

Planning Committee

Anderson Room, City Hall 6911 No. 3 Road Tuesday, March 8, 2016 4:00 p.m.

Pg. # ITEM

MINUTES

PLN-4

Motion to adopt the minutes of the meeting of the Planning Committee held on February 16, 2016.

NEXT COMMITTEE MEETING DATE

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

COMMUNITY SERVICES DIVISION

1. AFFORDABLE HOUSING STRATEGY UPDATE – DRAFT COMMUNITY PROFILE STATISTICS

(File Ref. No. 08-4057-01) (REDMS No. 4894834 v. 11)

PLN-10

See Page PLN-10 for full report

Designated Speaker: Joyce Rautenberg

STAFF RECOMMENDATION

That the staff report titled "Affordable Housing Strategy Update – Draft Community Profile Statistics", dated February 11, 2016, from the General Manager, Community Services, be received for information.

be introduced and given first reading.

4. APPLICATION BY BONTEBOK HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO THE INDUSTRIAL (I) ZONE TO PERMIT A DRIVE-THROUGH RESTAURANT AT 18399 BLUNDELL ROAD

(File Ref. No. 12-8060-20-009532; ZT 13-639146) (REDMS No. 4925144)

PLN-69

See Page **PLN-69** for full report

Designated Speaker: Barry Konkin

		Planning Committee Agenda – Tuesday, March 8, 2016		
Pg. #	ITEM			
		STAFF RECOMMENDATION		
		That Richmond Zoning Bylaw 8500, Amendment Bylaw 9532, for a Zoning Text Amendment to the "Industrial (I)" zone to permit "Restaurant, drivethrough" at 18399 Blundell Road, be introduced and given first reading.		
	5.	APPLICATION BY MALKIT JOHAL FOR REZONING AT 8431 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2) (File Ref. No. 12-8060-20-009533; RZ 15-691873) (REDMS No. 4929995)		
PLN-80		See Page PLN-80 for full report		
		Designated Speaker: Barry Konkin		
		STAFF RECOMMENDATION		
		That Richmond Zoning Bylaw 8500, Amendment Bylaw 9533, for the rezoning of 8431 No. 1 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)," be introduced and given first reading.		
	6.	MANAGER'S REPORT		
		ADJOURNMENT		





Planning Committee

Date:

Tuesday, February 16, 2016

Place:

Anderson Room

Richmond City Hall

Present:

Councillor Linda McPhail, Chair

Councillor Bill McNulty Councillor Chak Au Councillor Carol Day Councillor Harold Steves

Call to Order:

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on

February 2, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

March 8, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2015 ANNUAL REPORT AND 2016 WORK PROGRAM

(File Ref. No. 07-3300-01) (REDMS No. 4873965 v. 4)

Committee wished to thank the Richmond Intercultural Advisory Committee for their work.

It was moved and seconded

That the Richmond Intercultural Advisory Committee (RIAC) 2015 Annual Report and 2016 Work Program be approved.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. ARTERIAL ROAD POLICY UPDATES

(File Ref. No. 10-6350-00) (REDMS No. 4880858 v. 6)

Wayne Craig, Director, Development, briefed Committee of the proposed amendments to the City's Arterial Road Policy, noting that:

- the proposed amendments will provide clarity and specificity to the existing Policy;
- the proposed amendments will provide opportunities to introduce new housing forms such as duplexes, triplexes and row houses in addition to the traditional housing forms such as townhouses and single-family homes along arterial roads;
- in addition to the new housing forms, staff are recommending changes to Development Permit guidelines for traditional townhouse forms along arterial roads related to orphan lots, rear yard setbacks and duplex building types adjacent to single-family homes;
- the proposed amendments will identify areas where duplexes and triplexes are suitable;
- staff have identified areas in the city where exclusive lane-access housing is appropriate;
- the proposed amendments have identified four areas where mid-block lane connections to the arterial road may be needed and as part of the implementation strategy, staff will be recommending a funding approach that will allow for the equitable development of mid-block connections for lane-access housing;
- areas of future study include provisions for double fronting lots along arterial roads and opportunities to increase density along the Railway Avenue corridor; and
- should the proposed amendments advance, consultation with stakeholders, Richmond School District No. 38, and the public will proceed.

In reply to queries from Committee, Mr. Craig noted that (i) the population projections in the report are in keeping with the Official Community Plan (OCP) for residential growth outside the city centre, (ii) the proposed amendments would allow for on-site vehicle maneuvering space in duplex and triplex sites, (iii) up to six vehicle parking spaces along with one visitor parking space would be required in a triplex site, and (iv) row houses differ from townhouses in that row houses do not have a strata and row house owners own their specific lot title.

In response to queries from Committee regarding density, Mr. Craig noted that staff are recommending a density of 0.6 FAR for arterial road duplexes and triplexes, which will facilitate appropriate dwelling sizes. He added that the recommended density is consistent with allowances for compact lot and coach house sites and should integrate well into the surrounding context.

Discussion ensued with respect to the rental vacancy rates in the city and surrounding municipalities.

As a result of the discussion, staff were directed to continue processing all instream development applications during the consultation process and advise the public that in-stream applications will be processed during the consultation process on the City's website.

Discussion then took place with regard to increasing density along the Railway Avenue corridor.

In reply to queries from Committee regarding front-back duplexes accessed from a rear lane, Mr. Craig noted that vehicle parking will feature a driveway and a garage with two parking spaces in a tandem arrangement.

Amar Sandhu, 11020 No. 5 Road, expressed concern with regard to the potential increase of time required to process rezoning applications and was of the opinion that development applications should proceed straight to the Development Permit process.

In reply to queries from Committee, Mr. Craig noted that pre-zoning sites is not advised and that the rezoning process allows the City to secure amenities such as affordable housing and infrastructure.

Discussion ensued regarding the time required to process development applications, and in reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, advised that application time is partly dependent on the response of applicants and the City's application processing time compares favorably to other municipalities.

Discussion then ensued with respect to significantly increasing density along the Railway Avenue corridor and its possible effect on neighbourhood character.

In reply to queries from Committee, Mr. Craig noted that the proposed public consultation is consistent with the public consultation followed on previous revisions of the Arterial Road Policy; however, staff can amend the proposed public consultation at Council's direction.

Discussion ensued with regard to the proposed public consultation, and it was suggested that newspaper advertisements be used to advise the public of the planned open houses for the proposed amendments.

In reply to queries from the Committee, Mr. Craig noted that staff can provide information on the number of properties that will be potentially affected by the proposed amendments.

It was moved and seconded

That the proposed amendments to the Arterial Road Policy as provided in the January 27, 2016 staff report titled "Arterial Road Policy Updates," be approved to proceed to public and stakeholder consultation.

CARRIED

Opposed: Cllr. Day

3. PROVINCIAL GOVERNMENT LEGISLATION OF THE BUILDING ACT

(File Ref. No.) (REDMS No. 4913560)

James Cooper, Manager, Plan Review, briefed Committee on the Province enacting the *Building Act* (the Act), noting that:

- the legislation's objectives will be to improve consistency in the implementation of building regulations province-wide and will respond to innovative advancements in building methods;
- the Act will centralize building regulation authority at the Provincial level;
- the Act may affect City policy objectives by conflicting with building regulations in City bylaws;
- the Act will standardize qualification requirements for building officials and City Building Approvals staff will require certification to Provincial standards; and
- staff will review bylaws and advise Council of any potential areas of conflict.

In reply to queries from Committee, Mr. Cooper advised that implementation of the Act is done in phases and many administrative rules are still not in place.

Discussion ensued with respect to the potential impact of the Act, and in reply to queries from Committee, Mr. Erceg noted that requirements that are applied at time of rezoning, such as servicing and affordable housing agreements, should not be impacted. He added that requirements that are in a bylaw and outside of the rezoning process, may be affected by the Act. He further noted that staff will examine options to preserve all City requirements that may be affected by the Act.

Discussion then took place regarding the Province's potential influence on development in the city and the benefits that come from rezoning.

In reply to queries from Committee, Mr. Erceg advised that the City has highly trained Building Approvals staff and that Provincial requirements are rigid with respect to the testing and certifying of building officers.

In reply to queries from Committee, Mr. Cooper noted that the Act was introduced to address inconsistencies in building regulations between municipalities which potentially affected developers building across multiple municipalities, trade agreements and certification of materials and methods. He added that the Act will permit innovation and will supersede municipal authority; however, Provincial review of non-traditional developments may take a longer time compared to the current municipal process.

Discussion then ensued with respect to the historical development approval policies in the Province and the City and the high building standards of the City.

It was moved and seconded

- (1) That the staff report titled "Provincial Government Legislation of the Building Act," dated January 20, 2016, from the Senior Manager, Building Approvals, be received for information;
- (2) That a letter be written to the Honourable Rich Coleman, Deputy Premier and Minister Responsible for Housing, with copies to Richmond Members of the Legislative Assembly, expressing Richmond City Council's concerns in relation to the recently enacted Building Act, in particular, that:
 - (a) the new Building Act interferes with Council directives expressed as Building regulations within City Bylaws that may be affected by the Building Act; and
 - (b) the legislation lacks flexibility in addressing methods to certify and train municipal building officials; and

(3) That the City request additional information on the above matters from the Ministry, including the administrative rules that will be in place to administer the Act and that the Ministry provide opportunities to meet with the City in relation to the issues and concerns raised.

The question on the motion was not called as discussion ensued with regard to feedback on the Act provided by the building industry.

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

4. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (5:02 p.m.).*

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, February 16, 2016.

Councillor Linda McPhail Chair Evangel Biason Legislative Services Coordinator



Report to Committee

To:

Planning Committee

Date:

February 11, 2016

From:

Cathryn Volkering Carlile

elevelel

File:

08-4057-01/2016-Vol

General Manager, Community Services

01

Re:

Affordable Housing Strategy Update – Draft Community Profile Statistics

Staff Recommendation

1. That the staff report titled "Affordable Housing Strategy Update – Draft Community Profile Statistics", dated February 11, 2016, from the General Manager, Community Services, be received for information.

Cathryn Volkering Carlile

General Manager, Community Services

(604-276-4068)

Att. 1

REPORT CONCURRENCE						
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER				
Policy Planning	Ø	lellacted				
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	Initials:	APPROVED BY CAO				

Staff Report

Origin

The Affordable Housing Strategy was first created to respond to residents' need for access to safe, affordable and appropriate housing. The Strategy recognized the importance of ensuring that all Richmond residents have access to suitable and appropriate housing with the necessary community supports to serve the needs of a diverse population. The Strategy was adopted on May 28, 2007.

The purpose of this report is to provide Council with updated statistics and information with respect to housing need and affordability in Richmond (Attachment 1). As part of Phase 1 of the Affordable Housing Strategy update process, the statistics will be supplemented by feedback from community and stakeholder consultations. The statistical information and feedback will be collated into a comprehensive community profile, which will be presented to Council for their consideration.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.2. Effective social service networks.

This report also supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

3.4. Diversity of housing stock.

This report also supports the Social Development Strategy Goal #1: Enhance Social Equity and Inclusion:

Strategic Direction #1: Expand Housing Choices

Analysis

Currently, the Affordable Housing Strategy has three priorities:

- Subsidized rental housing for households earning \$34,000 or less;
- Low end market rental housing for households earning between \$34,000 or less and \$57,000 or less; and
- Entry level homeownership for households earning \$60,000 or less.

However, as the Strategy has not been updated since 2007, the current demographics, market conditions, estimated needs and senior government funding situation may no longer be accurately captured in the priorities and policy areas. The Community Profile will be the first

step in re-examining demographics, needs and market conditions to shape future policy directions.

Figure 1 outlines the Affordable Housing Strategy update timeline.

Figure 1: Affordable Housing Strategy Update Timeline



The Strategy is guided by the understanding that generating an effective housing system at all points of the continuum requires a multi-level government housing policy and funding commitment.

Policy Context

In the absence of a national housing strategy, much of the responsibility for overseeing and funding affordable housing falls to the provincial government (BC Housing). Recently, BC Housing has shifted from the development and management of affordable housing units, and focused on administering the projects in collaboration with non-profit providers and municipal government. In particular, BC Housing developed a Non-Profit Asset Transfer Program in late 2014. The program provides non-profit societies with the option to purchase the land from the Provincial Rental Housing Corporation (BC Housing's holding company), where the non-profit societies already own and manage the social housing buildings. Using the funds generated from the sale, the Province recently announced \$355 million in funding for over 2,000 new affordable housing units.

Figure 2 highlights the mandates of each level of government with regards to housing policy and provision.

Figure 2: Housing Policy and Provision Mandates

Government of Canada (Canada Mortgage and Housing Corporation):

The mandate of Canada's housing agency involves a wide spectrum of activities; from helping low-income families and persons with disabilities, to providing seniors and Aboriginal Canadians access to affordable housing, to ensuring housing markets function efficiently to help Canadians access a range of housing options.



Province of British Columbia (BC Housing):

Housing Matters (the provincial housing strategy) addresses the full housing continuum – from homelessness to home ownership. Its main focus is ensuring those most in-need of help have improved access to housing and supports.



Metro Vancouver Region:

The mandate is to address issues of regional concerns. Metro Vancouver has developed and adopted a regional growth strategy and is updating the Regional Affordable Housing Strategy.



City of Richmond:

Affordable housing policy in Richmond is impacted by the Official Community Plan (OCP), the Social Development Strategy (SDS) and the Affordable Housing Strategy (AHS). The OCP and SDS highlight the expansion of housing choices to accommodate the diverse range of housing types, tenures and affordability. The central focus of the AHS is to ensure that the City is successful in providing a range of housing options for households of different ages, family types and incomes.

Indicators of Need

The draft Community Profile examines a variety of statistics to develop a preliminary background of housing need in Richmond. Staff recognize that statistical data can be limited in terms of uncovering the causes of housing need. To supplement the numbers, staff will undertake stakeholder and community consultation in Spring 2016 to generate a greater understanding of challenges people face when looking for, or maintaining housing in Richmond.

Some of the statistics that help inform housing need include:

Vacancy rates:

- In 2015, vacancy rates in Richmond were lower than 1% for all unit types in purpose-built rental apartments, except 1 bedroom units (1.4%).
- The average vacancy rate in Richmond was 0.9% in 2015.
- By comparison, the average vacancy rate in 2015 for all-unit types in Canada's 35 major urban centers was 2.7%.
- The low vacancy rate could indicate a constrained rental housing market, which may result in higher rents and a lack of supply.

Core Housing Need:

- According to Canada Mortgage and Housing Corporation (CMHC), a household is said
 to be in core housing need if the housing falls below one of the standards: adequacy,
 suitability or affordability.
- This definition also includes households spending 30% or more of their gross income to pay the median rent in their community.
- As of 2011, 13% of renter households and 7% of owner households were in core housing need in Richmond.
- As well, 10% of Richmond households were not living in suitable dwellings for their family composition in 2011.

Low-income demographics:

- The Low-Income Measure after tax (LIM-AT) provides municipalities with an understanding of low-income households that may face barriers or challenges to finding housing.
- According to this measure, 22.4% of Richmond residents in 2011 were considered low-income (an increase of 1.5% since 2006).
- The prevalence of low-income households is higher in Richmond's City Centre, Thompson, Blundell and West Cambie planning areas.

