title “Architectural Elements” and renumbering the remaining clauses to f), g), h), i), j), k) and l) accordingly; and
- v. deleting subclause a(iii) under the title “Parking and Services” and renumbering the remaining subclause to a(iii) accordingly;

- e. deleting the Steveston Waterfront Neighbourhood Land Use Map and replacing it with the following:

Steveston Waterfront Neighbourhood Land Use Map



- f. at Appendix 1 – Definitions, by inserting the following definitions in alphabetical order:

**“Heritage Mixed Use
(Commercial-Industrial
with Residential &
Office Above)”**

A combination of commercial and industrial uses permitted within the same building, including residential and/or office uses above grade.

**Waterfront
Commercial-Industrial**

A combination of commercial and/or industrial uses contained within a building or buildings, including office use at or above grade.”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by
_____	APPROVED by Manager or Solicitor



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10372 (Revisions to the Steveston Commercial
(CS2) Light Industrial (IL) and Steveston Commercial and Pub
(ZMU10) Zoning Districts)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - a. at Section 9.2 (Steveston Commercial (CS2) zoning district), by inserting the following as a new Section 9.2.12.3 and renumbering the remaining sections accordingly:
 - “3. Notwithstanding Section 9.2.3, **boarding and lodging, community care facility, minor, home business, and housing apartment** are not permitted on the following **sites**:

3866 Bayview Street
PID 003-666-387
Lot 12 Block 1 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

3900 Bayview Street
PID 025-114-735
Parcel 1 Section 10 Block 3 North Range 7 West New Westminster District Plan LMP51060”
 - b. at Section 12.2 (Light Industrial (IL) zoning district) , by adding the following as a new Section 12.2.11.6:
 - “6. Notwithstanding Section 12.2.3.A, **residential security/operator unit** is not permitted on the following **sites**:

3540 Bayview Street
PID 003-408-833
Parcel “E” Section 10 Block 3 North Range 7 West New Westminster District Reference Plan 63730

3880 Bayview Street
PID 030-468-132

Lot A Section 10 Block 3 North Range 7 West New Westminster District
Plan EPP81519

12551 No. 1 Road
PID 028-745-701
Lot 1 Section 10 Block 3 North Range 7 West New Westminster District
Plan BCP49814”

- c. at Section 20.10 (Steveston Commercial and Pub (ZMU10) zoning district), by deleting **boarding and lodging, community care facility, minor, home business and housing apartment** from Section 20.10.3 (Secondary Uses).
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10372”**.

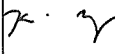
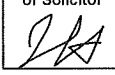
FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10394 (Revisions to the Steveston Commercial
(CS2) Light Industrial (IL) and Steveston Commercial and Pub
(ZMU10) Zoning Districts**

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

1. Richmond Zoning Bylaw 8500, as amended is further amended:
 - a. at Section 9.2 (Steveston Commercial (CS2) zoning district), by inserting the following as a new Section 9.2.12.3 and renumbering the remaining sections accordingly:
 - “3. Notwithstanding Section 9.2.3, **recycling depot** is not permitted on the following **sites**:

3866 Bayview Street
PID 003-666-387
Lot 12 Block 1 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

3900 Bayview Street
PID 025-114-735
Parcel 1 Section 10 Block 3 North Range 7 West New Westminster District Plan LMP51060”
 - b. at Section 12.2 (Light Industrial (IL) zoning district), by inserting the following as a new Section 12.2.11.6:
 - “6. Notwithstanding Section 12.2.2, **animal shelter, auction, minor, car or truck wash, fleet service and recycling depot** are not permitted on the following **sites**:

3540 Bayview Street
PID 003-408-833
Parcel “E” Section 10 Block 3 North Range 7 West New Westminster District Reference Plan 63730

3880 Bayview Street
PID 030-468-132

Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan
EPP81519

12551 No.1 Road
PID 028-745-701

Lot 1 Section 10 Block 3 North Range 7 West New Westminster District Plan
BCP49814”

- c. at Section 20.10 (Steveston Commercial and Pub (ZMU10) zoning district), by deleting **recycling depot** from Section 20.10.2 (Permitted Uses)
- 2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10394”**.

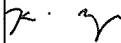

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 10392 (Revisions to the Steveston Area Plan)**

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

1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.4 (Steveston Area Plan):
 - a. at Subsection 9.3.2.2.b (Steveston Village Riverfront), by deleting clause c) i) under the title “Massing and Height” and replacing it with the following:

“Typically vary from one to two storeys and up to a maximum building height of 9 m.”
 - b. by amending the accompanying table associated with the Steveston Village Land Use Density and Building Height Map to delete the text in the Maximum Building Height cell along the Riverfront Area row and replace with the following:

“9 m ***”
 - c. by deleting the text under the asterisks (***) at the bottom of the Steveston Village Land Use Density and Building Height Map and replacing it with the following:

“*** Maximum building height along the south side of Bayview Street shall not exceed two storeys above finished site grade.”
2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10393 (Revisions to the Light Industrial (IL) Zoning
District)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - a. at Section 12.2 (Light Industrial (IL) zoning district), by inserting the following as a new Section 12.2.7.2 and renumbering the remaining sections accordingly:
 - “2. Notwithstanding Section 12.2.7.1, the maximum **height** for **buildings** is 9.0 m for the following **sites**:

3540 Bayview Street
PID 003-408-833
Parcel “E” Section 10 Block 3 North Range 7 West New Westminster District
Reference Plan 63730

3880 Bayview Street
PID 030-468-132
Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan
EPP81519

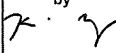
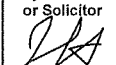
12551 No.1 Road
PID 028-745-701
Lot 1 Section 10 Block 3 North Range 7 West New Westminster District Plan
BCP49814”
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10393”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

ADOPTED

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 7, 2022

File: RZ 21-926304

Re: Application by Rick Bowal for Rezoning at 8220 Gilbert Road from
"Single Detached (RS1/E)" Zone to "Arterial Road Two-Unit Dwellings
(RDA)" Zone

Staff Recommendation

1. That the following recommendation be forwarded to a Public Hearing:
 - a) That Single-Family Lot Size Policy 5442 for the area generally bounded by Mirabel Court, Blundell Road, Gilbert Road and Lucas Road, in a portion of Sections 19 and 20 Block 4 North Range 6 West, be amended to exclude 8220 Gilbert Road from the Policy, as shown in the proposed draft Single-Family Lot Size Policy 5442 (Attachment 5).
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10428, for the rezoning of 8220 Gilbert Road from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604) 247-4625

WC:cl
Att. 10

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

Staff Report

Origin

Rick Bowal has applied to the City of Richmond (on behalf of the property owners, i.e., himself and Meena Bowal) for permission to rezone 8220 Gilbert Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone, to permit the property to be developed into 2 duplex lots with shared vehicle access to Gilbert Road. This rezoning application includes a proposed amendment to Single-Family Lot Size Policy 5442 to remove 8220 Gilbert Road from the Policy. A location map and aerial photo of the subject site are provided in Attachment 1.

Findings of Facts

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

In order to consider this rezoning application, an amendment to Single-Family Lot Size Policy 5442 is required to remove the subject site from the Lot Size Policy. Further discussion on the proposed amendment to Lot Size Policy 5442 is provided later in this report.

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site is located on the east side of Gilbert Road, between Blundell Road and Lucas Road. The subject site is the widest residential lot on the east side of this block of Gilbert Road (approximately 28 m/91 ft. wide).

Subject Site Existing Housing Profile

The subject site consists of a large lot containing a single-family dwelling that is occupied by a rental tenant. There are no secondary suites in the dwelling. The existing dwelling is proposed to be demolished at future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- | | |
|-------------------------|--|
| To the North and South: | are lots zoned “Single Detached (RS1/E)”, each containing a single-family dwelling. |
| To the East: | fronting Sunnywood Drive, are lots zoned “Single Detached (RS1/E)”, each containing a single-family dwelling. |
| To the West: | immediately across Gilbert Road, are lots zoned “Single Detached (RS1/E)”, each containing a single-family dwelling. |

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) registered on Title of the property for the sanitary sewer along the rear (east) property line. The applicant has been advised that encroachment into the SRW is not permitted.

Related Policies & Studies

Official Community Plan

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

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the future development potential of properties along arterial roads in certain areas of the City. The Arterial Road Housing Development Map identifies the subject site as “Single Family Lot Size Policy (No Townhouse)”. Properties with this designation are excluded from the Arterial Road Land Use Policy because they are located within a Lot Size Policy area that does not permit small lot subdivision or townhouse development. Further discussion of this redevelopment proposal in the context of the Arterial Road Land Use Policy is provided in the “Analysis” section of this report.

Single-Family Lot Size Policy 5442

The subject site is governed by Single-Family Lot Size Policy 5442, which was adopted by City Council on September 17, 1990 and subsequently renewed and amended in 1996, 2005 and 2008 (Attachment 4). The Lot Size Policy allows certain properties to be rezoned and subdivided subject to site-specific provisions for vehicle access, but does not allow multiple-family development (e.g., townhouses).

Consideration of the rezoning application at the subject site requires an amendment to Lot Size Policy 5442. The proposed amendment is to exclude only the subject site at 8220 Gilbert Road from the Policy, and for all other provisions of the Policy to remain unchanged. The proposed amendment to Lot Size Policy 5442 is shown in Attachment 5.

A targeted review of the OCP is currently on-going, which will include a review of the City’s Single-Family Lot Size Policies. The resulting housing policy framework will reflect today’s housing context. This application for rezoning and amendment to Lot Size Policy 5442 is being brought forward for consideration on its own merits given the unique lot geometry and site context. See the “Analysis” section below for more discussion on the proposed Lot Size Policy amendment.

Affordable Housing Strategy

Consistent with the City’s Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$12.00 per buildable square foot prior to final adoption of the rezoning bylaw (i.e., \$86,413.00).

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.

As is the practice for rezoning applications involving an amendment to a Lot Size Policy, City staff sent a letter to all owners and residents of properties located within the area governed by Lot Size Policy 5442 in June 2022 to obtain feedback on the proposed lot size policy amendment and on the development proposal (excerpt provided in Attachment 6). The letter contained a description of the development proposal, preliminary drawings, a copy of the existing Lot Size Policy 5442 and additional information about the proposed amendment to Lot Size Policy 5442 were also included in the package.

In response to the letter and information package, City staff received a letter from four residents of Mirabel Court along with an attachment of a previous piece of correspondence (Attachment 7), which is summarized as follows:

- A majority of Mirabel Court owners and residents continue to support the preservation of single-family housing in the neighbourhood, and are opposed to applications that would propose to remove Lot Size Policy 5442 altogether.
- Owners and residents of Mirabel Court are not opposed to reasonable adjustments to Lot Size Policy 5442 that would continue to preserve Policy's intent, but they are nonetheless concerned about potential erosion of the Policy should additional applications be considered to remove properties from the Policy area to intensify infill development.

Given that the broader OCP review will include a review of the City's Single-Family Lot Size Policies and that this application is being considered on its own merits, the proposed amendment to Lot Size Policy 5442 is to exclude only the subject site at 8220 Gilbert Road from the Policy, and for all other provisions of the Policy to remain unchanged.

The applicant has indicated that on October 28, 2022, he met with some of the neighbours immediately surrounding the subject site (i.e., 8200, 8233, 8240 Gilbert Road and 8231 Sunnywood Drive) to discuss the redevelopment proposal and to answer any questions or concerns. The applicant has indicated that the feedback received from the neighbours was positive and that they either had no opinion about the proposal or were looking forward to the subject site being redeveloped.

Should the proposed amendment to Lot Size Policy 5442 be endorsed by City Council and the rezoning bylaw associated with this application be granted first reading, the proposal would 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

Redevelopment on Arterial Roads and the Proposed Amendment to Single-Family Lot Size Policy 5442

The City has permitted densification along certain arterial roads since the 1999 OCP was adopted. The objectives of the City's current Arterial Road Land Use Policy are to direct a variety of infill housing types in close proximity to commercial services, public amenities, schools, and transit service, as well as to minimize traffic disruption by ensuring that there is no increase in the number of driveways to arterial roads.

Consistent with the objectives of the Arterial Road Land Use Policy, Richmond Zoning Bylaw 8500 indicates that where there is a rezoning application along an arterial road in an existing lot size policy area that has been in place for over five years, Council will determine whether to remove all of the properties in the block fronting the subject arterial road from the applicable lot size policy when considering the rezoning application. As the OCP review will include a review of the City's Single-Family Lot Size Policies, staff feel that it is not warranted to consider the removal of all lots in the block from Lot Size Policy 5442 at this time as the proposed development at the subject site is being considered on its own merits, as follows:

- The lot geometry of 8220 Gilbert Road is unique in that it is the only residential property on the east side of this block of Gilbert Road that lends itself to redevelopment for two duplex lots with shared vehicle access, as it is approximately 28 m wide as compared to the remainder of the lots, which are approximately 20 m wide.
- There are newer single-family dwellings to the north and south of the subject site.
- This proposal responds to the objectives of the Arterial Road Land Use Policy as it is an infill development application close to urban amenities (Blundell Shopping Centre and Blundell Park/Elementary School) and there are transit routes on both Blundell Road and Gilbert Road.
- The proposal contributes to the variety of housing types within the City and it does not require an additional driveway to the arterial road.
- The proposed duplex designs are sensitive to the existing surrounding single-family housing because they follow the same maximum building height and setbacks that would otherwise be permitted for new construction under the existing single-family zoning. Should the rezoning proceed, a Development Permit application will be required to further refine the form and character of the proposed development.

Given the merits described above, as well as the broader OCP review that will look at all of the City's Single-Family Lot Size Policies in the context of today's housing situation, staff recommend that Council consider the proposed amendment to Lot Size Policy 5442 to exclude the subject site from the Policy and for all other provisions of the Policy to remain unchanged.

Proposed Site Planning

- The proposed site plan on each new lot after subdivision consists of a duplex with one unit at the front and one unit at the back, separated by paired garages. Each duplex is located on either side of a shared drive-aisle that runs through the center of the site over the common property line of each new lot. The proposed conceptual development plans are included in Attachment 8.
- Pedestrian access from the public sidewalk to each of the front units is provided by a pathway treated with permeable pavers. Pedestrian access to each of the back units is provided via the shared drive-aisle. The use of the drive-aisle by both vehicles and pedestrians is highlighted by the proposed decorative surface treatment with permeable pavers. The entries to each of the four units are visible from Gilbert Road.
- Private open space for the front units is provided at grade in the front yards and generous private open space for the back units is provided at grade with patios and green space in the rear yards.

Vehicle Access, Parking, and Transportation Improvements

- A single vehicle access point to the site is proposed from Gilbert Road, which is to be shared between the two new lots.
- Consistent with the parking regulations in the Zoning Bylaw, two side-by-side resident parking spaces are proposed on-site within the garages (for a total of four parking spaces per lot), and one visitor parking space is proposed on-site between the duplexes at the east end of the drive-aisle, which is to be shared between the two lots.
- A legal agreement is required to be registered on Title prior to rezoning bylaw adoption for the shared driveway, to ensure no backing out of vehicles onto Gilbert Road, and to ensure that upon subdivision of the property a cross-access easement is registered on Title for the area of the shared drive-aisle and shared visitor parking space.
- Transportation-related improvements required with rezoning include frontage upgrades along Gilbert Road to install a new minimum 1.5 m wide treed/grass boulevard at the curb and a new 2.0 m wide concrete sidewalk at the property line, which are to transition to meet the existing condition to the north and south. These improvements are to be designed and constructed via the Servicing Agreement, which the applicant must enter into prior to subdivision approval.

