



**Planning Committee
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road**

Wednesday, February 23, 2022

Immediately following Public Works and Transportation Committee

Pg. # ITEM

MINUTES

*Motion to adopt the **minutes** of the meeting of the Planning Committee held on February 8, 2022. (distributed separately).*



NEXT COMMITTEE MEETING DATE

March 8, 2022, (tentative date) at 4:00 p.m. in the Council Chambers

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY 0853803 BC LTD. AND 1121648 BC LTD. FOR REZONING AT 6571 AND 6591 NO. 1 ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. RZ 16-731275 12-8060-20-010288) (REDMS No. 6675660)

PLN-6

See Page PLN-6 for full report

Designated Speaker: Wayne Craig and Robin Pallet

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10288, for the rezoning of 6571 and 6591 No. 1 Road from the “Single Detached (RS1/F)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.



2. **COMMUNITY POVERTY REDUCTION AND PREVENTION TABLE
-DRAFT TERMS OF REFERENCE**

(File Ref. No. 07-3190-01/) (REDMS No. 6799850)

PLN-39

[See Page PLN-39 for full report](#)

Designated Speaker: Melanie Burner

STAFF RECOMMENDATION

That the Terms of Reference for the Community Poverty Reduction and Prevention Table as outlined in the report titled “Community Poverty Reduction and Prevention Table – Draft Terms of Reference,” dated January 17, 2022 from the Director, Community Social Development, be endorsed.



3. **ESTABLISHMENT OF UNDERLYING ZONING FOR PROPERTIES
DEVELOPED UNDER LAND USE CONTRACTS 004, 005, 024, 026,
028, 029, 045, 047, 056, 070, 075, 087, 092, 122, 126, AND 128 IN THE
BLUNDELL, SEAFAIR, AND STEVESTON AREAS AND IN THE
NORTH PORTION OF CITY CENTRE**

(File Ref. No. 08-4430-03-09) (REDMS No. 6781543)

PLN-45

[See Page PLN-45 for full report](#)

Designated Speaker: Wayne Craig and Cynthia Lussier

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10314, to establish underlying zoning for the property developed under Land Use Contract 004, be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10315, to establish underlying zoning for the property developed under Land Use Contract 005, be introduced and given first reading;*

- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10316, to establish underlying zoning for the property developed under Land Use Contract 024, be introduced and given first reading;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10317, to establish underlying zoning for the property developed under Land Use Contract 026, be introduced and given first reading;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10318, to establish underlying zoning for the property developed under Land Use Contract 028, be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10319, to establish underlying zoning for the property developed under Land Use Contract 029, be introduced and given first reading;*
- (7) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10320, to establish underlying zoning for the property developed under Land Use Contract 045, be introduced and given first reading;*
- (8) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10321, to establish underlying zoning for the property developed under Land Use Contracts 047 and 075, be introduced and given first reading;*
- (9) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10322, to establish underlying zoning for the property developed under Land Use Contract 056, be introduced and given first reading;*
- (10) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10323, to establish underlying zoning for the property developed under Land Use Contract 070, be introduced and given first reading;*
- (11) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10324, to establish underlying zoning for the property developed under Land Use Contract 087, be introduced and given first reading;*
- (12) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10325, to establish underlying zoning for the property developed under Land Use Contract 092, be introduced and given first reading;*
- (13) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10326, to establish underlying zoning for the property developed under Land Use Contract 122, be introduced and given first reading;*
- (14) *That,*
 - (a) *Richmond Zoning Bylaw 8500, Amendment Bylaw 10351, to establish underlying zoning for properties developed under Land Use Contract 126 and to create the “Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)” zone, be introduced and given first reading; and*
 - (b) *Upon adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10351, the Richmond Zoning Bylaw 8500, Amendment*

Bylaw 9629, which is at third reading, be understood to:

- (i) *rezone the subject properties (8320, 8340, 8360, 8440 Bridgeport Road and 8311, 8351 Sea Island Way) from “Auto-Oriented Commercial (CA)”, “Land Use Contract 126” and “Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)”, to the new “High Rise Commercial (ZC29) – Bridgeport Gateway” zone; and;*
- (ii) *discharge “Land Use Contract 126”;*

(15) *That,*

- (a) *Richmond Zoning Bylaw 8500, Amendment Bylaw 10352, to establish underlying zoning for the property developed under Land Use Contract 128 and to create the “Neighbourhood Pub (ZC52) – Blundell Road (Blundell)” zone”, be introduced and given first reading; and*
- (b) *Upon adoption of Amendment Bylaw 10352, the Richmond Zoning Bylaw 8500, Amendment Bylaw 9891, which is at third reading, be understood to::*
 - (i) *rezone the subject property (6031 Blundell Road) from “Land Use Contract 128” and “Neighbourhood Pub (ZC52) – Blundell Road (Blundell)”, to the new “Community Commercial (CC)” zone; and*
 - (ii) *discharge “Land Use Contract 128”.*



4. **OFFICIAL COMMUNITY PLAN TARGETED UPDATE – PROPOSED SCOPE AND PROCESS**

(File Ref. No. 08-4045-01) (REDMS No. 6757895)

PLN-164

See Page PLN-164 for full report

Designated Speaker: John Hopkins

STAFF RECOMMENDATION

That Council endorse the proposed scope and process to update the Official Community Plan as outlined in the staff report dated February 7, 2022 from the Director, Policy Planning titled, "Official Community Plan Targeted Update - Proposed Scope and Process".



5. **MANAGER’S REPORT**

Pg. #

ITEM

ADJOURNMENT





City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 4, 2022
File: RZ 16-731275

Re: Application by 0853803 BC Ltd. and 1121648 BC Ltd. for Rezoning at 6571 and 6591 No. 1 Road from the "Single Detached (RS1/F)" Zone to the "Low Density Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10288, for the rezoning of 6571 and 6591 No. 1 Road from the "Single Detached (RS1/F)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604) 247-4625

WC/RP:blg
Att. 9

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

Staff Report

Origin

0853803 B.C. Ltd. and 1121648 B.C. Ltd. have applied to the City of Richmond for permission to rezone the properties at 6571 and 6591 No. 1 Road from the "Single Detached (RS1/F)" zone to the "Low Density Townhouses (RTL4)" zone in order to develop an eight-unit townhouse project, with access from No. 1 Road. A Location Map for the subject site is provided on Attachment 1. The Directors of 0853803 B.C. Ltd. are Simerjit and Gurjit Malhi. The Director of 1121648 B.C. Ltd. is Ajit Thaliwal.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Subject Site Existing Housing Profile

The subject site currently contains one single-family dwelling (on the lot at 6591 No 1 Road), which does not contain a secondary suite. The existing dwelling is currently being rented for residential use, and would be demolished.

Surrounding Development

Existing development immediately surrounding the subject site includes the following:

- To the North: A single detached residential property, containing an existing single detached dwelling, designated for arterial road townhouse development in the Official Community Plan (OCP) and zoned "Single Detached (RS1/F)".
- To the South: An existing 3-storey townhouse complex zoned "Town Housing (ZT27) – Robson Drive/Court (Terra Nova)".
- To the East: No. 1 Road, which is an Arterial Road with a public sidewalk on the east and west side, and across which are existing single detached residential properties that contain relatively new dwellings. Those lots are designated for arterial road single detached development in the OCP and zoned "Single Detached (RS2/C)".
- To the West: An existing 3-storey townhouse complex zoned "Town Housing (ZT27) – Robson Drive/Court (Terra Nova)".

Related Policies & Studies

Official Community Plan/Thompson Area Terra Nova Sub-Area Plan

The subject site is located in the Thompson planning area and has an Official Community Plan (OCP) designation of "Neighbourhood Residential" (Attachment 3). The "Neighbourhood Residential" designation accommodates single-family, two-family, and multiple family housing as principal uses, to which the proposed development is consistent.

The subject site is located in the Terra Nova Sub-Area, within which it is designated “Residential (Townhouse)”, which permits the establishment of townhouses and small-lot single-family residences.

The proposed zoning is consistent with the OCP, including the Terra Nova Sub-Area Plan.

Arterial Road Policy

The subject site is located in an area governed by the Arterial Road Land Use Policy, and is designated “Arterial Road Townhouse”. The subject site has a 40.2 m (132 ft.) frontage along No. 1 Road, which is less than the 50 m (164 ft.) minimum development site frontage on major arterial roads, such as No. 1 Road. The applicant has been successful in meeting the remaining guidelines for townhouse development on the site without the need for any variances.

In keeping with the Arterial Road Policy, staff requested that the applicant acquire the remnant lot at 6551 No. 1 Road. The applicant submitted a letter outlining his efforts to acquire the lot, which have been unsuccessful as of the date of this report (Attachment 4).

The applicant has provided a concept plan for 6551 No. 1 Road that demonstrates the ability to develop the lot in accordance with the OCP. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) to secure driveway access to a future development at 6551 No. 1 Road via the subject site will be secured as a rezoning consideration.

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 plain covenant, identifying a minimum habitable elevation of 2.9 m GSC would be required to be registered on title prior to bylaw adoption.

Affordable Housing Strategy

Residential rezoning applications that include 60 units or less are required to provide a cash-in-lieu contribution towards the City’s Affordable Housing Reserve Fund. As per the City’s Affordable Housing Strategy, townhouse rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot. Consistent with the strategy, an \$88,867.50 contribution is required prior to final adoption of the rezoning bylaw.

A restrictive covenant prohibiting strata bylaw that would either prohibit any dwelling unit from being rented, or restrict occupants of any dwelling unit based on their age, would be registered on title prior to bylaw adoption.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received correspondence from the owner of the property at 6551 No. 1 Road, which is the remnant lot immediately north of the subject site. The author objects to the proposed development and outlines his concerns in a letter on Attachment 5.

The concerns noted in the letter relate to the potential impact of the proposed development on the value of his property, the potential difficulty in selling his property in the future, and the potential loss of enjoyment of his home as a result of being surrounded by higher-density development. Although the letter is dated from 2016, the author has confirmed recently that his comments remain unchanged since the letter was written. Staff note that the applicant has advised staff that they approached the author with an offer to purchase his lot multiple times since the letter was written, and most recently in November of 2021 (Attachment 4).

No other correspondence from the public has been received regarding this application.

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

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the two properties into one development parcel with a total area of 1,619 m² (17,427 ft²), and construct eight townhouse units in three buildings. The townhouse buildings would be arranged on either side of a central north-south drive aisle, with two duplex buildings fronting No. 1 Road and one building along the rear (west side) of the site. The site plan and massing are generally consistent with the guidelines for the Terra Nova Sub-Area and for Arterial Road Townhouses. Conceptual development plans are provided in Attachment 6.

All of the units are proposed to have three storeys, with living space located only on the second and third storeys. The adjacent property to the west contains three-storey townhouses currently, eliminating the need to step the buildings down. The transition to the existing single detached lot to the north (at 6511 No. 1 Road) is provided as a 7.4 m setback within which the driveway, a visitor parking space and landscaping are proposed.

The four units that front directly onto No. 1 Road are located in two duplex buildings with direct pedestrian access to the sidewalk though landscaped front yards and pedestrian access between the front buildings from the sidewalk to the interior driveway. Private outdoor space for the front units are provided in the front yard of the site.

The four units at the rear of the site are located in a single building. Private outdoor space for the rear units are provided in the rear yard of the site, which would be raised by approximately 1.22 m, to match the proposed grades of the abutting property to the west (at 3711 Robson Court). Additional details are discussed in the 'Site Grading on the Subject Site' section below.

The buildings' architectural features are similar to the neighbouring townhouses to the south at 3711 Robson Court. Pitched roofs, projecting entry features, prominent bay windows and secondary eaves contribute to the look and feel of a traditional residential character, consistent with the design objectives for the neighbourhood contained in the Thompson Area Terra Nova Sub-Area Plan.

Further refinement of the site plan and architectural character of the proposed development will occur through the Development Permit process.

Site Grading on the Subject Site

The rear yards of Units 1 to 4 are proposed to be raised by approximately 1.22 m, to an elevation of 2.22 m GSC (to meet the proposed grade to the west at 6888 Robson Court along the shared property line at the west of the site), whereas on-site driveway areas and visitor parking spaces would remain at approximately 1.0 m GSC.

Therefore, two retaining walls, both 1.22 m in height, are proposed internally within the site. One is located between the raised rear yard of Unit 1 and the northerly visitor parking space, and the other is located between the raised rear yard of Unit 4 and the southerly visitor parking space.

Both of these retaining walls are proposed to be topped with a picket fence and screened with landscaping. The retaining wall and fencing details will be further explored via the Development Permit process.

The proposed backfill areas and retaining walls are demonstrated on Attachment 7.

Site Grading on the Adjacent Townhouse Site

Due to the existing sanitary sewer line along the west side of the rear property line, there is a retaining wall on the adjacent townhouse site to the west at 6888 Robson Court. This retaining wall results in a tiered yard with its lower portion abutting the shared lot line. As the majority of this sanitary sewer line will be removed as part of the site development, the applicant proposes to raise the grade of this depressed area by approximately 1.22 m. A new retaining wall at the north end of the proposed backfill area, west of the north lot line of the subject site, would be required. The proposed off-site backfill area and the existing and proposed retaining walls are likewise demonstrated on Attachment 7.

The applicant has submitted preliminary written approval from Strata LMS3191 (governing 3711 and 6888 Robson Court) reflected in their strata minutes. Final approval from Strata LMS3191 for the works on the adjacent townhouse site at 6888 Robson Court, including the replacement of a fence along the shared lot lines, will be provided as part of the Development Permit.

Existing Legal Encumbrances

There is an existing 3.0 m wide SRW along the rear (west) property line for a sanitary sewer (Plan LMP35491). The existing underground sanitary infrastructure is located on the abutting townhouse site at 6888 Robson Court, terminating at the south end of the site. Because that portion of the utility serves only the properties composing the subject site, and because the proposed development would tie into sanitary services via the proposed terminus and manhole at the northwest corner of the subject site, the sanitary infrastructure south of the proposed manhole would be removed prior to backfilling that area (as discussed in the 'Site Grading on the Adjacent Townhouse Site' section above).

Transportation and Site Access

Vehicle access to the subject site is proposed from a driveway crossing to No. 1 Road. The vehicle access will be shared and provide access to the future development to the north. A PROP SRW will be registered on title prior to adoption of the rezoning bylaw, along with an agreement to secure accommodation for wayfinding signage for the future development and an easement agreement to secure access to garbage and recycling facilities that would be shared by residents of both developments. On-site vehicle maneuvering is accommodated by an L-shaped drive aisle, with a maneuvering area at the interior 'elbow' of the driveway that leads to one of the two visitor parking spaces.

The sidewalk on the west side of No. 1 Road, fronting the subject site, would be retained, except where the existing southerly driveway is to be closed and the letdown replaced with sidewalk and curb; the existing northerly driveway letdown would be replaced, if necessary, to the satisfaction of the Director of Engineering and the Director of Transportation. A 0.41 m wide PROP SRW is required across the entire No. 1 Road frontage in order to accommodate future improvements to the fronting boulevard. This SRW is required to be registered prior to final adoption of the rezoning bylaw.

Vehicle and bicycle parking for residents are provided, consistent with Richmond Zoning Bylaw 8500. Each unit includes a two-car garage in a side-by-side arrangement, with an energized outlet capable of providing Level 2 EV charging outlet, consistent with Richmond Zoning Bylaw 8500, and space for Class 1 bicycle parking.

Visitor parking is provided, consistent with Richmond Zoning Bylaw 8500. Two visitor parking spaces, one at each of the north and south ends of the site. The northerly visitor parking space can be used as an accessible parking space but is not a dedicated accessible parking space. Class 2 bicycle parking is provided at the intersection of the interior driveway and the pedestrian access between units 6 and 7.

Tree Retention and Replacement

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

The Report assesses one bylaw-sized tree on the subject property, 12 trees on neighbouring properties (one of which is dead), and two street trees on City property. The applicant has submitted a Tree Protection Plan, which is provided on Attachment 8.

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

- One tree (tag#835) located on the development site has been topped and exhibits historic limb failure. This tree is not a good candidate for retention and should be removed and replaced.
- One tree (tag #834) located on the neighbouring property is visibly dead. This tree should be removed and replaced under Permit with neighbouring property owner's written permission.
- Two street trees (tags #A & B) located on City property are in good condition and should be retained and protected as per the Arborist Report recommendations. A tree survival security of \$10,000.00 is required for these two street trees (\$5,000.00 each) prior to bylaw adoption, along with a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones is required.
- 11 trees (tree #836 - #846) located on the adjacent neighbouring property to the rear (west) and south are identified to be retained as per the Arborist Report recommendations. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

Staff note that there is a Cedar hedge row along a portion of the front lot line for which the applicant has indicated a willingness to relocate elsewhere on-site. The relocation of the hedge would be addressed through the Development Permit process.

Tree Replacement

The applicant wishes to remove one on-site tree (tree #835) and one off-site tree on an adjacent private property (tree #834 at 6888 Robson Drive). The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to plant nine trees on the subject site, which exceeds the minimum number of replacement trees required via the OCP. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper/Height of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	8 cm (or 4 m in height)	4 m

Tree Protection

11 trees on the neighbouring property to the rear (west) and south are to be retained. Because the roots of these trees are protected by existing retaining walls and therefore additional protection is not required. The Tree Protection Plan (Attachment 8) demonstrates the trees to be retained and the measures taken to protect them during development stage.

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

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees is to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variance Requested

The RTL4 zone requires a minimum 50m frontage along major arterial roads such as No. 1 Road. As the subject site frontage is 40.3m a variance is required. The applicant has been able to demonstrate compliance with all remaining zoning bylaw and design guidelines on the site and provided a development concept for the adjacent property at 6551 No. 1 Road, therefore, staff are supportive of the proposed variance to relax the minimum required site frontage.

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that would be designed and built in accordance with Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4) in keeping with current City requirements. As part of a future Development Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed the City's required standards.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. The total cash contribution required for the proposed eight-unit townhouse development is \$14,440.00.

A 59.3 m² (638 ft²) outdoor amenity space is provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space exceeds the OCP minimum requirement of 6 m² per unit (48 m²). Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space generally meets the Development Permit Guidelines contained in the OCP.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Refinement of the landscape design, fencing and the interface with abutting lots.
- Further assessment of the potential relocation of the front yard hedge
- Refinement of the shared outdoor amenity area design to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features for the proposed convertible unit and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal and ensuring that the development meets or exceeds the City's required Energy Step Code for Part 9 construction (Climate Zone 4) applicable at time of construction.
- Review of retaining wall heights, and requirements for a guard rail via the BC Building Code. The Development Permit process should be used to explore options for reducing the retaining wall heights (such as terracing and landscaping the raised rear yard areas).

Site Servicing and Frontage Improvements

Prior to final adoption the rezoning bylaw, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 9.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone the site at 6571 and 6591 No. 1 Road from the "Single Detached (RS1/F)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of eight townhouse units with vehicle access from No. 1 Road.

The proposed rezoning and ensuing development of the site is generally consistent with the land use designations and applicable policies contained in the Official Community Plan (OCP) for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 9, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10288 be introduced and given first reading.



Robin Pallett, RPP, MCIP
Planner 2
(604-276-4200)

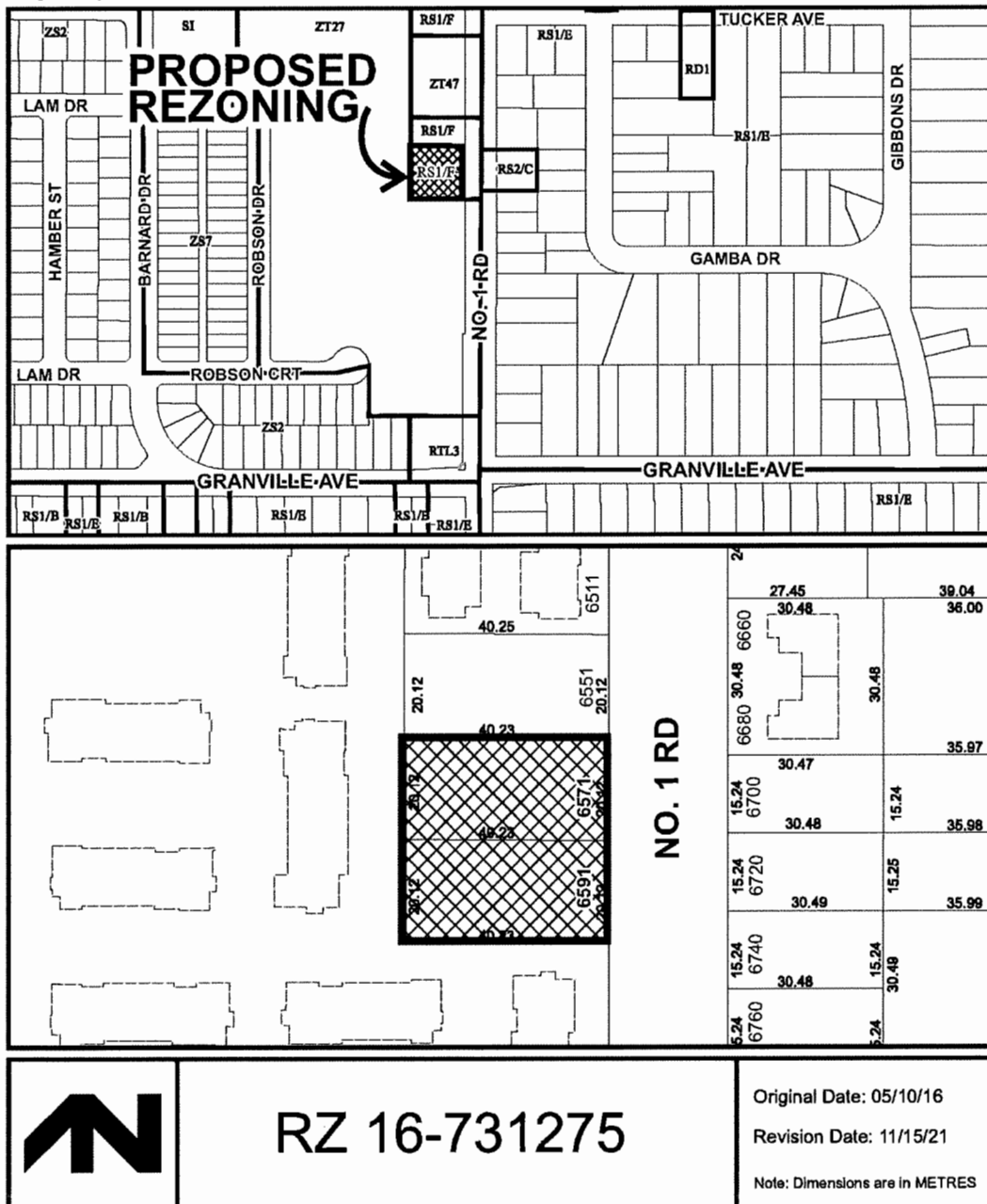
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Attachments:

- Attachment 1: Location Maps
- Attachment 2: Development Application Data Sheet
- Attachment 3: Thompson Planning Area Map
- Attachment 4: Letter from the Applicant
- Attachment 5: Letter from Owner of 6551 No. 1 Road
- Attachment 6: Conceptual Development Plans
- Attachment 7: Grade-Raising Plan & Cross-Section
- Attachment 8: Tree Protection Plan
- Attachment 9: Rezoning Considerations



City of
Richmond



Aerial Photo



City of
Richmond



RZ 16-731275

Original Date: 05/10/16

Revision Date: 11/15/21

Note: Dimensions are in METRES



RZ 16-731275

Attachment 2

Address: 6571 and 6591 No 1 Road

Applicant: 0853803 BC Ltd. and 1121648 BC Ltd.

Planning Area(s): Thompson (Terra Nova Sub-Area)

	Existing	Proposed
Site Area:	1,619.0 m ²	No change
Land Uses:	Single-family residential	Townhouses
OCP Designation:	Neighbourhood Residential (NRES)	No change
Zoning:	Single Detached (RS1/F)	Low Density Townhouse (RTL4)
Arterial Road Land Use Policy Designation	Townhouse	No change
Number of Units:	1 single-family dwelling	8 townhouse dwellings

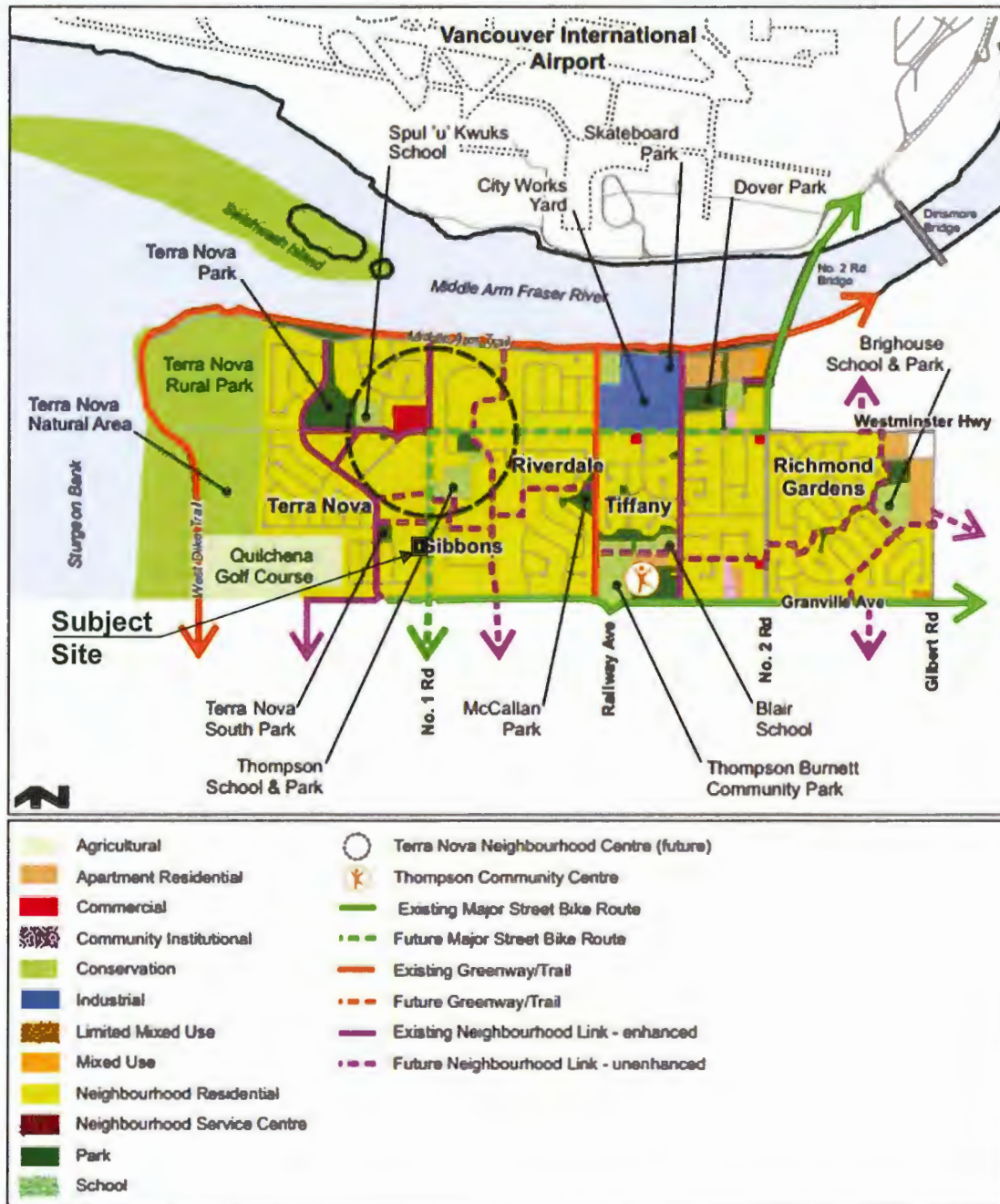
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.60	none permitted
Buildable (net) Floor Area	Max. 971.4 m ² (10,456 ft ²)	971.3 m ² (10,455 ft ²)*	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live plant material: Min. 25%	Building: 31.3% Non-porous Surfaces: 65% Live plant material: 25.1%	none
Lot Size:	None	1,619.0 m ²	none
Lot Dimensions (m):	Width: Min. 50 m Depth: Min. 35 m	Width: 40.3 m Depth: 40.2 m	Variance required to Lot Width
Setbacks (m):	Front: Min. 6 m Rear: Min. 3 m North Side: Min. 3 m South Side: Min. 3 m	Front: 6.1 m Rear: 4.4 m North Side: 7.4 m South Side: 3.4 m	none
Height (m):	12 m (13.7 m GSC)	10.4 m (12.1 m GSC)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) spaces per unit	16 (R) and 2 (V) spaces	none
Off-street Parking Spaces – Total:	18	18	none
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² per unit (i.e. 48 m ²)	59.3 m ²	none

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

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

Thompson Area Land Use Map

2. Thompson





Attn: City of Richmond
C/O Planning Dept
RZ 16-731275: 6571 & 6591 No 1 Rd

January 20th, 2022

I, Ajit Thaliwal, the owner & applicant of this property, confirm the following:

We purchased our 2 properties at 6571 & 6591 No 1 Road in March 2020 for \$1.4m each.

We approached the property owner at 6551 No 1 Road in October 2021 and sent a CASH OFFER of \$1.6m to purchase the property, the owner declined our offer.

We approached the property owner of 6551 No 1 Road again on the 22nd November 2021, in consideration of a recent sale directly on the same road as the owner (6471 No 1 Road)

We corresponded our new revised price based on the recent sale, to the owner at 6551 No 1 Road, the owner never replied back to me.

We believe the revised offer sent to the owner at 6551 No 1 Road was a very fair and accurate offer based on the recent sale on the same road and with the same potential to re-develop.

It is believed that the previous owners of our property had also approached the owner at 6551 No 1 Road several times to acquire the property but were never successful.

We have exhausted every venue and efforts in trying to acquire the property at 6551 No 1 Road and have provided Planning Staff a detailed log of all correspondence to date.

Thanks

Ajit Thaliwal PREC*

Personal Real Estate Corp
RE/MAX Westcoast
604 727-5166
ajitsthalawal@gmail.com

RE/MAX Westcoast

#110-6086 Russ Baker Way
Richmond, BC V7B 1B4
Bus: 604-273-2828 Fax: 604-279-8002
Email: info@richmondbcrealty.com

Attachment 5

Shiraz & Almas Mohamed

6551 No. 1 Road

Richmond, BC V7C 1T4

shirazmohamed@hotmail.com

t: 604 275 5545

June 24, 2016

City of Richmond

Attn: Mr. Lee

6911 No. 3 Road

Richmond BC V6Y 2C1

Canada

RE: Rezoning Application of 6571/6591 No 1 Road, Richmond under Folder #16 731275 000 00 RZ

Dear Mr. Lee,

We are long-time residents of the City of Richmond. We have watched Richmond flourish under the careful management of City Hall and its officials. It is for this reason we come to you today to formally object to the rezoning application under Folder #16 731275 000 00 RZ.

The rezoning application that has been submitted to the City of Richmond by 0845785 B.C. Ltd., is to convert two lots located at 6571 No. 1 Road and 6591 No. 1 Road from single detached homes to medium density to allow a 9-unit townhouse complex. My wife and I own the property adjacent to the properties included in the rezoning application. We own a single detached home located at 6551 No. 1 Road.

My wife and I are semi-retired. We have a large family of children and grand-children who enjoy the use of our home on a regular basis. Though our original plan, when purchasing our home back in 1994 was to make 6551 No.1 Road our forever home, we became aware of the change in use of properties in our neighbourhood to accommodate the population growth in Richmond. We have seen many single family homes parcelled and redeveloped into townhomes and after much consideration came to terms with the notion that we too will have to one day sell our property and move on. This is why we are objecting to the rezoning application. We are not against selling our home and making it available for redevelopment and so do not understand why the developer has moved forward with an application which excludes our property.

If the rezoning application were to be approved, this would have a very negative impact to both my wife and I:

- The rezoning would immediately devalue our property causing unnecessary financial duress and hardship.
- The rezoning would make it very difficult to sell our property, once approved.
- The rezoning would greatly limit the redevelopment opportunities of our property and go against the City's Community Plan.
- The rezoning would interrupt the enjoyment of our property as we would now be sandwiched between two different townhouse developments.

The developer associated with 0845785 B.C. Ltd was aware of our interest to sell our property but instead of offering to purchase our home at the current market value, have purchased the two neighbouring properties and are now using the rezoning process as a means to bully us into taking a below-market value amount for our home.

Based on the points above, I strongly urge the City to reconsider and deny this application for rezoning.

Thank you for your time.

Kind Regards,

Shiraz & Almas Mohamed

FINISH GRADE: 1.00
NE LOT CORNER: 2.22
NW LOT CORNER: 1.00
SE LOT CORNER: 1.97
SW LOT CORNER: 1.99
1.81
NE HOUSE CORNER: 1.00
NW HOUSE CORNER: 2.04
SE HOUSE CORNER: 2.04
SW HOUSE CORNER: 1.52
1.52
AVERAGE GRADE: 1.66m
CROWN GRADE: 1.85 m
MINIMUM FOL: 2.9m
MINIMUM FOL = 1.7m
BUILDING HEIGHT: 12.13m - 1.7m = 10.43m

ERIC LAW ARCHITECT

6511 NO. 1 ROAD
 RICHMOND BC
 V6X 3E9
 TEL: (604) 586-2099
 WWW.ERICLAWARCHITECT.COM

PROJECT: 16-03
 ISSUED: 1/26/2022
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-04_SNC_250120-12.DWG

1	2018.01.21 FOR REGIONAL APPLICATION
2	2018.12.11 FOR CITY REGIONAL REVIEW
3	2019.11.28 FOR CITY REGIONAL REVIEW
4	2020.01.04 FOR CITY REGIONAL REVIEW
5	2020.01.14 FOR CITY REGIONAL COMMENT
6	2020.01.23 FOR CITY REGIONAL COMMENT
7	2020.01.23 FOR CITY REGIONAL COMMENT
8	2020.01.23 FOR CITY REGIONAL COMMENT
9	2020.01.23 FOR CITY REGIONAL COMMENT
10	2020.01.23 FOR CITY REGIONAL COMMENT
11	2020.01.23 FOR CITY REGIONAL COMMENT

NO. 1 ROAD

1	2018.01.21 FOR REGIONAL APPLICATION
2	2018.12.11 FOR CITY REGIONAL REVIEW
3	2019.11.28 FOR CITY REGIONAL REVIEW
4	2020.01.04 FOR CITY REGIONAL REVIEW
5	2020.01.14 FOR CITY REGIONAL COMMENT
6	2020.01.23 FOR CITY REGIONAL COMMENT
7	2020.01.23 FOR CITY REGIONAL COMMENT
8	2020.01.23 FOR CITY REGIONAL COMMENT
9	2020.01.23 FOR CITY REGIONAL COMMENT
10	2020.01.23 FOR CITY REGIONAL COMMENT
11	2020.01.23 FOR CITY REGIONAL COMMENT

PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

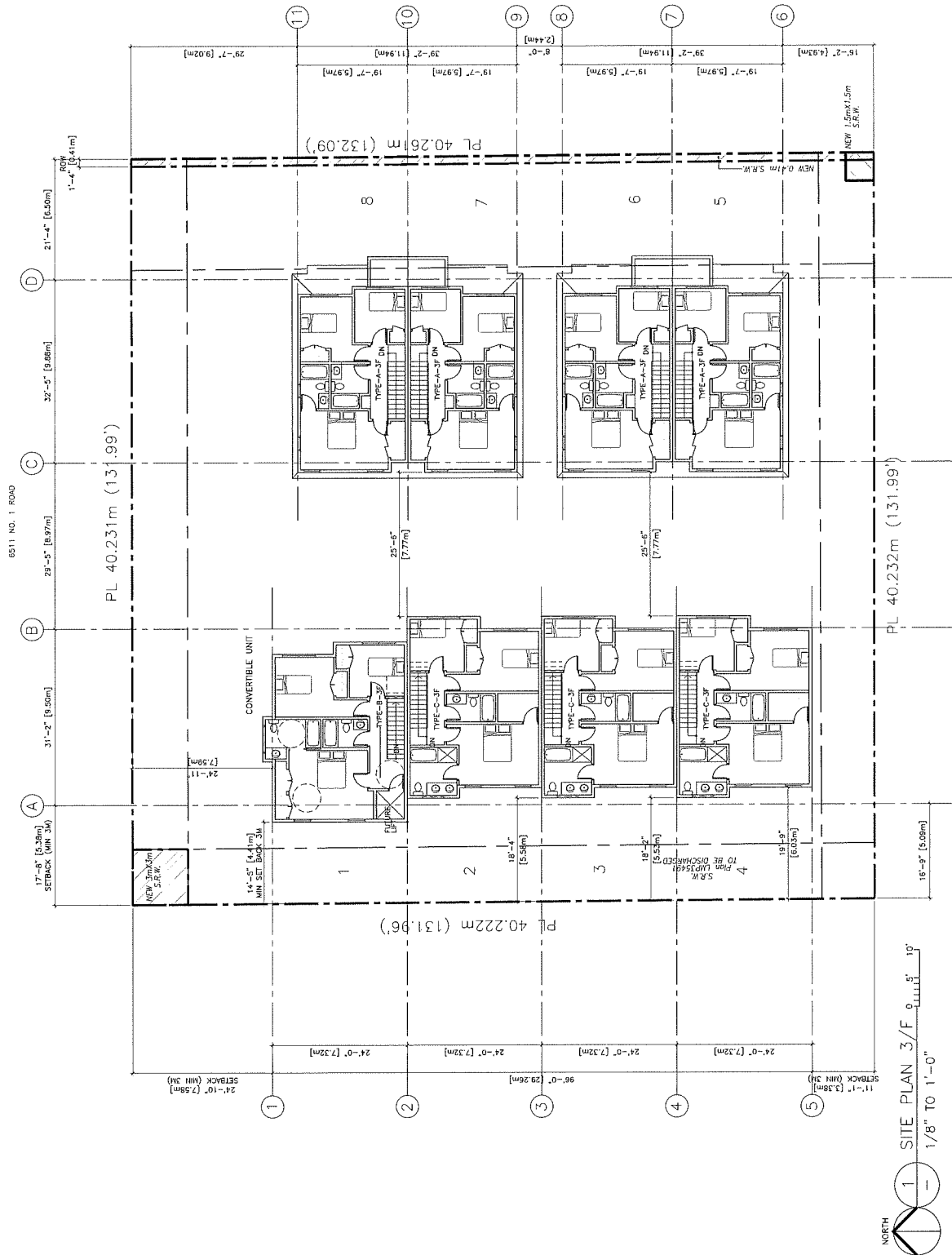
SITE PLAN (3F)

1	2018.01.21 FOR REGIONAL APPLICATION
2	2018.12.11 FOR CITY REGIONAL REVIEW
3	2019.11.28 FOR CITY REGIONAL REVIEW
4	2020.01.04 FOR CITY REGIONAL REVIEW
5	2020.01.14 FOR CITY REGIONAL COMMENT
6	2020.01.23 FOR CITY REGIONAL COMMENT
7	2020.01.23 FOR CITY REGIONAL COMMENT
8	2020.01.23 FOR CITY REGIONAL COMMENT
9	2020.01.23 FOR CITY REGIONAL COMMENT
10	2020.01.23 FOR CITY REGIONAL COMMENT
11	2020.01.23 FOR CITY REGIONAL COMMENT

A4

REZONE

RZ 16-731275



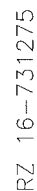
**PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC**

SITE PLAN (ROOF)

PROJECT NUMBER: 16-03
ISSUED: 1/20/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_3NO_220120-RZ.DWG

A5

REZONE



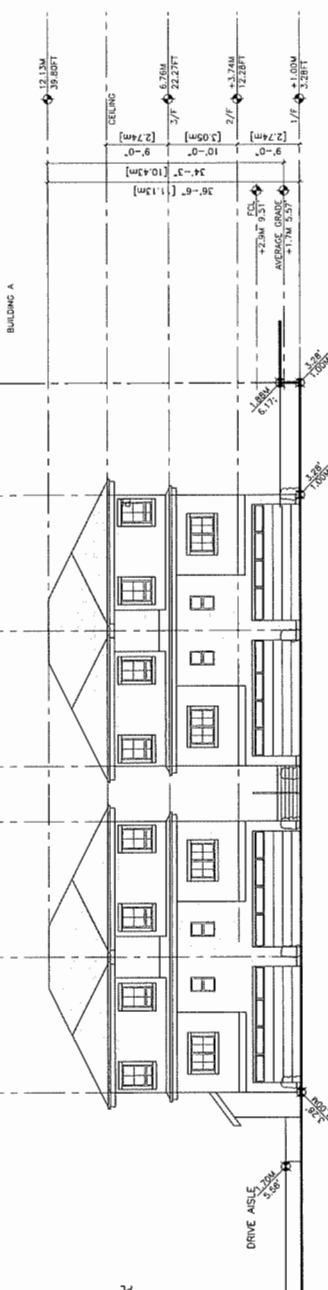
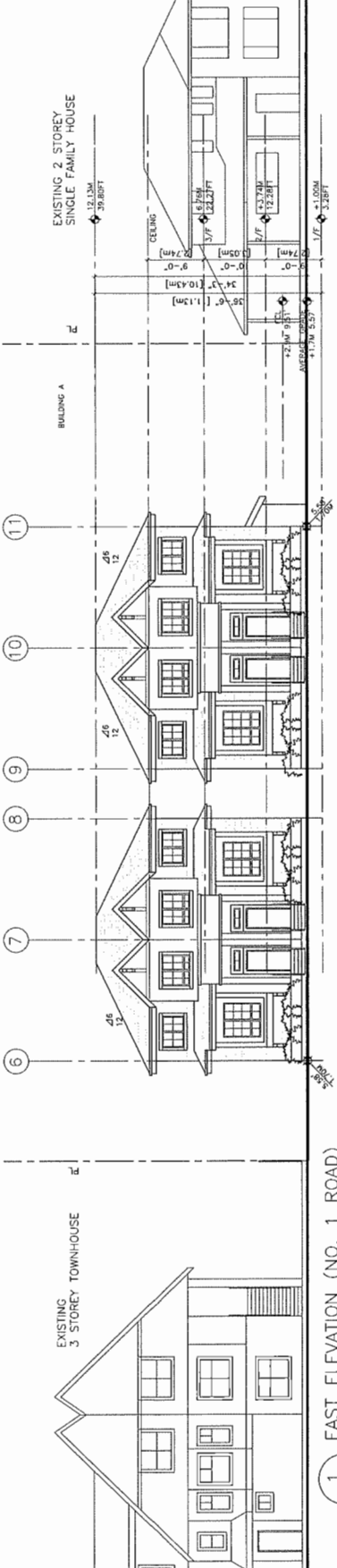
EXISTING 2 STOREY
SINGLE FAMILY HOUSE

