



Planning Committee

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

**Tuesday, November 3, 2015
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on October 20, 2015.*



NEXT COMMITTEE MEETING DATE

November 17, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

PLN-10 1. Daylene Marshall and De Whalen, Richmond Community Services Advisory Committee, to provide an update on **Adult Basic Education**.

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY CITY OF RICHMOND FOR A ZONING TEXT AMENDMENT TO THE INDUSTRIAL BUSINESS PARK (IB1, IB2) ZONE TO PERMIT AN INDOOR SHOOTING RANGE AT 7400 RIVER ROAD**

(File Ref. No. 12-8060-20-009500; ZT 15-710092) (REDMS No. 4731741 v. 4)

PLN-12

[See Page PLN-12 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9500, for a Zoning Text Amendment to the “Industrial Business Park (IB1, IB2)” zone to permit an indoor shooting range at 7400 River Road, be introduced and given first reading; and*
- (2) *That Council, subject to adoption of Zoning Text Amendment Bylaw No. 9500, approve a Permit to operate an Indoor Shooting Range at 7400 River Road, in accordance with Bylaw 4183.*



3. **APPLICATION BY ANWER KAMAL FOR REZONING AT 6571/6573 NO. 4 ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)**

(File Ref. No. 12-8060-20-009491; RZ 11-578758) (REDMS No. 4643140)

PLN-27

[See Page PLN-27 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9491, for the rezoning of 6571/6573 No. 4 Road from “Single Detached (RS1/F)” to “Town Housing (ZT60) – North McLennan (City Centre),” be introduced and given first reading.



Planning Committee Agenda – Tuesday, November 3, 2015

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ITEM

4. **APPLICATION BY LANDCRAFT HOMES LTD. FOR REZONING AT 7180 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**

(File Ref. No. 12-8060-20-009291; RZ 14-674043) (REDMS No. 4740452)

PLN-51

See Page PLN-51 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9291, for the rezoning of 7180 Railway Avenue from “Single Detached (RS1/E)” to “Coach Houses (RCH1),” be introduced and given first reading.

☐

5. **MANAGER’S REPORT**

PLN-80

Row Houses

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, October 20, 2015

Place: Anderson Room
Richmond City Hall

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

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on October 6, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

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

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY MARYEM AHBIB FOR REZONING AT 7220 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**
(File Ref. No. 12-8060-20-009292; RZ 15-691744) (REDMS No. 4737969)

Planning Committee
Tuesday, October 20, 2015

Wayne Craig, Director, Development, briefed Committee on the proposed application to rezone the site into two compact single detached lots, noting that an amendment to Single-Family Lot Size Policy 5463 is required to remove the subject site and three other lots along Railway Avenue north of Linfield Gate. He added that letters were sent to the property owners and residents of all properties located within the area governed by Lot Size Policy 5463 notifying of the proposed amendment and requesting feedback regarding the proposal.

In reply to queries from Committee, Cynthia Lussier, Planning Technician, noted that one piece of correspondence expressing support for the proposal and one piece of correspondence expressing opposition to the proposal were received.

In reply to queries from Committee, Mr. Craig advised that the other application to rezone the property at 7180 Railway Avenue within the same lot size policy is not ready to be presented to Committee at this time.

Discussion ensued with regard to the potential for large home construction and the potential for densification along the Railway Avenue corridor.

As a result of the discussion, staff were directed to provide a memorandum that would provide information on potential options to increase density along the Railway Avenue corridor.

It was moved and seconded

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

CARRIED

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

Planning Committee
Tuesday, October 20, 2015

Mr. Craig briefed Committee on the proposed application, highlighting that the proposed zoning text amendment will facilitate the consolidation and expansion of public open space on-site and provide a linear connection to the City Waterfront Park. He added that the proposed application will facilitate a stand-alone childcare facility on a City-owned lot within the subject site.

In reply to queries from Committee regarding the temporary public open space, Mr. Craig noted that the proposed open space is part of a statutory right-of-way and there will be a future parking area underneath the proposed open space. He added that in the interim period prior to the construction of the parking garage, the open space will be treated with sod. The proposed open space will then be redesigned at the Development Permit stage.

Discussion ensued with regard to the potential effect of the proposed development on the adjacent dike area park space. Mr. Craig noted that the adjacent dike area park space will be expanded as River Road is incorporated into the dike and waterfront park area.

Discussion then took place with regard to the traffic along River Road and Gilbert Road area. The Chair advised that the traffic in the area can be discussed at the upcoming Public Works and Transportation meeting on October 21, 2015.

In reply to queries from Committee regarding the reduced number of proposed buildings, Mr. Craig noted that the proposed development drawings included in the staff report are conceptual and that there is no net increase in Floor Area Ratio (FAR). He added that the proposed buildings will not be higher than what is permitted in the original zoning.

It was moved and seconded

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

CARRIED

3. MANAGER’S REPORT

(i) Affordable Housing Contribution

Discussion ensued with regard to increasing the current affordable housing contribution requirements for built affordable housing units within new developments. Specific reference was made to the built affordable housing requirements in the West Cambie Area Plan for the mixed-use area along Garden City Road.

3.

Planning Committee
Tuesday, October 20, 2015

Discussion continued regarding changes to the current development threshold requirements to provide affordable housing units for new multi-family developments under 80 units.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, noted that staff will bring forward a staff report reviewing the City's Affordable Housing Strategy in a few weeks. She added that staff reports reviewing other aspects of the Affordable Housing Strategy will be presented in 2016.

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

It was moved and seconded

That staff examine options to:

- (1) *increase the current affordable housing contribution requirements for built affordable housing units within new developments; and*
- (2) *reduce the threshold to provide built affordable housing units in new multi-family developments below the current 80 unit threshold and report back.*

CARRIED

(ii) Process for the Early Termination of Land Use Contracts (LUC)

Mr. Craig updated Committee on the early termination of LUCs, noting that (i) the public information meeting will be scheduled on the first week of November 2015, (ii) notice of the public information meeting will be advertised in the local newspapers, (iii) the Public Hearing notification booklet will be mailed during the second week of November 2015, and (iv) LUC information will be continually updated on the City's website.

Discussion ensued regarding opportunities for the City to engage the public on topics related to development in the city in a town-hall type format.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that City staff is available to respond to public inquiries.

Discussion then took place with regard to providing the public with easily accessible information related to development in the city and creating a user-friendly City Hall.

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

It was moved and seconded

That staff examine options for City staff and Council Members to host periodic public information sessions on topics related to development and affordable housing in the city and report back to the Planning Committee.

CARRIED

Planning Committee
Tuesday, October 20, 2015

(iii) Soil Fill on Agricultural Land

Discussion ensued with regard to (i) occurrences of using soil fill within the Agricultural Land Reserve (ALR) in the city, (ii) the role of the City and Agricultural Land Commission (ALC) in reviewing and approving ALR soil fill applications, (iii) discussions between the City and the ALC on the enforcement of soil fill regulations, and (iv) amending land use in the ALR to restrict the use soil fill.

In reply to queries from Committee, Mr. Erceg noted that there is currently a bylaw regulating the use of soil fill and that property owners cannot use soil fill without City approval. He added that Community Bylaws staff can provide an update on enforcing said bylaw.

Discussion ensued with regard to land owners using soil fill on their property for the purposes of re-selling the property.

In reply to queries from Committee, Mr. Craig noted that there may be certain situations where property owners may seek soil fill approval directly from the ALC.

In reply to queries from Committee, Terry Crowe, Manager, Policy Planning, noted that Community Bylaws staff will bring forward a report on soil fill shortly.

As a result of the discussion, Community Bylaws staff were directed to provide Council with information related to the types of soil fill applications that require City approval, including information on the enforcement process for all soil fill applications that occur in the City.

Discussion then took place with regard to (i) soil fill and the potential loss of farmland, (ii) the potential increase in the value of farmland, (iii) the conditions where soil fill applications are approved, and (iv) the grade of soil fill used.

(iv) Distilleries and Wineries on Agricultural Reserve Land

Discussion ensued with regard to ALC regulations related to distilleries and wineries and the requirement that a minimum of 50% of the agricultural product be produced on the lot.

In reply to queries from Committee, Mr. Crowe noted that distilleries and wineries are required to produce at least 50% of the agricultural product on-site or they can contract additional agricultural product from other farms in the province. He added that Metro Vancouver and Ministry of Agriculture will be hosting a workshop on the new Provincial regulations related to distilleries and wineries in the ALR. He further noted that staff will attend the workshop and will update Council.

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Tuesday, October 20, 2015

Discussion then ensued with regard to introducing a resolution at the workshop that would require distilleries and wineries to produce a minimum of 50% of the agricultural produce on the subject site.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:43 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, October 20, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator (Aux)



Richmond Community Services Advisory Committee

To: Mayor Brodie and Councillors

From: Daylene Marshall and Alex Nixon, Co-Chairs, RCSAC

CC: Cathy Carlile and Lesley Sherlock

Date: September 10, 2015

Re: Adult Basic Education Courses No Longer Free

Issue	Potential impact	Agency or individuals affected	Suggested action
<p>The BC government advised school districts that effective May 1, 2015 they would no longer cover Adult Basic Education (ABE) courses for Grades 10, 11 and 12 for graduated adults. SD 38 now charges \$550 per course. For a graduated adult (from anywhere in the world) to upgrade in order to enrol in university/ college courses in sciences, engineering, nursing, etc. it will cost up to \$3000 per year. SD 38 Adult Education advises that from 2010-2014, they enrolled 793 graduated adults (avg 198/yr) or about 12% of the total ABE student head count. www.RichmondCE.ca</p>	<p>Richmond community services agencies deal with numerous low-income and/or immigrant clients that do not have the credentials to enter a Canadian university or college. In the past, agencies could counsel and assist clients to enrol in necessary grade school courses and they were free of charge. Now, low-income and/or immigrant adults must pay up to \$3000/year, which brings a substantial financial burden on clients and their families and in turn, a need for longer-term community services. The impact is community agencies will be requesting increased community grant funding from the City of Richmond to provide their services to an expanding client base.</p>	<p>Any Richmond Community Service Agency dealing with clients that are low-income, immigrant and/or refugee individuals and families.</p>	<p>That Richmond City Council take a position and advocate for Richmond community service agencies and urge the government to rollback the ABE directive for graduated adults by:</p> <ul style="list-style-type: none"> • Writing a letter to Premier Christy Clark and the minister of Education on their position; • Engaging and meeting with SD 38 Board of Education Trustees in the meantime to explore alternatives.

Date: Mon, 22 Jun 2015 12:23:57 -0700
Subject: Fwd: Graduated Adults in our Adult Secondary Completion Program
To: de_whalen@hotmail.com
From: mpamer@sd38.bc.ca

Hi De,

Here are our actual numbers for Graduated Adults in the ABE program. Just eyeballing it, it's a little over 10% - 14% in the totals.

Monica

Monica Pamer

Superintendent of Schools
School District No. 38 (Richmond)
P: 604.668.6081 F: 604.223.0150 W: www.sd38.bc.ca

----- Original Message -----

Hi Monica,

Sorry I missed your call.

RE: Graduated Adults in our Adult Secondary Completion program

Here are some stats as per requested:

I have highlighted in red the headcount of Graduated Adults in our Adult Secondary Completion program. For example: in 2010-2011, we served 1,273 adult students. 225 were Graduated Adults while 1,048 were non-Graduated Adults.

School Year	School-Age Students	Adult Students (Graduated Adults)	Total Headcount
2010-2011	305	1,273 (225)	1,578
2011-2012	257	1,257 (168)	1,514
2012-2013	291	1,460 (241)	1,751
2013-2014	181	1,454 (159)	1,635
TOTAL	1,034	5,444 (793)	6,478

From 2010-2014, we have served 793 Graduated Adults out of 6,478 learners (school-age and adults). Thus, Graduated Adults represent about 12% of our total student headcount in our Adult Secondary Completion program.

NOTE: I don't have complete data for 2014-2015 right now but can get that later if you need it.

Hope this helps.

If you wish to call me, my mobile is 778.835.2970.

Michael Khoo
Richmond Continuing Education



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: October 30, 2015

File: ZT 15-710092

Re: Application by City of Richmond for a Zoning Text Amendment to the Industrial Business Park (IB1, IB2) zone to permit an Indoor Shooting Range at 7400 River Road

Staff Recommendation

- 1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9500, for a Zoning Text Amendment to the "Industrial Business Park (IB1, IB2)" zone to permit an indoor shooting range at 7400 River Road, be introduced and given first reading.
- 2) That Council, subject to adoption of Zoning Text Amendment Bylaw No. 9500, approve a Permit to operate an Indoor Shooting Range at 7400 River Road, in accordance with Bylaw 4183.

Wayne Craig
Director, Development

WC:dcB /bk

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Recreation Services	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	

Staff Report

Origin

The City of Richmond has applied for a text amendment to the “Industrial Business Park (IB1, IB2)” zone of Richmond Zoning Bylaw 8500 to permit the addition of ‘indoor shooting range’ as a permitted use in the zone, limited to the City-owned property at 7400 River Road (Attachment 1).

Council approval of a permit to allow the discharge of firearms within the Municipality in accordance with Bylaw No. 4183 Regulating the Discharge of Firearms is also required.

Findings of Fact

The proposed Zoning Text amendment will facilitate the relocation of the Richmond Rod and Gun Club (RRGC) shooting range from their current location at the Sportstown facility at 4991 No. 5 Road as the RRGC lease on that site will expire in February, 2016. The Sportstown site will be re-developed into medium-density townhouses under Rezoning application RZ11-593406, which is pending final adoption (the applicant is resolving rezoning considerations). The shooting range is proposed to be co-located with the Richmond Gymnastics Association (RGA), which is also being displaced from the site at 4991 No.5 Road.

The light industrial building at 7400 River Road contains three large industrial units. Approximately one-half of the building is leased for a distribution warehouse and bulk storage of dry goods operator. The balance of the building is being renovated by the City to accommodate various recreational uses, while approximately 1858 m² (20,000 ft²) is currently vacant. Should a potential tenant be found for this currently vacant space the parking needs for the entire site will be reassessed at that time to ensure sufficient parking is provided in accordance with the City’s Zoning Bylaw prior to entering into any lease arrangement.

Surrounding Development

The subject property is approximately 1.21 ha (3 ac) in size and contains an 8,361 m² (90,000 ft²) warehouse facility.

To the North: A 1.21 ha (3 ac) lot zoned “Industrial Business Park (IB1)” and owned by the City of Richmond. The site is currently used for parking. This site will also become part of the Aberdeen Village waterfront park over the medium term.

To the South: A 1.62 ha (4.01 ac) lot zoned “Industrial Business Park (IB1)” and owned by the City of Richmond. This site will also become part of the Aberdeen Village waterfront park over the medium term.

To the East: Two large lots (approx. 2.2 ha [5.5 ac] in size) zoned “Auto-Oriented Commercial (CA)” being used for retail purposes, and a large lot (approx. 3.22 ha [7.96 ac]) zoned “Auto-Oriented Commercial (ZC22) – Aberdeen Village (City Centre)” under use by the Real Canadian Superstore.

To the West: River Road and the middle arm of the Fraser River.

Related Policies & Studies**Official Community Plan/City Centre Area Plan and Zoning**

Both the Official Community Plan (OCP) and the City Centre Area Plan (CCAP) designate the subject property for “Park”. Over the medium term, the site will be redeveloped into a waterfront park as shown in the City Centre Area Plan’s Aberdeen Village (2031) Specific Land Use Map.

All the parties involved recognize that the proposed use of the site is an interim situation. The interim use and the lease agreements with the parties involved will not prevent or preclude the future redevelopment of the site as park.

Zoning Amendment

The current Industrial Business Park (IB1, IB2) zoning applicable to the site includes “recreation, indoor” as a permitted use. It does not currently include “indoor shooting range” as a permitted use. The proposed amendment Bylaw has been written to limit the “indoor shooting range” use specifically to the 7400 River Road property in order to retain Council’s ability to address similar proposals on other properties with IB1 or IB2 zoning on a case by case basis. Proposed Zoning Bylaw 8500 Amendment Bylaw 9500 further restricts the firearms permitted on the site to firearms using propellant, compressed air or gas. No live fire (explosive bullets) will be permitted.