Tree Retention, Replacement, and Landscaping

The applicant has submitted a Certified Arborist's Report; which identifies on-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized plum tree on the subject property, which is in very poor condition as the majority of the tree is dead (Tree # 213).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, supports the Arborist's recommendation to remove Tree # 213 due to its very poor condition, and requires replacement trees be planted and maintained on the proposed lots at a 2:1 ratio consistent with the OCP (minimum 8 cm deciduous caliper/4 m high conifer).

The applicant has agreed to plant a total of eight trees on-site, in excess of the required tree replacement ratio (four trees on each new lot proposed). The preliminary Landscape Plan illustrates that two of the eight trees proposed to be planted on-site are 8 cm deciduous trees, and that the remaining trees are 5 cm-6 cm caliper deciduous and 3.5 m high conifer (Attachment 9). The Landscape Plan is to be finalized as part of the DP application review process, and a landscaping security based on a cost estimate prepared by the Registered Landscape Architect is required to be submitted prior to DP issuance to ensure that the replacement trees are planted and the Landscape Plan is adhered to.

The site survey also shows hedges on-site in the front yard and on the neighbouring properties to the north and east. The applicant proposes to retain the hedge on the neighbouring property to the north. The applicant proposes to remove the hedge on-site in the front yard as it has low landscape value, conflicts with the required boulevard upgrades, and is contrary to the natural surveillance principles of Crime Prevention Through Environmental Design (CPTED). Subject to obtaining the property owner's written authorization, the applicant proposes to remove the hedge on the neighbouring site to the east as it has low landscape value due to heavy pruning. Should the applicant be unsuccessful in obtaining the neighbouring owner's written authorization for hedge removal, the hedge will be retained and protected. The preliminary Landscape Plan illustrates the proposed tree management plan along with protection fencing, if required.

To ensure that the hedge identified for retention on the neighbouring property to the north is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to 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 protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of protection fencing around the hedge to be retained. 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.

Energy Step Code and Electric Vehicle Charging

The architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. At the DP stage, the applicant will be required to engage a qualified energy modeller to ensure that the proposed design can achieve the applicable performance target.

Should the DP and Building Permit applications associated with this proposal be submitted in accordance with the provisions for in-stream applications, the applicable performance target would be Step 3 (or alternatively Step 2 with a Low-Carbon Energy System).

Consistent with the Zoning Bylaw, the proposal is to include an energized outlet capable of providing Level 2 charging or higher for each resident parking space.

Subdivision and Site Servicing

At subdivision stage, the applicant is required to complete the following:

- Pay Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, and Address Assignment Fees.
- Register a cross-access easement on Title for the shared drive-aisle and shared visitor parking space.
- Enter into a Servicing Agreement for the design and construction of the required water, storm, and sanitary service connections, as well as for the frontage improvements described previously. Complete details on the scope of work required as part of the Servicing Agreement are included in Attachment 10.

Future Development Permit Application Considerations

A DP application is required for the subject proposal to further review form and character of the proposed development to ensure it is consistent with the policies and design guidelines for duplexes that are contained within the OCP, and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Refining the provision of private outdoor space for the front units to include a secondary space that is not in the front yard.
- Refining the concept shown on the site plan for the boulevard upgrades to reflect that the transition to the existing treatments to the north and south of the site is to occur within the subject site frontage.
- Exploring opportunities for aging-in-place and Convertible Unit Features to be incorporated into dwelling design.
- Investigating with external agencies whether the existing bus stop along Gilbert Road needs to be relocated due to its' proximity to the proposed driveway crossing.
- Reviewing the proposed exterior building material and colour palette.
- Reviewing the applicant's design response to the principles of CPTED.
- Gaining a better understanding of the proposed sustainability features to be incorporated into the project.

Financial Impact

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

Conclusion

This application is to rezone the property at 8220 Gilbert Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone, to permit the property to be subdivided to create two lots, each of which would contain a duplex.

Consideration of this rezoning application requires an amendment to Single-Family Lot Size Policy 5442. The proposed amendment is to exclude only the subject site at 8220 Gilbert Road from the Policy, and for all other provisions of the Policy to remain unchanged.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10428 be introduced and given first reading.



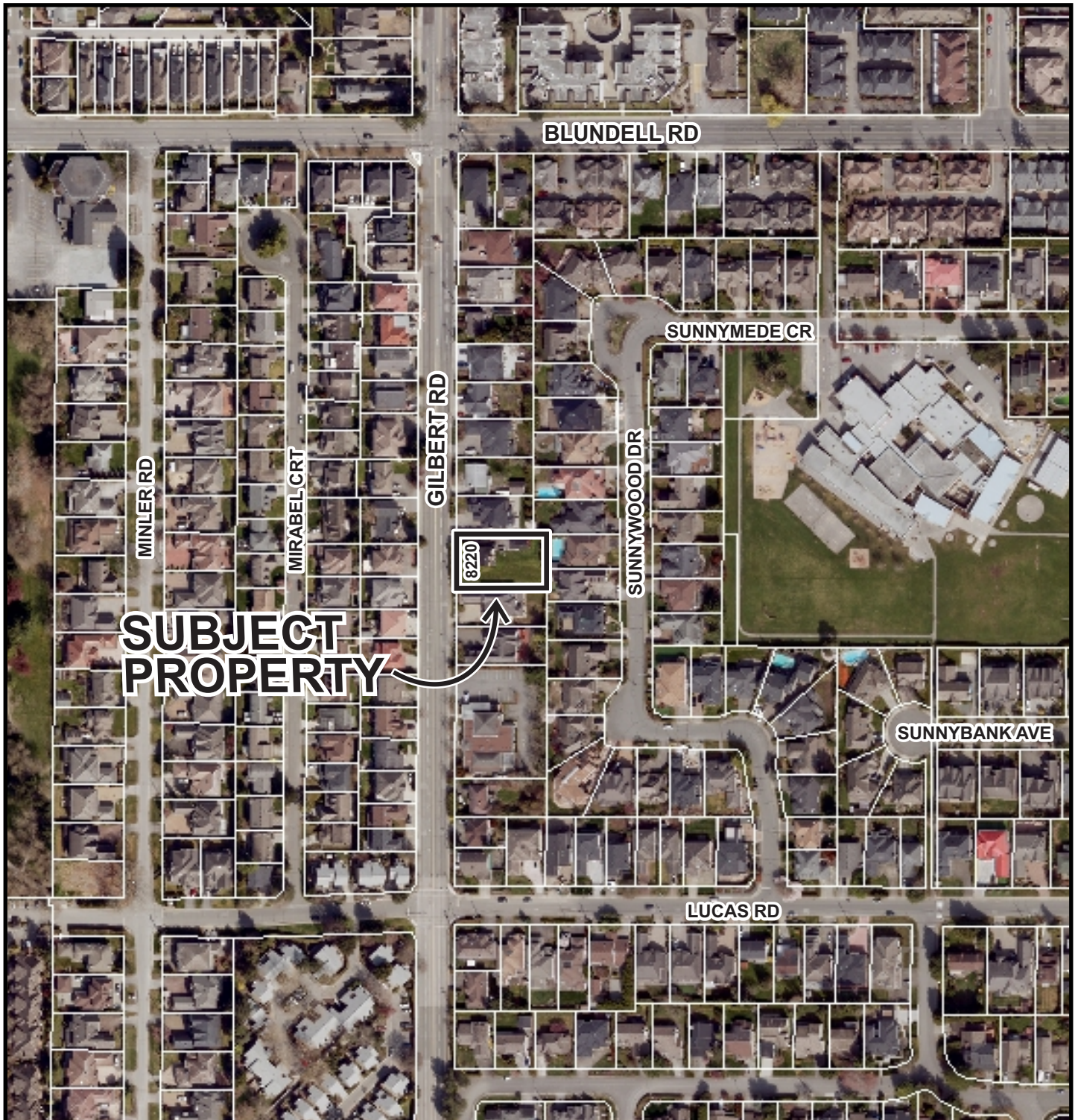
Cynthia Lussier
Planner 2
(604-276-4108)

CL:js

- Att. 1: Location Map/Aerial Photo
2: Development Application Data Sheet
3: Site Survey
4: Existing Single-Family Lot Size Policy 5442
5: Proposed Amendment to Single-Family Lot Size Policy 5442
6: Letter to Owners/Residents of Lots within Single-Family Lot Size Policy 5442
7: Correspondence from Mirabel Court Residents
8: Conceptual Development Plans
9: Preliminary Landscape Plan
10: Rezoning Considerations



City of Richmond



RZ 21-926304

PLN - 48

Original Date: 02/17/21

Revision Date:

Note: Dimensions are in METRES



RZ 21-926304

Address: 8220 Gilbert Road

Applicant: Rick Bowal

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Raghibir (Rick) Bowal and Meena Bowal	To be determined
Site Size (m²):	1,390.9 m ² (14,971 ft ²)	North lot – 695.4 m ² (7,485 ft ²) South lot – 695.5 m ² (7,486 ft ²)
Land Uses:	One single detached dwelling	One duplex on each of the two lots created
OCP Designation:	Neighbourhood Residential	No change
Single-Family Lot Size Policy Designation:	Single Detached (RS1/E); multiple-family development not permitted	Amendment to exclude the subject site from the Policy to permit a subdivision to create two lots, each containing a duplex
Zoning:	Single Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)

On Future Subdivided Lots	Bylaw Requirement	Proposed		Variance
Floor Area Ratio:	The lesser of 0.60 FAR and 334.5 m ²	North lot:	0.48 FAR (334.3 m ²)	None permitted
		South lot:	0.48 FAR (333.66 m ²)	
Buildable Floor Area (m ²):	Maximum total 334.5 m ² (3,600 ft ²) (Each unit min. 125.4 m ² and max. 183.9 m ²)	North lot:	334.3 m ² (3,598 ft ²) (Front unit – 166.3 m ² Back unit – 168.0 m ²)	None permitted
		South lot:	333.66 m ² (3,590 ft ²) (Front unit – 166.3 m ² Back unit – 167.36 m ²)	
Lot Coverage (% of lot area):	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live plant material: Min. 25%	North lot:	Buildings: 37% Non-porous Surfaces: 37% Live plant material: 27%	None
		South lot:	Building: 38% Non-porous Surfaces: 38% Live plant material: 27%	
Min. Lot Size:	464.5 m ²	North lot:	695.4 m ²	None
		South lot:	695.5 m ²	
Min. Lot Dimensions (m):	Width: 10.35 m Depth: 30.0 m	Width: 14.5 m each Depth: 47.8 m each		None

On Future Subdivided Lots	Bylaw Requirement		Proposed	Variance
Setbacks (m):	Front:	Min. 6.0 m	6.0 m	None
	Side:	Min. 1.2 m	1.2 m	
	Rear:	Min. 9.5 m for up to 60% of 1 st storey rear wall and 10.7 m for at least 40% of 1 st storey rear wall and all of 2 nd storey	9.5 m for 60% of 1 st storey rear wall and 10.7 m for 40% of 1 st storey rear wall and all of 2 nd storey	
Height (m):	The lesser of 2 storeys or 9.0 m		2 storeys (7.6 m)	None
On-site Resident Parking Spaces per lot:	2 spaces per unit (4 spaces total)		2 spaces per unit (4 spaces total)	None
On-site Visitor Parking Spaces:	1 space (shared between 2 lots)		1 space (shared between 2 lots)	None
Grand total:	9 spaces		9 spaces	None
Private Outdoor Space:	Min. 30 m ² per unit		North Lot:	None
			Front – 49.2 m ²	
			Back – 142.7 m ²	
			South Lot:	
			Front – 49.1 m ²	
			Back – 140.8 m ²	

TOPOGRAPHIC PLAN FOR PROPOSED
SUBDIVISION OF LOT 7 SECTION 20 BLOCK
4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 10008

ATTACHMENT 3

FOR PERMIT APPLICATION PURPOSES ONLY

CIVIC ADDRESS:
8220 GILBERT ROAD
RICHMOND, BC

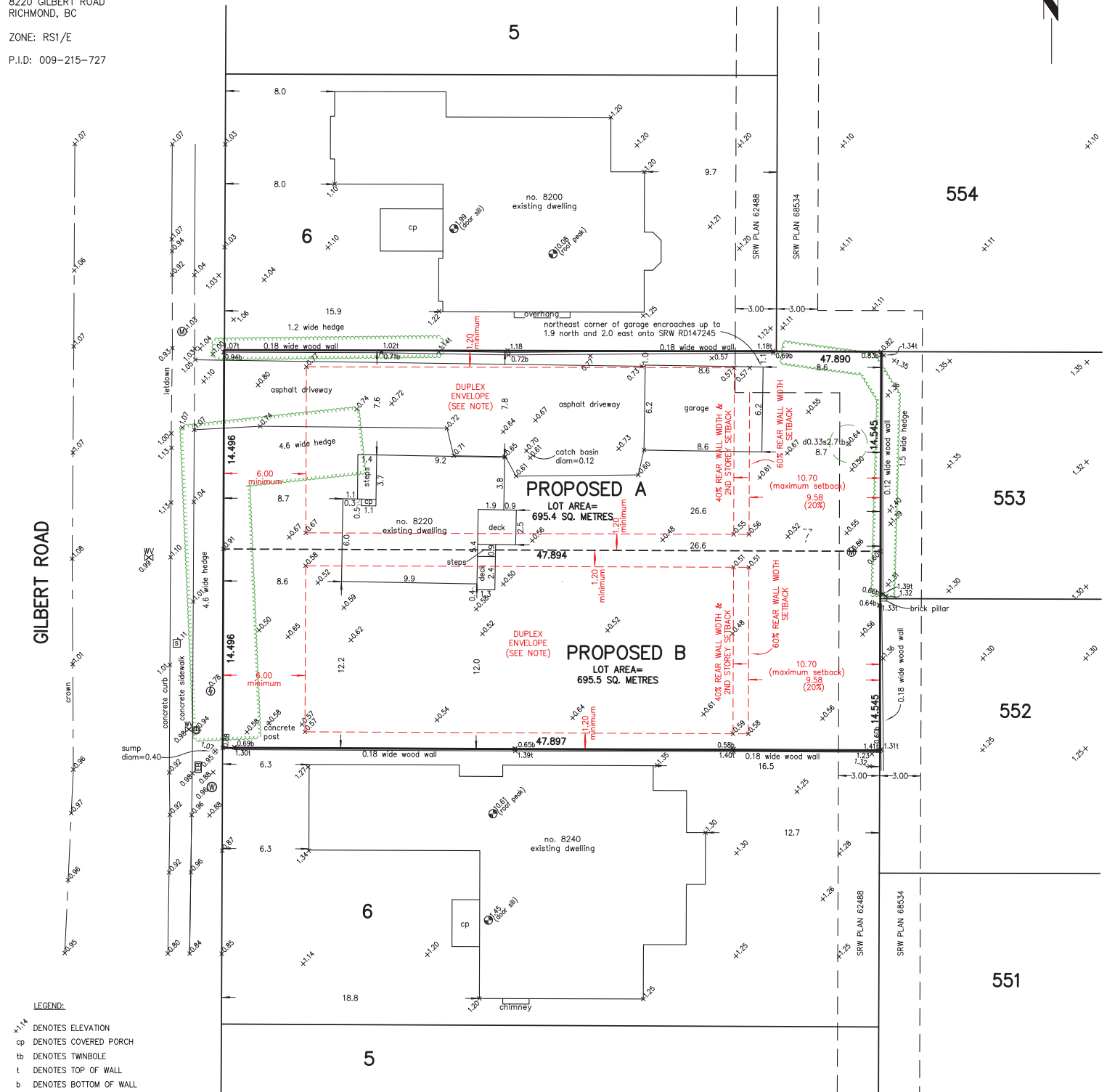
ZONE: RS1/E

P.I.D: 009-215-727

BUILDING ENVELOPE NOTE:

ENVELOPES ARE ONLY AN APPROXIMATE INTERPRETATION OF CITY BUILDING BYLAWS. CONSULT CITY PLANNING DEPARTMENT FOR FINAL ENVELOPES BEFORE THE START OF DESIGN DRAWINGS.