Housing Stock:

- Approximately 1,371 units have been secured through Affordable Housing Strategy policies since 2007.
- There are an estimated 2,694 affordable rental and cooperative units in Richmond, secured prior to 2007 through the efforts of the non-profit sector under a number of nowended senior government funding programs.
- According to CMHC, there are an estimated 1,000 purpose built rental units and 468 accessory suites (constructed/secured outside of the Affordable Housing Strategy) since 2005.
- As of 2011, approximately 36% of Richmond's total housing stock is 30 years or older, which may have implications on future redevelopment due to aging of housing infrastructure.

Social Housing Waitlist Numbers:

- There are approximately 641 households on the BC Housing Social Housing Registry, with seniors and low-income families being the top two households in need.
- BC Housing administers the waitlist for 16 developments on the Housing Registry in Richmond.
- Although the waitlist is not for the units secured through the AHS, the Housing Registry waitlist provides an indicator of households in need of affordable units in the community.

Metro Vancouver Housing Demand Estimates:

Metro Vancouver has calculated 10 year housing demand projections (2011-2021), so municipalities are able to determine policies and housing targets to address the needs over time. Figure 3 below shows the number of units required to meet the demand annually and over 10 years.

Figure 3: Housing Demand Estimates 2011 - 2021

Types of Housing	Annual	10 year
Low-Income Rental	180	1,800
Low-Moderate Income Rental	220	2,200
Moderate and Above Market Rental	160	1,600
Total Rental	560	5,600
Ownership	1040	10,400
Total Demand	1600	16,000

Affordability Challenges

The City follows a commonly accepted benchmark provided by CMHC to define when housing is affordable: when renter households should not spend more than 30% and owner households should not spend more than 32% of their gross income on housing costs. This does not include additional expenses, such as utility fees, telephone and internet. The owner household benchmarks are slightly higher, as the housing costs include strata fees, homeownership insurance and heating costs.

The 2011 Census data shows that 32% of owner households are spending 30% or more of their total household income; and 47.5% of tenant households are spending 30% or more of their total household income on shelter costs. Although these numbers are important in highlighting the number of households spending beyond the "affordable" benchmark, it does not take into consideration the condition or suitability of a unit.

Average Rents in Richmond

In the last five years (2011-2015), the average rents for all unit types have increased by 12.4%, which is more than the cost of living. Increasing rents and low vacancy rates may lead to increased affordability challenges for all household types, and decreased access to suitable and affordable units in the private rental market.

Figure 4 displays the average rent as of October 2015, and the percentage increase since 2011.

Figure 4: 2015 Average Rents and Percentage Increase Since 2011

Unit Type	Fall 2015 monthly rent	% increase since 2011	
Bachelor	\$843	13%	
1 Bedroom	\$1,025	12%	
2 Bedroom	\$1,296	1%	
3 bedroom+	\$1,596	17%	

Incomes Needed to Purchase or Rent in Richmond

According to Statistics Canada, the median household income for Richmond was \$60,479 in 2011. As demonstrated by the data in Figure 5, this amount is below the annual incomes necessary to purchase any of the housing types listed at the benchmark price in Richmond. Households may have to spend more than 32% of their income on housing costs in order to afford purchasing a home.

Figure 5: Annual Income Necessary to Purchase a Housing Unit in Richmond

Housing Type	Benchmark Price	Down Payment	Annual Income Necessary
		5%	N/A due to new CMHC
Single Detached	\$1,209,600	10%	regulations
		20%	\$192,606
		5%	\$112,972
Townhouse	\$567,000	10%	\$107,963
		20%	\$95,780
		5%	\$76,274
Apartment	\$372,100	10%	\$72,986
		20%	\$64,991

Note: The annual income necessary assumes a 32% gross-debt-service (GDS) ratio, meaning that households are not spending more than 32% of their income on housing costs

Figure 6: Annual Income Necessary to Rent a Housing Unit in Richmond

	3+ Bedroom Unit	2 Bedroom	1 Bedroom	Bachelor
Monthly Rent	\$1,327	\$1,198	\$994	\$808
Annual Income Required	\$53,080	\$47,920	\$39,760	\$32,320

Note: The annual income necessary assumes a 30% gross-debt-service (GDS) ratio, meaning that households are not spending more than 30% of their income on housing costs

It can be assumed that with the high purchase price of homes and significant down payment needed, low to moderate income households may face challenges moving along the housing continuum into homeownership. In terms of renter households, larger households may face affordability challenges with accessing units with two or more bedrooms, as demonstrated in Figure 6. Renters may also face additional affordability barriers with low vacancy rates and lack of housing supply.

Next Steps

The data shows that housing supply is decreasing, while housing demand is increasing. Furthermore, homeownership may not be an affordable option for many households and renter households face increased barriers to obtaining housing due to low vacancy rates and rising rents.

However, at this time, the data is limited and does not highlight Richmond residents' experiences and challenges in obtaining housing in the community. A series of community engagement opportunities will be organized to gain a broader perspective of housing challenges and opportunities that may not be captured in the statistics. Staff will be engaging the public, as well as key stakeholders to learn more about the housing needs in Richmond. Some of the opportunities for consultation include:

- Online survey (Let's Talk Richmond) for the general public to complete: staff hope to gain a deeper understanding of the lived experiences of individuals accessing housing in Richmond, and also for the public to provide input on future housing policy directions.
- Open houses this will be an opportunity for the public to ask questions and provide feedback on housing challenges and opportunities in Richmond.
- Stakeholder roundtables with Council-appointed advisory committees, community committees, non-profit housing and service providers, government entities, and the development community: these will be targeted discussions around housing topics that directly impact the stakeholder groups.

After the consultation sessions are completed, the findings will be synthesized with the data in the attached document to form a comprehensive Community Profile for Council's consideration. This will be the foundation piece for guiding policy updates, which is Phase 2 of the Affordable Housing Strategy update process.

Financial Impact

None.

Conclusion

The draft Community Profile Statistics (Attachment 1) marks the first step of Phase 1 of the Affordable Housing Strategy update. In order to re-examine current policy and objectives, a clear understanding of the housing needs and trends in Richmond is needed to inform future directions. The goal of the community profile will be to generate discussion around gaps and opportunities to enhance current housing policy initiatives. Although the City has already made significant contributions to increasing affordable housing, it cannot solve housing affordability alone.

The proposed initiatives will provide opportunities to identify and address the housing needs of Richmond's low to moderate income households, and ensure that current and future residents can live, work, play and thrive in Richmond.

Joyce Rautenberg

Affordable Housing Coordinator

(604-247-4916)

Att. 1: Draft Community Profile Statistics

City of Richmond DRAFT Affordable Housing Community Profile

Part 1 – Statistics



Community Profile

The purpose of this document (Part 1 of the Community Profile) is to help identify current and emerging trends in Richmond's housing market to better understand key issues that residents face in terms of housing. This Community Profile is intended to help inform City Council, staff and the broader community of the housing affordability challenges being faced in Richmond. The combined quantitative and qualitative analysis of housing affordability will help to inform the direction of policy research for the Affordable Housing Strategy Update.

Part 2 (to be completed during Summer 2016) will provide a qualitative analysis, based on feedback through Richmond residents' own 'lived experiences' in addressing their own unique housing situations.

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1. Policy Context

1.1 Senior Government

The federal and provincial governments in Canada have traditionally and historically played a major role in the provision of affordable non market and subsidized housing. This has changed significantly over the past 20 years, as senior government policy changes have resulted in less funding to support the creation of new affordable housing options for low and moderate income households. In BC, the provincial government has continued to match available federal funding on housing but with an increased focus on providing rent supplements as the primary means of improving affordability for low-income households. These changes have continued to place considerable pressure on local governments to become more active, beyond their primary land use planning and development approvals role, in the provision of affordable housing.

1.2 Metro Vancouver Regional District

Metro Vancouver 2040 – Shaping Our Future (2011), the regional growth strategy, provides the overall growth management framework for Metro Vancouver. It coordinates regional land use and transportation planning and directs future growth to urban centres. It also provides population, employment, and housing projections to inform municipalities of future demands on specific communities. In supporting the regional growth strategy, municipalities are required to develop local Municipal Housing Action Plans, which will play an important role in implementing regional goals to provide diverse and affordable housing choices.

1.3 City of Richmond

Although the mandate to provide affordable housing is the primary responsibility of senior governments, the City of Richmond has long acknowledged that providing a range of affordable and diverse housing types for residents is an integral part of creating a liveable community. The City acknowledges that it cannot solve local affordable issues on its own but can play a role in partnership with senior levels of government, and the private and non-profit sectors. It is important to note that many affordable units, especially those built prior to 2007, when the current Affordable Housing Strategy was endorsed, are the result of collaboration among the non-profit sector, senior government, and at times the City of Richmond.

Richmond's Official Community Plan (OCP) 2012, is a legal document under the Local Government Act and the City's statement of its long-term planning vision (2012 – 2041). The OCP guides land development in alignment with regional growth plans (Metro Vancouver 2040), responds to current issues, and is a tool for directing the creation of a sustainable community. In terms of housing, the OCP directs development to accommodate for a diverse range of housing types, tenure, and affordability.

Richmond's *Social Development Strategy* (SDS) 2013, is the City's commitment to addressing social issues in planning and service delivery. One of the SDS's strategic directions is to expand housing choices to ensure that there are suitable and affordable housing options for all Richmond residents, including those on low-income, homeless persons, and persons with other barriers to housing.

Richmond's current Affordable Housing Strategy (AHS) was adopted in 2007 following earlier Council adopted strategies in 1994 and 1989. A central focus of the current AHS is to ensure that the City is successful in providing a range of housing options for households of different ages, family types, and incomes. The strategy prioritizes the need for subsidized housing, low end market rental housing (LEMR), and entry level homeownership. Through the 2007 AHS, the City in partnership with the private sector has been able to secure 1,371 units of affordable housing for low-income households.

Housing affordability continues to be a significant issue both regionally and at the local level. Richmond's AHS is currently being updated to reflect the current and future needs of the community and to align with regional housing goals. Figure 1 displays some of the successful projects that have been accomplished in Richmond. This housing continuum identifies a mix of housing options to ensure a community has access to options that meet the diverse needs of residents.

Figure 1: The Housing Continuum and Examples of Affordable Housing Projects in Richmond

The Housing Continuum Homelessness or Rental Housing Ownership At Risk of Homelessness Emergency Weather Year Round Other **Transitional** Non-Market Purpose Secondary Condos Emergency (social housing) Built Condos Ownership Housing Suites Shelters Shelters Buildings in which Short-stay Housing from 30 This housing Residential A term for an Privately owned Other forms of Temporary housing of 30 housing built for additional ownership include shelters where days to two or includes both condominiums units are owned public housing rental only. May separate dwelling that could be privately and the single family three years that each community days or less. and housing common property includes the be owned by a rented out by the dwellings and row decides on a local Provide single or unit on a property basis when to shared bedrooms provision of owned and developer or a that would owner at market is owned houses that are normally collectively by all not owned as support services. managed by nonnon-profit issue an Extreme or dorm-type Weather Alert on- or off-site, to profit and coorganization accommodate unit owners strata properties sleeping determining when arrangements, help people move operative housing only one dwelling locations will be with varying levels towards providers open and the independence and of support to self-sufficiency. number of spaces individuals available Includes housing for women fleeing abuse Richmond St Albans: 22 spaces Richmond House Emergency Shelter: 10 beds for men 2,872 units Approximately 812 secondary 77.1% of homes are owned 4,223 renter House: 10 beds for including assisted Richmond House:

one-bedroom units

suites and coach

Source: City of Richmond, 2015, Affordable Housing Inventory & 2011 NHS.

lence or at risk

women with or

without children who are experiencing

19 years of age and older

rental for families

and individuals, seniors, and coop

family housing

2. Demographics

2.1 Population

In 2016, the City's estimated population is 213,891 making Richmond the fourth largest municipality in British Columbia after Vancouver, Surrey and Burnaby. Richmond's population is both growing and getting older. Total population growth between 2006 and 2011 was 9.2%, similar to the regional growth rate of 9.3% (City of Richmond, 2014). The fastest growing planning areas of Richmond during this time period were City Centre, Steveston, Shellmont, West Cambie and Broadmoor neighborhoods. Figure 2 displays the number of male and females for each age group as a percentage of the total population. In 2011, individuals over the age of 65 accounted for 13.7% of the total population, this is a 2% (6,690 residents) increase from 2001 (2001 & 2011 Census). The percentage of seniors is expected to rapidly increase as it is estimated they will account for 26% of the population by 2041 (City of Richmond, 2012 Official Community Plan).

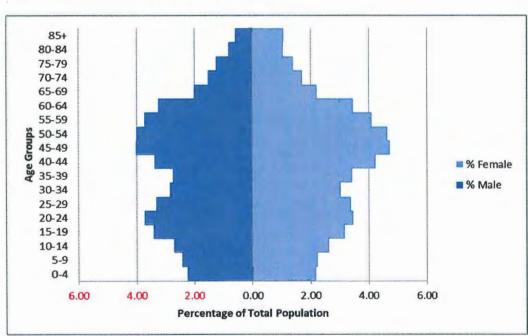


Figure 2: Richmond Population Pyramid, 2011

Source: Statistics Canada, 2011 Census.

According to the 2011 Census, Richmond has 55,400 families with an average of three persons per census family. 84% (46,480) of these families are either married or common-law and the remaining 16% (8,920) are lone-parent families. Female lone-parents account for 83% (7,404) of all lone-parent families (2011 Census).

Figure 3 highlights the immigration status of Richmond residents in 2011. While 112,875 residents were born in Canada, 72,480 have immigrated to Canada and 3,955 persons currently residing in Richmond are non-permanent residents who may be on a work or study permit or a refugee claimant. New immigrants and refugees may face multiple barriers when searching for housing including discrimination, language barriers, and a lack of knowledge with the rental or homeownership process.

Canadian Citizens by birth Immigrants Non-permanent residents

2%

38%

Figure 3: Population in Richmond by Immigration Status in 2011

Source: 2011 NHS.

Richmond residents speak a diversity of languages. According to the 2011 Census, English (49%), Chinese (33%), Tagalog (2%), and Punjabi (2%) are the languages most often spoken at home. In 2011, there were 1,935 individuals or 1% of Richmond's total population who identified as Aboriginal (2011 Census).

2.2 Income

In 2011, the median total annual income of households in Richmond was \$60,479, which is slightly lower than Metro Vancouver, at \$63,347 (2011 NHS). Data from the 2011 NHS also indicated that the median gross family income for lone-parent families was \$42,129. Figure 5 highlights the distribution of household income in Richmond.

Figure 4: Median Household Total Incomes by Area in 2011

Median Household Total Incomes by Municipality				
Metro Vancouver \$63,347				
City of Vancouver \$56,113				
Richmond \$60,479				

Source: 2011 NHS.

16.00%

12.00%

10.00%

8.00%

6.00%

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Figure 5: Distribution of Household Total Incomes in Richmond in 2011

Source: 2011 NHS.

The Low-Income Measure after tax (LIM-AT)¹ gives municipalities an understanding of the number of households that may be struggling to find housing. According to this measurement, in 2011 Statistics Canada estimated that 22.4% of Richmond residents were considered low-income. This is a 1.5% increase since 2006. Presently, Richmond's low-income households are concentrated in City Centre, Thompson, Blundell, and West Cambie planning areas, and 20.8% of all low-income residents in 2011 were children under the age of 18.