Heritage Property Notation

The subject property has an “archaeological slough” notation over a portion of the site toward the waterfront. This notation indicates an area which was a former slough mouth along the middle arm of the Fraser River. Such locations have been sites of archaeological finds typically associated with First Nations use in the past. No excavations are proposed for the project, and no special concerns or measures are needed regarding the heritage notation.

Aircraft Noise

The subject site is located within Richmond’s Aircraft Noise Sensitive Land Use Area 1A which indicates an area with a Noise Exposure Forecast rating greater than 35 NEF. The subject site will not contain Aircraft noise sensitive land uses (e.g. residential, school, day care or hospital uses) and no specific measures are required to accommodate the proposed shooting range use.

Public Consultation

A Zoning Text Amendment sign has been erected at the subject site and to date no comments have been received. Should the rezoning proceed, the statutory Public Hearing will provide an opportunity for any public comments on the proposed rezoning.

Analysis

Within its allocated space, the RRGCC will operate and manage the proposed indoor shooting range under a lease agreement with the City of Richmond. The shooting range will be set up for “air” pistols and “air” rifles. These weapons will fire at less than 500 feet per second and no “live fire” weapons will be permitted at the proposed indoor shooting range. The RRGCC has provided a description of the proposed facility and its anticipated operation (Attachment 2).

Design plans for the necessary renovations to the existing warehouse building to accommodate the proposed recreational uses are currently being prepared with the majority of the modifications concentrated on the interior spaces. Basic layout plans are provided in Attachment 3. The shooting range will be fully self-contained within a separate area with safety measures including wall materials and other measures to ensure that there is no risk to gymnastics participants.

A Development Permit is not required for the building’s renovations as the majority of the upgrades are contained to the interior of the building. Exterior upgrades will include the addition of a new doorway and new ramping for accessibility. The anticipated cost of the exterior upgrades will be less than \$75,000 and therefore no Development Permit is required.

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Richmond’s Regulating the Discharge of Firearms Bylaw No. 4183

Discharge of firearms within the Municipality, including indoor shooting range facilities, is controlled under the “Regulating the Discharge of Firearms” Bylaw No. 4183. Under this Bylaw Council’s authorization is required for discharge of any firearm within the limits of the Municipality. By definition, “firearm” means “a rifle, pistol, or shotgun and includes air guns, air rifles, air pistols and spring guns but does not include firearms used for the discharge of blank ammunition in connection with an athletic or sporting event.”

Bylaw No. 4183 also includes a requirement for the applicant to be covered by an existing public liability and property damage insurance policy in the minimum amount of \$1,000,000.00 validated for the duration of the permit. The Zoning Text Amendment considerations include a requirement for submission of proof of an acceptable public liability and property damage insurance for a minimum of \$1,000,000.00 covering the term of the lease of the indoor shooting range prior to adoption.

Provincial Licence Requirements

The Province of British Columbia also regulates indoor shooting ranges and requires permits under the Firearm Act. The Provincial Act defines “firearm” as including “any gun using, as a propellant, compressed air, explosives or gas”. The Province’s permit can, for example, attach conditions, restrict the kinds of firearms that may be discharged or the kinds of projectiles used. The Zoning Text Amendment considerations include a requirement that the shooting range operator is to submit proof that it has either applied to the Province of BC for a permit, has received a

permit in accordance with the Provincial Firearm Act, or has been exempted by the Province from needing a permit.

Transportation and Site Access

Access to the subject property is currently along the western side of the lot from River Road. No change is anticipated during the course of the interim use of the facility.

Parking

The site plan in Attachment 3 indicates that a total of 85 parking spaces are provided on site. The required parking is as follows:

- Industrial user: 40 spaces
- Gymnastics / shooting range: 38 spaces
- Total: 78 spaces
- Provided: 85 spaces

Should a tenant be identified for the currently vacant space within the building, the parking needs for the entire site will be re-evaluated to ensure that sufficient parking is provided in accordance with the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

There are no site servicing or frontage improvements associated with the proposed zoning text amendment.

Financial Impact or Economic Impact

None.

Conclusion

The purpose of the Zoning Text Amendment is to amend zoning district "Industrial Business Park (IB1, IB2)" of the Zoning and Development Bylaw 8500 to permit the addition of an Indoor Shooting Range to the City owned property at 7400 River Road.

The Richmond Rod and Gun Club has had a long standing indoor shooting program in the City for many years and its previous operations have maintained a high. The facility which will house the indoor shooting range will be under the City's purview via a legal agreement.

On this basis staff recommend support for the proposed Zoning Text amendment that will permit an indoor shooting range at 7400 River Road and that Zoning Bylaw 8500 Amendment Bylaw 9500 be introduced and given first reading.

It is further recommended that Council approve a Permit to operate an Indoor Shooting Range at 7400 River Road, in accordance with Regulating the Discharge of Firearms Bylaw No. 4183.



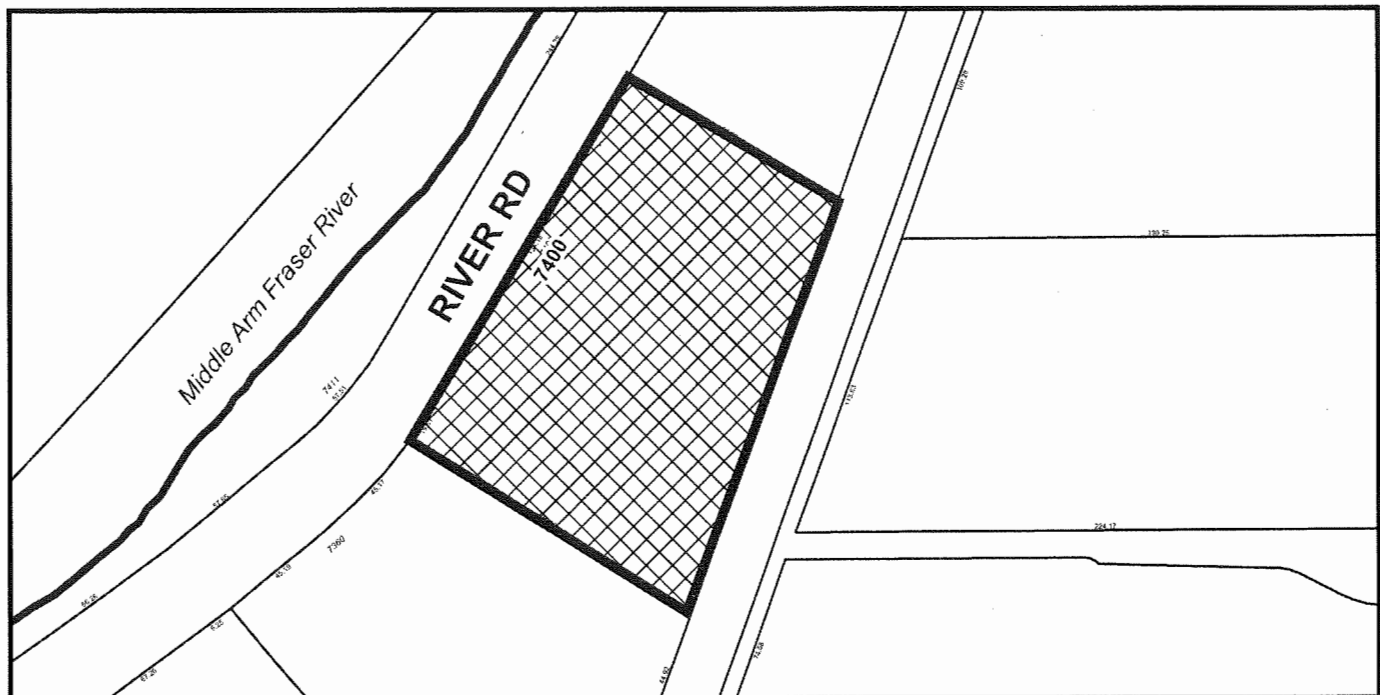
David Brownlee
Planner 2

DCB:dcb /bk

- Attachment 1: Location Map
- Attachment 2: RRGc Facilities Description
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Rezoning Considerations



City of
Richmond



ZT 15-710092

Original Date: 09/18/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



ZT 15-710092

Original Date: 09/21/15

Revision Date:

Note: Dimensions are in METRES



Box 26551 Blundell Centre P.O.
Richmond, B.C. V7C-5M9
www.rrgc.homestead.com

September 28, 2015

Policy Planning
City of Richmond
6911 No. 3 Road
Richmond B.C. V6Y2C1

Subject: 7400 River Road Air Pistol

Richmond Rod and Gun Club hereinafter referred to as RRGc wishes to use part of the 7400 River Road spaced being leased from the City of Richmond by RRGc as an air pistol and air rifle range.

RRGC's objective is to have a facility that allows participants of the RRGc to use air pistols and air rifles in a controlled and safe environment. The facility will allow RRGc to continue to offer lessons to the public and community groups on the safe use of air pistols and air rifles.

The proposed design of the air pistol and air rifle range will meet current Olympic shooting standards. The RRGc presently host two annual air pistol competitions that attract competitors from the other parts of the BC along with Alberta and Washington State.

Use of the firing range will be closely monitored by qualified range officers and instructors and will allow RRGc to continue to build on our already proven and respectful approach to the use of air pistols and air rifles within the lower mainland.



Kasian Architecture
Interior Design
and Planning Ltd
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V6P 1M5
Tel: 604-271-1111
Fax: 604-271-1112
www.kasian.ca

RICHMOND GYMNASTICS
RELOCATION

RICHMOND, BRITISH COLUMBIA

SITE PLAN

PROJECT NO.
170249

DATE
JUNE 2015

SCALE
1" = 30'-0"

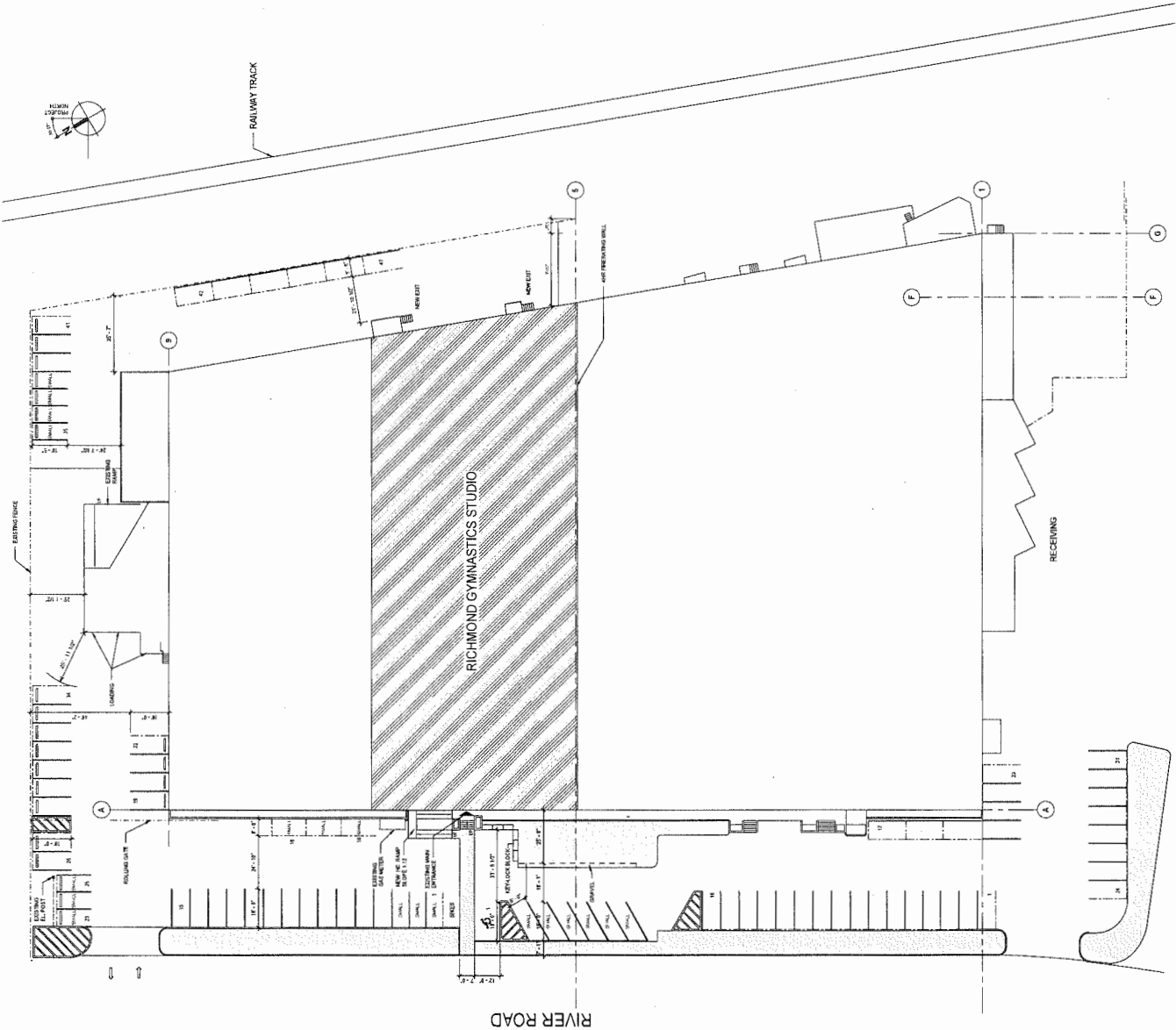
PROJECT NAME
RICHMOND GYMNASTICS RELOCATION

A-100

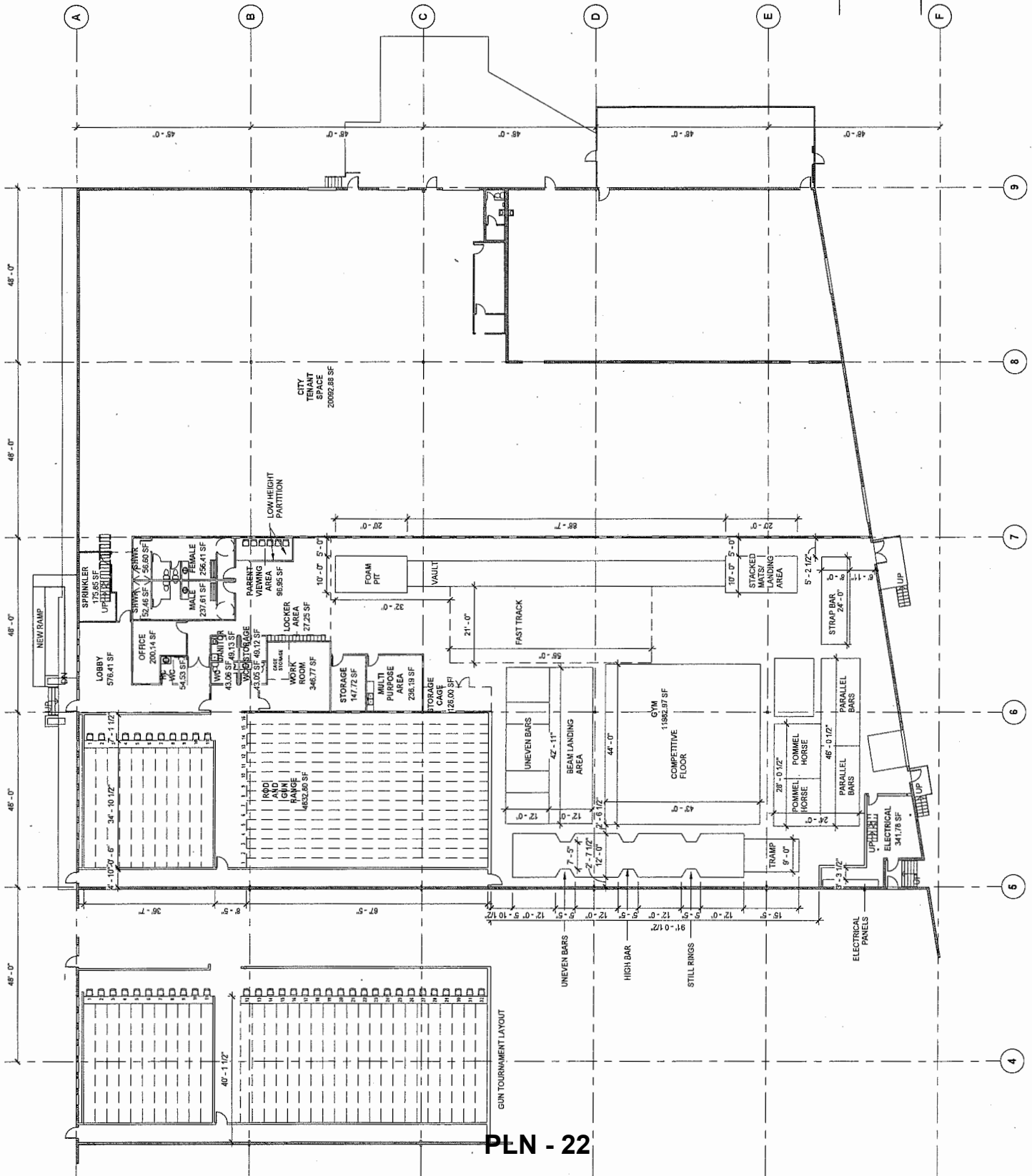
Civic Address:
7400 RIVER ROAD, RICHMOND B.C.
LEGAL DESCRIPTION:
LOT 20, SEC 32, BLK 5A, RSSW PLAN 40727
NOTE:

PARKING SCHEDULE		
VEHICLE SIZE	REQUIRED	PROVIDED
PC 17' x 18'	1	1
STANDARD 8' x 18'	12	12
STANDARD 8' x 18'	12	12

SITE LEGEND



OPT 2 Rev4
SEPT 30, 2015
PROJECT 170246





ZT 15-710092

Attachment 4

Address: 7400 River Road

Applicant: City of Richmond

Planning Area(s): City Centre – Sub Area: Aberdeen Village

	Existing	Proposed
Owner:	City of Richmond	Same
Site Size (m²):	1.62 ha (4 acres)	Same
Land Uses:	Industrial Business Park	Same
OCP Designation:	Park	Same
Area Plan Designation:	Park	Same
Zoning:	Industrial Business Park (IB1, IB2)	Amended to allow Indoor Shooting Range as a permitted use
Other Designations:	Heritage – archaeological slough NEF – Area 1A	Same

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	Max 1.0	none permitted
Lot Coverage – Building:	Max. 60%	Max 60%	none
Setback – Front Yard (m):	Not Applicable	Not Applicable	none
Setback – Side (m):	Min. 3.0 m adjacent to residential	Not Applicable	none
Height (m):	25 m	10 m	none
Off-street Parking Spaces – Total	78	85	none



Address: 7400 River Road

File No.: ZT 15-710092

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9500, the developer is required to complete the following:

1. The Richmond Rod and Gun Club, as operator of the indoor shooting range, is to submit proof of an active public liability and property damage insurance policy in accordance with Bylaw No. 4183 and to the satisfaction of the Director of Development, and;
2. The Richmond Rod and Gun Club, as operator of the indoor shooting range, is to submit proof that it has either applied to the Province of BC for a permit, has received a permit in accordance with the Provincial Firearm Act, or has been exempted by the Province from needing a permit.

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:

- 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 _____
PLN - 24



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9500 (ZT15-710092)
7400 River Road**

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

1. Richmond Zoning Bylaw 8500 is amended by replacing section 12.3.3 of the Industrial Business Park (IB1, IB2) zone with the following text:

“12.3.3 A. Secondary Uses

- **residential security/operator unit**

12.3.3 B. Additional Uses

- **indoor shooting range”**

2. Richmond Zoning Bylaw 8500 is amended by inserting the following as Section 12.3.11.5:

“5. a) An **indoor shooting range** is only permitted on the following **site**:

7400 River Road

P.I.D. 003-752-534

Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727

b) An **indoor shooting range** located at 7400 River Road

P.I.D. 003-752-534

Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727

is limited to the use of firearms which use propellant, compressed air or gas only.

c) The operator of an **indoor shooting range** is required to be in possession of a permit from the City of Richmond in accordance with Regulating the Discharge of Firearms Bylaw No. 4183 as amended.

d) The operator of an **indoor shooting range** is required to be in possession of a permit in accordance with the Provincial Firearm Act.

e) All **uses** associated with the operation of an **indoor shooting range** are to be for recreational and training purposes, conducted under the supervision of a certified Canadian Firearm Safety Course Instructor.”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9500**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 2px;"> CITY OF RICHMOND APPROVED by <i>BLK</i> APPROVED by Director or Solicitor <i>il</i> </div>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development

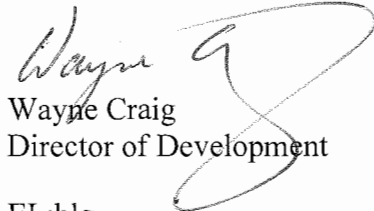
Date: October 5, 2015

File: RZ 11-578758


Re: Application by Anwer Kamal for Rezoning at 6571/6573 No. 4 Road from Single Detached (RS1/F) to Town Housing (ZT60) – North McLennan (City Centre)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9491, for the rezoning of 6571/6573 No. 4 Road from "Single Detached (RS1/F)" to "Town Housing (ZT60) – North McLennan (City Centre)", be introduced and given first reading.


Wayne Craig
Director of Development

EL:blg
Att.

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

Staff Report

Origin

Anwer Kamal has applied to the City of Richmond for permission to rezone 6571/6573 No. 4 Road (Attachment 1) from “Single Detached (RS1/F)” zone to “Town Housing (ZT60) – North McLennan (City Centre)” zone in order to permit the development of six (6) townhouse units with vehicle access from 6551 No. 4 Road. The property is occupied by a legally non-confirming duplex which will be demolished. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: A 12-unit townhouse complex at 6551 No. 4 Road, with access from No. 4 Road. A Cross-Access Easement is registered on Title of 6551 No. 4 Road to provide vehicle access to the subject site. 6551 No. 4 Road is zoned “Town Housing (ZT60) – North McLennan (City Centre)”.

To the South: Right-in only driveway to A. R. MacNeill Secondary School and parking lots for the school. The school site is zoned “School & Institutional Use (SI)”.

To the East: Across No. 4 Road, large single-family lots zoned “Agriculture (AG1)” located within the Agriculture Land Reserve (ALR).

To the West: A landscaped area and internal drive aisle within the A. R. MacNeill Secondary School property.

Related Policies & Studies

Official Community Plan

The subject property is designated “Neighbourhood Residential (NRES)” in the Official Community Plan (OCP). This land use designation allows single-family, two-family and multiple family housing (specifically townhouses). This proposal would be consistent with the OCP.

McLennan North Sub-Area Plan

The subject property is located within the McLennan North Sub-Area Plan (Schedule 2.10C of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as “Residential Area 3” for two-family dwelling and two-storey & three-storey townhouses with 0.65 base floor area ratio (FAR). The proposal of six (6) townhouse units in triplex form is consistent with the Sub-Area Plan.

Minimum Site Assembly Size

The width is 24.38 m and the size of the subject site is 1,115 m²; which does not comply with the minimum site assembly size guidelines under the McLennan North Sub-Area Plan. However, the subject site is an orphaned lot landlocked by the adjacent townhouse development to the north and the school site to the south. Since a cross-access easement was secured from 6551 No. 4 Road in anticipation of the development of the subject lot, the proposed development can be considered as an extension of the adjacent townhouse development. A high quality pedestrian environment along the fronting street will be created, as no driveway access will be required.

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.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. An Aircraft Noise Sensitive Use Restrictive Covenant must be registered on Title prior to final adoption of this application. As well, the applicant is to submit a report for indoor noise mitigation measures as part of the Development Permit process.

Public Consultation

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

The applicant advised that a notice (Attachment 5) was hand delivered to the residents of all units in the adjacent townhouse development; for those residents who were not home, the notice was left at the front door. At the time the notices were delivered, no feedback was received. The applicant also advised that they have not received any feedbacks to date.

Analysis

Built Form and Architectural Character

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the McLennan North Sub-Area Plan.
- Refinement of the proposed building form.
- Address potential privacy concerns through landscaping and built form.

- Site grading plans to ensure the survival of protected trees.
- Refinement of the outdoor amenity area design including the choice of play equipments.
- Refinement of landscape/ALR buffer design in respond to Agricultural Advisory Committee's comments.
- Review of a sustainability strategy for the development proposal.

Additional issues may be identified as part of the Development Permit application review process.

Transportation and Site Access

No direct vehicular access is permitted to No. 4 Road. Main vehicular access to the proposed townhouse project will be from No. 4 Road through the existing Access Easements (BA558364, Plan BCP26543) on the adjacent property to the north (at 6551 No. 4 Road). This access arrangement was envisioned when the original rezoning and Development Permit applications for the adjacent townhouse development at 6551 No. 4 Road were approved by Council in 2005/2006. A legal opinion prepared by the applicant's lawyer confirms that the City can rely on this Access Easement. Registration of a legal agreement on Title ensuring vehicle access is limited to the Access Easement on 6551 No. 4 Road will be required prior to final adoption of the rezoning bylaw.

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and has provided the following comments:

- Retain and protect one 42 cm cal Western Red Cedar (tree tag#1) located at the southwest corner of the site as per Arborist report recommendations. This tree is in good condition and should be retained. Tree protection fencing should be specified at 2.3 m from the base of the tree.
- Tree tag# 2 (44cm cal European Birch) is in decline due to Bronze Birch Borer infestation. It should be removed and replaced.
- Tree tags# 3 to #11 is a Cedar hedgerow comprised of nine (9) trees that has been limbed up on two (2) sides to provide pedestrian and vehicular clearance. In addition, the hedgerow is located approximately 1.0 m below existing street grades and obstructs any view into the site for safety and security surveillance based on Crime Prevention for Environmental design (CPTED) principals. The hedgerow should be removed and replaced with new trees.
- Tree tag# 12 is a 10cm cal Maple tree located on the adjacent property to the north. It will not be impacted by the proposed development; therefore, tree protection fencing on the development site is not required for this tree.

A Tree Management Plan can be found in Attachment 6.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), two (2) replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant four (4) new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

Tree protection fencing is required to be installed as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the protected trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$2,000 to ensure the replacement planting will be provided.

Agricultural Landscape Buffer

A landscape buffer is required within the subject site, along the eastern edge of the No. 4 Road frontage. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses east of No. 4 Road. A landscape proposal was referred to the Agricultural Advisory Committee (AAC) on September 24, 2015 for their review and comments. Overall, the AAC was supportive of the proposal, but requests that the proposed Heavenly Bamboo be replaced if it is considered an invasive species. Staff will work with the applicant to amend the proposed planting plan through the Development Permit stage.

In addition to the landscaping requirements of the buffer, a restrictive covenant will be registered on Title, indicating that the landscaping implemented along the eastern side of the development site's No. 4 Road frontage cannot be removed or modified without the City's approval. The covenant would identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities.

Tandem Parking

It is noted that tandem parking is allowed in the “Town Housing (ZT60) – North McLennan (City Centre)” zone and the proposal will feature two (2) units for a total of four (4) stalls (33% of resident parking spaces proposed) in a tandem arrangement. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Affordable Housing Strategy

For townhouse development under proposals received prior to September 14, 2015, Richmond’s Affordable Housing Strategy requires a cash contribution of \$2.00 per buildable square foot. Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution of \$15,261.64 to the Affordable Housing Reserve Fund.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant specifying all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$6,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate an approximately 1.0 m wide road across the entire No. 4 Road frontage for future sidewalk relocation and creation of a grass and treed boulevard; register a 3.0 m wide Utility ROW (for maintenance purposes) across the entire west property line; contribute \$15,000 towards the future upgrade of traffic signals at No. 4 Road/Alberta Road with Audible Pedestrian Signals (APS).

Then, prior to issuance of the Building Permit, the client is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification. Works include but are not limited to, removing existing sidewalk and creating a 1.5 m grass and treed boulevard behind the existing curb with a 1.5 m sidewalk between that and the new east property line (the works are an extension of SA06-326784 from the north at 6551 No 4 Road). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge, Address Assignment Fee and Servicing Cost. A list of rezoning considerations is included as Attachment 7, which has been agreed to by the applicants (signed concurrence on file).

Financial Impact or Economic Impact

None.

Conclusion

The proposed six (6) unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan North Sub-Area. The proposal would be consistent with the form and character of the surrounding area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

On this basis, it is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9491 be introduced and given first reading.

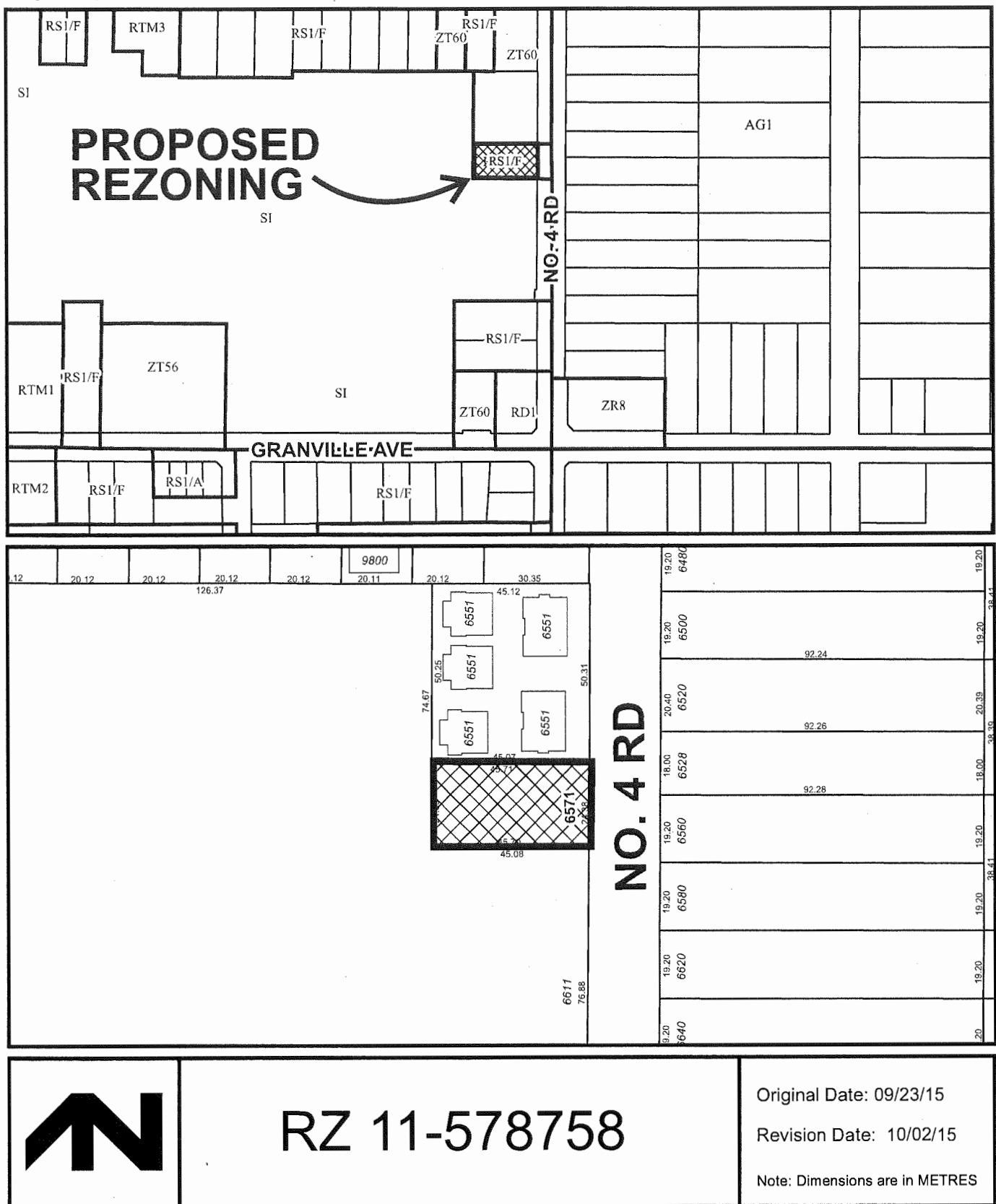


Edwin Lee
Planner 1
(604-276-4121)

EL:blg

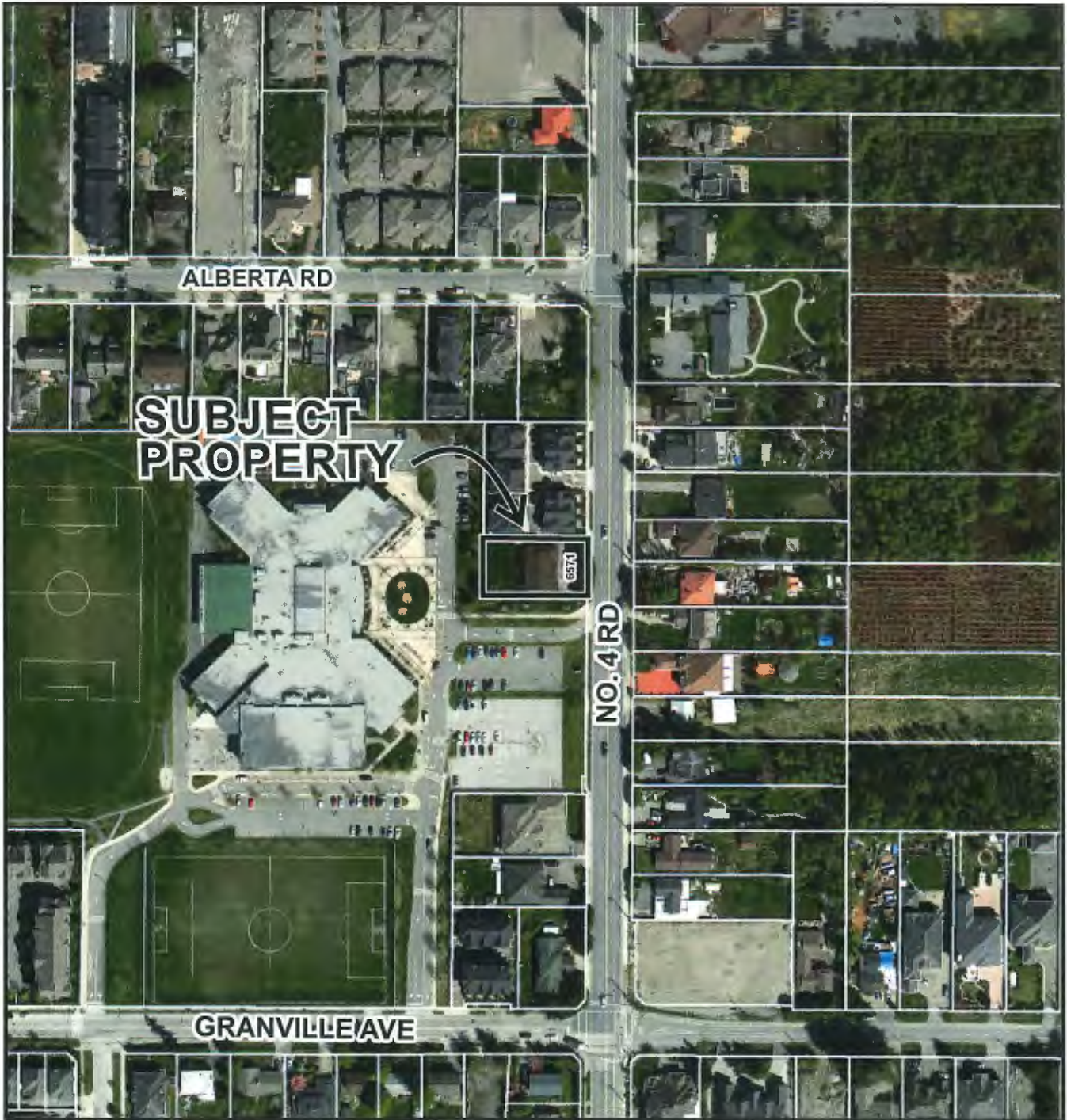
- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan North Sub-Area Plan Land Use Map
- Attachment 5: Notice to Neighbouring Residents at 6551 No. 4 Road
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations

City of
Richmond





City of
Richmond



RZ 11-578758

Original Date: 09/23/15

Revision Date:

Note: Dimensions are in METRES

DEVELOPMENT DATA

(D) ZONING USE

CURRENT: RS1/F,
PROPOSED: ZT60

PROPOSED REZONING (ZT60)	CURRENT ZONING (UNDER RS1/F ZONING)
-----------------------------	--

(E) FLOOR AREA RATIO

0.55 TO 454.5 SM
0.3 TO REST OF SITE AREA
0.65
TOTAL GROSS FLOOR AREA
0.65 X 1,090 SM = 708.5 SM
(7,626 SF)

(F) NUMBER OF UNIT:

(G) BUILDING COVERAGE

1 PER LOT

MAX = 45%

N/A MAX -- 40%

MAX MAIN BUILDING HEIGHT -- 12M
FRONTYARD FACING NO. 4 RD -- 6M
NORTH AND SOUTH SIDEYARD -- 3M
REAR YARD -- 3M

2 PER DWELLING UNIT

1.4 PER DWELLING UNITS X6 = 9
0.2 VISITOR PARKING / UNIT X6 = 2
TOTAL = 11 REQUIRED
ZTISO ZONING ALLOW TANDEM PARKING

PLN - 36

(1) PARKING:

1.4 PER DWELLING UNITS X6 = 9
0.2 VISITOR PARKING / UNIT X6 = 2
TOTAL = 11 REQUIRED
ZT60 ZONING ALLOW TANDEM PARKING

VISITOR BICYCLE
0.2 PER DWELLING
RESIDENTIAL BICYCLE
1.25 PER DWELLING

OUTDOOR AMENITY SPACE
6SM PER UNIT X6= 36 SM (388SF)

DRAWING LIST

A1- DEVELOPMENT SUMMARY

A2-- SITE PLAN (1/F)

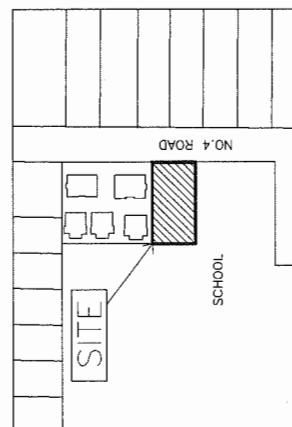
A3-- SITE PLAN (

A4- UNIT PLANS
A5- ELEVATIONS

A5... ELEVATIONS

A6... ELEVATIONS

A7- AREA DIAGRAMS



SITE PLAN WITH ADJACENT LOTS

Attachment 2

A1

REZONING

**PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC**

DEVELOPMENT SUMMARY

PROJECT NUMBER: 12-03
ISSUED: 9/30/2015
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 12-03_SFD_15003-87.DWG

ERIC LAW
ARCHITECT

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3	2013.1.1.1	PAID TO CITY FOR COMPOST
4	2013.1.2.2	PAID TO CITY FOR COMPOST
5	2014.6.1.5	PAID TO CITY FOR COMPOST
6	2014.6.2.6	PAID TO CITY FOR COMPOST
7	2014.6.1.0	PAID TO CITY FOR COMPOST
8	2014.12.7	PAID TO CITY FOR COMPOST
9	2015.1.6.1	PAID TO CITY FOR COMPOST
10	2015.6.1.3	PAID TO CITY FOR COMPOST
11	2015.6.2.6	PAID TO CITY FOR COMPOST
12	2015.6.2.6	PAID TO CITY FOR COMPOST
13	2015.6.2.7	PAID TO CITY FOR COMPOST

7	2015.08.27	ADD ADJUNCT BC IMPROV FOODS
6	2015.05.29	RESPONSE TO CITY EMAIL COMMENTS
5	2015.03.15	RESPONSE TO CITY COMMENTS
4	2015.02.12	RESPONSE TO CITY COMMENTS
3	2014.12.15	RESPONSE TO CITY COMMENTS
2	2014.02.18	RESPONSE TO CITY COMMENTS
1	2013.12.23	MEETING DRAFTING

e-mail: archie@briarcliff.com
 214-348-3488 WITH ANNUAL MAINTENANCE
 05/19/15

TEL: (814) 305-1199
 FAX: (614) 929-2487

COMMENT: RETURNED. THIS PLAN AND
 DESIGN ARE AT ALL TIMES TO REMAIN
 THE PROPERTY OF ARCHIE. NO PARTS
 OF ANY PLAN MAY BE USED OR
 REPRODUCED WITHOUT WRITTEN
 CONSENT. ALL INFORMATION SHOWN ON
 THIS DRAWING IS FOR USE IN THE
 SPECIFIC PROJECT ONLY AND SHALL NOT
 BE USED OTHERWISE WITHOUT WRITTEN
 PERMISSION.

- [illegible]

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|---|------------|----------------------------|
| 3 | 2015.08.27 | ADD ADJACENT NE HYDRO WORK |
| 4 | 2015.08.28 | RESPONSE TO CITY COMMENTS |
| 5 | 2015.09.10 | RESPONSE TO CITY COMMENTS |
| 6 | 2015.09.12 | RESPONSE TO CITY COMMENTS |
| 7 | 2015.12.15 | RESPONSE TO CITY COMMENTS |
| 8 | 2015.08.18 | RESPONSE TO CITY COMMENTS |
| 9 | 2015.11.23 | HYDRO INFORMATION SHEET |

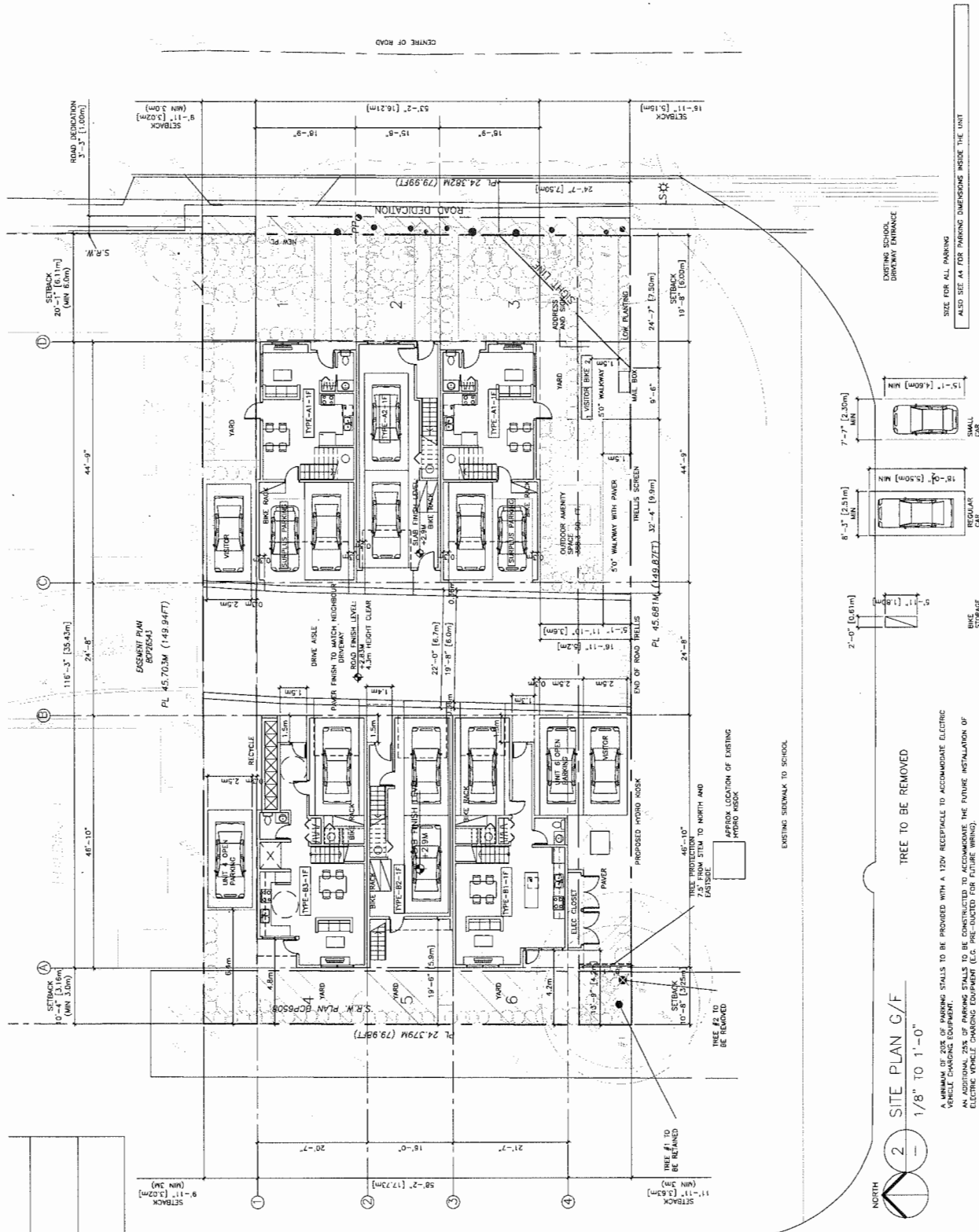
**PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC**

SITE PLAN

PROJECT NUMBER: 12-03
ISSUED: 9/30/2015
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 12-03_9FO_150030-RZ.DWG

A2

REZONING



EXTERIOR FINISH LEGEND

- 1 ASPHALT SHINGLE ROOFING
- 2 HARDI SIDING (LIGHT COLOUR)
- 3 HARDI SIDING WITH WOOD TRIM (DARK COLOUR)
- 4 WHITE VINYL WINDOW WITH TRIM
- 5 GARAGE DOOR
- 6 WOOD FENCE ON CONCRETE RETAINING WALL

SCHOOL ENTRANCE AND PARKING LOT

SCHOOL OPEN PARKING

PROPOSED TOWNHOUSE

ADJACENT TOWNHOUSE

EXISTING 3 STOREY TOWNHOUSE

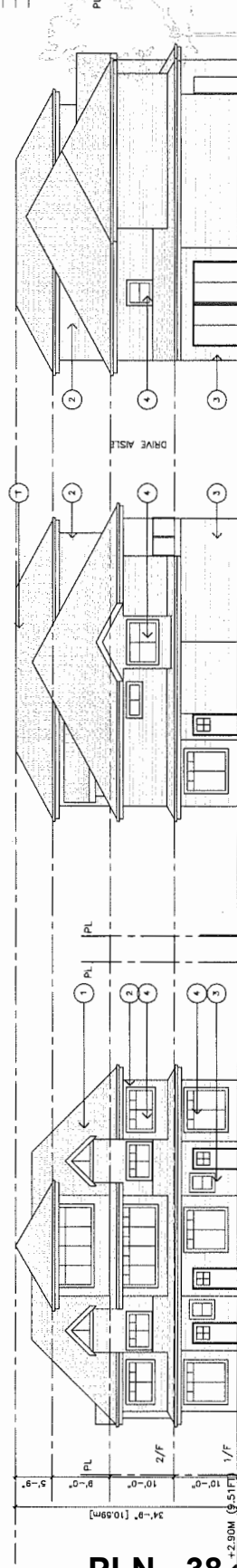
ERIC LAW ARCHITECT

1100 WEST 10TH AVENUE, SUITE 200
VANCOUVER, BC V6H 1T6
TEL: (604) 268-2887
FAX: (604) 268-2887
www.ericlawarchitect.com

PROFESSIONAL ARCHITECT
REGISTERED ARCHITECT
BRITISH COLUMBIA
NO. 12345
ISSUED FOR THE PROJECT
DATE: 12/03/2015
BY: EL

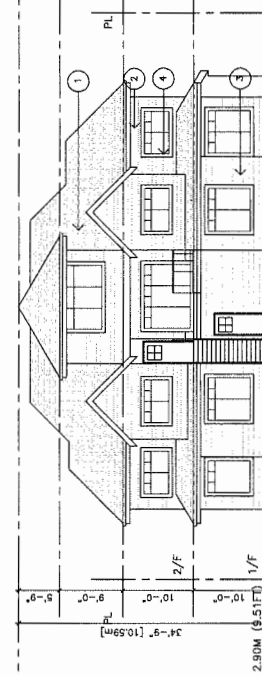
- REVISIONS
- 1. 2015.03.26 ISSUED FOR PERMIT
 - 2. 2015.03.26 ISSUED FOR PERMIT
 - 3. 2015.03.26 ISSUED FOR PERMIT
 - 4. 2015.03.26 ISSUED FOR PERMIT
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 - 10. 2015.03.26 ISSUED FOR PERMIT
 - 11. 2015.03.26 ISSUED FOR PERMIT
 - 12. 2015.03.26 ISSUED FOR PERMIT
 - 13. 2015.03.26 ISSUED FOR PERMIT
 - 14. 2015.03.26 ISSUED FOR PERMIT

1 TOWNHOUSE EAST ELEVATION WITH NEIGHBOUR HOUSE
3/32" TO 1'-0"

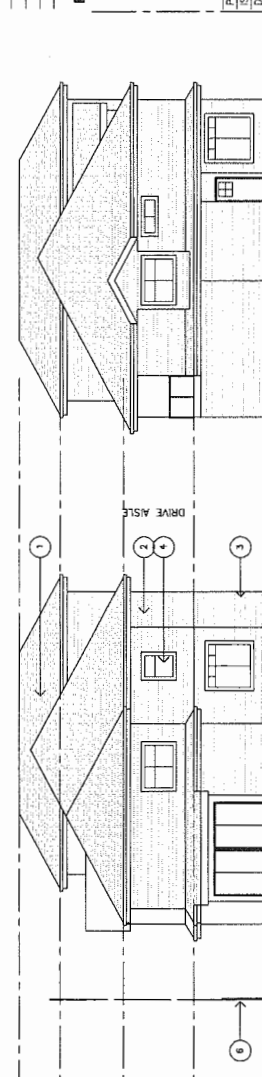


PLN - 38

2 TOWNHOUSE EAST ELEVATION (NO 4 ROAD)
1/8" TO 1'-0"



3 TOWNHOUSE NORTH ELEVATION
1/8" TO 1'-0"



4 TOWNHOUSE WEST ELEVATION
1/8" TO 1'-0"

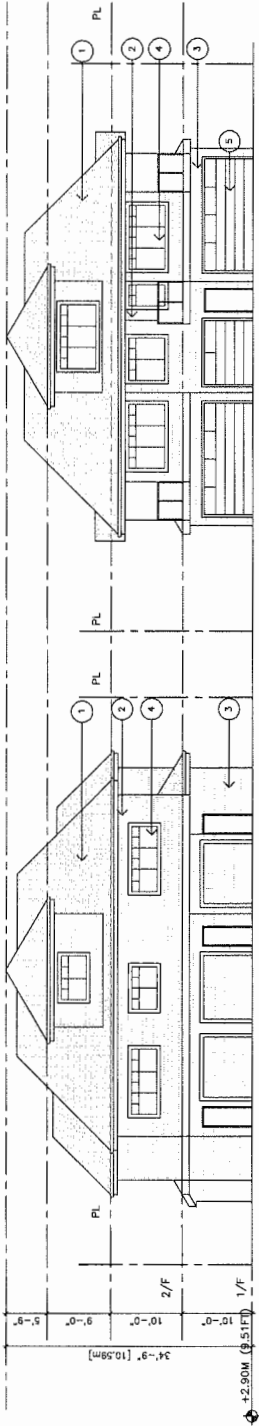
5 TOWNHOUSE SOUTH ELEVATION
1/8" TO 1'-0"

PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC
ELEVATIONS

PROJECT NUMBER: 12-03
ISSUED FOR PERMIT: 12/03/2015
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 12-03_TPD_150920-42.mxd

A5

REZONING



1 INTERNAL AISLE WEST ELEVATION
1/8" TO 1'-0"

2 INTERNAL AISLE EAST ELEVATION
1/8" TO 1'-0"

EXTERIOR FINISH LEGEND

- ① → ASPHALT SHINGLE ROOFING
- ② → HARDI SIDING (LIGHT COLOUR)
- ③ → HARDI SIDING WITH WOOD TRIM (DARK COLOUR)
- ④ → WHITE VINYL WINDOW WITH TRIM
- ⑤ → GARAGE DOOR
- ⑥ → WOOD FENCE ON CONCRETE RETAINING WALL

1	2015.08.27	ISSUED TO CITY FOR COMMENT
2	2015.08.27	ISSUED TO CITY FOR COMMENT
3	2015.12.11	ISSUED TO CITY FOR COMMENT
4	2015.12.11	ISSUED TO CITY FOR COMMENT
5	2015.05.15	ISSUED TO CITY FOR COMMENT
6	2015.05.15	ISSUED TO CITY FOR COMMENT
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9	2015.05.15	ISSUED TO CITY FOR COMMENT
10	2015.05.15	ISSUED TO CITY FOR COMMENT
11	2015.05.15	ISSUED TO CITY FOR COMMENT
12	2015.05.15	ISSUED TO CITY FOR COMMENT
13	2015.05.15	ISSUED TO CITY FOR COMMENT
14	2015.05.15	ISSUED TO CITY FOR COMMENT

1	2015.08.27	ISSUED TO CITY FOR COMMENT
2	2015.08.27	ISSUED TO CITY FOR COMMENT
3	2015.12.11	ISSUED TO CITY FOR COMMENT
4	2015.12.11	ISSUED TO CITY FOR COMMENT
5	2015.05.15	ISSUED TO CITY FOR COMMENT
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8	2015.05.15	ISSUED TO CITY FOR COMMENT
9	2015.05.15	ISSUED TO CITY FOR COMMENT
10	2015.05.15	ISSUED TO CITY FOR COMMENT
11	2015.05.15	ISSUED TO CITY FOR COMMENT
12	2015.05.15	ISSUED TO CITY FOR COMMENT
13	2015.05.15	ISSUED TO CITY FOR COMMENT
14	2015.05.15	ISSUED TO CITY FOR COMMENT

PROPOSED TOWNHOUSE
6571-6573 NO. 4 RD
RICHMOND BC

ELEVATIONS

PROJECT NUMBER:	12-03
ISSUED:	9/30/2015
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	12-03_1203-150930-02.DWG

A6

REZONING


RZ 11-578758
Attachment 3

Address: 6571/6573 No. 4 Road

Applicant: Anwer Kamal

Planning Area(s): North McLennan Sub-Area (City Centre)

	Existing	Proposed
Owner:	Anwer Kamal	To be determined
Site Size (m²):	1,115 m ²	1,091 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 North McLennan Sub-Area Plan: "Residential Area 3" - two-family dwelling and 2 & 3-storey townhouses with 0.65 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre)
Number of Units:	2	6
Other Designations:	N/A	No Change

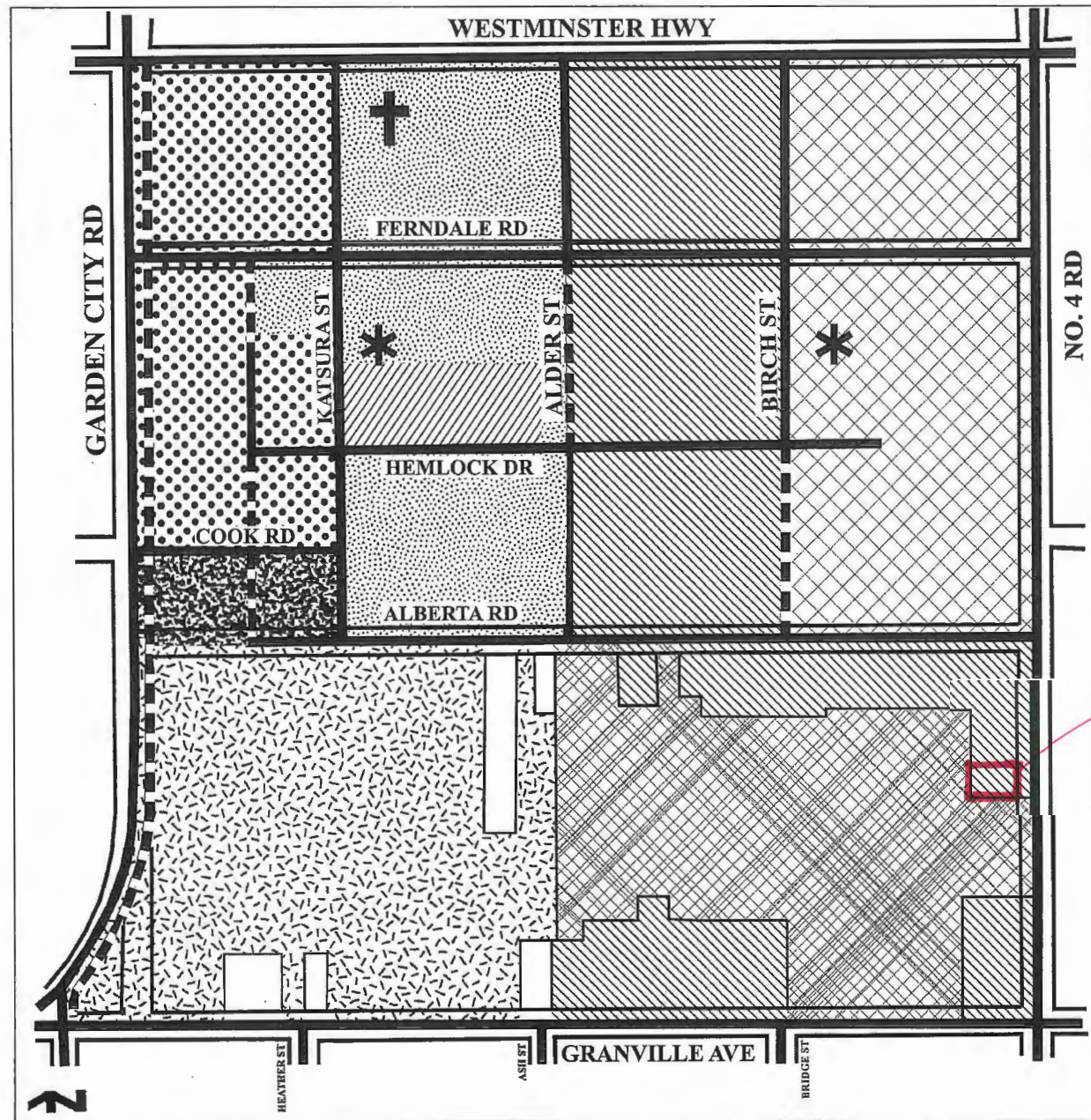
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	3.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Area:	Min. 1,010 m ²	1,091 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	11	14	none
Tandem Parking Spaces:	Permitted	4 spaces	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	2 (surplus spaces)	none
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	0	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 6 units = 36 m ²	Min. 36 m ²	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.

City of Richmond

Land Use Map

 Bylaw 8630
2010/07/19


Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	Community Park
Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 ½-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)	School
Residential Area 2A 0.95 base F.A.R. 2, 3 & 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)	Residential Area 5 0.55 base F.A.R. One-Family Dwelling	Neighbourhood Parks
Mixed Residential/ Retail/Community Uses	Trail	Principal Roads
	Church	

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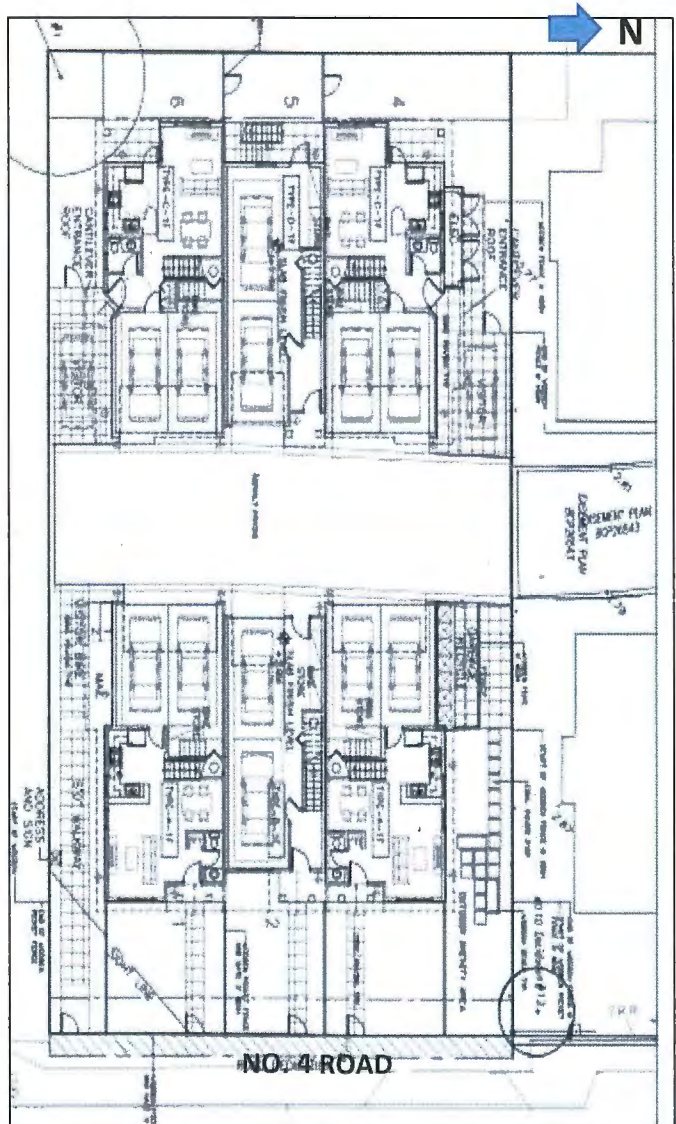
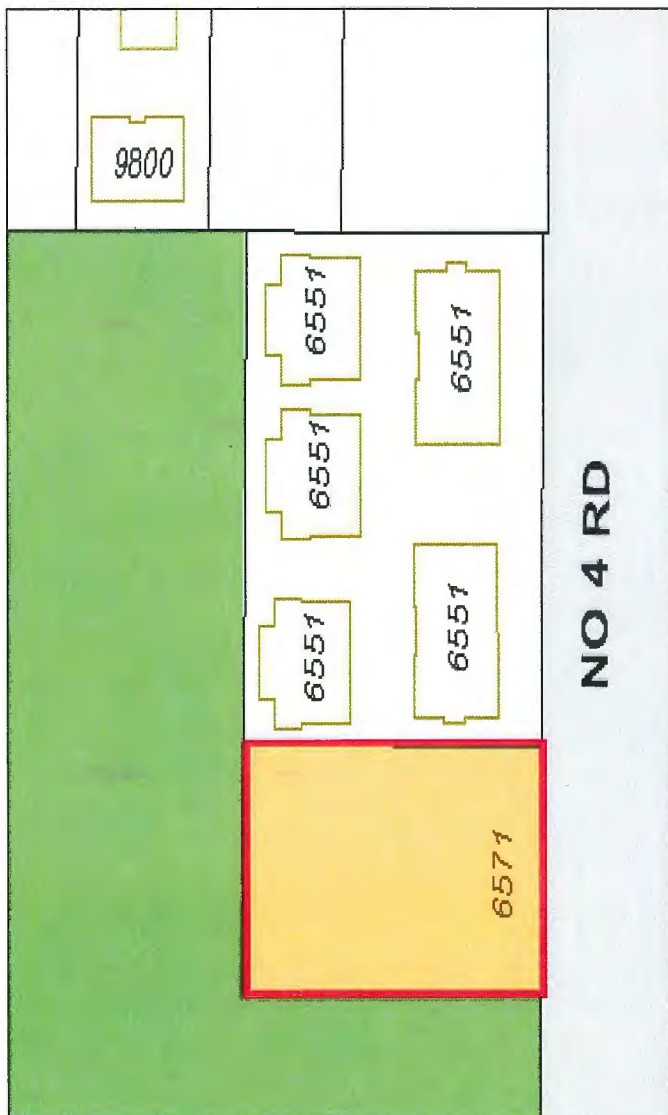
 Original Adoption: July 15, 1996 / Plan Adoption: February 16, 2004
2942426