LYON, FLYNN & COLLINS ACCEPTS NO RESPONSIBILITY FOR DISCREPANCIES OR ERRORS THAT MAY INCUR FROM DETERMINING ENVELOPE DIMENSIONS OR LOCATIONS.



NOTES:

ELEVATIONS ARE IN METRES TO CITY OF RICHMOND CVD28GVRD2018 GEODETIC DATUM DERIVED FROM MONUMENT 77H4767 WITH ELEVATION=0.955 METRES AND CONFIRMED TO HPN MONUMENT 77H4686 WITH ELEVATION=0.844 METRES.

ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY THE CITY OF RICHMOND TREE PROTECTION BYLAW No 8057.

BUILDING DIMENSIONS AND OFFSETS ARE TAKEN TO THE OUTSIDE FACE OF THE BUILDING.

LOT DIMENSIONS AND AREA ARE SHOWN ACCORDING TO LAND TITLE OFFICE RECORDS.

ALL DIMENSIONS OTHER THAN LOT DIMENSIONS ARE SHOWN TO THE NEAREST 0.1 METRES.

CHARGES:

LOT 7 IS SUBJECT TO STATUTORY RIGHT OF WAY RD147245 INTER ALIA.

CERTIFIED CORRECT:
14TH DAY OF APRIL, 2022.

B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.
THIS PLAN IS TO BE USED FOR DESIGN
PURPOSES ONLY.



LYON, FLYNN & COLLINS B.C. LAND SURVEYORS
102-1537 WEST 8TH AVENUE, VANCOUVER, B.C.
T: 604-737-8777 E: LYON@TELUS.NET
W: WWW.LFCSURVEY.COM



City of Richmond

Policy

Page 1 of 2

Adopted by Council: September 17, 1990
Renewed by Council: February 19, 1996
Amended by Council: September 19, 2005
Amended by Council: September 3, 2008

POLICY 5442

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 19-4-6 and 20-4-6

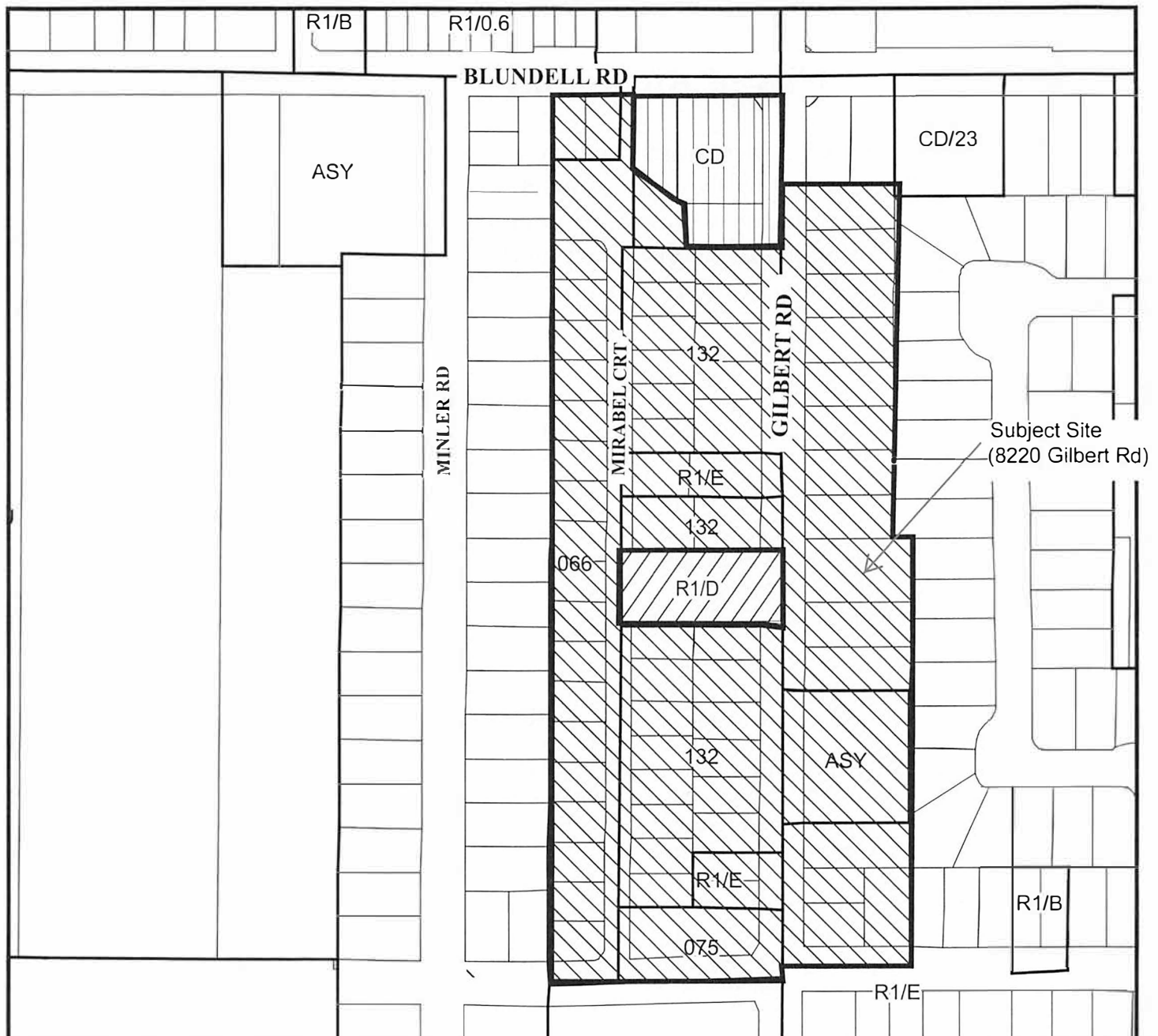
POLICY 5442:

The following policy establishes lot sizes in a portion of Section 19-4-6 and Section 20-4-6 located on Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road south of Blundell Road:

1. That properties within the area of Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road, in a portion of Section 19-4-6 and Section 20-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the following provisions:
 - a) That 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court be permitted to subdivide as per Single-Family Housing District (R1/D), provided that no new accesses are created onto Gilbert Road; and
 - b) That 8091 Gilbert Road, 6800 and 6760 Blundell Road be permitted to subdivide as per **Comprehensive Development District (CD)**, provided that there are **not more than 6 lots** and that the lots are accessible by a lane which would not be connected to Mirabel Court;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

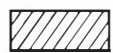
2. That multiple-family residential development shall not be permitted.



Subdivision permitted as per **R1/E**



Subdivision permitted as per **CD** at 6800, 6760 Blundell Road and 8091 Gilbert Road provided that there are no more than 6 lots and that the lots access a lane not connected to Mirabel Court;



Subdivision permitted as per **R1/D** at 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court provided that no new accesses are created onto Gilbert Road.



Policy 5442

Section 19-4-6 & 20-4-6

PLN – 53

Adopted Date: 09/17/90
Renewed Date: 02/19/96
Amended Date: 09/19/05
09/03/08

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 17, 1990
 Renewed by Council: February 19, 1996
 Amended by Council: September 19, 2005
 Amended by Council: September 3, 2008
 Amended by Council:

**DRAFT
 PROPOSED
 POLICY 5442**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 19-4-6 and 20-4-6

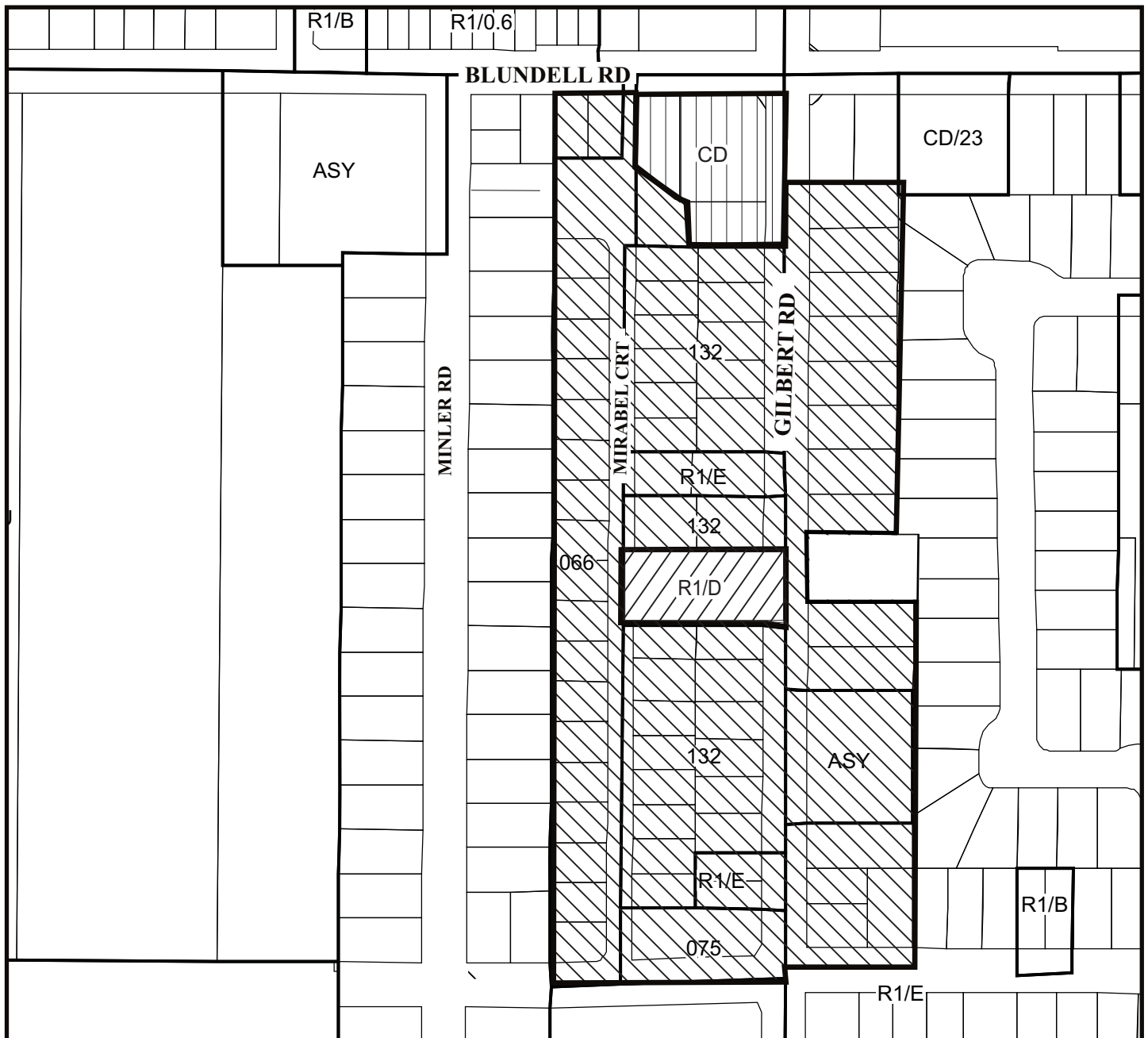
POLICY 5442:

The following policy establishes lot sizes in a portion of Section 19-4-6 and Section 20-4-6 located on Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road south of Blundell Road:

1. That properties within the area of Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road, in a portion of Section 19-4-6 and Section 20-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the following provisions:
 - a) That 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court be permitted to subdivide as per Single-Family Housing District (R1/D), provided that no new accesses are created onto Gilbert Road; and
 - b) That 8091 Gilbert Road, 6800 and 6760 Blundell Road be permitted to subdivide as per **Comprehensive Development District (CD)**, **provided that there are not more than 6 lots and** that the lots are accessible by a lane which would not be connected to Mirabel Court;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

2. That multiple-family residential development shall not be permitted.



Subdivision permitted as per **R1/E**



Subdivision permitted as per **CD** at 6800, 6760 Blundell Road and 8091 Gilbert Road provided that there are no more than 6 lots and that the lots access a lane not connected to Mirabel Court;



Subdivision permitted as per **R1/D** at 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court provided that no new accesses are created onto Gilbert Road.



Policy 5442

Section 19-4-6 & 20-4-6

PLN - 55

Adopted Date: 09/17/90
Renewed Date: 02/19/96
Amended Date: 09/19/05
09/03/08

Note: Dimensions are in METRES



City of
Richmond

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

June 6, 2022
File: RZ 21-926304

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

Dear Owner/Resident:

Re: Proposed Amendment to Single-Family Lot Size Policy 5442 and Proposed Rezoning Application at 8220 Gilbert Road

The purpose of this letter is to advise you that the City of Richmond has received a rezoning application for a property in your neighbourhood at 8220 Gilbert Road, and to provide information on how to comment on this application, should you wish to.

This rezoning application is to enable subdivision of the property to create two medium-sized lots (each approx. 14 m/45 ft. wide) and the construction of a duplex on each new lot. A map showing the location of the property is provided in Attachment 1. Conceptual drawings of the proposed duplexes on each new lot are provided in Attachment 2.

This property is located within the area governed by Single-Family Lot Size Policy 5442 (Attachment 3), which prohibits multi-family development and restricts the majority of properties in the area to a minimum lot width of 18 m (59 ft.). This rezoning application includes an amendment to Single-Family Lot Size Policy 5442 to remove 8220 Gilbert Road from the Policy (Attachment 4).

It is emphasized that this rezoning application and the proposed amendment to Single-Family Lot Size Policy 5442 would not change the zoning of other properties in the area. Any zoning changes proposed to other properties would be subject to the standard rezoning application review process with public consultation including a Public Hearing.

Further details about this rezoning application and the proposed amendment to Single-Family Lot Size Policy 5442 are provided in Attachment 5.

Please submit any comments you may have about this proposal **by July 8, 2022** to clussier@richmond.ca or to Cynthia Lussier, Planner 2, Development Applications Department, City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1.

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

Note: If you have no comments or concerns about the attached proposal, then no action is required on your part.

Sincerely,

Cynthia Lussier
Planner 2

CL: blg

Att. 5

6852297



Proposed Rezoning Application at 8220 Gilbert Road

Rick Bowal has applied to the City of Richmond for permission to rezone the property at 8220 Gilbert Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone, to permit the property to be subdivided to create two lots (each approx. 14 m/45 ft. wide), with a shared visitor parking space, and vehicle access from a single shared driveway to Gilbert Road. Each lot would contain a duplex (i.e., a building containing two units). The application is being process under City file number RZ 21-926304.

Single-Family Lot Size Policy 5442 and Proposed Amendment

On September 17, 1990, City Council adopted Single-Family Lot Size Policy 5442 to establish the lot sizes that would be considered on properties generally bounded by Mirabel Court, the south side of Blundell Road, the east side of Gilbert Road, and the north side of Lucas Road (included in this package as Attachment 3). The Lot Size Policy indicates that properties be permitted to subdivide in accordance with the “Single Detached (RS1/E)” zone (minimum 18 m/59 ft. wide lots), subject to the following:

- That four mid-block lots on the west side of Gilbert Road be permitted to subdivide as per the “Single Detached (RS1/D)” zone provided that no new driveway accesses are created onto Gilbert Road (8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court).
- That six lots at the southwest corner of the intersection of Blundell and Gilbert Roads be permitted to subdivide as per a site-specific zone (“Single Detached (ZS19)”) provided that vehicle access is from a lane that does not connect to Mirabel Court (6748, 6768, 6788 Blundell Road and 8039, 8059, 8079 Gilbert Road).
- That multi-family residential development is not permitted (e.g., duplexes, triplexes, townhouses etc.)