Figure 6: Richmond Population in Low-Income by LIM-AT

Richmond Population in Low-Income by Age			
Under 18 Years	8,820		
18 - 64 Years	28,700		
65+ Years 4,855			
Total Persons in Low-Income 42,365			

Source: 2011 NHS.

¹ This measurement is a fixed percentage (50%) of median adjusted after-tax income of households observed at the person level, where "adjusted" indicates that a household's needs are taken into account. Adjustment for household sizes reflects the fact that a household's needs increase as the number of members increase, although not necessarily by the same proportion per additional member. For example, if a household of 4 persons has an after tax income of less than \$38,920 all members of the household are considered low-incomposition.

2.3 Employment

Figure 7 displays employment comparisons with the City of Richmond, City of Vancouver, and Metro Vancouver from the 2011 Census.

Figure 7: 2011 Employment Rates by Area

		Employment Rates				
		Richmond	Vancouver City	Metro Vancouver		
us	Total Population	190,473	603,502	2,313,328		
Persons	In the labour force	99,910	349,145	1,273,335		
o	Employed	92,850	324,475	1,182,395		
Number	Unemployed	7,065	24,670	90,940		
	Not in the labour force	62,130	169,830	652,895		
age	Participation rate	61.70	67.30	66.10		
Percentage	Employment rate	57.30	62.50	61.40		
Per	Unemployment rate	7.10	7.10	7.00		

Source: 2011 NHS.

While the current unemployment rate for the City of Richmond is not available, the current unemployment rate for the Vancouver census metropolitan area is 4.7% (Statistics Canada, 2016).

Richmond's employment sector has grown by approximately 900 jobs per year over the last 10 years (City of Richmond, October 2014). In 2011 the jobs-to-population ratio was 0.59, which means there were local jobs for approximately 60% of Richmond's working population, ages 15 to 64. Richmond had a lower ratio than the City of Vancouver (0.67) (2011 NHS).

This ratio does not take into account individuals who commute to their jobs from other municipalities. 55.18% of Richmond's employed population (40,705 residents) stay within the City for work, while 27.4% (20,215) travel to Vancouver, and 17.05% (12,575) travel to other regional municipalities (City of Richmond, October 2014).

61,020 individuals commute into Richmond for work. These employees are commuting from Vancouver (21.89%, 22,270), Surrey (13.81%, 14,050), and Delta (6.72%, 6,842). The difference between individuals commuting from and into Richmond for work results in a net incoming flow of 27,955 workers (City of Richmond, October 2014).

According to the 2011 NHS, there were 126,105 jobs in Richmond including those with a fixed workplace, no work place (including contractors) and those who work from home. The most prevalent occupations in Richmond are the sales and service sector (29% or 32,215 jobs); business, finance, and administration (18% or 20,405 jobs); and management occupations (12% or 12,090 jobs) (2011 NHS).²

A Business Development Report survey conducted by the City of Richmond (June 2014),³ concluded that top concerns for employees are commuting and transportation, cost of living, child care availability, and housing affordability.

² The most prevalent occupations in Richmond are given as a percentage of the total occupations in Richmond that have a fixed workplace and those that work from home, a total of 109,945 jobs.

This survey included responses from 52 companies representing over 0 (Nemptons).

3. Housing Statistics

3.1 Tenure

In 2011 77.1% (52,420) of households in Richmond were owners, while 22.9% (15,555) were renters (2011 NHS).

3.2 Starts and Completions

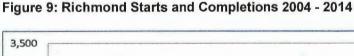
In 2014, apartments comprised of 71% of all housing starts in Richmond, followed by single family dwellings (21%), and townhomes (8%). Figure 8 displays the number of completed new housing units in Richmond by unit type, highlighting that apartments have dominated residential development in Richmond since 2009. Figure 9 highlights that new residential development in Richmond has increased since 2004, although the number of construction starts and completions vary year by year.

-Townhouse

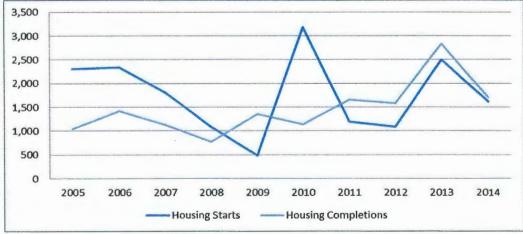
Single Family

Figure 8: Completions in Richmond 2005 - 2014, by Unit Type

Source: City of Richmond building permits records.



Apartment



Source: City of Richmond building permits records.

3.3 Age of Housing Stock

In 2011 36% (24,140 units) of Richmond's total housing stock was 30 years or older. This will have implications on future redevelopment due to the aging of housing infrastructure.

25,000 20,685 20,000 15

Figure 10: Age of Richmond's Housing Stock by Years Old in 2011

Source: NHS, 2011.

3.4 Affordable Housing

As noted, the City recognizes that the provision of affordable housing is the mandate of senior levels of government, but it acknowledges that it has an important role to play, as a range of affordable and diverse unit types is integral to a liveable community. It is estimated that there are a total of 2,694 affordable rental and cooperative units in Richmond (City of Richmond, October 2015). Most of these units were secured prior to 2007, when the AHS was adopted, primarily through the efforts of the non-profit sector with a variety of earlier senior government funding programs.

A critical issue with respect to much of this older affordable housing stock is expiring operating agreements. These are senior government subsidies provided to non-profit and co-operative (co-op) societies to support the financial viability of affordable housing projects and subsidized rents for low-income tenants through a rent-geared-to-income approach. These agreements were secured during the 1960s/1970s and were usually tied to a mortgage, meaning that when the mortgage expires, non-profits and co-ops are solely responsible for the project's ongoing financial viability. Although these non-profits will have greater control over financial management without an operating agreement, they may be vulnerable to revenue deficits, insufficient capital reserves, and major project renovation repairs without continued government financial support. The number of affordable units, administered by co-op and non-profit societies, with expiring operating agreements in Richmond in the next five years is 1,543 (BC Housing, 2014). Figure 11 displays the number of affordable housing units with expiring operating agreements over time, which is important to understand while planning for affordable housing in the city.

Figure 11: Affordable Housing Units in Richmond with Expiring Operating Agreements

Richmond Affordable Housing Units with expiring Operating Agreements				
Year Number of Units				
2016-2020	1,543			
2021-2025 534				
2026-2030 299				
2030-2040 80				
Total by 2040 2,513				

Source: Metro Vancouver, 2015. Housing Data Book.

Since the adoption of Richmond's AHS in 2007, the City has played an important role in securing affordable housing. This has directly resulted in the construction of approximately 1,371 affordable housing units including low end market rental, market rental, entry level ownership, or secondary suite units in Richmond.

Low End Market Rental (LEMR) units are secured through an inclusionary zoning approach that offers a density bonus for residential rezoning applications for built dwellings that must meet the City of Richmond's maximum allowable rents for affordable units. All developments greater than 80 units are required to provide 5% of their units as LEMR. In some circumstances the City will accept cash contributions in-lieu of built units, which are held in a fund to be used for larger scale affordable housing projects. Figure 12 displays units secured by year and unit type.⁴

Figure 12: Affordable Housing Units Secured through the AHS (2007 - 2015), by Unit Type

	Units Secured Through the Affordable Housing Strategy							
Year	Subsidized Rental	Affordable Rental (LEMR)	Market Rental	Entry Level Home Ownership	Secondary Suite	Annual Total of Units Resulting from AHS		
2007	0	27	110	19	0	156		
2008	0	39	22	0	16	77		
2009	0	139	0	0	12	151		
2010	0	46	0	0	30	76		
2011	0	21	135	0	24	180		
2012	316	103	0	0	19	438		
2013	15	0	0	0	17	32		
2014	146	66	144	0	15	371		
2015	0	16	0	0	22	38		
Adjustments	0	-146	0	0	-2	-148		
Total	477	311	411	19	153	1,371		

Source: City of Richmond, 2015. Affordable Housing Unit Inventory.

⁴ Adjustments are made to reflect 148 units that were secured from three different developments and then changed to cash-in-lieu contributions to support two subsidized rental housing projects, the Kiwanis Towers (complete h N 5) and the Storeys Development (to be completed in 2017).

3.5 Market Rental Housing

Figure 13 displays the number of purpose built rental units and secondary/accessory units built from 2005 – 2014 in Richmond and secured outside the AHS. Although these units do not necessarily provide affordable rents to low-income families, they provide diversity in the Richmond housing market. Note that secondary/accessory suites were not permitted by the City of Richmond bylaw until 2011.

Figure 13: Annual Market Rental Units Constructed in Richmond, outside of the AHS

Annual Market Rental Completions in Richmond				
Year	Purpose Built Rental Units	Accessory Suites		
2005	22			
2006	11			
2007	7			
2008	8			
2009	0			
2010	92			
2011	232	100		
2012	163	172		
2013	76	108		
2014	389	88		
Total	1,000	468		
Annual Average	100	117		

Source: CMHC, 2015 "Housing Now - Vancouver & Abbotsford CMAs" Table 2.5.

The average rents, for all rented units in Richmond, are slightly lower than the Metro Vancouver average, however rents throughout the region have been increasing at approximately the same rate since 2013. In the last five years (2011 - 2015), the average rents for all types of units in Richmond have increased by 12.4%; the largest increase (20.5%) was for three bedroom units. Figure 14 displays the increase in rent for all unit types in Richmond from 2011 - 2015.

Figure 14: Richmond Rents Increase 2011 - 2014, by Unit Type

Richmond Monthly Average Rents, by Unit 2011-2015 (\$)				
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +
2011	736	905	1,278	1,325
2012	749	947	1,365	1,417
2013	796	953	1,177	1,508
2014	808	994	1,198	1,327
2015	843	1,025	1,296	1,596
% Change	14.5%	13.2%	1.4%	20.5%

Source: CMHC, 2011 - 2015. Rental Market Surveys.

In 2015, rental vacancy rates in Richmond were lower than 1%, except for 1 bedroom apartments (1.4%). This is an average decrease of 25% in vacancy since 2011. According to the CMHC Rental Market Survey (2015) the average vacancy rate for purpose-built apartments in Canada's 35 major urban centres was 2.7%, close to what many housing professionals believe is a healthy market rate. Richmond has lower than average vacancy rates, which is indicative of a constrained rental housing market resulting in higher rents and making it more difficult for renters to find adequate housing due to lack of supply.

3.6 Subsidized Housing Waitlists

BC Housing provides subsidized affordable housing throughout BC, including rent-geared-to-income for households under specific income thresholds. The BC Housing Registry for this type of housing in Metro Vancouver has increased by 30% from 2010 (7,421 households) to 2015 (9,674 households) and is an important indicator of affordable housing need throughout the region. The number of households currently waiting for subsidized housing in Richmond is 641 (Metro Vancouver, May 2015). Figure 15 highlights that seniors and families are the largest groups needing subsidized housing in Richmond and the need for units with adaptions for people with disabilities has increased 180% from 35 households (2009) to 98 households on the waitlist (2015). BC Housing currently administers the waitlist for 16 developments on the Housing Registry in Richmond.

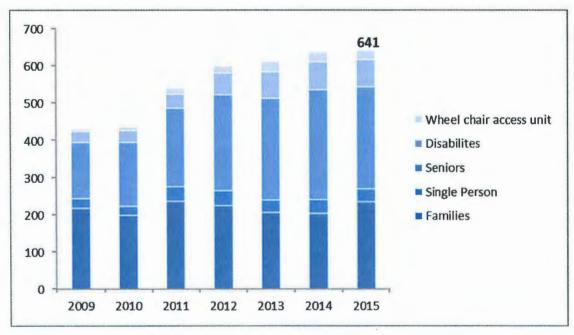


Figure 15: Richmond Households on Social Housing Waitlists, by Need

Source: Metro Vancouver, 2015, Housing Data Book.

4. Housing Affordability

4.1 Housing Affordability

While housing affordability can be difficult to define, CMHC provides a commonly accepted measurement for households based on a ratio of housing costs to gross income. According to this measurement, renter households should not spend more than 30% and owner households should not spend more than 32% of their before tax income on housing costs. Owners' gross-debt-service (GDS) ratio includes applicable strata fees, homeownership insurance, and heating costs and their GDS is therefore slightly higher than that for renters. Figure 16 displays the number of owner and renter households in Richmond who spend more than 30% of their before tax income on housing provision.

Figure 16: Number of Owner and Renter Households spending 30% or Greater of Total Annual Income on Shelter

Owner Households in Richmond			
Number of owner households in private dwellings	52,305		
% of owner households with a mortgage	55%		
% of owner households spending 30%> of household total income on shelter costs	32%		
Median monthly shelter costs for owned dwellings (\$)	\$1,047		
Median annual household income	\$66,661		

Renter Households in Richmond		
Number of tenant household in private dwellings	15,545	
% of renter households in subsidized housing	15.3%	
% of renter households spending 30% or more of households total income on shelter costs	47.5%	
Median monthly shelter costs for rented dwellings (\$)	\$1,101	
Median annual household income	\$43,115	

Source: 2011 NHS & Metro Vancouver, 2015. Housing Data Booklet.

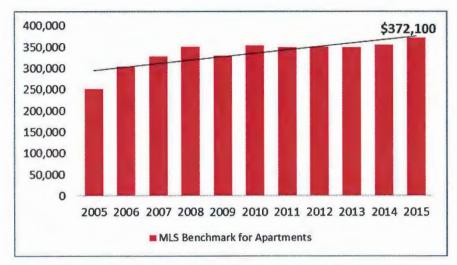
Households' GDS ratio is an important indicator of housing affordability, however it does not take into consideration the condition or suitability of a household's unit. For example, households may need to exceed the 30% GDS ratio if they need to rent or purchase a multi-bedroom that is out of their affordable price range in order to accommodate their family. This measurement also does not take into consideration the costs of living including child care, transit and food. The following section discusses various indicators of housing affordability in Richmond.

4.2 Homeownership

The benchmark price of housing units in Richmond has been steadily increasing from 2005 to 2015. Specifically the benchmark price of apartments has increased by 48%, townhomes by 76%, and single detached houses by 131% (Real Estate Board of Greater Vancouver, 2015). Figures 17 – 19 demonstrate the increase in benchmark price for an apartment, townhouse and single detached housing unit based on the home price index used by the Vancouver Real-Estate Board, 2005 - 2015.⁵

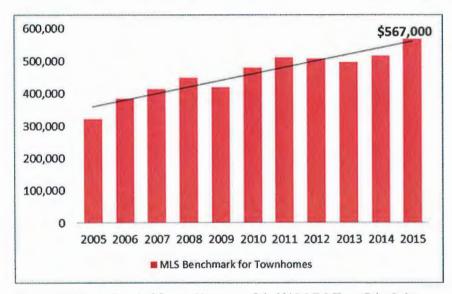
⁵ The MLS Benchmark price represents the price of a typical property within each market. It takes into account characteristics such as lot size, age, and the number of rooms that average and median price of housing units do respectful for 5.

Figure 17: MLS Benchmark Price for Richmond Apartments, 2005 - 2015



Source: Real Estate Board of Greater Vancouver. July 2015, MLS Home Price Index.