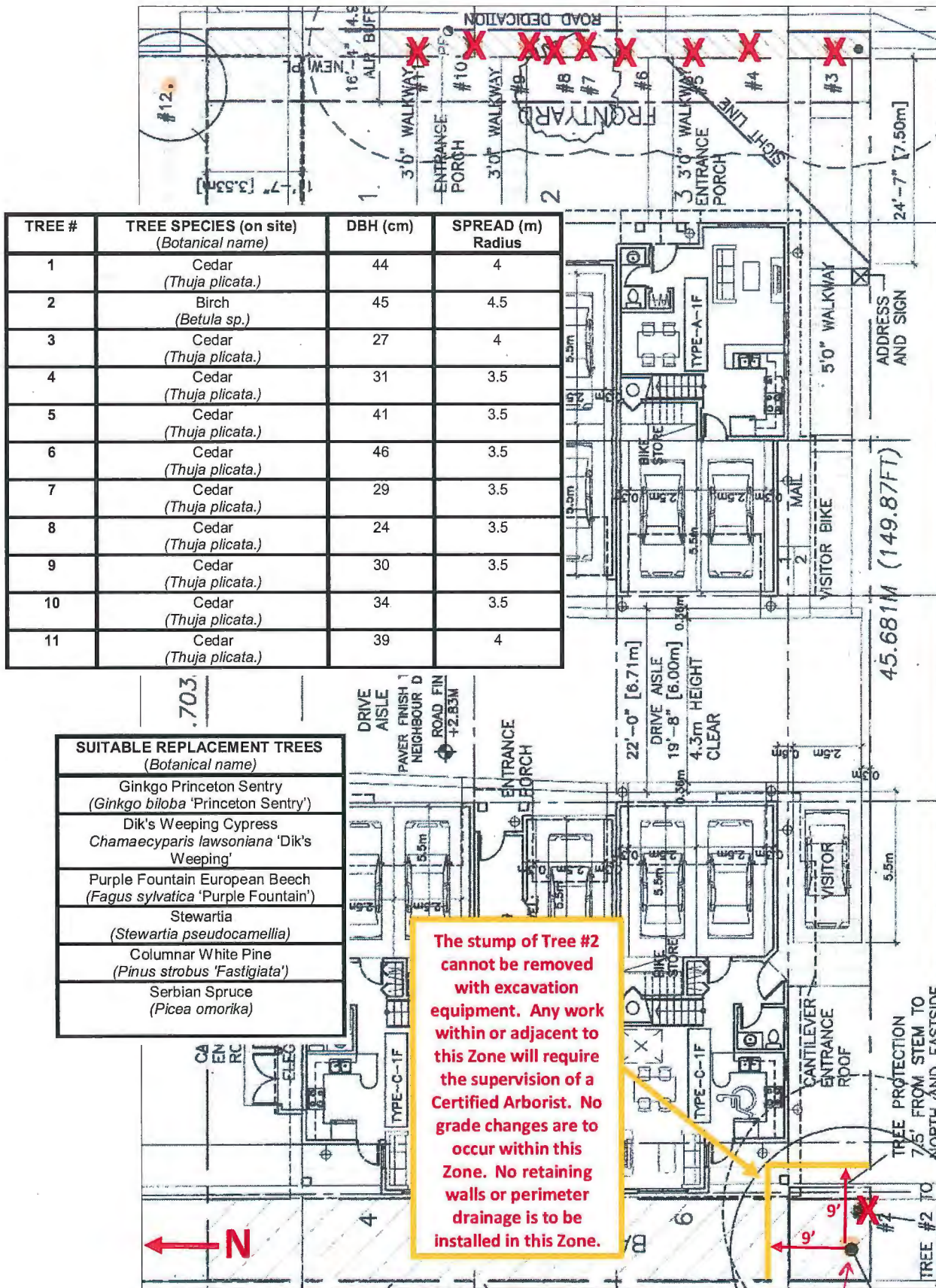
McLennan North Sub-Area Plan 23

6571/6573 No. 4 ROAD DEVELOPMENT NOTICE

May, 2014

Dear neighbours. This letter is to inform you that we have applied to the City of Richmond for permission to rezone 6571 and 6573 No. 4 Road from Single Detached (RS1/F) to Town-Housing (ZT60) North Mclellan (City Centre) in order to develop 6 townhouse units. The vehicular access to this townhouse development will be from 6551 No. 4 Road via an existing cross access easement plan number BCP26543. The site and access plan have been included for your reference. If you have any questions or concerns, please contact us in writing at akamal7860@gmail.com or the City Planner Edwin Lee at (604) 276-4000. The rezoning file number is RZ 2011 578758. Thank you very much for your cooperation.





Tree Removal & Retention Plan, Scale 1/16" = 1'

PLN - 45



City of
Richmond

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

Address: 6571/6573 No. 4 Road

File No.: RZ 11-578758

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9491, the developer is required to complete the following:

1. Dedicate approximately 1.0 m (exact dimension to be confirmed via Owners BCLS and as per the Servicing Agreement design) across the entire No. 4 Road frontage.
2. The granting of a 3.0 m wide statutory right-of-way (for utility maintenance purposes) across the entire west property line.
3. Registration of a flood indemnity covenant on title.
4. Registration of an aircraft noise sensitive use covenant on Title.
5. Registration of a legal agreement or measures, as determined to the satisfaction of the Director of Development, ensuring that the only means of vehicle access to and from 6571/6573 No. 4 Road is from the access easement (BA558364, Plan BCP26543) burdening the adjacent north property (6551 No. 4 Road); and that there be no direct vehicle access to or from No. 4 Road.
6. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
7. Registration of a legal agreement on title to identify the Agriculture Land Reserve (ALR) buffer area (4.0 m wide, measured from the new property line along No. 4 Road), to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed, and to indicate that the subject property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.
8. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
9. 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.
10. City acceptance of the developer's offer to voluntarily contribute \$2.0 per buildable square foot (e.g. \$15,261.64) to the City's affordable housing fund.
11. City acceptance of the developer's offer to voluntarily contribute \$15,000 towards the proposed Audible Pedestrian Sign (APS) system upgrade at the No.4 Road/Alberta Road intersection.
12. Contribution of \$1,000 per dwelling unit (e.g. \$6,000) in-lieu of on-site indoor amenity space.
13. 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 developer is required to:

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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Initial: _____

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

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the Western Red Cedar identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected tree survived the construction, prepared by the Arborist, is reviewed by staff.

Prior to Building Permit Issuance, 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 prior to any construction activities, including building demolition, occurring on-site.
Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$2,000) to ensure the replacement planting will be provided.
2. 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.
3. Incorporation of accessibility, CPTED, and sustainability features/measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements:

a) Water Works:

- i. Using the OCP Model, there is 651 L/s of water available at a 20 psi residual at the hydrant at 6620 No. 4 Road. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- ii. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Install a fire hydrant at No. 4 Road frontage to service the proposed townhouse development. Coordination with the City's Fire department to confirm the location of the proposed hydrant is also required.
- iii. At the Developer's cost, the City will:
 - Cut and cap at main the existing water service connection at No. 4 Road frontage.
 - Install new water connection to service the proposed site. Details of the new water service shall be finalized via the servicing agreement design review.

b) Storm Sewer Works:

- i. At the Developer's cost, the City will:
 - Cut and cap at main the existing storm sewer service connections at No. 4 Road frontage. Remove existing IC.

- Install new storm sewer connection to service the proposed site. Details of the new storm service shall be finalized via the servicing agreement design review.
- c) Sanitary Sewer Works:
 - i. The Developer is required to:
 - Provide a 3 m wide utility SRW along the entire west property line of the proposed site.
 - Install a new sanitary sewer connection to service the proposed site. Details of the new storm service shall be finalized via the servicing agreement design review.
- d) Frontage Improvements:
 - i. The Developer is required to:
 - Removing existing sidewalk and create a 1.5 m grass & treed boulevard behind the existing curb (trees to be Littleleaf Linden), with a 1.5 m sidewalk behind that which will abut the new property line. All works are at the client's sole cost; i.e. no credits apply. The works are an extension of SA06-326784 from the north at 6551 No 4 Road. Improvements shall be built to the ultimate condition wherever possible.
 - Provide street lighting along No. 4 Road frontage.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - 1) BC Hydro PMT – 4mW X 5m (deep)
 - 2) BC Hydro LPT – 3.5mW X 3.5m (deep)
 - 3) Street light kiosk – 1.5mW X 1.5m (deep)
 - 4) Traffic signal kiosk – 1mW X 1m (deep)
 - 5) Traffic signal UPS – 2mW X 1.5m (deep)
 - 6) Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - 7) Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- e) General Items:
 - i. The Developer is required to:
 - Provide if pre-load is required, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing sanitary sewer along the proposed site's west property line, proposed utility installations, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first SA design submission or if necessary to be implemented prior to pre-load.
 - 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.
- 5. Submission of DCC's (City & GVS&DD), School site acquisition charges, Address Assignment Fee, and servicing charges, etc.
- 6. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 7. 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 9491 (RZ 11-578758)
6571/6573 No. 4 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 **"TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)"**.

P.I.D. 004-074-271

Lot 65 Section 10 Block 4 North Range 6 West New Westminster District Plan 46723

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9491"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development

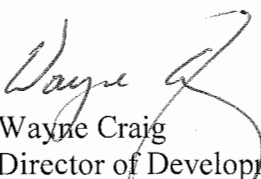
Date: October 27, 2015

File: RZ 14-674043

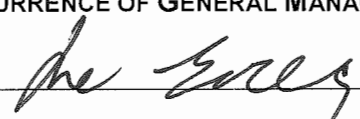
Re: Application by Landcraft Homes Ltd. for Rezoning at 7180 Railway Avenue from Single Detached (RS1/E) to Coach Houses (RCH1)

Staff Recommendations

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9291, for the rezoning of 7180 Railway Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Landcraft Homes Ltd. has applied to the City of Richmond for permission to rezone the property at 7180 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two (2) lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the rear lane (Attachment 1). A survey of the subject site showing the proposed subdivision plan is included in Attachment 2.

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

Findings of Fact

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

Surrounding Development

The subject site contains an older character single-detached dwelling. Existing development immediately surrounding the subject site is as follows:

- To the North, is a lot under Land Use Contract 050, which contains a single-family dwelling with rear lane access.
- To the South, are two (2) lots zoned “Single Detached (RS1/E)”, containing single-family dwellings, which are each the subject of an active rezoning application to: a) the “Coach Houses (RCH1)” zone (7200 Railway Ave, RZ 15-710175); and b) the “Compact Single Detached (RC2)” zone (7220 Railway Ave, RZ 15-691744), to permit subdivision to create small lots with access from the rear lane.
- To the East, immediately across the rear lane, are two (2) lots zoned “Single Detached (RS1/B)” fronting Lindsay Road, which each contain a single-family dwelling.
- To the West, immediately across Railway Avenue, is the Railway Greenway trail on City-owned property.

Related Policies & Studies

Official Community Plan

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

Arterial Road Policy

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

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

Lot Size Policy 5463

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

Consideration of the rezoning application at the subject site requires an amendment to Lot Size Policy 5463. The proposed amendment to the Lot Size Policy to exclude the four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy (i.e., 7180, 7200, 7220, and 7240 Railway Avenue) was considered by Council at the regular Council meeting held on October 26, 2015, and is scheduled to be considered at the Public Hearing to be held on November 16, 2015, in association with a rezoning application at 7220 Railway Avenue (RZ 15-691744). The proposed amendment to Lot Size Policy 5463 is shown in Attachment 5.

In order for this rezoning application at 7180 Railway Avenue to proceed, the proposed amendment to the Lot Size Policy must be approved by Council at the November Public Hearing. If the proposed amendment to the Lot Size Policy is not approved at the November Public Hearing, this rezoning application must be referred back to staff.

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. The response to the public consultation process associated with the proposed amendment to Lot Size Policy 5463 was presented to Planning Committee and Council on October 20th and 26th, respectively, as part of the rezoning application at 7220 Railway Avenue. To summarize, a letter dated May 27, 2015, was sent to the owners and residents of all properties located within the Lot Size Policy area, which described the proposed amendment, identified the proposed rezoning application at the subject site, and provided information on submitting comments on the proposal (Attachment 6). Two (2) pieces of email correspondence were received in response to the City's letter, one of

which supported the proposed amendment to the Lot Size Policy and one of which expressed opposition (see Attachment 7).

Other than the public consultation process described above for the proposed Lot Size Policy amendment, staff have not received any comments from the public about the rezoning application at 7180 Railway Avenue in response to the placement of the rezoning sign on the property.

Should the rezoning bylaw associated with the subject application be granted 1st reading, the rezoning bylaw would proceed to a Public Hearing for consideration, at which time further opportunity for public input on the proposal will be provided.

Analysis

Site Planning and Architectural Character

The proposed conceptual plans included in Attachment 8 have satisfactorily addressed the significant staff comments identified as part of the rezoning application review process.

The proposed site plan involves a principal dwelling on the west side and an accessory coach house above a detached garage on the east side of each lot proposed, with vehicle access from the rear lane. The proposed building siting and open space are consistent with the requirements of the RCH1 zone.

Pedestrian access to the site and coach house is proposed via a permeable pathway from Railway Avenue, as well as from the rear lane.

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

For each lot, on-site parking is proposed in the garage in accordance with the Zoning Bylaw and consists of two (2) parking spaces for the principal dwelling, provided in a tandem arrangement, along with one (1) parking space for the coach house to the side. Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on Title, prohibiting the conversion of the garage space into habitable space.

The proposed architectural elevation plans include sloped roofs, and articulation of the coach house building and appropriate window placement, thereby avoiding blank facades, providing some visual interest, and minimizing overlook while still allowing for passive surveillance of the rear lane.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line, in accordance with the RCH1 zone. Screening of on-site garbage and recycling will be reviewed upon receipt of the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to final adoption of the rezoning bylaw, minor revisions will be made to the conceptual plans included in Attachment 5. Furthermore, the applicant must register restrictive covenants on Title to ensure that:

- The coach house on each lot proposed cannot be stratified.
- The Building Permit application and ensuing development at the site is generally consistent with the proposed conceptual plans included in Attachment 5. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to.

Tree Retention and Replacement

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

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and indicates that a flowering Cherry tree (50 cm dbh) located in the southwest corner of the proposed south lot is in good condition. However, the Cherry tree cannot be retained due to conflict with the building envelope.

The proposed tree management plan is shown in Attachment 9.

To compensate for the remove of the Cherry tree from the subject site, the applicant is required to plant two (2) replacement trees on the proposed lots, in accordance with the Official Community Plan (OCP) tree replacement ratio of 2:1 (minimum 10 cm deciduous caliper or 5.5 m high conifer).

To ensure that the required replacement trees are planted and maintained, and that the front and rear yards of the subject site are enhanced, the applicant is required to submit a Landscape Plan prepared by a Registered Landscape Architect, along with a Security in the amount of 100% of a Cost Estimate for the works. The Landscape Plan must respond to the guidelines of the Arterial Road Policy and must comply with the landscaping requirements of the RCH1 zone. The Landscape Plan, Cost Estimate, and Security must be submitted prior to final adoption of the rezoning bylaw. The Security will be reduced by 70% after construction and landscaping on the proposed lots is completed and a landscaping inspection has been passed by City staff. The City will retain 30% of the Security for a one-year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund.

This proposal conforms to the Affordable Housing Strategy, as it involves the creation of two (2) lots, each with a principal single detached dwelling and accessory coach house above a detached garage.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of off-site improvements to the boulevard on Railway Avenue and to the rear lane, as described in Attachment 9.

Financial Impact

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

Conclusion

This proposal is to rezone the property at 7220 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the rear lane.

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

The list of Rezoning Considerations associated with this application is included in Attachment 10, which has been agreed to by the applicant (signed concurrence on file).

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

It is further recommended that Zoning Bylaw 8500, Amendment Bylaw 9291 be introduced and given first reading.



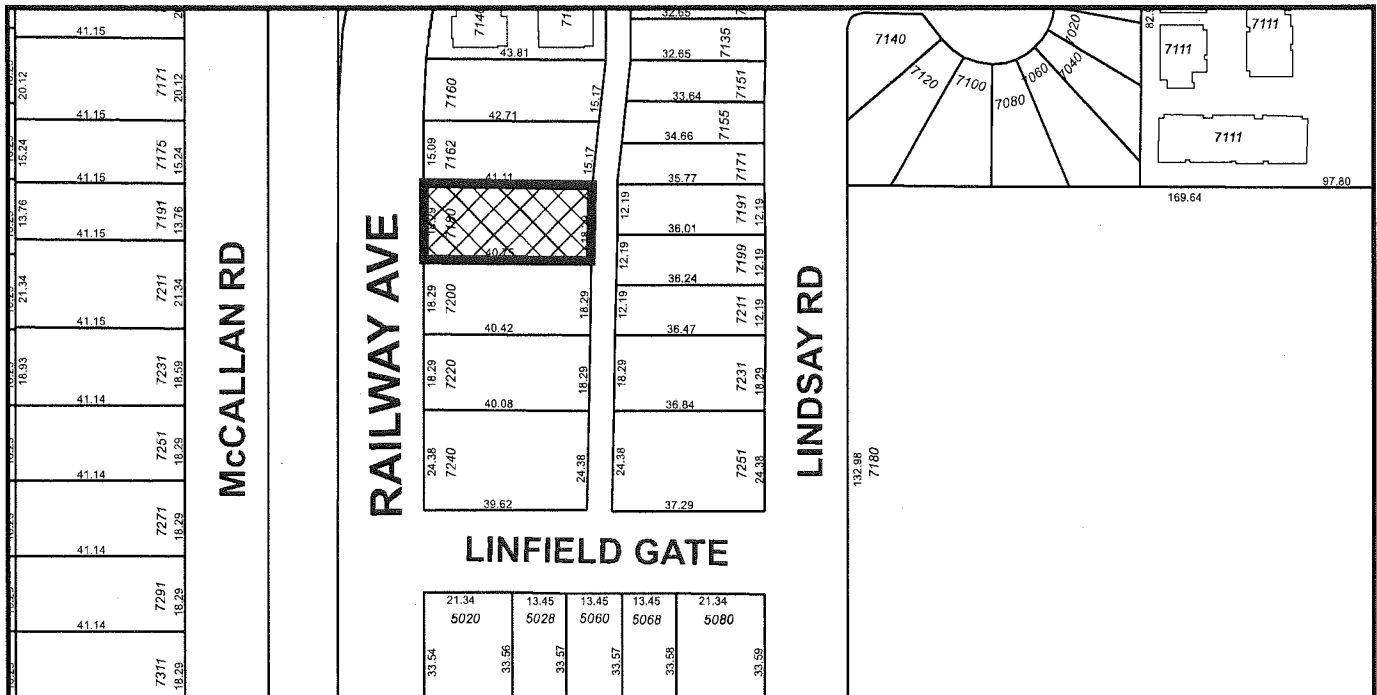
Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Survey showing proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5463
- Attachment 5: Proposed amendment to Lot Size Policy 5463
- Attachment 6: City's letter dated May 27, 2015
- Attachment 7: Correspondence received from residents
- Attachment 8: Conceptual Development Plans
- Attachment 9: Tree Management Plan
- Attachment 10: Rezoning Considerations

The map illustrates the proposed rezoning of a parcel located at the intersection of Granville Ave and Railway Ave. The parcel is currently zoned RD1 and is highlighted with a cross-hatch pattern. The surrounding area includes various other zoning districts: SI (Single-Family Detached) to the north, ZT23 (Neighborhood Center) to the east, RAL1 (Residential Medium Density) to the south, and RS1/B (Residential Single-Family Medium Density) and RS1/E (Residential Single-Family Single-Detached) to the east and south. The map also shows existing streets such as McCallan Rd, Linfield Gate, and 033. A large area on the left is labeled 'PROPOSED REZONING' with an arrow pointing to the specific parcel.



RZ 14-674043

Note: Dimensions are in METRES



City of
Richmond



RZ 14-674043

Original Date: 10/06/14

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SITE PLAN OF LOT 213 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST NWD PLAN 40948

CIVIC ADDRESS:

7150 Railway Avenue, Richmond, BC
P.I.D. 005-874-360
SURVEY DATE: MARCH 25, 2014

SCALE 1 : 250

2.5 0 5 10
ALL DISTANCES ARE IN METRES

LEGEND

- CB DENOTES CATCH BASIN - ROUND
- △ PP DENOTES UTILITY POLE
- ▽ WV DENOTES WATER VALVE
- WM DENOTES WATER METER
- MH-S DENOTES SANITARY MANHOLE
- MH-D DENOTES STORM MANHOLE
- T DENOTES TREE AND CANOPY EXTENT
- G DENOTES GROUND ELEVATION

PLAN 60

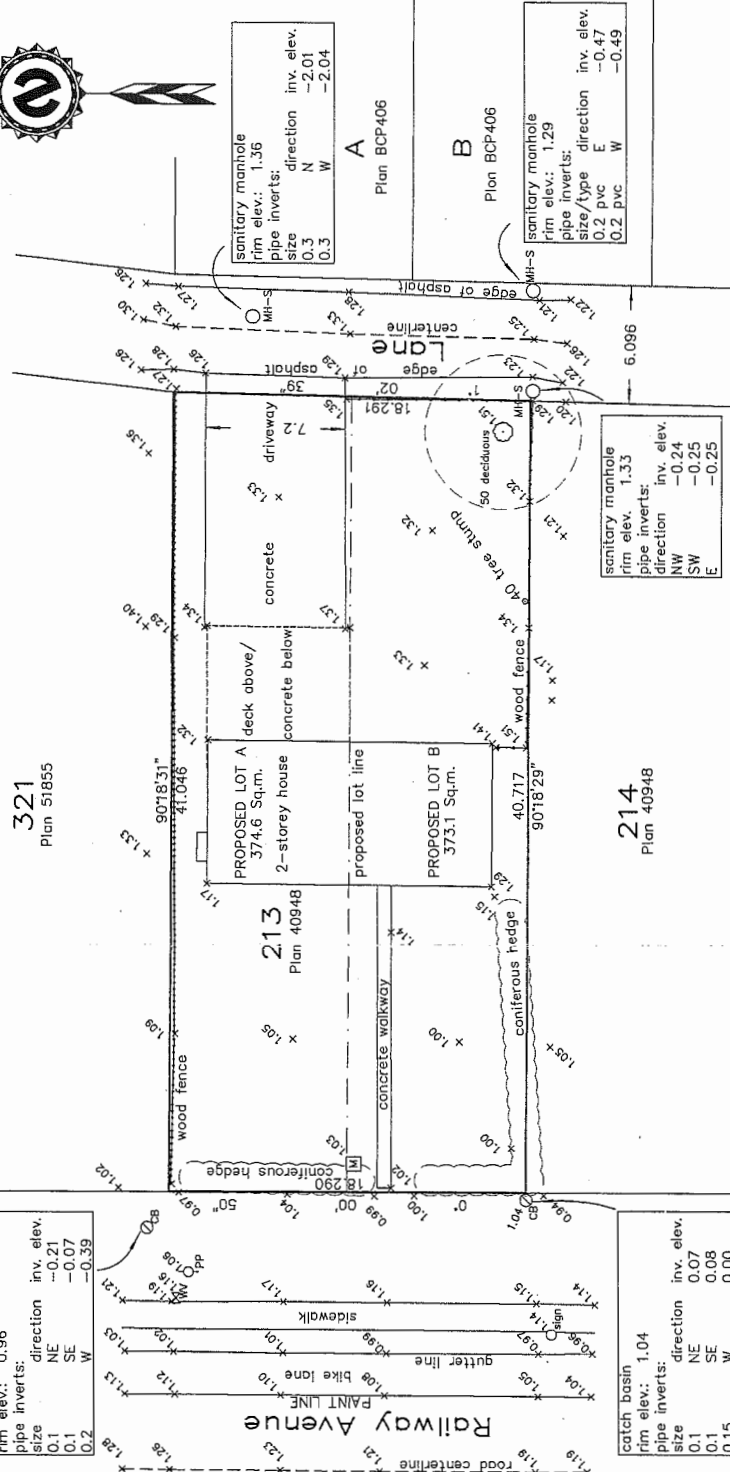
catch basin	rim elev.	0.96
pipe inverts:	direction	inv. elev.
size	NE	-0.21
0.1	SE	-0.07
0.1	W	-0.39
0.2		

catch basin	rim elev.	1.04
pipe inverts:	direction	inv. elev.
size	NE	0.07
0.1	SE	0.08
0.1	W	0.00
0.15		

321
Plan 51855

213
Plan 40948

214
Plan 40948



Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter.

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

Tree diameters are taken at 1.4m above grade and are shown in cm. All trees 20cm and larger on project are shown.

This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
DATED: THIS 27TH DAY OF MARCH, 2014.

B.C.L.S.
M. Sean Fulkerson
C.O. No. 5001
C.A. No. 10000

TARGET
LAND SURVEYING
SURREY, B.C.
604-583-6161

FILE: 7236-topo.dwg

INTEGRATED SURVEY AREA No. 18, RICHMOND

NAD 83 (CSRS 2005)
Grid bearings are derived from observations between geodetic control monuments 77H4660 and 77H4746. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground distances by the average combined factor of 0.9996048, which has been derived from control monument 77H4660.

Lot dimensions are derived from FIELD SURVEY.

Elevations are Geodetic (CYD28 GVRD-2005 - IN METERS)

Derived from Control Monument 77H4746

located on the east side curb of McCallan road at the south side of Cabot Dr.

Elevation = 1.246m

Monument elevation verified to City Benchmark 234 (Monument 77H4891)



RZ 14-674043

Attachment 3

Address: 7180 Railway Avenue

Applicant: Landcraft Homes Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Harjit Sandhu Terinder Singh Chung	To be determined
Site Size (m²):	747.7 m ² (8,048 ft ²)	Proposed north lot – 374.6 m ² Proposed south lot – 373.1 m ²
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Lot Size Policy Designation:	Lots along Railway Avenue with lane access are permitted to rezone and subdivide in accordance with RS2/B	Proposed amendment to remove the four (4) existing lots fronting Railway Avenue with rear lane access north of Linfield Drive to be excluded from the Lot Size Policy
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)
Other Designations:	The Arterial Road Policy designates the subject site for redevelopment to compact lots and coach houses	No change

On Future Subdivided Lots	Bylaw Requirement		Proposed	Variance
Floor Area Ratio:	Max. 0.60		Max. 0.60	none permitted
Lot Coverage – Buildings:	Max. 45%		Max. 45%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%		Max. 70%	none
Lot Coverage – Live plant material:	Min. 20%		Min. 20%	none
Lot Size (min. dimensions):	315 m ²		Proposed north lot – 374.6 m ² Proposed south lot – 373.1 m ²	none
Principal Dwelling Setback – Front/Rear Yards (m):	Min. 6 m		Min. 6 m	none
Principal Dwelling Setback – Side Yards (m):	Min. 1.2 m		Min. 1.2 m	none
Coach House Building Setback – Rear Yard (m):	Min. 1.2 m		Min. 1.2 m	none
Coach House Building Setback – Side Yards (m):	Ground floor	Min. 0.6 & 1.8 m	Ground floor	Min. 0.6 & 1.8 m

On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
	Second floor	Min. 1.2 m & 1.8 m	Second floor	Min. 1.2 m & 1.8 m	none
Principal Dwelling Height (m):	Max. 2 ½ storeys		Max. 2 ½ storeys		none
Coach House Building Height (m):	Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		none
On-Site Parking Spaces – Principal Dwelling:	2		2		none
On-Site Parking Spaces – Coach House:	1		1		none
Tandem Parking Spaces:	permitted		2 for Principal Dwelling		none
Amenity Space – Outdoor:	Principal Dwelling	Min. 30 m ²	Principal Dwelling	Min. 30 m ²	none
	Coach House	No minimum	Coach House	No minimum	

Other: Tree replacement compensation required for loss of bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

POLICY 5463:

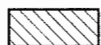
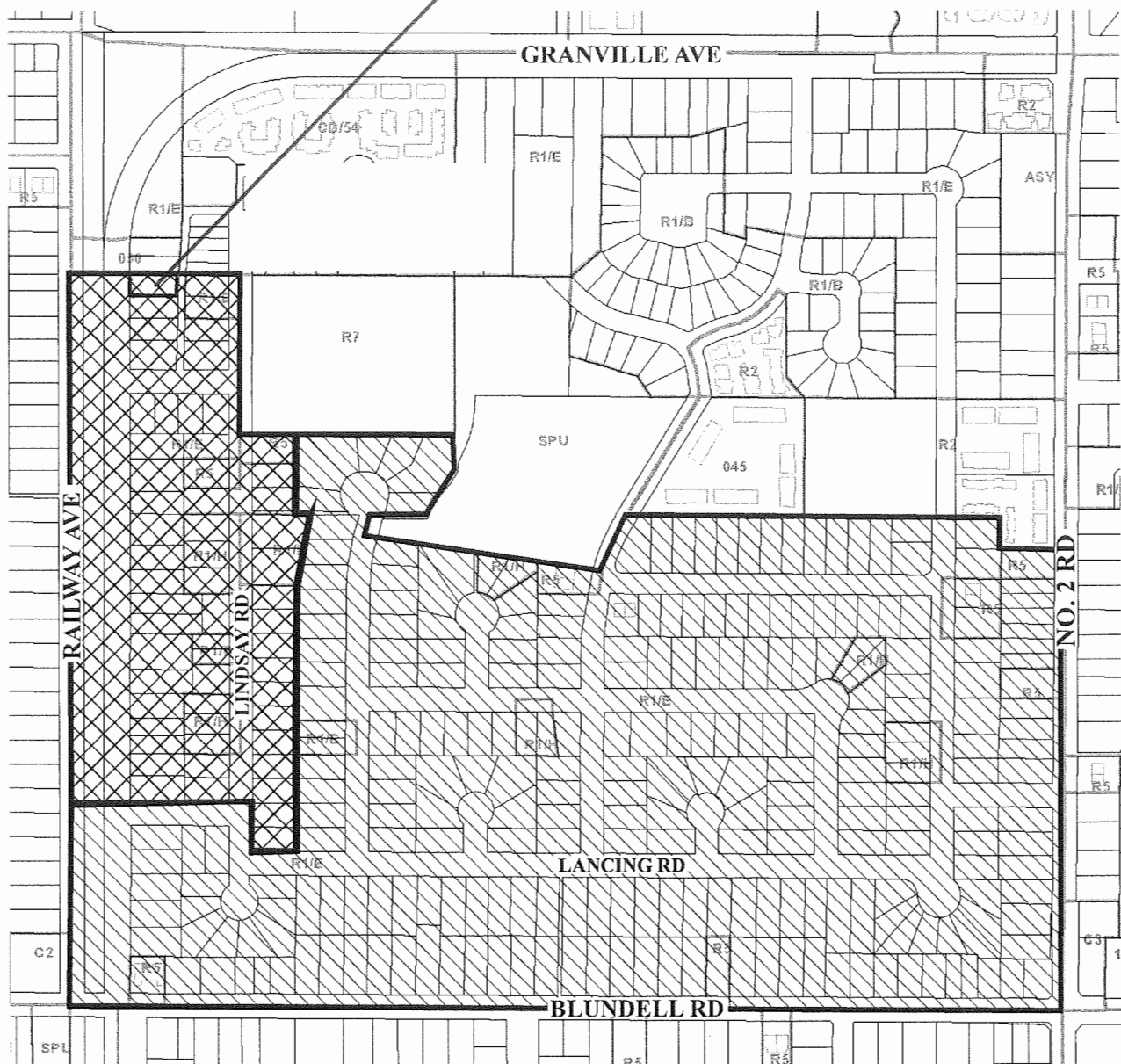
The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

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

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

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

SUBJECT SITE



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



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



POLICY 5463 SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date:



City of Richmond

Policy Manual

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

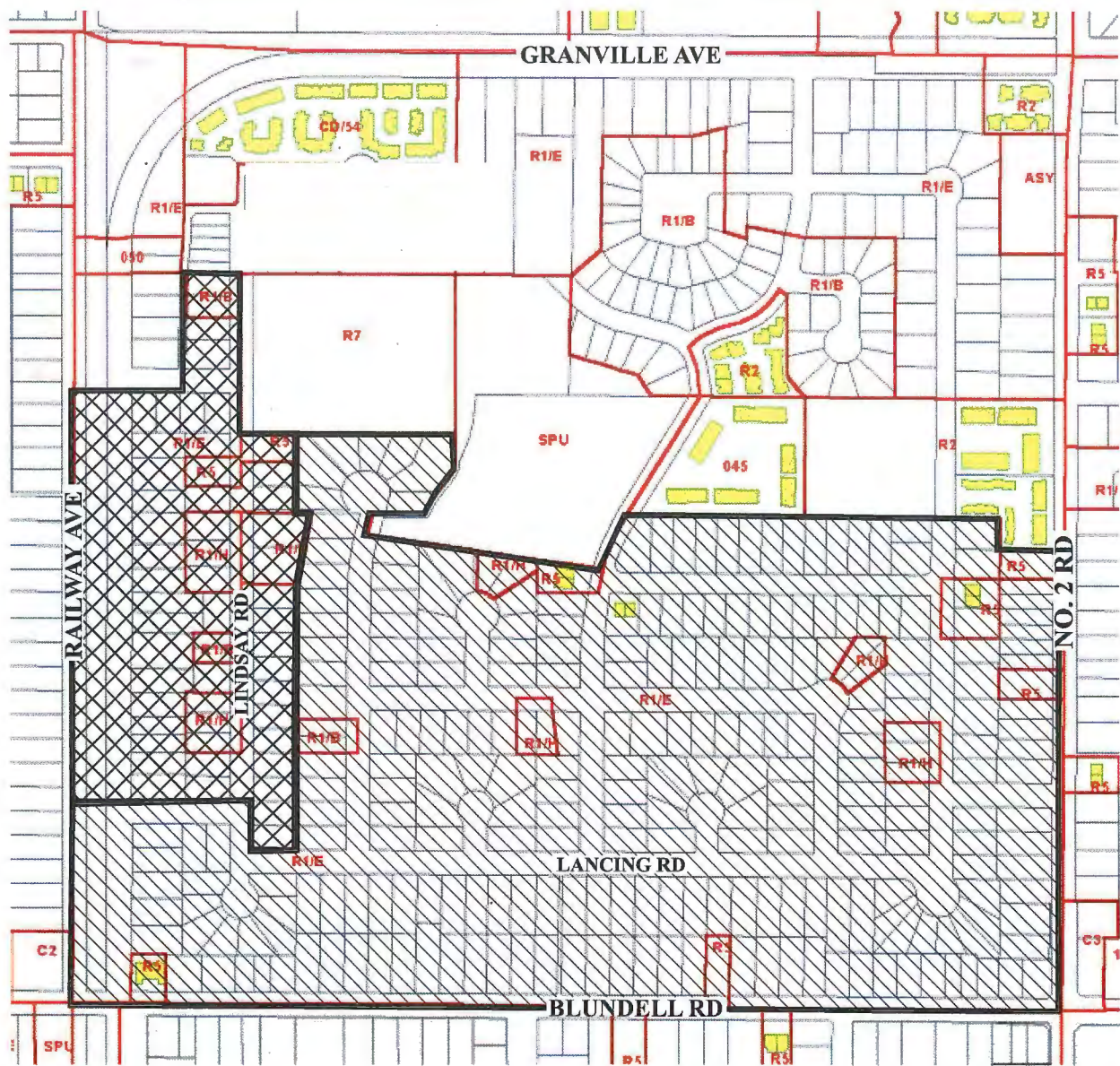
POLICY 5463:

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

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

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

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



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



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



PROPOSED POLICY 5463 SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date: 04/15/15



City of Richmond

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

May 27, 2015

File: RZ 14-674043
RZ 15-691744

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

Dear Owner/Resident:

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

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

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

Single-Family Lot Size Policy 5463

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

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

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

Proposed Amendment to Single-Family Lot Size Policy 5463

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

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

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

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

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

Process

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

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

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

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

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

Sincerely,



Cynthia Lussier
Planning Technician - Design

AY/CL:cl

Attachments:

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

Lussier, Cynthia

Subject: FW: street address entered twice in database

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

Hi Cynthia,

There were 2 Files:

RZ 14-674043
RZ 15-691744

Regarding 7180 & 7220 Railway Ave.

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

Regards,
Mike

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

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

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

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

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

Please let me know if you do.

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

Email: clussier@richmond.ca

www.richmond.ca

From: Mike Davison [<mailto:mazzyfan@live.com>]

Sent: Friday, 29 May 2015 8:46 PM

To: Lussier, Cynthia

Subject: street address entered twice in database

Hello Cynthia,

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

OCCUPANT

5111 BLUNDELL RD

RICHMOND, BC V7C 1H3

OCCUPANT,

5111 Blundell Rd

Richmond, BC, V7C 1H3

Thanks,

Mike

Lussier, Cynthia

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

Re: RZ14-674043
RZ15 -691744

To Whom this may concern,

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

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

Railway about development of town houses and it was ignored.

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

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

Have a nice day!

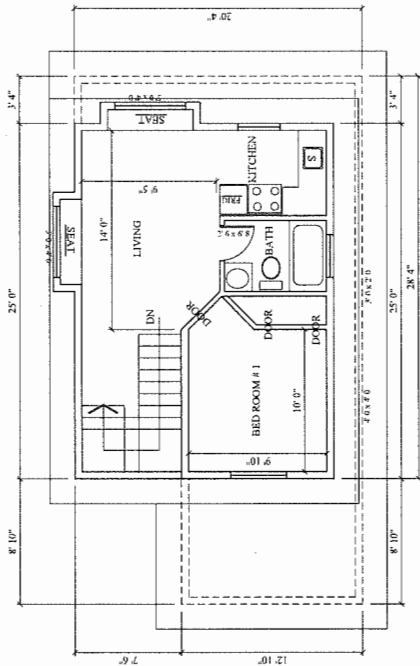
Regards,

Kerry Starchuk

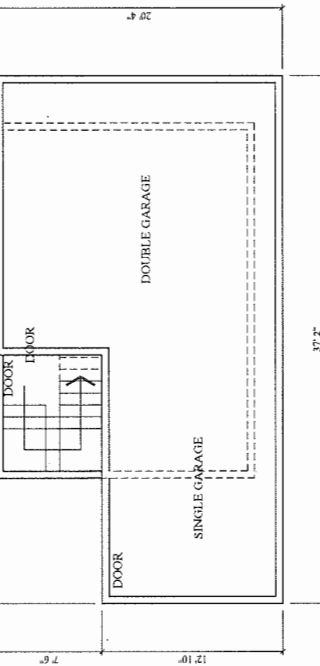
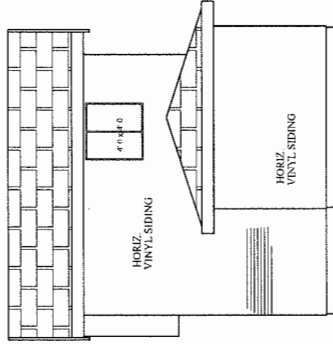
cc: Carol Day - Councillor



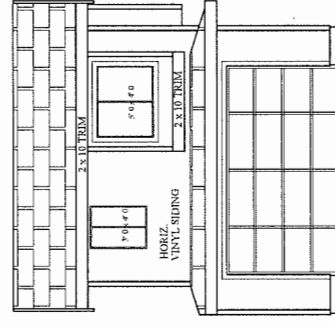
PRELIMINARY CONCEPT PLANS



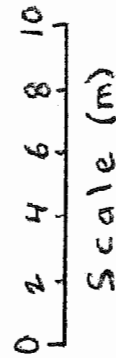
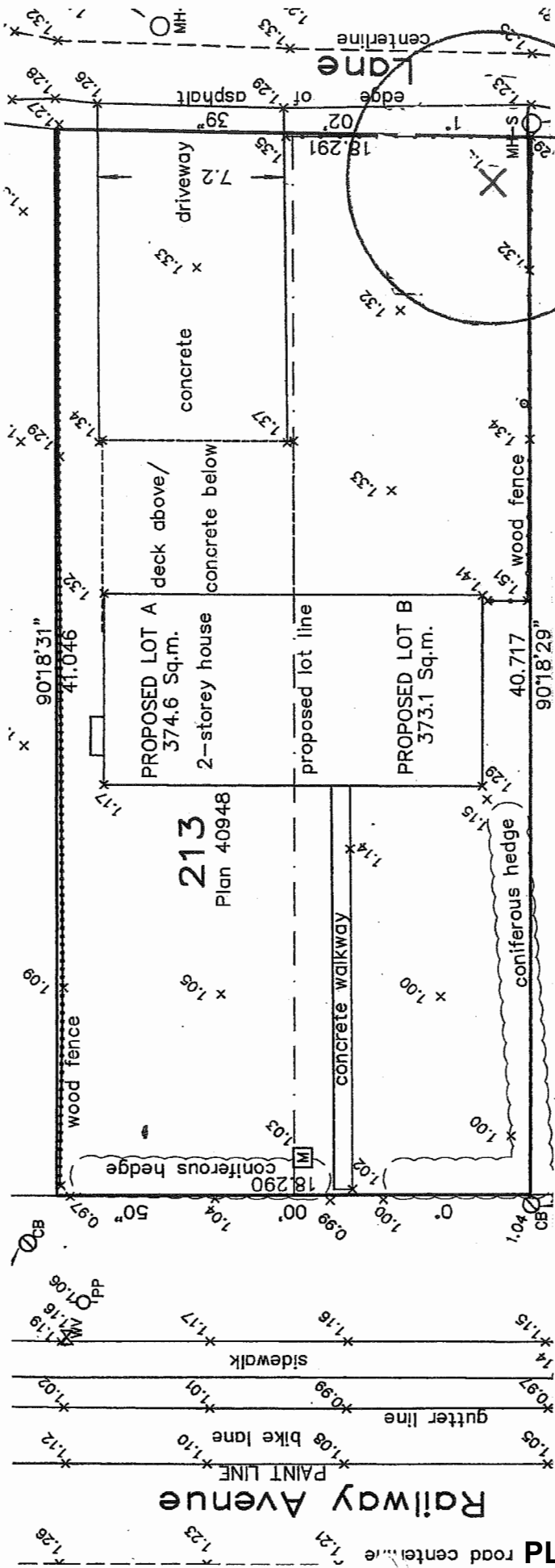
LEFT SIDE ELEVATION
(NORTH)



RIGHT SIDE ELEVATION
(SOUTH)



Atkinson Design & Drafting Ltd. 10350 148th Avenue, Richmond, B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: atkinsondesign@hotmail.com	
THESE PLANS CONFORM TO B.C. B.C. 2012 EDITION	COACH HOUSE PLAN DRAWN: 7/18/10 CHECKED: 7/18/10 DATE: 7/18/10



Remove Tree X

Crown Dripline

Tree Location + Protection Plan

7180 Railway Ave,

Annotated Oct 27/15



**City of
Richmond**

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

Address: 7180 Railway Avenue

File No.: RZ 14-674043

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9291, the developer is required to complete the following:

1. Submission of a Landscape Plan for the front and rear yards, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including 10% contingency, fencing, hard surfaces, trees, soft landscaping, and installation costs). The Landscape Plan should:

- Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
- Comply with the landscaping provisions of the RCH1 zone.
- Include a mix of coniferous and deciduous trees.
- Include the required two (2) replacement trees (minimum 10 cm deciduous caliper or 5.5 m high conifer).

The Landscaping Security will be reduced by 70% after construction and landscaping on the proposed lots is completed and a landscaping inspection has been passed by City staff. The City will retain 30% of the Security for a one-year maintenance period to ensure that the landscaping survives.

2. Registration of a flood indemnity covenant on Title.
3. Registration of a legal agreement on title ensuring that the coach house on each lot proposed cannot be stratified.
4. Registration of a legal agreement on title prohibiting the conversion of garage space into habitable space.
5. Registration of a restrictive covenant on Title to ensure that the Building Permit application and ensuing developing at the subject site is generally consistent with the conceptual plans included in Attachment 8 to the staff report dated September 24, 2015.
6. Entrance into a Servicing Agreement* for the design and construction of off-site improvements to the boulevard on Railway Avenue and to the rear lane. The scope of works is to include (but is not limited to) the following:
 - Design and construction of a new 1.5 m wide concrete sidewalk at the property line along Railway Avenue, with connections to the existing sidewalk north and south of the subject site.
 - Removal of the existing sidewalk next to the curb and backfilling of the area between the new sidewalk and curb with a grassed boulevard to include trees, lighting, and other utility requirements as determined through the Servicing Agreement review process.
 - Reconstruction of the existing rear lane along the entire east frontage of the subject site to the current City lane design standard (5.4 m wide asphalt pavement and 0.3 m wide rollover curb on both sides of the lane, along with lane lighting).
 - Extending the existing 200 mm storm sewer located within the rear lane (approx. 50 m south) complete with manholes and lane drainage upgrades; details to be confirmed during the Servicing Agreement design and review process. The City will fund approximately 30 m of this work, subject to funding approval.
 - Upgrading the existing storm sewer service connections and inspection chambers at the site's north and south corner along the Railway Avenue frontage to City of Richmond standards.
 - The Servicing Agreement design is to include the design of the following required water, storm, and sanitary service connection works:

Water Works

- Using the OCP Model, there is 81.7 L/s of water available at a 20 psi residual at the Railway Avenue east frontage and 431.8 L/s of water available at a 20 psi residual at the Railway Avenue west frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- The developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and building designs.
- At the developer's cost, the City is to: a) cut and cap all existing water service connections at the watermain, along the Railway Avenue frontage; and b) install two (2) new 25 mm water service connections complete with meters and meter boxes along the Railway Avenue frontage.

Sanitary Sewer Works

- At the developer's cost, the City is to: a) upgrade the existing sanitary service connection and inspection chamber at the site's southeast corner along the rear lane frontage to City of Richmond standards, to service the proposed south lot; and b) install one (1) new sanitary service connection complete with new inspection chamber (approximately 7.5 m south from the north property line) along the rear lane frontage to service the proposed north lot.
- General Items:
The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - For their servicing requirements.
 - To underground proposed Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above-ground structures are required and to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

Notes:

Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

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

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

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

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9291 (RZ 14-674043)
7180 Railway Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COACH HOUSES (RCH1)"**.

P.I.D. 005-874-360

Lot 213 Section 13 Block 4 North Range 7 West New Westminster District Plan 40948

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9291"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Memorandum Planning and Development Division Development Applications Department

To: Planning Committee
From: Wayne Craig
Director of Development
Re: Row Houses

Date: October 28, 2015
File: 08-4057-01

On September 9, 2015, Planning Committee directed staff to provide the Committee with information on and examples of row housing. The purpose of this memorandum is to provide Planning Committee with a definition of row housing, references to current City's policy, and examples of row housing developments in other municipalities within Metro Vancouver.

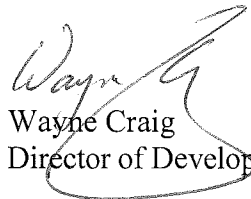
Row housing means a row of at least three (3) side-by-side dwelling units, which shares a party wall with an adjoining dwelling unit, and each unit is located on its own fee simple lot which abuts a street and a lane. While the form of row housing is similar to townhouses, the independent fee simple ownership makes row housing different from townhouses.

The Official Community Plan (Bylaw 9000) adopted on November 19, 2012 establishes a policy under Section 3.3 *Diverse Range of Housing Types, Tenure and Affordability* that encourages fee simple row houses where there is lane access on a development site with at least 30 m lot depth, and located within walking distance of a Neighbourhood Service Centre. While staff has received inquiries on row housing on Richmond, no rezoning application to facilitate row housing development has been received to date.

A number of municipalities within Metro Vancouver (i.e., Langley, New Westminster, Port Coquitlam, Surrey, Vancouver, etc.) permit row house developments. Please see Attachment 1 for images of two (2) developments in the Township of Langley.

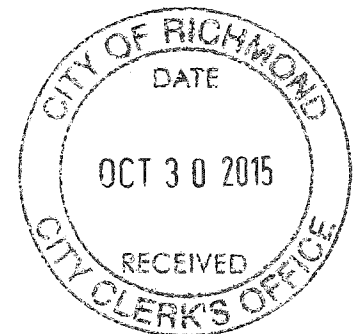
As part of the ongoing Arterial Road Policy review, staff will be bringing forward additional policies to clarify where row houses may be developed and under what conditions and criteria.

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



Wayne Craig
Director of Development

EL:blg



Billy Brown Road, Langley – 4 unit cluster



Aerial View



Streetscape



Back Lane

80 Avenue, Langley – 6 unit cluster



Aerial View



Streetscape



Back Lane