As it currently exists, Lot Size Policy 5442 requires the property at 8220 Gilbert Road to remain as a large lot zoned “Single Detached (RS1/E)” (approx. 28 m/91 ft. wide), which can accommodate a single-family dwelling including a secondary suite.

Table 1 (below) provides a comparison between what the “Single Detached (RS1/E)” zone allows under the existing Lot Size Policy and what the proposed rezoning to the “Arterial Road Two-Unit Dwellings (RDA)” zone would allow under the proposed amendment to the Lot Size Policy.

The proposed amendment to Lot Size Policy 5442 would remove 8220 Gilbert Road from the Lot Size Policy area so that it could rezone and subdivide into two lots (each approx. 14 m/45 ft. wide) to contain a duplex on each new lot. This property is the largest residential property on the east side of Gilbert Road within the Lot Size Policy area and is the only one that would currently lend itself to this type of infill residential development. All other provisions of the Lot Size Policy would remain unchanged. The proposed amendment to the Lot Size Policy and accompanying map is provided in Attachment 4, with the proposed changes shown in red.

Table 1 – Zoning Summary Comparison (8220 Gilbert Road)

	Permitted Uses	Lot Width	Lot Depth	Lot Area	Max. Buildable Floor Area
<i>Existing Zoning</i> Single Detached (RS1/E)	One single-family dwelling, and a secondary suite	28 m (91 ft.)	48 m (157 ft.)	1,390 m ² (14,968 ft ²)	533 m ² (5,740 ft ²)
<i>Proposed Zoning</i> Arterial Road Two-Unit Dwellings (RDA)	One duplex on each of the two lots created, and a secondary suite*	Each lot 14.0 m (45 ft.)	Each lot 48 m (157 ft.)	Each lot 695 m ² (7,480 ft ²)	Each lot 334.5 m ² (3,600 ft ²)
* Although a secondary suite would be permitted in each duplex unit, there are no secondary suites proposed as part of this development application.					

Next Steps

Please submit any comments you may have about this proposal **by July 8, 2022** to clussier@richmond.ca or to Cynthia Lussier, Planner 2, Development Applications Department, City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1.

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

Note: If you have no comments or concerns about the attached proposal, then no action is required on your part.

After all public comments are received on July 8, 2022, City staff will complete a report to the Planning Committee of City Council on the proposed amendment to Single-Family Lot Size Policy 5442 and the rezoning application at 8220 Gilbert Road, and will incorporate your feedback as part of the report. If the application is supported by the Planning Committee, it would subsequently be considered by Richmond City Council at a regular Council meeting. You will be provided with the opportunity to address Council directly if the proposed amendment to the Lot Size Policy and the rezoning application proceed to a Public Hearing. There is no obligation for you to provide comments.

It is emphasized that the proposed amendment to Single-Family Lot Size Policy 5442 and the rezoning application at 8220 Gilbert Road do not change the zoning of other properties in the area. Proposed zoning changes on other properties in your neighbourhood would be subject to the standard rezoning application review process (which includes public notification and a Public Hearing).

July 8, 2022

Cynthia Lussier,
Planner 2,
Planning & Development Division – City of Richmond
6911 No. 3 Road, Richmond BC

Re: File RZ 21-926304 – and *continued general protection of Single Family Lot Size Policy 5442*

Ms. Lussier: This note is being provided to you in response to your June 6, 2022, letter to owners and residents at homes within the area covered by the City of Richmond's Single Family Lot Size Policy 5442. This policy generally applies to adjacent, one-block-long sections of Gilbert Road and Mirabel Court, capped by adjoining housing on Blundell Road and Lucas Road.

Your June 6 letter invited comments in response to the proposed amendment to Policy 5442 that would allow the property at 8220 Gilbert Road to be subdivided and developed as a multi-family property that would be exempted from the area's single-family policy that was established by the City almost 32 years ago for the "5442" area.

A review of Richmond's Planning & Development records would confirm that Mirabel Court residents and owners have actively participated in reviews of various development issues during the past 30 years that have involved the 5442 Policy area. An overwhelming majority of residents have endorsed, and continue to support, the preservation of the general single-family character of this mini-neighbourhood, with its exceptional neighbourly spirit. (The City's records show that Mirabel Court homes constitute 55% of all single-family properties within the present 5442 Single Family Lot Size Policy.)

Specifically, it also is a relevant matter of record that 92% of Mirabel residents and owners formally expressed their opposition to the attempt in 2020 by the then owner of 8220 Gilbert Road to pressure the City of Richmond to "scrap Richmond Zoning Policy 5442" in a self-serving campaign. (A copy of the June 22, 2020, Mirabel letter is attached, for your information and reference.) Commendably, City planners and a majority of the members of City Council also did not endorse the attempt to "scrap" Policy 5442.

In particular, Ms. Lussier, please be aware that Mirabel residents were not just responding to an attempted rezoning of 8220 Gilbert Road and they were not advocating a blanket ban on potentially reasonable adjustments that would continue to preserve the general spirit and intent of Policy 5442. Please review the wording of paragraph seven, at the bottom of page one of the attached June 22, 2020, letter accompanying this note.

For your convenience, the pertinent paragraph in the 2020 letter reads as follows:

"Current views by Mirabellers in support of Policy 5442 are consistent with those that have been expressed on several occasions during past years to members of Richmond council and city planners, as some councillors and staff may recall. This is at least the sixth survey that has drawn the support of a strong majority of Mirabel residents and owners. Most of the surveys have endorsed proposed or existing city development guidance policies; some have supported specific, conforming housing projects. It is a matter of record, too, that Mirabellers also have previously advised city council that we respect the fact that appropriate and managed renewal and growth of our residential areas are necessary considerations for Richmond's future."

That said, however, further proposed modification of the existing single-family policy – such as the currently intended multi-family changes at 8220 Gilbert Road – does create unease and concerns about potential erosion of the valued, if limited, protections afforded by Policy 5442. We are aware that openly pro-townhouse speculators have acquired and hold existing single-family homes on Mirabel Court and Gilbert Road, within the Policy 5442 boundary. It appears likely that there will be additional pressures on Richmond planners and City Council members to yield to further bids to exempt other properties from existing single-family zoning designations provided by Policy 5442.

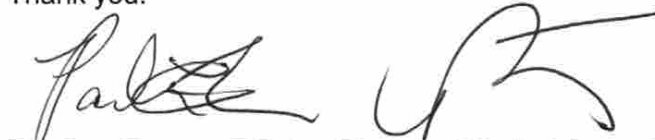
Please be aware that the existing single-family designations continue to be supported and valued by a large majority of the residents on Mirabel Court, and also at least a significant number of residents on the west side of Gilbert Road.

The assurances provided in Attachment 5 of your June 6, 2022, letter to residents are noted and appreciated. However, the reality remains that further specific bids to undo Policy 5442's single-family zoning designations can be initiated at any time.

Mirabel Court is a unique, one-block-long narrow street of very shallow, single-family-home lots originally created from the backyards of existing properties fronting on Gilbert Road and Minler Road. There are no deep and private backyards at Mirabel homes. The continued, reasonable preservation of established Mirabel qualities requires effective and appropriate protection under Richmond City's development rules from the ever-advancing motivations of advocates for multi-family development.

Incidentally, we note that Mirabel Court is twice misrepresented as Mirabel Crescent in an illustration – including a map of the area covered by Policy 5442 – apparently produced and submitted by the architect for the proposed multi-family development at 8220 Gilbert Road and later copied to “5422” residents. The fact that there is only one access opening at just one end of the block for all in-and-out traffic along Mirabel Court's narrow roadway always has mattered a lot in potential development considerations and the correct description should be accurately presented in such documents, for the record.

Thank you.



Pauline Cheung & Peter Cheung, Mirabel Court Block Watch Captain
– 8080 Mirabel Court



Mary Ann Williamson & Robert Williamson – 8166 Mirabel Court

June 22, 2020

For the attention of members of Richmond City Council

(Mayor Malcolm Brodie and councillors Chak Au, Carol Day, Kelly Greene, Alexa Loo, Bill McNulty, Linda McPhail, Harold Steves and Michael Wolfe)

and the Richmond Planning and Development Department

(John Hopkins, Program Manager, Policy Planning)

FOR YOUR RECORDS

New opinion survey establishes that 92% of Mirabel Court homes resoundingly reject one landowner's public campaign to "scrap Richmond Zoning Policy 5442"

For 30 years, Policy 5442 has effectively helped to guide consistent and appropriate development and contributed to fostering community spirit in Richmond's Mirabel-Gilbert 'micro-neighbourhood'

During the third week of May this year, residents of Mirabel Court first became aware of a public, online campaign, apparently launched and being led by the owner of 8220 Gilbert Road, demanding that the City of Richmond "scrap Richmond Zoning Policy 5442".

Policy 5442 was implemented by the City of Richmond in 1990 partly in an acknowledgement of broad neighbourhood opposition to a proposed townhouse mega-project and also to guide future single-family residential development and densities in the area bounded by Gilbert Road, Blundell Road, Mirabel Court and Lucas Road.

The city has responsively adapted the lot-size policy over the years to continue to provide relevant and effective ongoing development guidance to accommodate compatible housing in the area.

Now, responding through a new survey, individuals and family members representing a total, to date, of 37 Mirabel Court homes have affirmed that they "support the continuation of Policy 5442 by the City of Richmond". Combined, these views presently represent 92% of all Mirabel homes.

Mirabel is a unique cluster of relatively shallow lots originally created in the 1970s from the backyards of adjacent homes on the west side of Gilbert Road and the east side of Minler Road. Mirabel homes are served by a narrow access roadway with a single entry-exit at Lucas Road; vehicle parking is permitted only on one side of the street.

This latest, virtually door-to-door expression of support for the civic zoning instrument, Policy 5442, is a further indication of Mirabel's continuing evolution as a hub of neighbourliness that is widely-shared and appreciated along the street.

Current views by Mirabellers in support of Policy 5442 are consistent with those that have been expressed on several occasions during past years to members of Richmond council and city planners, as some councillors and staff may recall. This is at least the sixth survey that has drawn the support of a strong majority of Mirabel residents and owners. Most of the surveys have endorsed proposed or existing city development guidance policies; some have supported specific, conforming housing projects. It is a matter of record, too, that Mirabellers also have previously advised city council that we respect the fact that appropriate and managed renewal and growth of our residential areas are necessary considerations for Richmond's future.

Respecting current coronavirus concerns, Mirabel residents on this occasion opted to express their support via individual emails or in signed, in-person affirmations. Details can be provided upon request.

As some members of council may be aware, a website was established earlier this year by the Gilbert Road landowner who claims credit for the campaign dedicated to eliminating Policy 5442. A self-serving objective is to help him attract a buyer for his property at 8220 Gilbert Road; apparently, he is pursuing a transactional profit of well over \$1.5 million. But a significant, relevant detail to be noted is that throughout recent weeks a total of 30% of the 13 Gilbert Road single-family properties publicly declared to be supporting the online campaign to scrap Policy 5442 also either have been displaying commercial realtors' FOR SALE signs in their front yards, or already had been sold earlier this year.

Online responses on the 'Scrap 5442' website indicate that most of these supporters share multi-family-zoning wish lists for their existing single-family properties on Gilbert Road. Some could be seen as tantamount to advocating a townhouse free-for-all scenario for the area.

This communication is for your reference, please, as may be warranted by subsequent developments. More views can be shared at an appropriate time if the organizer continues with this current, misguided campaign to kill Policy 5442.

We ask for your support to ensure the effective continuation of Policy 5442.

Thank you, on behalf of the concerned survey participants on Mirabel Court.

The image shows two handwritten signatures in cursive. The signature on the left is 'Mary Ann Williamson' and the signature on the right is 'Bob Williamson'.

Mary Ann and Bob Williamson

8166 Mirabel Court
Richmond, BC
604 512-4856

NORTH LOT

EXISTING		PROPOSED:	
SITE AREA:	1390.60SM (14967.89SF)	695.40SM (7485.04SF)	
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES	
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE	
ZONING:	RST/E	RDA ARTERIAL ROAD DUPLEX	
NUMBER OF UNITS:	1	2	
ALLOWED/REQUIREMENTS:		PROPOSED:	
FLOOR AREA RATIO: (NET)	0.600 (417.24SM)	0.481	334.35M(3598.57SF)
LOT COVERAGE:	BLDGs: 0.450 (312.93SM)	0.367 (255.32SM)	
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')	
SETBACK-REAR (EAST)	60% GF: 20% LOT DEPTH(9.583m)	9.583m (31.44') & 10.726m (35.19')	
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.250m (4.10')	
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')	
HEIGHT: (m)	9.000m (29.527')	7.650m (25.10')	
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m	
OFF-STREET PARKING	4 AND 1	4 AND 1(SHARED)	
RESIDENTIAL/COMMERCIAL:			
OFF-STREET PARKING	N/A	0	
ACCESSIBLE:			
OFF-STREET PARKING TOTAL	5	5	
TANDEM PARKING SPACES:	NONE	NONE	

SOUTH LOT

EXISTING		PROPOSED:	
SITE AREA:	1390.60SM (14967.89SF)	695.50SM (7486.12SF)	
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES	
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE	
ZONING:	RST/E	RDA ARTERIAL ROAD DUPLEX	
NUMBER OF UNITS:	1	2	
ALLOWED/REQUIREMENTS:		PROPOSED:	
FLOOR AREA RATIO: (NET)	0.600 (416.53SM)	0.480	333.66SM (3591.48SF)
LOT COVERAGE:	BLDGs: 0.450 (308.87SM)	0.374(259.94SM)	
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')	
SETBACK-REAR (EAST)	60% GF: 20% LOT DEPTH(9.583m)	9.583m (31.44') & 10.70m (35.10')	
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.237m (4.06')	
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')	
HEIGHT: (m)	9.000m (29.527')	7.638m (25.06')	
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m	
OFF-STREET PARKING	4 AND 1	4 AND 1(SHARED)	
RESIDENTIAL/COMMERCIAL:			
OFF-STREET PARKING	N/A	0	
ACCESSIBLE:			
OFF-STREET PARKING TOTAL	5	5	
TANDEM PARKING SPACES:	NONE	NONE	



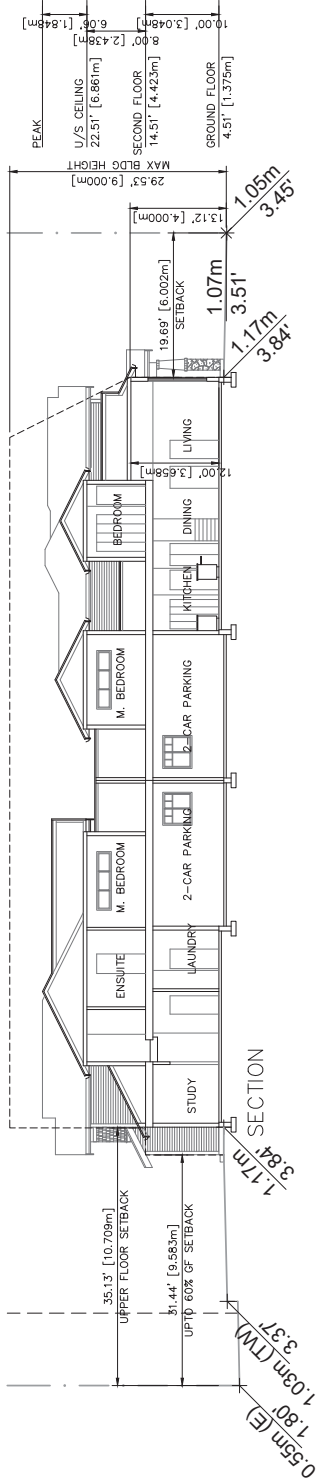
MATTHEW CHENG ARCHITECT INC.