Figure 18: MLS Benchmark Price for Richmond Townhouses, 2005 - 2015



Source: Real Estate Board of Greater Vancouver. July 2015, MLS Home Price Index.

1,400,000 1,200,000 800,000 400,000 200,000 0 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015

Figure 19: MLS Benchmark Price for Richmond Single Detached Houses, 2005 - 2015

Source: Real Estate Board of Greater Vancouver. July 2015, MLS Home Price Index.

According to the Annual Demographia International Housing Affordability Survey (2015), Metro Vancouver ranked as the third most unaffordable market internationally for homeowner affordability, behind Hong Kong and Sydney, Australia. This organization ranks urban centres using the median multiple, which divides the median house price of all housing types by the gross annual median income. According to this ratio (a recommended measure by the World Bank), buyers in Metro Vancouver need to earn 10 times the median income to purchase the median housing unit. Figure 20 displays the median multiple ratings indicating unaffordability.

Figure 20: Demographia International Housing Affordability Survey: Housing Affordability Rating Categories

Demographia International Housing Affordability Survey: Housing Affordability Rating Categories	
Rating Median Multiple	
Severely Unaffordable	5.1 & Over
Seriously Unaffordable	4.1 - 5.0
Moderately Unaffordable	3.1 - 4.0
Affordable	3.0 & Under

Source: Demographia, 2015. Annual Demographia International Housing Affordability Survey.

When the median multiple is calculated for Richmond (using available data of benchmark housing prices), all housing types in the City are considered severely unaffordable relative to the median household income in Richmond (\$60,479). See Figure 21 for calculations of the affordability for Richmond.

Figure 21: Median Multiple of Richmond Housing Types

Housing Type	Benchmark Price	Median Multiple
Single Detached	1,209,600	20.0
Townhouse	567,000	9.4
Apartment	372,100	6.2

Figures 22 and 23 illustrate the minimum annual income necessary to purchase a housing unit in Richmond based on a gross-debt-service (GDS) ratio of 32%. According to the calculations in the charts, the annual income necessary to purchase a typical unit in Richmond exceeds median household income (\$60,479) and therefore no household with median income can affordably purchase a housing unit in Richmond.

Figure 22: Annual Incomes Necessary for Homeownership in Richmond with 32% GDS, by Unit Type⁷

Housing Type	Benchmark Price	Down Payment	Annual Income Necessary with 32% GDS Ratio
		5%	*See footnote 7
Single Detached	\$1,209,600	10%	"See foothote /
		20%	\$192,606
Townhouse		5%	\$112,972
	\$567,000	10%	\$107,963
		20%	\$95,780
		5%	\$76,274
Apartment	\$372,100	10%	\$72,986
		20%	\$64,991

4.3 Renter Households

The median annual income for renter households in 2015 was \$43,115 (Metro Vancouver, 2015). Figures 23 highlights the minimum annual income necessary and the % of median renter annual income required to spend 30% or less of gross annual income on the average priced rental unit. Although these minimum annual incomes are less than those necessary to own a home – due to the extremely low vacancy rates, it can be assumed that finding affordable rents may be a challenge, especially for renter families who require multi-bedroom units.

⁶ Calculations are made with the following assumptions. The purchase price is the benchmark price for the Richmond housing market, set by the Real Estate Board of Greater Vancouver, October 2015 Home Price Index. The mortgage amount is calculated with a 25 year amortization period with a 5 year fixed interest rate of 2.96% and bi-monthly payments. The strata fees are calculated as 50% of an assumed median strata fee of \$300. Heating costs were assigned a price of \$25 monthly, and \$50 for a single detached unit.

⁷ In December 2015, the Federal Government changed the requirements regarding CMHC insured mortgages. Homebuyers will now need to place a 5% down payment on a \$500,000 portion and a 10% down payment on the portion after \$500,000. Therefore calculations for minimum annual income needed for a townhouse in Figure 22 are slight underestimations. CMHC will not insure mortgages for units over \$1,000,000, so therefore a household must have a 20% down payment for units greater than this price.

Figure 23: Annual Income Necessary to Rent in Richmond, by Unit Type

Housing Type	3+ Bedroom	2 Bedroom	1 Bedroom	Bachelor
Average Monthly Rent	\$1,327	\$1,198	\$994	\$808
Annual Income Necessary to Rent with 30% GDS	\$53,080	\$47,920	\$39,760	\$32,320

4.4 Indicators of Housing Need

While affordability is one indicator of housing need, according to CMHC, a household is said to be in core housing need if its housing falls below one of the standards: adequacy, suitability, or affordability; and if the household spends 30% or more of its gross income to pay the median rent of alternative local housing that meets all three housing standards. Figure 24 defines CMHC's adequacy standards that are used to help determine core housing need.

Figure 24: CMHC Adequate Housing Definition

CHMC Characteristics of "Adequate" Housing				
Adequate Housing that is not in need of major repair and meets the minimum healt and safety standards Households spend 30% or less of their before tax income on shelter and households have security of tenure Housing that has enough bedrooms for the size and composition of the household				

According to Metro Vancouver (2015), 8.7% of all households, 13% of renter households, and 7% of owner households are in core housing need in Richmond.

Figure 25 displays the number of households that do not meet two of CMHC's housing adequacy standards; suitability and adequacy (housing needing major repair). This data indicates that 10% of Richmond households are not living in suitable dwelling for their family composition. It is noted that households may choose to live in units that are too small due to the higher price of larger units as well as the lack of available larger units. In addition, data from the 2011 NHS also highlights that 17% (2,670) of all renter households in Richmond are living in overcrowded conditions, meaning that their unit does not have enough bedrooms for the size and composition of their household.

Figure 25: Number of Richmond Households living in Inadequate Housing Units in 2011

Number of Private Households living in suitable units	
Total Households	67,975
Suitable Dwellings	61,950
Not Suitable Dwellings	6,950

Source: 2011 NHS.

Number of Private Households living in units needing major repairs		
Total Households	67,975	
Only regular maintenance needed	63,480	
Major repairs needed	4,500	

4.5 Homelessness

The Homelessness Hub (2015) defines homelessness as "the situation of an individual without stable, permanent, appropriate housing, or without the immediate prospect, means, and ability of acquiring it. It is the result of systematic or societal barriers, a lack of affordable housing, the individual's financial, mental, cognitive, behavioral or physical challenges, and/or racism and discrimination. Most people do not choose to be homeless, and the experience is generally negative."

The Metro Vancouver Homeless Count has been conducted regionally every three years since 2002. Homeless Counts are anticipated to be underestimations since they are 24-hour surveys that cannot locate all homeless persons throughout a city. The 2014 Homeless Count found in Richmond:

- 38 homeless people in total
- 16 adults and unaccompanied youth who were sheltered, 5 of which had no fixed address
- 22 adults and unaccompanied youth unsheltered

According to local services providers and the RCMP, the number of absolutely homeless in Richmond is approximately 100. In Richmond, there are 20 beds within two safe houses and 22 additional beds that are open during extreme weather conditions. There are no shelter beds for women and children unless they are fleeing violence; this population is in need of more housing support.

Future Need

5.1 Projections

According to the Regional Growth Strategy, by 2041, Richmond's population is projected to grow to 275,000; this is a 28.6% increase since 2016 (213,891). Along with an increase in population, there will be an increase in demand for local employment opportunities and dwelling units. Metro Vancouver (2015) estimates that the City of Richmond will have to accommodate a total of 181,000 jobs and 115,500 housing units by 2041. According to Richmond's OCP (2012), much of the growth of will largely be accommodated in the City Centre planning area. Figures 26 – 28 display Metro Vancouver's population, employment, and housing unit projections for Richmond.

275,000
252,000
182,700
2006
2021
2031
2041

Figure 26: Richmond Population Projections, 2006 - 2041

Source: Metro Vancouver, 2011. Metro 2040: Shaping Our Future.

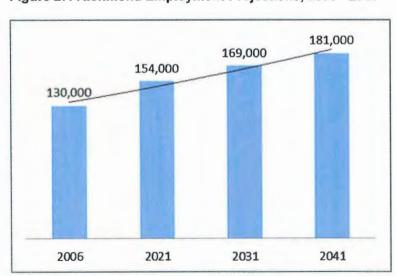
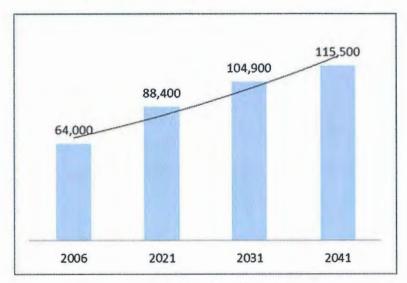


Figure 27: Richmond Employment Projections, 2006 - 2041

Source: Metro Vancouver, 2011. Metro 2040: Shaping Our Future.

Figure 28: Richmond Housing Unit Projections, 2006 - 2041



Source: Metro Vancouver, 2011. Metro 2040: Shaping Our Future.

Projections prepared for the City of Richmond (Urban Futures, 2010) predict that apartments will comprise 42% of all housing units in Richmond by 2041, with most located in the City Centre. According to the 2011 Census, apartments currently comprise 33% of housing units.

5.2 Housing Demand Estimates

Metro Vancouver, with consultation from housing planners throughout the region has calculated 10 year housing projections so that municipalities are able to more accurately direct their affordable housing strategies. Figure 29 displays Richmond's housing demand estimates by type annually and for the next 10 years.

Figure 29: Richmond's Housing Demand Estimates, 2011 - 2021

Richmond Housing Demand Estimates 2011 - 2021			
Types of Housing	Annual	10 Year	
Low-Income Rental	180	1,800	
Low-Moderate Income Rental	220	2,200	
Moderate and Above Market Rental	160	1,600	
Total Rental	560	5,600	
Ownership	1,040	10,400	
Total Demand	1,600	16,000	

Source: Metro Vancouver, 2015.

6. Conclusion

The data and statistics presented in this profile have identified some of the key housing affordability issues and trends facing the City which will help guide the development of an updated Affordable Housing Strategy, including:

- Richmond's population will continue to grow and age,
- The number of low-income residents is growing and in 2011 22.4% of the population was considered to be low-income,
- The number of seniors, families, and persons with disabilities on BC Housing's subsidized housing waitlist is growing,
- Vacancy rates are consistently low and the limited supply of rental units increases the cost of renting,
- 47% of tenants and 32% of owners in Richmond are spending more than 30% of their gross income on housing (exceeding CMHC's measurement of affordability),
- 9% of all households are in core-housing need according to CMHC,
- Renter households with a median annual income (\$43,115) cannot afford to rent units that are larger than 1 bedroom,
- The price of homeownership is increasing the benchmark prices of single detached, townhouse, and apartment units increased by 131%, 76%, and 48% respectively from 2005 2015, and
- Homeownership is considered to be severely unaffordable in Richmond. Using a 'median multiple' calculation, households would have to earn 6.2 times the median income to affordably purchase a typical apartment in Richmond.

The statistical research and analysis presented in this profile will be supplemented with Richmond residents' 'lived experiences,' with respect to housing gained through upcoming consultation opportunities including a public survey, open houses and discussions with local stakeholders during Spring 2016 (Part 2). Feedback from these sessions will help to further develop a collective understanding of the scope of current and future affordable housing challenges in Richmond. The completed Community Profile will be presented to Council in Fall 2016 as part of the Richmond Affordable Housing Strategy Update.

7. Reference List

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Statistics Canada. January 2008. The Dynamics of Housing Affordability. Perspectives Report.

Urban Futures. May 2010. Community-level Projections of Population, Housing, & Employment. Prepared for the City of Richmond.



Report to Committee

Planning and Development Division

To:

Planning Committee

Date:

February 10, 2016

From:

Wayne Craig

File:

RZ 14-670731

Director, Development

Re:

Application by Yeung Chui Lin for Rezoning at 6740 and 6780 Francis Road from

Single Detached (RS1/E) to Single Detached (RS2/J)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9518, for the rezoning of 6740 and 6780 Francis Road from "Single Detached (RS1/E)" to "Single Detached (RS2/J)", be introduced and given first reading.

Director, Development

SB:blg Att.

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Affordable Housing	☑	pe Enco	

Staff Report

Origin

Yeung Chui Lin has applied to the City of Richmond for permission to rezone the two single family properties at 6740 and 6780 Francis Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/J)" zone, to permit the properties to be subdivided to create three (3) lots, with vehicle access to/from Francis Road (Attachment 1). The properties are occupied by a single family dwelling on each property, which will be demolished. A site survey showing the proposed subdivision is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North, across Francis Road is a 48-unit townhouse development on property under Land Use Contract (047).

To the South, are two (2) dwellings on lots zoned "Single Detached (RS1/B)" fronting Maple Place.

To the East and West, are dwellings on lots zoned "Single Detached (RS1/E)". Further to the west are two (2) dwellings on lots zoned "Single Detached (RS1/K)".

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is "Neighbourhood Residential". The proposed redevelopment is consistent with this designation.

Arterial Road Policy

The Arterial Road Policy identifies the portion of Francis Road fronting onto the subject site, between No. 2 Road and Gilbert Road, as a minor arterial road.

Lot Size Policy 5428

The subject site is located within the area governed by Lot Size Policy 5428, adopted by Council on December 18, 1989, and amended on December 15, 2008 (Attachment 4). The subject site is identified for redevelopment under the "Single Detached (RS2/C)" zone (i.e., 13.5 m wide lots, 360 m² in area) or "Single Detached (RS2/J)" zone (i.e., 13.4 m wide lots, 360 m² in area).

This rezoning application would enable the creation of three (3) lots; with a minimum lot width of 13.4 m and exceeding the minimum lot area of 360 m² required under the proposed RS2/J zone, and is in compliance with the Lot Size Policy.

Affordable Housing Strategy

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

The applicant proposes to provide a legal secondary suite in all three (3) of the lots proposed at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

The applicant has confirmed that information signage describing the proposed rezoning has been installed on the subject site and the statutory Public Hearing will provide local property owners and other interested parties with an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

At the time of writing this staff report, staff have not received any public input regarding the subject rezoning application.

Analysis

Proposed Site Access

Vehicular access to the proposed lots will be from Francis Road. The proposed frontage will include three (3) driveways in two (2) driveway crossings, consolidating crossings and minimizing sidewalk interruptions.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species and location, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The arborist report assesses a total of 21 bylaw-sized trees; 14 on-site and 7 off-site.

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

- Protect and retain one (1) tree that is in good condition located in the rear yard of proposed west Lot A (15/15 cm dbh Japanese Maple #885).
- Protect and retain two (2) trees that are overgrown shrubs in good condition located in the rear yard of proposed middle Lot B (20/10/10 & 22/22 cm dbh English Laurel #886 & 887).
- Protect and retain one (1) tree that is in good condition located in the rear yard of proposed east Lot C (50 cm dbh Cherry #888).
- Protect and retain two (2) street trees (21 cm dbh Beech #905 & 906) planted by the City in the Francis Road sidewalk.
- Protect and retain five (5) trees located on the neighbouring properties to the south (42 cm dbh Douglas Fir #900 and 22-38 cm dbh Cedar #901, 902, 903 & 904).
- Remove one (1) tree (38 cm dbh Western Red Cedar #883) which is in good condition, but cannot be retained due to its proximity to the building envelope on the proposed west lot.
- Remove six (6) trees which are located clearly within the building envelope and cannot be retained (40 cm dbh Cherry #880, 30 cm dbh Lilac #881, 30/20/18 cm dbh Purple Plum #882, 22 cm dbh Plum #890, 41 cm dbh Cherry #891 & 48 cm dbh Lawson Cypress #892).
- Remove three (3) trees that are not good candidates for retention due to being an overgrown shrub, poor structure, sparse foliage and historically topping (12/12/12 cm dbh English Laurel #879, 35/20 cm dbh Western Red Cedar #884 & 52 cm dbh Apple #889). Note that the Cedar is in close proximity to a retention tree and needs to be removed by hand (chainsaw only) under the supervision of the Certified Arborist.