ERIC LAW
ARCHITECT

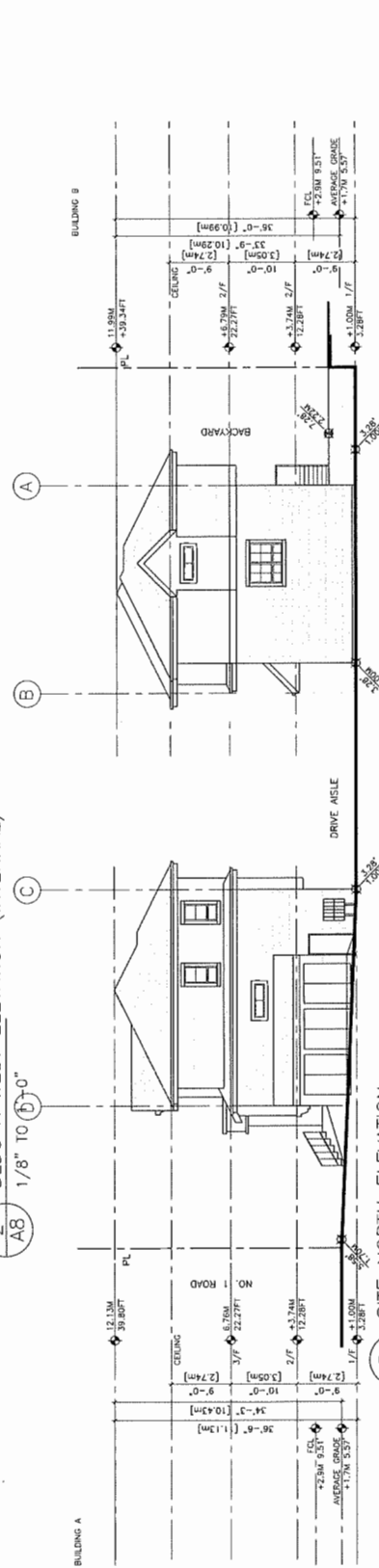
www.ashley@psnll.com
235 WEST AVENUE VANNUVER DC
1965
(604) 565-2099
(604) 565-2897

	STATUS
1. 2018-04-29 FOR CITY REZONING APPLICATION	
2. 2018-12-11 FOR CITY REZONING REVIEW	
3. 2019-01-26 FOR CITY REZONING REVIEW	
4. 2021-01-26 FOR CITY REZONING REVIEW	
5. 2021-01-14 FOR CITY REZONING COMMENT	
6. 2021-02-15 FOR CITY REZONING COMMENT	
7. 2021-01-26 FOR CITY REZONING COMMENT	
8. 2022-01-19 FOR CITY REZONING COMMENT	
9. 2022-01-20 FOR CITY REZONING COMMENT	

1 EAST ELEVATION (NO, 1 ROAD)
A8 1/8" TO 1'-0"



2 BLDG A WEST ELEVATION (INTERNAL)
A8 1/8" TO 1'-0" (C)



3 SITE NORTH ELEVATION
A8 1/8" TO 1'-0"

RZ 16-731275

A8

EZONE

**PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC**

ELEVATIONS

PROJECT NUMBER: 16-03
ISSUED: 1/20/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_270120-R7 DWG

SLNO	DESCRIPTION
1	2016.04.20 FOR PAYROLL APPLICATION
2	2018.12.11 FOR CITY RESOLVING REVIEW
3	2018.11.26 FOR CITY RESOLVING REVIEW
4	2021.01.04 FOR CITY RESOLVING REVIEW
5	2021.01.14 FOR CITY RESOLVING COMMIT
6	2021.03.15 FOR CITY RESOLVING COMMIT
7	2021.11.26 FOR CITY RESOLVING COMMIT
8	2022.01.17 FOR CITY RESOLVING COMMIT
9	2022.01.20 FOR CITY RESOLVING COMMIT

6	2022.07.30	REVISED PROPOSAL TO RAMP LANDING STATION AND BAY
7	2022.08.01	REVISED FOR CITY'S COMMENT
8	2021.11.28	REVISED FOR CITY'S COMMENT
9	2021.03.15	UPGRADED FOR AIRPORT COMMENT
4	2021.01.13	UPGRADED FOR AIRPORT COMMENT
3	2020.12.31	REVISED FOR CITY'S COMMENT
2	2020.11.25	REVISED FOR CLIENT'S COMMENTS AND COMMENTS
1	2018.12.11	REVISED FOR AIR LINE COMMENT
		REVISIONS

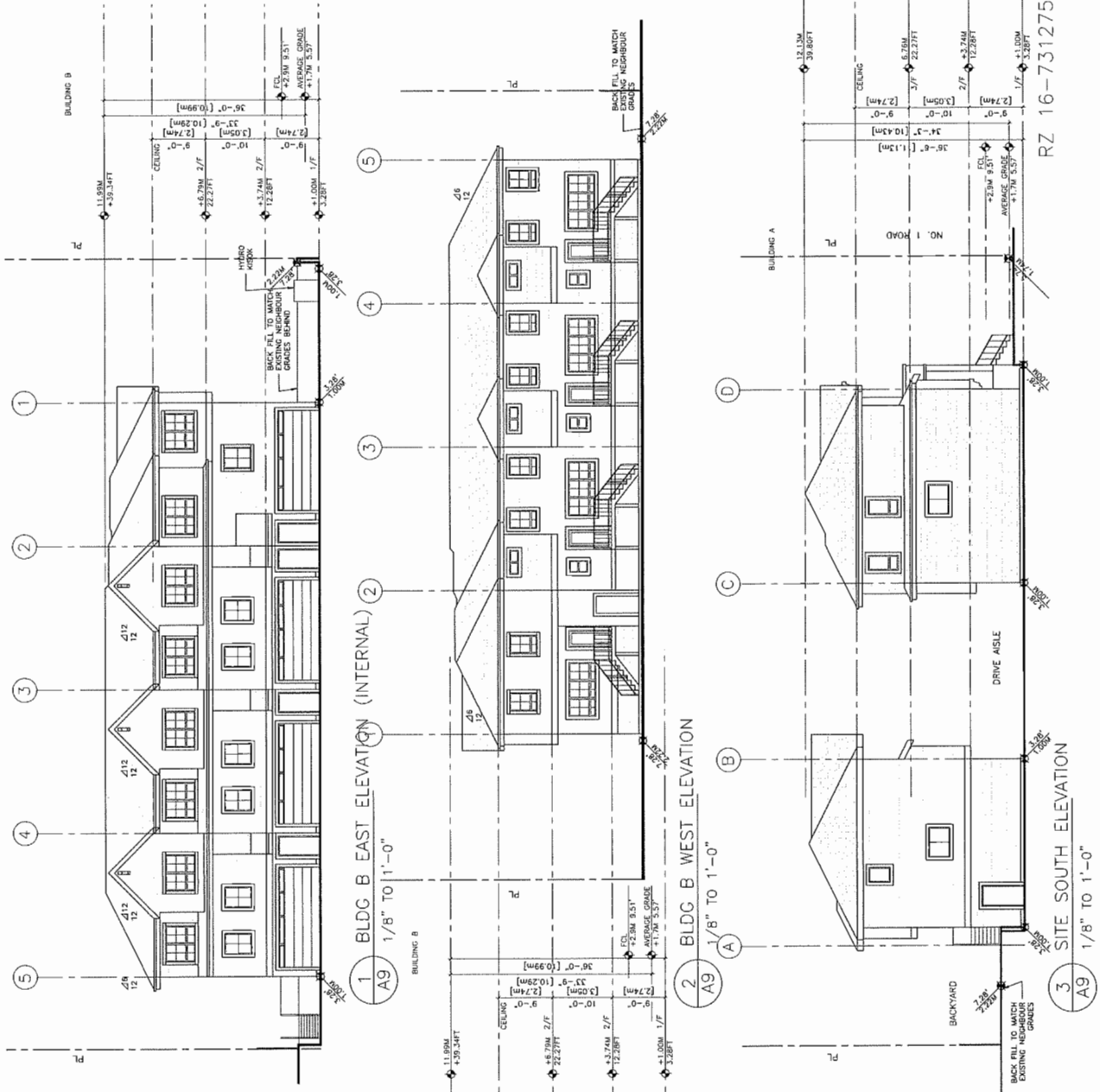
**PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC**

ELEVATIONS

PROJECT NUMBER: 16-03
ISSUED: 1/20/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_220120-RZ.DWG

A9

REZONE



ERIC LAW ARCHITECT

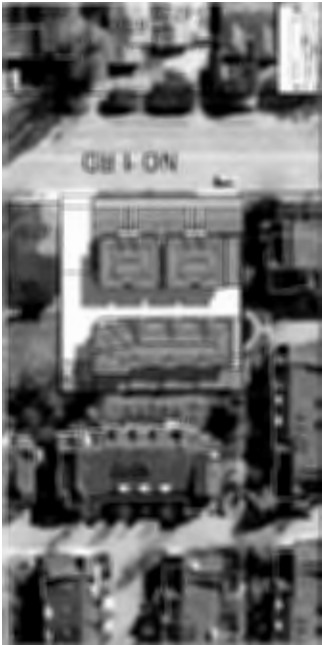
10000 16th Avenue SW
 Suite 100
 Richmond, BC V6V 2G9
 Tel: (604) 270-0899
 Fax: (604) 270-0899
 Email: info@ericlaw.ca
 Website: www.ericlaw.ca

PROJECT: 16-03-0000-0000
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-03-0000-0000-0000.dwg

SHADOW STUDY
MARCH 21-10:00AM



SHADOW STUDY
JUNE 21-10:00AM



SHADOW STUDY
MARCH 21-12:00 NOON



SHADOW STUDY
JUNE 21-12:00 NOON



SHADOW STUDY
MARCH 21-3:00PM



SHADOW STUDY
JUNE 21-3:00PM

1	2018.03.20 FOR REZONING APPLICATION
2	2018.12.11 FOR CITY REZONING REVIEW
3	2019.11.28 FOR CITY REZONING REVIEW
4	2020.10.24 FOR CITY REZONING REVIEW
5	2021.03.15 FOR CITY REZONING COMMITTEE
6	2021.03.15 FOR CITY REZONING COMMITTEE
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PROPOSED TOWNHOUSE
6571-5591 NO. 1 ROAD
RICHMOND BC

ADJACENT DEVELOPMENT

PROJECT NUMBER:	16-03
ISSUED:	1/20/2022
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	16-03-0000-0000-0000.dwg

RZ 16-731275

SHADOW

REZONE

HARDSCAPE LEGEND

ECO-PRIOA PERMEABLE
PAVERS BY MUTUAL MATERIALS
HERRINGBONE PATTERN;
HARVEST BLEND
SPECIFICATIONS

2x2/2x1"
Vancouver Bay Architectural Slabs
BY MUTUAL MATERIALS
COLOR: GREY

RUBBER TILES
ON PLAYGROUND

FENCE LEGEND

42" HT. ALUMINUM PICKET FENCE
AND GATES
42" HT. WOOD PICKET FENCE
AND GATES
6" HT. WOOD FENCE
RETAINING AN WALL

FURNITURE LEGEND



HENDERSON PLAY EQUIPMENT PT5000



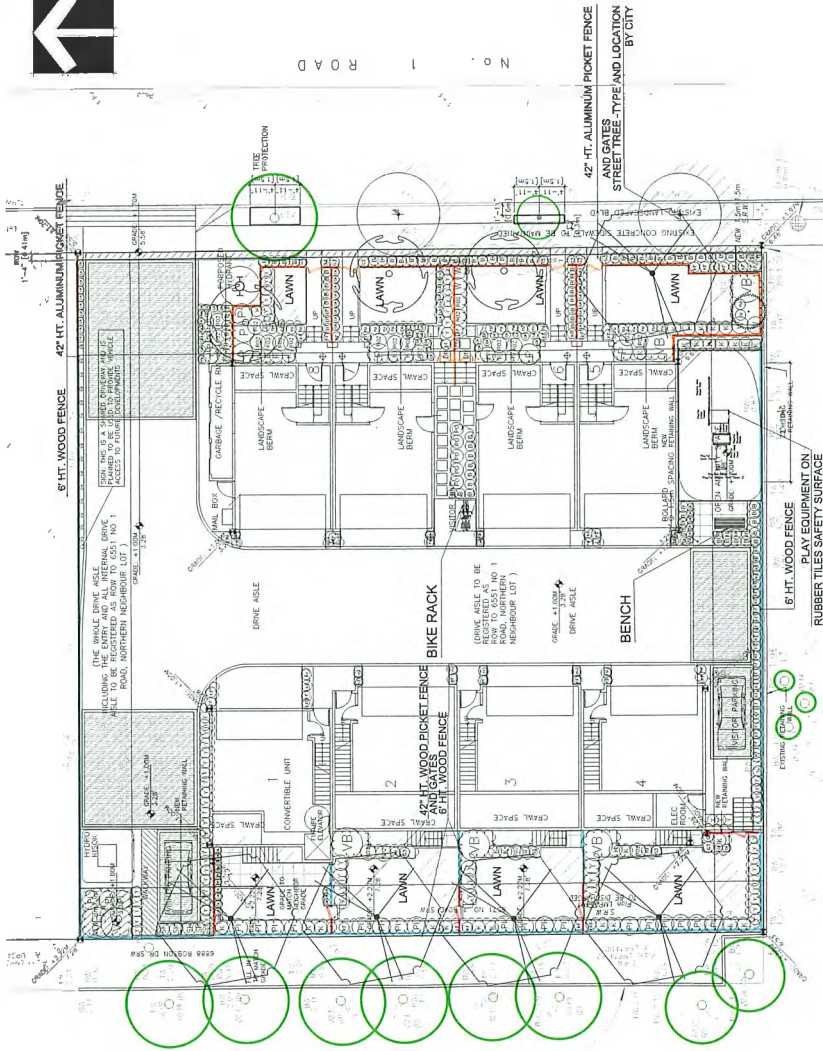
VictorStanley bench Stiel



VictorStanley bike rack BRWA-101_black

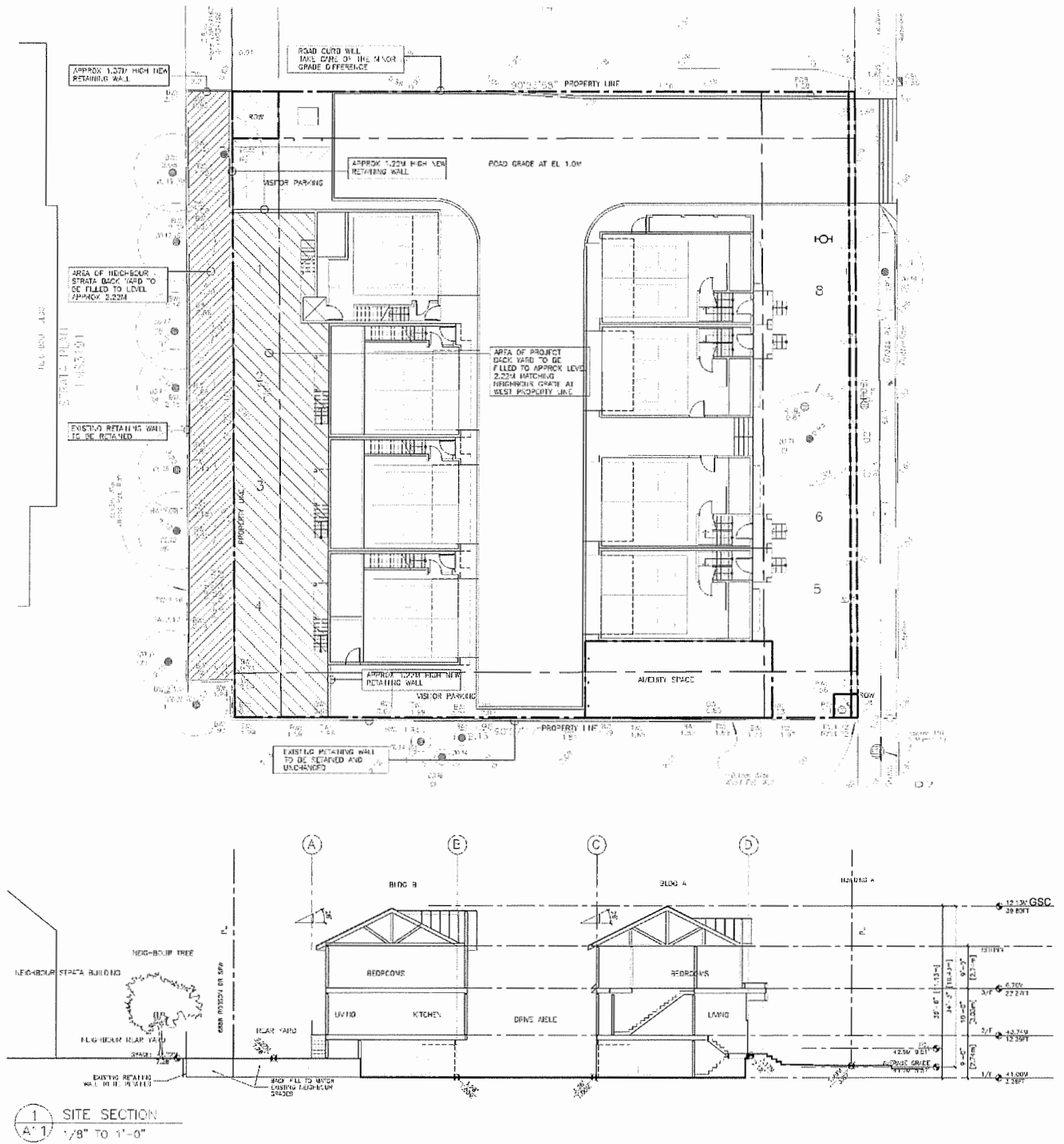


ROAD



PLANT SCHEDULE		COMMON NAME	PLANTER SIZE / FEATURES
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Grade-Raising Plan & Cross-Section







Address: 6571 and 6591 No 1 Road

File No.: RZ 16-731275

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10288, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwelling).
2. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the two existing street trees to be retained.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Submission of signed letter from the owner confirming that construction of buildings will not commence prior to completion of sanitary works in the rear yard.
7. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future development to the north of the site, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
8. Registration of a legal agreement on title ensuring that:
 - a) Signage indicating civic addresses for a future adjacent residential development that is accessed through the subject site can be located on the subject property in the front yard on the south side of the driveway accessed from No. 1 Road; and
 - b) Wayfinding signage for a future adjacent residential development that is accessed through the subject site can be located on the subject site at the internal driveway junction.In both instances, the subject signage would be considered directional signage as per Sign Regulation Bylaw No. 9700.
9. Registration of a legal easement agreement on title ensuring access by residents of a future residential development at 6551 No. 1 Road to the shared refuse storage area on the subject site.
10. Granting of an approximately 0.41 m wide Public Right of Passage (PROP) statutory right-of-way (SRW) along the site's east property line for the purposes of accommodating future upgrades to the City boulevard that would locate a new sidewalk partially on the subject site.
11. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
12. Registration of a restrictive covenant prohibiting:
 - a) The imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and
 - b) The imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
13. Contribution of \$1,805 per dwelling unit (e.g. \$14,440) in-lieu of on-site indoor amenity space.

14. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$88,867.50) to the City's affordable housing fund.
15. Enter into a Servicing Agreement* for the design and construction of engineering and transportation infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works

- a) Using the OCP Model, there is 506 L/s of water available at a 20 psi residual at the No.1 Road frontage. Based on the proposed development, the site requires a minimum fire flow of 220 L/s.
- b) At the applicant's cost, the City is to:
 - i. Install 1 new water service connection, off of the existing 300 mm AC water main on No.1 Road. The meter must be located on-site (e.g. in a mechanical room).
 - ii. Cut and cap at main, the existing water service connections along the subject site's frontage.

Storm Sewer Works

- c) At the applicant's cost, the City is to:
 - i. Install a new storm service connection complete with inspection chamber off of the existing manhole STMH233 at the southeast corner of the development site. A new 1.5m x 1.5m Statutory Right-of-Way for the required storm inspection chamber is required.
 - ii. Cut, cap and remove all existing on-site storm service connections and inspection chambers STIC51980, STIC61350, STIC58276.

Sanitary Sewer Works

- d) The Applicant is required to not commence onsite building construction prior to completion of rear yard sanitary works.
- e) The Applicant is required to:
 - i. Install a new sanitary manhole onto the existing 200 mm sanitary sewer at the northwest corner of the development site.
 - ii. Install a new service connection to the new proposed manhole. This manhole will serve as the inspection chamber.
 - iii. Remove approximately 37m of existing 200mm PVC sanitary main, existing manhole SMH7218, service connection and inspection chamber SIC4250, located to the west of the development site. Prior to removal, the developer is to provide a signed and sealed letter from a professional engineer confirming that there are no connections to the sanitary sewer and that it can be safely removed.
 - iv. Provide an approximately 3 m x 3 m SRW at the northwest corner of the development site to provide access to the proposed manhole and service connection, at no cost to the City. A reminder that lot grading within SRWs must be supported by the City's Engineering Department and should not contain perimeter drainage if it can be avoided (suggesting that grades at this lot corner should be consistent that those of adjacent properties).

Frontage Improvements

- f) The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To underground Hydro service lines.
 - ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- g) At the applicant's cost, the City is to:
 - i. Permanently close the existing southerly driveway (at the development frontage for 6591 No. 1 Road).
- h) At the applicant's cost, the applicant is to:

- i. Remove the existing southerly driveway let-down at 6591 No. 1 Road and reinstate the barrier curb/gutter, boulevard and concrete sidewalk per the dimensions of the adjacent existing boulevard treatments.
- ii. Design, remove (as needed) and construct the existing northerly driveway let-down at 6571 No. 1 Road, which shall continue to be shared with the adjacent lot at 6551 No. 1 Road, to the satisfaction of the Director of Transportation and Director of Engineering.

General Items

i) The Applicant is required to:

- i. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, preloading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- ii. Provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.
- iii. Discharge the existing SRW along the west property line of the development site (LMP35491), once the existing sanitary sewer has been removed. Prior to discharging the right-of-way, a letter from a professional engineer will be required confirming that the sanitary sewer has been removed and legally disposed offsite.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, together with a cost estimate for the landscaping works. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the required replacement trees
2. Submission of written confirmation from the strata LMS3191, governing the townhouse development at 6888 and 3711 Robson Court, confirming approval of:
 - Removal of dead tree #834;
 - Works on the common property at 3711 Robson Court to backfill the lands between the west property line of the subject site and the existing retaining wall on 3711 Robson Court, increase grade in that location to approximately 2.22 m GSC (to meet adjacent existing grade west of the existing retaining wall on 3711 Robson Court), and to introduce a new retaining wall at the north end of the fill area;
 - Reinstatement of the fence along the west property line of the subject site; and
 - The proposed replacement fence type, materials and dimensions.

Written confirmation be provided in the form of strata minutes, but can also be provided as a letter from a representative of that strata.

3. 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 (BCESC Step 3).

Prior to a Development Permit* being forwarded to Council for issuance, the developer is required to:

1. Submission of a Landscape Security to the City based on 100% of the cost estimate provided by the Landscape Architect plus a 10% contingency. Up to 90% of the security will be returned to the applicant after a City inspection, with the remainder held for up to one year to ensure that the planting survives.

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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Submission of a 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 Building designs.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10288 (RZ 16-731275)
6571 and 6591 No. 1 Road**

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

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

P.I.D. 006-845-452

Legal Lot 15, Section 10, Block 4N, Range 7, New Westminster Land District,
Plan 33370

P.I.D. 006-845-487

Legal Lot 16, Section 10, Block 4N, Range 7, New Westminster Land District,
Plan 33370

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10288"**.

FIRST READING



PUBLIC HEARING

SECOND READING

THIRD READING

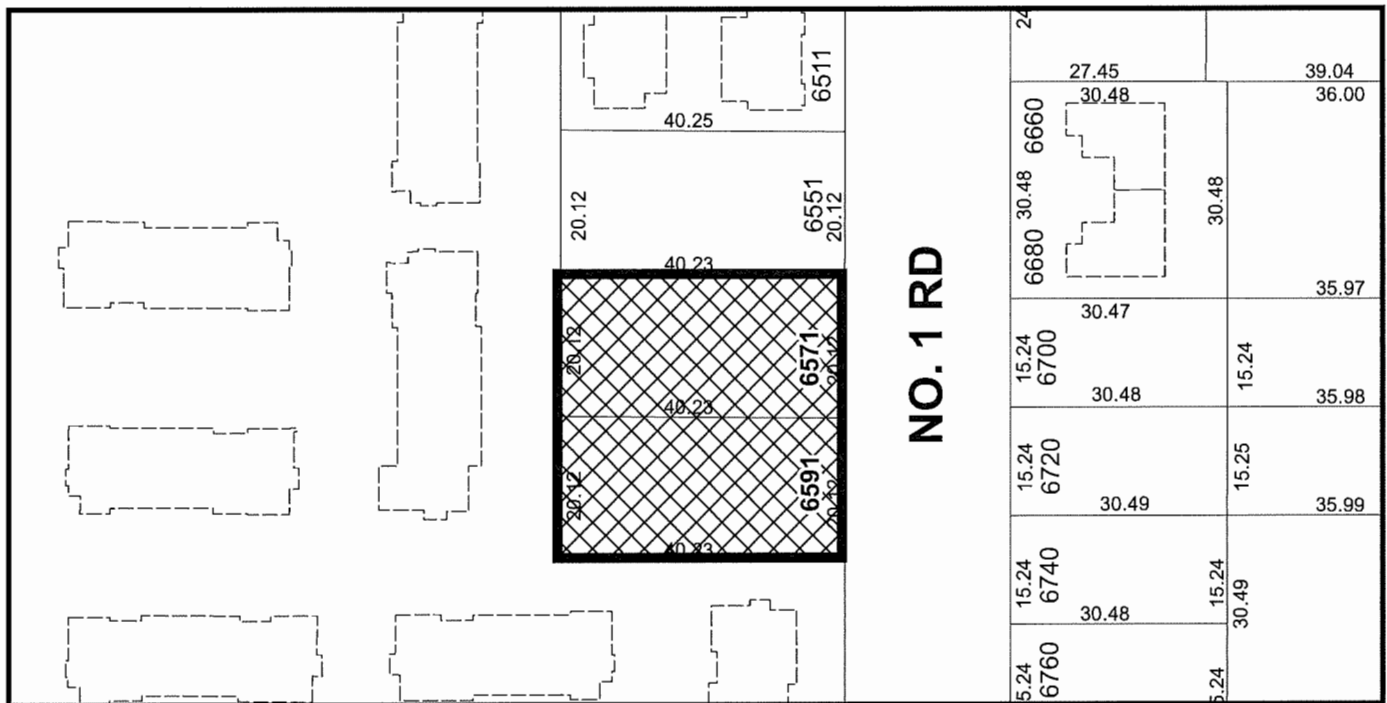
OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



Note: Dimensions are in METRES



City of Richmond

Report to Committee

To: Planning Committee
From: Kim Somerville
Director, Community Social Development
Date: January 17, 2022
File: 07-3190-01/2022-Vol 01
Re: **Community Poverty Reduction and Prevention Table - Draft Terms of Reference**

Staff Recommendation

That the Terms of Reference for the Community Poverty Reduction and Prevention Table as outlined in the report titled "Community Poverty Reduction and Prevention Table – Draft Terms of Reference," dated January 17, 2022 from the Director, Community Social Development, be endorsed.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

On December 6, 2021, City Council approved the *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*, which defines a range of actions designed to reduce and prevent poverty in Richmond. Action 1.1 of the plan provides for the establishment of a Community Poverty Reduction and Prevention Table to support the implementation of actions as outlined in the plan.

The purpose of this report is to present the proposed plans for implementation of the community table and to seek Council’s endorsement of the draft Terms of Reference. Pending Council endorsement, the initiative will be launched in February of 2022.

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

Leadership in effective and sustainable growth that supports Richmond’s physical and social needs.

6.6 Growth includes supports and/or services for Richmond's vulnerable populations, including youth, seniors, individuals with health concerns, and residents experiencing homelessness.

This report supports Council’s Strategic Plan 2018–2022 Strategic Focus Area #8–An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.1 Increased opportunities for public engagement.

This report also supports the following action in the *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*:

1.1 Create a Community Poverty Reduction and Prevention Table to support implementation of the Collaborative Action Plan.

Analysis

Poverty is a complex issue and cannot be solved by any single organization or level of government. Many stakeholders, including senior levels of government, non-profit community service organizations, public-sector agencies, the business community and residents, including residents with lived/living experience, have important roles to play in addressing the needs of Richmond residents at risk of or living in poverty. Within this context, the City is committed to playing a proactive leadership role in building partnerships and collaboration between key community stakeholders.

Community Poverty Reduction and Prevention Table

To enable continued collaboration, City staff propose that a Community Poverty Reduction and Prevention Table be created, as identified in Action 1.1 of the *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*. The community table will build on the work accomplished during the development of the Plan and will engage in a collective approach to addressing the complex range of social and economic factors that contribute to poverty.

Specific activities of the community table will include:

- Providing input regarding the development of initiatives to further actions identified in the *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*;
- Pursuing opportunities for collaboration between key stakeholders;
- Identifying emerging issues, trends, and best practices relevant to poverty in Richmond;
- Supporting data collection processes;
- Monitoring relevant funding programs offered by senior levels of government and other funding agencies and discussing plans for funding applications; and
- Hosting presentations from other groups in the community to learn about other initiatives and perspectives that relate to poverty reduction and prevention in Richmond.

City staff propose that the community table be comprised of representatives from stakeholder organizations that support residents at risk of or living in poverty and residents with lived/living experience. Membership for the community table will be finalized in March 2022 and will consist of approximately 12 members. Efforts will be made to recruit members who represent the diversity of Richmond's population and reflect the broad range of population groups who are vulnerable to living in poverty. As appropriate, sub-committees that engage additional stakeholders and community members will be established to support the implementation of specific initiatives that advance actions in the Plan.

Proposed stakeholder organizations for the community table include representatives of not-for-profit community organizations that support residents at risk of or living in poverty (e.g. Richmond Food Bank, CHIMO and the Richmond Poverty Reduction Coalition) and public-sector agencies (e.g. Vancouver Coastal Health and the Richmond School District). Staff recommend that three positions on the community table be held by residents with lived/living experience, including one Indigenous community member. Residents with lived/living experience will hold a two-year term and will receive honorariums to recognize their time, effort and commitment on the community table.

A draft Terms of Reference has been developed for the community table for Council's endorsement (Attachment 1).

Financial Impact

None. Any expenses will be managed within existing department budgets.

Conclusion

A collaborative approach that includes a wide range of stakeholder organizations and residents, including residents with lived/living experience is needed to reduce and prevent poverty in the community. By establishing the Community Poverty Reduction and Prevention Table, the City of Richmond will build on its ongoing commitment to work with stakeholders in the community to reduce and prevent poverty in Richmond over the next ten years.



Melanie Burner
Accessibility Coordinator
(604-276-4390)

Att. 1: Community Poverty Reduction and Prevention Table – Draft Terms of Reference

Community Poverty Reduction and Prevention Table – Draft Terms of Reference

Mandate

To support the implementation of the *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond*.

Activities

The community table's main responsibilities are to:

- Support the implementation of actions identified in the Plan;
- Provide information and input to monitor the progress of the Plan;
- Assist in community data collection;
- Identify emerging issues, trends and best practices regarding poverty reduction and prevention and discuss potential application to Richmond;
- Provide advice regarding the development of new initiatives that meet the needs of individuals at risk of or living in poverty in Richmond;
- Monitor relevant funding programs offered by senior levels of government and other funding agencies and discuss plans for funding applications;
- Contribute to the development of key messages to guide community-wide advocacy initiatives that target the provincial and federal governments; and
- Organize and host presentations from other groups in the community, including representation from people with lived experience, faith-based organizations, and advocacy groups to learn more about the experiences of residents at risk of or living in poverty in Richmond.

Membership

Membership for the community table will consist of approximately 12 members and will be comprised of representatives from stakeholder organizations that support residents at risk of or living in poverty, including not-for-profit community organizations and public-sector agencies. Additionally, three positions on the community table will be held by residents with lived/living experience, including one Indigenous community member. Residents will hold a two-year term and will receive honorariums to recognize their time, effort and commitment to participating on the community table. Efforts will be made to recruit members who represent the diversity of Richmond's population and reflect the broad range of population groups who are vulnerable to living in poverty. As appropriate, sub-committees that engage additional stakeholders and

community members will be created to support the implementation of specific initiatives that advance actions in the Plan.

Governance and Administration

City of Richmond staff will lead the administration of the Community Poverty Reduction and Prevention Table and prepare agendas and meeting minutes. Community table meetings will be co-chaired by the City representative and a member from the community table. The specific role of the community table co-chairs is to facilitate meetings, to support preparation of meeting agendas and to help ensure that all community table members are engaged, reflect the terms of reference in their actions and support other related duties as needed.

Meeting Frequency

The Community Poverty Reduction and Prevention Table will meet bimonthly.

Code of Conduct

The following principles will govern the community table's code of conduct:

- **Respect:** Recognizing the unique strengths each individual and organization brings to the project. Acting in accordance with the City's Respectful Workplace Policy (Policy 6800);
- **Collaboration:** Fostering an inclusive and collaborative environment that encourages respectful dialogue and innovation. Actively participating in the implementation of actions as identified in the Plan. Building connections and partnerships to advance poverty reduction and prevention;
- **Transparency:** Ensuring that decisions and procedures can be explained and understood by all members;
- **Engaged:** Devoting the necessary time and effort to prepare for and attend meetings and provide feedback consistent with the community table's mandate; and
- **Confidentiality:** Not disclosing confidential information discussed at community table meetings—for example, confidential business matters pertaining to the community table or any of the member organizations or individuals.



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development
Date: January 24, 2022
File: 08-4430-03-09/2021-Vol 01
Re: **Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, 122, 126, and 128 in the Blundell, Seafair, and Steveston Areas and in the North Portion of City Centre**


Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10314, to establish underlying zoning for the property developed under Land Use Contract 004, be introduced and given first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10315, to establish underlying zoning for the property developed under Land Use Contract 005, be introduced and given first reading;
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10316, to establish underlying zoning for the property developed under Land Use Contract 024, be introduced and given first reading;
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10317, to establish underlying zoning for the property developed under Land Use Contract 026, be introduced and given first reading;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10318, to establish underlying zoning for the property developed under Land Use Contract 028, be introduced and given first reading;
6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10319, to establish underlying zoning for the property developed under Land Use Contract 029, be introduced and given first reading;
7. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10320, to establish underlying zoning for the property developed under Land Use Contract 045, be introduced and given first reading;

8. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10321, to establish underlying zoning for the property developed under Land Use Contracts 047 and 075, be introduced and given first reading;
9. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10322, to establish underlying zoning for the property developed under Land Use Contract 056, be introduced and given first reading;
10. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10323, to establish underlying zoning for the property developed under Land Use Contract 070, be introduced and given first reading;
11. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10324, to establish underlying zoning for the property developed under Land Use Contract 087, be introduced and given first reading;
12. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10325, to establish underlying zoning for the property developed under Land Use Contract 092, be introduced and given first reading;
13. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10326, to establish underlying zoning for the property developed under Land Use Contract 122, be introduced and given first reading;
14. That,
 - a) Richmond Zoning Bylaw 8500, Amendment Bylaw 10351, to establish underlying zoning for properties developed under Land Use Contract 126 and to create the “Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)” zone, be introduced and given first reading; and
 - b) Upon adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10351, the Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, which is at third reading, be understood to:
 - i. rezone the subject properties (8320, 8340, 8360, 8440 Bridgeport Road and 8311, 8351 Sea Island Way) from “Auto-Oriented Commercial (CA)”, “Land Use Contract 126” and “Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)”, to the new “High Rise Commercial (ZC29) – Bridgeport Gateway” zone; and
 - ii. discharge “Land Use Contract 126”;

15. That,

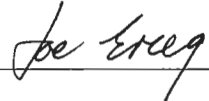

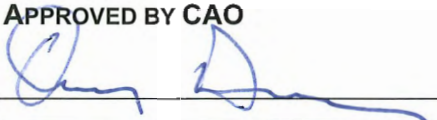
- a) Richmond Zoning Bylaw 8500, Amendment Bylaw 10352, to establish underlying zoning for the property developed under Land Use Contract 128 and to create the “Neighbourhood Pub (ZC52) – Blundell Road (Blundell)” zone”, be introduced and given first reading; and
- b) Upon adoption of Amendment Bylaw 10352, the Richmond Zoning Bylaw 8500, Amendment Bylaw 9891, which is at third reading, be understood to:
 - i. rezone the subject property (6031 Blundell Road) from “Land Use Contract 128” and “Neighbourhood Pub (ZC52) – Blundell Road (Blundell)”, to the new “Community Commercial (CC)” zone; and
 - ii. discharge “Land Use Contract 128”.



Wayne Craig
Director, Development
(604-247-4654)

WC/CL:blg
Att.6

Att. 6

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

Staff Report

Origin

This Staff Report brings forward underlying zoning bylaws for 14 of the remaining 45¹ Land Use Contracts (LUCs) in Richmond, which are applicable to multi-family and commercial properties in the Blundell, Seafair, and Steveston planning areas (LUCs 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, and 122) (Attachments 1 & 2).

The proposed underlying zoning bylaws aim to reflect the specific provisions contained in each LUC, as well as certain standard provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting additional development rights while still acknowledging current zoning norms. After the LUCs expire on June 30, 2024, where there are any inconsistencies between the provisions of the proposed bylaws and what actually exists on the subject properties, the provisions for non-conforming uses and buildings under the *Local Government Act* will apply.

Also proposed with this Staff Report are underlying zoning bylaws for the properties at 8320, 8340, 8360, 8440 Bridgeport Road, 8311, 8351 Sea Island Way (RZ 13-628557/ZT 19-875774), and 6031 Blundell Road (RZ 16-745849), which were developed under Land Use Contracts 126² and 128 in the Blundell and City Centre planning areas (Attachment 3). These properties are the subject of active rezoning applications with rezoning bylaws that have already been granted third reading by City Council, but which are not anticipated to obtain final adoption before the legislated deadline for municipalities to establish underlying zoning (i.e., June 30, 2022). Consistent with our approach for introducing underlying zoning for LUC sites city-wide, the site-specific zones proposed as the underlying zoning of these sites reflects the LUC provisions, and the potential redevelopment of these sites would be via the existing rezoning bylaws currently at third reading.

This Staff Report and the proposed bylaws are consistent with Policies from the 2041 Official Community Plan (OCP), which support exploring alternatives to LUCs to achieve better land use management over time.

This Staff Report supports Council's Strategic Plan 2018-2022 Strategy # 6 – Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs

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

¹ One of the prior 46 LUCs has since been rezoned through a separate development application; therefore, there are currently 45 remaining LUCs.

² Other properties developed under LUC 126 already have underlying zoning adopted by City Council in 2017 (i.e., 8260, 8280, 8300 Bridgeport Road and a portion of 8211 Sea Island Way).

This Staff Report also supports Council's Strategic Plan 2018-2022 Strategy # 8 – An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.1 Increased opportunities for public engagement.

Background

A LUC is a contract between a property owner (typically a developer) and a municipality addressing the use and development rights of a property. The Provincial legislation enabling LUCs was in effect for a short period of time between 1973 and 1979, and enabled the creation of tailor-made development contracts for specific sites.

The regulations contained in LUCs are similar to zoning in that they control the form of development. Typically, the same LUC was registered by a developer against all the properties in a particular geographic area, thereby creating consistent use and development rights for those properties. However, unlike zoning, some LUCs include detailed servicing requirements, and LUCs are registered on the Title of the property. Until recently, agreement from both the property owner and municipality was required to amend or discharge the contract from the Title of the property. As a result, LUCs have not changed over time as land use considerations have evolved. Unless discharged, LUCs registered during such period remain in place today governing the use and development rights of the affected properties.

In 2014, the Provincial Government amended the *Local Government Act* to require municipalities to adopt underlying zoning bylaws for all LUC properties by June 30, 2022, and to provide for the termination of all LUCs on June 30, 2024. The amending legislation also established an optional process to enable municipalities, by bylaw, to undertake early termination of LUCs, and provided expanded authority to Boards of Variance to hear appeals and grant time extensions to existing property owners for reasons of hardship.

On November 24, 2015, Richmond City Council adopted a set of bylaws that established underlying zoning for 93 separate LUCs that included single-family properties, as well as adopted bylaws to terminate these LUCs effective one year from the date of adoption (i.e., November 24, 2016). Since then, there remains 45¹ LUCs in the City on properties containing primarily multi-family, commercial, and industrial uses, which were not subject to the underlying zoning bylaws and early termination bylaws adopted in 2015. These remaining LUCs were to be dealt with separately at a later date because they were not subject to the same redevelopment pressures as that of the LUCs that included single-family properties.

Consistent with the *Local Government Act*, Richmond City Council must consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs prior to June 30, 2022. This involves the standard bylaw reading and adoption process, and includes holding a Public Hearing for all bylaws. The approach endorsed by City Council for dealing with the remaining LUCs is as follows:

- Underlying zoning bylaws for the remaining LUCs are to be brought forward separately on the basis of their geographic area (Attachment 4).
- Unlike the approach used for the LUCs that included single-family properties, no early termination bylaws are proposed to be brought forward for the remaining LUCs. Essentially, the existing remaining LUCs will remain effective and continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the underlying zoning will take precedence.

Since the Fall of 2017, City Council has adopted underlying zoning bylaws for 30 of the 45² remaining LUCs, applicable to 63 properties in the City Centre, East Richmond, and Broadmoor areas that included primarily commercial, light industrial, and multi-family residential uses (Attachment 4).

This report brings forward 13 underlying zoning bylaws for properties containing primarily multi-family residential and commercial uses in the Blundell, Seafair, and Steveston planning areas. This report also brings forward the two (2) additional underlying zoning bylaws for properties with pending rezoning bylaws that are not anticipated to be adopted before June 30, 2022. Should City Council adopt the 15 underlying zoning bylaws proposed with this report, the process for dealing with the City's remaining LUCs will be completed.

13 Proposed Underlying Zoning Bylaws for LUCs in Blundell, Seafair, and Steveston

Staff propose 13 bylaws that introduce underlying zoning for 13 properties developed under LUCs 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, and 122 in the Blundell, Seafair, and Steveston planning areas (Table 1).

Table 1. Properties Subject to the Proposed Underlying Zoning Bylaws

LUC #	# Properties	Address(es)	# Units
004	1	3051-3251 Springfield Drive	62 residential units
005	1	4460 Garry Street	28 residential units
024	1	7831-7891 No. 1 Road and 3851 Blundell Road	138 residential units
026	1	4151 Regent Street	110 residential units
028	1	12191 1 st Avenue	N/A
029	1	6600 Lucas Road	98 residential units
045	1	7300 Ledway Road	33 residential units
047	1	6871 Francis Road and 6877-6971 Lucas Road	101 residential units
075			
056	1	4120 Steveston Highway	12 residential units
070	1	3740 Chatham Street	17 non-residential units
087	1	6140 Blundell Road	N/A
092	1	3811 Chatham Street	8 non-residential units
122	1	3720-3740 Moncton Street	N/A
Totals:	14	13	607

In developing the underlying zoning for the subject properties, staff considered the specific provisions in each individual LUC, as well as the existing land use designations in the OCP for the subject site and adjacent properties within the immediate surrounding area.

For 13 of the LUCs, staff is not able to use any of the existing zones in Richmond Zoning Bylaw 8500 for the underlying zoning due to the very specific provisions contained in each LUC. For these 13 LUCs, staff propose 12 new site-specific zones for the underlying zoning (summarized in Table 2).

The proposed site-specific zones combine both the specific provisions from each LUC, as well as certain provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting additional use and development rights, while allowing some flexibility after LUCs expire on June 30, 2024 for landowners to make minor changes to their properties that would be consistent in character with what is permitted on similarly-zoned properties city-wide.

Where there are inconsistencies between the provisions of the proposed underlying zones and what actually exists on the subject properties, any continued use and existing development of the land that was lawful under the LUC will be protected in accordance with the provisions for non-conforming uses and buildings under the *Local Government Act* after the LUCs expire on June 30, 2024.

Table 2. Proposed Site-Specific Zones

LUC #	Proposed Bylaw #	Proposed Zone	Site Address(es)	Current Site Condition
004	10314	Town Housing (ZT95) – Springfield Drive (Steveston)	3051-3251 Springfield Drive	Low-density townhouses
005	10315	Town Housing (ZT96) – Garry Street (Steveston)	4460 Garry Street	Low-density townhouses
024	10316	Town Housing and Low Rise Apartment (ZT97) – No. 1 Road and Blundell Road (Seafair)	7831-7891 No. 1 Road and 3851 Blundell Road	Low-rise apartments and low-density townhouses
026	10317	Town Housing and Low Rise Apartment (ZT98) – Regent Street (Steveston)	4151 Regent Street	Low-density townhouses and low-rise apartments
028	10318	Steveston Commercial (ZMU48) – 1st Avenue (Steveston)	12191 1st Avenue	Commercial building
029	10319	Town Housing (ZT99) – Lucas Road (Blundell)	6600 Lucas Road	Low-density townhouses
045	10320	Town Housing (ZT100) – Ledway Road (Blundell)	7300 Ledway Road	Low-density townhouses
047 075	10321	Town Housing (ZT101) – Francis Road and Lucas Road (Blundell)	6871 Francis Road and 6877-6971 Lucas Road	Low-density townhouses
056	10322	Town Housing (ZT102) – Steveston Highway (Steveston)	4120 Steveston Highway	Low-density townhouses
070	10323	Steveston Commercial (ZMU49) – Chatham Street (Steveston)	3740 Chatham Street	Small-scale neighbourhood shopping centre with offices above
092	10325	Steveston Office Commercial (ZC53) – Chatham Street (Steveston)	3811 Chatham Street	Commercial health services building
122	10326	Steveston Commercial (ZMU50) – Moncton Street (Steveston)	3720-3740 Moncton Street	Financial Institution

For LUC 087 at 6140 Blundell Road, staff propose to use the “Neighbourhood Commercial (CN)” zone for the underlying zoning because the LUC served only to enable a subdivision that would have resulted in parcels that were smaller than the minimum size permitted to build a shopping centre under the “Neighbourhood Shopping Centre District” zone in the zoning bylaw at that time. Since most all other aspects of the zoning bylaw as it evolved are applicable to the property today, there is no need to develop a site-specific zone for this LUC. The proposed CN zoning does not provide any additional development potential beyond what the LUC provided for.

The proposed 13 underlying zoning bylaws do not affect the subject properties' potential to redevelop in the future, consistent with the land use designations in the OCP.

Attachment 5 contains a series of summary tables that provide a comparison of the regulations under each of the 14 LUCs with those of the proposed underlying zones, and includes a map of each LUC. The summary tables in Attachment 5 are for reference purposes only and should not be interpreted as the actual LUC.

Two Proposed Underlying Zoning Bylaws for Sites with Rezoning Applications Granted Third Reading

In addition to the 13 proposed underlying zoning bylaws identified in the previous section of this report, staff also propose two underlying zoning bylaws for sites that are subject to active rezoning applications with rezoning bylaws that had been granted third reading (Bylaw 9629; Bylaw 9891), but which are not anticipated to be adopted before the municipal deadline date to establish underlying zoning (June 30, 2022). This is an interim measure to ensure that the subject sites still have underlying zoning established in the event that the rezoning applications fail to obtain final Council adoption before the LUCs expire on June 30, 2024. Details about the subject sites, their rezoning status, and the two proposed new underlying zones are included in Table 3.

Staff are not able to use any of the existing zones in Richmond Zoning Bylaw 8500 as underlying zones for the properties in these two LUCs, due to the very specific provisions contained in each LUC.

Table 3. LUC Sites with Rezoning Bylaws Pending Final Adoption

LUC #	# Properties	Site Address(es)	Proposed Rezoning Bylaw Pending Final Adoption	Current Site Condition and Rezoning Proposal	Proposed Underlying Zoning Bylaw #	Proposed Underlying Zone
126	6	8320, 8340, 8360, 8440 Bridgeport Road, and 8311, 8351 Sea Island Way	Bylaw 9629 granted third reading Dec 14, 2020	<ul style="list-style-type: none"> • Two-storey commercial building and surface parking • Rezoning to permit a high density commercial development 	10351	Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)
128	1	6031 Blundell Road	Bylaw 9891 granted third reading Mar 18, 2019	<ul style="list-style-type: none"> • Vacant lot • Rezoning to permit a two-storey retail and office building 	10352	Neighbourhood Pub (ZC52) – Blundell Road (Blundell)

Consistent with the approach used to develop all underlying zones, the proposed site-specific zones combine both the specific provisions from each LUC, as well as certain provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting

additional use and development rights, while allowing some flexibility after LUCs expire on June 30, 2024 for landowners to make minor changes to their properties that would be consistent in character with what is permitted on similarly zoned properties city-wide.

Where there are inconsistencies between the provisions of the proposed underlying zones and what actually exists on the subject properties, any continued use and existing development of the land that was lawful under the LUC will be protected in accordance with the provisions for non conforming uses and buildings under the Local Government Act after the LUCs expire on June 30, 2024.

Attachment 5 contains summary tables that provide a comparison of the regulations in the two LUCs with those of the proposed underlying zone, and includes a map of each LUC. The summary tables in Attachment 5 are for reference purposes only and should not be interpreted as the actual LUC.

Public Consultation and Public Hearing

Since the existing LUCs will remain in effect and continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the proposed underlying zoning will be in place, it is anticipated that the proposed approach will not generate a significant amount of public interest. Indeed this has been the case for the previous 30 underlying zoning bylaws for LUC sites that have been brought forward to date. However, in recognition that affected property owners and tenants may be unaware that their property is governed by a LUC and will likely be unfamiliar with the Provincial requirement for the City to establish underlying zoning for their property, City staff will be mailing an information package to the affected owners and tenants, with an invitation to contact City staff with any questions they may have about the process. The information package will include a cover letter, a map of the affected properties, a brochure containing Frequently Asked Questions (FAQ), and the LUC information phone line and e-mail address to direct inquiries. A sample of the letter, map, and the FAQ brochure is provided in Attachment 6.

Staff will keep a record of any inquiries received. To date, it is the experience of staff that once an explanation has been provided of the process involved with establishing the underlying zoning for a property, no additional concerns are raised by property owners and tenants.

Aside from the mailed information package, the standard bylaw adoption and associated public consultation processes are proposed to be followed. This is consistent with the approach used to establish the first four rounds of underlying bylaws for LUC sites brought forward for the City Centre, East Richmond and Broadmoor planning areas since 2017.

The standard bylaw adoption and public consultation process involves the underlying zoning bylaws being considered by City Council, the publication of the statutory Public Hearing Notice and newspaper ads, and includes the holding of a regular Public Hearing. This approach does not require additional financial or staff resources beyond that of the standard rezoning and Public Hearing processes.

Should Council grant first reading to the proposed underlying zoning bylaws, the bylaws will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to provide comments. Prior to the Public Hearing at which underlying zoning bylaws are to be considered, a press release will be issued to publicize Council's decision to establish underlying zoning bylaws for the affected properties and to direct further inquiries to the City's LUC webpage, and general LUC inquiry e-mail address and phone number.

Following the Public Hearing, Council may consider adoption of the underlying zoning bylaws. Following adoption of the underlying zoning bylaws, the existing LUCs on the affected properties will remain effective until June 30, 2024, after which time the underlying zoning bylaws will be in place to govern the use and development of the properties.

Ministry of Transportation and Infrastructure (MOTI) Approval

As 8320, 8340, 8360, 8440 Bridgeport Road, 8311, 8351 Sea Island Way under LUC 126 are located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, final approval from MOTI is required prior to final adoption of the underlying zoning bylaw for LUC 126 (Bylaw 10351).

Financial Impact

None.

Conclusion

Consistent with the *Local Government Act*, Council will have to consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs in the city prior to June 30, 2022.

Since 2017, staff have brought forward the underlying zoning bylaws for 30 LUCs as separate items on the basis of their geographic area for consideration by Council, and at Public Hearings.

This Staff Report brings forward:

- 13 proposed underlying zoning bylaws for multi-family and commercial properties developed under Land Use Contracts LUCs 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, and 122 located in the Blundell, Seafair, and Steveston planning areas.
- Two (2) proposed underlying zoning bylaws for sites under LUC 126 and 128 that are the subject of active rezoning applications pending final approval at 8320, 8340, 8360, 8440 Bridgeport Road, 8311, 8351 Sea Island Way, and 6031 Blundell Road.

Should City Council adopt the 15 underlying zoning bylaws proposed with this report, the process for dealing with the City's remaining LUCs will be completed.

Staff recommends that Richmond Zoning Bylaw 8500, Amendment Bylaws 10314, 10315, 10316, 10317, 10318, 10319, 10320, 10321, 10322, 10323, 10324, 10325, 10326, 10351, 10352, be introduced and given first reading.



Cynthia Lussier
Planner 2
(604-276-4108)

CL:blg

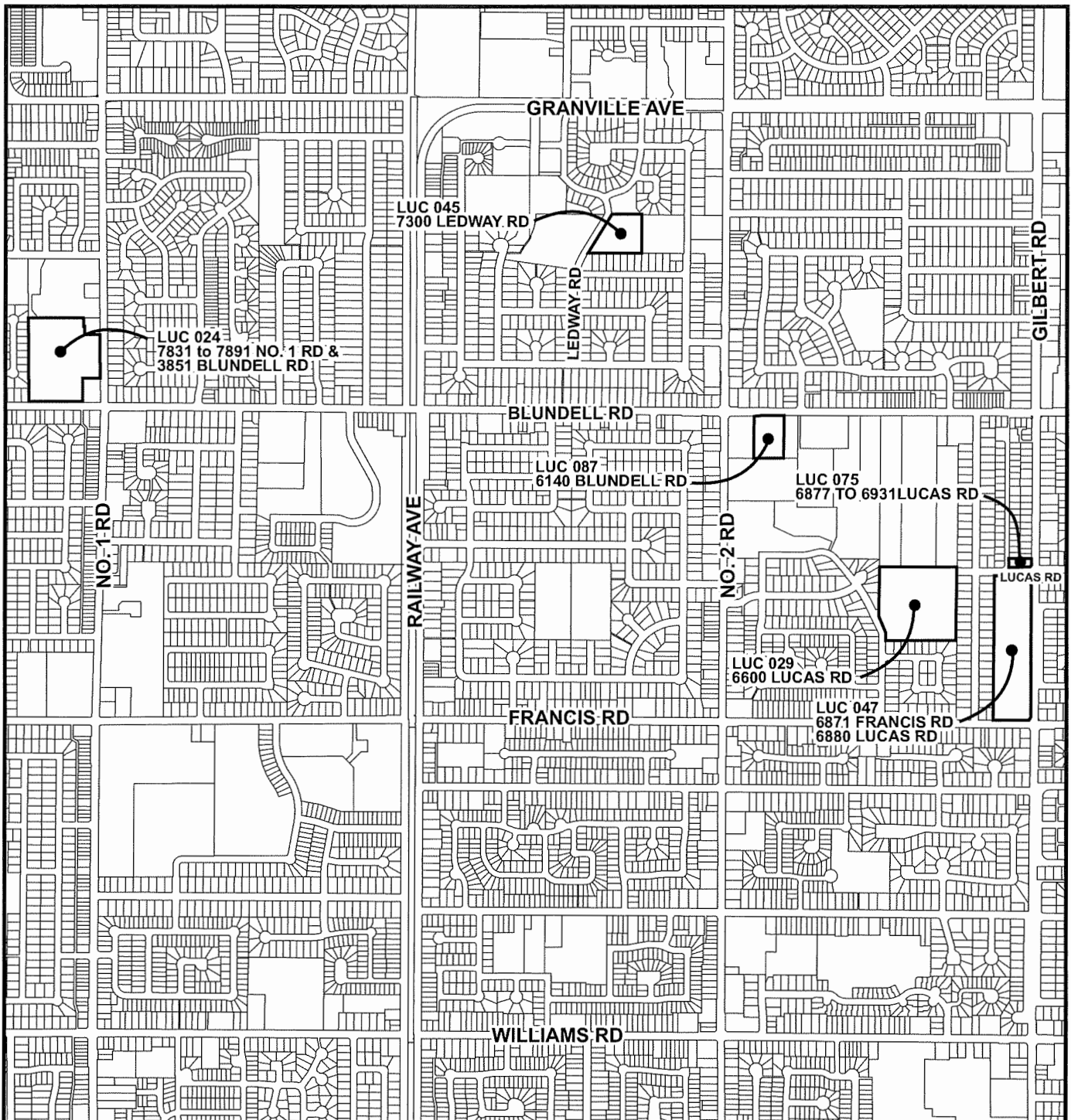
Attachments:

- Attachment 1: LUCs on Properties in Blundell and Seafair
- Attachment 2: LUCs on Properties in Steveston
- Attachment 3: LUCs on Properties Subject to Pending Rezoning Bylaws
- Attachment 4: Land Use Contracts by Geographic Area
- Attachment 5: Land Use Contract Summary and Comparison Tables
- Attachment 6: Sample of Information Package for Affected Owners/Tenants



City of Richmond

ATTACHMENT 1



Land Use Contracts in Blundell/Seafair

PLN - 57

Original Date: 11/22/21

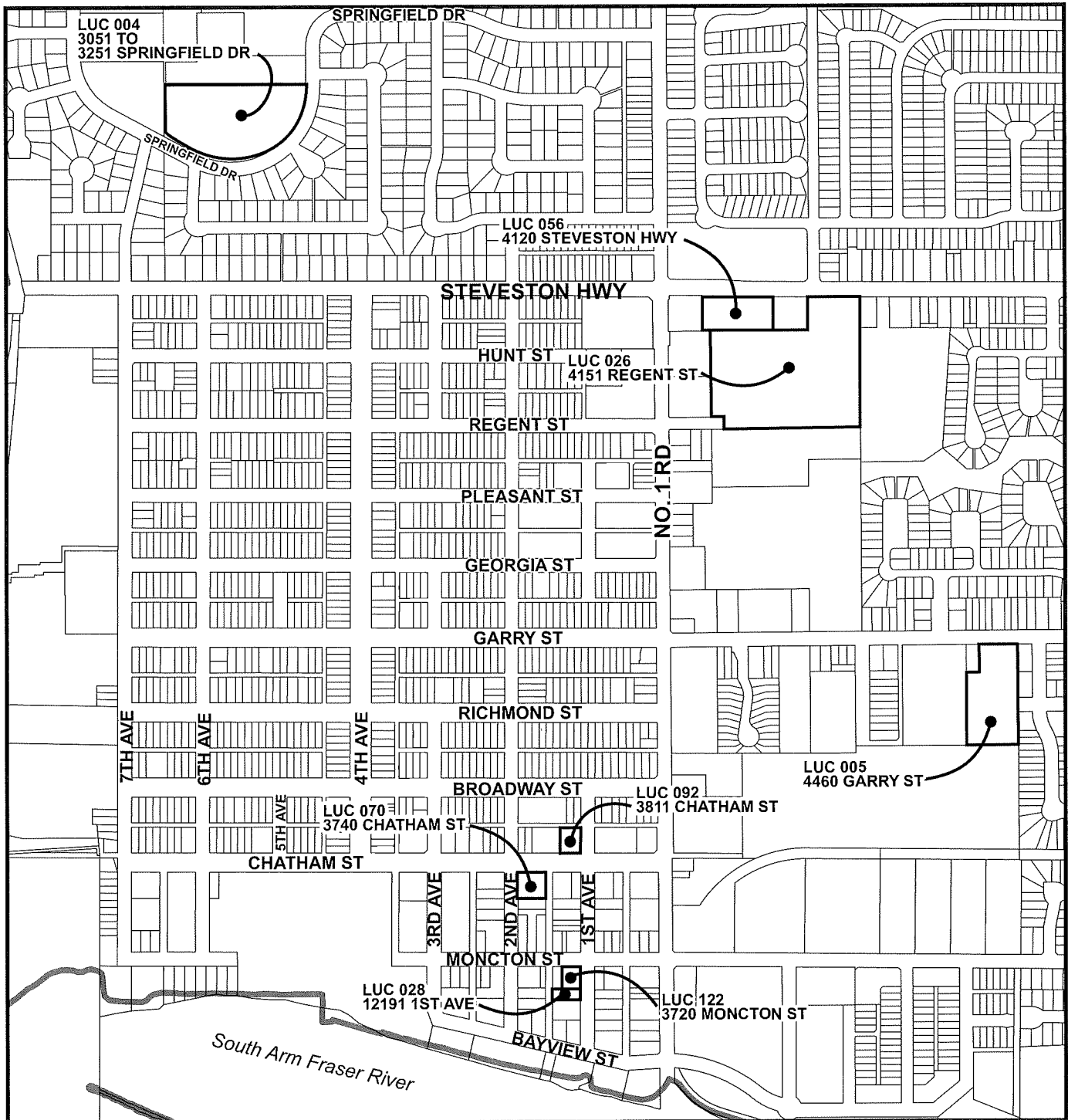
Revision Date: 01/24/22

Note: Dimensions are in METRES



City of Richmond

ATTACHMENT 2



Land Use Contracts in Steveston

PLN - 58

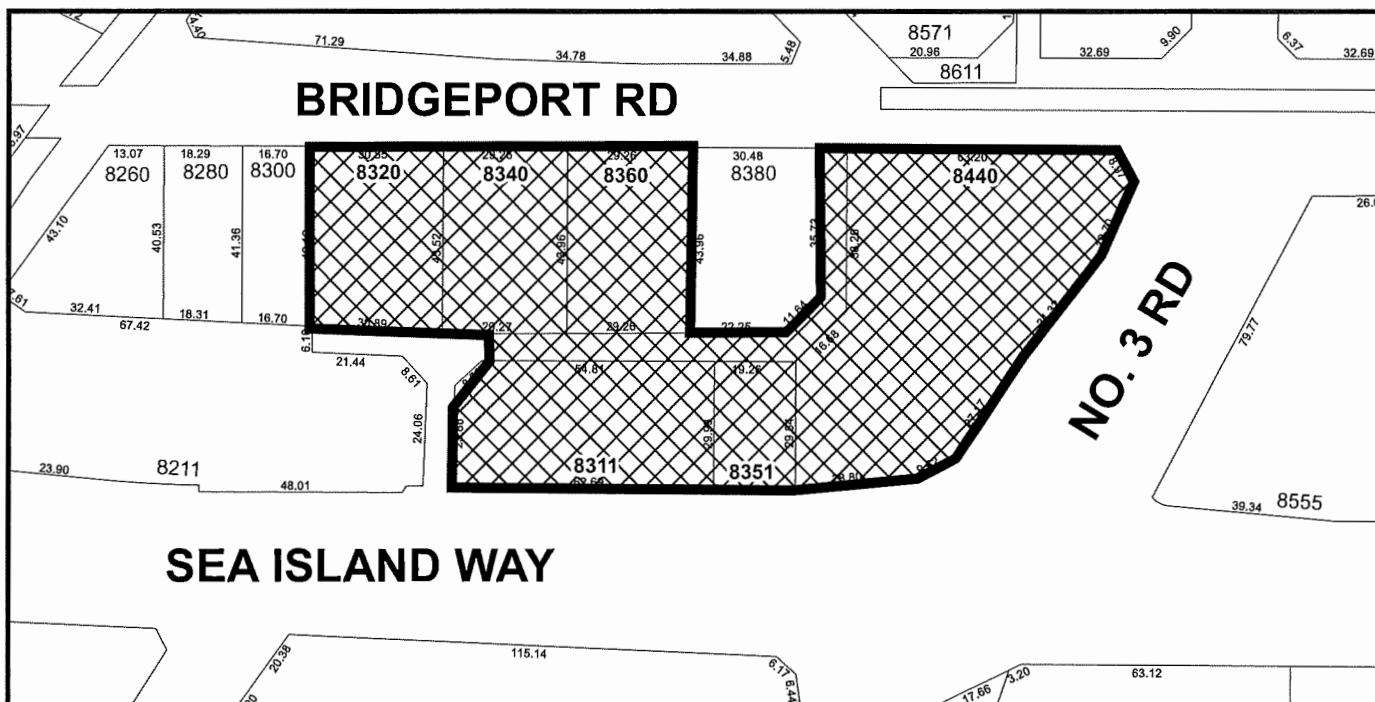
Original Date: 11/22/21

Revision Date: 11/24/21

Note: Dimensions are in METRES



City of Richmond



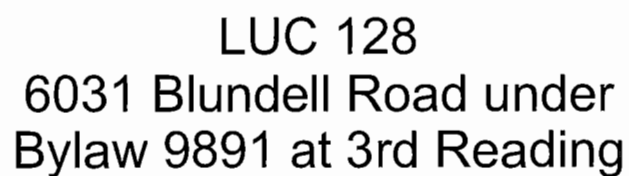
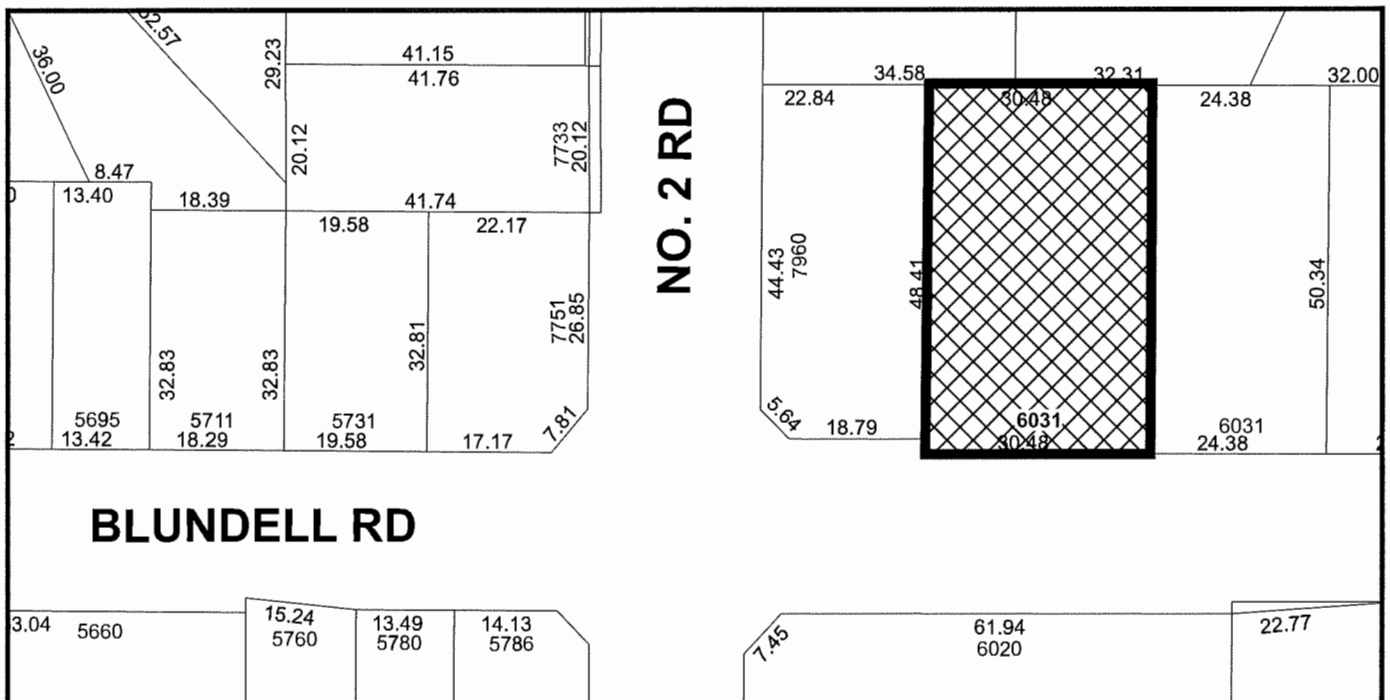
LUC 126
8320-8440 Bridgeport Road and 8311,
8351 Sea Island Way under
Bylaw 9629 at 3rd Reading

PLN - 59

Original Date: 01/20/22

Revision Date:

Note: Dimensions are in METRES



Note: Dimensions are in METRES

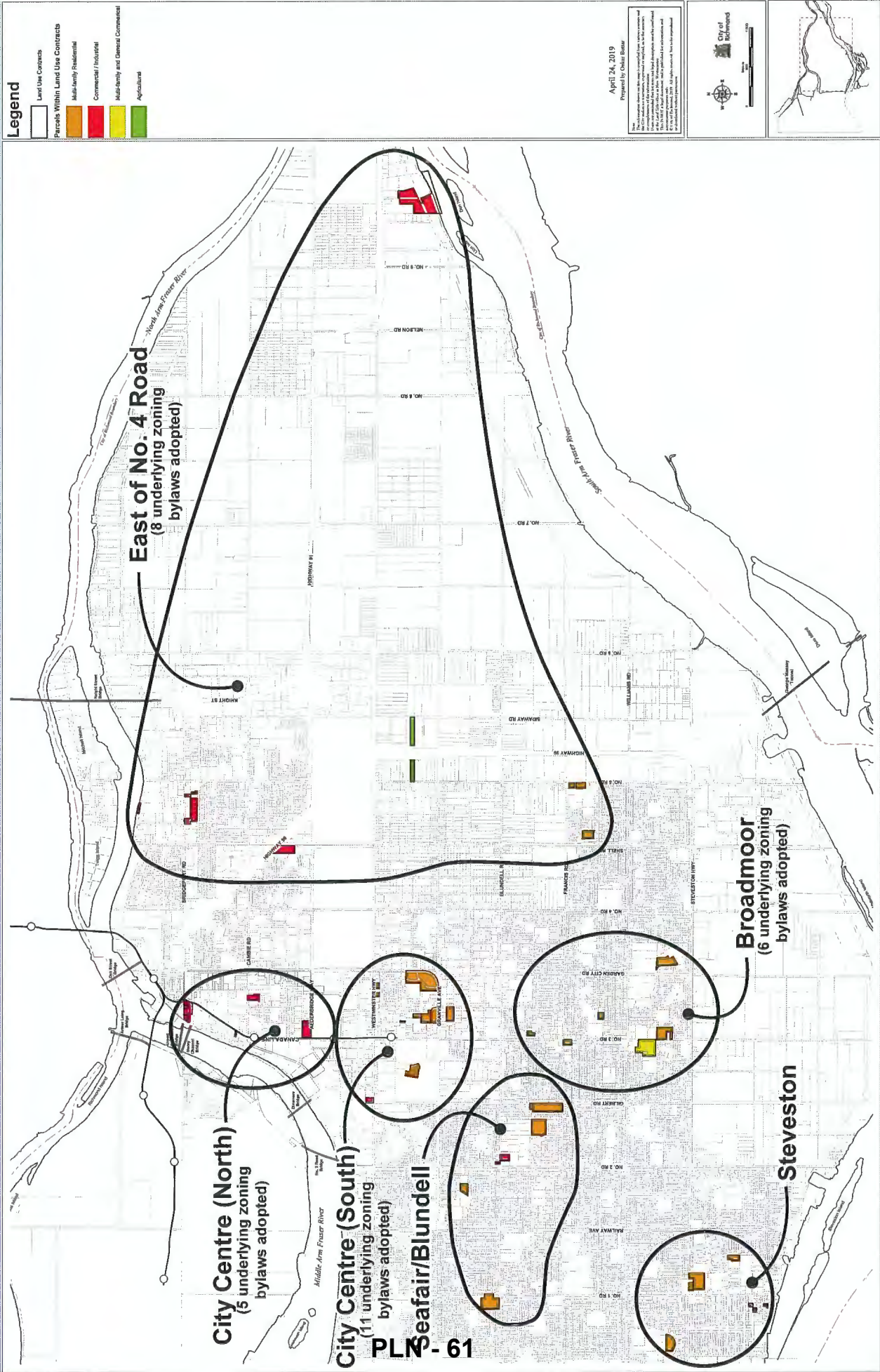
~~PLN - 60~~



Richmond

Approach For Dealing With The Remaining LUCs by Geographic Area

ATTACHMENT 4



Land Use Contract Summary & Comparison Tables

LUC Sites in Blundell, Seafair and Steveston

LUC 004, 005, 024, 028, 029, 045,
047, 075, 056, 070, 087, 092, 122

LUC Sites with Rezoning Bylaws
Pending Final Adoption

LUC 126 and 128

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 004

(3051, 3071, 3111, 3151, 3171, 3211, 3231, 3251 Springfield Drive)

Number of Properties: 1

Number of Units: 62 residential units

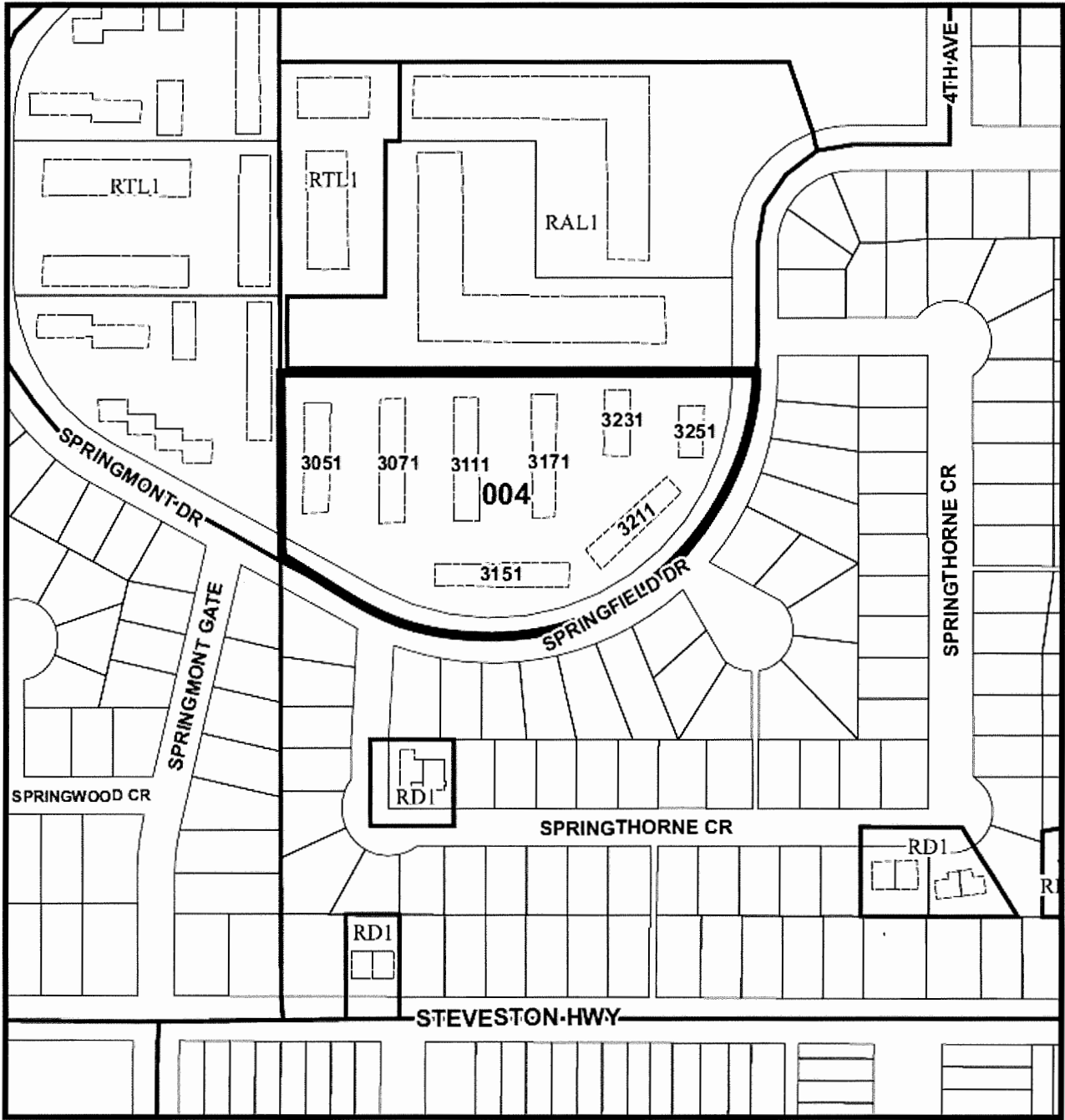
Proposed Zone: Town Housing (ZT95) – Springfield Drive (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 004	ZT95
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> child care housing, town Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business
FAR (max.)	N/A (as per drawings)	0.47, together with an additional 0.03 provided it is entirely used to accommodate amenity space
Lot Coverage (max.)	22.6% for buildings	<ul style="list-style-type: none"> 22.6% for buildings 50% for buildings, structures, and non-porous surfaces A minimum of 25% for landscaping with live plant material
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	2 storeys	9.0 m for a building with pitched roof and 7.5 m for a building with a flat roof, but in either case containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 004

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 005 (4460 Garry Street)

Number of Properties: 1

Number of Units: 28 residential units

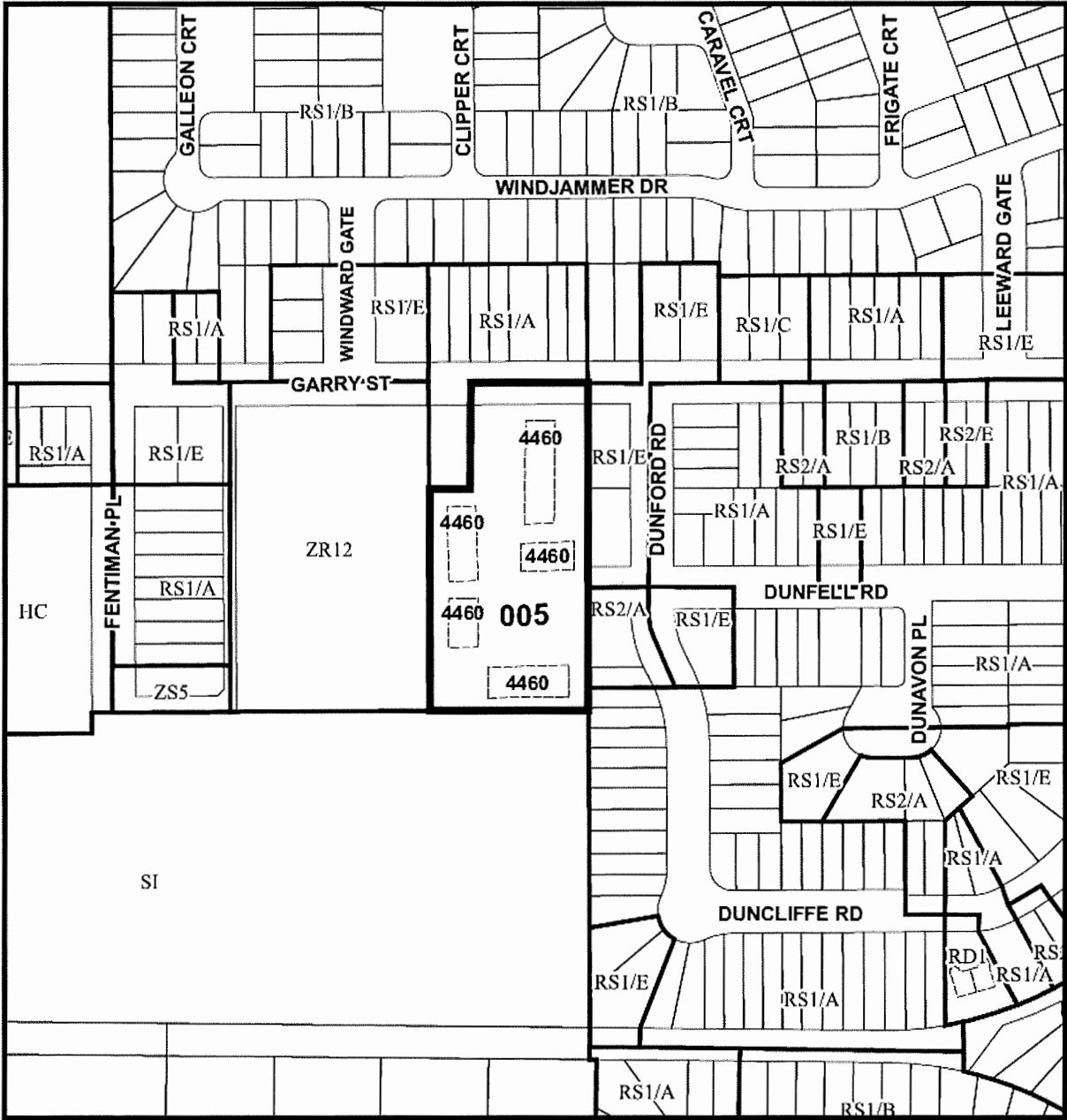
Proposed Zone: Town Housing (ZT96) – Garry Street (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 005	ZT96
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> child care housing, town Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business
FAR (max.)	0.34, plus carports and accessory buildings as per drawings	0.34 not including a carport (to a maximum of 18.5 m ² per unit) and three accessory buildings (to a maximum total of 12.0 m ²)
Lot Coverage (max.)	21% for buildings	<ul style="list-style-type: none"> 21% for buildings 43% for buildings, structures, and non-porous surfaces A minimum of 25% landscaping with live plant material
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	2 storeys	8.4 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 005

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 024

(7831, 7851, 7891 No 1 Road & 3851 Blundell Road)

Number of Properties: 1

Number of Units: 138 residential units

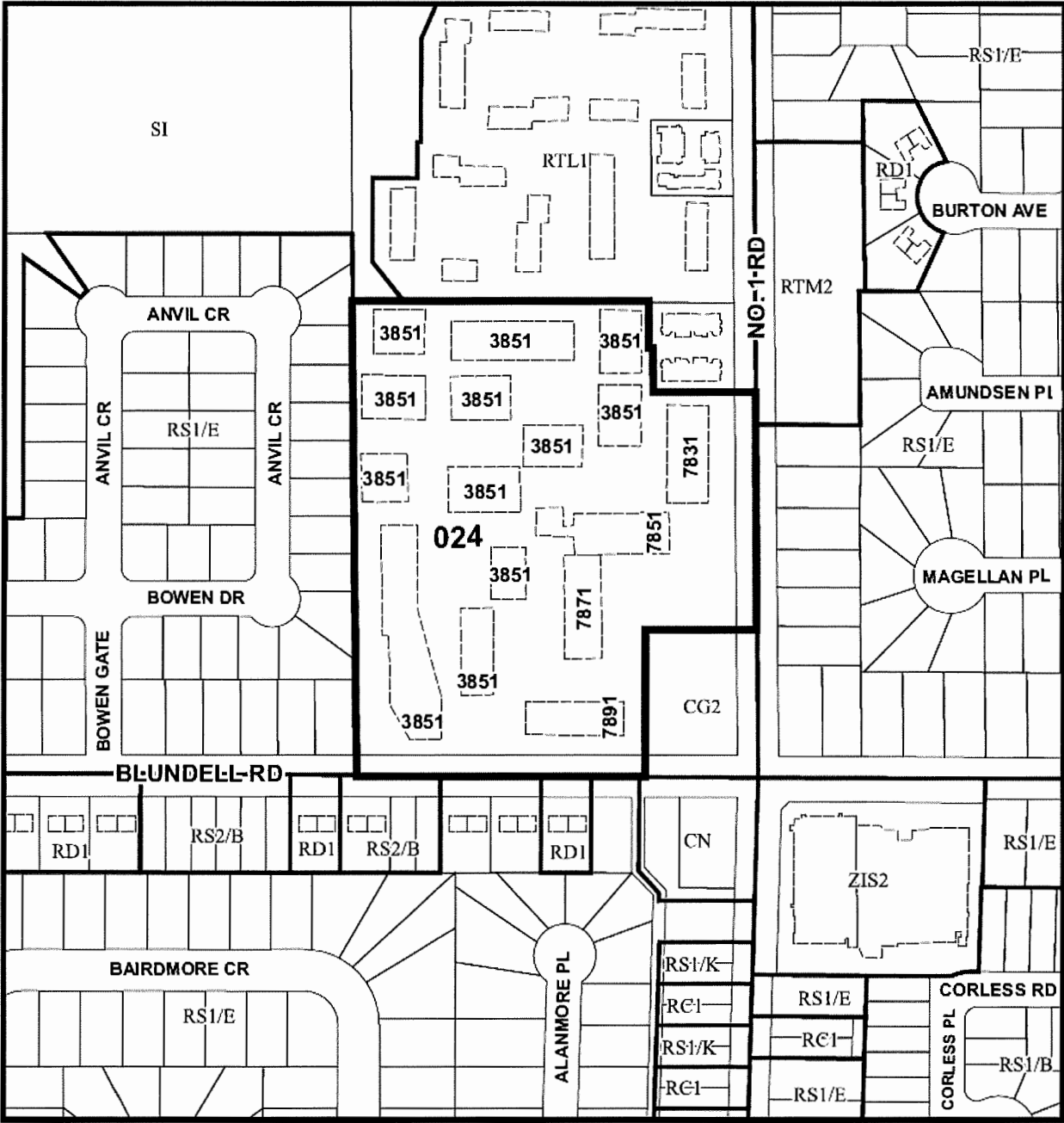
Proposed Zone: Town Housing and Low Rise Apartment (ZT97) – No. 1 Road & Blundell Road (Seafair)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 024	ZT97
Permitted Uses	<ul style="list-style-type: none">Horizontal multiple family dwellingsResidential apartments	Permitted Uses <ul style="list-style-type: none">child carehousing, apartmenthousing, town Secondary Uses <ul style="list-style-type: none">boarding and lodgingcommunity care facility, minorhome business
FAR (max.)	N/A	0.54 (inclusive of amenity space and all parts of buildings used for on-site parking purposes)
Lot Coverage (max.)	N/A	<ul style="list-style-type: none">28% for buildings65% for buildings, structures, and non-porous surfacesA minimum of 25% landscaping with live plant material
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	As per drawings (varies per building)	Diagram 1 (varies per building)

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 024

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 026 (4151 Regent Street)

Number of Properties: 1

Number of Units: 110 residential units

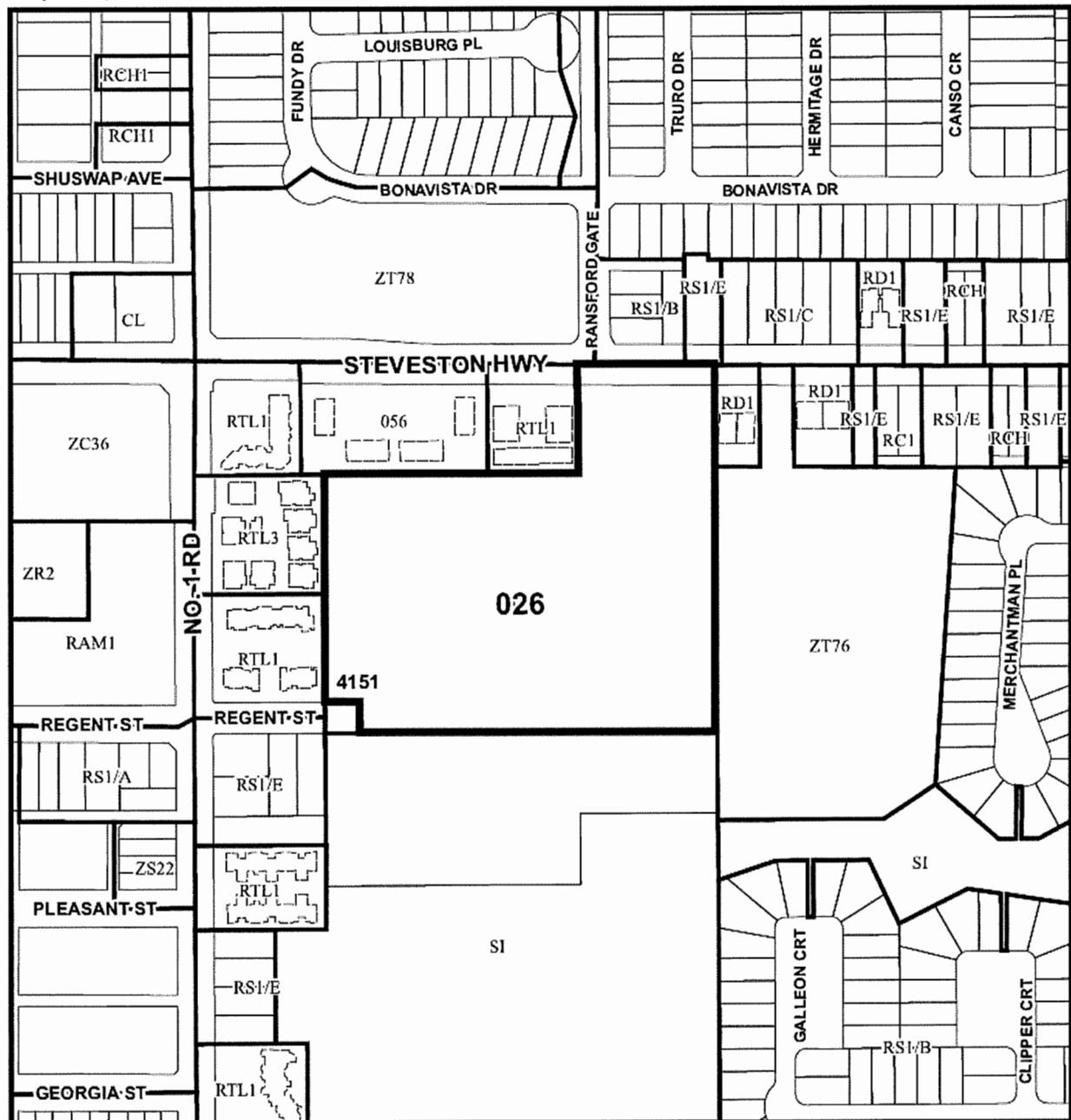
Proposed Zone: Town Housing and Low Rise Apartment (ZT98) – Regent Street (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 026	ZT98
Permitted Uses	<ul style="list-style-type: none"> Horizontal multiple family dwellings Residential apartments 	<p>Permitted Uses</p> <ul style="list-style-type: none"> child care housing, apartment housing, town <p>Secondary Uses</p> <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business
FAR (max.)	N/A	1.11 (inclusive of all parts of buildings used for on-site parking purposes)
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> 53% for buildings 65% for buildings, structures, and non-porous surfaces A minimum of 25% landscaping with live plant materials
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	<ul style="list-style-type: none"> 10.7 for town housing, but containing no more than 2 stories 13.8 m for apartment housing, but containing no more than 3 storeys 	<ul style="list-style-type: none"> 10.7 for town housing, but containing no more than 2 stories 13.8 m for apartment housing, but containing no more than 3 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 026

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 028 (12191 1st Avenue)

Number of Properties: 1

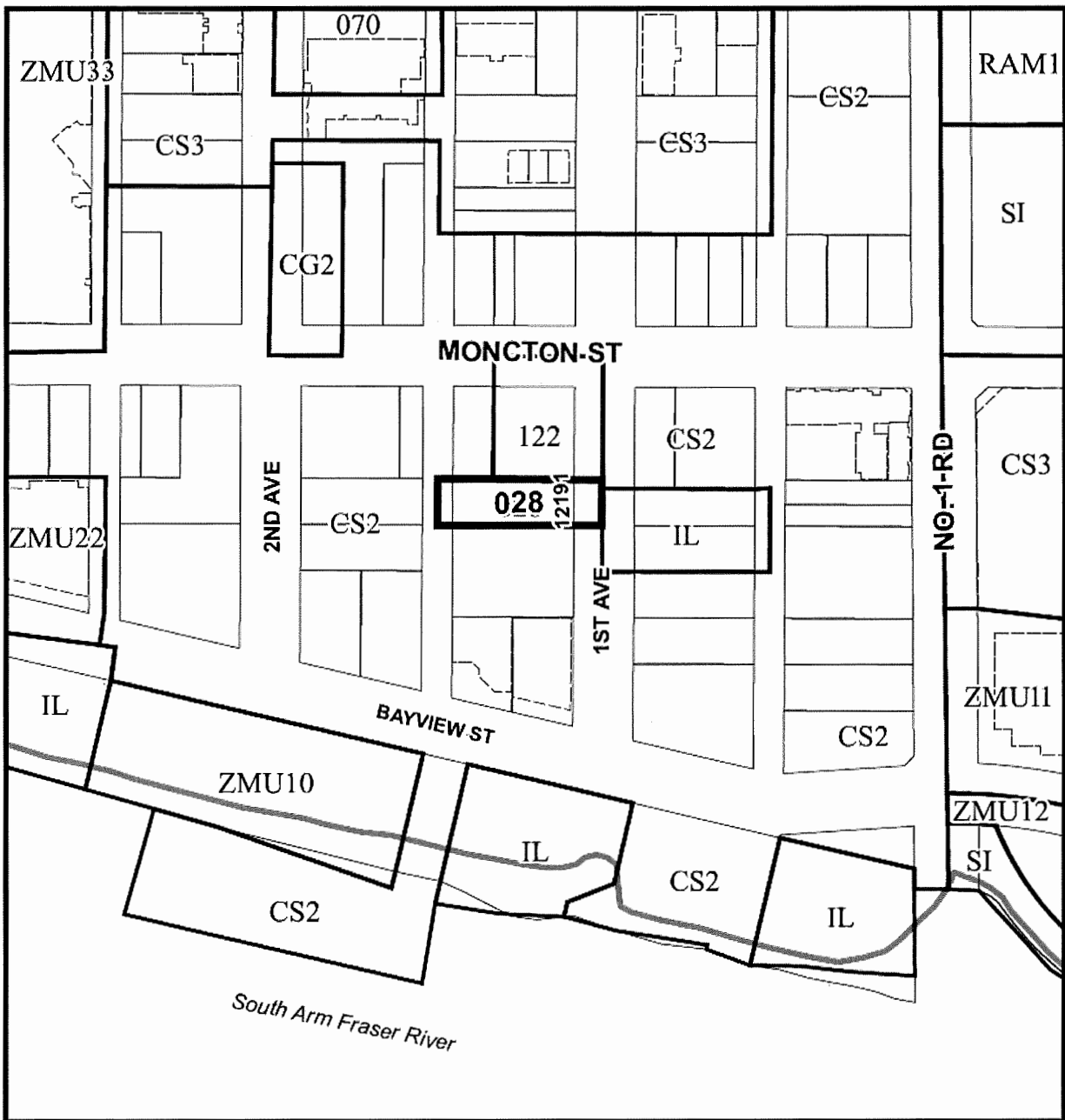
Number of Units: N/A

Proposed Zone: Steveston Commercial (ZMU48) – 1st Avenue (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 028	ZMU48
Permitted Uses	As per the “General Commercial District” of then Richmond Zoning Bylaw 1430 as at the time the LUC was registered on title, plus Auction Sales, Storage, and Workshop	<p>Permitted Uses</p> <ul style="list-style-type: none"> • auction, minor • child care • education, commercial • entertainment, spectator • government service • greenhouse & plant nursery • health service, minor • hotel • housing, apartment* • industrial, general • manufacturing, custom indoor • office • private club • recreation, indoor • restaurant • retail, convenience • retail, general • service, business support • service, financial • service, household repair • service, personal • transportation depot <p>Secondary Uses</p> <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business <p>* limited to the 2nd storey</p>
FAR (max.)	N/A	1.0
Lot Coverage (max.)	N/A	100% for buildings
Front Yard Setback (min.)	N/A	There is no minimum front yard, side yard or rear yard
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	N/A	9.0 m but containing no more than 2 storeys

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 028

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 029 (6600 Lucas Road)

Number of Properties: 1

Number of Units: 98 residential units

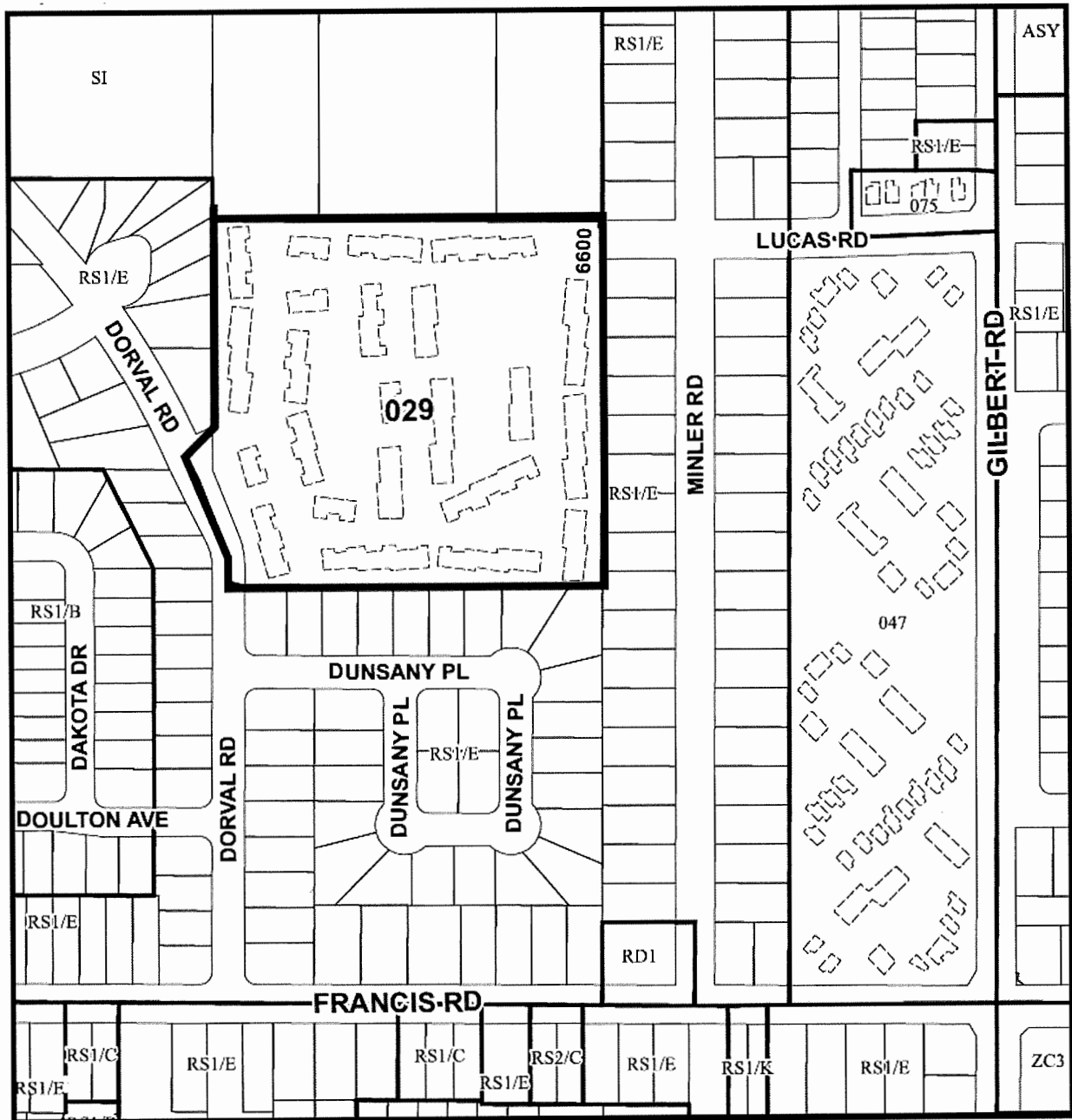
Proposed Zone: Town Housing (ZT99) – Lucas Road (Blundell)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 029	ZT99
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none">• child care• housing, town Secondary Uses <ul style="list-style-type: none">• boarding and lodging• community care facility, minor• home business
FAR (max.)	N/A	0.47, together with an additional 0.02 provided it is entirely used to accommodate amenity space
Lot Coverage (max.)	N/A	<ul style="list-style-type: none">• 40% for buildings• 65% for buildings, structures and non-porous surfaces• A minimum of 25% landscaping with live plant material
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	10.7 m, but containing no more than 2 storeys	10.7 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 029

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 045 (7300 Ledway Road)

Number of Properties: 1

Number of Units: 33 residential units

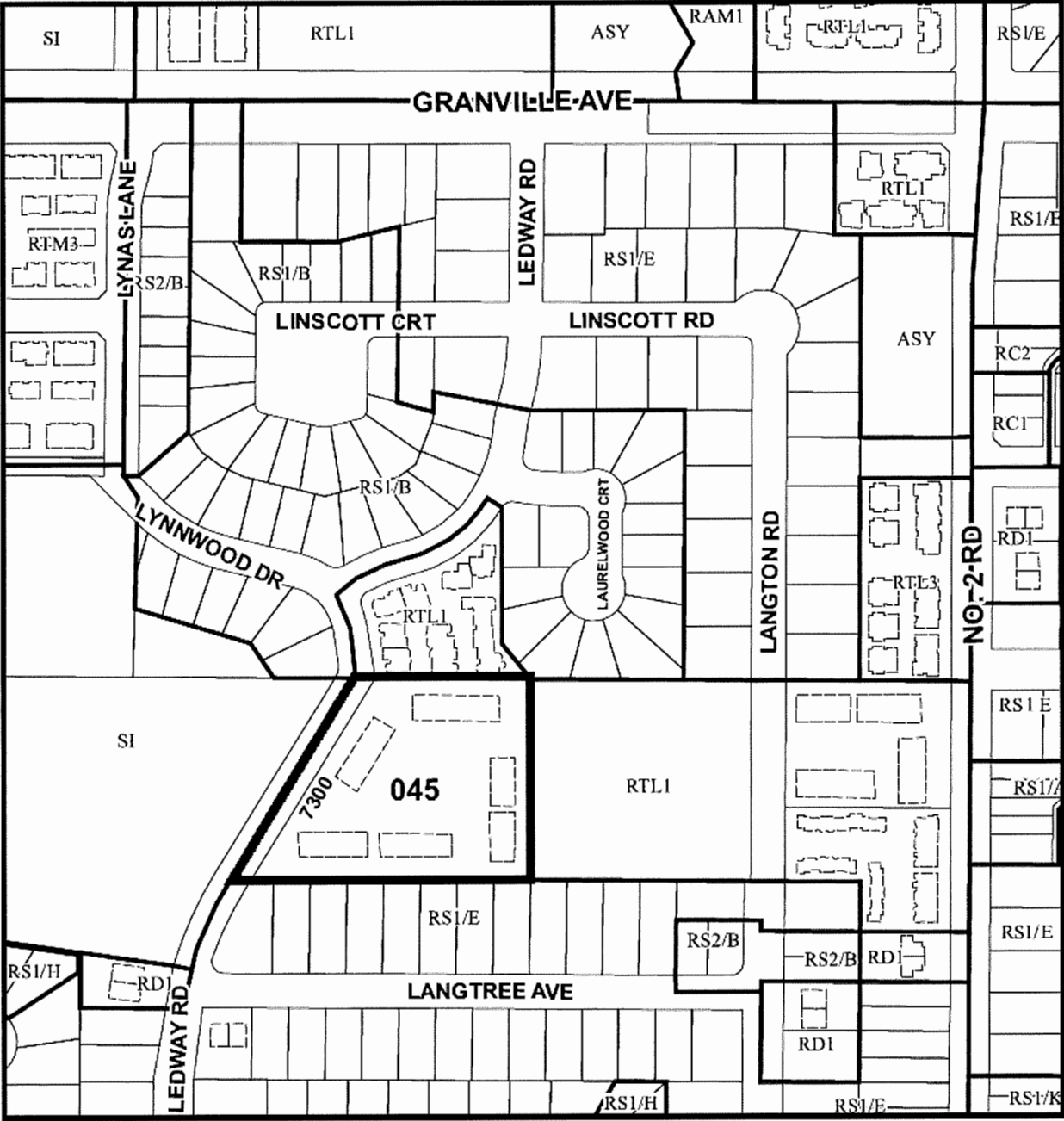
Proposed Zone: Town Housing (ZT100) – Ledway Road (Blundell)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 045	ZT100
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> child care housing, town Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business
FAR (max.)	N/A	0.43 not including on-site parking and accessory storage within a carport (to a maximum of 25 m ² per unit)
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> 43% for buildings 65% for buildings, structures, and non-porous surfaces A minimum of 25% landscaping with live plant material
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	10.7 m, but containing no more than 2 storeys	10.7 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 045

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 047 & 075

(6871 Francis Road & 6877, 6880, 6887, 6897, 6931, 6971 Lucas Road)

Number of Properties: 1

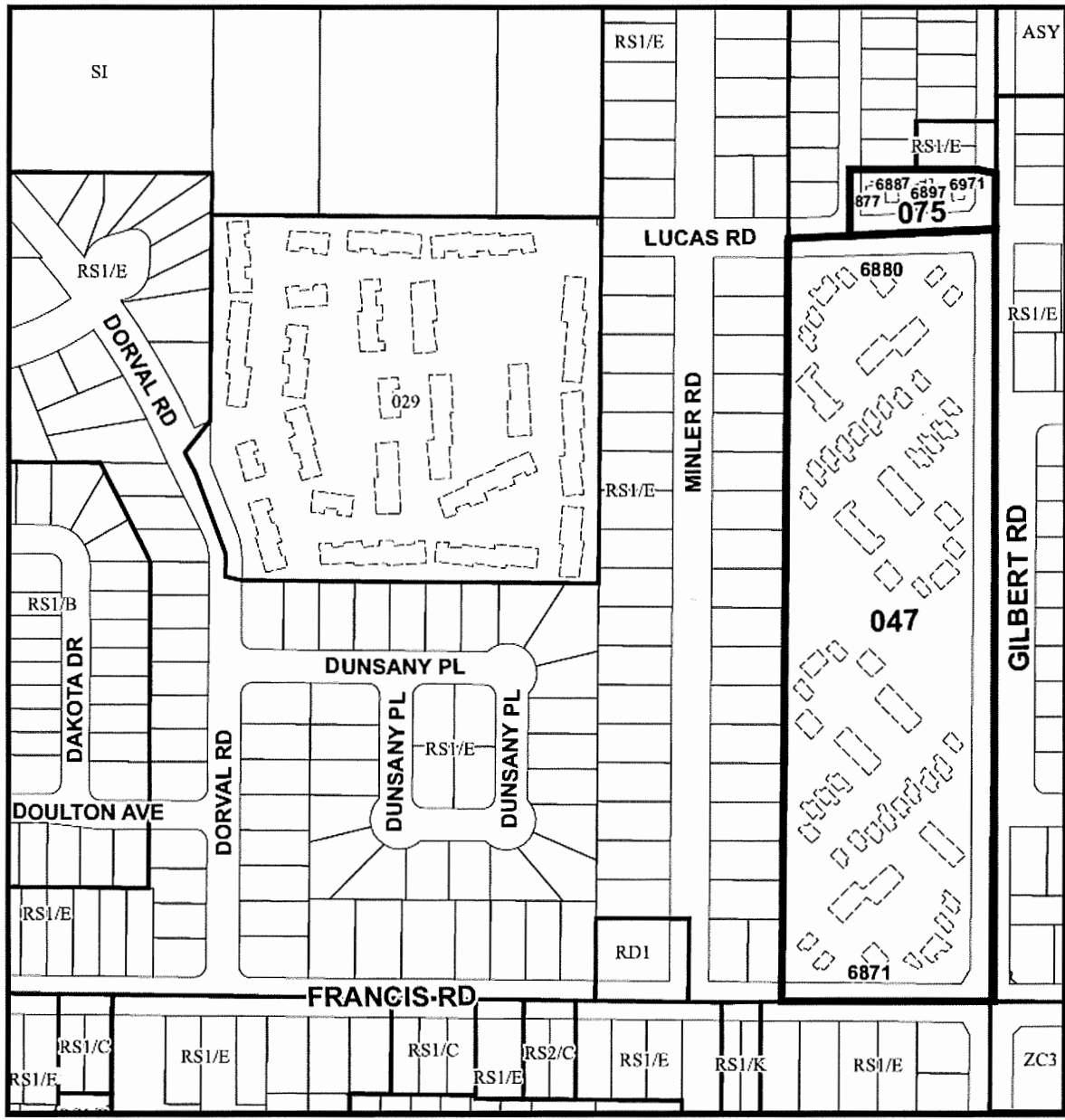
Number of Units: 101 residential units

Proposed Zone: Town Housing (ZT101) – Francis Road and Lucas Road (Blundell)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 047 & LUC 075	ZT101
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> child care housing, town Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business
FAR (max.)	N/A	0.45 (inclusive of all parts of buildings used for on-site parking purposes)
Lot Coverage (max.)	N/A	<u>Area A</u> <ul style="list-style-type: none"> 29% for buildings <u>Area B/C</u> <ul style="list-style-type: none"> 26% for buildings 65% for buildings, structures, and non-porous surfaces A minimum of 25% landscaping with live plant material
Setbacks (min.)	As per drawings	As per drawings <u>Area A</u> <ul style="list-style-type: none"> 4.0 m to Lucas Road 4.3 m to the west lot line 4.6 m to the north lot line and to Gilbert Road <u>Area B/C</u> <ul style="list-style-type: none"> 4.0 m to the west lot line, to Francis Road, and to Lucas Road 4.6 m to Gilbert Road
Building Height (max.)	10.7 m, but containing no more than 2 storeys	10.7 m, but containing no more than 2 storeys

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 047 & 075

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 056 (4120 Steveston Highway)

Number of Properties: 1

Number of Units: 12 residential units

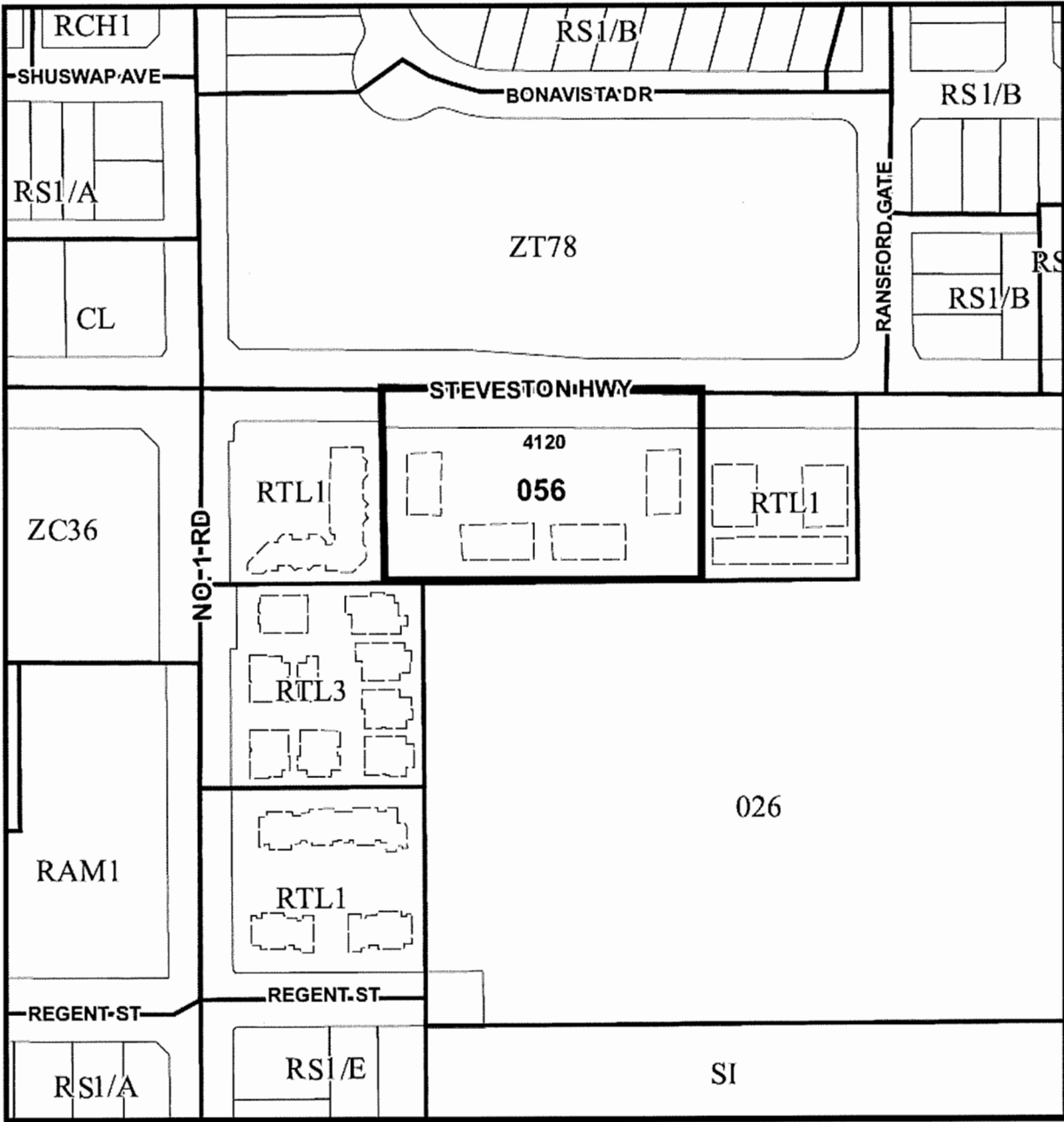
Proposed Zone: Town Housing (ZT102) – Steveston Highway (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 056	ZT102
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none">• child care• housing, town Secondary Uses <ul style="list-style-type: none">• boarding and lodging• community care facility, minor• home business
FAR (max.)	N/A (as per drawings)	0.27
Lot Coverage (max.)	N/A (as per drawings)	<ul style="list-style-type: none">• 20% for buildings• 65% for buildings, structures, and non-porous surfaces• A minimum of 25% landscaping with live plant material
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	2 storeys	9.0 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 056

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 070 (3740 Chatham Street)

Number of Properties: 1

Number of Units: 17 non-residential units

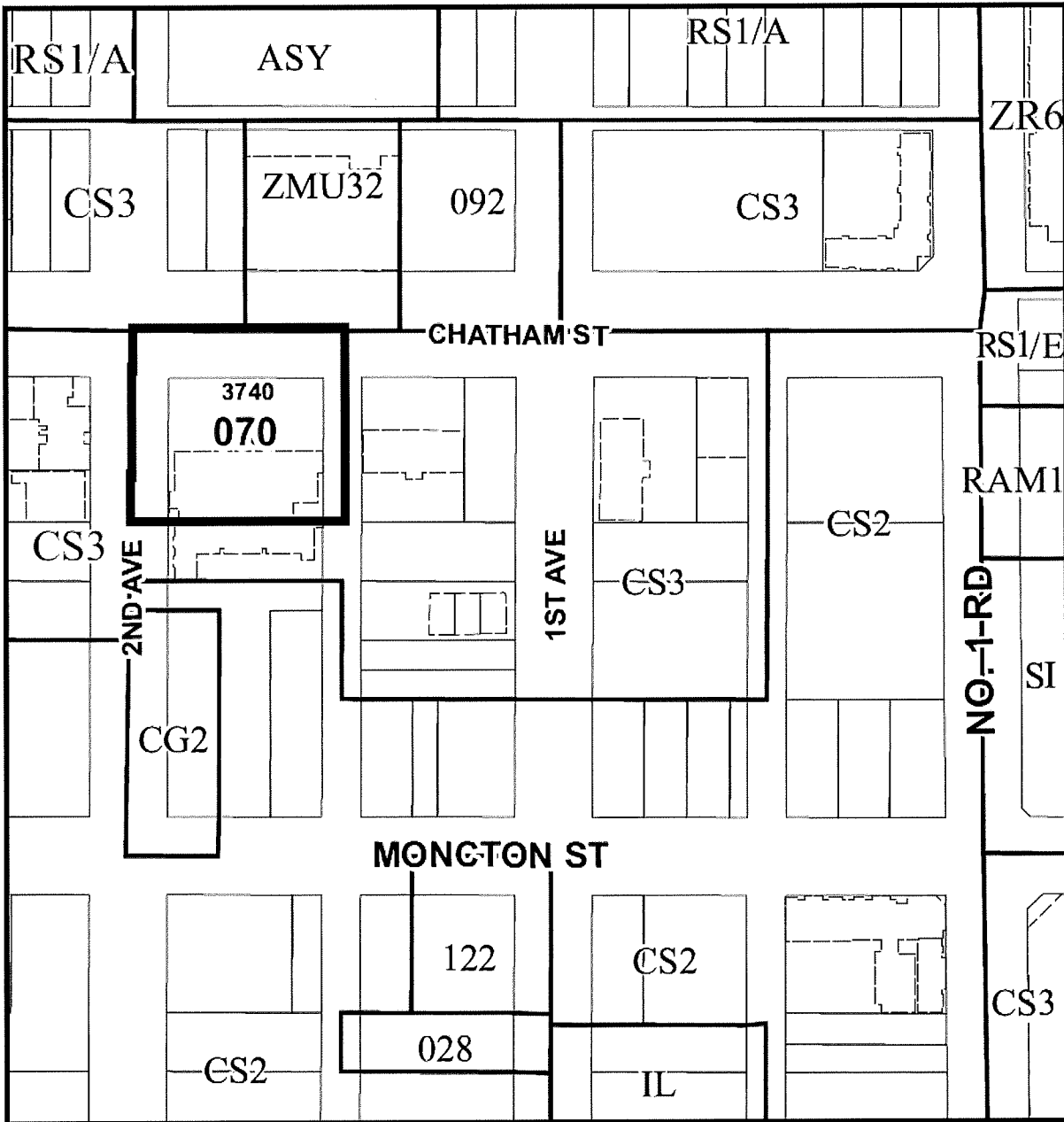
Proposed Zone: Steveston Commercial (ZMU49) – Chatham Street (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 070	ZMU49
Permitted Uses	As per the “General Commercial District” of then Richmond Zoning Bylaw 1430 as at the time the LUC was registered on title	<p>Permitted Uses</p> <ul style="list-style-type: none"> • child care • education, commercial • entertainment, spectator • government service • greenhouse & plant nursery • health service, minor • hotel • housing, apartment* • manufacturing, custom indoor • office • private club • recreation, indoor • restaurant • retail, convenience • retail, general • service, business support • service, financial • service, household repair • service, personal • transportation depot <p>Secondary Uses</p> <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business <p>* limited to the 2nd storey</p>
FAR (max.)	N/A	0.82
Lot Coverage (max.)	N/A	42% for buildings
Setbacks (min.)	As per drawings	<p>As per drawings</p> <ul style="list-style-type: none"> • 18.5 m front yard • There is no minimum side yard or rear yard
Building Height (max.)	N/A	9.0 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 070

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 087 (6140 Blundell Road)

Number of Properties: 1

Number of Units: N/A

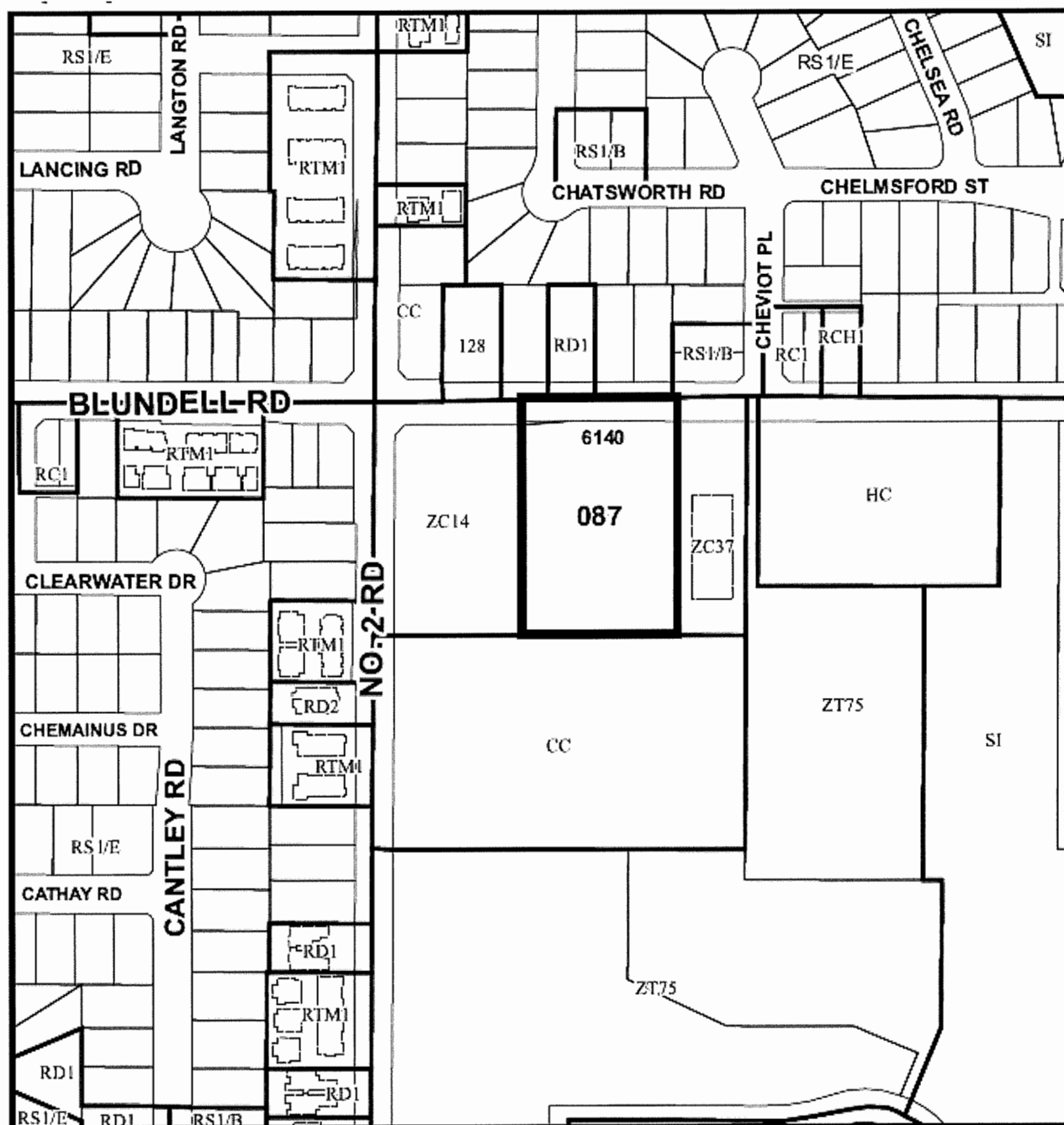
Proposed Zone: Neighbourhood Commercial (CN)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 087	CN
Permitted Uses	As per Neighbourhood Commercial zone	As per Neighbourhood Commercial zone Permitted Uses <ul style="list-style-type: none"> • animal grooming • child care • government service • health service, minor • office • restaurant • retail, convenience • retail, general • service, business support • service, financial • service, household repair • service, personal • veterinary service Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business • housing, apartment
FAR (max.)	As per Neighbourhood Commercial zone, except that the subject site may be subdivided and used as the site of a building	As per Neighbourhood Commercial zone (0.50 FAR)
Lot Coverage (max.)	As per Neighbourhood Commercial zone	As per Neighbourhood Commercial zone (35%)
Setbacks (min.)	As per Neighbourhood Commercial zone	As per Neighbourhood Commercial zone (3.0 m)
Building Height (max.)	As per Neighbourhood Commercial zone	As per Neighbourhood Commercial zone (9.0 m)

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 087

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 092 (3811 Chatham Street)

Number of Properties: 1

Number of Units: 8 non-residential units

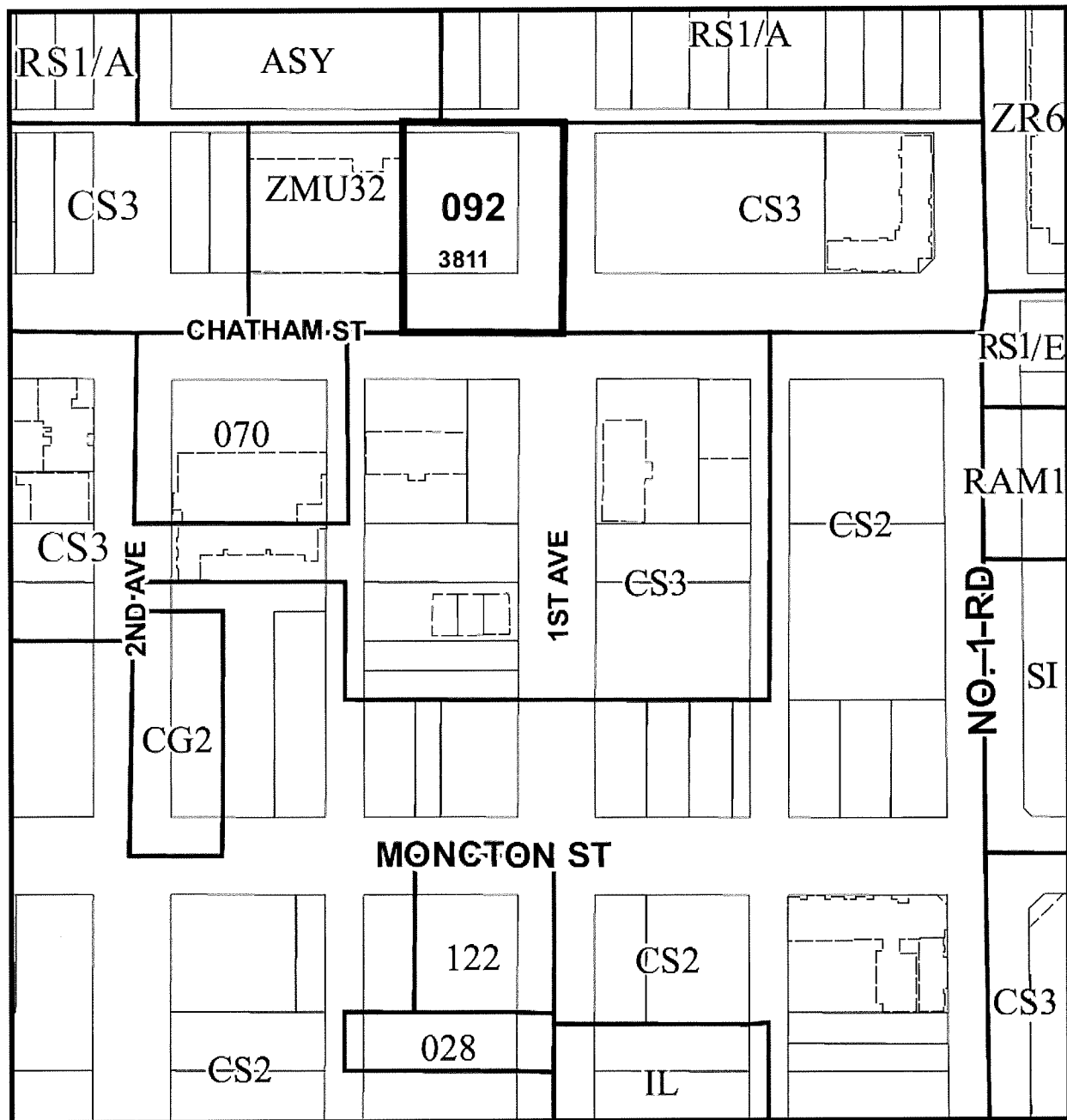
Proposed Zone: Steveston Office Commercial (ZC53) – Chatham Street (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 092	ZC53
Permitted Uses	<ul style="list-style-type: none"> • Retail • Office 	Permitted Uses <ul style="list-style-type: none"> • health service, minor • office • retail, convenience • retail, general Secondary Uses <ul style="list-style-type: none"> • n/a
FAR (max.)	N/A	0.84
Lot Coverage (max.)	N/A	47%
Front Yard Setback (min.)	As per drawings	8.5 m
Interior Side Yard Setback (min.)		There is no interior side yard
Exterior Side Yard Setback (min.)		6.6 m
Rear Yard Setback (min.)		6.0 m
Building Height (max.)	2 storeys	9.8 m, but containing no more than 2 storeys

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 092

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 122 (3720 & 3740 Moncton Street)

Number of Properties: 1

Number of Units: N/A

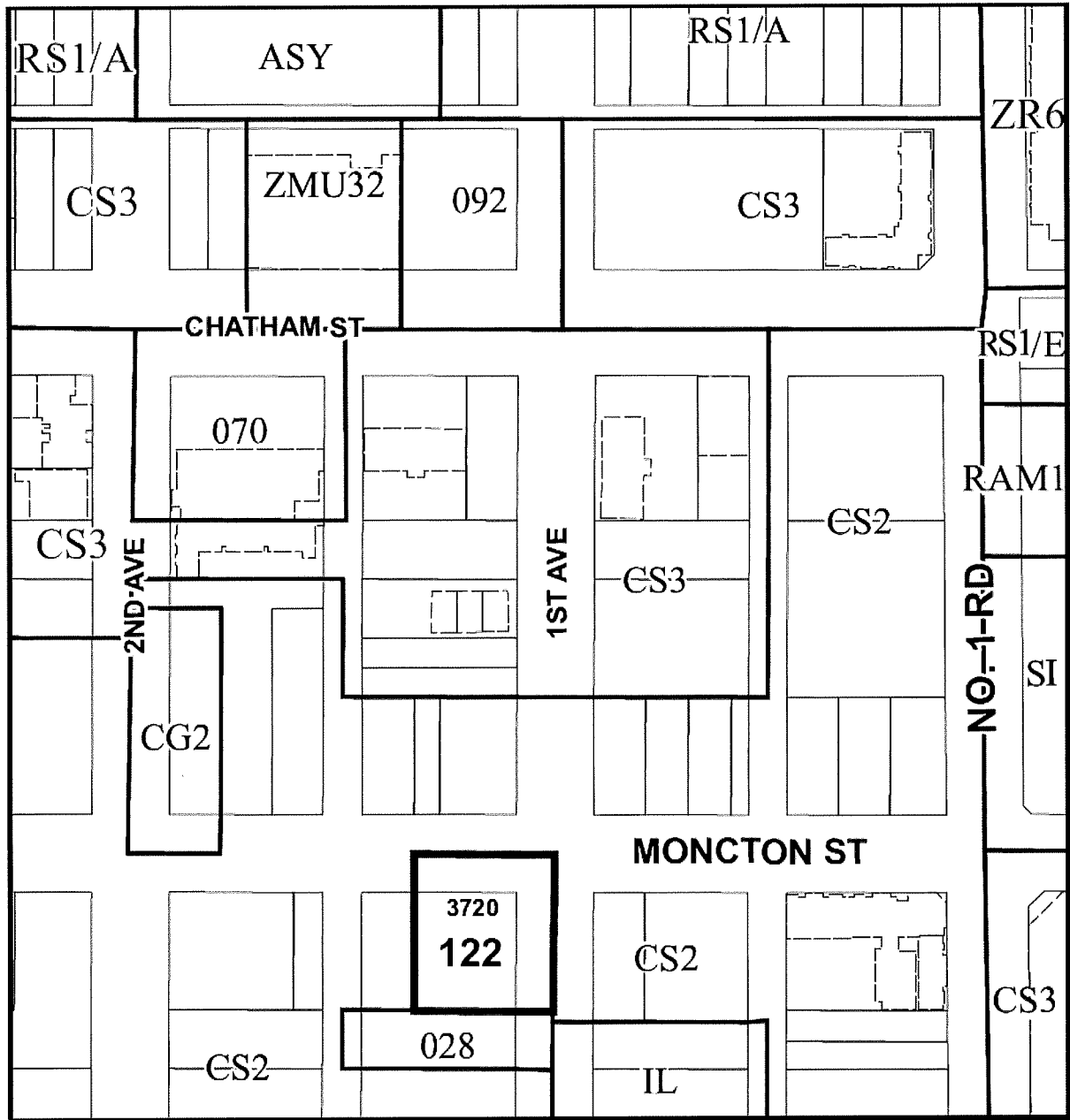
Proposed Zone: Steveston Commercial (ZMU50) – Moncton Street (Steveston)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 122	ZMU50
Permitted Uses	As per the “General Commercial District” of then Richmond Zoning Bylaw 1430 as at the time the LUC was registered on title	Permitted Uses <ul style="list-style-type: none"> • child care • education, commercial • entertainment, spectator • government service • greenhouse & plant nursery • health service, minor • hotel • housing, apartment* • manufacturing, custom indoor • office • private club • recreation, indoor • restaurant • retail, convenience • retail, general • service, business support • service, financial • service, household repair • service, personal • transportation depot Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business <p>* limited to the 2nd storey</p>
FAR (max.)	N/A	0.51
Lot Coverage (max.)	N/A	100% for buildings
Setbacks (min.)	N/A	There is no minimum front yard, side yard or rear yard
Building Height (max.)	N/A	9.0 m, but containing no more than 2 storeys

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 122

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 126

(8320, 8340, 8360, 8440 Bridgeport Road, and 8311, 8351 Sea Island Way)

Number of Properties: 6

Number of Units: N/A

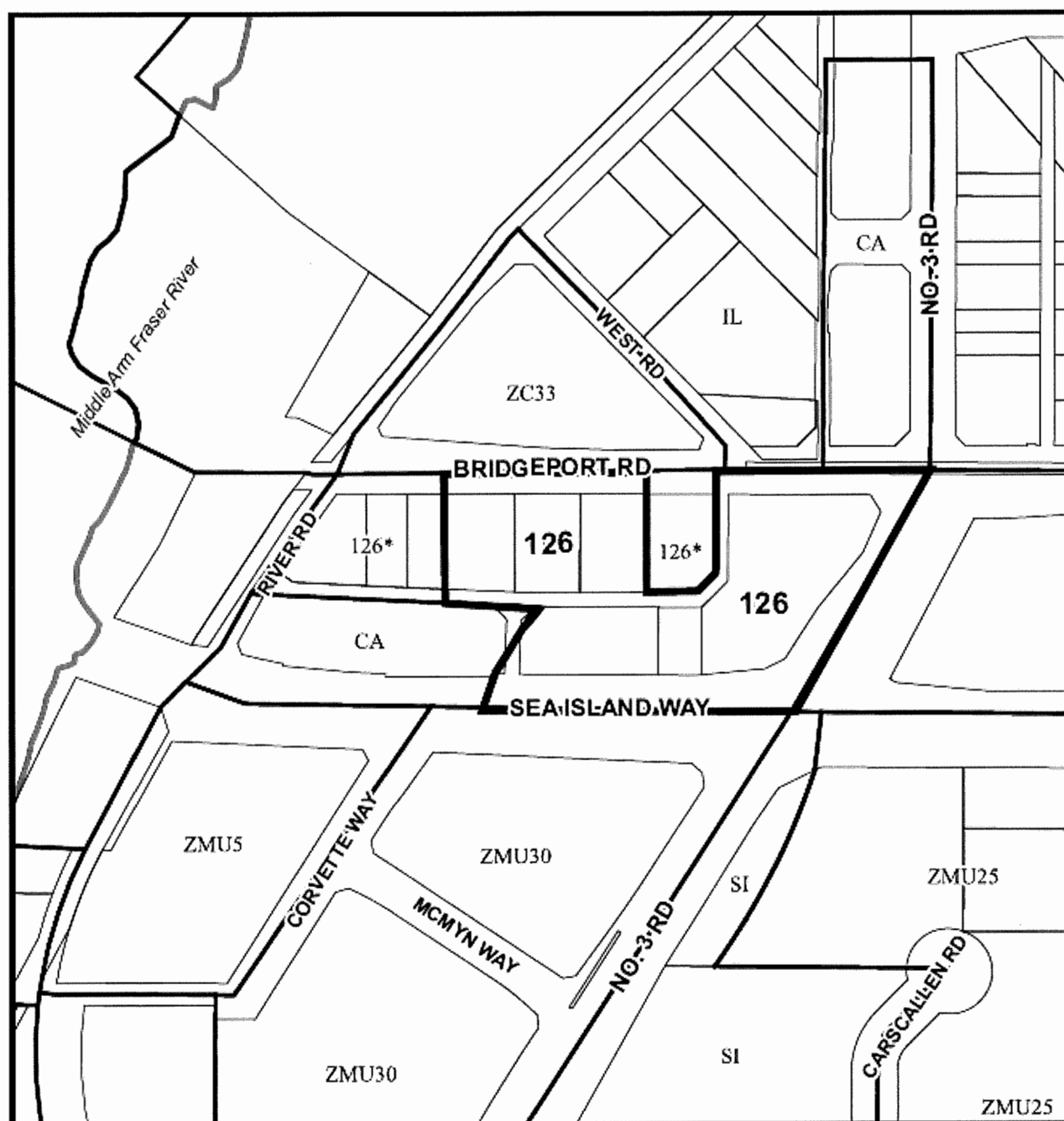
Proposed Zone: Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 126	ZC51
Permitted Uses	<ul style="list-style-type: none"> Professional and Mercantile Offices, excluding medical and dental offices Recreation including Commercial Entertaining provided that any such activity shall be entirely contained and carried on within a building Food Catering Establishments Custom Workshops, Trades and Services Service Retail Trade, where the nature of the product or products sold requires the retailer to provide the customer with special information or significant service at the time of sale, or to maintain product service facilities 	<p>Permitted Uses</p> <ul style="list-style-type: none"> contractor service entertainment, spectator equipment, minor manufacturing, custom indoor office recreation, indoor restaurant retail, general service, business support service, household repair <p>Secondary Uses</p> <ul style="list-style-type: none"> n/a <p>Additional Uses</p> <ul style="list-style-type: none"> restaurant, drive-through only at 8440 Bridgeport Road and 8311 Sea Island Way
FAR (max.)	N/A, except that a lot with an area of less than 450 m ² shall not be used as the site of a building	0.65, except that a lot with an area of less than 450 m ² shall not be used as the site of a building
Lot Coverage (max.)	N/A	46%
Setbacks (min.)	<ul style="list-style-type: none"> 7.5 m to a road There is no minimum interior side yard 3.0 m rear yard 	<ul style="list-style-type: none"> 7.5 m to a road There is no minimum interior side yard 3.0 m rear yard
Building Height (max.)	11.0 m, but containing no more than 3 storeys	11.0 m, but containing no more than 3 storeys

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 126

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 128 (6031 Blundell Road)

Number of Properties: 1

Number of Units: N/A

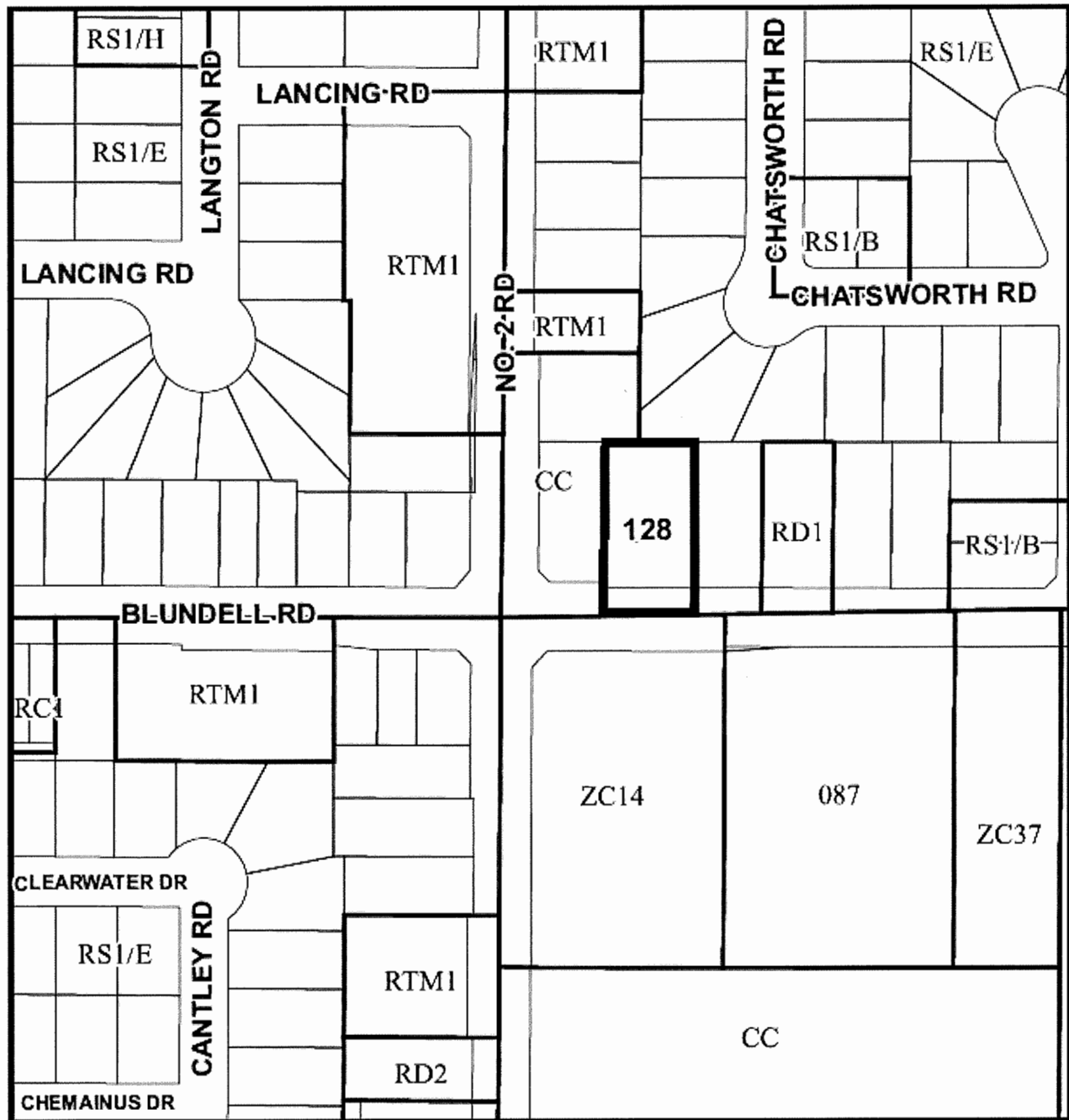
Proposed Zone: Neighbourhood Pub (ZC52) – Blundell Road (Blundell)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site-specific amendments or court orders made since registration of the land use contract.

	LUC 128	ZC52
Permitted Uses	A neighbourhood pub with a maximum gross area of 276.3 m ² and a seating and standing area of 123.5 m ² , used for a maximum of 60 seats and 10 standing	Permitted Uses <ul style="list-style-type: none">neighbourhood public house Secondary Uses <ul style="list-style-type: none">n/a
FAR (max.)	N/A	0.18
Lot Coverage (max.)	N/A	18%
Setbacks (min.)	As per drawings	As per drawings <ul style="list-style-type: none">7.6 m front yardThere is no setback to the west property line19.8 m to the east property line15.2 m rear yard
Building Height (max.)	As per drawings	4.0 m

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 128



City of Richmond

ATTACHMENT 6

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

January 2022
File: 08-4430-03-09/2020-Vol 01

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

Property Owner/Occupant
3051-3251 Springfield Drive
Richmond BC V7E 1Y9

Dear Sir/Madam:

Re: Land Use Contract 004
3051, 3071, 3111, 3151, 3171, 3211, 3231, 3251 Springfield Drive (see map on reverse)

Why am I receiving this letter?

You are receiving this letter because the City of Richmond's records indicate that you own or occupy property that is governed by a Land Use Contract (LUC). All municipalities in BC are required to adopt underlying zoning bylaws for properties governed by LUCs by June 20, 2022. This is to ensure there is zoning in place well in advance of the province-wide LUC termination date of June 30, 2024.

This letter and enclosures provides details on what you can do to obtain more information about this process and to determine whether it will affect you.

You're invited to contact City staff

Before underlying zoning bylaws for your property are brought forward to Richmond City Council next month, you are invited to contact City staff so that we can answer any questions you may have about this process. City staff can respond to your questions by phone or by email.

Enclosed is a list of **Frequently Asked Questions** and answers related to LUCs and the establishment of underlying zoning, which you may wish to review in advance of contacting us.

For more information, please call 604-204-8626 or email luc@richmond.ca.

If you do not have any questions or concerns, then no action on your part is required.

Sincerely,

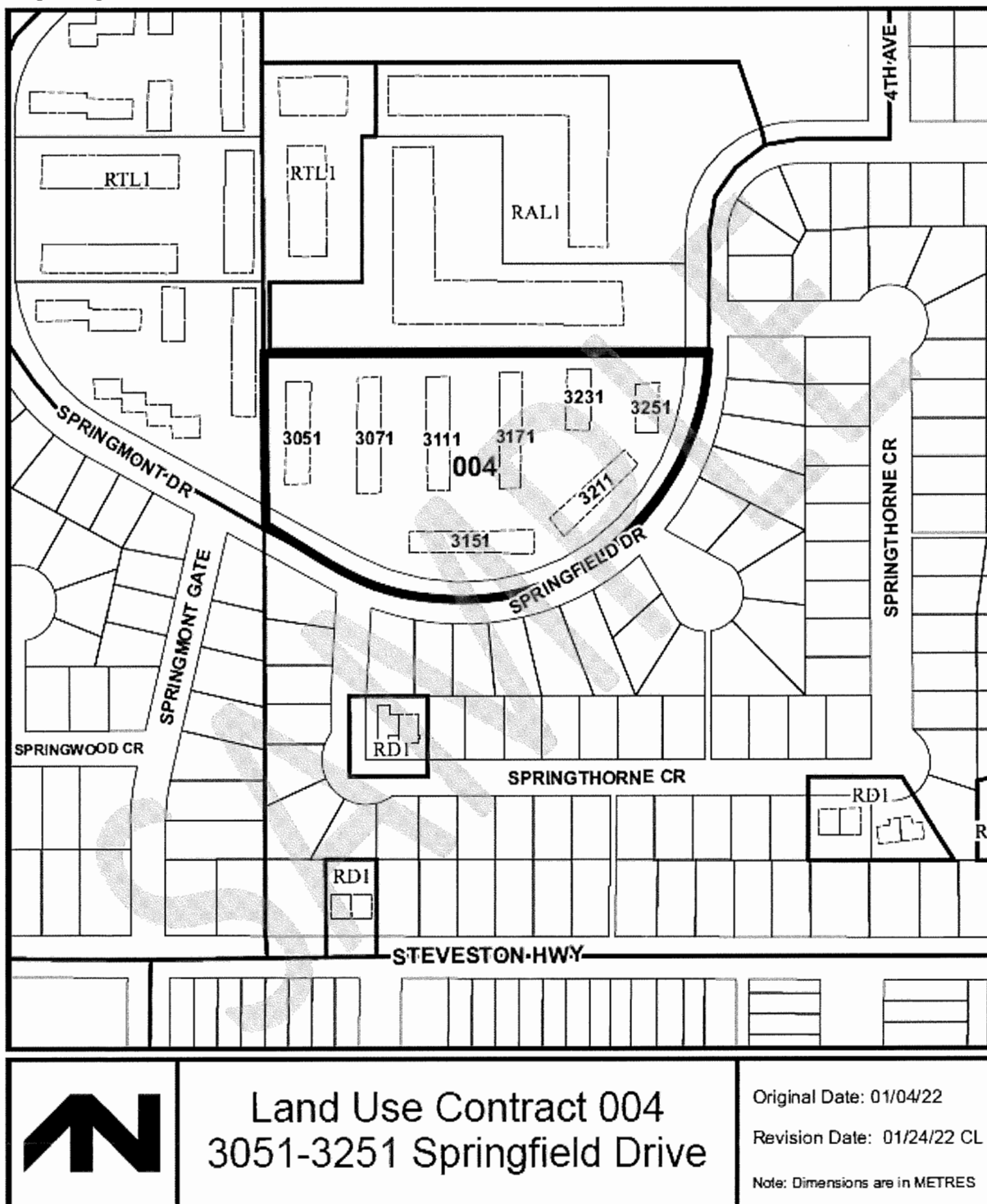
Cynthia Lussier
Planner 2

CL:cl

Enc. 2



City of
Richmond





List of Frequently Asked Questions

This Frequently Asked Question (FAQ) document provides you with essential background information on Land Use Contracts (LUCs) and the process that the City of Richmond must undertake to establish underlying zoning bylaws prior to the termination of the City's remaining LUCs on June 30, 2024 when all LUCs will be extinguished by Provincial legislation. The FAQs have been organized under the following categories:

1. General Information
2. Underlying Zoning
3. Potential Implications of Underlying Zoning
4. Other Information

Please take a moment to review this information.

1. General Information

1.1 What is a Land Use Contract?

A Land Use Contract (LUC) is a contract that was typically entered into between the original developer of land and a local government addressing the use and development rights of a property. LUCs, which are similar to zoning regulations, are registered on the title of each property and remain in force today. Until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

1.2 When were Land Use Contracts used?

The provincial legislation enabling LUCs was in effect for a short period of time during the 1970s and allowed the ability to create tailor-made development contracts for specific sites.

1.3 Do Land Use Contracts continue to affect the use and development rights of a property?

Yes. Even though the legislation that enabled LUCs was repealed in 1978, LUCs still affect the use and development rights of a property until the LUC is terminated.

1.4 Why have Land Use Contracts not changed over time like the City's Zoning Bylaw?

As LUCs are legal contracts registered on the title of the property, LUCs could only be amended or discharged with the property owner's consent. The City's Zoning Bylaw in contrast has had multiple amendments over time to address various land and building issues such as building interface, landscaping, sustainability and overall building form. Bringing the LUC properties under the City's Zoning Bylaw will ensure consistent land use regulations are applied throughout the City.

1.5 How many Land Use Contracts are there in Richmond?

Today, there are 45 separate LUCs remaining in the City of Richmond affecting properties which include multi-family residential, commercial, industrial, and agricultural properties.

1.6 Why is the City establishing underlying zoning for properties governed by Land Use Contracts?

In 2014, the Province adopted new legislation which will terminate all LUCs in British Columbia by June 30, 2024. The new legislation also requires that local governments establish underlying zoning bylaws for all LUCs prior to June 30, 2022.

2. Underlying Zoning

2.1 How will the underlying zoning for my property be determined?

City staff reviewed the permitted uses and development regulations in each LUC and compared them to the regulations for those types of uses in the City's current Zoning Bylaw. City staff also reviewed what the zoning is within the immediate surrounding area of the affected LUC to get a sense of whether the proposed underlying zoning is generally consistent with what exists in the area.

Generally speaking, due to the very specific uses and regulations contained within the majority of the LUCs, City staff is not able to use any of the existing zones in the current Zoning Bylaw as the underlying zone for the affected properties. Specifically:

- For LUCs 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 092, 122, 126 and 128, a site-specific zone will need to be created for each LUC. The site-specific zone will generally be designed to reflect the specific uses and regulations contained in the LUC to ensure that the existing uses on the property continue to be permitted without granting additional development rights. Basically, the underlying zoning will mirror what is currently contained in the LUC.

However, there is one LUC for which City staff is able to use an existing zone in the current Zoning Bylaw as the permitted uses and development regulations are consistent. Specifically:

- For LUC 087, the "Neighbourhood Commercial (CN)" zone is proposed for the affected property.

2.2 What will be the process involved with establishing the underlying zoning for my property?

Underlying zoning bylaws for each LUC will be brought forward to Richmond City Council for consideration at a regular Council meeting. The set of underlying zoning bylaws will be introduced and potentially granted first reading.

Subject to granting first reading to the underlying zoning bylaws, a Public Hearing will be held to consider the proposed bylaws. The Public Hearing will provide an opportunity for those who believe that their interest in property is affected by the proposed bylaws to be heard or to present written submissions. Following the Public Hearing, City Council may consider adoption of the bylaws.

2.3 How will I find out about the Public Hearing?

Approximately 10 days prior to the Public Hearing at which the underlying zoning bylaws will be considered, a Notice of Public Hearing and a map will be sent by regular mail to all affected property owners and tenants, in addition to surrounding property owners and tenants. The Notice will include instructions on how to obtain further information and on how to participate in the Public Hearing.

2.4 How Can I Participate in the Public Hearing?

The health and wellness of our residents, City staff and Council remain our priority. Please be advised that measures will be taken at the meeting to respect physical distancing requirements and adhere to recommended preventative measures to limit the spread of COVID-19.

During the COVID-19 Pandemic, the Public Hearing is open to members of the public who may be affected by the proposed bylaws and wish to make a presentation. Due to the public health concerns and physical distancing requirements, the public is encouraged to submit written comments in advance of the Public Hearing, or register to participate remotely via telephone, instead of attending the meeting in person if possible. Registration to participate remotely via telephone is available starting on the Friday prior to the Public Hearing until 1:00 pm on the date of the Hearing. Information on how to register is available on the City website: <https://www.richmond.ca/cityhall/council/phone-participation.htm>. If you are unable to attend or choose to not attend due to COVID-19, you may send your written comments to the City Clerk's Office by 4:00 pm on the date of the Public Hearing, as follows:

- By E-mail: using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm> ;
- By Standard Mail: to 6911 No. 3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office;
- By Fax: to 604-278-5139, Attention: Director, City Clerk's Office.

For information on public hearing rules and procedures, please consult the City website at: <http://www.richmond.ca/cityhall/council/hearings/about.htm> or call the City Clerk's Office at 604-276-4007.

All submissions become part of the public record.

3. Potential Implications of Underlying Zoning

3.1 What effect does the underlying zoning have on my property while the Land Use Contract is still in effect?

As long as the LUC remains in place, the underlying zoning will have no effect on a property, and the property may be developed in keeping with the LUC regulations.

3.2 What effect does the underlying zoning have on my property, when the Land Use Contract is terminated?

After June 30, 2024, the LUC is no longer effective on the property. Any new construction must then conform to the zoning established for the property.

3.3 What are some of the key differences between a Land Use Contract and the underlying zoning to be established?

Although the underlying zoning will generally mirror what is contained in the LUC, some key differences are necessary to reflect certain regulations contained within the current Zoning Bylaw for aspects not anticipated by the LUC. This includes the following:

- a) Secondary Uses (subject to certain regulations) – For multi-family residential properties, the proposed underlying zoning will allow a range of secondary uses, including boarding and lodging, and home businesses.
- b) Lot Coverage – The underlying zoning will provide greater detail about the amount of the lot that can be covered with buildings, structures, and other non-porous surfaces, as well as the minimum amount of live plant material.
- c) Floor Area – In addition to any maximum floor area identified in the LUC, the underlying zoning will explicitly identify the maximum floor area ratio (FAR) permitted on the property, which is determined by multiplying the prescribed FAR by the size of the lot.
- d) Building and Structure Height – In addition to storey height, the underlying zoning will identify a maximum dimensional height for buildings and structures.

3.4 What is the implication of the underlying zoning on my property if there are any aspects of my building, structure or lot that does not meet today's zoning regulations?

Existing buildings and structures which were lawfully built will have legal non-conforming protection. The retention of these buildings and structures would include the ability to renovate, subject to certain provisions. All new buildings and structures will have to comply with the underlying zoning regulations in place when a Building Permit application is submitted.

4. How can I obtain other information?

To learn more about obtaining a copy of the LUC registered on title to the affected properties, please go to the BC Land Title and Survey Authority website at <https://ltsa.ca/>.

To learn more about the process the City of Richmond must undertake to establish underlying zoning for LUCs, go to <https://www.richmond.ca/plandev/planning2/projects/LUC.htm>. More information is also available by emailing luc@richmond.ca, or by calling 604-204-8626.

Please note this brochure provides general information only; a property owner may wish to obtain more detailed information about any relevant LUC or proposed zoning bylaw.



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10314
to Establish Zoning for the Property Developed under
Land Use Contract 004**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“17.95 Town Housing (ZT95) – Springfield Drive (Steveston)

17.95.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 004 on Springfield Drive in the Steveston area.

- 17.95.2 Permitted Uses**
- child care
 - housing, town

- 17.95.3 Secondary Uses**
- boarding and lodging
 - community care facility, minor
 - home business

17.95.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 62, each of which shall contain three **bedrooms**.
2. The **floor area** for each **dwelling unit** for **town housing** shall be 125.6 m².
3. The maximum **floor area ratio** (FAR) is 0.47, together with an additional 0.03 **floor area ratio** provided that it is entirely used to accommodate **amenity space**, which may include a sauna and changing rooms to accommodate an outdoor swimming pool on the **lot**.

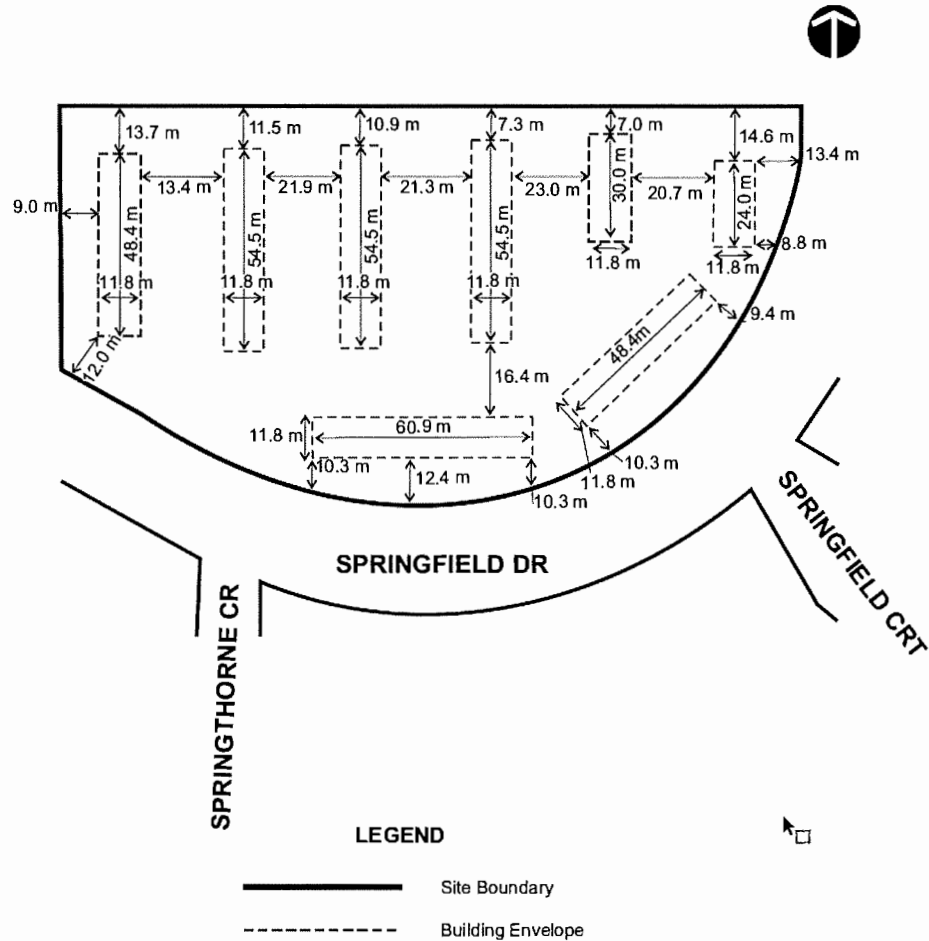
17.95.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 22.6% for **buildings**.
2. The maximum **lot coverage** is 50% for **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.95.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** for residential **buildings** shall be as shown in Diagram 1 in Section 17.95.6.1.a).

- a) Diagram 1



17.95.7 Permitted Heights

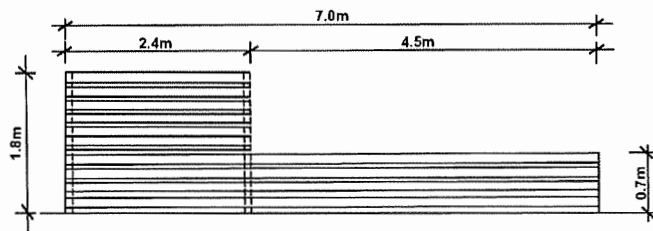
1. The maximum **height** for **buildings** is 9.0 m for a **building** with a pitched roof and 7.5 m for a **building** with a flat roof, but in either case containing no more than 2 **storeys**.

17.95.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 16,592.0 m².

17.95.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that a privacy **fence** with the maximum **height** as shown in Diagram 2 in Section 17.95.9.1.a) shall be provided on the **site** to define the side boundaries of each **dwelling unit's** outdoor space.
- a) Diagram 2



17.95.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 2 unenclosed surface **vehicle parking spaces** per **dwelling unit** for a total of 124 unenclosed surface **vehicle parking spaces**.

17.95.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10314” as “**Town Housing (ZT95) – Springfield Drive (Steveston)**”.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10314”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

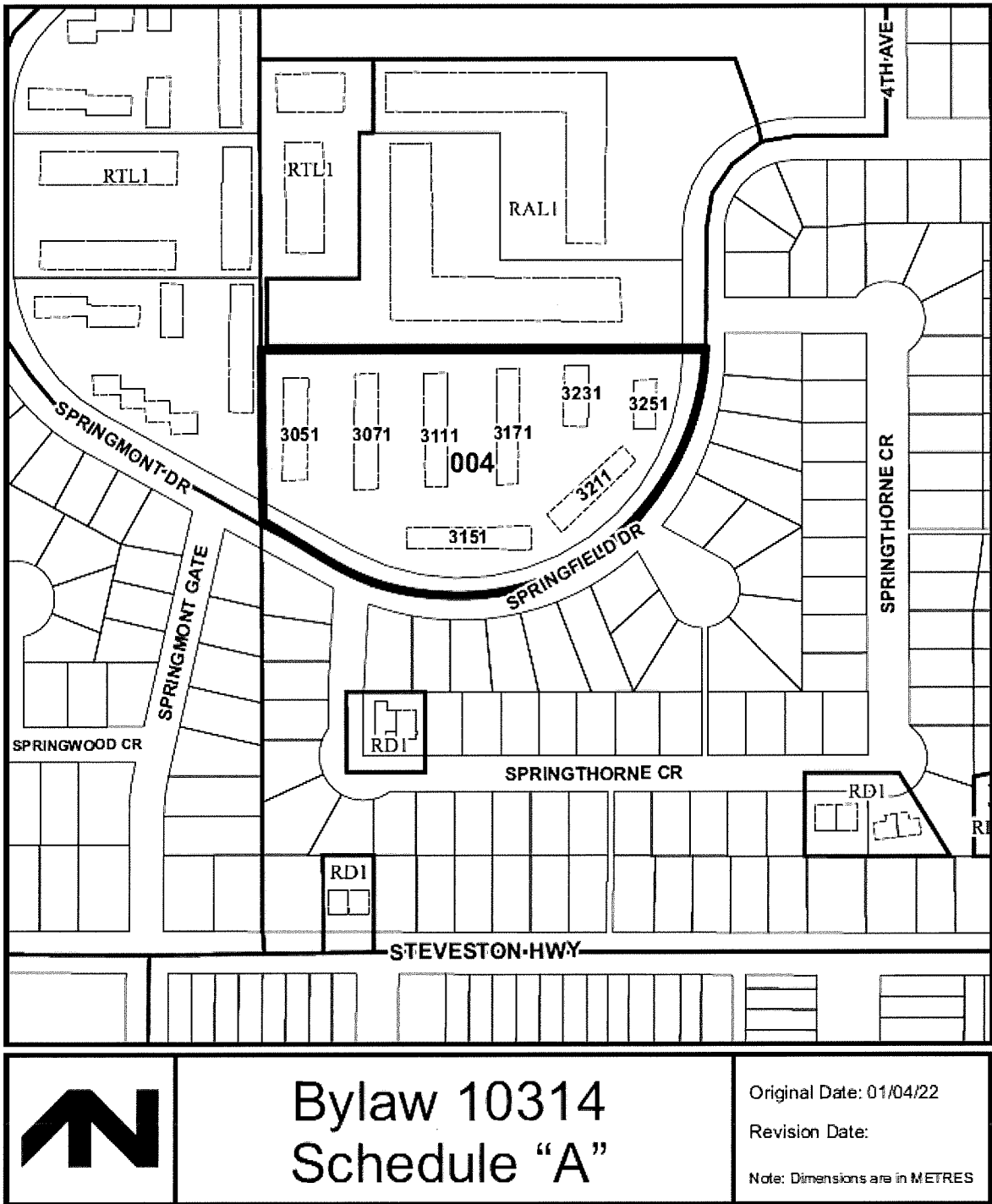
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10314



City of
Richmond



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PAGES PLN 104 – PLN 107



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10315
to Establish Zoning for the Property Developed under
Land Use Contract 005**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“ 17.96 Town Housing (ZT96) – Garry Street (Steveston)

17.96.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 005 on Garry Street in the Steveston area.

17.96.2 Permitted Uses

- child care
- housing, town

17.96.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

17.96.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in the **zone** is 28, each of which shall contain three **bedrooms**.
2. The maximum **floor area** permitted is 3,364 m².
3. The maximum **floor area ratio** (FAR) is 0.34.
4. Notwithstanding Section 4.4.1.b), the following items are not included in the calculation of maximum **floor area ratio**:
 - a) on-site parking within a **carport**, subject to a maximum of 18.5 m² per **dwelling unit**; and
 - b) three **accessory buildings**, subject to a maximum total of 12.0 m².

17.96.5 Permitted Lot Coverage

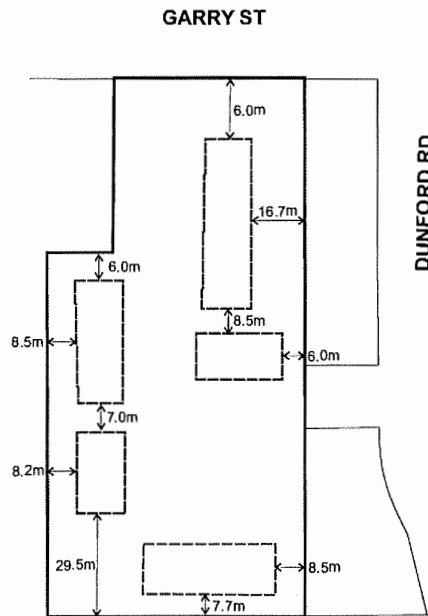
1. The maximum **lot coverage** is 21% for **buildings**.
2. The maximum **lot coverage** is 43% for **buildings, structures, and non-porous surfaces**.

3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.96.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.96.6.1.a).

a) Diagram 1



LEGEND

	Site Boundary
	Building Envelope

17.96.7 Permitted Heights

1. The maximum **height** for **buildings** is 8.4 m, but containing no more than 2 **storeys**.

17.96.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 9,894.0 m².

17.96.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

- 2. In addition to Section 17.96.9.1:
 - a) a 3.3 m wide hardscaped public walkway shall be provided along the east **property line** from the Dunfell Road extension to Steveston Community Park; and
 - b) an outdoor **amenity space** including children’s play structures shall be provided in the southwest corner of the **site**.

17.96.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 1 **vehicle parking space** per **principal dwelling unit** within a **carport**, and 28 unenclosed surface **vehicle parking spaces**.

17.96.11 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10315” as “**Town Housing (ZT96) – Garry Street (Steveston)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10315**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



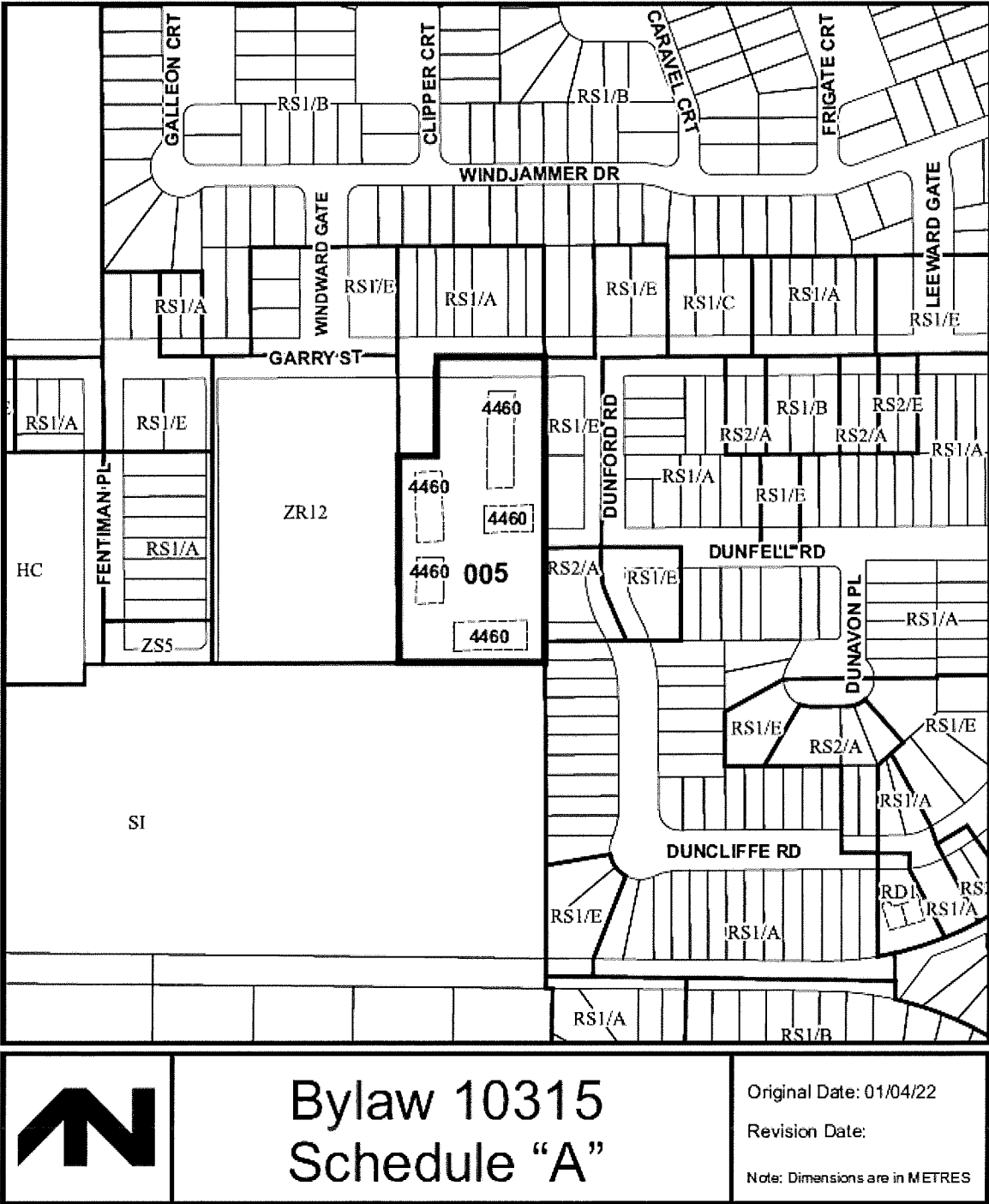
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10315



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10316
to Establish Zoning for the Property Developed under
Land Use Contract 024**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 18 [Site Specific Residential (Low Rise Apartment) Zones], in numerical order:

**“17.97 Town Housing and Low Rise Apartment (ZT97) – No. 1 Road and
Blundell Road (Seafair)**

17.97.1 Purpose

The **zone** provides for low rise **apartment housing** and **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 024 on No. 1 Road and Blundell Road in the Seafair area.

17.97.2 Permitted Uses

- child care
- housing, apartment
- housing, town

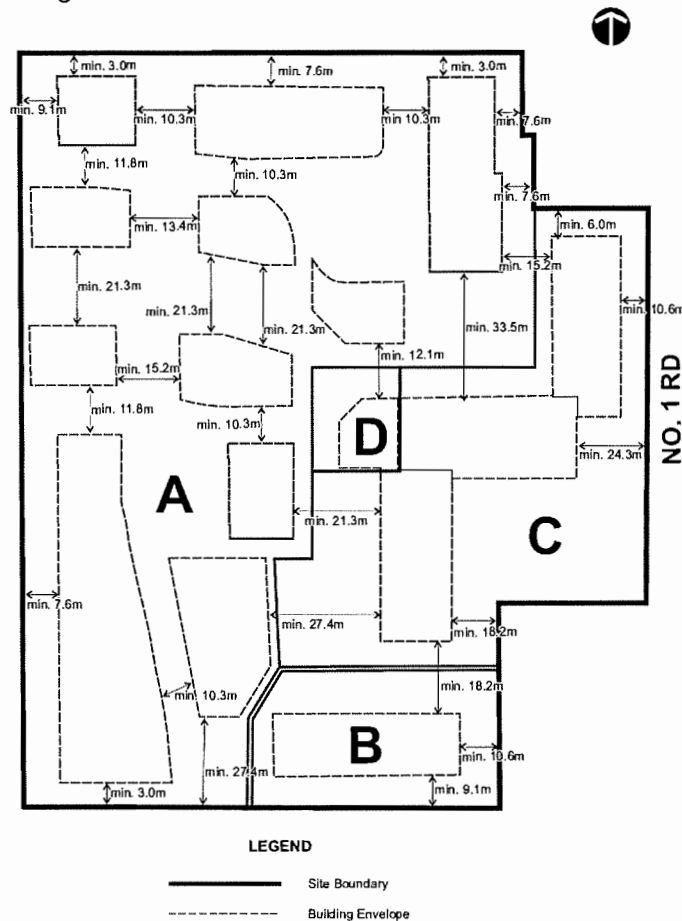
17.97.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

17.97.4 Permitted Density

1. In the area identified as “A” on Diagram 1, Section 17.97.4.7:
 - a) the maximum number of **dwelling units** for **town housing** is 63, each of which shall contain 3 **bedrooms**; and
 - b) the maximum number of **buildings** for **town housing** is 12.
2. In the areas identified as “B” and “C” on Diagram 1, Section 17.97.4.7, the maximum total number of **dwelling units** for **town housing** and **apartment housing** is 75, of which 53 shall contain 2 **bedrooms** and 22 shall contain 1 **bedroom**.
3. In the area identified as “B” on Diagram 1, Section 17.97.4.7, the maximum number of **buildings** for **town housing** and **apartment housing** combined is 1.
4. In the area identified as “C” on Diagram 1, Section 17.97.4.7, the maximum number of **buildings** for **apartment housing** is 3.

5. In the area identified as "D" on Diagram 1, Section 17.97.4.7, a minimum **floor area** of 223 m² must be provided and used exclusively to accommodate **amenity space**.
6. The maximum **floor area ratio (FAR)** is 0.54 (inclusive of **amenity space** and all parts of **buildings** used for on-site parking purposes).
7. Diagram 1



17.97.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 28% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant materials.

17.97.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1, Section 17.97.4.7.

17.97.7 Permitted Heights

1. The maximum **building height** for **town housing** in the area identified as "A" in Diagram 1, Section 17.97.4.7 is 9.0 m, but containing no more than 2 **storeys**.
2. The maximum **building height** for **town housing** and **apartment housing** in the areas identified as "B" and "C" in Diagram 1, Section 17.97.4.7 is 15.0 m, but containing no more than 4 **storeys** including ground level covered parking.
3. The maximum **height** for **accessory buildings** is 5.0 m, except that the maximum **building height** in the area identified as "D" on Diagram 1, Section 17.97.4.7 is 9.0 m for a **building** with a pitched roof and 7.5 m for a **building** with a flat roof, but in either case containing no more than 2 **storeys**.

17.97.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 36,140.0 m².

17.97.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.97.9.1, an outdoor **amenity space** including children's play structure shall be provided on the **site** within the immediate vicinity of the **building** containing **amenity space** located in the area identified as "D" on Diagram 1, Section 17.97.4.7.
3. In addition to Section 17.97.9.1, a privacy **screen** up to a maximum of 1.8 m in height may only be constructed along **lot lines** not abutting a road.

17.97.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 2 **vehicle parking spaces** per **dwelling unit**, of which there shall be 104 unenclosed surface **vehicle parking spaces**.

17.97.11 Other Regulations

1. **Buildings** containing only **Town housing** shall be limited to the area identified as "A" on Diagram 1, Section 17.97.4.7.
2. A **building** in the area identified as "B" on Diagram 1, Section 17.97.4.7, shall consist of 14 **dwelling units** for **town housing** on lower floor levels , and **shall** consist of 7 **dwelling units** for **apartment housing** on the uppermost floor level.

3. **Buildings** containing only **Apartment housing** shall be limited to the area identified as "C" on Diagram 1, Section 17.97.4.7.
 4. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "
 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10316" as "**Town Housing and Low Rise Apartment (ZT97) – No. 1 Road and Blundell Road (Seafair)**".
 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10316**".
- FIRST READING _____
- A PUBLIC HEARING WAS HELD ON _____
- SECOND READING _____
- THIRD READING _____
- ADOPTED _____

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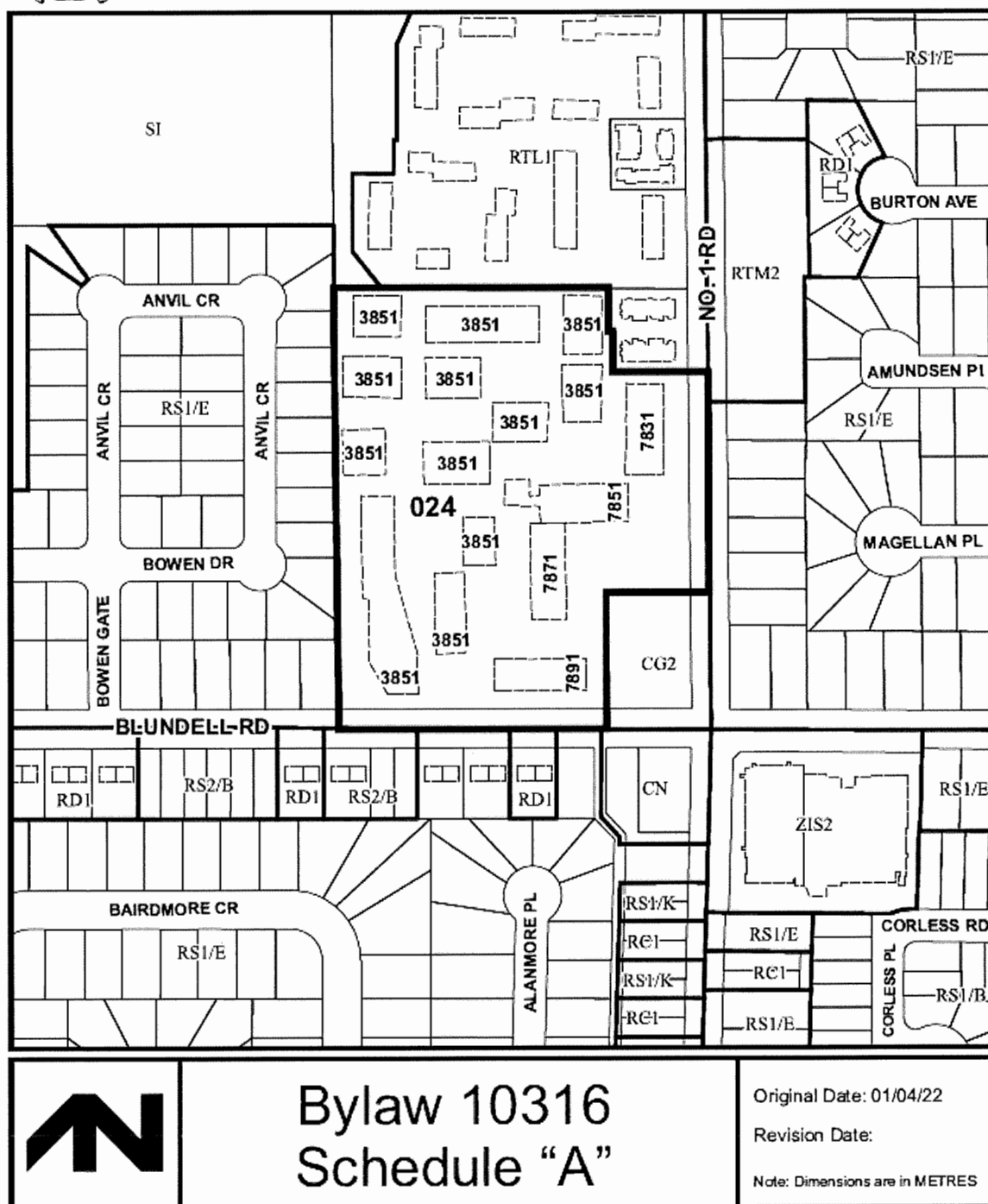
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10316



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10317
to Establish Zoning for the Property Developed under
Land Use Contract 026**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

**“ 17.98 Town Housing and Low Rise Apartment (ZT98) – Regent Street
(Steveston)**

17.98.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 026 on Regent Street in the Steveston area.

17.98.2 Permitted Uses

- child care
- housing, apartment
- housing, town

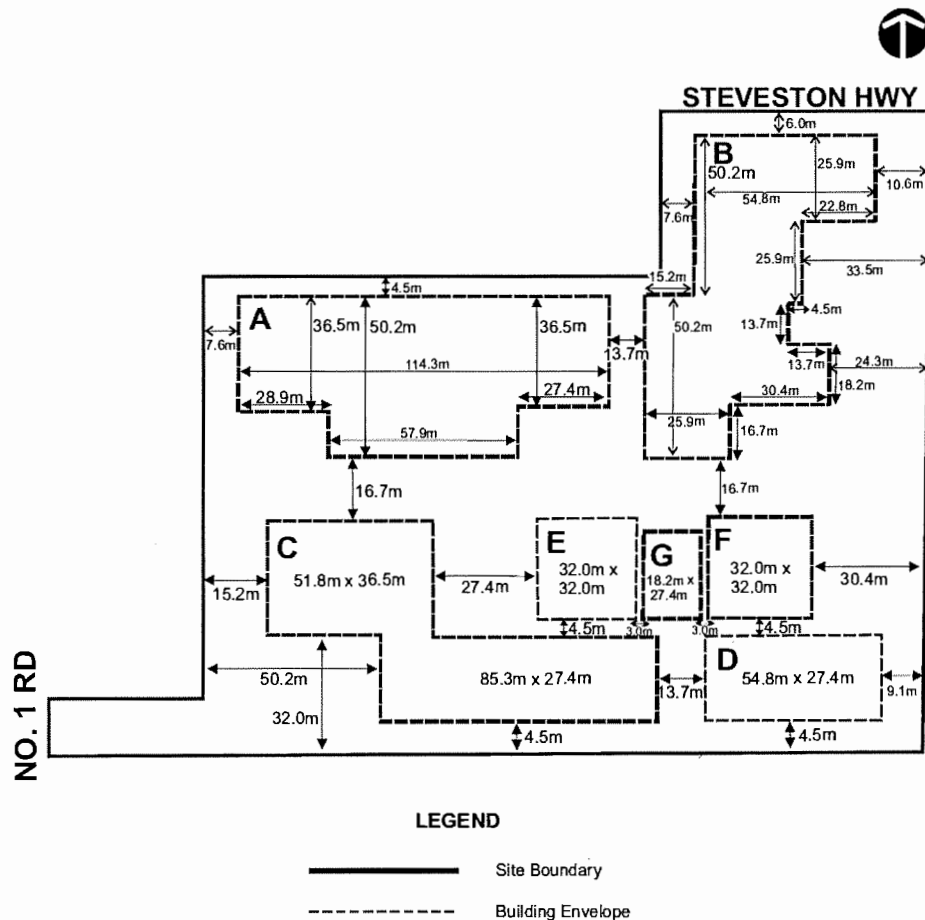
17.98.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

17.98.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 80, each of which shall contain either 2 or 3 **bedrooms**.
2. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 30.
3. The maximum number of **buildings** for **apartment housing** is 2.
4. In the area identified as “A” on Diagram 1 in Section 17.98.4.10, **buildings** for **town housing** shall contain a maximum total of 26 **dwelling units**.
5. In the area identified as “B” on Diagram 1 in Section 17.98.4.10, **buildings** for **town housing** shall contain a maximum total of 24 **dwelling units**.
6. In the area identified as “C” on Diagram 1 in Section 17.98.4.10, **buildings** for **town housing** shall contain a maximum total of 22 **dwelling units**.
7. In the area identified as “D” on Diagram 1 in Section 17.98.4.10, **buildings** for **town housing** shall contain a maximum total of 8 **dwelling units**.

8. A **building** having a minimum **floor area** of 185.8 m² shall be provided on the **site** in the area identified as "G" in Diagram 1 in Section 17.98.4.10, and shall be exclusively used to accommodate **amenity space**.
9. The maximum **floor area ratio** (FAR) is 1.11 (inclusive of all parts of **buildings** used for on-site parking purposes).
10. Diagram 1



17.98.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 53% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant materials.

17.98.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.98.4.10

17.98.7 Permitted Heights

1. The maximum **height** for **buildings** for **town housing** is 10.7 m, but containing no more than 2 **storeys**.
2. The maximum **height** for **buildings** for **apartment housing** is 13.8 m, but containing no more than 3 **storeys**.

17.98.8 Subdivision Provisions/Minimum Lot Size

2. The minimum **lot area** is 32,500.0 m².

17.98.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.98.9.1, a 3.0 m wide hardscaped public walkway shall be provided on the **site** along the east **property line**.

17.98.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a) the minimum basic on-site parking requirement shall be:
 - i. 1.5 **vehicle parking spaces** per **dwelling unit** for **town housing**; and
 - ii. 1.0 **vehicle parking space** per **dwelling unit** for **apartment housing**; and
 - b) the minimum visitor parking requirement shall be 17 **vehicle parking spaces**.

17.98.11 Other Regulations

1. **Town housing** shall be limited to the areas identified as "A", "B", "C", and "D" on Diagram 1 in Section 17.98.4.10.
2. **Apartment housing** shall be limited to the areas identified as "E" and "F" on Diagram 1 in Section 17.98.4.10.
3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10317” as **“Town Housing (ZT98) – Regent Street (Steveston)”**.
- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10317”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

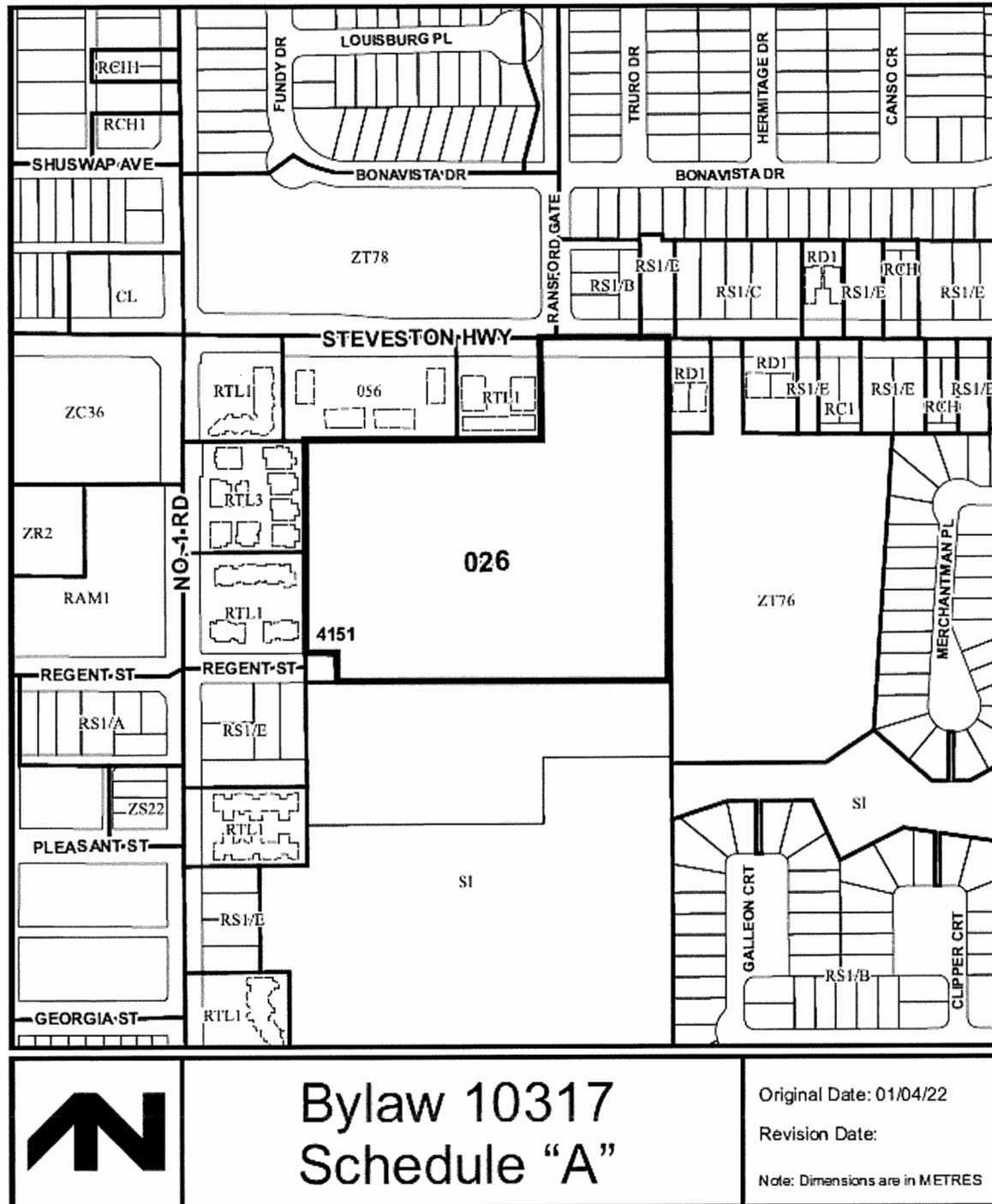
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10317



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10318
to Establish Zoning for the Property Developed under
Land Use Contract 028**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

“ 20.48 Steveston Commercial (ZMU48) – First Avenue (Steveston)

20.48.1 Purpose

This **zone** provides for limited **commercial** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 028 on First Avenue.

20.48.2 Permitted Uses

- auction, minor
- child care
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- housing, apartment
- industrial, general
- manufacturing, custom indoor
- office
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- transportation depot

20.48.3

A. Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

20.48.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.0.
2. For the purposes of this **zone** only, **floor area ratio** shall not include those parts of the **building** used for public pedestrian passage **right-of-way**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.48.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.48.6 Yards & Setbacks

1. There is no minimum **front yard**, **side yard** or **rear yard**.

20.48.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

20.48.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 610.0 m².

20.48.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

20.48.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

20.48.11 Other Regulations

1. For **apartment housing**, no portion of the **first storey** of a **building** shall be used for residential purposes.
2. Notwithstanding Section 20.48.11.1, for **apartment housing**, an entrance to the residential **use** is permitted on the **first storey** of a **building** provided it does not exceed 2.0 m in width.
3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10318" as "**Steveston Commercial (ZMU48) – First Avenue (Steveston)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10318**".


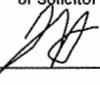
FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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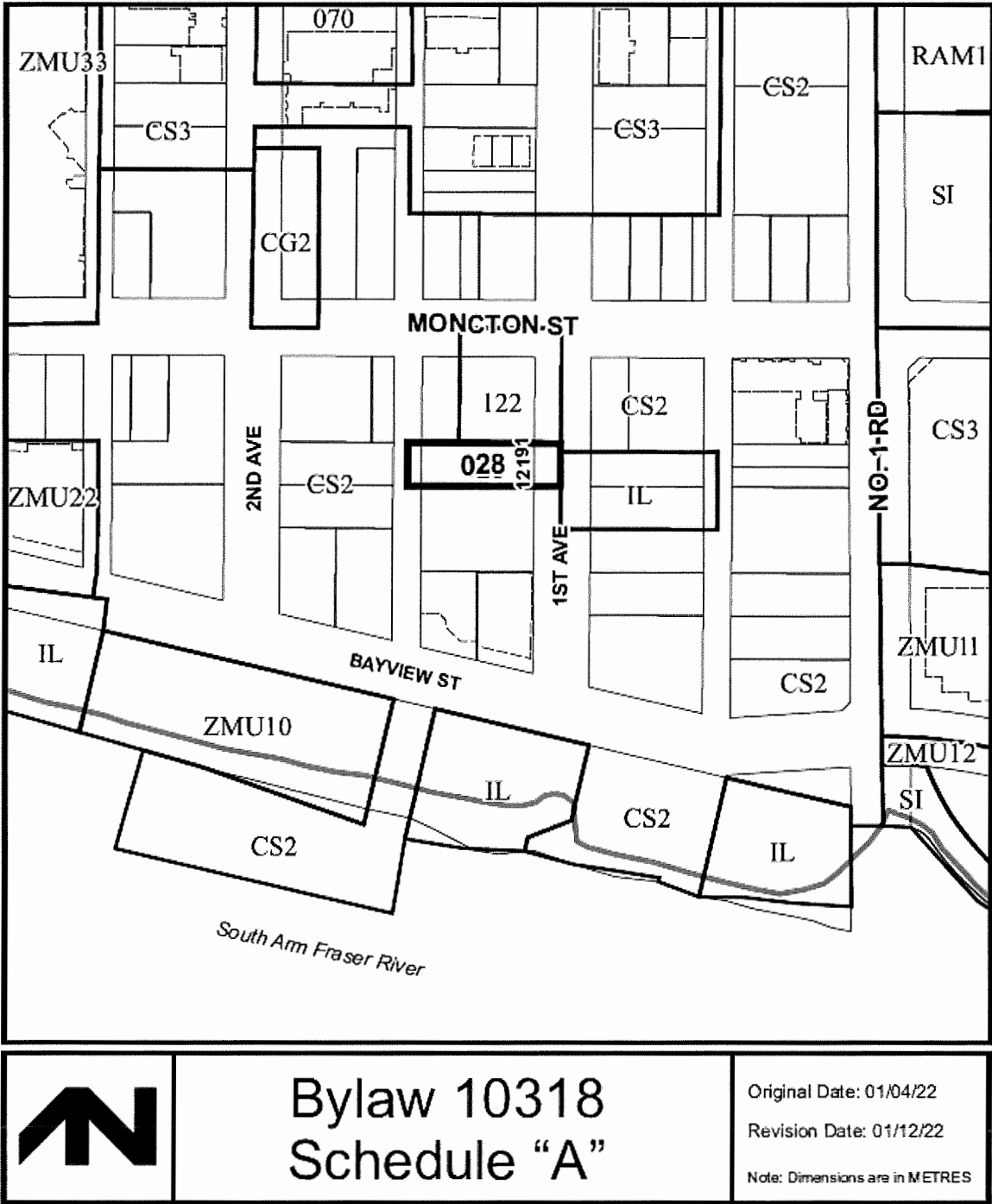
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10318



City of
Richmond



Bylaw 10318
Schedule "A"

Original Date: 01/04/22
Revision Date: 01/12/22
Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10319
to Establish Zoning for the Property Developed under
Land Use Contract 029**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“ 17.99 Town Housing (ZT99) – Lucas Road (Blundell)

17.99.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 029 on Lucas Road in the Blundell area.

- 17.99.2 Permitted Uses**
- child care
 - housing, town

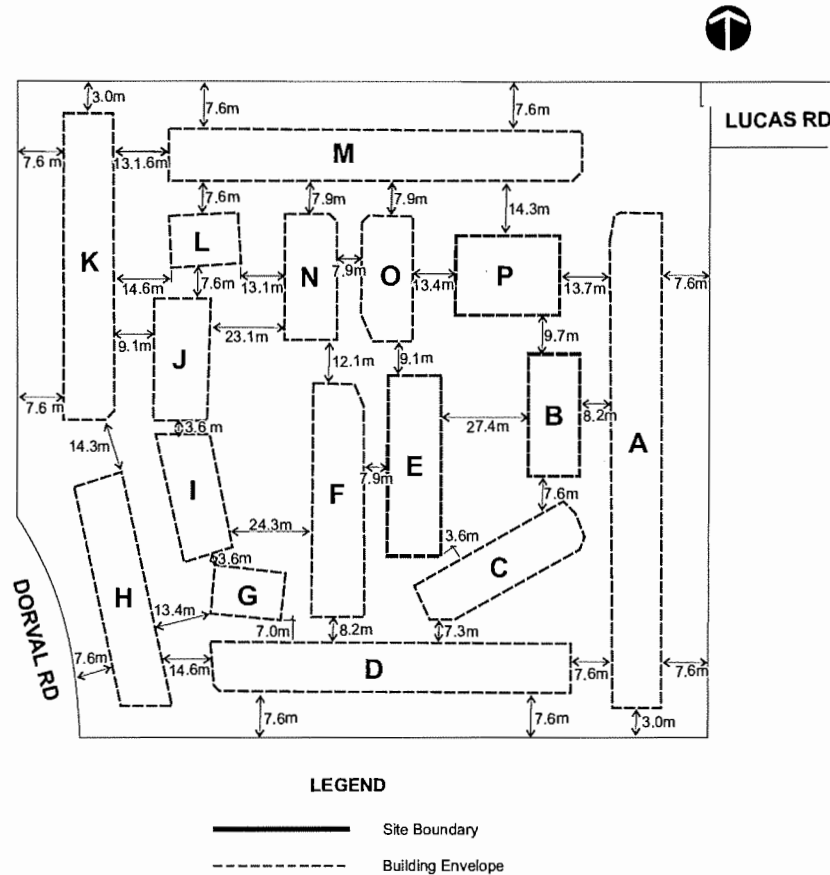
- 17.99.3 Secondary Uses**
- boarding and lodging
 - community care facility, minor
 - home business

17.99.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 98, each of which shall contain 2 or more **bedrooms**.
2. In the area identified as “A” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 16.
3. In each of the areas identified as “B”, “I”, “J”, “N”, and “O” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 4.
4. In each of the areas identified as “C”, “E”, “F”, and “H” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 6.
5. In each of the areas identified as “D”, “K”, and “M” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 12.
6. In each of the areas identified as “G” and “L” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 2.
7. A **building** having a minimum **floor area** of 464.5 m² shall be provided on the **site** in the area identified as “P” on Diagram 1 in Section 17.99.4.9, and shall be used entirely to accommodate **amenity space**.

8. The maximum **floor area ratio (FAR)** is 0.47, together with an additional 0.02 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

9. Diagram 1



17.99.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.99.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.99.4.9.

17.99.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.7 m but containing no more than 2 **storeys**.

17.99.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 37,300.0 m².

17.99.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.99.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum basic on-site parking requirement shall be 98 enclosed **vehicle parking spaces** and 98 unenclosed surface **vehicle parking spaces**.

17.99.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10319” as “**Town Housing (ZT99) – Lucas Road (Blundell)**”.
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10319**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

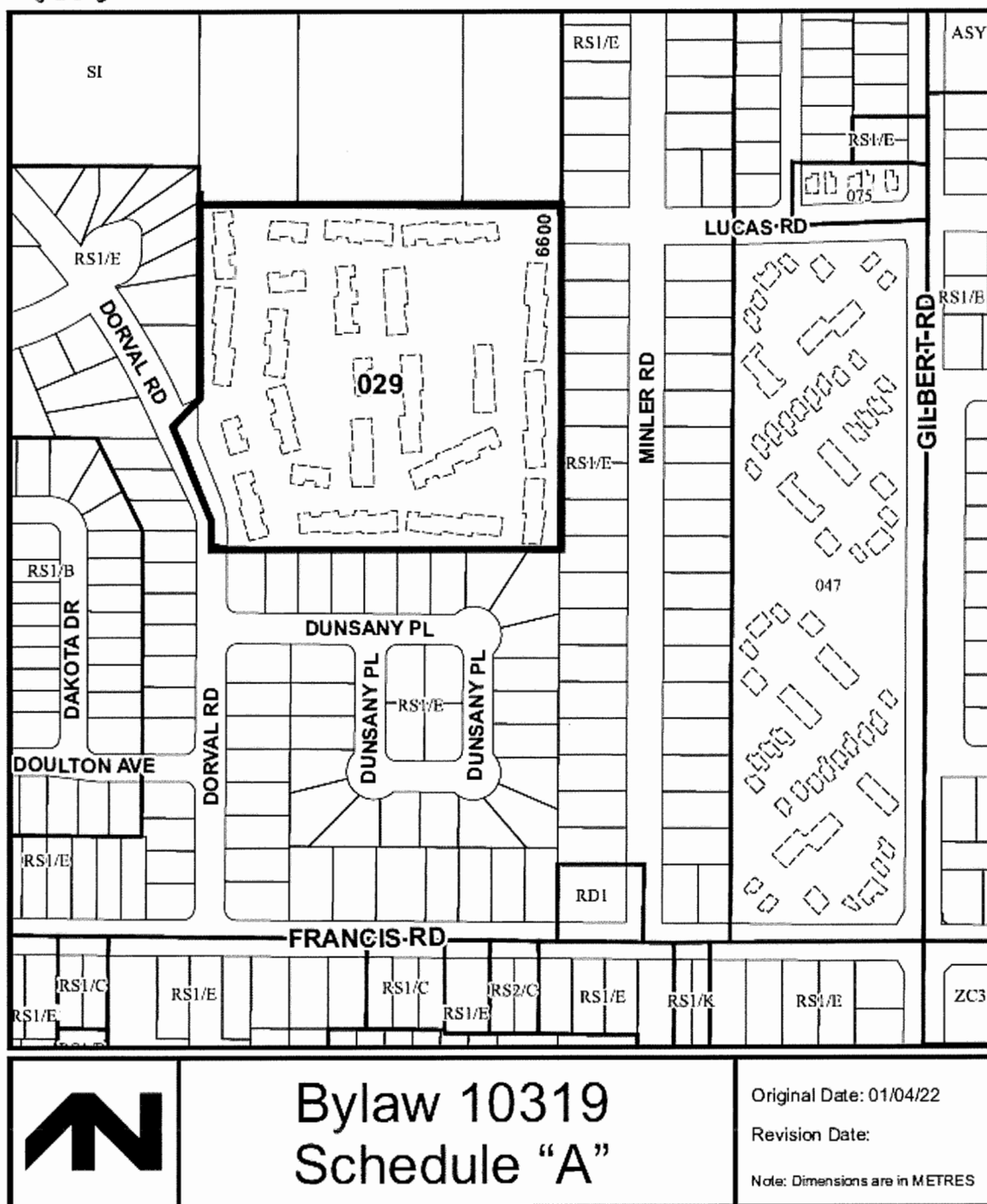
CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR_____
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10319



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10320
to Establish Zoning for the Property Developed under
Land Use Contract 045**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“ 17.100 Town Housing (ZT100) – Ledway Road (Blundell)

17.100.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 045 on Ledway Road in the Blundell area.

17.100.2 Permitted Uses

- child care
- housing, town

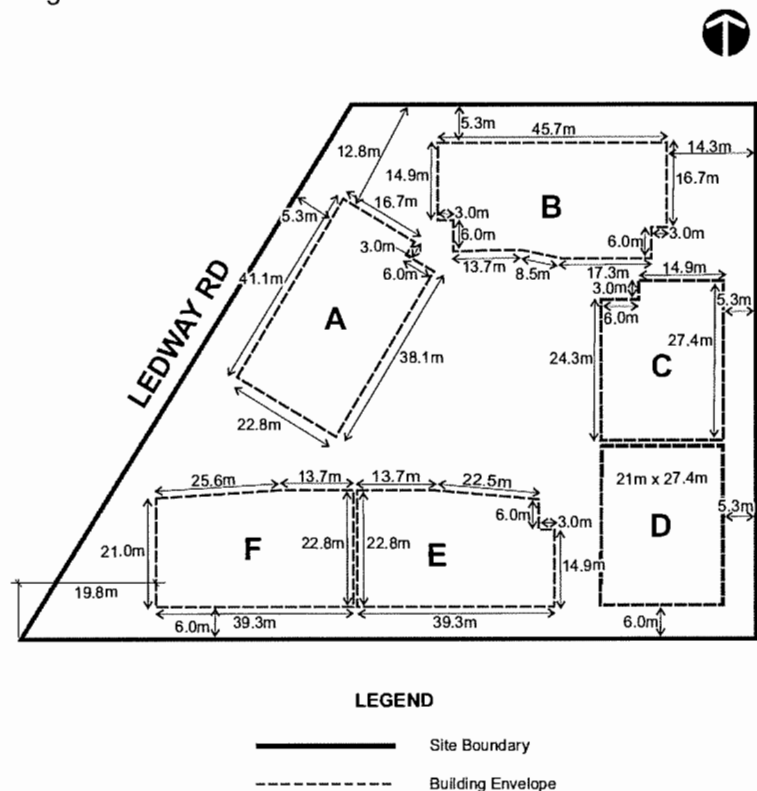
17.100.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

17.100.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 33.
2. In each of the areas identified as “A”, “E”, and “F” on Diagram 1 in Section 17.100.4.7, the maximum number of **dwelling units** is 6.
3. In the area identified as “B” on Diagram 1 in Section 17.100.4.7, the maximum number of **dwelling units** is 7.
4. In each of the areas identified as “C” and “D” on Diagram 1 in Section 17.100.4.7, the maximum number of **dwelling units** is 4.
5. The maximum **floor area ratio** (FAR) is 0.43.
6. Notwithstanding Section 4.4.1.b), the following is not included in the calculation of maximum **floor area ratio**:
 - a) on-site parking and accessory storage within a **carport**, subject to a maximum of 25 m² per **dwelling unit**.

7. Diagram 1



17.100.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 43% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.100.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.100.4.7.

17.100.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.7 m but containing no more than 2 **storeys**.

17.100.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 10,780.0 m².

17.100.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.100.9.1, an outdoor **amenity space** including children's play structure(s) shall be provided in the middle of the **site**.

17.100.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that 33 of the required **vehicle parking spaces** shall be unenclosed surface **parking spaces**.

17.100.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10320" as "**Town Housing (ZT100) – Ledway Road (Blundell)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10320**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

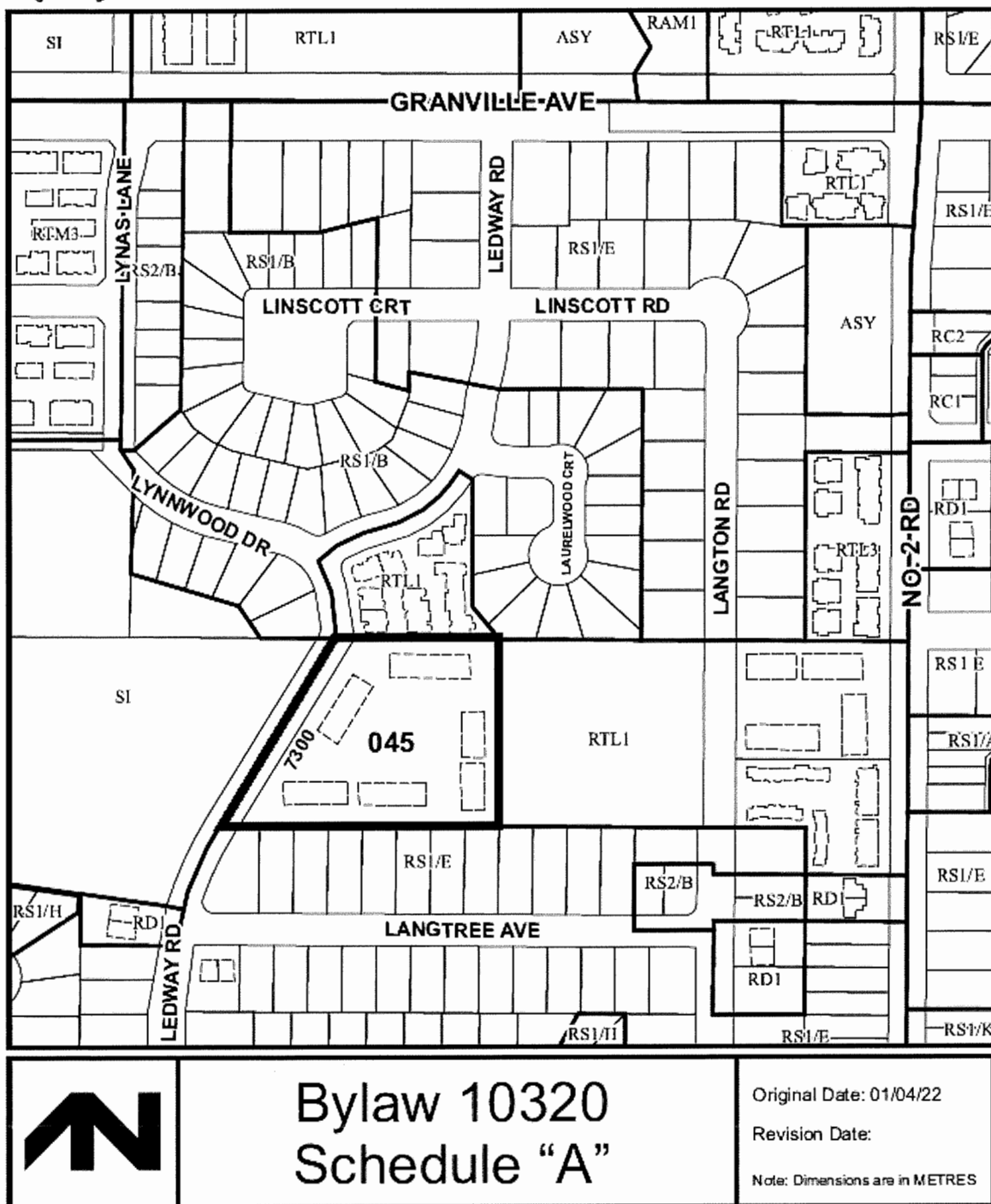
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MAYOR_____
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10320



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10321
to Establish Zoning for the Property Developed under
Land Use Contracts 047 and 075**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“ 17.101 Town Housing (ZT101) – Francis Road & Lucas Road (Blundell)

17.101.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contracts 047 and 075 on Francis Road and Lucas Road in the Blundell area.

17.101.2 Permitted Uses

- **child care**
- **housing, town**

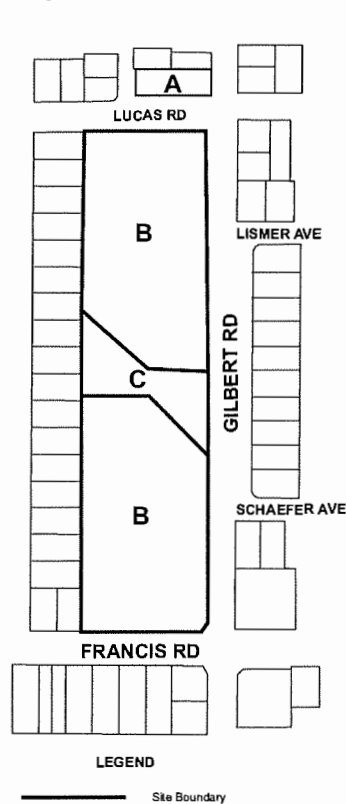
17.101.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

17.101.4 Permitted Density

1. In the area identified as “A” on Diagram 1 in Section 17.101.4.5:
 - a) the maximum number of **dwelling units** for **town housing** is 5; and
 - b) the maximum number of **buildings** for **town housing** is 3.
2. In the combined area identified as “B” on Diagram 1 in Section 17.101.4.5:
 - a) the maximum number of **dwelling units** for **town housing** is 96; and
 - b) the maximum number of **buildings** for **town housing** is 50.
3. A **building** having a minimum **floor area** of 185.8 m² shall be provided on the **site** in the area identified as “C” on Diagram 1 in Section 17.101.4.5, and shall be used exclusively to accommodate **amenity space**.
4. The maximum **floor area ratio** (FAR) in this **zone** is 0.45 (inclusive of all parts of **buildings** used for on-site parking purposes).

5. Diagram 1



17.101.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is:
 - a) 29% in the area identified as "A" on Diagram 1 in Section 17.101.4.5;
 - b) a total of 26% for the combined areas identified as "B" and "C" on Diagram 1 in Section 17.101.4.5.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.101.6 Yards & Setbacks

1. In the area identified as "A" on Diagram 1 in Section 17.101.4.5:
 - a) the minimum **setback** to Lucas Road is 4.0 m;
 - b) the minimum **setback** to the west **lot line** is 4.3 m; and
 - c) the minimum **setback** to the north **lot line** and to Gilbert Road is 4.6 m.

2. In the areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5:
 - a) the minimum **setback** to the west **lot line**, to Francis Road, and to Lucas Road is 4.0 m; and
 - b) the minimum **setback** to Gilbert Road is 4.6 m.

17.101.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.7 m but containing no more than 2 **storeys**.

17.101.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for the area identified as “A” on Diagram 1 in Section 17.101.4.5 is 1,300.0 m².
2. The minimum **lot area** for the combined areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5 is 36,170.0 m².

17.101.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.101.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a) In the area identified as “A” on Diagram 1 in Section 17.101.4.5, a total of 4 of the required **vehicle parking spaces** shall be unenclosed surface **parking spaces**; and
 - b) In the combined areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5, a total of 48 of the required **vehicle parking spaces** shall be unenclosed surface **parking spaces**.

17.101.11.1 Other Regulations

1. In the area identified as “A” on Diagram 1 in Section 17.101.4.5, 1 **dwelling unit** for **town housing** must be detached.
2. In the combined area identified as “B” on Diagram 1 in Section 17.101.4.5, a minimum of 30 **dwelling units** for **town housing** must be detached.
3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”

3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10321” as **“Town Housing (ZT101) – Francis Road & Lucas Road (Blundell)”**.
4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10321”**.



FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

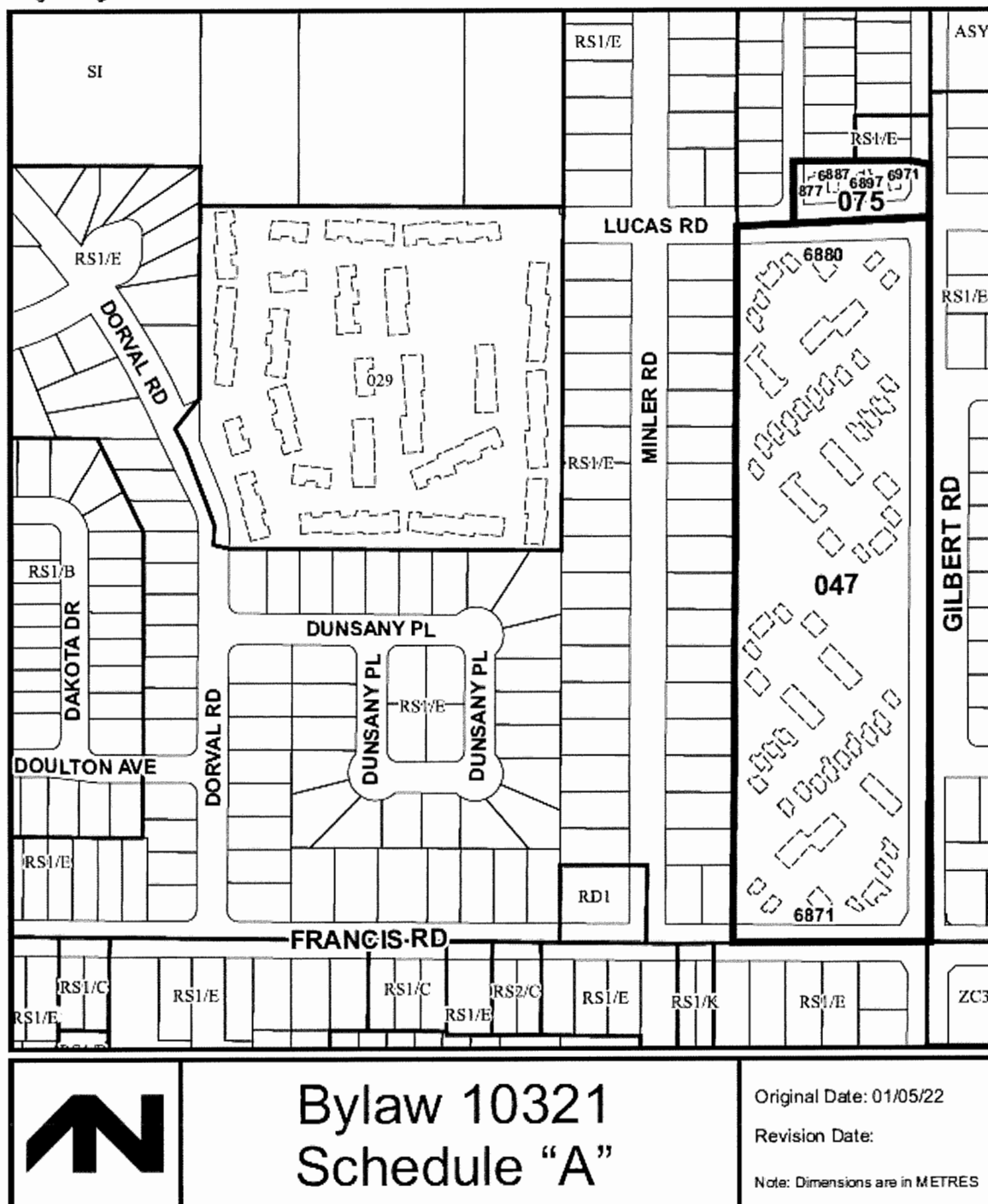
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10321



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10322
to Establish Zoning for the Property Developed under
Land Use Contract 056**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“17.102 Town Housing (ZT102) – Steveston Highway (Steveston)

17.102.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 056 on Steveston Highway in the Steveston area.

17.102.2 Permitted Uses

- child care
- housing, town

17.102.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

17.102.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 12, six of which shall contain three **bedrooms** and six of which shall contain four **bedrooms**.
2. The minimum **floor area** permitted per **dwelling unit** is 102.19 m².
3. The maximum **floor area ratio** (FAR) is 0.27.
4. Notwithstanding Section 4.4.1.b), the following items are not included in the calculation of maximum **floor area ratio**:
 - a) on-site parking within a **carport**, subject to a maximum of 21.4 m² per **dwelling unit**.

17.102.5 Permitted Lot Coverage

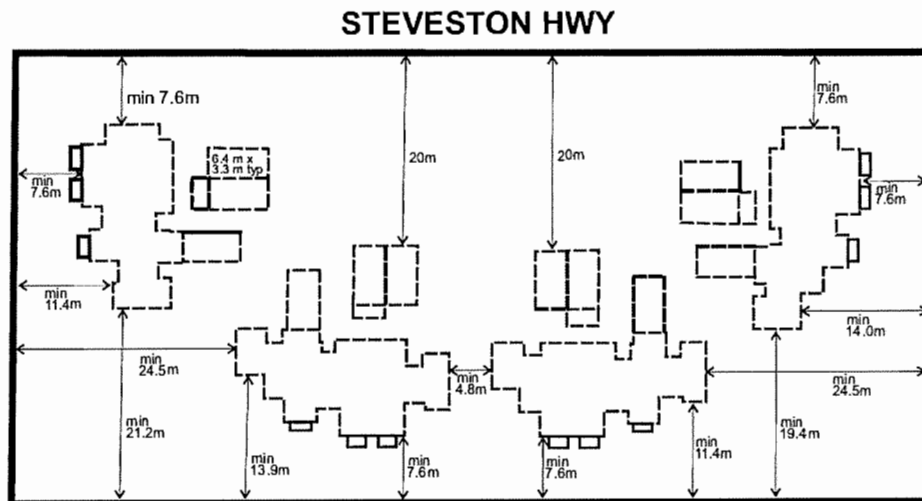
1. The maximum **lot coverage** is 20% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures**, and **non-porous surfaces**.

3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant materials.

17.102.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.102.6.1.a).

a) Diagram 1



LEGEND

	Site Boundary
	Building Envelope

17.102.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

17.102.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 100.0 m.
2. The minimum **lot depth** is 48.0 m.
3. The minimum **lot area** is 4900.0 m².

17.120.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

2. In addition to Section 17.102.9.1, two outdoor **amenity spaces** including children's play structures shall be provided on the **site**.

17.102.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 12 **vehicle parking spaces** within carports and 8 unenclosed surface **vehicle parking spaces**.

17.102.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10322" as "**Town Housing (ZT102) – Steveston Highway (Steveston)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10322**".


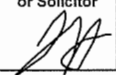
FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 5px;"> CITY OF RICHMOND APPROVED by  APPROVED by Director or Solicitor  </div>

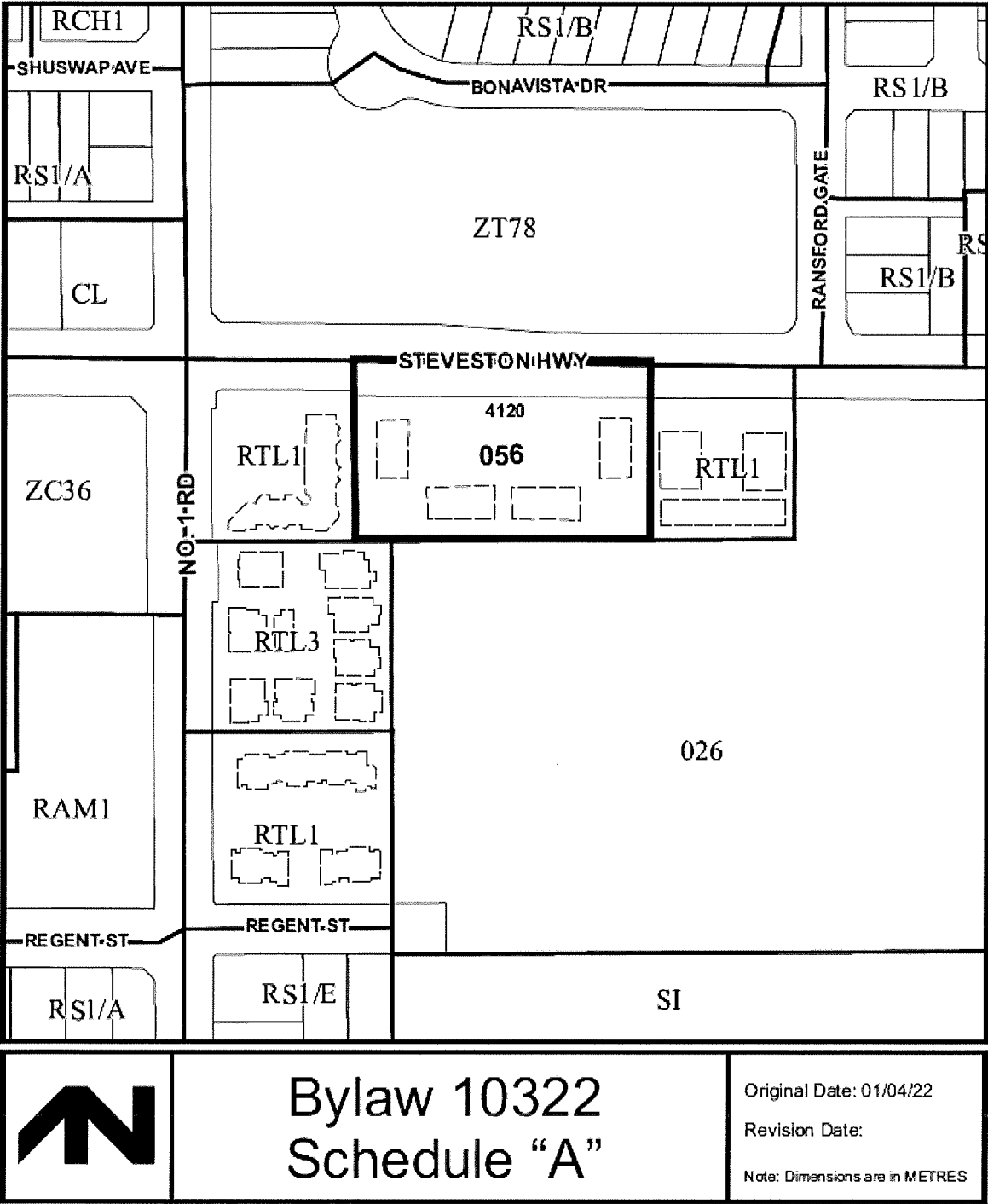
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10322



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10323
to Establish Zoning for the Property Developed under
Land Use Contract 070**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

**“ 22.49 Steveston Office Commercial (ZMU49) – Chatham Street
(Steveston)**

22.49.1 Purpose

This **zone** provides for limited **commercial** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 070 on Chatham Street.

22.49.2 Permitted Uses

- child care
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- housing, apartment
- manufacturing, custom indoor
- office
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- transportation depot

22.49.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

22.49.4 Permitted Density

1. The maximum number of **principal buildings** is one.
2. The maximum **floor area** permitted on the **lot** is 1,245.6 m²
3. The maximum **floor area ratio** (FAR) is 0.82.
4. The **first storey** of the **building** shall be limited to a maximum **gross leasable floor area** of 506.3 m²:
5. The second **storey** of the **building** shall be limited to a maximum **gross leasable floor area** of 487.1 m²:

22.49.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.

22.49.6 Yards & Setbacks

1. The minimum **front yard** is 18.5 m.
2. There is no minimum **side yard** or **rear yard**.

22.49.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

22.49.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,500.0 m².

22.49.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.49.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 33 **vehicle parking spaces**.

22.49.11 Other Regulations

1. Retail **uses** shall be limited to the **first storey** of a **building**.
2. For **apartment housing**, no portion of the **first storey** of a **building** shall be used for residential purposes.

3. Notwithstanding Section 22.49.11.2, for **apartment housing**, an entrance to the residential use is permitted on the **first storey** of a **building** provided it does not exceed 2.0 m in width.
4. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10323” as “**Steveston Office Commercial (ZC49) – Chatham Street (Steveston)**”.
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10323**”.



FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
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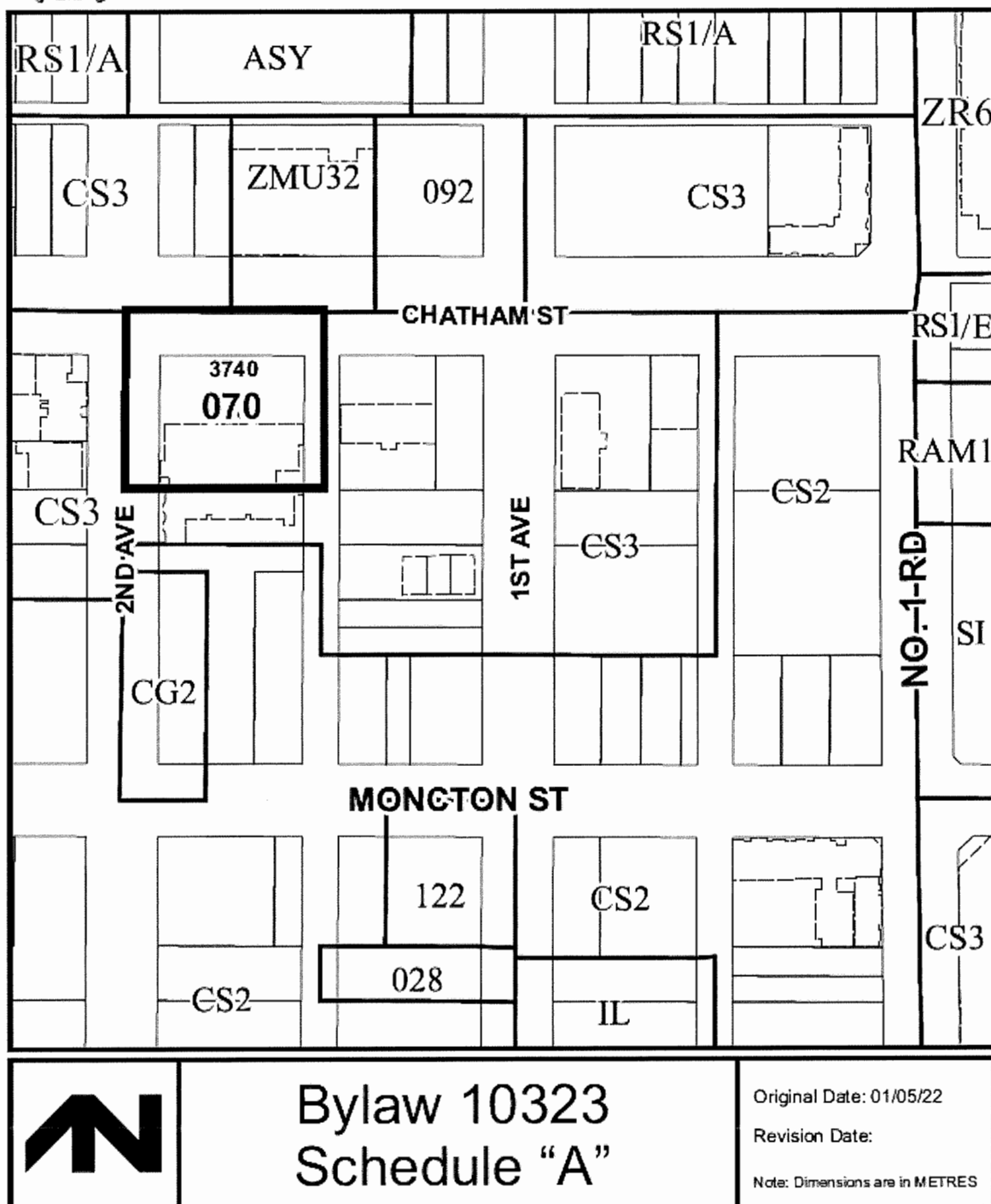
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10323



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10324
to Establish Zoning for the Property Developed under
Land Use Contract 087**

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, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10324" as **"NEIGHBOURHOOD COMMERCIAL (CN)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10324"**.



FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

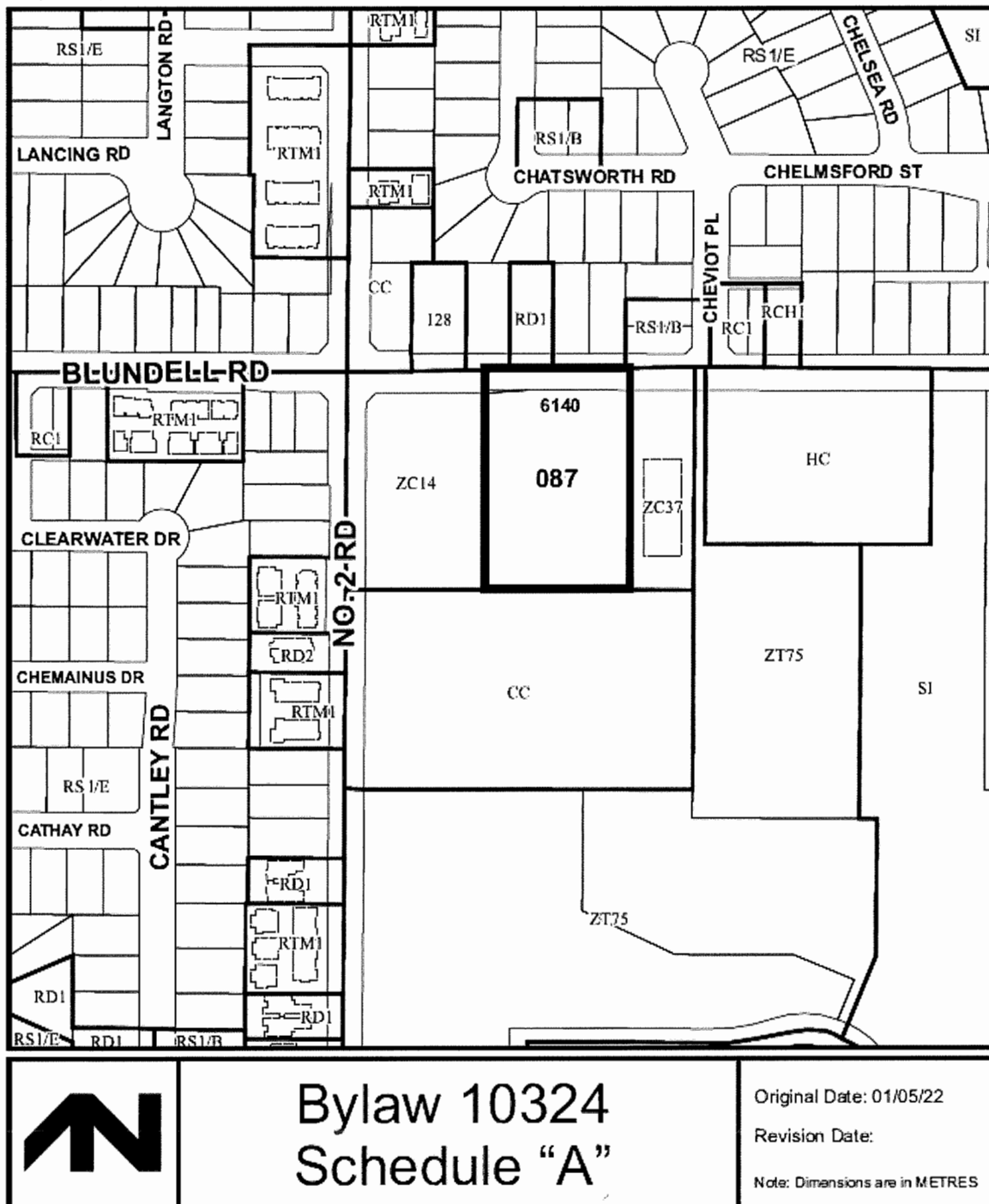
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10324



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10325
to Establish Zoning for the Property Developed under
Land Use Contract 092**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

“ 22.53 Steveston Office Commercial (ZC53) – Chatham Street (Steveston)

22.53.1 Purpose

This **zone** provides for limited **commercial** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 092 on Chatham Street.

22.53.2 Permitted Uses

- health service, minor
- office
- retail, convenience
- retail, general

22.53.3 Secondary Uses

- n/a

22.53.4 Permitted Density

1. The maximum number of **principal buildings** is one.
2. The maximum **floor area** permitted on the **lot** is 930.2 m².
3. The maximum **floor area ratio** (FAR) is 0.84.
4. The maximum size of **gross leasable floor area** for **convenience retail**, and **general retail** is 288.0 m².

22.53.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 47% for **buildings**.

22.53.6 Yards & Setbacks

1. The minimum **front yard** is 8.5 m.
2. There is no minimum **interior side yard**.

3. The minimum **exterior side yard** is 6.6 m.

3. The minimum **rear yard** is 6.0 m.

22.53.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.8 m, but containing no more than 2 **storeys**.

22.53.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,100.0 m².

22.53.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.53.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 24 **vehicle parking spaces** and 1 on-site loading space.

22.53.11 Other Regulations

1. **convenience retail**, and **general retail** uses shall be limited to the **first storey** of a **building**.
2. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10325” as “**Steveston Office Commercial (ZC53) – Chatham Street (Steveston)**”.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10325”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

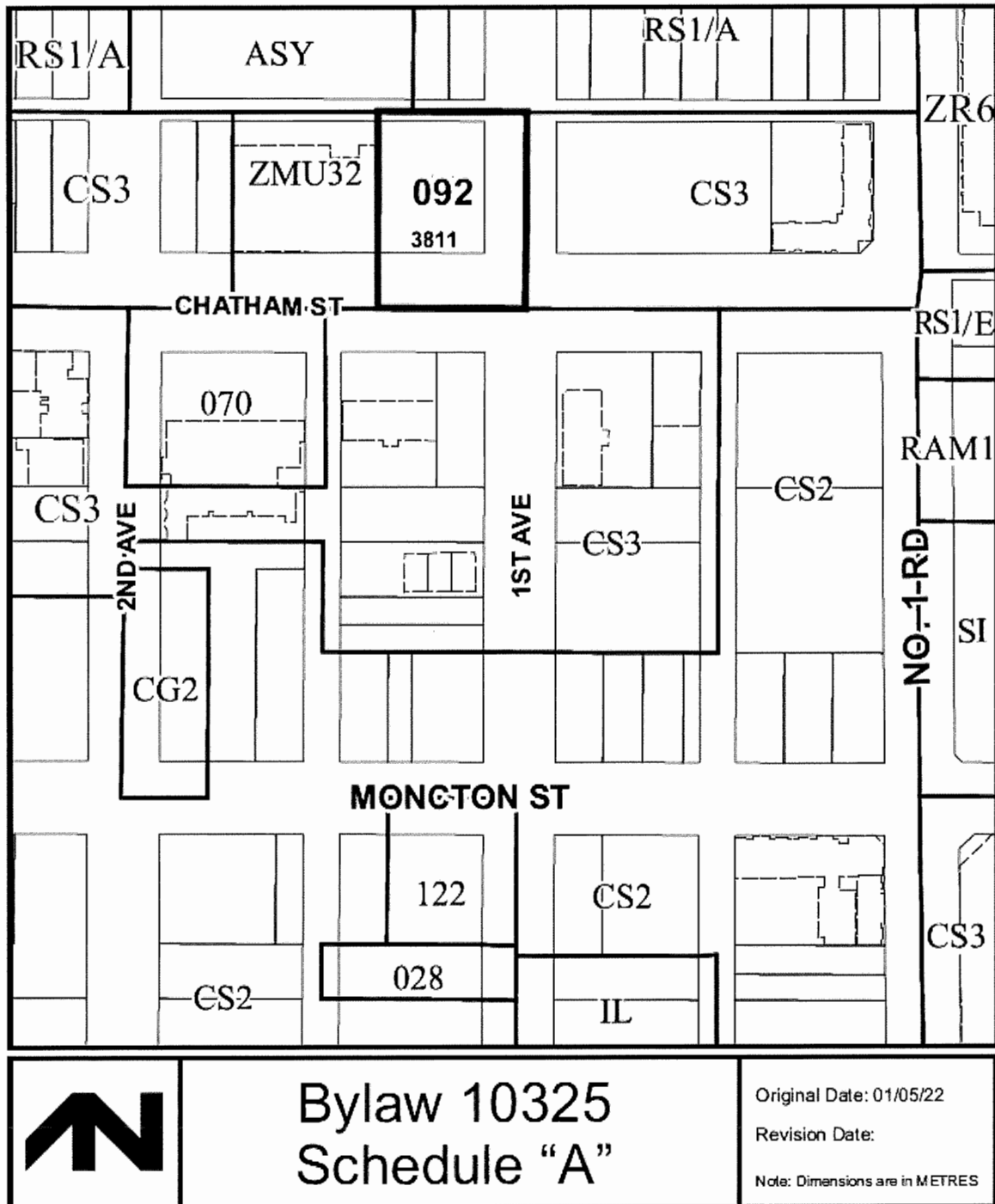
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10325



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10326
to Establish Zoning for the Property Developed under
Land Use Contract 122**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

“ 20.50 Steveston Commercial (ZMU50) – Moncton Street (Steveston)

20.50.1 Purpose

This **zone** provides for limited **commercial** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 122 on Moncton Street.

20.50.2 Permitted Uses

- child care
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- housing, apartment
- manufacturing, custom indoor
- office
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- transportation depot

20.50.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

20.50.4 Permitted Density

1. The maximum **floor area** permitted is 418 m².

2. The maximum floor area ratio is (FAR) is 0.51.

20.50.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.50.6 Yards & Setbacks

1. There is no minimum **front yard, side yard** or **rear yard**.

20.50.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

20.50.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 815.0 m².

20.50.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

20.50.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum on-site parking requirement shall be 8 **vehicle parking spaces**.

20.50.11 Other Regulations

1. For **apartment housing**, no portion of the **first storey** of a **building** shall be used for residential purposes.
 2. Notwithstanding Section 20.50.11.1, for **apartment housing**, an entrance to the residential **use** is permitted on the **first storey** of a **building** provided it does not exceed 2.0 m in width.
 3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
-
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10326” as “**Steveston Commercial (ZMU50) – Moncton Street (Steveston)**”.

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10326**”.


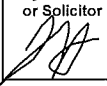
FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED by 
_____	APPROVED by Director or Solicitor 

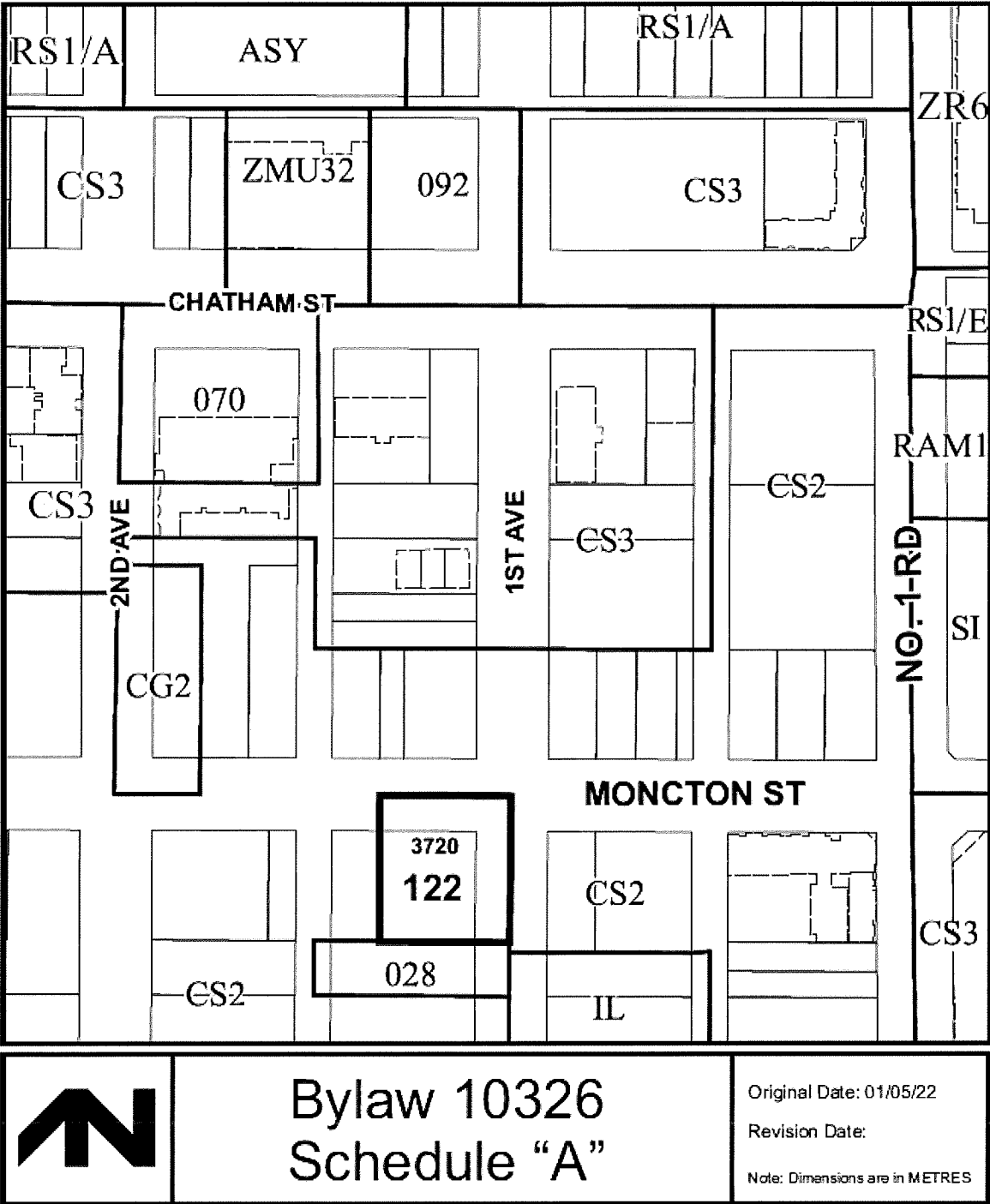
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10326



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10351
to Establish Zoning for the Properties at 8320, 8340, 8360, 8440
Bridgeport Road and 8311, 8351 Sea Island Way,
which were Developed under Land Use Contract 126**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

“ 22.51 Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)

22.51.1 Purpose

The **zone** provides for **commercial uses**. This **zone** is for properties developed under Land Use Contract 126 on Bridgeport Road and Sea Island Way in the north portion of City Centre.

22.51.2 Permitted Uses

- contractor service
- entertainment, spectator
- equipment, minor
- manufacturing, custom indoor
- office
- recreation, indoor
- restaurant
- retail, general
- service, business support
- service, household repair

22.51.3 A. Secondary Uses

- n/a

22.51.3 B. Additional Uses

- restaurant, drive-through

22.51.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, except that a **lot** with a **lot area** of less than 450 m² shall not be used as the **site** of a **building**.

22.51.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 46% for **buildings**.

22.51.6 Yards & Setbacks

1. The minimum **setback** to Bridgeport Road, No. 3 Road and Sea Island Way is 7.5 m.
2. There is no minimum **interior side yard**.
3. The minimum **rear yard** is 3.0 m.

22.51.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

22.51.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,270.0 m².
2. The minimum **lot width** is 15.0 m.
3. There is no minimum **lot depth** requirement.

22.51.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that on the following listed sites, the portion of the **lot** which is within 7.5 m of a **property line** abutting a **road** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn:
 - a) 8440 Bridgeport Road
P.I.D. 000-541-362
Lot 90 Section 28 Block 5 North Range 6 West New Westminster District
Plan 57164
 - b) 8311 Sea Island Way
P.I.D. 003-727-246
Lot 85 Except Part Subdivided by Plan 57164 Section 28 Block 5 North
Range 6 West New Westminster District Plan 56425
 - c) 8351 Sea Island Way
P.I.D. 024-947-989
Lot 4 Section 28 Block 5 North Range 6 West New Westminster District
Plan LMP48700

22.51.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

22.51.11 Other Regulations

2. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
3. **Restaurant, drive-through** is only permitted on the following listed sites:
 - a) 8440 Bridgeport Road
P.I.D. 000-541-362
Lot 90 Section 28 Block 5 North Range 6 West New Westminster District Plan 57164
 - b) 8311 Sea Island Way
P.I.D. 003-727-246
Lot 85 Except Part Subdivided by Plan 57164 Section 28 Block 5 North Range 6 West New Westminster District Plan 56425
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10351" as "**Commercial (ZC51) –Bridgeport Road and Sea Island Way (City Centre)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10351**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

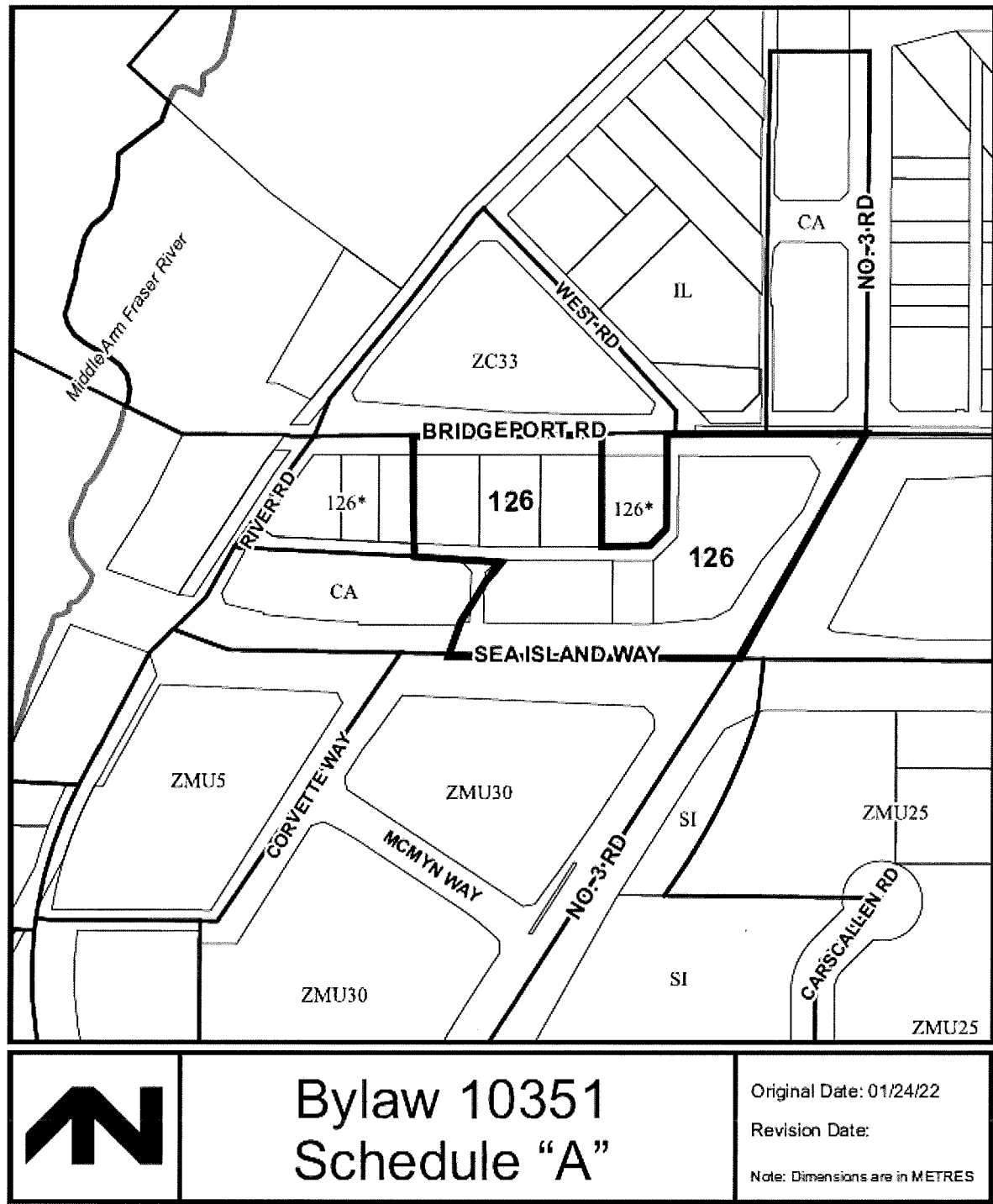
ADOPTED

MAYOR_____
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10351



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10351
to Establish Zoning for the Property at 6031 Blundell Road,
which was Developed under Land Use Contract 128**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

“ 22.52 Neighbourhood Pub (ZC52) – Blundell Road (Blundell)

22.52.1 Purpose

The **zone** provides for a **neighbourhood public house**. This **zone** is for the property developed under Land Use Contract 128 on Blundell Road.

22.52.2 Permitted Uses

- **neighbourhood public house**

22.52.3

Secondary Uses

- **n/a**

22.52.4 Permitted Density

1. The maximum **floor area** permitted is 276.6 m².
2. The maximum **floor area ratio** (FAR) is 0.18.

22.52.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 18% for **buildings**.

22.52.6 Yards & Setbacks

1. The minimum **front yard** is 7.6 m.
2. There is no minimum **setback** to the west **property line**.
3. The minimum setback to the east **property line** is 19.8 m.
3. The minimum **rear yard** is 15.2 m.

22.52.7 Permitted Heights

1. The maximum **height** for **buildings** is 4.0 m.

22.52.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 1,530.0 m².

22.52.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that portions of the **lot** which are within 6.0 m of the **front** or **rear lot lines** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.

22.52.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum on-site parking requirement shall be 17 **vehicle parking spaces** and one on-site loading space.

22.52.11 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10351” as “**Neighbourhood Pub (ZC52) – Blundell Road (Blundell)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10352**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



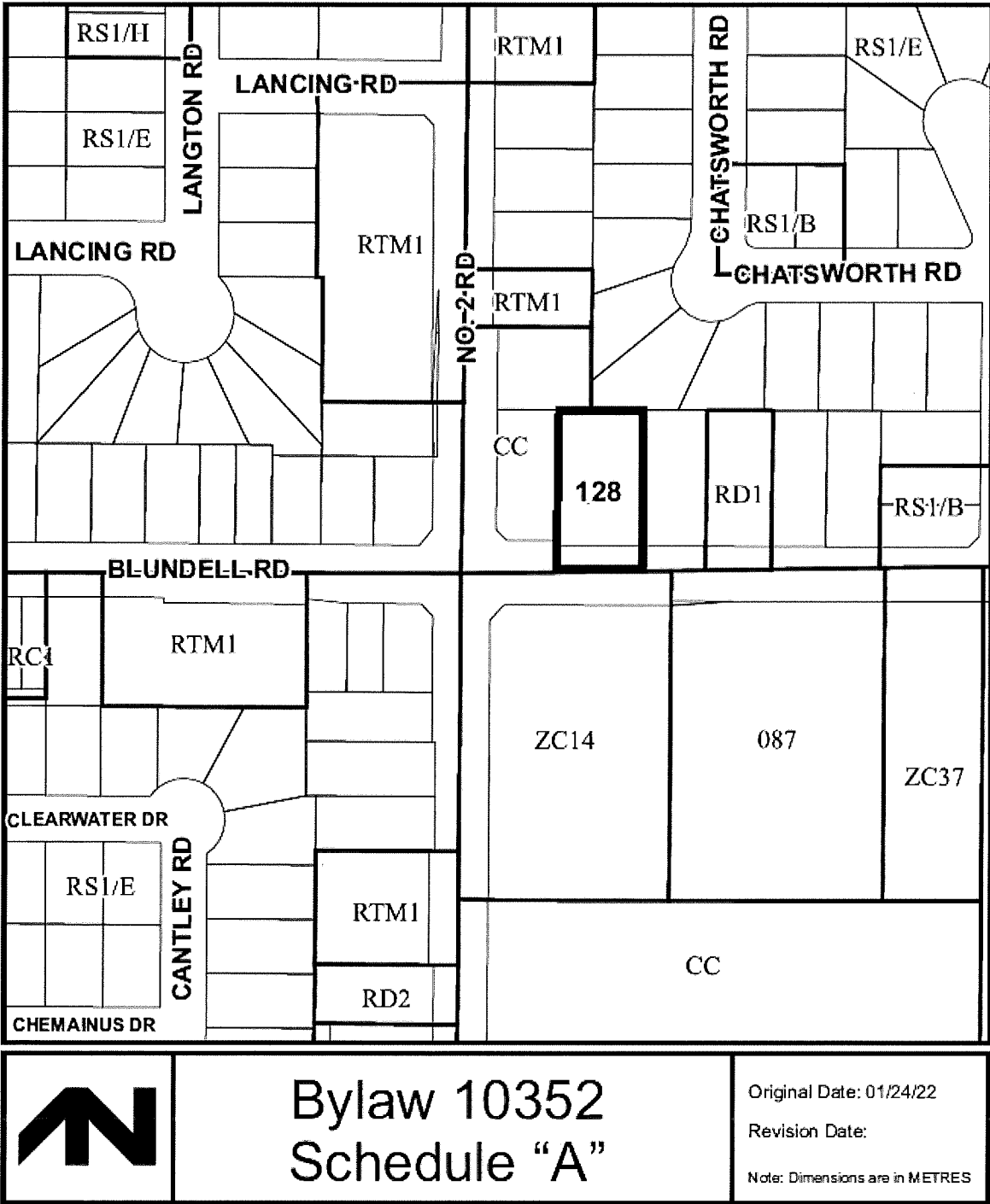
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10352



City of
Richmond





City of Richmond

Report to Committee

To: Planning Committee
From: John Hopkins
Director, Policy Planning
Date: February 7, 2022
File: 08-4045-01/2022-Vol
01
Re: **Official Community Plan Targeted Update – Proposed Scope and Process**

Staff Recommendation

That Council endorse the proposed scope and process to update the Official Community Plan as outlined in the staff report dated February 7, 2022 from the Director, Policy Planning titled, "Official Community Plan Targeted Update - Proposed Scope and Process".

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

JH:sg

Att. 5

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

Staff Report

Origin

This report seeks Council's endorsement of the proposed scope and process for a targeted update to the Official Community Plan (OCP).

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

2.4 Increase opportunities that encourage daily access to nature and open spaces and that allow the community to make more sustainable choices.

This report supports Council's Strategic Plan 2018-2022 Strategy #3 One Community Together:

3.1 Foster community resiliency, neighbourhood identity, sense of belonging, and intercultural harmony.

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

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

6.5 Ensure diverse housing options are available and accessible across the housing continuum.

6.6 Growth includes supports and/or services for Richmond's vulnerable populations, including youth, seniors, individuals with health concerns, and residents experiencing homelessness.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

8.1 Increased opportunities for public engagement.

8.2 Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

Findings of Fact

Background

Under the *Local Government Act*, an OCP is a statement of objectives and policies which enable the City to plan, co-ordinate and manage the City's sustainability, social, economic and land use interests, over the long term. In addition, an OCP must also include greenhouse gas (GHG) emission reduction targets and actions to achieve the targets. With an adopted Community Energy & Emissions Plan 2050 (CEEP), the revised CEEP defines detailed implementation actions that pertain to development, land use and environmental protection. An OCP reflects the overall values of the community by establishing a City vision, goals and objectives for future sustainability, development and servicing, supported by policies and urban design guidelines to achieve the vision.

Although the Province does not mandate how often an OCP is to be reviewed, Richmond City Council has reviewed and updated the OCP, and various Area Plans, on a regular basis since the adoption of the first city wide OCP in 1986. Over the past 5 years, the OCP has undergone several major amendments to keep it relevant and effective in light of social, demographic, environmental, and economic trends and changes in community values. Key updates to the OCP have included:

- **Industrial Land Intensification Initiative** to further protect and encourage the intensification of industrial lands in Richmond;
- **Farming First Strategy** to support the role that agriculture plays in the local and regional economy;
- **BC Energy Step Code Policies** to encourage zero emissions development and identify planned future Step Code considerations;
- **Arterial Road Land Use Policy** to introduce new housing typologies along arterial roads (i.e., townhouses, row houses, duplexes, tri-plexes, coach houses);
- **No. 5 Road Backlands Policies** to clarify acceptable land uses and prioritize farming along No. 5 Road;
- **Market Rental Housing Policies** to protect the existing stock of market rental housing, support tenants of market rental housing at the time of redevelopment, and encourage the development of new purpose built market rental housing through density bonusing and other incentives;
- **Community Energy & Emissions Plan 2050** which includes recommendations to update the OCP with revised GHG reduction targets; and
- **Multi-Modal Mobility Hub Policies** to establish transportation network nodes that seamlessly integrate multiple travel options, supportive infrastructure, and placemaking strategies to create pedestrian-friendly centres that help to maximize first-to-last kilometre connectivity without need for private motor vehicles.

The overall vision of becoming a more sustainable city and the policy direction in the OCP which aims to concentrate growth in the City Centre, near Neighbourhood Service Centres and along Arterial Roads, and protect employment and agricultural land and environmentally sensitive areas, continues to serve as a strong foundation to guide planning and development in Richmond.

Proposed Scope of Update

Periodically, a deeper dive into specific issues is required to strengthen the OCP policy framework. Staff are proposing a review and update to the OCP that would include a targeted and measured approach for preparing the community for the challenges and opportunities that are facing Richmond today and into the future. This includes an in depth analysis to create a more robust policy framework for the provision of affordable housing, addressing issues as they relate to social equity from a land use perspective, improved environmental protection and enhancement, and addressing the challenges of climate mitigation and adaptation. Also, the OCP scope needs to consider long-term planning (e.g., greater than 30 years) to take into account emerging trends and transformation technologies.

The proposed overarching themes for the 2022 update are “**Resiliency, Equity and Adaptation.**” Over the last few years, resiliency, equity and adaptation have emerged as important considerations for local governments across Canada, and the ideas of resiliency, equity and adaptation have also gained prominence as an essential characteristic of strong and successful communities. These priorities are

reflected in recent strategies and plans including the Affordable Housing Strategy (2017-2027), Community Energy and Emissions Plan (2014 and 2022), Cultural Harmony Plan (2019-2029), Resilient Economy Strategy (2014) and others. In particular, the Community Wellness Strategy (2018) provides guidance for the OCP update in terms of equity.

To further incorporate these themes into the OCP, the OCP update is proposed to be organized around six target areas, including:

1. Housing Affordability
2. Social Equity
3. Environmental Protection & Enhancement
4. Climate Mitigation & Adaptation
5. Long-Term Planning for Emerging Trends & Transformational Technologies
6. Administrative Updates

Target Area 1: Housing Affordability

As in all communities throughout Metro Vancouver, housing affordability is a challenge in Richmond. Safe, adequate, and affordable housing is a key component of a complete and inclusive community. Stable housing helps people stay healthy, raise families, and maintain employment. Therefore, the major focus of the OCP update will be a 'deep dive' into housing affordability in Richmond with two key objectives:

1. Fostering Housing Affordability Through Innovation
2. Promoting Affordable Living

Rather than the conventional approach to an OCP update, staff are proposing to undertake a comprehensive rethink of traditional approaches to improve housing affordability (e.g. zoning and land use designations), which will involve exploring and considering bold solutions and new tools that the City could employ. For example, rather than focusing on the provision of smaller housing units that can be treated as a speculative commodity, the policy focus will be on managing the cost of housing particularly for those making less than the median income. It is critical to liveability and equity to provide a range of housing for all income ranges. Further, the provision of affordable housing would address climate mitigation as many people who are making less than the median income, such as in the service and retail sectors, are forced to commute from different parts of the Greater Vancouver region.

Richmond has a long history of being successful in using all of the tools that are available for municipalities (e.g. inclusionary zoning, density bonusing, rental tenure zoning) to create and retain affordable housing units. Despite this, addressing the affordable housing crisis has been challenging not only in Richmond, but in other jurisdictions around the Lower Mainland and in Canada as the cost of housing has increased at a much higher rate compared to average income levels.

Staff intend to look at a number of models, not only nationally, but internationally, to understand what could be employed in the Richmond context. This would include investigating methods that can control the escalation of land prices such as establishing a housing authority, or using density based criteria where any additional residential density beyond the base density is required to be built as affordable (i.e., monthly rent or mortgage payment is no more than 30% of the median income).

A density based criteria is currently being examined for the Spires Road neighbourhood as part of a referral from Planning Committee where all additional residential density would be provided as affordable housing units. It is intended to examine the economics of this model to determine the effectiveness and applicability to the entire Richmond housing market.

While there may not be one model that can address the needs of Richmond residents on its own, a combination of models, in addition to regular sustained funding from higher levels of government, would assist in making Richmond a more affordable city to live in for all residents and curb the rampant real estate speculation that has priced out many people from the real estate and rental housing market. Examples of models in the delivery of housing affordability to be considered can be found in Attachment 1.

Housing Needs, Supply and Demand

Richmond has a long history of creating affordable housing through direct investment (e.g., land and funding contributions) and regulatory approaches that secure contributions from the private market (e.g. Low End Market Rental program). While the City has achieved significant success, there are opportunities to expand the City's approach to affordable housing. In particular, there may be opportunities to further incentivize or require housing affordability provisions from private market developers. There may also be opportunities to explore new program models that leverage City resources, including land and funding. This would include engaging with federal and provincial ministries and organizations to advocate for more grants, financing and direct construction of affordable housing units.

A starting point for the housing affordability review is the City of Richmond's Housing Needs Report (HNR). Overall, the HNR found that the supply of housing is not meeting the needs of many residents, particularly those residents who have a lower income. Key findings of the report include the following:

- Housing demand is growing.
- Affordability has become critical. Median shelter costs for renters increased 4.5 times faster than median household income and the cost to buy a home rose 77% from 2006-2016, while incomes remained virtually unchanged.
- Substantial non-market and low end market rental housing is needed.
- There is strong demand for market rental housing.
- The need for housing for seniors is growing rapidly.
- The number of individuals that are either experiencing homelessness or at risk of experiencing homelessness is increasing.

It's also important to note that it has been demonstrated that private-market housing solutions that only focus on the supply side have limited capacity to solve the housing affordability crisis. For example, over the past 10 years, the supply of new residential housing units in Richmond has exceeded population growth by over 50%. However, during the same period, the average sale price of a single-detached house increased by 67%. This trend suggests that increasing the supply of market ownership housing has limited capacity to address the affordability crisis and a more comprehensive range of policies should be investigated.

Focus of the Housing Affordability Review

The HNR provides important insights into Richmond's housing needs, which reflect affordability trends common in the region and across the country, as well as conditions unique to Richmond. Based on the findings of the HNR, the 'deep dive' into housing will focus on the following housing categories and income levels along the housing continuum (Attachment 2):

1. **Housing with Supports** (housing with on-site supports for individuals who are homeless or at risk of homelessness);
2. **Non-Market Housing** (rental units managed by BC Housing, Metro Vancouver Housing, or another non-profit made available at low rental rates);
3. **Housing for households with low to moderate incomes** (this would include moderate-income rental units, units secured through the City's Low End Market Rental program and co-operative housing);
4. **Affordable Home Ownership** (housing at below market value for purchase by moderate income households and rent-to-own); and
5. **Market Rental Housing** (units rented at market rates, including secured and privately owned rental apartments, and rented privately owned condos & secondary suites).

Homeless shelters are not proposed to be included in this review as Council recently adopted the Richmond Homeless Strategy 2019-2029, which guides the community's actions regarding homelessness service provision over the next 10 years.

Analyzing Housing Affordability

Housing affordability throughout Metro Vancouver is a complicated issue that is influenced by many factors at the federal, provincial, regional, local and household levels. To explore the complex issues associated with housing affordability, policy papers will be prepared at key stages of the OCP review. Policy papers provide an opportunity to take a detailed look into the issues and trends that impact housing affordability and to explore innovative options that go beyond traditional land use planning. This will include an examination of regional, national and international models that support housing affordability and their viability to the Richmond-context. These analyses will include a review of initiatives led by governments, non-market housing providers and private enterprise. The outcomes of these analyses will be a series of policy and program options that Richmond can realistically employ to address housing affordability.

The 'deep dive' into housing affordability is proposed to be undertaken over three steps:

Step 1: Contextual Understanding of Richmond's Housing Market

The initial step will involve a thorough examination of Richmond's housing market, considering the relationships between supply, demand and need, as identified in the Housing Needs Report (HNR). This will include gaining an understanding of the City's ability to affect changes that match housing supply to community need. Further, a goal of this review is to better understand the financial drivers (e.g. banks, investors), potentially new investors (e.g. pension plans) in the housing market and how the City can partner in some of the solutions to the affordability crisis.

Through the rezoning and development process, Richmond has been successful in increasing housing supply. However, it is unclear whether the increase in supply has had a positive impact on

housing affordability or whether the housing that is being provided is meeting the affordability needs of the community as identified in the HNR. As a result, the commonly accepted relationship between supply and demand warrants additional study.

While local government can be effective at supporting an increase in the supply of housing, as Richmond has, there are limits to the traditional tools that are available to a local government (e.g. zoning and land use designations) to match supply to the Richmond-specific housing needs outlined in the HNR (i.e. providing enough non-market and rent controlled housing). As a result, further analysis is required to gain a comprehensive understanding of the factors impacting housing affordability in Richmond.

As a first step, staff will undertake a detailed review into Richmond's housing market as well as what is occurring at both the federal and the provincial levels that impact housing affordability in Richmond. In order to gain an understanding of the relationship between supply, demand and need, the contextual analysis will move beyond the findings of the HNR.

A key component of Step 1 will be an examination of what role land prices play in affordability. Specifically, who is benefiting from land price appreciation as a result of rezoning (i.e. landowner, home purchaser or renter)? And, what contextually-specific policies could the City employ to control land-price escalation? Further analysis from land economists will be required, in addition to liaising with housing policy experts, and the real estate and development community. Staff will also look into how residential development is marketed as little is known about this.

Step 2: Policy & Program Options

Based on the findings from Step 1, this step will explore the pros, cons and feasibility of policy and program options that may be applicable to Richmond, including identifying specific policies and programs to affect change.

Municipalities can use a range of approaches to address housing affordability, including, but not limited to:

- **Density-based criteria** that links increased development capacity to meeting community needs. For instance, investigate the feasibility of requiring that all new residential development potential beyond existing base densities as permitted in the OCP or Area Plans be mandated to be affordable housing units (i.e., monthly rent or mortgage payments are no more than 30% of median income). As indicated in Attachment 1, a recent example of this is in Cambridge, Massachusetts where they implemented a policy to address the escalation of land prices resulting from rezoning by allowing only affordable housing units (rent is at 30% of income levels) above the density permitted under base zoning. This is a similar approach to the referral for the Spires Road neighbourhood.
- **Maximizing affordable housing contributions** from the private sector through regulatory approaches (e.g. mandatory market rental), housing agreements, inclusionary zoning (e.g., low end market rental program) and other approaches.
- **Provision of grant funding, land contributions and other incentives** to subsidize construction of non-market housing.
- **Advocacy** to achieve increased funding allocations and new revenue tools from other levels of government. Example tools include revenue from the Province's Speculation and Vacancy Tax program.

- **Direct management and ownership of housing units** through a municipal housing authority or similar organization. This approach requires significant resourcing requirements but is used in some municipalities to create housing types not provided within the private market, such as affordable home ownership models.
- **Provision of financial incentives** to encourage housing affordability, such as reviewing density bonusing, development cost charges and property tax incentives along with access to grant and loan programs.

A significant portion of Step 2 is to review the City's long standing Single Family Lot Size Policy. Simply allowing two-lot subdivisions does not address housing affordability and could potentially destabilize existing neighbourhoods. Rather than removing the Single Family Lot Size Policy, staff intend to investigate various alternative housing forms (e.g. duplexes, triplexes, detached suites) that could be considered in an effort to increase housing affordability through strata titling, housing agreement, or other means. The review is expected to look at what, if any, alternative types of housing could be considered within established subdivisions including an assessment of potential implications to the City's existing Lot Size Policies. This would include looking at existing large single family buildings and how they could be modified to include additional dwelling units, in addition to reviewing new building design templates that would allow for multiple dwelling units but be in scale with a single-family neighbourhood design.

The Single Family Lot Size Policy review would also look at ways to redevelop certain areas that are close to community centres, Neighbourhood Service Centres and Arterial Roads to assess the financial feasibility of requiring any additional residential density to be affordable (i.e., monthly rent or mortgage payments that are no more than 30% of median income). In addition to assessing the financial feasibility of this model to determine if this can be achieved, a review of incentives and regulations would be required. Following the adoption of the updated OCP, it is intended that a new policy context will be in place to review such applications with a goal to address housing affordability.

As part of the new Single Family Lot Size Policy framework, the scope would look into providing some form of flexibility for existing residents the ability to provide inter-generational housing options which may require an increase in housing density on their single-family lot (e.g. small lot single-family, duplex). It is envisioned that this would be an option for existing residents only who have a demonstrated need and not for speculators.

Each approach described above has benefits and challenges, which will be explored in detail through Step 2 in order to determine the pros, cons and feasibility of the approach in the Richmond context.

Step 3: Charting Courses of Action to Improve Housing Affordability

Following the findings from Steps 1 and 2, staff will be in a position to suggest feasible options to improve housing affordability in Richmond, as well as next steps. It is anticipated that this will include a package of policies, programs and housing delivery models that move beyond traditional or standard land use planning approaches.

The outcomes of Step 3 will form the housing affordability component of the OCP update, as well as strengthen the housing policy linkages between the OCP and the City's Affordable Housing

Strategy (2017-2027). Charting viable courses for action that improve housing affordability in Richmond will provide direction and guidance to the OCP update.

Target Area 2: Social Equity

The City's Social Development Strategy: Building our Social Future defines social equity as "ensuring that all segments of the population have equal opportunity and that their needs are recognized and addressed in a fair manner". In addition, the City's Sustainability Policy defines social sustainability as "basic needs are met, wealth and resources are distributed justly, equitable opportunities exist for social enrichment at the individual and community level and resiliency exists to address challenges." Social equity ensures that basic needs (e.g. food, clothing, housing, income), social supports (e.g. education, health care, child care) and community services (e.g. parks, recreation, arts & culture, social services) are available to and accessible by all citizens, regardless of age, gender, ethnicity, income or ability. In short, social equity involves the removal of systematic barriers that cause the disparities experienced by different groups of people. An equitable society is an inclusive one, where participation by all residents is welcomed, encouraged and facilitated.

Drawing from these perspectives, the current OCP provides a policy framework for social inclusion and accessibility. Given that the scope of the OCP is primarily land use and physical development, the OCP update provides an opportunity to incorporate policies that apply a social equity lens to land use planning and design; and, to identify gaps in, and further strengthen, existing social equity policies from the perspectives of resiliency, equity and adaptation. This will include a policy review of strategies to examine age, income and ability, along with ethnicity, race, gender and indigeneity, which affect an individual's experience of life in a community. The analysis would consider ethnicity, race, gender, age, indigeneity, disability, class and other factors that could apply to Richmond's private and public spaces.

Both the CEEP and the Community Wellness Strategy (2018) provide guidance for the OCP update in terms of equity, and both can serve as a model for the OCP update. In addition, the update of the Social Development Strategy is scheduled to commence this year, which will provide opportunities to share learnings between the update of the Strategy and the OCP update.

Topics to be addressed, for example, include:

- A review of City planning concepts to employ a social equity lens to land use and physical planning, such as an analysis of how various segments of Richmond's population experience these spaces and removing barriers to their use of these spaces, which will also include an analysis of prioritizing moving people not cars;
- Reviewing and updating, where necessary, the City's universal accessibility policies; and
- Identifying opportunities to strengthen the involvement of underrepresented groups in shaping the future of Richmond.

Target Area 3: Environmental Protection & Enhancement

The City is surrounded by Environmentally Sensitive Areas (ESA), as defined in Development Permit Areas, including marshes, wetlands, forested areas, beaches and open spaces. To protect and enhance these areas, the current OCP has guidelines which are used to implement the protection and enhancement of ESAs.

In order to further enhance, expand, and connect Richmond's diverse ecological network, in 2015, Council adopted the Ecological Network Management Strategy. The strategy provides a framework for managing and guiding decisions regarding the city-wide system of natural areas in Richmond and the ecosystem services they provide on City, public and private lands.

The CEEP also notes that green infrastructure, such as natural and built biological environments that provide functions similar to traditional civic infrastructure, can enhance Richmond's resiliency and adaptability to climate change by managing and filtering stormwater, reducing 'urban heat island' effects, improving local air quality, and supporting biodiversity. Richmond's green infrastructure includes its urban forest, soils, agricultural areas with peatland soils, and the saltwater marshlands of Sturgeon Banks, which already contain large amounts of sequestered carbon. Carbon-smart land management has potential to sequester additional CO₂, thereby helping reduce the City's net emissions.

As part of the OCP update, the policy linkages between ESAs and the Ecological Network Management Strategy are proposed to be reviewed and updated to further advance the protection and enhancement of natural areas. This will include:

- Enhancing policy linkages between ESAs and the Ecological Network Management Strategy;
- Updating, 'ground truthing' and monitoring the City's ESA map and inventory using a science-based approach;
- Undertaking a 'best practices' review of innovative ESA management policies and guidelines and potential for carbon sequestration; and
- Reviewing the ESA Development Permit process and methodology, including 'best practices' models for the delivery of Qualified Environmental Professionals (QEP) reports.

Target Area 4: Climate Mitigation and Adaptation

In January 2020, Council approved 8 Strategic Directions to guide the development of the CEEP. The CEEP supports many current and planned OCP target areas. Specific to land use and development, Direction 4: Complete Communities states 'Implement OCP and Local Area Plan objectives for compact, complete neighbourhoods in Richmond, with a range of services, amenities and housing choices, and sustainable mobility options within a five-minute walk of home'. Urban form has significant influence on the amount of energy used by transportation as well as heating and cooling of buildings. Policies in Richmond's OCP and the City Centre Area Plan encourage compact development and have facilitated the extension of high-frequency rapid transit to Richmond, helping the City reduce overall greenhouse gas (GHG) emissions since 2007, even with continued population growth and economic expansion. Most notably, the forthcoming CEEP includes an action to 'Assess the impacts on energy use and GHG emissions as new local area plans are introduced, and when there are amendments or updates to the OCP'. Land use and policy scenarios developed as part of the OCP review will be assessed accordingly and reported to Council when brought forward for consideration.

This target area will aim to apply a 'climate lens' to OCP policy development to support decision making. Appropriate criteria will be developed when assessing OCP and Area Plan policy updates and their potential impacts to energy and GHGs.

OCP flood protection management and agricultural land policies and practices, as they relate to the impacts of fill, will also be reviewed and updated from a climate adaptation, resiliency and climate

change perspective. This would include exploring opportunities to fill certain areas which may include land in the Agricultural Land Reserve. In the short-term, criteria could be established for fill requests to improve the viability of farm land. In the long-term, this would provide long-term flood protection in the face of climate change. These strategies would have to ensure there is minimal negative impact to the existing Ecological Network and not conflict with strategies and policies as identified in Target Area 3 (Environmental Protection & Enhancement).

Target Area 5: Long-Term Planning for Emerging Trends & Transformational Technologies

As a typical OCP has a 30-year planning horizon, a proposed objective of this OCP update is to set up and start a process to identify and monitor the emergence of significant trends that may affect the City's ability to achieve the OCP vision over the long term. These potential trends may include demographic shifts (e.g., climate-driven migration), technological advances (e.g., data analytics, autonomous vehicles, and artificial intelligence), economic shifts (e.g., circular economy, knowledge economy), social factors (e.g., social equity and justice), and environmental changes (e.g., climate change). Recognizing these trends and anticipating those that will impact Richmond will ensure that OCP planning is proactive. An early and continued consideration of emerging trends and transformational technologies will ensure the City is well positioned to address any potential impacts. The challenge will be to incorporate potential trends and technological advancements into long-range planning. Consequently, balance will need to be given to the breadth and length of the OCP vision and how to ensure responsiveness to change.

The analysis of emerging trends and transformational technologies will consider:

- Policy approaches and timing for incorporating land use and built form policies in the OCP to support autonomous vehicles (e.g., land use and design implications to parking and infrastructure, and minimizing the growth of car dependency);
- Leveraging opportunities for artificial intelligence and data analytics to contribute to data-driven land use planning approaches; and
- A review of the impacts that climate-related environmental and socio-economic changes could have on migration and immigration patterns.

Additional emerging trends and transformational technologies may be identified through a 'future foresight' approach. Undertaking the long-term planning for emerging trends and technologies will ensure that the updated OCP is a living document that is resilient and adaptable to evolving lifestyles, technologies and community needs.

Target Area 6: Administrative Updates

It is proposed that the final target area consist of administrative updates to the OCP. Metro Vancouver is currently in the process of updating the Regional Growth Strategy (Metro 2050). For Richmond, an outcome of this process will be the need to update the City's Regional Context Statement (RCS) which forms part of the OCP. This will involve updating the City's growth projections for the next several decades.

As part of the administrative updates, staff are also proposing to review linkages between Sub-Area Plans, Area Plans and the OCP. This will ensure policy alignment between Sub-Area Plans, Area Plans and the policy framework of the updated OCP. Staff are proposing to establish an action plan to guide the planning and development of the City's neighbourhood service centres (Attachment 3). The

Neighbourhood Service Centres Action Plan will serve as a catalyst for updating the existing plans, or where required, creating new plans, for the City's neighbourhood services centres.

The action plan will establish:

- A neighbourhood service centres planning process that includes clearly defined planning goals (e.g., the delivery of affordable housing), along with an administrative structure and delivery mechanisms.
- A public engagement strategy that provides a variety of opportunities for residents, business, landowners and other stakeholders to provide input into the planning process; and,
- Criteria for prioritizing the order in which specific neighbourhood service centres will undergo area planning.

The overarching goal of the Neighbourhood Service Centres Action Plan is to plan resilient, equitable and adaptable neighbourhood services centres throughout the City that provide residents with a variety of housing, jobs, and services, and function as the public heart of the neighbourhood. Planning and redeveloping the City's neighbourhood service centres will help the environment by reducing the need to travel long distances from home to jobs and services, as well as contribute to increasing Richmond's affordable housing stock.

Finally, it is proposed that the implementation strategy of the current OCP be updated to establish priorities, monitor progress and provide annual progress reports to Council.

Concurrent OCP Initiatives

Beyond the six target areas noted above, several City initiatives are currently underway that may result in amendments to the OCP during the OCP review which include:

- Low-End Market Rental Housing Review and related Council referrals to market rental housing;
- BC Building Code updates and local application of the BC Energy Step Code in bylaw; and
- Resilient Economy update.

As these initiatives are at various stages of undertaking, these projects will continue to run parallel to the OCP update process.

Public Consultation Approach

Community and stakeholder involvement will be an integral and vital component in updating the OCP target areas. In order to ensure that the public and key stakeholders contribute to the OCP update process, as well as simultaneously dealing with the ongoing uncertainty created by the COVID-19 pandemic, a focused public and stakeholder engagement strategy is proposed. This approach will ensure both the general public and specific stakeholders associated with each of the six target areas are able to provide meaningful contributions to the OCP update process. In addition, a cross-departmental approach to coordinating public consultation efforts will be undertaken.

Details of the public and stakeholder engagement strategy include:

- The extensive use of digital consultation that will include interactive online activities (i.e., Let's Talk Richmond surveys, and social media engagement);
- Engagement with relevant Council Advisory Committees, external agencies, and neighbouring municipalities; and
- Distribution of information through electronic and print media.

Further details on the approach to consultation are provided in Attachment 4.

Phasing & Timeline

Because of the diversity and breadth of topics addressed through the six target areas, the OCP update is proposed to be undertaken over three phases beginning in early 2022 with bylaw adoption scheduled for mid-2024. Over the three phase process, staff will update Council at key milestones.

Phase 1: Background & Contextual Research (Q2 & 3 of 2022)

The first phase will involve undertaking background and contextual research related to the six target areas:

1. Housing Affordability;
2. Social Equity,
3. Environmental Protection & Enhancement
4. Climate Mitigation & Adaptation,
5. Long-Term Planning for Emerging Trends & Transformational Technologies
6. Administrative Updates (e.g., Regional Context Statement)

Key Tasks include:

- Initiate background research for six target areas.
- Undertaking a contextual analysis of Richmond's housing market (i.e., supply, demand and need).
- Stakeholder consultation with key players in the delivery of affordable housing (e.g., Federal and Provincial governments, non-profits, and pension funds)

Phase 2: Resiliency, Equity and Adaptation - Policy & Program Options (Q4 2022 to Q2 2023)

The second phase will involve pulling the information gathered in Phase 1 into a series of policy options for Council's consideration. The policy options will be developed based on their applicability to the Richmond context. The preparation of the policy options will be organized around the themes of "Resiliency, Equity and Adaptation." This phase will also involve public and stakeholder consultation that will include Let's Talk Richmond and consultation with Council Advisory Committees. The details of this consultation will be finalized with Council as part of Phase 2.

Key Tasks include:

- Undertake policy review for the six target areas.
- Report back to Council on research through a series of policy papers for the target areas.
- Seek Council direction for the next round of consultation with stakeholders and the public.
- Undertake public consultation and present findings to Council.

Phase 3: Pulling the Plan Together (Q3 2023 to Q3 2024)

The final phase of work will involve synthesizing the materials, information, and public feedback gathered during Phases 1 and 2 into an updated OCP. The research, analysis, and engagement activities carried out in the earlier phases will be structured to enable a clear translation into policy directions and implementation actions for the six target areas.

Key Tasks include:

- Draft of updated OCP presented to Council.
- Public consultation on draft OCP. Details of the public consultation approach will be finalized with Council prior to consultation being undertaken.
- Bylaw consideration for updated OCP and accompanying Implementation Strategy.

Financial Impact

The existing OCP review budget will have no financial impact on existing budgets or have any tax implications. Funding for OCP and Area Plan reviews has been collected through a community amenity levy funded by development contributions. Subject to Council endorsement on the scope of the OCP, staff will prepare a work plan that would include the hiring of consultants, experts in the fields of affordable housing, social equity, and environmental projection, and public and stakeholder consultation. At this point, staff anticipate expenditures to range from \$400,000 to \$600,000 over a two-year time frame. As indicated above, this would have no impact on existing budgets.

Conclusion

Based on staff's recommendations, the upcoming OCP review would be a targeted review focusing on six key areas including:

1. Housing Affordability
2. Social Equity
3. Environmental Protection & Enhancement
4. Climate Mitigation & Adaptation,
5. Long-Term Planning for Emerging Trends & Transformational Technologies
6. Administrative Updates (e.g., Regional Context Statement)

A summary of key tasks by Target Area is provided as Attachment 5.

The OCP update is proposed to be undertaken in three phases starting in early-2022 with a targeted completion of mid-2024. The OCP update will involve extensive digital public consultation alongside engagement with Council Advisory Committees, neighbouring municipalities, external stakeholders and the general public.

February 7, 2022

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The proposed overarching themes to guide the update are “Resiliency, Equity and Adaptation.”

Steve Gauley

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SG:cas

- Att. 1: Examples of Housing Affordability Models
- Att. 2: Housing Continuum
- Att. 3: Neighbourhood Service Centres
- Att. 4: Proposed Public & Stakeholder Engagement Approach
- Att. 5: Summary of Key Tasks by Target Area

Official Community Plan Targeted Update

Examples of Housing Affordability Models

- Implementation policy to control land-price escalation:** In October 2020, Cambridge Massachusetts implemented a policy to address the escalation of land prices resulting from rezoning by approving a 100% Affordable Housing Overlay (AHO) for the city. The AHO allows for the creation of new affordable housing units above the density permitted under base zoning. All of the units created above the base density are required to be rented at rents pegged at 30% of gross household income, which matches with local income. To date, Cambridge has 4 projects that are participating in the program.
- Municipal Housing Authorities:** This can include an independent, City-controlled, or non-profit entity dedicated to providing and managing non-market housing stock that is for rent or purchase by qualified individuals and facilities. Examples include the Whistler Housing Authority, the Metro Vancouver Housing Corporation, Capital Region Housing Corporation, and the Tofino Housing Corporation.
- Affordable Home Ownership:** Rent-to-own is an alternative route to homeownership for households or individuals who do not have the financial resources for a down payment or lack good credit to secure a mortgage. Although rent-to-own agreements vary, they typically provide the tenant with the option to purchase the residential unit at the end of the lease term, with rent contributing to the purchase price or down payment amount. During the lease term, it is expected that the tenant will have improved their credit as well as saved enough money to afford a down payment. An example of this is in Langford where qualified renters in the Belmont Residences project can apply 25% of their rent towards the future purchase of a home; or Athem's proposed rent to own project in the District of North Vancouver which is intended to provide entry to the housing market for the "missing middle" segment who would like to transition to home ownership. Another example is the Panatch Group's 50 Electronic Avenue project in Port Moody that includes 30 units in a 358 unit development as part of a developer initiated and administered rent-to-own opportunity geared toward first time homebuyers in Port Moody. The City of Calgary established a non-profit organization, Attainable Homes Calgary, to assist moderate income residents to attain homeownership. The program assists the purchaser with the purchase down payment. At the time the home is sold, the no interest down payment is returned and if the value of the property has increased, the owner provides a portion of appreciation to the non-profit organization, which is used to assist others interested in the program.
- Community Land Trusts:** Community Land Trusts (CLT) are non-profit, community-based organizations that obtain and manage land for the communities that they serve. Typically, Community Land Trusts are based on a dual-ownership model where the land is owned by the CLT and the buildings on the land are owned by an individual or non-profit organization.

- ***Municipal Land Contributions:*** Municipalities across British Columbia provide land contributions to support affordable housing developments. A successful model is releasing calls for expressions of interest for affordable housing proposals for City-owned properties. For example, in 2018, the City of Vancouver issued a call for seven City-owned sites. Successful proponents were responsible for all project activities, including designing, building, funding and operating the new developments. This approach enabled housing organizations to begin the planning phase for new developments and to seek zoning approvals prior to seeking funding. The model ensures that projects are shovel-ready in advance of funding calls from the provincial and federal governments.
- ***Municipal Funding Contributions:*** While the provincial and federal governments have the primary responsibility for funding affordable housing developments, municipalities can deliver partial funding contributions to support new projects. For example, the City of Vancouver delivers the Community Housing Incentive Program, which provides up to \$100,000 per unit to offset construction costs.
- ***Pre-zoned rental properties:*** Through the use of rental tenure zoning and other approaches, municipalities have the ability to permit multi-family rental construction without the need for a rezoning. For example, the City of Vancouver approved policy changes that permit additional density for rental developments in all C-2 commercial zones on arterial streets. Greater density is provided for below-market and non-market housing. This approach incentivizes the provision of rental housing, avoids the time and money associated with a rezoning process, and provides certainty about the density that is permitted for rental developments.

*Additional models for the delivery of housing affordability will be identified as part of the housing affordability review. Each example will be analyzed to determine its pros, cons and feasibility to the Richmond context.

Official Community Plan Targeted Update Housing Continuum

Housing Continuum



Target Groups: Individuals experiencing homelessness or at risk of homelessness.

Target groups: Very low to moderate income households.

Target groups: Moderate to high income households.

*Adapted from the 2017 Affordable Housing Strategy

The map illustrates the proposed City Centre Boundary (shaded pink) and the Canada Line (black line with a circle). Future Neighbourhood Service Centres are indicated by dashed circles and labeled: Cambie, Garden City, Blundell, Seafair, Broadmoor, Ironwood, and Hamilton. The Steveston Village is marked with a red square. The map also shows major roads like Highway 91, Westminister Hwy, and various bridges such as the Knight St Bridge and Mitchell Island Bridge. The North Arm Fraser River and South Arm Fraser River are also depicted.

Legend:

- Canada Line
- City Centre Boundary
- Future Neighbourhood Service Centres (subject to further planning and community consultation)
- Steveston Village

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Proposed Public & Stakeholder Engagement Approach

Key elements of the proposed engagement strategy are summarized below:

- Digital consultation to offer the public opportunity to comment online, including the use of the City's online survey platform, Lets Talk Richmond (e.g., surveys). The City's social media platforms (e.g., Twitter, Facebook, YouTube, Instagram) may also be used to further engage the public (e.g., an online discussion on policy directions).
- Electronic and print media to provide the public with access to project information and notification of opportunities for involvement. This may include mail outs, newspaper advertisements, newsletters, a project webpage, social media, and email updates.
- Council Advisory Committees will be consulted at key points throughout the process, including:
 - Advisory Committee on the Environment,
 - Community Services Advisory Committee,
 - Intercultural Advisory Committee,
 - Food Security and Agricultural Advisory Committee,
 - Seniors Advisory Committee, and
 - Economic Advisory Committee.
- Neighbouring municipalities Vancouver, New Westminster, and Delta, will be informed and consulted at key milestones in the process; and
- Stakeholders representing a broad range of interests in Richmond will be consulted:
 - Community Associations
 - Urban Development Institute (UDI),
 - TransLink,
 - Metro Vancouver,
 - School District No. 38,
 - Agricultural Land Commission,
 - Steveston Harbour Authority,
 - Ministry of Transportation & Infrastructure,
 - Port of Vancouver,
 - Richmond Chamber of Commerce,
 - Vancouver International Airport, and
 - Youth Aged 13-24 (e.g., Green Ambassadors Symposium).

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Summary of Key Tasks by Target Area

Target Area	Key Tasks
1: Housing Affordability	<ul style="list-style-type: none"> • Research and investigate housing models locally, nationally and internationally. • Liaise with housing policy experts. • Meet with representatives of the real estate and development community (e.g., Urban Development Institute, BC Real Estate Association, BC Non-Profit Housing, BC Housing). • Meet with representatives of the finance industry, in addition to potential investors of rental housing. • Retain land economist to assess financial feasibility of proposed housing models. • Retain housing consultant to prepare policy papers. • Prepare policy & program options for Council consideration.
2: Social Equity	<ul style="list-style-type: none"> • Review current City policies to employ a social equity lens • Meet with representatives to understand more fully on how to eliminate systemic barriers as they relate to city planning. • Reviewing and updating, where necessary, the City's transportation and universal accessibility policies. • Identifying opportunities to strengthen underrepresented groups in shaping the future of Richmond. • Prepare policy & program options for Council consideration.
3: Environmental Protection & Enhancement	<ul style="list-style-type: none"> • Review existing policy with respect to ESAs and the Ecological Network and investigate how they can be better linked. • Retain consultant to update and 'ground truth' the City's ESA mapping. • Review ESA Development Permit process.
4: Climate Mitigation & Adaptation	<ul style="list-style-type: none"> • Investigate ways to incorporate direction in the CEEP into the OCP. • Establish criteria that would provide a 'climate lens' to upcoming amendments to the OCP, Area Plans and Sub-area Plans. • Retain consultant to review a long-term fill strategy that would address flood protection management and agricultural viability, but at the same time, minimize negative impacts to the existing Ecological Network. • Prepare policy options for Council consideration.

<p>5: Long-Term Planning for Emerging Trends & Transformational Technologies</p>	<ul style="list-style-type: none"> • Review policy approaches and timing for incorporating land use and built form policies in the OCP to support autonomous vehicles (e.g., land use and design implications to parking and infrastructure, and minimizing the growth of car dependency). • Identify opportunities for artificial intelligence and data analytics to contribute to data-driven land use planning approaches. • Review of the impacts that climate-related environmental and socio-economic changes could have on migration and immigration patterns. • Prepare policy options for Council consideration.
<p>6: Administrative Updates</p>	<ul style="list-style-type: none"> • Update the City's Regional Context Statement to reflect the revised Regional Growth Strategy. • Establish a Neighbourhood Service Centre Action Plan. • Ensure that policies and land use maps are harmonized between Area Plans and Sub-Area Plans with OCP policies and mapping. • Update OCP implementation strategy and provide an annual progress report to Council.