1400-205-630 PAVANAPATRE
1400-503-5786 PAVANAPATRE
1400-601-640697 Email: matthew@mc-arch.com

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND SHALL REMAIN THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. UNLESS OTHERWISE SPECIFIED. ALL RIGHTS AND INTERESTS SHALL BE RESERVED. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

No.	Date	Revision

Consultants



AVERAGE GRADES FOR BUILDING HEIGHT CALCULATION

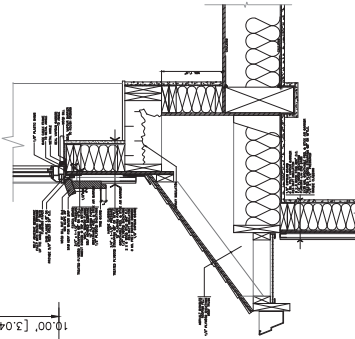
NORTH BUILDING		SOUTH BUILDING	
NE CORNER	1.17m	NW CORNER	1.17m
SE CORNER	1.17m	SW CORNER	1.17m
SITE			
NE CORNER	0.83m	NW CORNER	1.05m
SE CORNER	1.05m	SW CORNER	1.05m
AVERAGE BUILDING GRADE	8.03m		7.64m
HEIGHT:			

Project Title
2-DUPLEX DEVELOPMENT
8020 GILBERT ROAD
RICHMOND BC

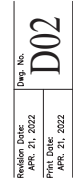
Sheet Title
PROJECT DATA

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: APR. 21, 2022
Drawn: MC
Project Number: D00



BOX WINDOW DETAIL





MATTHEW CHENG
ARCHITECT INC.

140-205-673 PAVAN AVENUE
VANCOUVER, BC V6L 3K2, CANADA
TEL: (604) 682-8667 Email: matthew@mc-arch.com

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

No Date Revision

Consultants

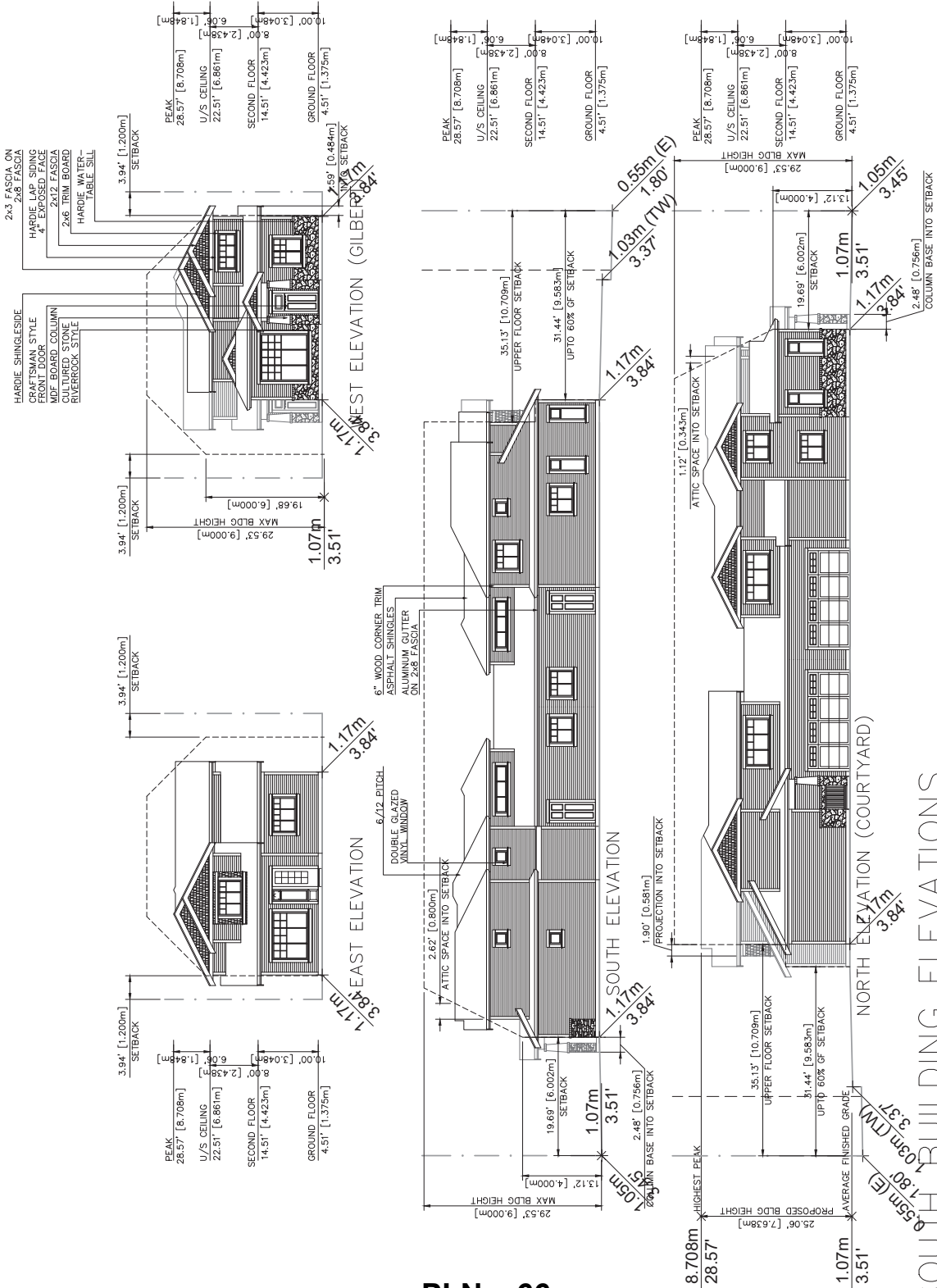
Project Title
2-DUPLEX
DEVELOPMENT
8220 GILBERT ROAD
RICHMOND BC

Sheet Title
ELEVATIONS

Drawn:
HC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
Rev. No.:
Rev. Date:
Rev. Description:
Rev. By:
Rev. Date:

D03





MATTHEW CHENG
ARCHITECT INC.

140-205-673 JAVAN AVENUE
VANCOUVER, BC V6L 3K6
TEL: (604) 682-8997 FAX: (604) 682-8998
WWW.MCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

No Date Revision

Consultants

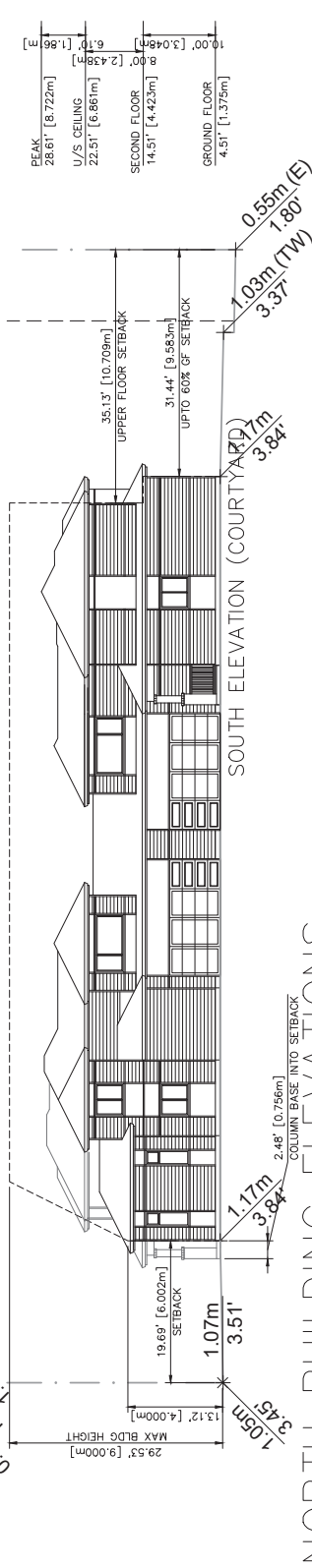
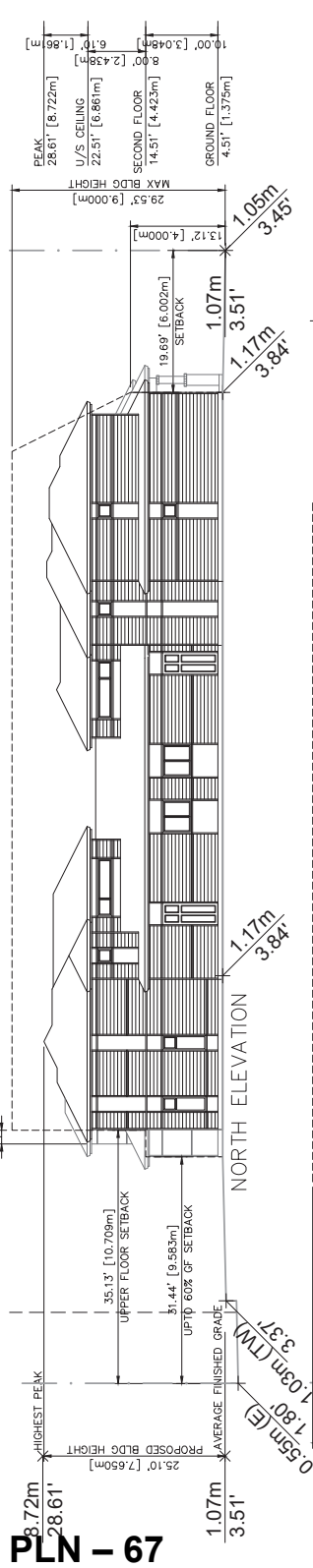
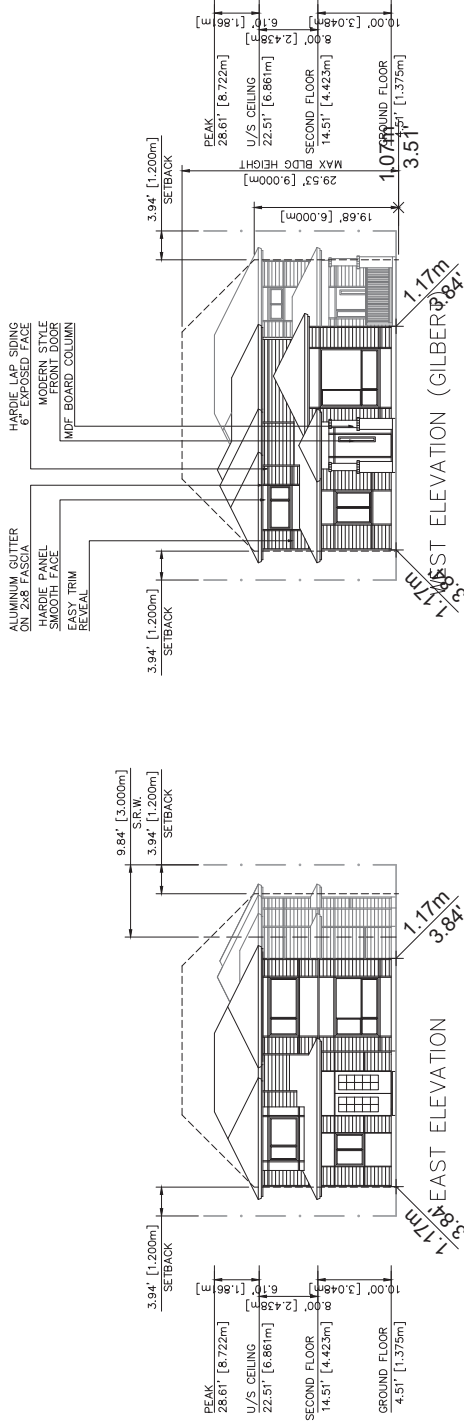
Project Title
2-DUPLEX
DEVELOPMENT
8020 GILBERT ROAD
RICHMOND BC

Sheet Title
ELEVATIONS

Drawn:
HC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Revision Date:
Rev. No.:
Rev. Date:
Rev. Description:
Rev. By:
Rev. Date:

D04

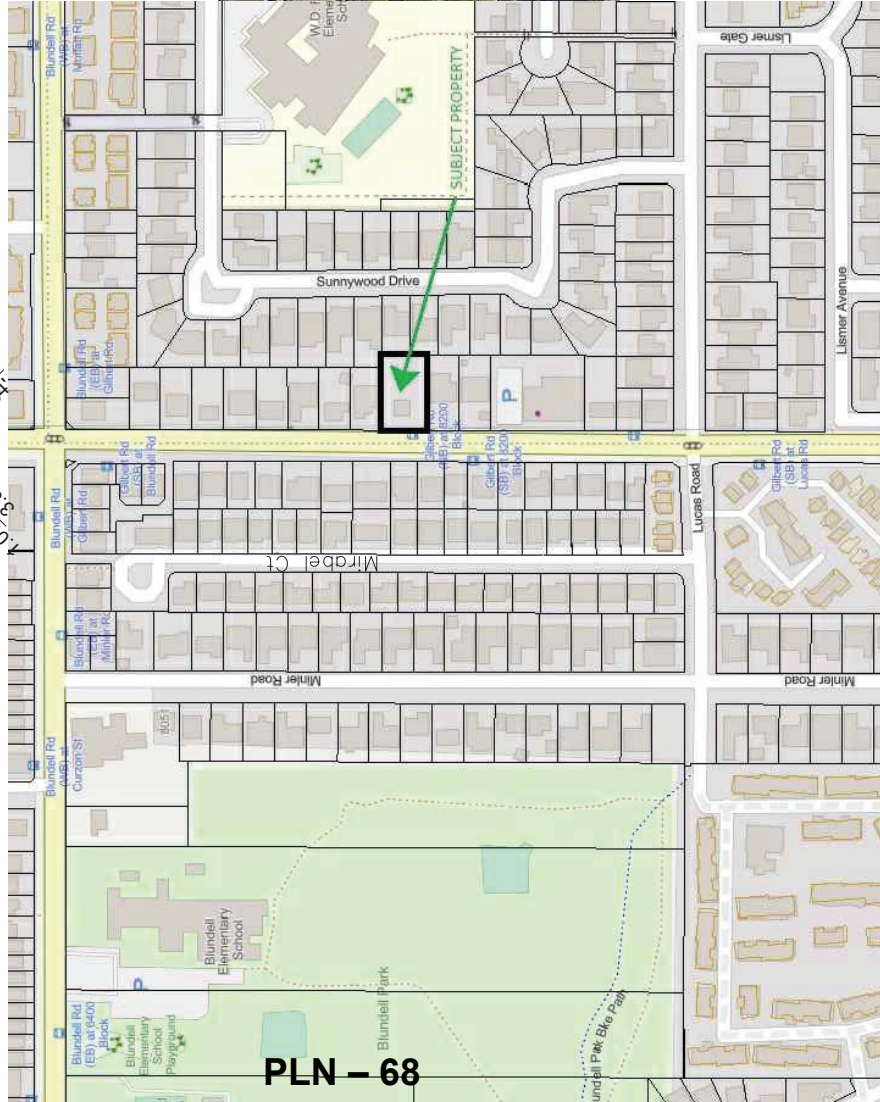


PLN - 67



STREETSCAPE ALONG GILBERT ROAD

CONTEXT PLAN



PLN - 68

 <p>MATTHEW CHENG ARCHITECT INC. 104-202-478, FRANKS AVENUE VANCOUVER, BC V6N 1C1 TEL: 604-271-8812 FAX: 604-271-1308 WWW.MATTHEWCHENG.COM</p>	<p>THIS DRAWING MUST NOT BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MATTHEW CHENG ARCHITECT INC.</p>	<p>No Date</p>	<p>No Date</p>	<p>Revision</p>	<p>Consultants</p>	<p>Project Title 2-DUPLEX DEVELOPMENT 8220 GILBERT ROAD RICHMOND, B.C.</p>	<p>Sheet Title STREETSCAPE CONTEXT PLAN</p>	<p>Drawn: HC Checked: MC Scale: 1/8" = 1'-0" Project Number:</p>	<p>Revision Date: APR. 21, 2022 Print Date: APR. 21, 2022 Dwg. No.: D05</p>
--	---	----------------	----------------	-----------------	--------------------	--	---	---	---



Address: 8220 Gilbert Road

File No.: RZ 21-926304

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10428, the applicant is required to complete the following:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the protection zone of the hedges to be retained (i.e., the hedge at 8200 Gilbert Road; and the hedge at 8231 Sunnywood Drive should authorization for removal not be obtained by that property owner). 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.
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on title to ensure that, upon subdivision of the property:
 - a) Vehicular access to the proposed lots is via a single shared driveway crossing, centered on the proposed common property line;
 - b) The buildings on the proposed lots are designed to prevent vehicles from reversing onto Gilbert Road; and
 - c) a cross access easement or other legal agreement (e.g., SRW, covenant, easement), as determined to the satisfaction of the Director of Development, is registered on title over the entire shared internal drive-aisle and shared visitor parking space, to enable vehicles to pass over the common lot line to enter and exit the proposed lots, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
4. City acceptance of the applicant's offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$86,413.00) to the City's affordable housing reserve fund.
5. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

- Submit a statement by your Coordinating Registered Professional confirming that the applicable Energy Step Code performance target has been considered in the proposed design and that a Qualified Energy Modeller has been engaged to ensure that the proposed design can achieve the applicable performance target. Where a relaxation is allowed with the use of low-carbon energy systems, the statement must identify whether that option will be pursued.

The general thermal characteristics of the proposed building skin (e.g., effective R-values of typical wall assemblies, U-values and solar heat gain coefficients of fenestration, window-to-wall ratios, thermal breaks in balconies and similar features) must be presented in the DP application such that the passive energy performance of the building can be assessed. A one-page summary of the envelope energy upgrades and other energy efficiency measures would be acceptable.

- Submit a cost estimate for the proposed Landscape Plan, prepared by a Registered Landscape Architect (including all materials, installation, and a 10% contingency).

Prior to Demolition Permit* issuance, the applicant is required to complete the following:

- Installation of protection fencing on-site around the neighbouring hedges to be retained (i.e., the hedge at 8200 Gilbert Road; and the hedge at 8231 Sunnywood Drive should authorization for removal not be obtained by that property owner). The protection fencing is to be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed

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

- Pay Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, and Address Assignment Fees.
- Register a cross-access easement on Title for the shared drive-aisle and shared visitor parking space.
- Enter into a Servicing Agreement* for the design and construction of frontage improvements, as well as water, drainage, and sanitary sewer connections. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. The scope of work includes, but is not limited to:

Water Works

- a) Using the OCP Model, there is 634 L/s of water available at a 20 psi residual at the Gilbert Road frontage. Based on the proposed development, the subject site requires a minimum fire flow of 95 L/s.
- b) At the applicant's cost, the applicant 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.
- c) At the applicant's cost, the City will install four water connections, complete with meters, to serve the proposed four units. If feasible, the existing water connection may be retained to serve one of proposed units; if not, it shall be capped and removed.

Storm Sewer Works

- d) At the applicant's cost, the City will install two storm connections, complete with inspection chamber(s), to serve the proposed two lots. If one or more of the existing connections are sized adequately to serve the proposed development, and in good condition, then those connections may be retained. If one or neither of the connections are adequate, the inadequate connection(s) shall be capped and the inspection chamber(s) removed, and a new connection and inspection chamber installed, all at the applicant's cost.

Sanitary Sewer Works

- e) At the applicant's cost, the applicant is required to not start on-site excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- f) At the applicant's cost, the City will:
 - i. Cap the existing sanitary connection and remove the inspection chamber.
 - ii. Install one new sanitary connection, complete with inspection chamber and dual service leads at the common property line of the proposed two lots.

Frontage Improvements

- g) At the applicant's cost, the applicant is required to complete the following boulevard improvements:
 - i. Removal of the existing sidewalk and construction of a new 2.0 m wide concrete sidewalk next to the subject site's west property line.
 - ii. Construction of a new treed/grass boulevard over the remaining width between the new sidewalk and the existing east curb of Gilbert Road.
 - iii. The cross-section of the frontage improvements, measuring from east to west, is to include:
 - the site's west property line
 - the 2.0 m wide concrete sidewalk.

- the minimum 1.5 m wide treed/grass boulevard.
- the existing east curb of Gilbert Road.
- iv. The new sidewalk and boulevard are to transition to meet the existing frontage treatments on Gilbert Road to the north and south of the development's frontage, and are to be constructed using a 3 m x 3 m reverse curve.
- v. The existing driveway crossing to the site from Gilbert Road is to be closed permanently. The applicant is responsible for the removal of the existing driveway letdown and the replacement with barrier curb/gutter, treed/grass boulevard, and concrete sidewalk as per the standards described above.
- vi. The new driveway crossing is to be constructed to City design standards.
- vii. The requirements for street tree placement/spacing/species are to be identified by the City's Parks department as part of the Servicing Agreement design review process.
- h) At the applicant's cost, the applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - i. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - ii. To locate all proposed above-ground third-party utility structures on-site within a right-of-way.

General Items

- i) At the applicant's cost, the applicant is required to:
 - i. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - ii. 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, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 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 10428 (RZ 21-926304)
8220 Gilbert Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)”**.

P.I.D. 009-215-727

Lot 7 Section 20 Block 4 North Range 6 West New Westminster District Plan 10008

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10428”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 7, 2022
File: RZ 22-009258

Re: Application by Rick Bowal for Rezoning at 10851/10871 Bird Road from "Single Detached (RS1/E)" Zone to "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10425, for the rezoning of 10851/10871 Bird Road from "Single Detached (RS1/E)" zone to "Single Detached (RS2/B)" zone, be introduced and given first reading.

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

WC:ac
Att. 8

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

Staff Report

Origin

Rick Bowal has applied to the City of Richmond for permission to rezone 10851/10871 Bird Road “Single Detached (RS2/E)” zone to the “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into two lots with access from Bird Road. A location map and aerial photo are provided in Attachment 1. A survey showing the proposed subdivision plan is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Subject Site Existing Housing Profile

There is an existing non-conforming duplex (two-unit dwelling) on the subject site. The existing duplex is not strata titled. Both units are currently renter occupied and each unit contains an unauthorized secondary suite that is also tenanted.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A BC hydro line corridor on a provincially-owned parcel zoned “School & Institutional Use (SI)”.

To the South: Across Bird Road, single a single family home on a lot zoned “Single Detached (RS1/B)” and a two-unit dwelling on a lot zoned “Single Detached (RS1/E)”.

To the East: A two-unit dwelling on a lot zoned “Single Detached (RS1/E)” at 10891/10911 Bird Road with vehicle access from Bird Road, and a single family home at 3191 Shell Road on a lot zoned RS1/E with access from Shell Road.

To the West: A single family home on a lot zoned “Single Detached (RS1/B)” fronting Bird Road.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The subject property is designated as “Neighbourhood Residential” in the Official Community Plan (OCP) and is located in the East Cambie Planning Area. The East Cambie Area Plan’s Land Use Map designation for this property is “Residential (Single-Family Only)” (Attachment 4). This redevelopment proposal is consistent with these designations.

Single Family Lot Size Policy 5424/Zoning Bylaw 8500

The subject property is located within the area covered by Lot Size Policy 5424, adopted by City Council in 1989 (Attachment 5). The Policy permits properties along Bird Road to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/B)” zone. Each proposed lot at the subject site will be approximately 12.1 m (40 ft.) wide and approximately 600 m² (6,458.35 ft²) in area which conforms to the RS1/B zone. The proposed rezoning complies with the Lot Size Policy.

Aircraft Noise Sensitive Development (ANSD) Policy

The ANSD Policy applied to the subject site, which is located within the “Aircraft Noise Notification Area (Area 4)”. In accordance with this Policy, all aircraft noise sensitive land uses may be considered. Prior to rezoning adoption, the applicants are required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Ministry of Transportation & Infrastructure Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI) for review and comment. Preliminary confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

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

This redevelopment proposes to rezone and subdivide the subject site into two new single-family lots with vehicle access from Bird Road.

Existing Legal Encumbrances

There is an existing 6 m wide Statutory Right-Of-Way (SRW) for City sanitary service services that runs east-west through the rear portion of the subject site. The applicant has been advised that no building encroachment into the SRW is permitted.

There is also an existing BC Hydro Statutory SRW for overhead transmission lines at the rear of the property. The SRW that no building encroachment into the SRW is permitted and that any trees or growth that interfere with the transmission lines may be cleared or topped by BC Hydro.

Transportation and Site Access

Vehicle access to the proposed lots is from Bird Road via separate driveway crossings and driveways. The conceptual plan (Attachment 6) demonstrates that the existing location of the driveways will be maintained. A new sidewalk and landscaped boulevard is to be installed along Bird Road frontage as part of a Servicing Agreement outlined in the Site Servicing and Frontage Improvements section.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six (6) bylaw-sized trees on the subject property two (2) trees on neighbouring properties, and one (1) street tree on City property.

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

- Six trees on site tag#29 (Threadleaf False cypress, 37 cm caliper), tag#30 (cherry, 65 cm caliper), tag#31 (plum, 24 cm caliper), tag#32 (pear, 37 cm caliper), tag#33 (pear, 27 cm caliper) and tag#34 (plum, 64 cm caliper) exhibit either sparse canopy, have been previously topped or are damaged. Two trees (Trees #29 and #30) are in poor condition exhibiting mechanical damage at their base and roots. Four trees (Trees #31, 32, 33 and 34) are located within a Statutory Right-Of-Way (SRW) for City sanitary services and were historically topped due to the proximity of overhead BC Hydro transmission lines that run the width of the site. These trees are recommended for removal with replacement at a 2:1 ratio.
- Two trees tag#os1 (Western Red cedar, 56 cm caliper) and tag#os2 (Western Red cedar, 50 cm caliper) located on the adjacent neighbouring property to the east are identified and in good condition and are to be retained and protected. An additional side yard setback (increasing from 1.2m to 4.27m) will be required for a portion of the side yard to allow for retention of these trees. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One tree tag#ci28 (cherry, 55 cm caliper) located on city property is in poor condition with signs of root rot and a long vertical crack in the stem. As such, the tree is recommended for removal with compensation provided.

Tree Replacement

The applicant wishes to remove six on-site trees (Trees # 29, 30, 31, 32, 33 and 34). The 2:1 replacement ratio would require a total of 12 replacement trees. The applicant has agreed to plant four (4) trees on each lot proposed; for a total of eight (8) trees. The applicant communicated that they were unable to find suitable locations of additional trees to be planted on site. This is reasonable given the presence of a City and BC Hydro SRWs on the site. No planting of trees is permitted in the SRW for City sanitary services. Trees planted in the BC Hydro SRW for overhead transmission lines may be topped by BC Hydro if they pose a threat to safety and operation.

The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	8 cm	4 m

The applicant will submit a Landscape Security of \$6,000.00 (\$750/tree) to ensure that a total of eight (8) trees (four on each lot) are planted and maintained on each lot.

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$3,000.00 to the City's Tree Compensation Fund in lieu of the remaining four trees that cannot be accommodated on the subject property after redevelopment.

In addition, prior to rezoning adoption the applicant shall provide \$1,500.00 to be allocated to the City's Tree Compensation fund in compensation for the removal of the City tree (Tag #ci28).

Tree Protection

Two Western Red cedar trees on the neighbouring property (#os1 and os2) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). Staff worked with the applicant team to ensure that the proposed Lot 2 building envelope has been purposely modified to facilitate the retention of the two cedar trees.

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- A legal agreement will be registered on Title as a condition of rezoning to ensure that upon Building Permit issuance the Tree Protection Zones and additional minimum side yard setback requirement for a portion of the east side yard of proposed Lot 2 building envelope from 1.2 m to 4.27 m is maintained consistent with the Tree Management Plan (Attachment 7).
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones.

The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

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

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a two-bedroom secondary suite in each of the dwellings to be constructed on the new lots, for a total of two suites. The secondary suite on Lot 1 will be a minimum of 71.71m² (772 ft²) while the secondary suite on proposed Lot 2 will be a minimum of 80.73m² (869 ft²). Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum two-bedroom secondary suite of 71.71m² (772 ft²) is constructed on proposed Lot 1 and a minimum two-bedroom secondary suite of 80.73m² (869 ft²) is constructed on proposed Lot 2 to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At the subsequent subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing works and improvements outlined in Attachment 8, including the installation of a new sidewalk along the Bird Road frontage and the installation of a new sanitary connection to service both lots.

In addition, at the subdivision stage the applicant is required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, and Address Assignment Fees.

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 10851/10871 Bird Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RSB/2)” zone, to permit the property to be subdivided to create two lots.

The rezoning application complies with the land use designation and applicable policies contained within the OCP, East Cambie Area Plan and Lot Size Policy 5424 for the subject site.

The list of rezoning considerations is included in Attachment 8; 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 10425 be introduced and given first reading.

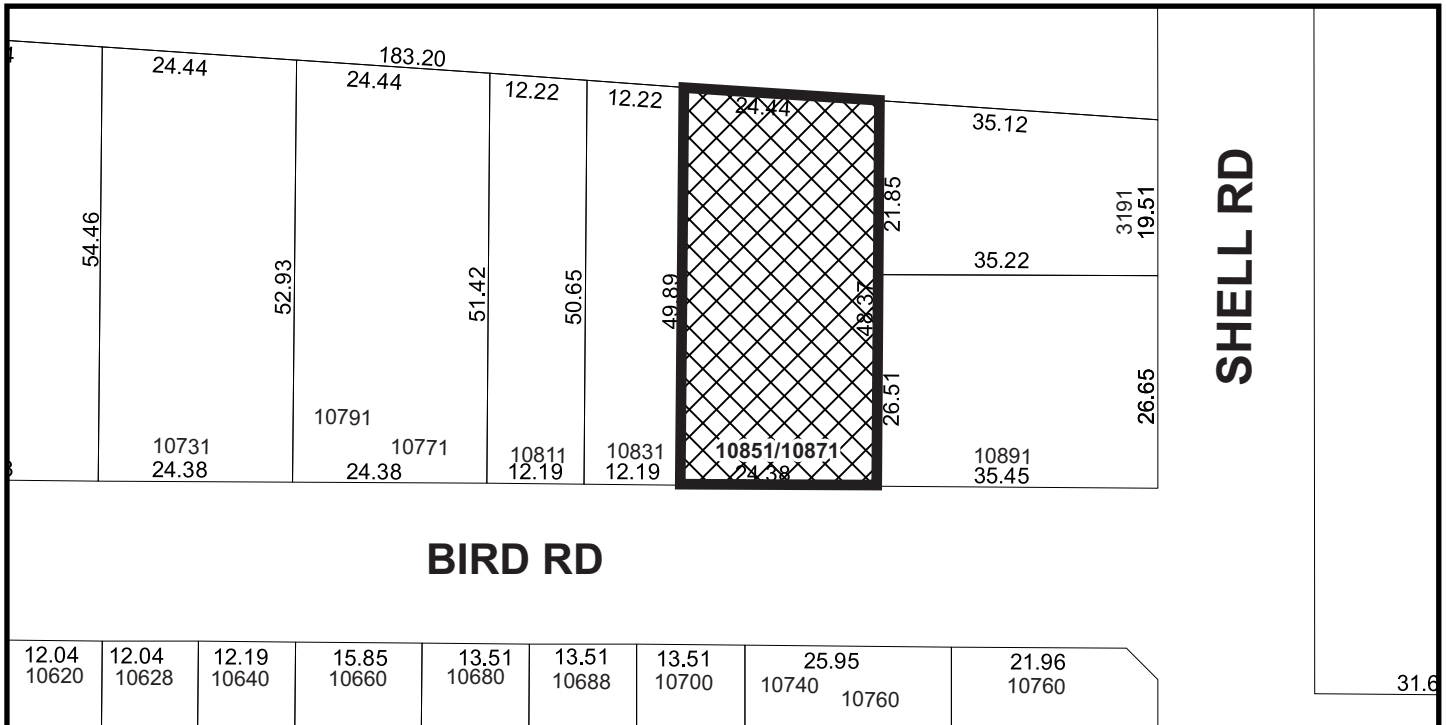


Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:js

- Att.
- 1: Location Map/Aerial Photo
 - 2: Site Survey and Proposed Subdivision Plan
 - 3: Development Application Data Sheet
 - 4: East Cambie Area Plan
 - 5: Single Family Lot Size Policy 5424
 - 6: Conceptual Development Plan
 - 7: Tree Retention Plan
 - 8: Rezoning Considerations

City of
Richmond



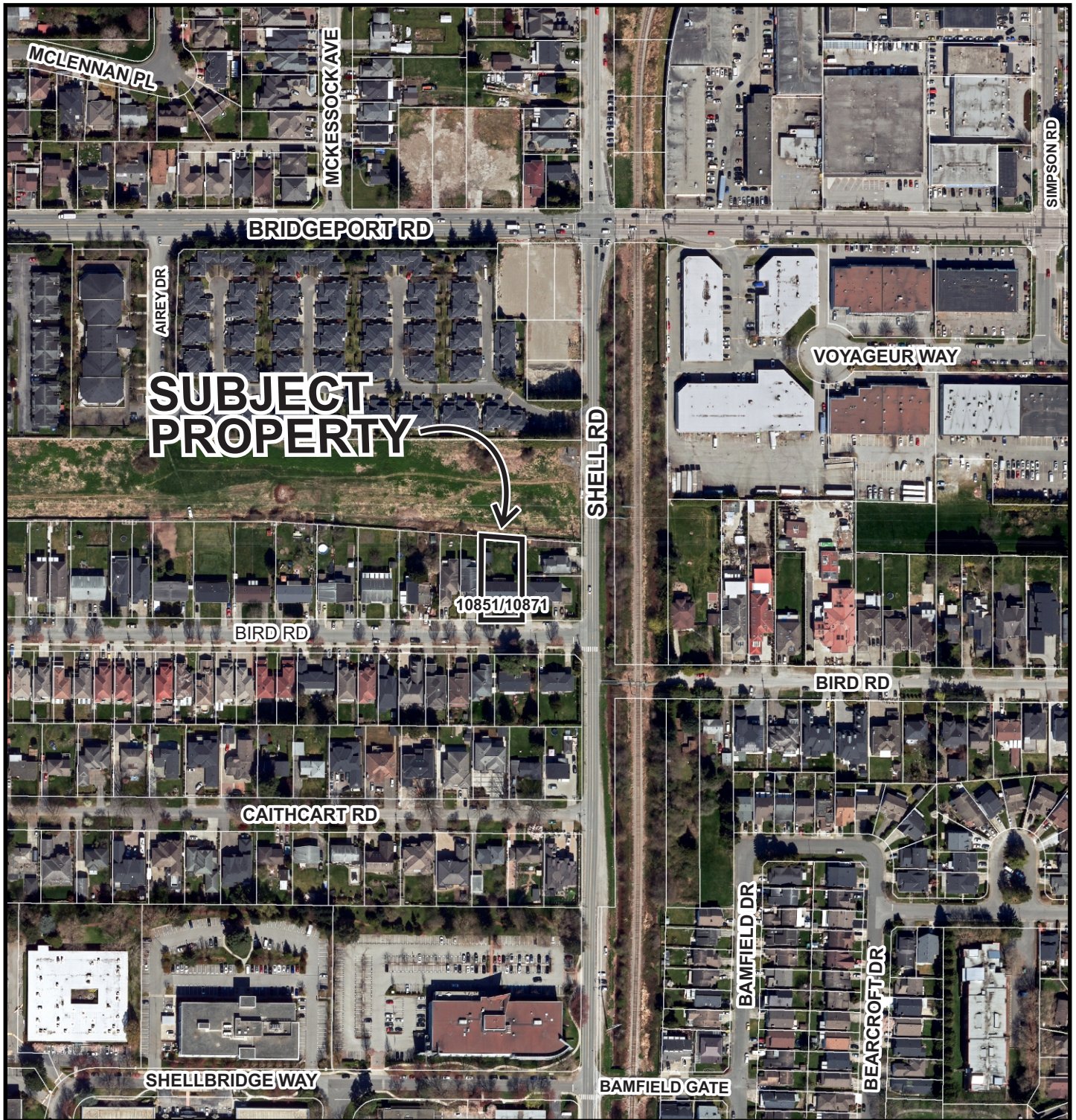
RZ 22-009258

PLN – 83

Note: Dimensions are in METRES



City of Richmond



RZ 22-009258

PLN - 84

Original Date: 04/07/22

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 55
BLOCK "B" SECTION 26 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 14105

#10851-10871 BIRD ROAD,
 RICHMOND, B.C.
 P.I.D. 003-579-778
 ZONING RS1/E

NOTE:

Elevations shown are based on
 City of Richmond HPN
 Benchmark network.
 Benchmark: HPN #190
 Control Monument 336099
 Elevation: 3.741m
 Benchmark: HPN #196
 Control Monument 77H4983
 Elevation: 1.001m

NOTE:

Use site Benchmark Tag #6472
 for construction elevation control.

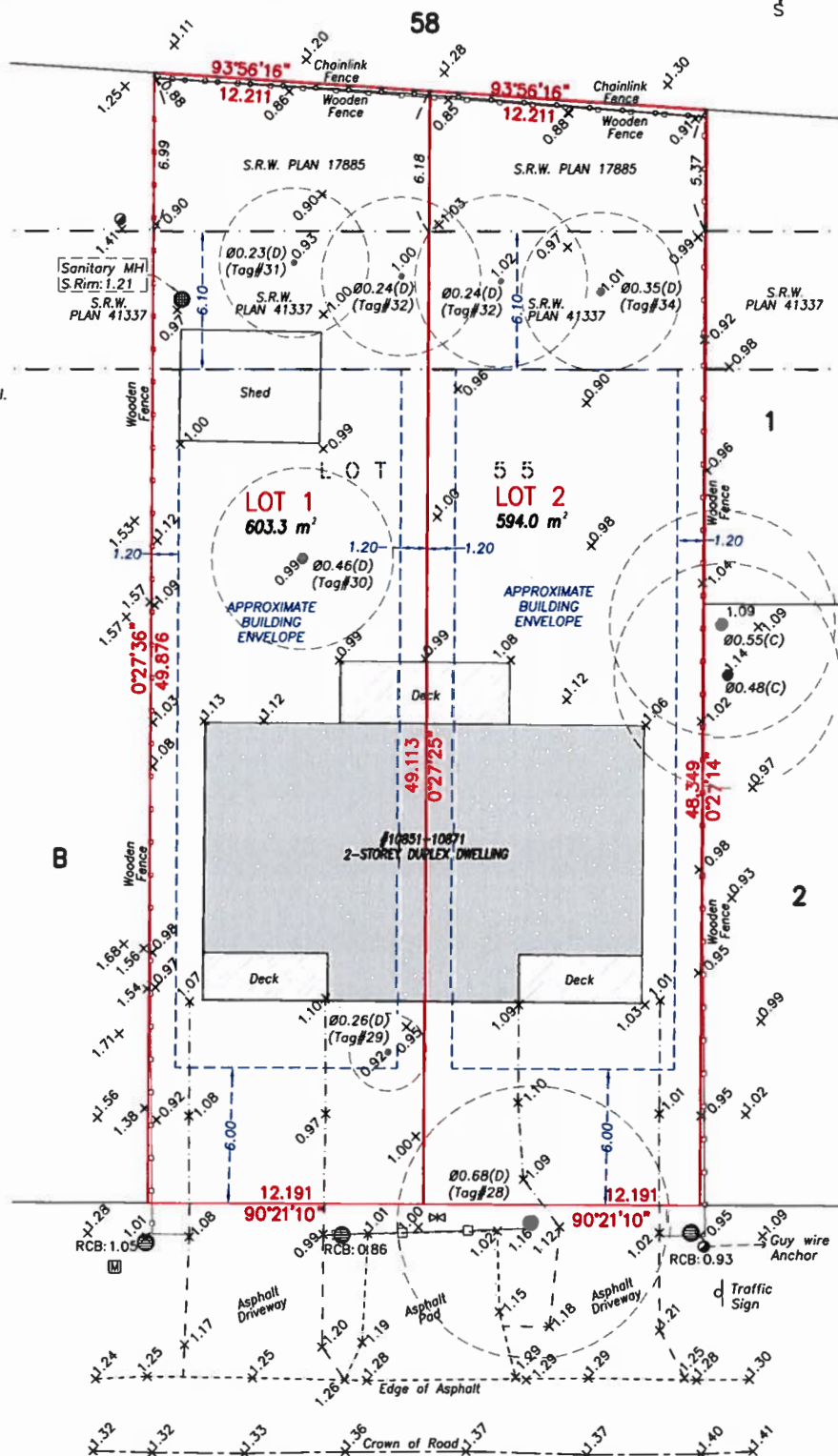
LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- ⊙ denotes round catch basin
- ⊕ denotes water valve
- ⊗ denotes water meter
- ⊙ denotes manhole
- ⌵ denotes guywire anchor
- ⊙ denotes power post

ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

SCALE: 1:200

0
5
10
15



© copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: (604) 214-8928
 Fax: (604) 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 7866
 FB-406 P94-95
 Drawn By: TH

DWG No. 7866-TOPO

BIRD ROAD

PLN - 85

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

Johnson
 Tam U81489

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

FEBRUARY 15th, 2022.



RZ 22-009258

Attachment 3

Address: 10851/10871 Bird Road

Applicant: Rick Bowal

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Raghibir Sing Bowal & Meena Bowal	To be determined
Site Size (m²):	1197 m ²	Lot 1: 603.3 m ² Lot 2: 594 m ²
Land Uses:	One duplex dwelling	Two single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
702 Policy Designation:	Duplex lots can be subdivided	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

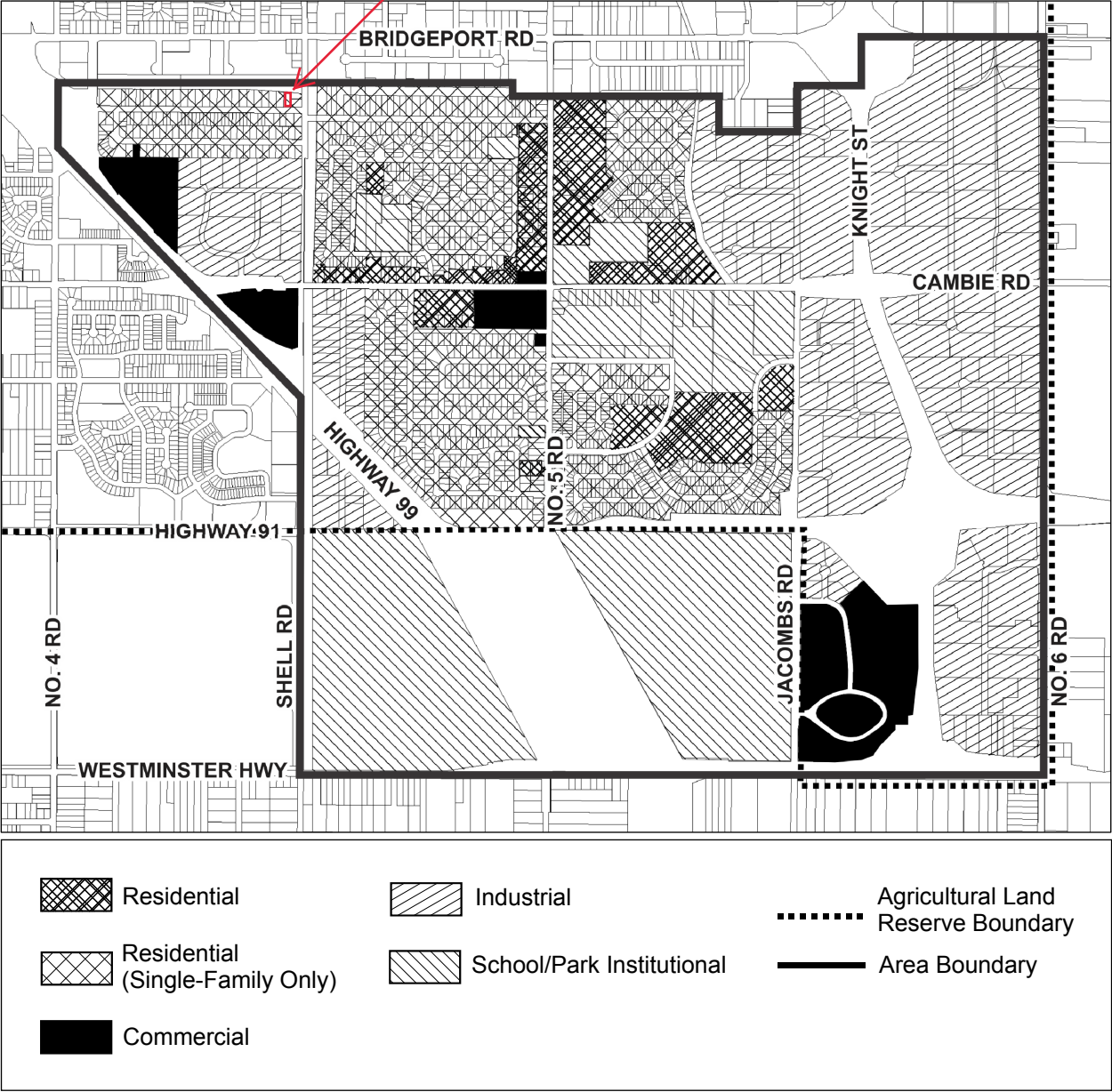
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 297.1 m ² (3198 ft ²) Lot 2: Max. 294.3 m ² (3168 ft ²)	Lot 1: Max. 297.1 m ² (3198 ft ²) Lot 2: Max. 294.3 m ² (3168 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping Min. 25%	none
Lot Size:	360 m ²	Lot 1: 603.3 m ² Lot 2: 594 m ²	none
Lot Dimensions (m):	Width: 12.0 m Depth: 24.0 m	Lot 1: Width: 12.2 m Depth: 49.51 m Lot 2: Width: 12.19 m Depth: 48.73 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	<p>Front: Min. 6.0 m</p> <p>Rear: Min. Greater of 6.0 m or 20% of the total lot depth, for a maximum of 60% of the rear wall of the first storey; and 25% of the total lot depth for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above, up to a maximum required setback of 10.7 m</p> <p>Side: Min. 1.2 m</p>	<p>Front: Min. 6.1 m</p> <p>Rear: Min. 9.9 m (9.8 m for Lot 2) for a maximum width of 60% of the rear wall of the first storey; and Min. 10.7 m for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above.</p> <p>Side: Min. 1.22 m (Note for Lot 2 – portion eastern interior side setback to be maintained at 4.27 m for tree protection)</p>	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

Other: _____

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

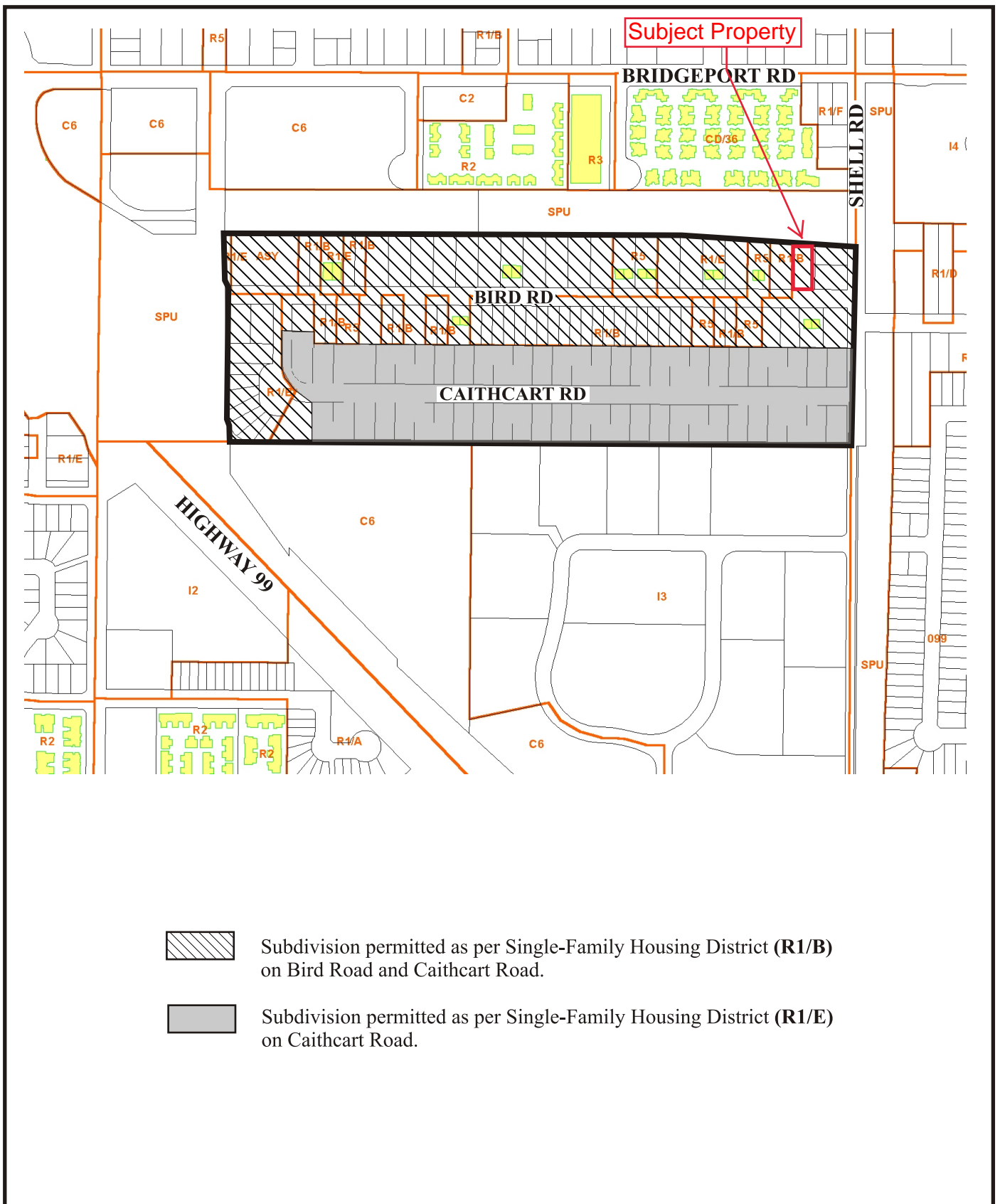
Land Use Map *Bylaw 8948
2016/10/24* **Subject Property**



**Policy 5424:**

The following policy establishes lot sizes in Section 26-5-6, located on **Bird Road and Caithcart Avenue**:

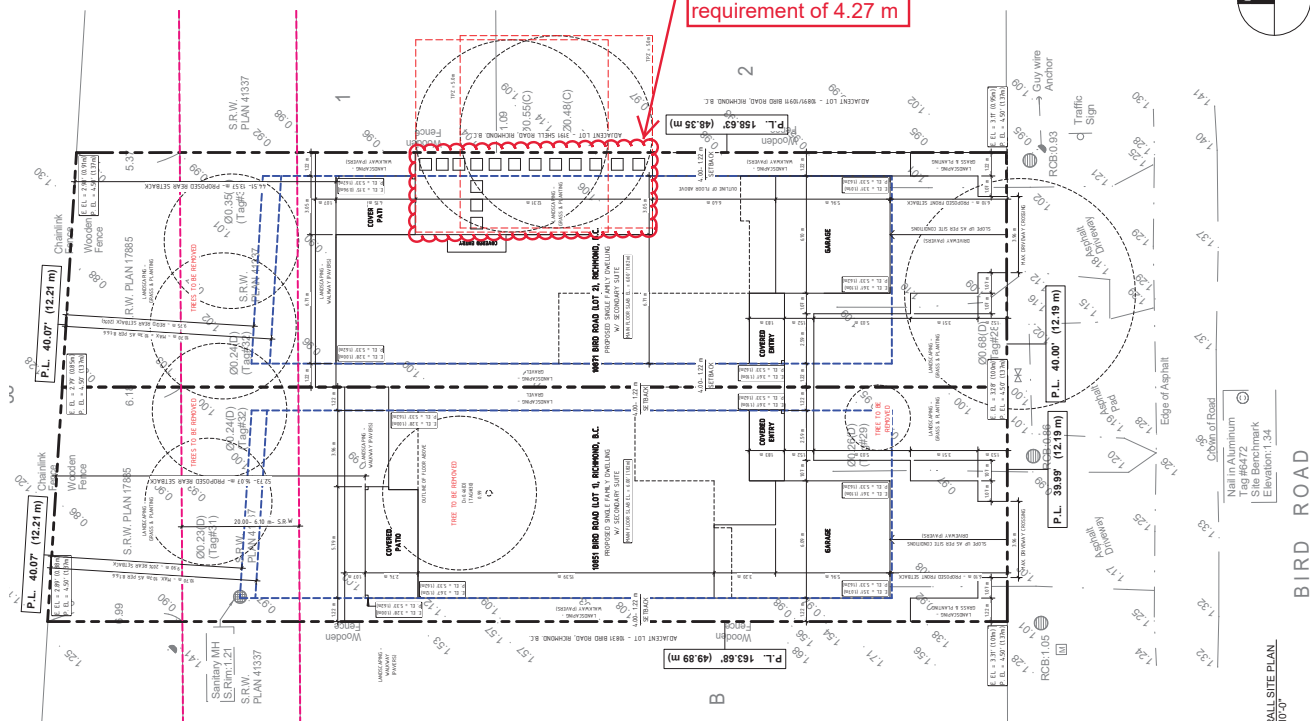
That properties located in a portion of Section 26-5-6, be permitted to subdivide on Bird Road and at the westerly end of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/B) and be permitted to subdivide on the remainder of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

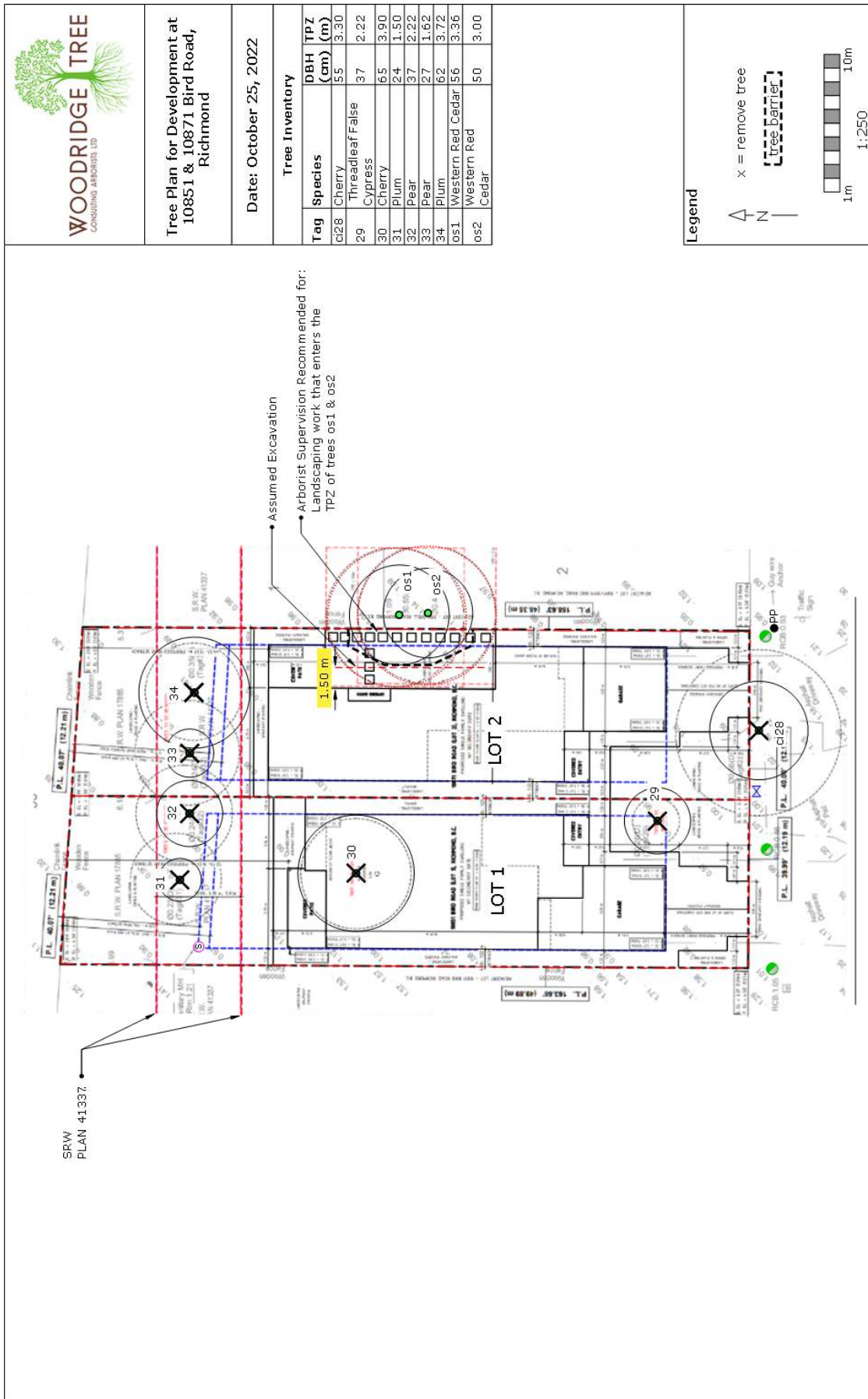


GENERAL NOTES:

CONTEXT PLAN
NTS[illegible]

PROJECT SUMMARY - LOT 2

[illegible]





Address: 10851/10871 Bird Road

File No.: RZ 22-009258

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10425, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$6000 (\$750/tree) to ensure that a total of four (4) replacement trees are planted and maintained on each lot proposed (for a total of eight (8) trees); minimum 8 cm deciduous caliper or 4 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
3. City acceptance of the developer's offer to voluntarily contribute \$4,500 (\$3,000.00 for on-site tree replacement and \$1,500 for City tree replacement) to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of an aircraft noise sensitive use covenant on title.
7. Registration of a flood indemnity covenant on title (2.9m GSC – Area A).
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a two-bedroom secondary suite is constructed on each of the future lots to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. The secondary suite on Lot 1 will be minimum 71.71m² (772 ft²) while the secondary suite on proposed Lot 2 will be minimum 80.73m² (869 ft²).
9. Registration of a legal agreement on Title to ensure that the future building permit application for the dwelling on proposed Lot 2 contains a modified side yard building setback from minimum 1.2 m to minimum 4.27 m for a portion of the side yard to ensure retention of two Western red cedar trees (tag# os1 & os2) identified on the Conceptual Development Plan (Attachment 6) and Tree Retention Plan (Attachment 7).

Prior to Demolition*, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

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

1. Modification of the building setbacks covenant (Rezoning Consideration #9) such that the covenant is registered against Lot 2 only.
2. Payment of the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, and Address Assignment Fees.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works: Using the OCP Model, there is 192.0 L/s of water available at a 20 psi residual at the Bird Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- b) At Developer's cost, the Developer is required to:
 - (i) Install a new 25mm diameter water service connection complete with water meter and water meter box to service the west lot, as per standard City specifications.
 - (ii) Cut and cap the existing water service connection along Bird Rd frontage and install a new 25mm diameter water service connection complete with water meter and water meter box to service the east lot, as per standard City specifications.
 - (iii) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (iv) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- c) At Developer's cost, the City will:
 - (i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - (i) Confirm the condition and capacity of the existing east storm sewer service connection. If condition of existing storm sewer connection is serviceable and at 100mm diameter, retain to service the east lot.
 - (ii) Confirm the condition and capacity of the existing west storm sewer service connection. If condition of existing storm sewer connection is serviceable and at 100mm diameter, retain to service the west lot.
 - (iii) Cut and cap the existing storm sewer connection located at the south west corner of the lot.
- b) At Developer's cost, the City will:
 - (i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - (i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - (ii) Install a new sanitary service connection complete with inspection chamber to service the east lot.
 - (iii) Confirm the condition and capacity of the existing North West sanitary service connection. If condition of existing sanitary connection is serviceable and at 100mm diameter, retain to service the west lot.
- b) At Developer's cost, the City will:
 - (i) Complete all tie-ins for the proposed works to existing City infrastructure.

General Items:

- a) At Developer's cost, the Developer is required to:
 - (i) Complete other frontage improvements as per Transportation requirements.
 - Applicant to confirm compliance with Bylaw 8751 and 7222
 - Across the subject site's entire Bird Rd frontage, construct a new 1.5 m wide concrete sidewalk at the property line and a landscaped boulevard over the remaining width between the new sidewalk and the new north curb of Bird Rd. The road works are to include pavement widening between the new curb and existing edge of pavement. The cross-section of the frontage improvements (north to south) is to include:
 - o 1.5m wide concrete sidewalk
 - o 1.5m wide landscaped boulevard

- 0.15m wide curb
 - Road widening between the new north curb along the subject site's Bird Rd frontage and existing edge of pavement.
 - Provide functional design to confirm the frontage improvement listed above.
- (ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- (iii) Lot is in proximity to jet fuel line. Contact BC One Call (+1 800-474-6886) at least 3 days before any intended ground disturbance.

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

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

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10425 (RZ 22-009258)
10851/10871 Bird Road**

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

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

P.I.D 003-579-778

Lot 55 Section 26 Block 5 North Range 6 West New Westminster Plan 14105

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10425"**.

FIRST READING

PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>Ac</i>
APPROVED by Director or Solicitor <i>[Signature]</i>