Tree Protection

A total of four (4) trees on-site and all seven (7) trees off-site are to be retained and protected. A total of ten (10) trees will be removed from the site. The proposed Tree Protection Plan is shown in Attachment 5.

To ensure protection of the trees (#885, 886, 887, 888, 900, 901, 902, 903, 904, 905 & 906), the applicant must complete the following items prior to final adoption of the rezoning bylaw:

• Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, any

special measures required for tree retention, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

• Submit a survival security in the amount of \$4,000 for the four (4) trees retained on-site (\$1,000 for each of #885, 886, 887 & 888). The security for each tree will not be released until an acceptable impact assessment report is submitted by the Arborist and a landscaping inspection has been passed by City staff.

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

Tree Replacement

A total of 10 bylaw-sized trees on-site are proposed to be removed (i.e., #880, 881, 882, 883, 884, 879, 889, 890, 891 & 892). As the proposed lots cannot reasonably accommodate a total of twenty (20) new replacement trees on-site in addition to the 4 retention trees to achieve the OCP tree replacement ration of 2:1, the applicant has agreed to provide a combination of planting replacement trees on-site and providing a cash-in-lieu contribution to the City's Tree Compensation Fund for off-site tree planting.

Nine (9) replacement trees are proposed to be planted and maintained (minimum 6 cm caliper deciduous or 3.5 m high conifer), with two (2) trees in the front yard and one (1) tree in the back yard of each of the three (3) proposed lots. To ensure that the required replacement trees are planted and maintained and that the front yards of the proposed lots are enhanced, the applicant is required to submit Landscape Plans prepared by a Registered Landscape Architect, along with Landscaping Security in the amount of 100% of a cost estimate for the proposed works provided by the Landscape Architect. The Landscape Plans must respond to the guidelines of the Arterial Road Policy. The Landscape Plans, Cost Estimates, and Landscaping Security are required to be submitted prior to final adoption of the rezoning bylaw. A portion of the security (e.g. 70%) will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City will retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

The applicant proposes to provide a cash-in-lieu contribution in the amount of \$5,500 to the City's Tree Compensation Fund for off-site planting. This amount represents \$500/tree for each of the eleven (11) replacement trees not accommodated on-site.

Site Servicing and Frontage Improvements

To accommodate the future widening of Francis Road, City utilities and sidewalk, the applicant is required to provide 3.1 m wide road dedication along the north edge of the site.

There are no servicing concerns with rezoning.

Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings) is a requirement of rezoning.

At future subdivision stage, the applicant must: pay the costs associated with completion of the required servicing and enter into a Servicing Agreement for off-site frontage improvements as described in Attachment 6.

At future Building Permit stage, the applicant must: pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the properties at 6740 and 6780 Francis Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/J)" zone, to permit the properties to be subdivided to create three (3) lots.

This rezoning complies with the land use designations and applicable policies contained within the OCP and Lot Size Policy 5428 regarding the subject site.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9518 be introduced and given first reading.

Sara Badyal, M. Arch, MCIP, RPP

Sara Badyal.

Planner 2

(604-276-4282)

SB:blg

Attachment 1: Location Map & Aerial Photo

Attachment 2: Proposed Subdivision Plan

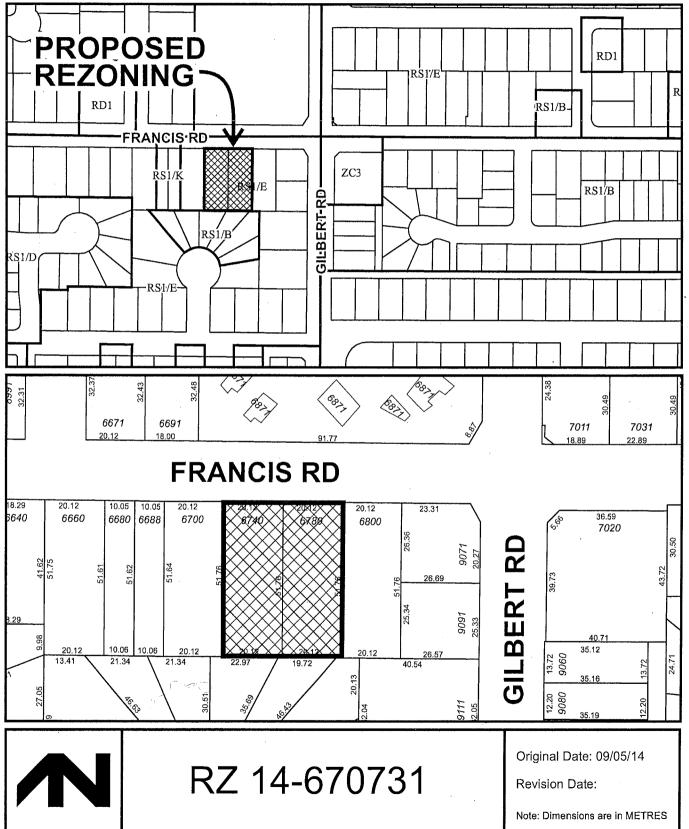
Attachment 3: Development Application Data Sheet

Attachment 4: Lot Size Policy 5428

Attachment 5: Proposed Tree Protection Plan

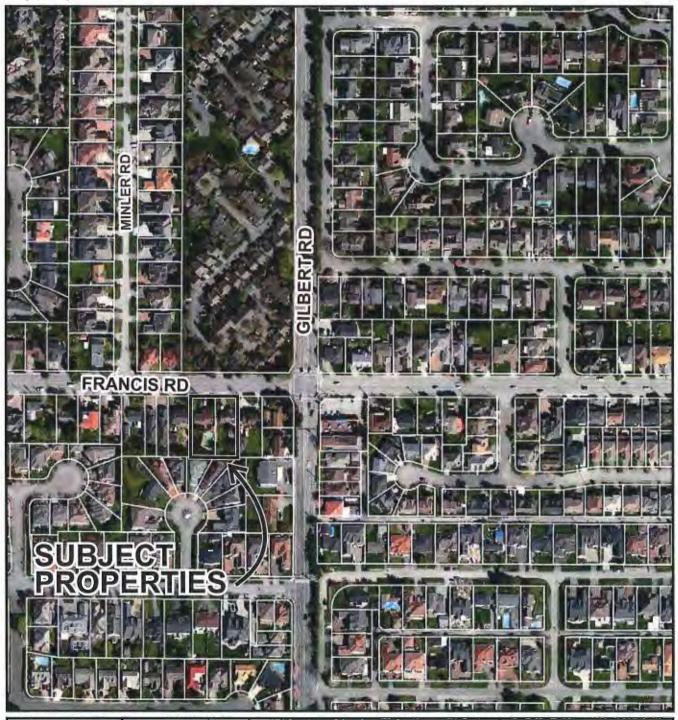
Attachment 6: Rezoning Considerations







City of Richmond



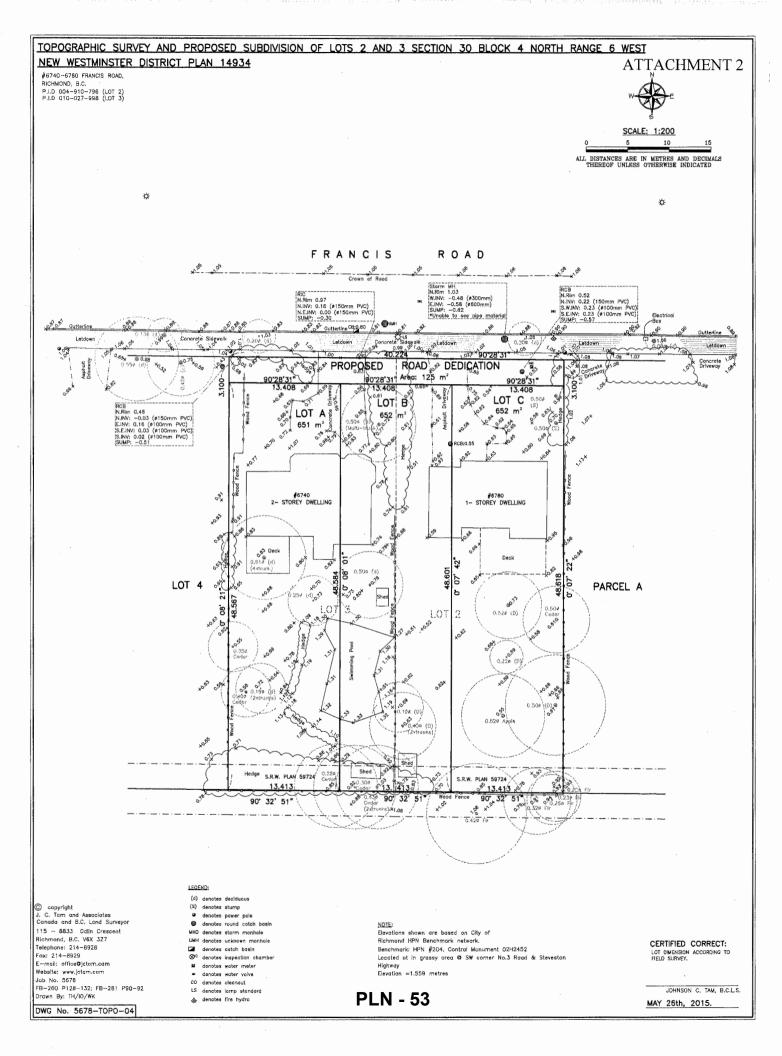


RZ 14-670731

Original Date: 09/05/14

Revision Date:

Note: Dimensions are in METRES





Development Application Data Sheet

Development Applications Department

RZ 14-670731 Attachment 3

Address: 6740 and 6780 Francis Road

Applicant: Yeung Chui Lin

Planning Area(s): Blundell

1 (d) (1) (d) (d) (d) (d)	Existi	ing	Prop	osed
Owner	Ding City Devel #BC100	lopment Inc.	Unknown	
Site Size	6740 Francis Rd 6780 Francis Rd Total	Approximately 1,040 m ² 1,040 m ² 2,080 m ²	Lot A Lot B Lot C Road Dedication Total	Approximately 651 m ² 652 m ² 652 m ² 125 m ² 2,080 m ²
OCP Designation	Neighbourhood	Residential	Complies	
702 Policy Designation	Single Detached (F	RS2/C or RS2/J)	RS2/J) Complies	
Zoning	Single Detached (RS1/E)		Single Detached (RS2/J)	
Flood Construction Level	Min. 0.3 m above road crown		Com	nplies
Number of Units	2 houses		3 ho	ouses

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance		
Floor Area Ratio	With Affordable Housing Density Bonus: Max. 0.55 for 464.5m ² of lot area & Max. 0.3 for remainder	With Affordable Housing Density Bonus: Max. 0.55 for 464.5m ² of lot area & Max. 0.3 for remainder	None permitted		
Lot Coverage: Building	Max. 45%	Max. 45%	None		
Non-Porous Landscaping	Max. 70% Max. 25%	Max. 70% Max. 25%	None		
Lot Size:					
Lot A	Min. 13.4 m wide	13.4 m wide & 651 m²	None		
Lot B Lot C	& Min. 360 m²	13.4 m wide & 652 m² 13.4 m wide & 652 m²			
Setbacks:					
Front Yard	Min. 9.0 m	Min. 9.0 m	None		
Interior Side Yard	Min. 1.2 m	Min. 1.2 m			
Rear Yard	Min. 6.0 m	Min. 6.0 m			
	2 ½ Storey & within	2 1/2 Storey & within			
Building Height	Residential Vertical Lot	Residential Vertical Lot	None		
	Envelopes	Envelopes			
Off-street Parking:					
Principal Dwelling	2	2	None		
Secondary Suite	1	1			



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 18, 1989
Amended by Council: December 15, 2008

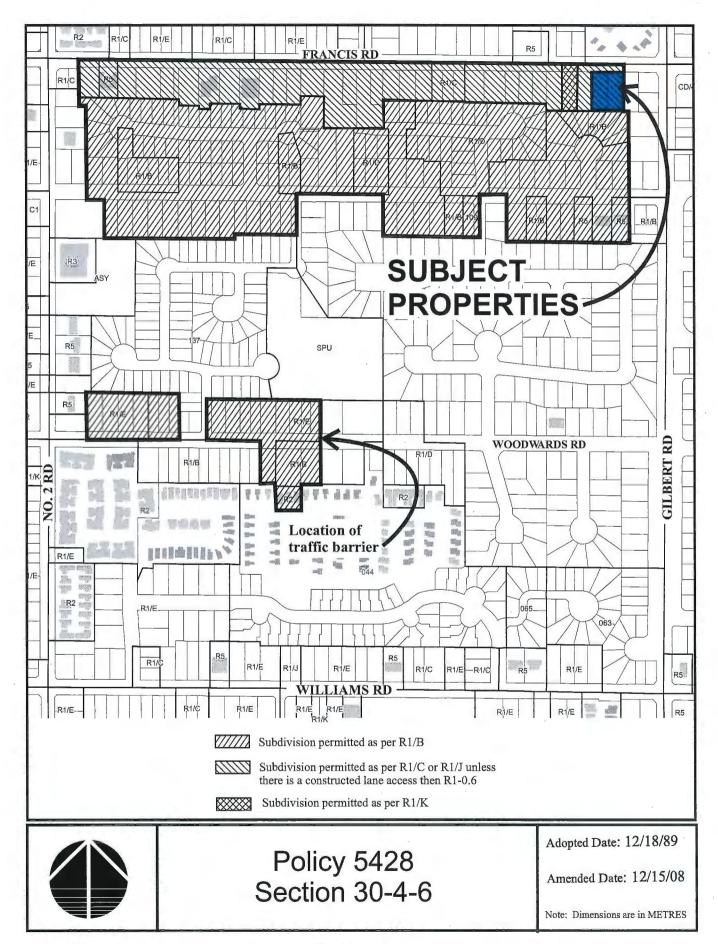
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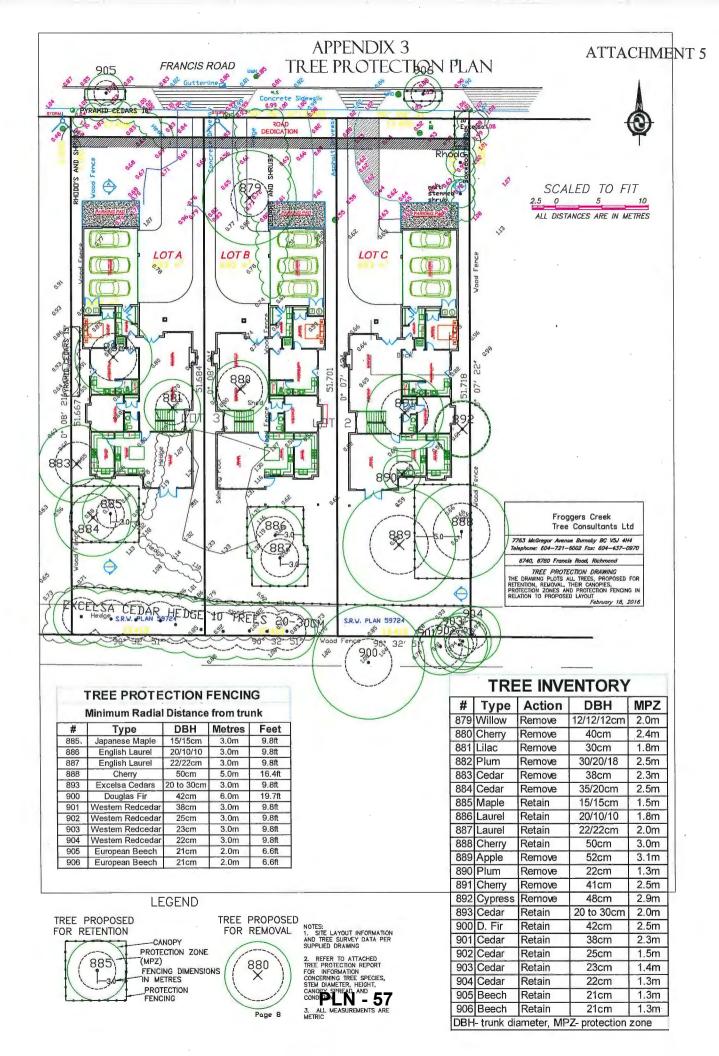
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6

POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

- 1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
- 2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C or Single-Family Housing District R1/J unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
- 3. This policy is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.







Rezoning Considerations

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

Address: 6740 and 6780 Francis Road

File No.: RZ 14-670731

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9518, 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 dwellings).
- 2. Road dedication of 3.1 m wide along the entire Francis Road frontage for future road widening, City utilities and sidewalk. Frontage improvement works to be constructed by the developer via the required Servicing Agreement.
- 3. Registration of a flood indemnity covenant on title (Min. 2.9 m GSC Area A).
- 4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed in all 3 single family dwellings on the 3 future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 5. Installation of appropriate tree protection fencing around all trees to be retained on-site and off-site as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 6. 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.
- 7. Submission of a Tree Survival Security to the City in the amount of \$4,000 for the 4 trees to be retained. The security will not be released until an impact assessment report is submitted by the Arborist and a landscaping inspection has been passed by City staff to the satisfaction of the City's Tree Preservation Coordinator.
- 8. The City's acceptance of the developer's voluntary contribution in the amount of \$5,500 to the City's Tree Compensation Fund for off-site planting (e.g., \$500/tree for 11 required replacement trees not accommodated on-site).
- 9. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. 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 at least 2 trees in each front yard and 1 tree in each back yard (9 total), including 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.
 - Include required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree		Minimum Height of Coniferous Tree
20	6 cm		3.5

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

- 1. Enter into a Servicing Agreement* for the design and construction of frontage improvements and infrastructure. Works include, but may not be limited to:
 - a) Behind existing curb, Min. 1.5 m wide (exclusive of 0.15 m curb) boulevard with grass and street trees and 1.5 m wide concrete sidewalk.
 - b) Lot C to have driveway as close to west property line as possible in accordance with Bylaw 7222 and driveways for Lot A and Lot B to have adequate separation and placed as close together as possible to minimize parking loss on Francis Road.
 - c) Coordinate with BC Hydro, Telus and other private communication service providers.
 - d) To underground Hydro and other communication service provider service lines (requirement for 3-Lot subdivisions).

Initial:	

- e) Relocate/modify any of the existing power poles and/or guy wires within the property frontages, as needed.
- f) To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- 2. The following works are to be done at the developer's sole cost via a Servicing Agreement and City Work Order:
 - a) Water Works, including: Disconnect the existing 20 mm water connections on Francis Road and install three new 25 mm diameter water connections complete with meters and meter boxes within a new required 1.5 m wide utilities SRW along the north property line(s) of the lots (to accommodate water meters and storm IC's)
 - b) Storm Sewer Works, including:
 - i. Cut and cap the existing service connection and remove the existing storm IC at the adjoining property line between lots 6740 & 6780.
 - ii. Cut and cap the existing storm service connection and remove the existing storm IC at the north east corner of the development site.
 - iii. Install a new storm service complete with IC and dual service connections at the adjoining property line of the newly subdivided center and west lots along Francis Road frontage.
 - iv. Install a new storm service complete with IC and service connection to the newly created most easterly subdivided lot.
 - v. Storm IC's to be located in the new required 1.5 m wide utilities SRW along the north property line(s) of the lots (to accommodate water meters and storm IC's).
 - c) Sanitary Sewer Works, including:
 - i. Cut and cap the existing sanitary service to 6740 Francis Road located at the south west corner of the development site.
 - ii. Install a new sanitary service complete with IC and dual service connections at the adjoining PL of the newly subdivided center and west lots along the existing SRW (south).
 - iii. Upgrade the existing sanitary service and IC located at the south east corner of the development site to service the newly subdivided east lot.

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

- 1. Driveway locations to align with driveway crossing locations approved through required Servicing Agreement.
- 2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 3. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- 4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
 - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

Signed	Date



Richmond Zoning Bylaw 8500 Amendment Bylaw 9518 (RZ 14-670731) 6740 and 6780 Francis Road

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

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

P.I.D. 010-027-998

Lot 3 Section 30 Block 4 North Range 6 West New Westminster District Plan 14934

P.I.D. 004-910-796

Lot 2 Section 30 Block 4 North Range 6 West New Westminster District Plan 14934

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9518".

FIRST READING		CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	·	APPROVED
SECOND READING		APPROVED by Director or Solicitor
THIRD READING		W
OTHER CONDITIONS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICER	



Report to Committee

Planning and Development Division

To:

Re:

Planning Committee

Date:

February 16, 2016

From:

Wayne Craig

File:

LU 16-723450

Director, Development

Application by Rohit and Ashwani Chand to Discharge Land Use Contract 015 at

11071 Trimaran Gate

Staff Recommendation

That Richmond Land Use Contract 015 Discharge Bylaw No. 9526, to discharge "Land Use Contract 015" from the title of 11071 Trimaran Gate, be introduced and given first reading.

Wayne Craig

Director, Development

CL:blg

Att. 2

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

On November 24, 2016, City Council adopted a number of bylaws that:

- Terminated 93 separate Land Use Contracts (LUCs) that affect single-family properties, which will be effective one year from the date of adoption.
- Established new zoning designations in their place.

The 93 LUCs that are subject to the early termination bylaws will remain on land title records until November 24, 2016. The new zoning designations became operative immediately following adoption. For the one-year period, while both the Zoning Bylaw and the LUC are operative, the provisions of an LUC prevail. Where a property owner wishes to use the provisions in the underlying zoning prior to the expiry of the one-year period, formal discharge of the LUC, by a bylaw adopted by Council, is required.

Rohit and Ashwani Chand have applied to the City of Richmond for permission to voluntarily discharge "Land Use Contract 015" from the title of 11071 Trimaran Gate, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/B)" zoning (Attachment 1).

Findings of Fact

A Development Application Data Sheet is attached, which provides details about the proposal, along with a comparison of the LUC provisions and the underlying RS1/B zoning provisions (Attachment 2).

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North, is an existing dwelling on a lot in the "Single Detached (RS1/B)" zone, fronting Trimaran Gate.

To the South, immediately across Trimaran Drive, is an existing dwelling on a lot under "Land Use Contract 015", which fronts Cutter Place.

To the East, immediately across Trimaran Gate, is an existing dwelling on a lot under "Land Use Contract 015", which fronts Trimaran Drive.

To the West, is an existing dwelling on a lot under "Land Use Contract 015", which fronts Trimaran Drive.

Public Consultation

As this application does not involve rezoning of the subject property, a sign is not required to be posted on-site.

Should this application advance to a Public Hearing, the standard notification will be sent to all residents and property owners of land within 50 m of the subject site, with details about public participation in the process.

Analysis

This application to discharge the Land Use Contract from the subject property will enable the property owners to apply for and obtain a Building Permit to build a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying RS1/B zone, without having to wait until the Land Use Contract termination date of November 24, 2016. The resulting dwelling would be in keeping with the form and character of dwellings that are built in the RS1/B zone city-wide.

Existing Legal Encumbrances

There are existing statutory right-of-ways for the storm and sanitary sewers along the north and south property lines, as well as foreign utilities (i.e. hydro, telephone). Construction within the right-of-ways is not permitted.

Financial Impact

None.

Conclusion

The applicants are requesting permission to voluntarily discharge "Land Use Contract 015" from the title of 11071 Trimaran Gate, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/B)" zoning.

It is recommended that Richmond Land Use Contract Discharge Bylaw No. 9526 be introduced and given first reading.

Cynthia Lussier

Planner 1

(604-276-4108)

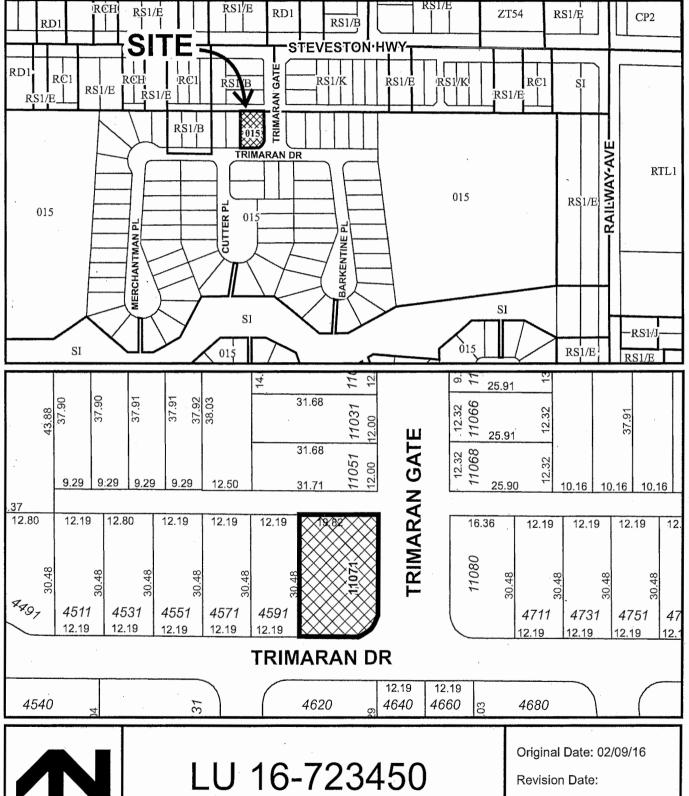
CL:blg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Development Application Data Sheet



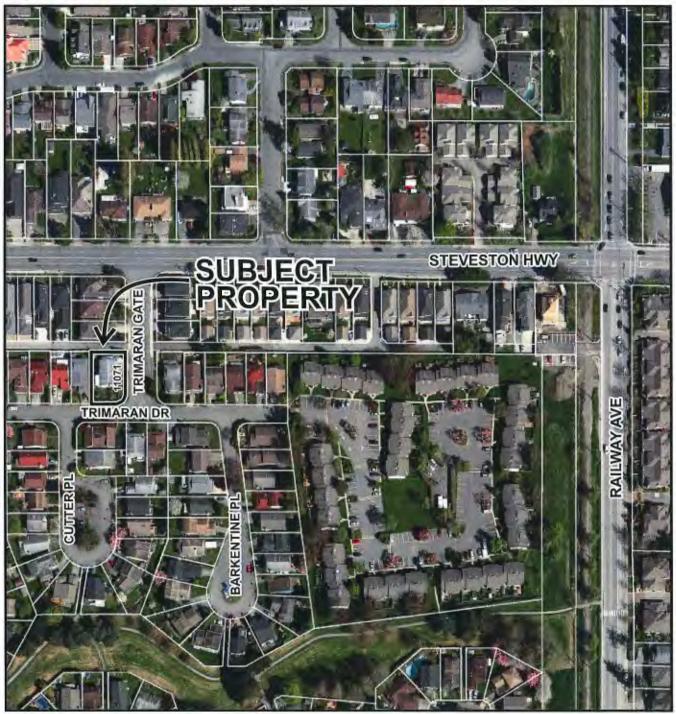
City of Richmond





Note: Dimensions are in METRES







LU 16-723450

Original Date: 02/09/16

Revision Date: 02/10/16

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

LU 16-723450 Attachment 2

Address: 11071 Trimaran Gate

Applicant: Rohit & Ashwani Chand

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Rohit Chand Ashwani Chand	No change
Site Size (m²):	595 m² (6,404 ft²)	No change
Land Uses:	Single detached dwelling	New single detached dwelling
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Zoning:	Land Use Contract 015 & Single Detached (RS1/B)	Single Detached (RS1/B)

Provision	LUC	RS1/B	Variance
Floor Area Ratio:	None	0.55	none permitted
Lot Coverage – Building:	Max. 33%	45%	none
Setback - Front & Rear Yard (m):	Min. 6.0 m	Min.6.0 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.65 m	Min. 3.0 m	none
Building Height (m):	3 storeys	2 ½ storeys not exceeding 9 m (29.5 ft.)	none



Richmond Land Use Contract 015 Discharge Bylaw No. 9526 (LU 16-723450) 11071 Trimaran Gate

Whereas "Land Use Contract 015", having Charge Number K130741, including all amendments, modifications and extensions to Charge Number K130741, charges the following land:

P.I.D. 000-626-759 Lot 379 Section 2 Block 3 North Range 7 West New Westminster District Plan 50769;

Whereas "Land Use Contract 015" was entered into with the City of Richmond as a party and filed in the Land Title Office, New Westminster, British Columbia; and,

Whereas the owners of said land which is subject to "Land Use Contract 015" have requested and agreed with the City that the "Land Use Contract 015" be discharged as against its property title;

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

1. That "Land Use Contract 015" having Charge Number K130741, including all amendments, modifications and extensions to Charge Number K130741, be discharged as against:

P.I.D. 000-626-759 Lot 379 Section 2 Block 3 North Range 7 West New Westminster District Plan 50769;

- 2. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge "Land Use Contract 015" from said land.
- 3. This Bylaw may be cited as "Richmond Land Use Contract 015 Discharge Bylaw No. 9526".

FIRST READING		CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor
ADOPTED		M
MAYOR	CORPORATE OFFICER	



Report to Committee

Planning and Development Division

To:

Planning Committee

Date:

February 17, 2016

From:

Re:

Wayne Craig

File:

ZT 13-639146

Director, Development

Application by Bontebok Holdings Ltd. for a Zoning Text Amendment to the

Industrial (I) Zone to Permit a Drive-Through Restaurant at 18399 Blundell Road

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9532, for a Zoning Text Amendment to the "Industrial (I)" zone to permit "Restaurant, drive-through" at 18399 Blundell Road, be introduced and given first reading.

Wayne Craig

Director, Development

WC:ke

Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Bontebok Holdings Ltd has applied to the City of Richmond for permission to amend the "Industrial (I)" zoning district of Zoning Bylaw 8500 to add "Restaurant, drive-through" as a site-specific permitted use on the property at 18399 Blundell Road (Attachment 1).

Findings of Fact

The site is located in the Fraser Lands industrial area along the South Arm of the Fraser River. A Development Application Data Sheet providing details about the development proposal is contained in Attachment 2.

Surrounding Development

The subject site is occupied by an existing small building at the south east corner of the site that houses existing City infrastructure. This existing building will remain and the proposed redevelopment has taken this into account.

To the North:

Light industrial buildings, parking and loading areas on property zoned

"Industrial (I)".

To the South:

Across Blundell Road, an existing rail line and a light industrial

development with parking and loading areas zoned "Industrial (I)".

To the East:

Across Nelson Road, a light industrial development with parking and

loading areas zoned "Industrial (I)".

To the West:

A light industrial development with parking and loading areas zoned

"Industrial (I)".

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) designates the subject site for Industrial. The proposed drive-through restaurant proposal is consistent with the OCP as it would allow for food establishments to service the employees in the surrounding industrial area.

Zoning Amendment

The subject site is zoned "Industrial (I)", which permits a restaurant as a permitted use, but not a restaurant with a drive through.

The proposed zoning amendment application is to amend the "Industrial (I)" zoning district to allow for "Restaurant, drive-through" as a specific use permitted on the subject site only. The applicant wishes to construct two multi-unit buildings that will include two drive-through establishments on the subject site. The proposed development will only allow for the development of food establishments on-site. No additional commercial services/retail activities

are permitted beyond what is already allowed for in the "Industrial (I)" zoning district and proposed to be added as part of this Zoning Text Amendment application.

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 on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

The applicant has posted a sign with information on the proposal. No additional public consultation is required for the proposed Zoning Text Amendment application. Public notification for the Public Hearing will be provided as per the Local Government Act. At the time of writing of this report, no comments have been received.

Analysis

Built Form and Architectural Character

The proposed development involves the development of two buildings (757 sq. m or 8,148 sq. ft.) to accommodate potentially 5 restaurants on the subject site, two of which contain a drive-through component at either end (Attachment 3 – Conceptual Development Plans). The buildings are generally centred on the subject site to accommodate the required off-street parking, drive-aisle circulation and allow for vehicle access and queuing for the drive-through components. Taking this into account, the site plan has been developed to allow for a landscape strip along both street frontages and perimeter of the site. Efforts have also been made to limit parking along street frontages to single-loaded aisles only, in an effort to reduce the amount of paving and maximize opportunities for landscaping. Landscaping will be coordinated with the courtyards areas around the buildings.

A Development Permit application will also be required for this project, which will address urban design, landscaping, architectural treatment of buildings and materials.

Transportation and Site Access

Access from Nelson Road (north side of site) will be via right-in-/out. The driveway from Blundell Road (west side of site) will be right in/out and will also accommodate left turn movements from Blundell through the establishment of a left turn-bay in the existing median. On-site vehicle circulation, the number of off-street parking stalls, loading areas and required queue spaces for the drive-through restaurants comply with City zoning regulations. The proposed site access configuration, on-site vehicle circulation and off-site frontage and transportation related works has been reviewed and is supported by Transportation staff.

Site Servicing and Frontage Improvements

Engineering Planning staff have not identified any servicing works or infrastructure upgrades for this development.

The following Transportation frontage works and related road dedications are required for this development (based on the road functional plan approved by Transportation staff):

- 1 m wide road dedication along the Blundell Road frontage and 0.35 m wide road dedication along the Nelson Road frontage to facilitate the installation of a 2.5 m wide concrete sidewalk.
- To accommodate for existing City and utility infrastructure along the site's Blundell Road frontage close to Nelson Road, the design and location of the City sidewalk will be required to be located on the subject site. The design and securing of the necessary public rights of passage statutory right of ways will be addressed through the Servicing Agreement application.
- Establish a 3 m x 9 m concrete accessible bus landing pad on the development site (including securing the necessary public rights of passage statutory right of way).
- Installation of a left hand turn bay in the existing median along Blundell Road to facilitate eastbound to northbound (left turn movements) into the subject site.
- The above works and improvements will be completed through a Servicing Agreement application to be completed as a rezoning consideration for this development (Attachment 4 Rezoning Considerations).

Financial Impact or Economic Impact

The Zoning Text Amendment application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

Conclusion

The purpose of this Zoning Text Amendment application is to amend the "Industrial (I)" zoning district of Zoning Bylaw 8500 to add "Restaurant, drive-through" as a site-specific permitted use at 18399 Blundell Road. The proposed amendment will allow the development of a restaurant complex with drive-through components on the subject site, which will provide food services to employees in close proximity to the surrounding industrial area.

Staff support this Zoning Text Amendment application as it facilitates frontage upgrades along the subject site to improve pedestrian and bus stop infrastructure. Furthermore, this proposed development enables food establishments to be located in an area where there are few such services for a large concentration of industrial uses.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9532 be introduced and given first reading.

Kévin Eng Planner 2

KE:cas

Attachment 1: Location Map

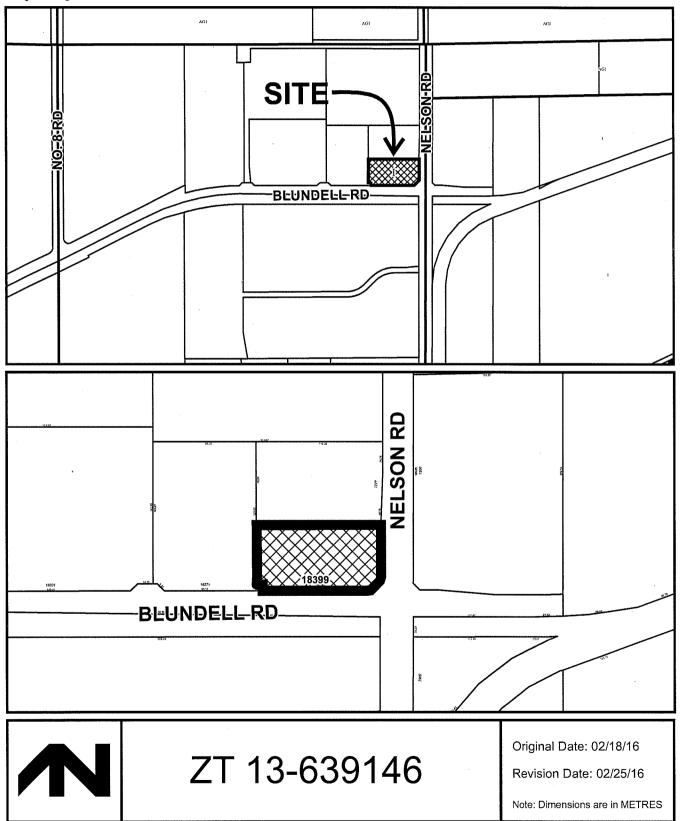
Attachment 2: Development Application Data Sheet

Attachment 3: Conceptual Development Plans

Attachment 4: Rezoning Considerations



City of Richmond







ZT 13-639146

Original Date: 06/19/13

Amended Date: 02/25/16

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

RZ 13-639146 Attachment 2

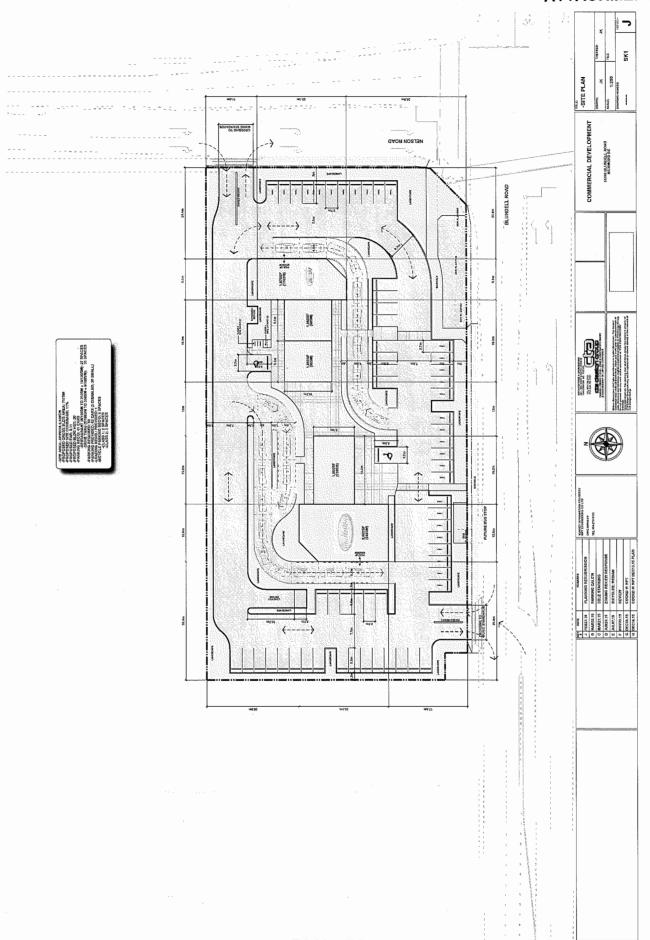
Address: 18399 Blundell Road

Applicant: Bontebok Holdings Ltd.

	Existing	Proposed
Owner:	Bontebok Holdings Ltd.	No change
Site Size (m²):	6,751	6,636 (approx.)
Land Uses:	Vacant	Restaurant/food establishments with drive-through components
OCP Designation:	Industrial	No change
Zoning:	Industrial (I)	Industrial (I) with an amendment to allow "Restaurant, drive-through" as a site-specific permitted use.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.11 FAR	none permitted
Lot Coverage – Building:	Max. 60%	11%	none
Setback - Blundell Road (m):	Min. 3.0 m	17.6 m	none
Setback – Nelson Road (m):	Min. 3.0 m	20.4 m	none
Setback – North side (m):	N/A	11.6 m	none
Setback – West side (m):	N/A	20.9	none
Height (m):	12 m	6 m	none
Off-street Parking Spaces – Total:	58	62	none

ATTACHMENT 3



PLN - 76



Rezoning Considerations

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

Address: 18399 Blundell Road File No.: ZT 13-639146

Prior to final adoption of Richmond Zoning Bylaw 8500, Zoning Text Amendment Bylaw 9532, the developer is required to complete the following:

- 1. 1 m wide road dedication along the Blundell Road frontage and 0.35 m wide road dedication along the Nelson Road frontage.
- 2. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
- 3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 4. Enter into a Servicing Agreement* for the design and construction of frontage upgrades and modification of the existing Blundell Road median to facilitate the installation of a left hand turn bay to the subject site. Works include, but may not be limited to:
 - a) 2.5 m wide concrete sidewalk at the new property line along Blundell Road while maintaining the existing grass and treed boulevard between the new sidewalk and existing curb.
 - b) 2.5 m wide concrete sidewalk along Nelson Road.
 - c) 2.5 m wide onsite public pathway (including transitions) to connect the new concrete sidewalk works along Blundell Road and Nelson Road to avoid existing City infrastructure and utilities generally located near the south east corner portion of the subject site (Note: design to be determined through the Servicing Agreement application process). A public rights of passage statutory right-of-way is to be secured for the on-site public pathway, details which will be finalized and secured through the Servicing Agreement application.
 - d) 3 m x 9 m concrete accessible bus landing pad located on-site along the Blundell Road frontage (Note: location and design to be determined through the Servicing Agreement application process). A public rights of passage statutory right-of-way is to be secured for the bus landing pad on the subject site, details which will be finalized and secured through the Servicing Agreement application.
 - e) Modify the existing Blundell Road median to facilitate the installation of a left hand turn bay (east bound to north bound vehicle movements) to the subject site from Blundell Road
 - f) The proposed service connections/tie-ins to the subject site are to be shown on the Servicing Agreement drawings.
 - g) Prior to approving Servicing Agreement drawings, statutory right-of-ways for public rights of passage must be registered at Land Titles Office. Proposed statutory right of ways that overlay an existing third party statutory right of way cannot be registered until consent is granted from the existing statutory right of way holder.
 - h) All works are to be done at the sole cost of the developer.

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.
- 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.

Initial: _____

Note:

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

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

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

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

- Signed Copy on File	-	
Signed		Date



Richmond Zoning Bylaw 8500 Amendment Bylaw 9532 (ZT 13-639146) 18399 Blundell Road

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following permitted use in Section 12.1.3.B Additional Uses in the Industrial (I) zone:
 - "Restaurant, drive-through"
 - b. Inserting the following clauses and renumbering Section 12.1.11 Other Regulations in the Industrial (I) zone accordingly:
 - "7. **Restaurant, drive-through** is only permitted on the following **site**(s):

18399 Blundell Road P.I.D. 028-009-941 Lot 7 Section 18 Block 4 North Range 4 West New Westminster District Plan BCP42067"

2. This Bylaw may be cited as "Richr	nond Zoning Bylaw 8500, Amendment Bylaw 9532".
FIRST READING	CITY OF RICHMOND
PUBLIC HEARING	APPROVED by BL
SECOND READING	APPROVED by Director
THIRD READING	or Solicitor LL
OTHER CONDITIONS SATISFIED	
ADOPTED	
MAYOR	CORPORATE OFFICER



Report to Committee

Planning and Development Division

To:

Planning Committee

Date:

February 29, 2016

From:

Wayne Craig

File:

RZ 15-691873

Director, Development

Re:

Application by Malkit Johal for Rezoning at 8431 No. 1 Road from Single

Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9533, for the rezoning of 8431 No. 1 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Wayn∉ Craig

Director, Development

CL:blg Att.

REPORT CONCURRENCE		
ROUTED TO:	Concurrence	CONCURRENCE OF GENERAL MANAGER
Affordable Housing		- Ju Energ

Staff Report

Origin

Malkit Johal has applied to the City of Richmond for permission to rezone the property at 8431 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots, with vehicle access to/from the existing rear lane to the west of the site (Attachment 1). A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the north and south, are single-family dwellings on lots zoned "Compact Single Detached (RC1)".
- To the east, immediately across No. 1 Road, is a strata-titled duplex on a lot zoned "Two-Unit Dwellings (RD1)".
- To the west, across the rear lane, is a dwelling on a lot zoned "Single-Detached (RS1/E)", fronting Alanmore Place.

Related Policies & Studies

Official Community Plan

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

Arterial Road Policy

The Arterial Road Policy identifies the subject site for redevelopment potential to compact lots or coach houses, with rear lane access. This redevelopment proposal is consistent with the Arterial Road Policy designation.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received one (1) online submission from a member of the public about the rezoning application (Attachment 4).

The nature of the concern raised was whether the existing large tree in the front yard of the subject site will be retained with the proposed development. Staff provided a response to the resident, confirming that the tree is required to be retained and protected through the proposed development.

Further details about tree retention and removal associated with this proposal are provided below.

Analysis

Site Access

Vehicular access to No. 1 Road (a major arterial road) is not permitted in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Vehicular access to the proposed lots will be from the existing rear lane to the west of the subject site, which runs parallel to No. 1 Road.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

Tree Retention and Replacement

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

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

- Protect and retain the Douglas Fir tree (Tree # 262), which is in good condition and is located outside of the building envelope.
- Remove the bylaw-sized topiary pruned shrub (Tree # 263), which has no landscape value and is in conflict with the building envelope.

The proposed Tree Retention Plan is shown in Attachment 5. The Plan provides cross-section details showing that the lot grade within the protection zone of Tree # 262 must be maintained at its current elevation and that only small portions of the lot to the north and south of the tree protection zone are proposed to be filled to accommodate pedestrian walkways to the front entries of each dwelling.

To ensure protection of Tree # 262, the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to the tree protection zone. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, the required special measures for tree retention, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$5,000. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and a site inspection has been passed by City staff.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around the tree to be retained (Tree # 262). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

The proposed removal of the bylaw-sized topiary shrub (Tree # 263) requires a tree replacement ratio of 2:1, as per the OCP. The applicant has agreed to plant and maintain a total of two (2) small replacement trees on-site in the rear yards of the proposed lots.

The landscaping guidelines in the Arterial Road Policy indicate that two (2) trees should be planted and maintained within the front yards of the proposed lots. However, given the effort undertaken by the applicant to retain the large tree in the front yard (Tree # 262), as well as the City's requirements for service connections in the front yard, staff do not recommend that any additional trees be planted in the front yard.

To ensure that the required two (2) replacement trees are planted and maintained in the rear yards, the applicant is required to submit a Landscaping Security in the amount of \$1,000 (\$500/tree) prior to rezoning.

To ensure that the front yards of the proposed lots are enhanced consistent with the landscape guidelines of the Arterial Road Policy, and that the lot grading is maintained within the protection zone of Tree # 262 as shown in the Tree Retention Plan, the applicant is required to submit a Landscape Plan for the front yards, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of a cost estimate provided by the Landscape Architect for the proposed works. A portion of the security (e.g. 70%) will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City will retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

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

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on title stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Prior to rezoning, the applicant is also required to register a legal agreement on title to ensure that the principal dwelling and any secondary suite cannot be stratified.

Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning.

Rear lane drainage upgrades were completed through a capital works project within the last few years and no further works are required.

At future subdivision and Building Permit stage, the applicant is required to pay: Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and work orders for the costs associated with completion of the required service connection works as described in Attachment 6.

Financial Impact

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

Conclusion

The purpose of this application is to rezone the property at 8431 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots.

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

The list of Rezoning Considerations is included in Attachment 6, which has been agreed to be the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9533 be introduced and given first reading.

Cynthia Lussier

Planner 1

(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Site Survey

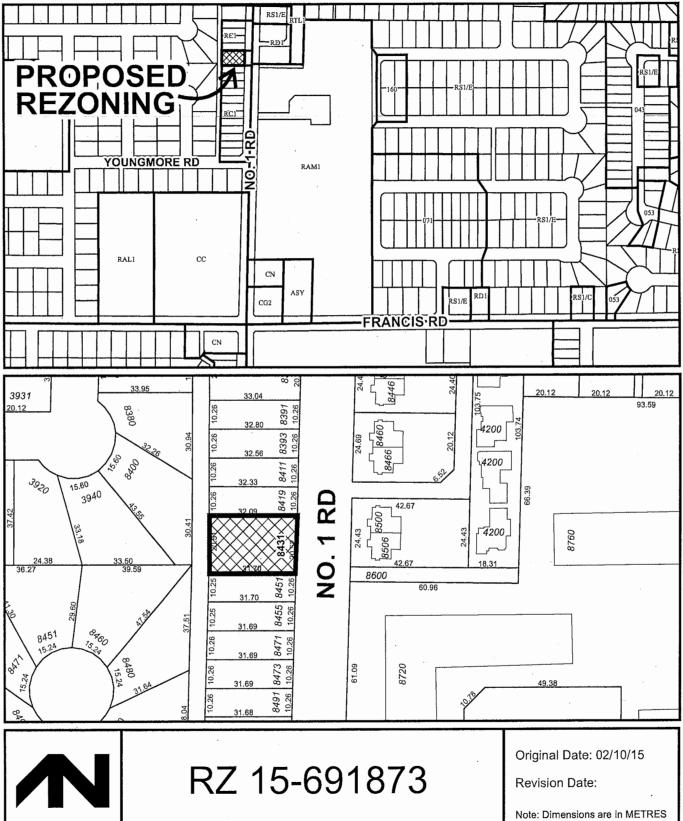
Attachment 3: Development Application Data Sheet

Attachment 4: Correspondence from the public

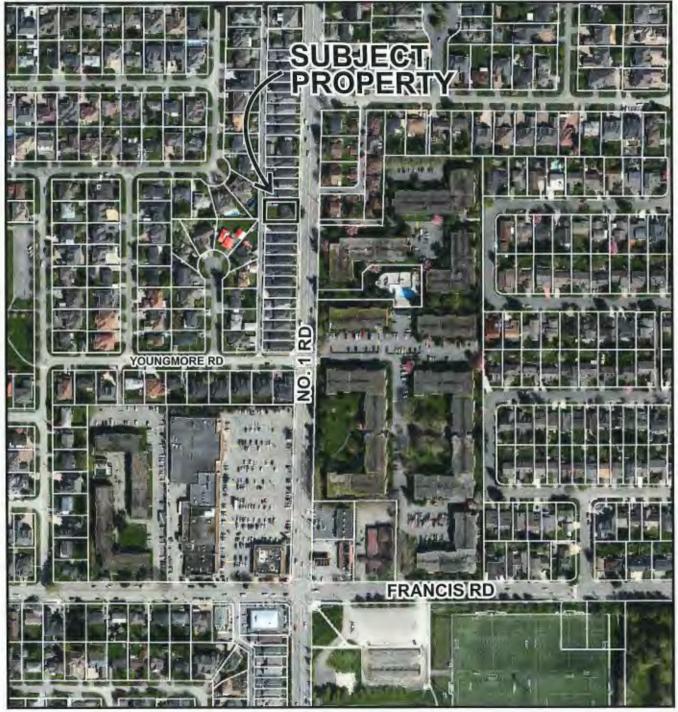
Attachment 5: Proposed Tree Retention Plan

Attachment 6: Rezoning Considerations









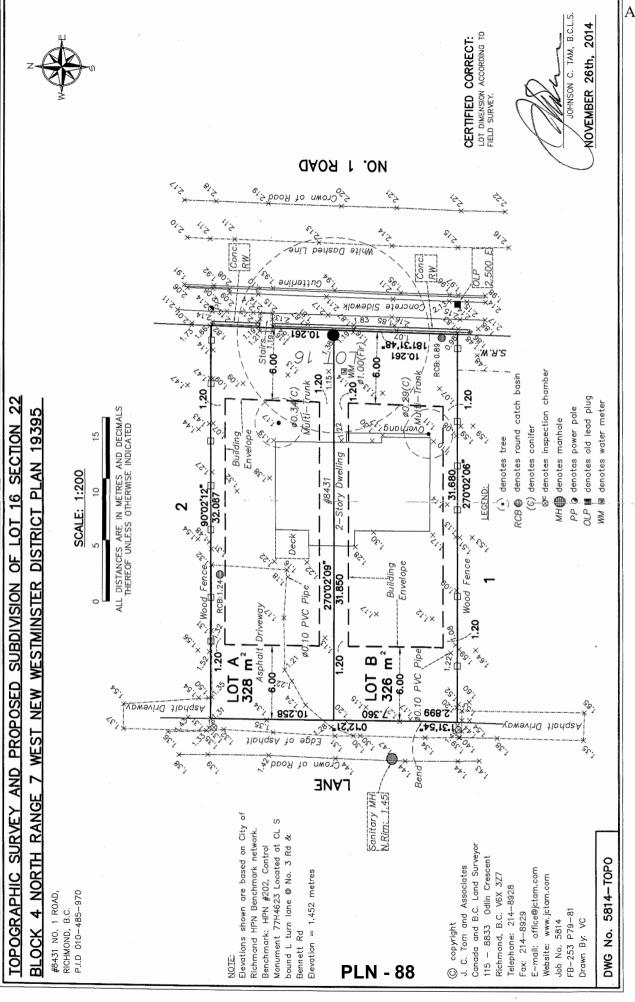


RZ 15-691873

Original Date: 02/10/15

Revision Date

Note: Dimensions are in METRES





Development Application Data Sheet

Development Applications Department

RZ 15-691873 Attachment 3

Address: 8431 No. 1 Road

Applicant: Malkit Johal

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Malkit Johal	To be determined
Site Size (m²):	654 m²	Proposed north lot – 328 m ² Proposed south lot - 326 m ²
Land Uses:	Single-family dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The Arterial Road Policy designates the subject property for redevelopment to compact lots or coach houses (if applicable).	This proposal is consistent with the Arterial Road Policy designation.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Buildings:	Max. 50%	Max. 50%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Size (min. dimensions):	270 m²	Proposed north lot – 328 m ² Proposed south lot - 326 m ²	none
Setback - Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback - Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none
Off-street Parking Spaces:	Principal dwelling – 2 Secondary suite – 1	Principal dwelling – 2 Secondary suite – 1	none
Private Outdoor Space:	Min. 20 m ²	Min. 20 m ²	none

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

Lussier, Cynthia

From:

Webgraphics

Sent:

Monday, 22 February 2016 10:29 AM

To:

MayorandCouncillors

Subject:

Send a Submission Online (response #915)

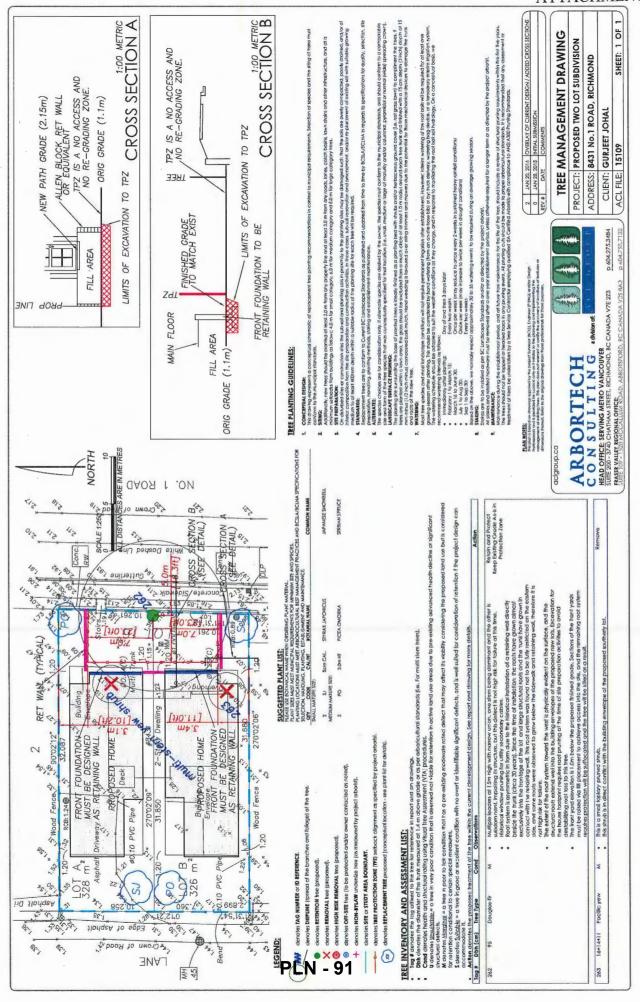
Send a Submission Online (response #915)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/22/2016 10:28:07 AM

Survey Response

Your Name	Karin Holland Biggs
Your Address	12262 Ewen Avenue
Subject Property Address OR Bylaw Number	8431 #1 Road
Comments	This single family property has an application to be rezoned to a 2 family property. I am concerned that the magnificent, unique, 100-150' tree in the front yard near the sidewalk will be cut down, when the property is loaded with sand before building. I believe it is a fir. This would be a criminal loss of an irreplaceably tall and well formed tree which stands visible for kilometres, like a church spire between Francis and Blundell Roads. This "elder" tree, given its maturity and stature, cannot be replaced by some new planting. There is no signage or red protective taping to show the developer intends to protect this tree. I request the city ensure that this tree, which started its life before any of us were born, be protected to continue to grow after we are gone. Dr. Karin Holland Biggs, Ph.D.





Rezoning Considerations

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

Address: 8431 No. 1 Road File No.: RZ 15-691873

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9533, the developer is required to complete the following:

- Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, retaining walls, hard surfaces, installation costs, and a 10% contingency). 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 the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
- 2. Submission of a Landscaping Security in the amount of \$1,000 (\$500/tree) for a total of two (2) replacement trees in the rear yards of the proposed lots.
- 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, the required special measures for tree retention, 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 \$5,000 for the tree to be retained in the front yard (Tree # 262). The security will not be released until an acceptable impact assessment report is submitted by the Arborist and a site inspection has been passed by City staff
- 5. Registration of a flood indemnity covenant on Title.
- 6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 7. Registration of a legal agreement on Title ensuring that the principal dwelling and any secondary suite cannot be stratified.

At Demolition* Permit stage, the following must be completed:

Installation of tree protection fencing around the tree to be retained (Tree # 262). Tree protection fencing must be
installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to
any works being conducted on-site, and must remain in place until construction and landscaping on-site is
completed.

At Subdivision* and Building Permit* stage, the following must be completed:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Payment of the costs associated with completion of the required service connection works, as follows:
 Water Works
 - Using the OCP Model, there is 364.8 L/s of water available at a 20 psi residual at the No. 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.

- The developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the developer's cost, the City is to:
 - Cut and cap all existing water service connection at the watermain, along the No. 1 Road frontage.
 - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the No. 1 Road frontage.
 - All proposed waterworks are to be outside the tree protection zone and must provide the minimum horizontal clearance of 1.2 m.

Storm Sewer Works

- At the developer's cost, the City is to:
 - Cut and cap the existing service connection at the south east corner of the subdivision site.
 - Install a new 1050 mm diameter manhole complete with a service connection for the south subdivided lot.
 A 3.0 m by 3.0 m utility right-of-way for the proposed manhole at the southeast corner of the lot is required.
 - Install a new service connection off of the box culvert along No.1 Road, complete with inspection chamber, for the northern lot. Sufficient clearance must be provided from existing hydro pole.
 - All proposed storm works are to be outside the tree protection zone and must provide the minimum horizontal clearance of 1.2 m.

Sanitary Sewer Works

- The developer is required to reuse the existing service connection at the northwest corner of the northern lot.
- At the developer's cost, the City is to:
 - Plug the opening for the existing service connection at the southeast face of manhole SMH724.
 - Install a new service connection complete with an inspection chamber with tie-in to the east face of the existing manhole SMH724 to service the southern lot.

Frontage Improvements

- The developer is required to:
 - coordinate with BC Hydro, Telus and other private communication service providers for their servicing requirements.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

General Items

- 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Initial:

• Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

(signed original on file)		
Signed	 Date	



Richmond Zoning Bylaw 8500 Amendment Bylaw 9533 (RZ 15-691873) 8431 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 "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 010-485-970 Lot 16 Section 22 Block 4 North Range 7 West New Westminster District Plan 19395

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9533".

FIRST READING	RIC	ITY OF CHMOND
A PUBLIC HEARING WAS HELD ON	AP	PROVED by
SECOND READING '	by	PROVED Director
THIRD READING	or	Solicitor
OTHER REQUIREMENTS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICER	