



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, April 19, 2016
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on April 5, 2016.*



NEXT COMMITTEE MEETING DATE

May 3, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES

1. **KINGSLEY ESTATES CHILD CARE FACILITY DESIGN - 10380 NO. 2 ROAD**
(File Ref. No. 07-3070-01) (REDMS No. 4965591 v. 6)

PLN-16

See Page PLN-16 for full report

Designated Speaker: Coralys Cuthbert

STAFF RECOMMENDATION

- (1) *That the Kingsley Estates child care facility design as outlined in the staff report dated April 4, 2016, from the General Manager of Community Services, be endorsed; and*

- (2) *That the Operating Budget Impact of \$35,000 for maintenance of the Kingsley Estates Child Care Facility be considered in the 5 Year Financial Plan for commencement in 2017.*



2. AMENDMENT TO PARK RELATED LAND USE DESIGNATIONS UNDER RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100 AND RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000

(File Ref. No. 06-2345-01) (REDMS No. 4499282 v. 24)

PLN-49

[See Page PLN-49 for full report](#)

Designated Speakers: Terry Crowe and Jamie Esko

STAFF RECOMMENDATION

- (1) *That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in conjunction with:*
- (a) *The City's Financial Plan and Capital Program; and*
- (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby be found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Agricultural Land Commission for comment;*
- (4) *That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, be referred to the Board of Education of Richmond School District No. 38 for comment; and*

- (5) *That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, hereby be found not to require further consultation.*



PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY PARGAT S. TATLA FOR REZONING AT 8480/8500 NO. 3 ROAD FROM "SINGLE DETACHED (RS1/E)" TO "SINGLE DETACHED (RS2/B)"**
(File Ref. No. 12-8060-20-009542; RZ 15-697843) (REDMS No. 4963560)

PLN-87

[See Page PLN-87 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9542, for the rezoning of 8480/8500 No. 3 Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.



4. **APPLICATION BY AJIT THALIWAL AND RAMAN KOONER FOR REZONING AT 5000 MAPLE ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. 12-8060-20-009545; RZ 15-703641) (REDMS No. 4971864)

PLN-109

[See Page PLN-109 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9545, for the rezoning of 5000 Maple Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



5. **MANAGER’S REPORT**

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ITEM

ADJOURNMENT





Planning Committee

Date: Tuesday, April 5, 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 March 22, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

April 19, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

AGENDA ADDITION

It was moved and seconded
That Mylora Golf Course Application Update be added to the agenda as Item No. 3A.

CARRIED

Planning Committee
Tuesday, April 5, 2016

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY CASA MIA PROJECTS LTD. TO REZONE THE PROPERTIES AT 10231 AND 10251 RUSKIN ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. RZ 15-710997; 12-8060-20-008871/9519) (REDMS No. 4888822)

Wayne Craig, Director, Development, reviewed the application, noting that the proposed subdivided lots will be approximately 13 metres wide and would be consistent with the Lot Size policy in the area.

In reply to queries from Committee, Jeff Chalissery, Casa Mia Projects Ltd., noted that the site will have two-car parking along with parking on the driveway. He added that the proposed development will have yard space and retention space for trees.

In reply to queries from Committee, Mr. Craig advised that the proposed development will comply with setback, lot coverage and landscape coverage requirements.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 be abandoned; and*
- (2) *That Richmond Zoning Bylaw 8500 Amendment Bylaw 9519 for the rezoning of the properties at 10231 and 10251 Ruskin Road from Single Family Detached (RS1/E) to Single Detached (RS2/B) be introduced and given first reading.*

CARRIED

2. APPLICATION BY JAN W. KNAP FOR REZONING AT 10420/10440 ODLIN ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)

(File Ref. No. RZ 15-700202; 12-8060-20-009540) (REDMS No. 4964527)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9540 for the rezoning of 10420/10440 Odlin Road from "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

CARRIED

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3. APPLICATION BY TIEN SHER CHATHAM DEVELOPMENTS LTD. FOR A REZONING AT 3735, 3751, 3755 AND 3771 CHATHAM STREET FROM STEVESTON COMMERCIAL (CS3) TO COMMERCIAL MIXED USE (ZMU32) - STEVESTON VILLAGE AND A RELATED HERITAGE ALTERATION PERMIT

(File Ref. No. RZ 15-697899; HA 15-697904; 12-8060-20-009451) (REDMS No. 4964828)

Mr. Craig and Kevin Eng, Planner 2, reviewed the application, noting that (i) the proposed development will provide a contribution to the Steveston Village Heritage Conservation Grant Program, (ii) the applicant has indicated that the addition of a solar roof is not economically feasible, (iii) staff will report back on a referral related to solar roofs in new developments in the second quarter, and (iv) should the application proceed, staff can discuss options to install a solar roof with the applicant through the Development Permit process.

Discussion ensued with respect to (i) reallocating developer contributions towards the installation of a solar roof, (ii) the proposed building height in comparison to other buildings in the area, and (iii) the dimensions of the outdoor amenity constrained by structural elements.

In reply to queries from Committee regarding the long term plan for the adjacent bus stop, Donna Chan, Manager, Transportation Planning, noted that there is increased bus service in the area and limited space for bus layover. She added that there are proposals for a new bus exchange in the area. Mr. Craig further noted that frontage and lane improvements included in the application would address pedestrian safety along Chatham Street.

Discussion ensued with regard to advocating for a new bus exchange in the Steveston area. It was then suggested that the Chair of the Public Works and Transportation Committee include the proposed Steveston bus exchange on an upcoming Public Works and Transportation Committee agenda.

Charan Sethi and Ken Chau, applicant representatives, offered comments on the application and provided drawings of the proposed development (attached to and forming part of these minutes as Schedule 1).

In reply to queries from Committee, Mr. Sethi and Mr. Chau, noted that adding a solar roof is not currently economically feasible; however options can be discussed with staff. Mr. Chau added that the dimension of the outdoor amenity is constrained by the building's mechanical elements.

It was moved and seconded

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to create the "Commercial Mixed Use (ZMU32) - Steveston Village" zone, and to rezone 3735, 3751, 3755 and 3771 Chatham Street from "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU32) - Steveston Village", be introduced and given first reading; and**

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- (2) *That a Heritage Alteration Permit be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to authorize the following alterations and works at 3735, 3751, 3755 and 3771 Chatham Street for the proposed redevelopment:*
- (a) *demolition and removal of any existing structures and buildings;*
 - (b) *tree and landscaping removal, land clearing, excavation and any necessary site preparation activities;*
 - (c) *site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works; and*
 - (d) *deposit of a consolidation plan at the Land Title Office for the consolidation of the four lots into one development parcel.*

CARRIED

Discussion ensued regarding options to include a solar roof for the proposed development at Chatham Street.

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

It was moved and seconded

That staff:

- (1) *review options to install a solar roof on the proposed development at 3735, 3751, 3755 and 3771 Chatham Street; and*
- (2) *review utilizing developer contributions as incentives for the installation of a solar roof on the proposed development at 3735, 3751, 3755 and 3771 Chatham Street, in keeping with the forthcoming staff report on solar roofs in new developments, and report back.*

CARRIED

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3A. MYLORA GOLF COURSE APPLICATION UPDATE

(File Ref. No.)

Mr. Craig spoke on the proposed non-farm use application for the former Mylora Golf Course, noting that (i) the proposed application is expected to be presented to Committee in May 2016, (ii) the application will be consistent with the recent amendments to the No. 5 Road Backlands Policy, (iii) the revised No. 5 Road Backlands Policy has provisions for property owners to farm the agricultural portion of their site, or transfer the agricultural portion to the City once it has been improved to agricultural standards, (iv) the applicant will be responsible for the cost to remediate the former Mylora Golf Course site for agricultural use, (v) the existing zoning in the former Mylora Golf Course allows farm activities, such as land remediation, on-site, and (vi) staff is working with the applicant regarding the site's tree retention plan.

4. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:38 p.m.).

CARRIED

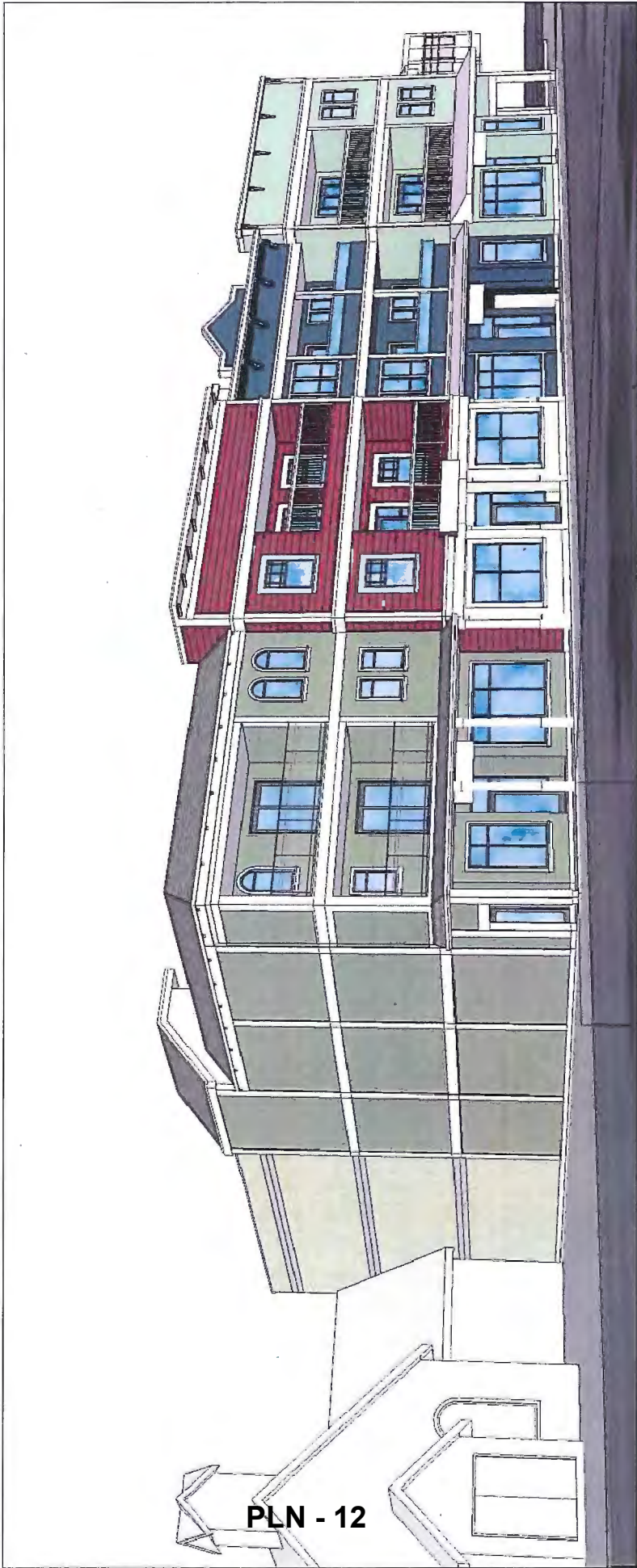
Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, April 5, 2016.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator







VIEW 1



KEY PLAN

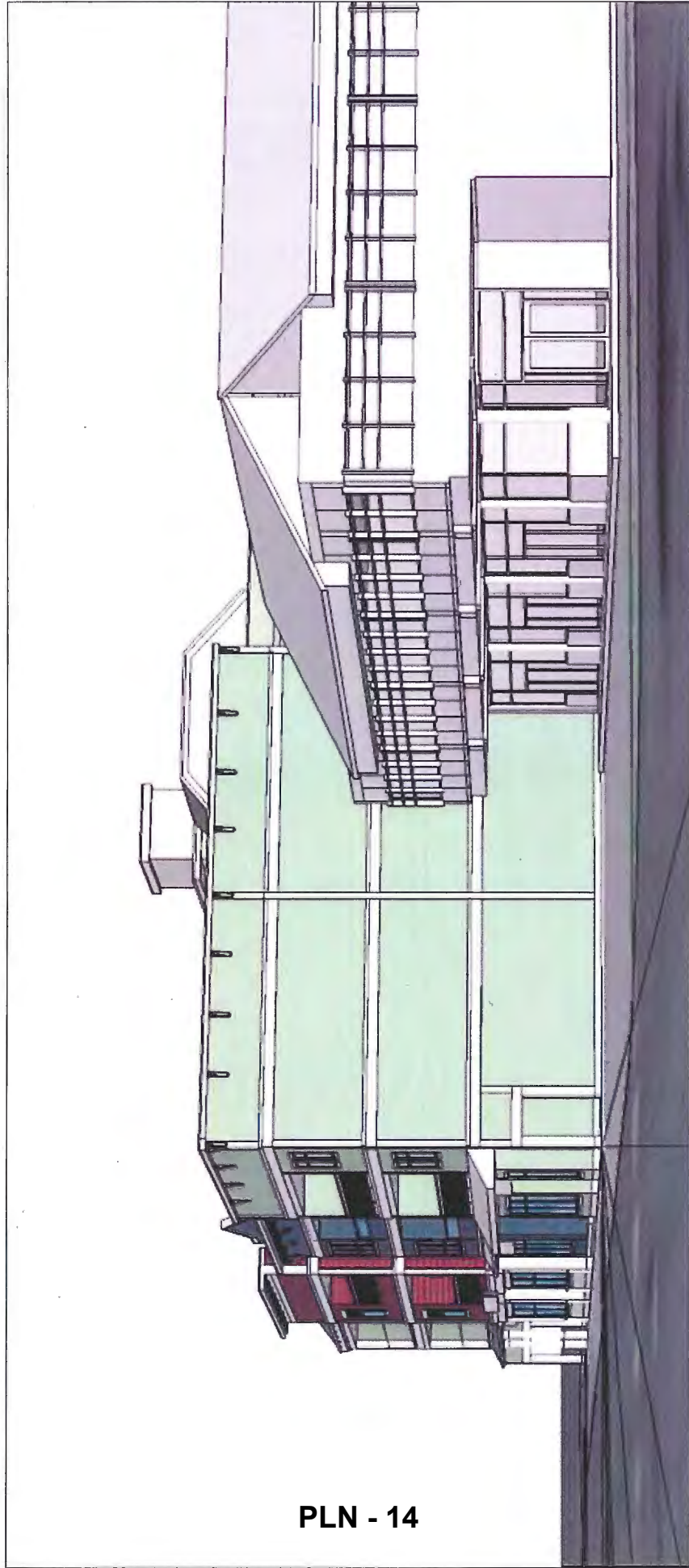


PLN - 13

VIEW 2



KEY PLAN



PLN - 14

VIEW 3



KEY PLAN



PLN - 15

VIEW 4



KEY PLAN



City of Richmond

Report to Committee

To: Planning Committee **Date:** April 4, 2016
From: Cathryn Volkering Carlile **File:** 07-3070-01/2016-Vol
General Manager, Community Services 01
Re: Kingsley Estates Child Care Facility Design - 10380 No. 2 Road

Staff Recommendation

1. That the Kingsley Estates child care facility design as outlined in the staff report dated April 4, 2016, from the General Manager of Community Services, be endorsed; and
2. That the Operating Budget Impact of \$35,000 for maintenance of the Kingsley Estates Child Care Facility be considered in the 5 Year Financial Plan for commencement in 2017.

Cathryn Volkering Carlile
General Manager, Community Services

Att. 10

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Project Development	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

The purpose of this report is to present the Kingsley Estates child care facility design for Council's endorsement and to seek approval of minor changes to the registered Child Care Facility agreement. The facility is being provided by Polygon Kingsley Estates Ltd. (Polygon) as a community amenity contribution in fulfillment of a rezoning condition related to RZ 13-649524 for a portion of lands to facilitate a 133-unit townhouse development at 10440/10460 No. 2 Road (Attachment 1).

The former Steveston High School site is comprised of 5.26 hectares (13.0 acres) of land which was purchased by Polygon from the Richmond School District. On June 22, 2015, Council adopted Zoning Bylaw 8500, Amendment Bylaw 9155 permitting 3.04 hectares (7.51 acres) of the site at 10440 and 10460 No. 2 Road to be rezoned from "School & Institutional Use (SI)" to "Town Housing (ZT72) – London/Steveston (No. 2 Road)".

The remaining 2.17 hectares (5.36 acres) retained the "School & Institutional Use (SI) zoning and were transferred to the City in June 2015. Within the portion of lands to become City property, 0.332 hectares (0.82 acre) was identified for a child care facility and a public entry plaza. Polygon will be constructing the child care facility estimated to cost \$3.3 million.

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.

2.1. *Strong neighbourhoods; and*

2.2. *Effective social service networks.*

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

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.1. *Growth and development that reflects the OCP, and related policies and bylaws.*

The report also supports Social Development Strategy Action 10:

Support the establishment of high quality, safe child care services in Richmond through such means as:

10.3 *Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers; and*

10.4 Encouraging the establishment of child care facilities near schools, parks and community centres.

Background

Polygon has provided the City with a site of 0.332 hectares (0.82 acre) for a child care facility and a public entry plaza. The developer is also constructing the amenity.

The rezoning terms of reference stipulated that the child care amenity be provided as a fully finished and fitted facility with all appliances (Attachment 2). It outlined that the child care facility will:

- Accommodate a minimum of 37 children of various ages (e.g. infant to school age);
- Include indoor activity space with a floor area of at least 511m² (5,500 ft²);
- Include outdoor activity space with a minimum area of 464.5m² (5,000 ft²);
- Be designed to be Net Zero (with no net energy use) or to be LEED Silver equivalent. The approach to be confirmed through the design process and within the available project budget; and
- Include parking as per the City's requirements.

The Registered Child Care Agreement and Polygon's Requested Modifications

The Kingsley Estates child care amenity is secured by a restrictive covenant registered on the townhouse development parcel (Parcel 1) under numbers CA4468793 to CA4468794 (the "Child Care Agreement"). The Child Care Agreement was developed based on rezoning considerations and on a staff report attached to the memorandum to Mayor and Council entitled "Polygon Development's Rezoning Application for Steveston School Site: Revised OCP and Zoning Amendment Bylaws and Site Plan", dated January 14, 2015.

RZ Consideration #19 provided that a legal agreement be registered on the title of Parcel 1 (the development parcel) that required the construction of a child care facility on Parcel 2. The child care facility was to be completed on Parcel 2 prior to the earlier of:

1. issuance of a permit granting occupancy for any of the final 40 dwelling units of the proposed total 133 units on Parcel 1;
2. registration of the final phase within a Phased Strata Plan for the development on Parcel 1; and
3. June 30, 2017.

The Child Care Agreement provided that Polygon was required to submit a full set of building permit drawings regarding the Child Care Facility on or before the earlier of:

1. The Developer obtaining final building inspection granting occupancy for Phase 2; and
2. May 1, 2016.

Polygon has asked that the date of May 1, 2016 be extended to September 1, 2016. Staff support this change as Polygon has worked for a longer than anticipated time to address the diverse requirements of several City departments and Vancouver Coastal Health in preparing plans for the child care facility.

The Child Care Agreement provided that Polygon must complete the construction of the Child Care Facility and provide a Certificate of Substantial Completion to the City on or before the earlier of:

1. The Developer obtaining final building permit inspection granting occupancy for Phase 3;
2. The Developer making an application to register Phase 3 within a phased strata plan for the Development; and
3. June 30, 2017.

Given the anticipated construction schedule for the childcare facility, Polygon has requested a modification to the Child Care Agreement that would enable Polygon to make application to register the Phase 3 strata plan prior to the completion of the Child Care Facility. Polygon would still be required to complete the child care facility and provide a Certificate of Substantial Completion to the City on or before the earlier of:

1. The Developer obtaining final building permit inspection granting occupancy of the final five (5) dwelling units of Phase 3; and
2. June 30, 2017.

Staff support this request as issuance of a building permit will be later than originally anticipated and this may affect the facility's completion date in relation to the townhouse units currently under construction. The occupancy restrictions are in addition to the substantial security that the City holds to guarantee the provision of the Child Care Facility (\$3,300,000.00). Staff will continue to work with Polygon to deliver the Child Care Facility as soon as possible but in the event this is not possible, staff see no issue with agreeing to the amended occupancy date restrictions as the \$3.3M security the City holds ensures delivery of the Child Care Facility to the City's satisfaction prior to the originally agreed upon outside delivery date of June 30, 2017.

Development Context Information

Development surrounding the subject site is as follows:

- To the West: Single-family dwellings fronting No. 2 Road;
- To the South: The proposed public entry plaza;
- To the East: The Kingsley Estates townhouse development; and
- To the North: A new greenway providing a link between No. 2 Road and London-Steveston Park.

Child Care Facility Design

Building Design

The proposed child care facility will be a one-storey building with a rectangular shape to optimize the best sunlight conditions for the outdoor play areas. The form and character of the building utilizes the concept of children's building blocks. The finish materials include brick, cementitious panels and stained cedar as shown in the elevations and exterior materials samples (Attachment 3).

The indoor floor area of the building has been designed to provide programming space for two (2) types of licensed child care programs. The facility will include twelve (12) spaces of Group Care (Under 36 Months) on the south side of the building. There will also be twenty-five (25) spaces of Group Care (30 Months to School Age) on the north side. The building has been designed to offer spaces for children, child care staff and parents.

Entry Foyer

The central spine of the building will be a secured entry foyer with front and rear entrances. One entrance is proposed on the west side to ensure child care users walking, biking or taking transit will be able to easily access the child care facility from No. 2 Road. The second, east entrance at the rear of the building will allow convenient entry for those using the parking area. The central entry foyer will also provide access to shared spaces such as: a parent stroller storage area, a staff break room, a staff washroom, an accessible washroom, a parent meeting room, and the janitor's room. Both child care programs will be accessed from the entry foyer. An illustration of the interior floor plan is attached (Attachment 4).

Landscape Plan

The children's outdoor play areas have been placed on the eastern side of the site. This location will allow the building to act as a buffer to reduce traffic noise generated by vehicles using No. 2 Road. The outdoor play areas have been designed to be contiguous with the building to allow children to move easily from the interior to the exterior. Sunlight conditions were considered to ensure the best access to sun even in the winter months. There are separate, age appropriate areas for each of the child care program groups. A large overhang from the building provides weather protected play spaces. The design incorporates natural materials and native plant species. There are a number of permeable surface treatments to reduce and manage the quantity of surface rain water runoff and replenish the groundwater supply. Similar to the building design the landscape plan also utilizes the concept of children's building blocks in the varied shapes and types of play cubes (Attachment 5).

Parking and Loading

The on-site parking area will include ten (10) spaces for pickup/drop and staff parking which is accessed from the Kingsley townhouse development common driveway and was secured for public access through a statutory right of way. A loading bay will be provided in the parking area to accommodate medium sized SU-9 trucks for off-loading supplies and collecting garbage and recycling from the facility. There are curbs and sidewalks around the parking area to ensure a safe passage zone is provided for pedestrians to access the building's rear entry. Bicycle parking will be located in front of the building facing No. 2 Road as well as adjacent to the rear, east

entry with bike lockers for staff. An end-of-trip shower for staff who cycle to work is being provided within the building. Attention has been paid to ensure that there is a landscape buffer between the child care facility's parking area and the townhouses to the east.

Summary Table of Child Care Program Areas

A summary table provides the space dimensions for the interior floor areas and outdoor play areas to demonstrate that the child care space requirements are met (Attachment 6). The net indoor area inclusive of the children's activity areas, support spaces, shared support spaces and building service spaces is 484m^2 ($5,205\text{ ft}^2$). The gross building area is 566m^2 ($6,095\text{ ft}^2$). The total outdoor play areas including covered area, uncovered area, and outdoor storage amount to 625m^2 ($6,727\text{ ft}^2$).

Facility Relationship to No. 2 Road, the Public Entry Plaza and North Greenway

The City has entered into a Servicing Agreement with Polygon that includes servicing works for the townhouse project and the design of the No. 2 Road frontage works, the public entry plaza and the north greenway adjacent to the child care building. During the design development of the child care building some aspects of the public entry plaza and No. 2 Road frontage were adjusted to enhance the relationship between the facility and its surroundings.

Public Entry Plaza

The public entry plaza is located to the south of the child care facility. The Servicing Agreement has been completed with a provision that the entry plaza and No. 2 Road multi-use pathway will be refined with the completion of the child care design. As part of this process, the proposed plaza design has been refined to include features that reference the child care building. The square shapes in the paving patterns, planting layouts and seating benches use the same building block form applied to the child care facility's design. A green mound passes through the child care fence from the child care facility's outdoor play area into the plaza. The perimeter fence enclosing the children's outdoor play area has a transparent section allowing children and the plaza users to observe each other. A plan highlighting features of the public entry plaza is attached (Attachment 7).

No. 2 Road Frontage

The No. 2 Road frontage design documented within the Servicing Agreement provides for a sidewalk adjacent to the road aligning with existing ones to the north and south. Adjacent and to the east of sidewalk, a multi-use path is also provided along the two blocks fronting the Kingsley Estates townhouse development. It is intended to be a shared path for pedestrians and cyclists offering a clear route from Wallace Road to access both the south and north greenways leading into London-Steveston Park (Attachments 5 and 7). To ensure potential conflicts between cyclists and pedestrians are minimized, staff is examining the No. 2 Road frontage work design for revisions to refine the interface between the child care facility and the proposed frontage works prior to issuance of the child care building permit. Further design refinement would ensure paving patterns; painted surface treatments, signage and the multi-use path alignment create the safest conditions for both pedestrians and cyclists.

North Greenway

Creating a visual connection between the north greenway and the child care facility was a factor in the design of the building and landscape plan. There are windows at varying heights on the building's north elevation that allow for views into and out of building to the north greenway. The perimeter fencing material on the northern side of the outdoor play area is transparent to allow children to observe the activity occurring on this connecting path to London-Steveston Park. A view looking from the north greenway into the children's outdoor play area illustrates what a person travelling on the north greenway will see as they pass by the child care facility (Attachment 8).

Energy and Sustainability

The rezoning terms of reference for the child care facility stipulated that the building be constructed to meet Net Zero or LEED Silver equivalent guidelines if Net Zero was not feasible within the project budget. During the design process, it was decided that Polygon should proceed with a design for a LEED Silver equivalent building to stay within the available budget. A copy of the draft LEED Silver Canada project checklist is attached to demonstrate how the building design will be meeting various required certification targets. The overall score for the project is fifty-three (53) points which is within the range of fifty to fifty-nine (50 to 59) points for a LEED Silver building designation (Attachment 9).

Advisory Design Panel Review

Polygon along with their consultants *Public: Architecture + Communication* and *space2place Landscape Architects* presented the proposed child care facility design to the City of Richmond's Advisory Design Panel on March 9, 2016. The Panel was supportive of the design saying that the project fit well with the neighbourhood in terms of density and height. They also appreciated the shape and form of the building, and the sustainability features to reduce energy consumption, (e.g. low glass-to-wall ratio and overhangs to provide sunlight screening). Copies of the Advisory Design Panel minutes and the developer's response are attached for reference (Attachment 10).

Staff Comments

The proposed child care facility design has satisfactorily addressed the requirements for a licensable child care facility. The building's scale will blend well into the neighbourhood and yet communicate that it is an institutional facility. It complies with the existing zoning "School & Institutional Use" zone. The Social Development Strategy's action related to "supporting the establishment of high quality, safe child care services in Richmond" is being realized. The child care facility is being provided by a developer as a community amenity related to a rezoning. It is also located close to a park and when completed it will be leased to a non-profit society for a nominal lease rate.

Financial Impact

As noted above, there is no capital cost to the City with Polygon's construction of child care. There will be a related financial impact for ongoing maintenance costs. These are estimated to be

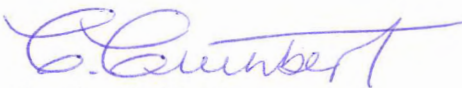
approximately \$30,000 to \$35,000 per year. An Operating Budget Impact submission for ongoing operating costs will be submitted during the 2017 Budget process with more detailed cost information.

Conclusion

Staff recommend that Council endorse the Kingsley Estates child care facility design as outlined in this report from the General Manager of Community Services. The proposed design provides a high quality child care environment for young children in a facility designed to meet Provincial licensing requirements. Council's approval of the design will allow Polygon to proceed with the next step of applying for a building permit.

To ensure once the facility is operational that there are sufficient funds to maintain it, staff also recommends that an Operating Budget Impact of \$35,000 for maintenance be considered in the 5 Year Financial Plan for commencement in 2017.

Regarding modifications to the Registered Child Care Agreement, staff support these changes given the City will continue to hold occupancy restrictions along with the substantial security of \$3.3 million to guarantee the provision of the child care facility.

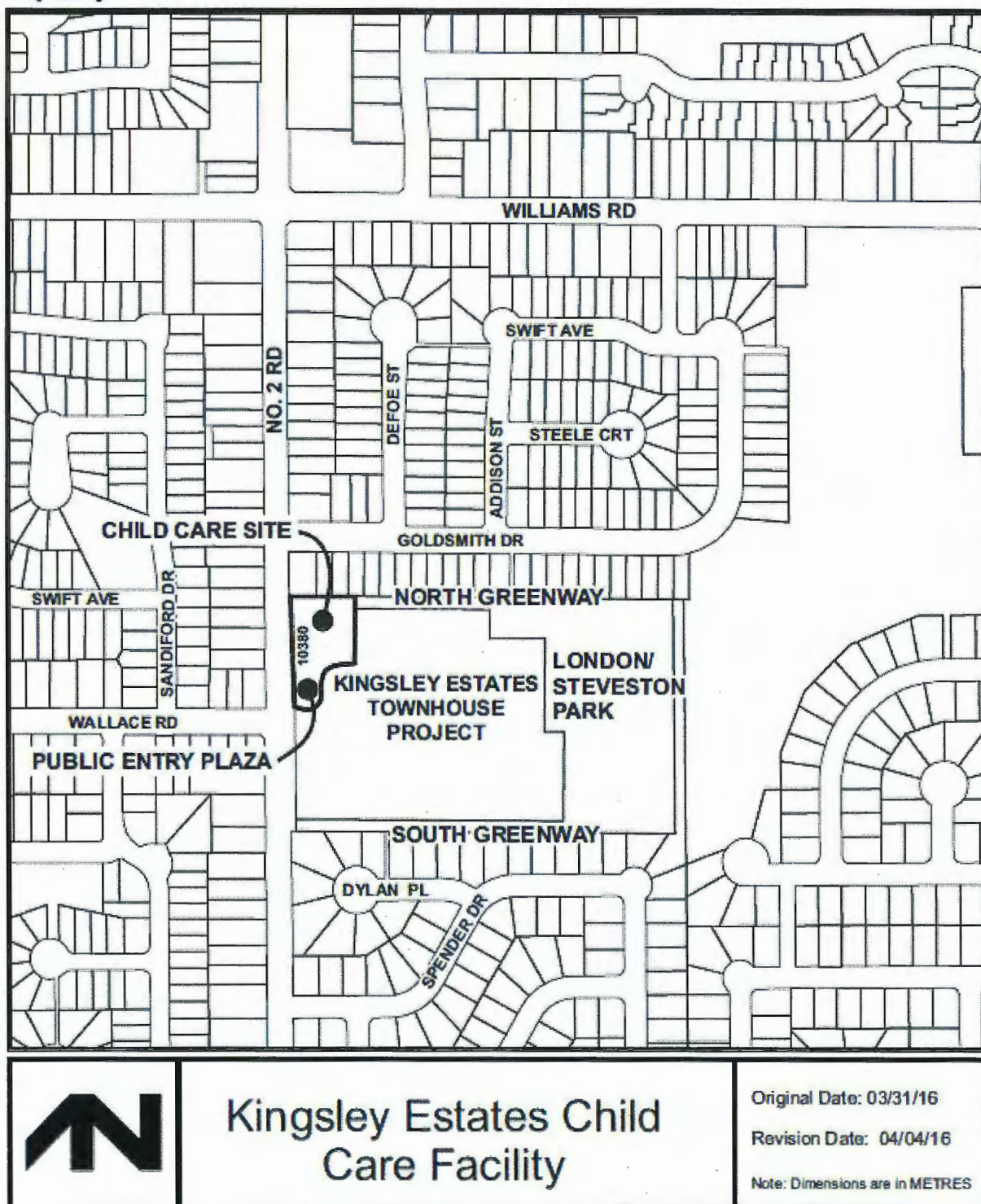


Coralys Cuthbert
Child Care Coordinator
(604-204-8621)

- Att. 1: Site Context Map
 2: Child Care Facility Terms of Reference
 3: Kingsley Estates Child Care Facility Exterior Elevations & Materials
 4: Kingsley Estates Child Care Facility Interior Floor Plan
 5: Kingsley Estates Child Care Facility Landscape Plan
 6: Kingsley Estates Child Care Facility Summary Table of Areas
 7: Public Entry Plaza Design
 8: North Greenway View to the Children's Outdoor Play Area
 9: LEED Silver Draft Project Checklist
 10: Advisory Design Panel Minutes - March 9, 2016



City of
Richmond



Child Care Facility Design-Build –Terms of Reference

FOR 10440/60 No. 2 Road – Polygon - Prepared by City of Richmond, September 25, 2014

1. Intent

The child care facility must:

- a) Have a total indoor floor area of 5,500 sq. ft., and a 5000 sq. ft. outdoor area, to the satisfaction of the General Managers of Community Services and Engineering and Public Works;
- b) Provide a program for children between the ages of birth and 6 years (Note that the age range may be adjusted as determined through consultation with the City and operator);
- c) Satisfy the Vancouver Coastal Health Office, *Design Resource for Child Care Facilities* and any applicable City policy, child care design guidelines or technical specifications in effect at the time the facility is to be constructed;
- d) Be capable of being licensed by Community Care Facilities and/or other relevant licensing policies and/or bodies at the time of the facility's construction and in accordance with applicable Provincial *Child Care Regulations*; and
- e) Be designed, developed and operated within the City's Child Care Development Policy #4017 which states that:
 - The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers, and employees.
 - To address child care needs, the City will plan, partner and, as resources and budgets become available, support a range of quality, affordable child care facilities, spaces, programming, equipment, and support resources.
 - To develop City child care policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve child care targets and objectives.

2. Development Processes/Considerations

- a) Operator involvement:
 - The indoor floor plan and the landscape plan for the outdoor play area would benefit from the involvement of the Council selected child care operator or its representative.
 - To ensure the facility is satisfactory for child care programming and related purposes and will be a viable operation, the operator should have input into:
 - Space needs and design;
 - Operation and functioning of the facility;
 - Maintenance;
 - Fittings and finishes;
 - Equipment;
 - Lighting; and
 - Related considerations.
 - If Council has not selected an operator prior to building permit application then City staff will provide this guidance.
- b) Child Care Licensing Officers Involvement – The application of the *Provincial Child Care Regulations* can vary based on the local Child Care Licensing Officer's interpretation of program needs; it is therefore essential that the Licensing Officer be involved with the design and development of the facility from the outset.
- c) Performance –To ensure the facility will, on an ongoing basis, be both functioning and operational to the satisfaction of the City, the developer will be required, in consultation with the City, operator, and other affected parties, to define a standard of performance and the measures necessary to safeguard that those standards will be achievable (e.g., responsibility for maintenance). This assurance will be provided at each design stage, including rezoning, building permit issuance, contractor construction plan and specifications preparation, and occupancy by the written confirmation of the City's

Development Applications Division, Capital Buildings and Project Management Division and Community Services Department. This assurance will be provided in part, by the City's engagement of independent professionals and quantity surveyors. The cost of these services will be paid from the Child Care Reserve Fund project budget for this Facility, consisting of contributions from developers of this and other projects.

3. Facility Description

- a) General Considerations - As noted above (see Intent), the facility must satisfy all City of Richmond, licensing, and other applicable policies, guidelines, and bylaws as they apply at the time of construction.

For reference purposes - *The minimum space required for a child care facility allowing for a minimum of 37 children of various ages (e.g., infant to school age), exclusive of space peripheral to the primary function of the facility, such as parking, elevators and stairs, etc.:*

- Indoor activity space – 511m² (5,500 ft²)
- Outdoor activity space - 464.5 m² (5,000 ft²)

It is important to note that the above sizes are subject to change based on a number of factors, including policy developments, changes in licensing requirements or the design guidelines, community needs, advice of the child care operator, and/or other considerations.

- b) Access - Safe, secure, and convenient access for children, staff, and parents is key to the viability of a child care facility. As the facility is contemplated to be a stand-alone structure and its design could result in either a one or two-storey building, the City may require that the facility to be equipped with but not limited to:
- An over-sized elevator and other handicapped access (e.g., ramps) capable of accommodating 3-child strollers and large groups of people;
 - Designated drop-off/pick-up parking spaces situated adjacent to the child care entrance; and
 - Secured entry from the parking area or fronting public street.
- c) Indoor Space – The indoor space will:
- Be accessible to persons with disabilities;
 - Include activity areas for each program with a table area for eating and art activities, art sink area, and a quiet area or separate quiet room;
 - Include two kitchens, with one being adjacent to the activity area for the for the infant/ toddler group and one being adjacent to the activity area for the 3 – 5 year group;
 - Provide rooms for sleeping with enclosed storage areas for mats or cots and linen (1 for nap room for infants, 1 nap room for toddlers, & 1 nap/gross motor room for 30 months to school age children);
 - Have support areas as follows: access controlled entry area with stroller and car seat storage, cubby areas for children's coats, kitchens, children's washrooms, staff washroom, a handicap accessible washroom with a shower, an administration office, staff room, laundry room, janitor room, service rooms for electrical and mechanical equipment, and storage areas for program strollers and seasonal supplies.
- d) Outdoor Space - The outdoor play space must be:
- Fully equipped with play structures and other apparatus that meet the requirements of Licensing authorities and are to the satisfaction of the operator and City of Richmond;
 - Landscaped with a combination of hard and soft play surfaces, together with appropriate fencing and access (taking into account the challenges of locating a facility on a rooftop) to provide for a wide variety of activities including, but not limited to, the use of wheeled toys, ball play, and gardening;
 - Located where it is protected from noise pollution (e.g., from traffic, transit, construction) and ensures good air quality (e.g., protect from vehicle exhaust, restaurant and other ventilation exhausts, noxious fumes);
 - Situated to permit sun access for at least 3 hours a day in all seasons;

- Situated where it is immediately adjacent to and directly accessible (visually and physically) to the indoor child care space;
 - Safe and secure from interference by strangers and others;
 - Situated to avoid conflict with nearby uses (e.g., residential);
 - If multiple age groups of children are to be accommodated within the space, demised with fencing and tailored to meet the various developmental needs of the ages of children being served.
- e) Noise Mitigation – Special measures should be incorporated to minimize ambient noise levels both indoors and outdoors (e.g., incorporating a roof over part of the outdoor play space to help create an area of reduced aircraft noise, etc.).
 - f) Parking (including bicycles) and loading - As per applicable zoning and related bylaws, unless determined otherwise by the City
 - g) Natural light & ventilation – The facility's indoor spaces (with the exception of washrooms, storage, and service areas) must have operable, exterior windows offering attractive views (near or far) and reasonable privacy/overlook, as determined through Richmond's standard development review process. Shadow diagrams for the equinox and solstices must be provided for review.
 - h) Mechanical and ventilation equipment to be approved by the City of Richmond.
 - i) Environmental and Energy Efficiency - The space must be constructed to meet Net Zero, or LEED Silver equivalent if Net Zero is not feasible within the project budget, and the City's High Performance Building Policy existing at the time of construction.

4. Level of Finish

- a) The child care must be turnkey and ready for immediate occupancy upon completion (with the exception of loose furnishings and related items). This includes, but is not limited to, the following requirements:
 - Finished floors installed (vinyl and/or carpet);
 - Walls and ceiling painted;
 - Window coverings installed (curtains or blinds);
 - Two kitchens fully fitted out, including major appliances (e.g., stove/oven, refrigerator, microwave) and cabinets;
 - Washrooms fully fitted out, including sink, toilet, cabinets, and floor drains;
 - Wired for cablevision, internet, phone, and security;
 - Equipped with access control and fire monitoring systems;
 - Light fixtures installed;
 - A fully operating HVAC System with separate DDC Controls;
 - Non-movable indoor cabinets, including cubbies;
 - All outdoor landscaping, including all permanently mounted play equipment and furnishings;
 - Operable, exterior windows; and
 - Noise attenuation to the satisfaction of the City.
- b) The operator will provide all loose equipment and furnishings necessary to operate the facility (e.g., toys, kitchen wares)
- c) Outdoor play areas must be finished to permit the potential future installation of additional equipment and furnishings by the operator (i.e. in addition to that provided by the developer).

5. Guarantees & Warranties

Industry standard guarantees and warranty provisions will be required for all building systems including and not limited to the following requirements:

- construction - 1 year
- building envelope - 10 years
- roof - minimum 5 years
- mechanical - 2 years for HVAC, 20 years for boilers/heat exchangers
- landscape - 1 year
- fire system - 1 year

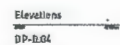
- windows - 5 years
- doors & hardware - 5 years
- millwork – 2 years
- flooring - 1 year
- paint - 2 years
- insulation – 1 year
- washroom accessories – 3 years
- appliances – 1 year
- elevator (if required) – 5 years major components, lifetime structural components

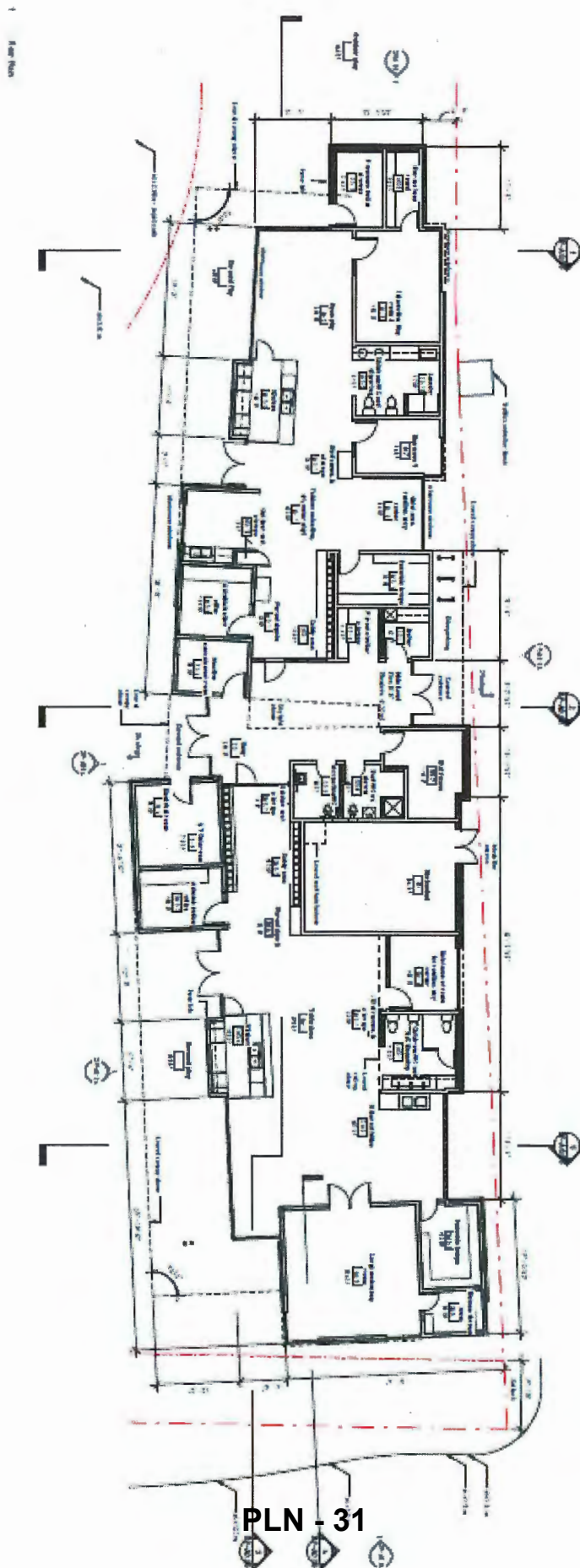
This is not a full list of all items that will require warranties and guarantees. All materials, mechanical/ventilation equipment and building systems will need to be approved by the City.





Building Character
DP-0.06





PLN - 31



Public

Kingsley Estates
Childcare
Waterford, NC

WATERBURY PLAN

L-1

0

10

20

30

40

50

60

70

80

90

100

Scale: 1" = 10'

North Arrow

Legend

1. Existing Building

2. Proposed Building

3. Existing Landscape

4. Proposed Landscape

5. Existing Hardscape

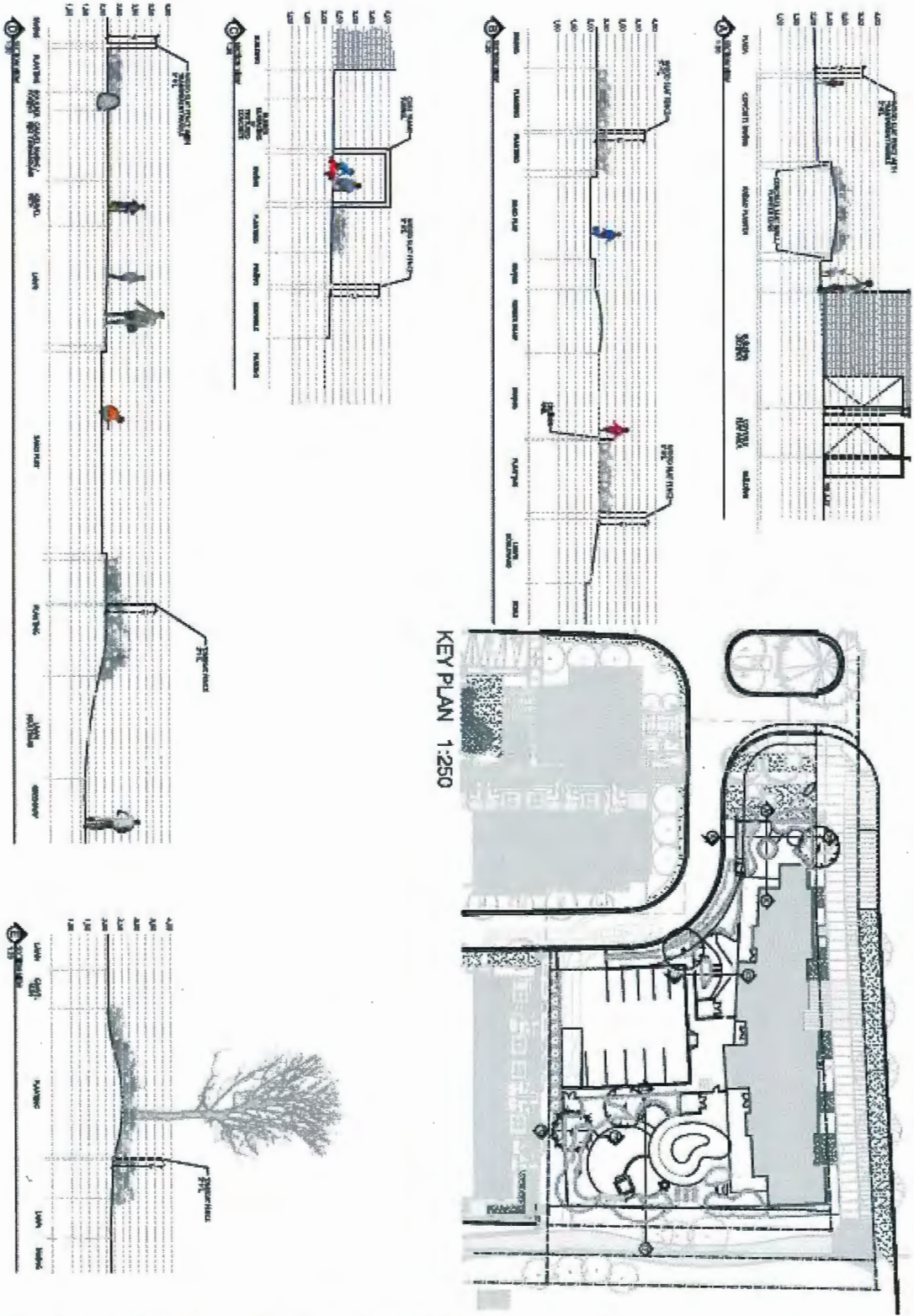
6. Proposed Hardscape

7. Existing Softscape

8. Proposed Softscape

9. Existing Utilities

10. Proposed Utilities



Public

Kingsley Estates

Childcare

Richmond, BC

SCHWARTZ SECTIONS

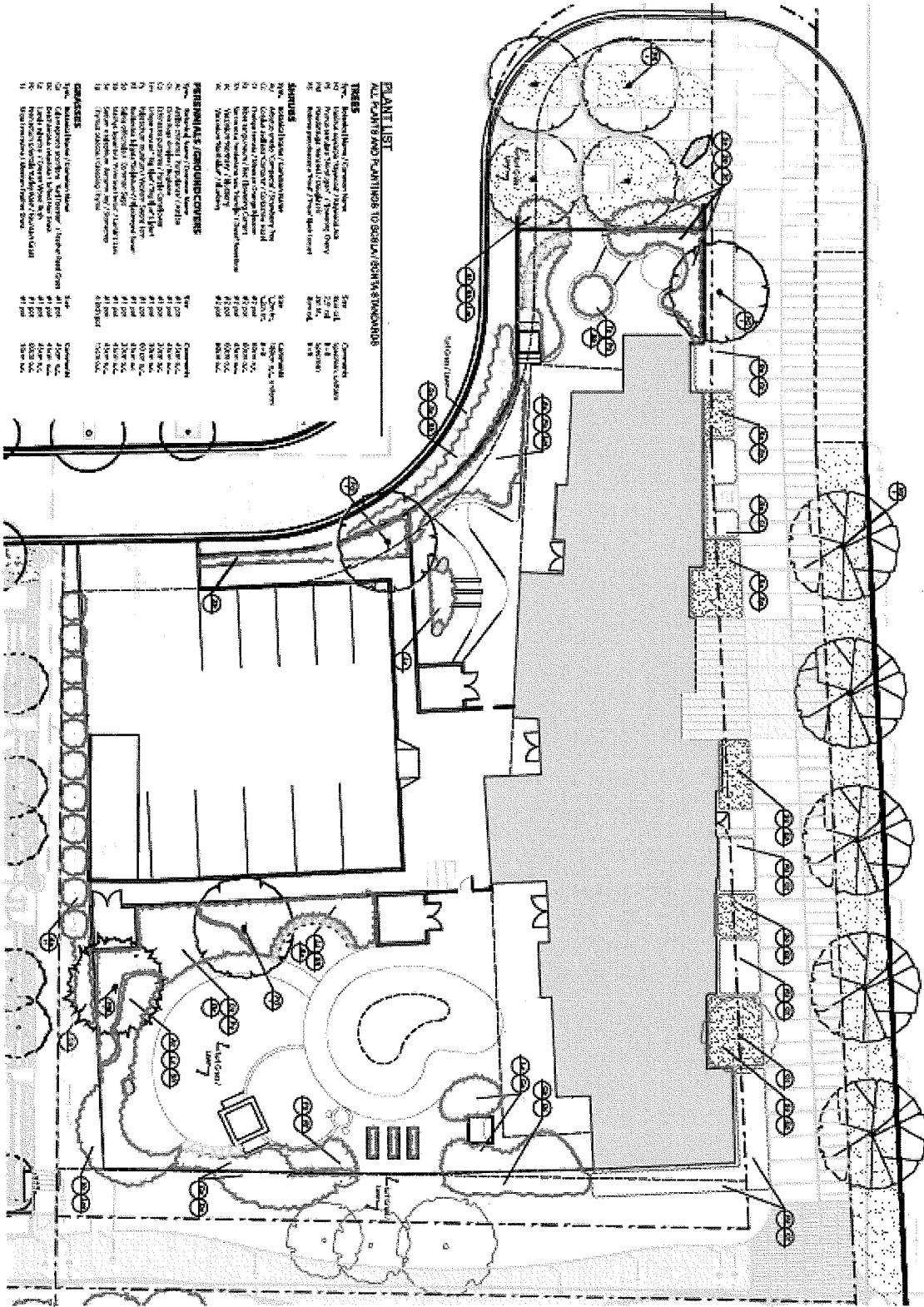
L-2

DATE: 10/10/10

BY: [Signature]

PROJECT: Kingsley Estates

SECTION: L-2



PLANT LIST
ALL PLANTS AND PLANTINGS TO BE PLANTED IN THE LANDSCAPE

PLANT	SIZE	QUANTITY	NOTES
1. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
2. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
3. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
4. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
5. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
6. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
7. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
8. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
9. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
10. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
11. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
12. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
13. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
14. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
15. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
16. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
17. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
18. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
19. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
20. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
21. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
22. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
23. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
24. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
25. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
26. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
27. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
28. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
29. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
30. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
31. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
32. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
33. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
34. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot
35. <i>Quercus macrocarpa</i>	12" DBH	10	Plant in parking lot

Public

Kingsley Estates

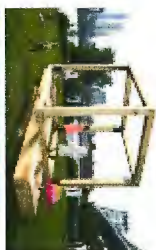
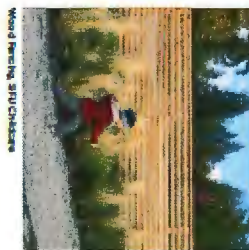
Chilcare

Rehman, BC

MAKING P-AN

L-3

PLN - 34



Kingsley Estates
Childcare

Richmond, BC

PLAY ZONES +
CHARACTER MAPS

Page 4 of 4

Indoor Area Schedule							
Room Number	Name	Provided Area		Recommended Area		VCH Required Area	
		Imperial	Metric	Imperial	Metric	Imperial	Metric

Infant Toddler Activity Area

IA-1	Table area (eating, art, water play)	433 SF	40 m ²	215 SF	20 m ²	0 SF	0 m ²
IA-2	Open play	269 SF	25 m ²	215 SF	20 m ²	161 SF	15 m ²
IA-4	Quiet area, reading, cozy corner	86 SF	8 m ²	101 SF	9 m ²	101 SF	9.4 m ²
IA-7	Nap room 1	94 SF	9 m ²	140 SF	13 m ²	140 SF	13 m ²
IA-8	Interactive/Nap room 2	192 SF	18 m ²	140 SF	13 m ²	140 SF	13 m ²
		1075 SF	100 m ²	811 SF	75 m ²	542 SF	50.4 m ²

Infant Toddler Support Areas

IAS-1	Cubby area	130 SF	12 m ²	130 SF	12 m ²	86 SF	8 m ²
IAS-2	Kitchen	100 SF	9 m ²	100 SF	9 m ²		
IAS-3	Childrens WC and diapering	81 SF	7 m ²	80 SF	7 m ²	97 SF	9 m ²
IAS-4	General storage	92 SF	9 m ²	86 SF	8 m ²	81 SF	7.5 m ²
IAS-5	Storage (nap room)	50 SF	5 m ²	50 SF	5 m ²		
IAS-6	Administration office	100 SF	9 m ²	100 SF	9 m ²	91 SF	8.5 m ²
IAS-10	Parent sign-in	22 SF	2 m ²	22 SF	2 m ²		
IAS-11	Staff comm. & storage	32 SF	3 m ²	32 SF	3 m ²		
IAS-12	Outdoor coat storage	5 SF	0 m ²	6 SF	1 m ²		
SS-10	Laundry	37 SF	3 m ²	43 SF	4 m ²	43 SF	4 m ²
		649 SF	60 m ²	649 SF	60 m ²	398 SF	37 m ²

3 - 5 Group Activity Area

GA-1	Table Area	378 SF	35 m ²	360 SF	33 m ²	215 SF	20 m ²
GA-3	Other activities	607 SF	56 m ²	549 SF	51 m ²	436 SF	40.5 m ²
GA-4	Quiet area or room for reading, cozy corner	103 SF	10 m ²	100 SF	9 m ²	151 SF	14 m ²
GA-5	Large motor/nap room	354 SF	33 m ²	360 SF	33 m ²	194 SF	18 m ²
		1442 SF	134 m ²	1368 SF	127 m ²	996 SF	92.5 m ²

3-5 Group Group Activity Support Area

GAS-1	Childrens WC and H/C Diapering	115 SF	11 m ²	118 SF	11 m ²	118 SF	11 m ²
GAS-3	Cubby area	157 SF	15 m ²	150 SF	14 m ²	129 SF	12 m ²
GAS-4	Kitchen	100 SF	9 m ²	100 SF	9 m ²		
GAS-5	General storage	102 SF	9 m ²	100 SF	9 m ²	91 SF	8.5 m ²
GAS-6	Storage for nap room	50 SF	5 m ²	50 SF	5 m ²	43 SF	4 m ²
GAS-7	Administration office	100 SF	9 m ²	100 SF	9 m ²	91 SF	8.5 m ²
GAS-9	Parent sign-in	22 SF	2 m ²	22 SF	2 m ²		
GAS-10	Staff comm. & storage	32 SF	3 m ²	32 SF	3 m ²		
GAS-11	Outdoor coat storage	6 SF	1 m ²	6 SF	1 m ²		
		684 SF	64 m ²	678 SF	63 m ²	472 SF	43.9 m ²

Shared Child Care Program Support Spaces

SS-1	Entry	399 SF	37 m ²	200 SF	19 m ²		
SS-4	Parent stroller storage	46 SF	4 m ²	43 SF	4 m ²		
SS-5	Program stroller storage	74 SF	7 m ²	75 SF	7 m ²		
SS-6	Meeting space/parent room	75 SF	7 m ²	75 SF	7 m ²		
SS-7	Staff room	116 SF	11 m ²	108 SF	10 m ²		
SS-8	Staff WC w/ shower	63 SF	6 m ²	50 SF	5 m ²	48 SF	4.5 m ²
SS-9	Accessible WC	50 SF	5 m ²	75 SF	7 m ²		
SS-11	Janitor	47 SF	4 m ²	43 SF	4 m ²	43 SF	4 m ²
		870 SF	81 m ²	670 SF	62 m ²	91 SF	8.5 m ²

Building Support Spaces

B-	Mechanical	344 SF	32 m ²	344 SF	32 m ²	0 SF	0 m ²
B-4	Electrical room	70 SF	7 m ²	70 SF	7 m ²		
B-9	IT Data room	70 SF	6 m ²	70 SF	7 m ²		
		484 SF	45 m ²	484 SF	45 m ²	0 SF	0 m ²
Total Net Area		5205 SF	484 m ²	4660 SF	433 m ²	2699 SF	232.2 m ²

Outdoor Area Schedule

Infant Toddler Outdoor Activity Area

Covered Play	407 SF	38 m ²	323 SF	30 m ²		
Outdoor play	1636 SF	152 m ²	646 SF	60 m ²		
Outdoor storage	86 SF	8 m ²	86 SF	8 m ²	86 SF	8 m ²
	2129 SF	198 m ²	1055 SF	98 m ²	86 SF	8 m ²

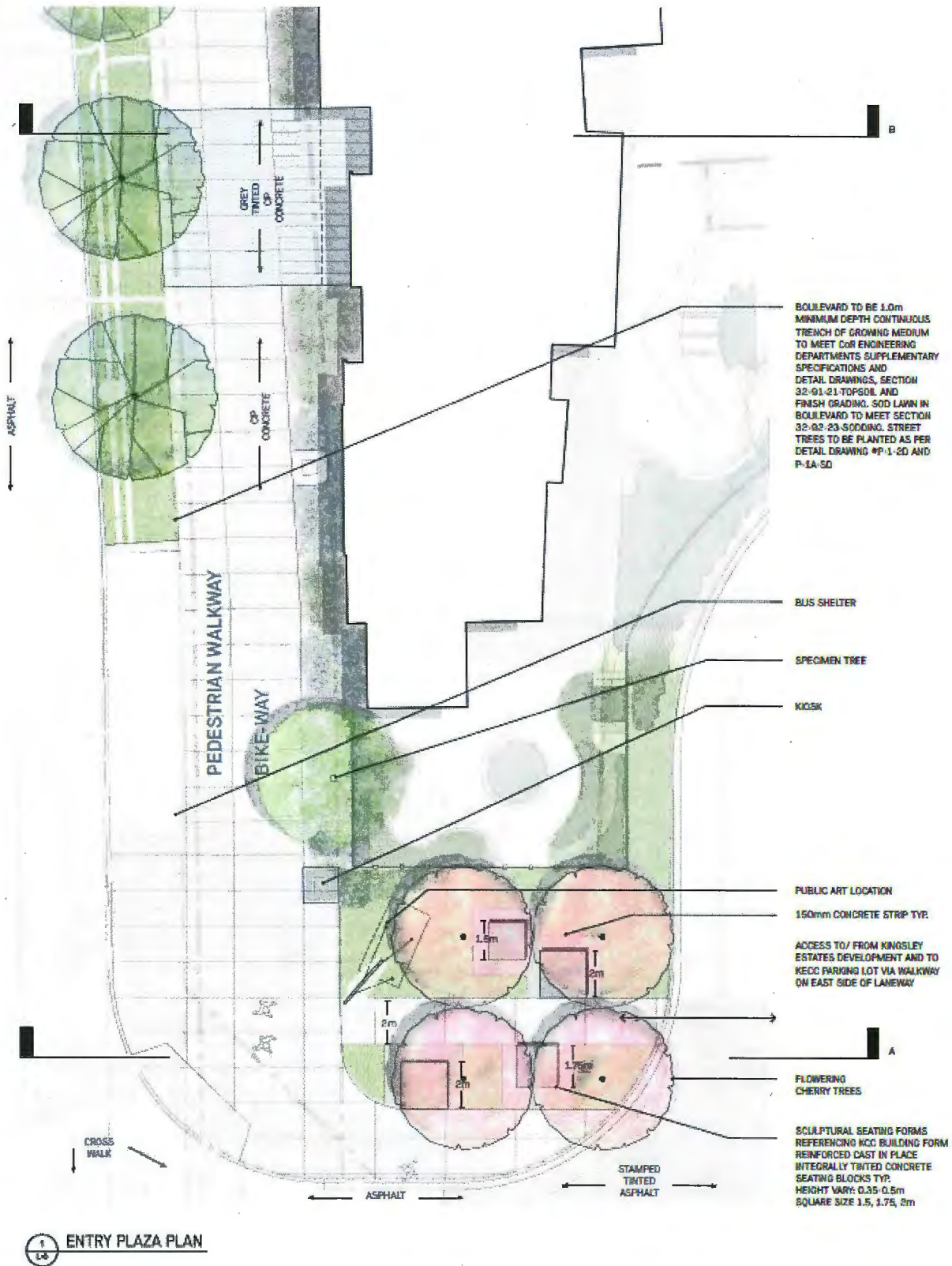
3-5 Group Activity Outdoor Area

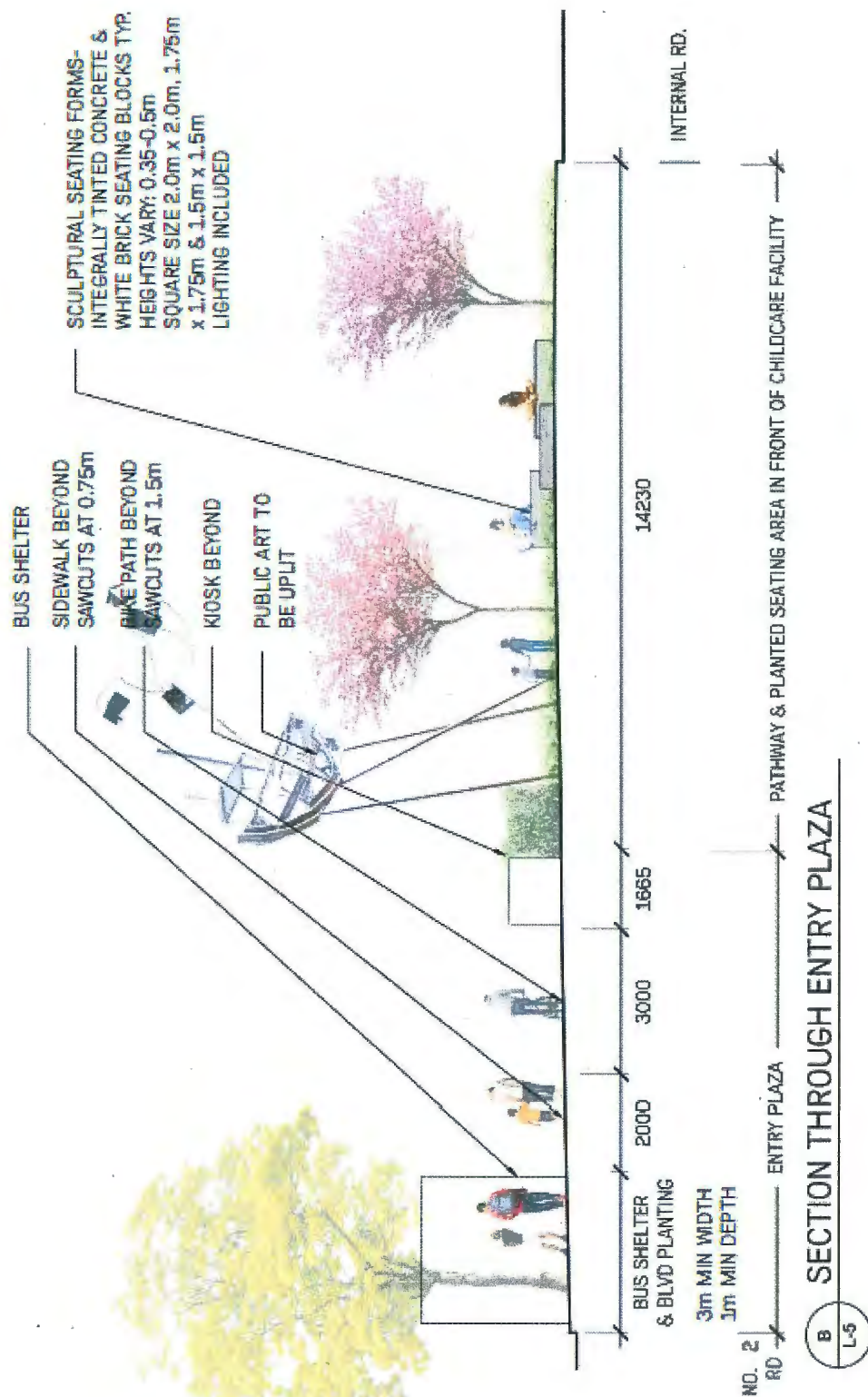
Covered play	584 SF	54 m ²	624 SF	58 m ²		
Outdoor play	3919 SF	364 m ²	1259 SF	117 m ²	484 SF	45 m ²
Outdoor storage	95 SF	9 m ²	100 SF	9 m ²	86 SF	8 m ²
	4597 SF	427 m ²	1983 SF	184 m ²	570 SF	53 m ²

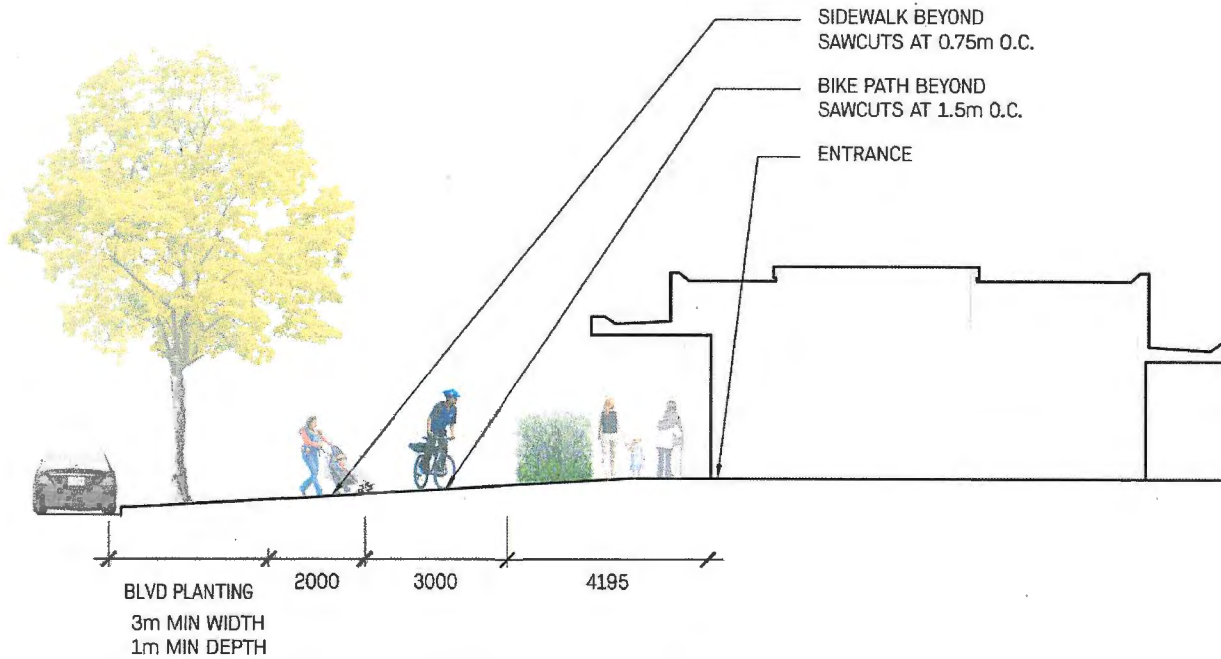
Shared Child Care Program Support Spaces

Garbage Enclosure	83 SF	8 m ²	110 SF	10 m ²		
	83 SF	8 m ²	110 SF	10 m ²	0 SF	0 m ²
Total Outdoor Area	6810 SF	633 m²	3148 SF	292 m²	656 SF	61 m²

Gross Building Area		
Name	Gross Area	
	Metric	Imperial
Infant/Toddler Group	178 m ²	1920 SF
3-5 Group	217 m ²	2333 SF
Shared Services	9 m ²	97 SF
Shared Services	83 m ²	896 SF
Building Support	35 m ²	377 SF
Building Support	16 m ²	170 SF
Outdoor Storage	9 m ²	96 SF
Outdoor Storage	11 m ²	116 SF
Garbage	8 m ²	90 SF
Total Gross Building Area	566 m²	6095 SF
Paved Site Area	1203 m²	13240 SF
Total Impervious Area (Gross Building Area + Paved Area)	1769 m²	19041 SF
Parcel Area	3287 m²	35381 SF







SECTION THROUGH CHILDCARE ENTRANCE



1 - View from public greenway toward 3-5 group play area

				LEED Canada-NC 2009 Project Checklist					
				Kingsley Childcare - Polygon				Responsibility	
Yes	?	No							
53	9	1	Project Totals (pre-certification estimates)				110 Possible Points		
				Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above					
Yes	?	No							
17	4	0	Sustainable Sites				26 Points		
✓			Prereq 1	Construction Activity Pollution Prevention				Required	Owner
1			Credit 1	Site Selection				1	Owner
		0	Credit 2	Development Density and Community Connectivity				3, 5	Architect
		0	Credit 3	Brownfield Redevelopment				1	Owner
6			Credit 4.1	Alternative Transportation: Public Transportation Access				3, 6	Sustainability
2			Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms				1	Architect
3			Credit 4.3	Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles				3	Owner
2			Credit 4.4	Alternative Transportation: Parking Capacity				2	Owner
	1		Credit 5.1	Site Development: Protect and Restore habitat				1	Landscape
1			Credit 5.2	Site Development: Maximize Open Space				1	Landscape
	1		Credit 6.1	Stormwater Design: Quantity Control				1	Civil
	1		Credit 6.2	Stormwater Design: Quality Control				1	Civil
	1		Credit 7.1	Heat Island Effect: Non-Roof				1	Landscape
1			Credit 7.2	Heat Island Effect: Roof				1	Owner / Architect
1			Credit 8	Light Pollution Reduction				1	Electrical
Yes	?	No							
6	0	0	Water Efficiency				10 Points		
✓			Prereq 1	Water Use Reduction				Required	Mechanical
2			Credit 1	Water Efficient Landscaping				2, 4	Landscape
2			Credit 2	Innovative Wastewater Technologies				2	Mechanical
2			Credit 3	Water Use Reduction				2 - 4	
Yes	?	No							
5	1	0	Energy & Atmosphere				35 Points		
✓			Prereq 1	Fundamental Commissioning of Building Energy Systems				Required	Owner
✓			Prereq 2	Minimum Energy Performance				Required	Mechanical
✓			Prereq 3	Fundamental Refrigerant Management				Required	Mechanical
1			Credit 1	Optimize Energy Performance				1 - 19	Mechanical
	1		Credit 2	On-Site Renewable Energy				1 - 7	Owner
			Credit 3	Enhanced Commissioning				2	
2			Credit 4	Enhanced Refrigerant Management				2	Mechanical
			Credit 5	Measurement and Verification				3	
2			Credit 6	Green Power				2	Owner
Yes	?	No							
6	0	1	Materials & Resources				14 Points		
✓			Prereq 1	Storage and Collection of Recyclables				Required	Architect
			Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof				1 - 3	
			Credit 1.2	Building Reuse: Maintain Interior Non-Structural Elements				1	
2			Credit 2	Construction Waste Management				1 - 2	Owner
			Credit 3	Materials Reuse				1 - 2	

2			Credit 4	Recycled Content	1-2	Owner	
2			Credit 5	Regional Materials	1-2	Owner	
			Credit 6	Rapidly Renewable Materials	1		
		1	Credit 7	Certified Wood	1		
Yes	?	No					
9	4	0	Indoor Environmental Quality			15 Points	
✓			Prereq 1	Minimum Indoor Air Quality Performance	Required	Mechanical	
✓			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	Owner	
1			Credit 1	Outdoor Air Delivery Monitoring	1	Mechanical	
1			Credit 2	Increased Ventilation	1	Mechanical	
1			Credit 3.1	Construction IAQ Management Plan: During Construction	1	Owner / Sustainability	
1			Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1	Owner / Sustainability	
1			Credit 4.1	Low-Emitting Materials: Adhesives and Sealants	1	Owner / Sustainability	
1			Credit 4.2	Low-Emitting Materials: Paints and Coatings	1	Owner / Sustainability	
1			Credit 4.3	Low-Emitting Materials: Flooring Systems	1	Owner / Sustainability	
1			Credit 4.4	Low-Emitting Materials: Composite Wood and Agrifibre Products	1	Owner / Sustainability	
1			Credit 5	Indoor Chemical and Pollutant Source Control	1	Owner / Sustainability	
	1		Credit 6.1	Controllability of System: Lighting	1	Electrical	
	1		Credit 6.2	Controllability of System: Thermal Comfort	1	Mechanical	
			Credit 7.1	Thermal Comfort: Design	1		
			Credit 7.2	Thermal Comfort: Verification	1		
	1		Credit 8.1	Daylight and Views: Daylight	1	Architect	
	1		Credit 8.2	Daylight and Views: Views	1	Architect	
Yes	?	No					
6	0	0	Innovation in Design			6 Points	
1			Credit 1.1	Innovation in Design	1	Sustainability	
1			Credit 1.2	Innovation in Design	1	Sustainability	
1			Credit 1.3	Innovation in Design	1	Sustainability	
1			Credit 1.4	Innovation in Design	1	Sustainability	
1			Credit 1.5	Innovation in Design	1	Sustainability	
1			Credit 2	LEED® Accredited Professional	1	Sustainability	
Yes	?	No					
4	0	0	Regional Priority			4 Points	
1			Credit 1	Durable Building	1	Bldg Envelope	
1			Credit 2.1	Regional Priority Credit	1	Mechanical	
1			Credit 2.2	Regional Priority Credit	1	Owner	
1			Credit 2.3	Regional Priority Credit	1	Mechanical	

Advisory Design Panel

Wednesday, March 9, 2016

Time: 4:00 p.m.

Place: Rm. M.1.003
City of Richmond

Present: Doug Shearer, Chair
Jane Vorbrodt, Vice-Chair (*Acting Chair for Item Nos. 2 and 4*)
Grant Brumpton
Tom Parker
Steve Jedreicich
Jubin Jalili (*arrived at 4:11 p.m.*)
Winston Chong
Harley Grusko
Sheng Zhao

Also Present: Sara Badyal, Planner 2
Mark McMullen, Senior Coordinator, Major Projects
Diana Nikolic, Senior Planner, Urban Design
Janet Digby, Planner 3, Urban Design
Coralys Cuthbert, Child Care Coordinator
Rustico Agawin, Auxiliary Committee Clerk

Absent: Cst. Barry Edwards

The meeting was called to order at 4:10 p.m.

1. ADOPTION OF THE MINUTES

It was moved and seconded
*That the minutes of the meeting of the Advisory Design Panel held on Wednesday,
January 6, 2016, be adopted.*

CARRIED

*(Prior to consideration of Item No. 2, Doug Shearer and Sheng Zhao removed themselves
from the Panel due to conflict of interest. Jane Vorbrodt was Acting Chair for the
consideration of Item No. 2)*

Advisory Design Panel

Wednesday, March 9, 2016

2. ASSOCIATED WITH DP 15-629659 – 541 SQ.M. CITY CHILD CARE FACILITY

ARCHITECT: Public Architecture + Communications

PROPERTY LOCATION: 10380 No. 2 Road

Applicant's Presentation

Architect Brian Wakelin, Public Architecture + Communication, and Landscape Architect Jeff Cutter, Landscape Architect, Space2Place Design Inc., presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- the project fits well with the neighbourhood in terms of density and height;
- it would have been helpful if the applicant included the immediate context of the proposed day care project, i.e. the Kingsley Estates townhouse development, to enable the Panel to have a better appreciation of the overall context of the proposal;
- good design for a daycare project; will attract residents in the surrounding area;
- consider adding bollards between the building entry and parking to provide better protection to pedestrians and bicycle parking;
- consider introducing shrub planting or appropriate fencing to provide screening to the portion of the parking area fronting a townhouse building;
- appreciate the "play block" structure of the building in contrast with the fluid and natural spaces outside of the building; consider incorporating some playfulness in the block structure;
- support the scale and contemporary character of the project;
- reveal nature of the placement of blocks is critical to the success of the block elements; applicant needs to provide details, e.g. more information on choice of materials and colour;
- incorporate landscaping into the proposed omega fencing, e.g. ivy vine planting;
- support the separation of the two play areas; works well with the project's programming and natural lighting;
- applicant needs to provide interior and exterior day and night-time lighting details to address CPTED issues;
- applicant is targeting LEED Silver equivalency; could aim for a higher rating, e.g. LEED Gold to help educate children on energy sustainability at an early age;

4953102

2.

Advisory Design Panel
Wednesday, March 9, 2016

- appreciate the shape and form of the building with sustainability features to reduce energy consumption, e.g. low glass-to-wall ratio and overhangs to provide sunlight screening;
- targeting LEED Silver equivalency is in the right direction; however, applicant should have provided a checklist showing the targeted LEED credits;
- appreciate the building architecture and variety of facades;
- support the use of masonry in the exterior of the building; consider using masonry also in the interior of the building to create a stronger “block” expression;
- consider introducing more skylights in the building to enhance sustainability; could be located in the north and south wings of the building and in the two covered outdoor play areas;
- appreciate the architecture of the building;
- applicant needs to address potential vehicle drop-off of children issues;
- agree with comments to provide screening through shrub planting along the parking area fronting a townhouse building;
- integrate the architecture and landscaping to add playfulness to the character of the building;
- investigate safety issues associated with the combination of rubber and aggregate paving in the children’s outdoor play areas;
- aggregate paving loop has potential maintenance issues; consider using other materials;
- consider bigger blueberry shrubs to enhance their survivability in the children’s outdoor play areas;
- appreciate the project concept which combines small and big scales;
- vehicle drop-off issues are a potential problem that needs to be addressed by the applicant; and
- fencing between the parking area and the older children’s outdoor play area appears harsh; could be softened through additional landscaping.



POLYGON

April 4, 2016

City of Richmond
Planning Department
6911 No. 3 Road
Richmond, B.C., V6Y 2C1

Attention: Coralys Cuthbert

Re: Response to ADP Comments
Kingsley Estates Child Care

Further to the ADP Comments dated March 9, 2016 we can comment as follows on each of the items noted;

1. Bollards: Bollards can be added at the rear entrance to the facility; however, these have not been requested by Staff.
2. Screening: Additional fencing and planting has been introduced to screen the parking lot from the townhomes to the south.
3. Blocks: In conjunction with staff, additional detailing on the nature of the reveals between the "building blocks" will evolve during the building permit drawing process. Large material samples with clarification have been provided.
4. Omega fencing: Climbing plants have been introduced to the perimeter Omega fencing where possible/permitted.
5. Lighting: In conjunction with staff, interior and exterior lighting will be provided.
6. LEED: A draft LEED Silver scorecard has been provided. Cost-effectiveness, efficiency and serviceability are all important considerations as we work with staff to design and construct this facility.
7. Daylight: Consideration has been given to daylighting of the interior. Due to the long and narrow building form of the building, the areas of tall glazing will introduce daylight deep into the building interior. A central skylight will daylight the lobby.
8. Drop-off/Parking: In conjunction with staff we have created a parking lot accessible from the townhome strata road. Further, a bus stop is to be located immediately to the south of the main entry to the facility for convenience.

9. Landscape integration: The playful cubic nature of the building form has been extended into the landscape with the use of play cubes and storage cubes within the outdoor play areas; and, sitting cubes located within the public plaza.
10. Play safety: In conjunction with staff the materials of the children's outdoor play area have been modified.

If you have any questions, please contact me at 604-871-4135.

Yours truly,
POLYGON KINGSLEY ESTATES LTD.



Robin Glover
Vice President Development

RG/rg
Encl.



City of Richmond

Report to Committee

To: Planning Committee **Date:** April 12, 2016
From: Mike Redpath **File:** 06-2345-01/2016-Vol
Senior Manager, Parks 01
Re: **Amendment to Park Related Land Use Designations under Richmond Official
Community Plan Bylaw 7100 and Richmond Official Community Plan Bylaw
9000**

Staff Recommendation

1. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in conjunction with:
 - The City's Financial Plan and Capital Program; and
 - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;hereby be found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
3. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Agricultural Land Commission for comment;
4. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, be referred to the Board of Education of Richmond School District No. 38 for comment; and
5. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, hereby be found not to require further consultation.


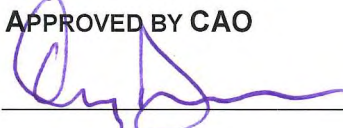
April 12, 2016

- 2 -

M. Redpath

Mike Redpath
Senior Manager, Parks
(604-247-4942)

Att. 12

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGERS
Policy Planning	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Economic Development	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: <i>DW</i>	APPROVED BY CAO 

Staff Report

Origin

A Community Services, Policy Planning, Development Applications, Transportation and Real Estate staff review of park properties and their associated OCP and Area Plan land use designations has determined that a number of Official Community Plan (OCP) Land Use Map and related Area Plan Land Use Map changes are necessary to correct several 'incorrect designations', as follows:

1. City-owned properties that are utilized for park purposes, but are not designated "Park" in the OCP Land Use Map (e.g., Railway Greenway), and should be designated "Park",
2. Privately-owned properties that the City wishes to acquire for park purposes, but are not designated "Park" in the OCP Land Use Map (e.g., select single family properties adjacent to Thompson Community Centre and Debeck School), and should be designated "Park", and
3. Privately-owned properties that are designated "Park," but should be re-designated to another land use category as the City has no plans to purchase and utilize the land for park related purposes (e.g., five properties at the corner of No. 5 Road and Cambie Road adjacent to King George Park).

The purpose of this report is to introduce an OCP amendment bylaw, to change the OCP and Area Plan Land Use Maps, for each of the properties with an incorrect designation, to a correct designation. A series of location maps of the affected properties are provided in Attachments A to L.

Findings of Fact

Richmond Official Community Plan Bylaw, Schedule 1, which is the current City-wide 2041 Official Community Plan (OCP), was adopted on November 19, 2012. The OCP is a legal community planning document for managing the City's social, economic, land use, urban design, servicing, transportation and environmental future. The OCP land use designations can be found in Attachment 1 under Schedule 1 (OCP Land Use Map) of Bylaw No. 9000 (2041 OCP) which indicates current and future land uses. The "Park" land use designation is shown in dark green on the map, giving the public a clear understanding of the current and potential future uses of those properties.

The OCP also includes six Area Plans and 13 Sub-Area Plans, which are administered under Schedule 2 of Bylaw No. 7100. A land use map is included for each Area and Sub-Area Plan, indicating current and future land uses. If there is a conflict between with a land use designation in the OCP Land Use Map (Schedule 1) and the Area Plan or Sub-Area Plan Land Use Maps (Schedule 2), the Area Plan or Sub-Area Plan Land Use Maps shall take precedence with the exception of sites designated OCP "Conservation Area", in which case it shall take precedence.

Analysis

City Owned Existing Park Properties to be Designated "Park"

A number of existing parks, including several recent land acquisitions to create new parks and to add land to existing parks, have not been designated as "Park" and so retain their original land use designation. Table 1 below identifies each of those properties, their size, the name of the park they are part of, their existing zoning, their existing land use designation in both the OCP and, if applicable, their respective Area Plan. The columns that are shaded in grey include the proposed OCP land use designation, and if applicable, the proposed Area Plan land use designation. All of these properties are City-owned.

Table 1 – List of City Owned Existing Park Properties to be Designated "Park"

Address/Location	Area	Park or Area	Existing Zoning	OCP Land Use Designation		Area Plan Land Use Designation	
				Existing	Proposed	Existing	Proposed
Railway Corridor from Granville Avenue to Garry Street (several properties) (Schedules "A", "B", "C", "D" and "E")	7.48 ha (18.32 ac)	Railway Greenway	Single Detached (RS1/E) and School & Institutional (SI)	Neighbourhood Residential	Park	(Steveston Area Plan) Single-Family	Public Open Space
6062 Dyke Road (Schedule "F")	0.09 ha (0.23 ac)	London Landing Waterfront Park	School & Institutional (SI)	Mixed Use	Park	(Steveston Area Plan) Public Open Space	No change
9080 & 9100 Williams Rd (Schedule "G")	0.14 ha (0.36 ac)	South Arm Community Park	Single Detached (RS1/E)	Neighbourhood Residential	Park	Not applicable	
11551 Dyke Road (Schedule "H")	2.73 ha (6.74 ac)	Woodward's Landing	Light Industrial (IL)	Industrial	Park	Not applicable	
Waterfront Park at Dyke Road and Boundary Road (Schedule "I")	0.08 ha (0.21 ac)	Waterfront Park at Dyke and Boundary Road	School & Institutional (SI)	Mixed Employment	Park	(Hamilton Area Plan) Park & Major Trail / Greenway Corridors	No change

It is recommended that the land use designation on the above properties be amended to "Park", and the properties along the Railway Greenway that are in the Steveston Area Plan be amended to "Public Open Space".

Privately Owned Future Park Properties to be Designated "Park"

There are three properties which are intended to be acquired at some point in the future for park purposes and are included in the City's Development Cost Charge (DCC) program. These properties do not currently have a "Park" land use designation in the 2041 OCP Land Use Map. The designation on these properties must be changed in order to inform the public and in particular, the property owners, of the City's intentions to acquire these properties for park. Table 2 on the next page identifies each of those properties, their size, the name of the park they are adjacent to, their existing zoning and use, and their existing land use designation in both the OCP and, if applicable, their respective Area Plan. The columns that are shaded in grey include the proposed OCP land use designation, and if applicable, the proposed Area Plan land use designation.

Table 2 – List of Privately Owned Future Park Properties to be Designated “Park”

Address/ Location	Area	Adjacent Park	Existing Zone & Use	OCP Land Use Designation		Area Plan Land Use Designation	
				Existing	Proposed	Existing	Proposed
6691 Lynas Lane (Schedule “J”)	0.07 ha (0.18ac)	Thompson Community Park	Zone: Single detached (RS1/E) Use: Single Family Residential	Neighbourhood Residential	Park	Not applicable	
8528 & 8560 Ash Street (Schedule “K”)	0.36 ha (0.9 ac)	Debeck Neighbourhood School Park	Zone: Single detached (RS1/B) Use: Single Family Residential	Neighbourhood Residential	Park	(Ash Street Sub-Area Plan) Low Density Residential	Public, Institutional & Open Space

It is recommended that the land use designation on the above properties be amended to “Park”, and the properties on Ash Street that are in the Ash Street Sub-Area Plan be amended to “Public, Institutional & Open Space”.

Removal of “Park” Designation

There are five properties which are not required for park purposes but are currently designated “Park” in the OCP. These properties are located at the southeast corner of Cambie Road and No. 5 Road adjacent to King George Park.

These properties have been the subject of various land use inquiries and Council related discussions over the years. On November 5, 2002, the Planning Committee considered amendments to the OCP to re-designate these properties as Neighbourhood Service Centre and a new “Mixed Use” designation in the East Cambie Area Plan. The new “Mixed Use” land use designation was to be defined as “Residential or Institutional uses with up to 25 per cent of the area permitted for Commercial uses.” This recommendation was referred back to staff in order to discuss these amendments with Richmond School District No. 38 on the future plans for Mitchell Elementary School and to look at the community need, over a projected period of time, for this area.

On May 2, 2005, following a delegation from representatives of the East Richmond Community Association, the General Purposes Committee referred the issues raised by the delegation to staff. The issues included contacting a developer to obtain advice on options for the redevelopment of the five properties at Cambie Road and No. 5 Road, determining the feasibility of street beautification (e.g., street banners, hanging baskets, planters) for this intersection, to report on sponsorship options to achieve this beautification and to review the issue of acquiring the buildings located adjacent to King George Park.

On July 19, 2006, City staff reported back to Mr. Balwant Sanghera, President of the East Richmond Community Association, on a number of items including the five properties at Cambie Road and No. 5 Road. This letter was copied to Mayor and Council at the time. The letter noted that the five properties were not on the City’s priority list for acquisition and that the City was unaware of any interest in developments at that corner. The letter indicated that the City was aware of the interest in achieving appropriate development on that corner and were committed to working with potential developers to attain this.

Recently, staff have received an inquiry from the owner at 4080 No. 5 Road to expand their commercial business which would require a rezoning (to allow a hydrotherapy use in addition to the existing local commercial use). As the site is designated "Park," staff are currently unable to process this application unless the OCP is amended.

Staff recommend re-designating the corner lot as "Commercial" in the OCP and a new "Commercial 2" designation in the East Cambie Area Plan. The remaining four properties are recommended to be re-designated as "Neighbourhood Residential" in the OCP and a new "Townhouse Residential" designation in the East Cambie Area Plan.

The assembly of all five lots for redevelopment is strongly encouraged so that the necessary road dedication along the frontages at the southeast corner of No. 5 Road and Cambie Road can be secured to facilitate left-turn lanes on all four approaches of the intersection. If all five sites are consolidated into one lot, only one right-in/right-out vehicular access point is permitted which is to be located from the furthest point of the No. 5 Road and Cambie Road intersection, subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.

For the corner lot at 4020 No. 5 Road, the new East Cambie Area Plan "Commercial 2" land use designation would permit it to redevelop either, on its own, or in consolidation with adjacent sites. The corner lot may redevelop to a two storey maximum with neighbourhood commercial uses on the ground floor and office related uses on the second storey. A caretaker unit may be permitted. The maximum Floor Area Ratio (FAR) is 0.5. One vehicular right-in/right-out access point may be permitted provided that a traffic study is submitted in accordance with the parking and loading requirements in the Zoning Bylaw.

The remaining four sites (not including 4020 No. 5 Road) are required to be consolidated into a maximum of two townhouse development sites and, if applicable, each with cross-access agreements to facilitate vehicular and pedestrian movement. Townhouses with a 0.4 base FAR and a density bonus of 0.3 FAR up to a maximum of 0.7 FAR are allowed provided that 15% of the 0.7 FAR is used for built affordable housing. A maximum of 3 storeys for townhouses would be permitted.

Where two townhouse sites are proposed and the townhouse site is facing:

- No. 5 Road – one right-in, right-out vehicular access point is permitted and must be located at the furthest point from the intersection of No. 5 Road and Cambie Road subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw; and
- Cambie Road – one right-in, right-out vehicular access point is permitted and must be located at the furthest point from the intersection of No. 5 Road and Cambie Road subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.

If the four sites are consolidated into one townhouse site, no more than one right-in/right-out vehicular access point is permitted which is to be located at the furthest point from the No. 5 Road and Cambie Road intersection, subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.

Additional policies related to the five properties at No. 5 Road and Cambie Road include the following:

1. 15% of the 0.7 FAR is to be used to provide built affordable housing units which shall be secured through a Housing Agreement securing rental rates and tenant eligibility criteria in keeping with those identified in the City's Affordable Housing Strategy.
2. Buildings are to be located near the front property lines (e.g., pulled to the street) and building and site design shall be consistent with Section 14.0 of the OCP Development Permit (DP) Guidelines for mixed use and multi-family residential use.
3. Townhouse units are to face both adjacent roads (No. 5 Road and Cambie Road) and King George Park.
4. To facilitate new development, road dedication and geometric upgrades will be required near the No. 5 Road and Cambie Road intersection. This approach is to incorporate a future widening for new left-turn bays and physical elements such as centre medians to reinforce turn restrictions at driveway points, as well as frontage upgrades for wider sidewalks and landscaped boulevards to buffer pedestrians from traffic. Crosswalk designs shall be enhanced and additional site features added to place a high priority on pedestrian movements and encourage walking between this site and the existing shopping centre on the west side of No. 5 Road.
5. For the property at 4080 No. 5 Road, in addition to existing retail convenience uses, personal service uses (e.g., hydrotherapy) may be considered as an interim use, subject to an approved rezoning bylaw or a temporary use permit. This approach will accommodate a proposed additional interim commercial use and not deter site consolidation or long term townhouse redevelopment.
6. A statutory right-of-way (SRW) must be provided to allow a multi-use pathway to provide access from the No. 5 Road and Cambie Road intersection to King George Park (e.g. a multi-use pathway with appropriate width as determined by Parks and appropriate building setbacks to accommodate landscaping and solar access).

Table 3 summarizes the existing land use, zoning, proposed OCP and East Cambie Area Plan land use designations for the five properties.

Table 3 – List of “Park” Designated Properties at Cambie & No. 5 Road (Schedule “L”)

Address	Existing Land Use	Zoning/Use	Proposed OCP Land Use Designation	Proposed East Cambie Area Plan Designation
4020 No. 5 Road (corner lot)	Retail	Neighbourhood Commercial (CN)	Commercial	Commercial 2
4080 No. 5 Road	Retail	Local Commercial (CL)	Neighbourhood Residential	Townhouse Residential
4040 No. 5 Road	Duplex (legal, non-conforming)	Single Detached (RS1/F)	Neighbourhood Residential	Townhouse Residential
12040 Cambie Road	Duplex (legal, non-conforming)	Single Detached (RS1/F)	Neighbourhood Residential	Townhouse Residential
12060 and 12062 Cambie Road	Duplex (strata)	Two-Unit Dwelling (RD1)	Neighbourhood Residential	Townhouse Residential

Garden City Lands

In the City Centre Area Plan (CCAP), the Garden City Lands are shown, on the Generalized Land Use Map (M-2) and elsewhere, as "Further Study Required." It is recommended that since the study has been completed, the notation be removed from the CCAP. The OCP land use designation for the Garden City Lands is "Conservation Area" which will remain.

Transportation Implications

Transportation staff advise that the proposed OCP and Area Plan re-designations can be supported.

Industrial Land Implications

For the City-owned properties that are utilized for park purposes and are proposed to be re-designated "Park" in the OCP Land Use Map, one property that is 2.73 ha (6.74 acres) is currently designated "Industrial" (Table 4) and its removal is to be noted in future industrial land inventories.

Table 4 – "Industrial" Designated Properties to be Re-designated "Park"

Address/Park Name	Size of Parcel	Date/Method of Acquisition	Park Designation
11551 Dyke Road/Woodwards Landing (Schedule "H")	2.73 ha (6.74 ac)	1976/Subdivision	Order-in-Council 986, Park on Plan 56572

Consultation

Staff have reviewed the proposed OCP housekeeping amendments with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements and recommend that they be referred to:

1. Provincial Agricultural Land Commission; and
2. Richmond School Board.

Table 5 clarifies this recommendation. Referral comments will be requested prior to the May 16, 2016, Public Hearing date. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Table 5 – OCP Consultation Summary

Stakeholder	Referral Comment
REFER	
Provincial Agricultural Land Commission	Refer to ensure that <i>Local Government Act</i> requirements are met, even though no land use or density changes are proposed for agricultural land.
Richmond School Board	Refer to promote co-operation, even though the proposed amendments are minor in nature.

Stakeholder	Referral Comment
NO REFERRAL NECESSARY	
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendments are considered minor in nature.
The Councils of Adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and the proposed amendments are considered minor in nature.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as the proposed amendments are considered minor in nature.
TransLink	No referral necessary, as the proposed amendments are considered minor in nature.
Port Authorities (Port Metro Vancouver and Steveston Harbour Authority)	No referral necessary, as the proposed amendments are considered minor in nature.
Vancouver Airport Authority (VAA) (Federal Government Agency)	No referral necessary, as the proposed amendments are considered minor in nature.
Richmond Coastal Health Authority	No referral necessary, as the proposed amendments are considered minor in nature.
Community Groups and Neighbours	No referral necessary, as the proposed amendments are considered minor in nature.
All Relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendments are considered minor in nature.

Financial Impact

The properties to be designated as “Park” for future acquisition are included in the Development Cost Charge program and will be the subject of future reports to Council seeking approval for the Capital funding to acquire these lands.

Conclusion

A joint staff review of park properties and their OCP and Area Plan land use designations has determined that a number of OCP and Area Plan Land Use Map housekeeping amendments are required to correct the following types of “incorrect designations”:

1. City-owned properties that are utilized for park purposes, but are not designated “Park” in the OCP Land Use Map, and should be designated “Park”,
2. Privately-owned properties that the City wishes to acquire for park purposes, but are not designated “Park” in the OCP Land Use Map, and should be designated “Park”, and
3. Privately-owned properties that are designated “Park,” but should be re-designated to another land use category as the City has no plans to purchase and utilize the land for park related purposes.

The proposed OCP and Area Plan Land Use Map designation amendments will give the public a clear understanding of the current and potential future uses of those properties. It is recommended that Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489, be introduced and given first reading.



Jamie Esko
Park Planner
(604-233-3341)



John Hopkins
Senior Planner
(604-276-4279)

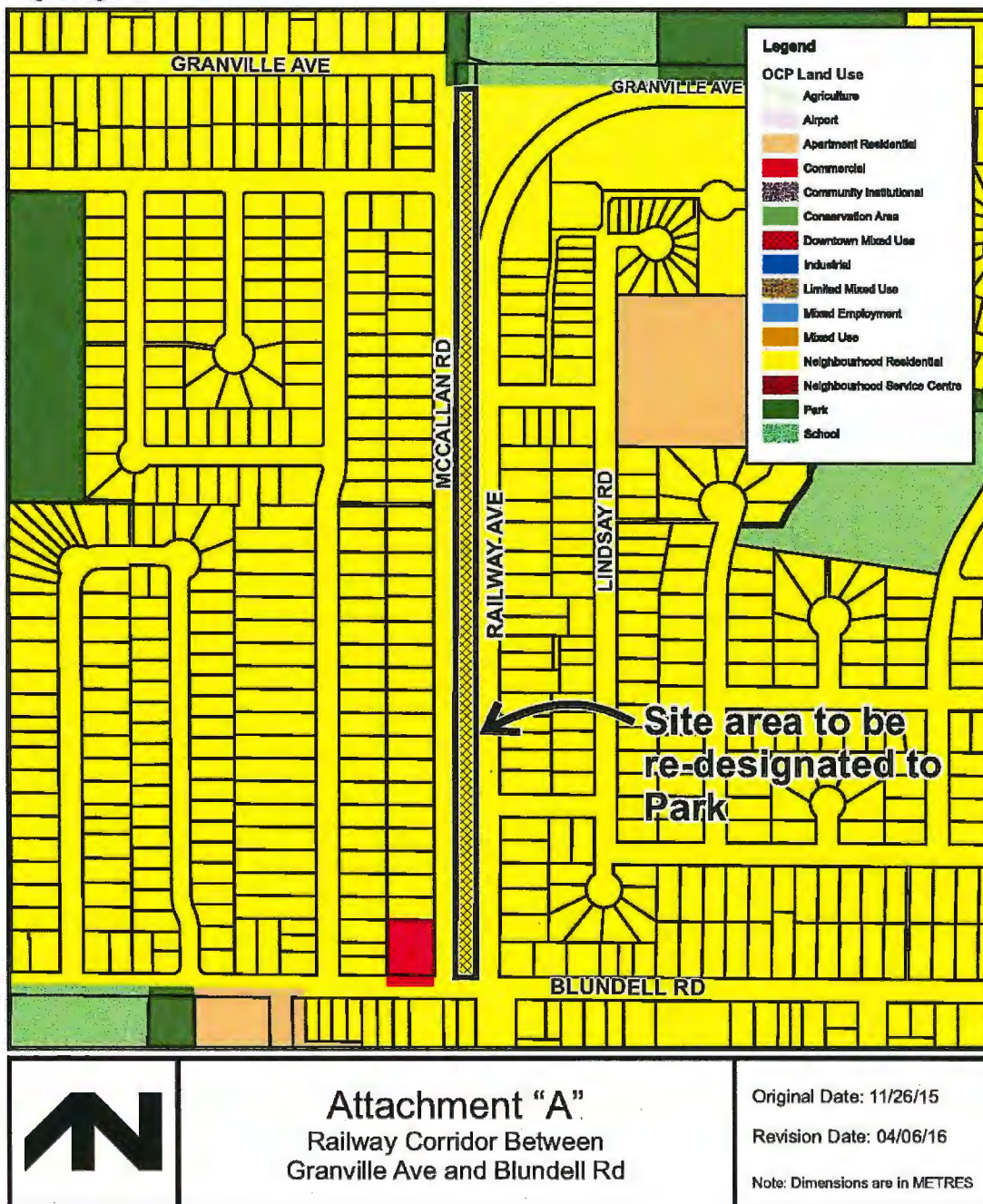


Terry Crowe
Manager of Policy Planning
(604-276-4139)

Attachments A to L: Location Maps of Schedules in Richmond Official Community Plan
Bylaw No. 7100 and Richmond Official Community Plan Bylaw No.
9000, Amendment Bylaw 9489

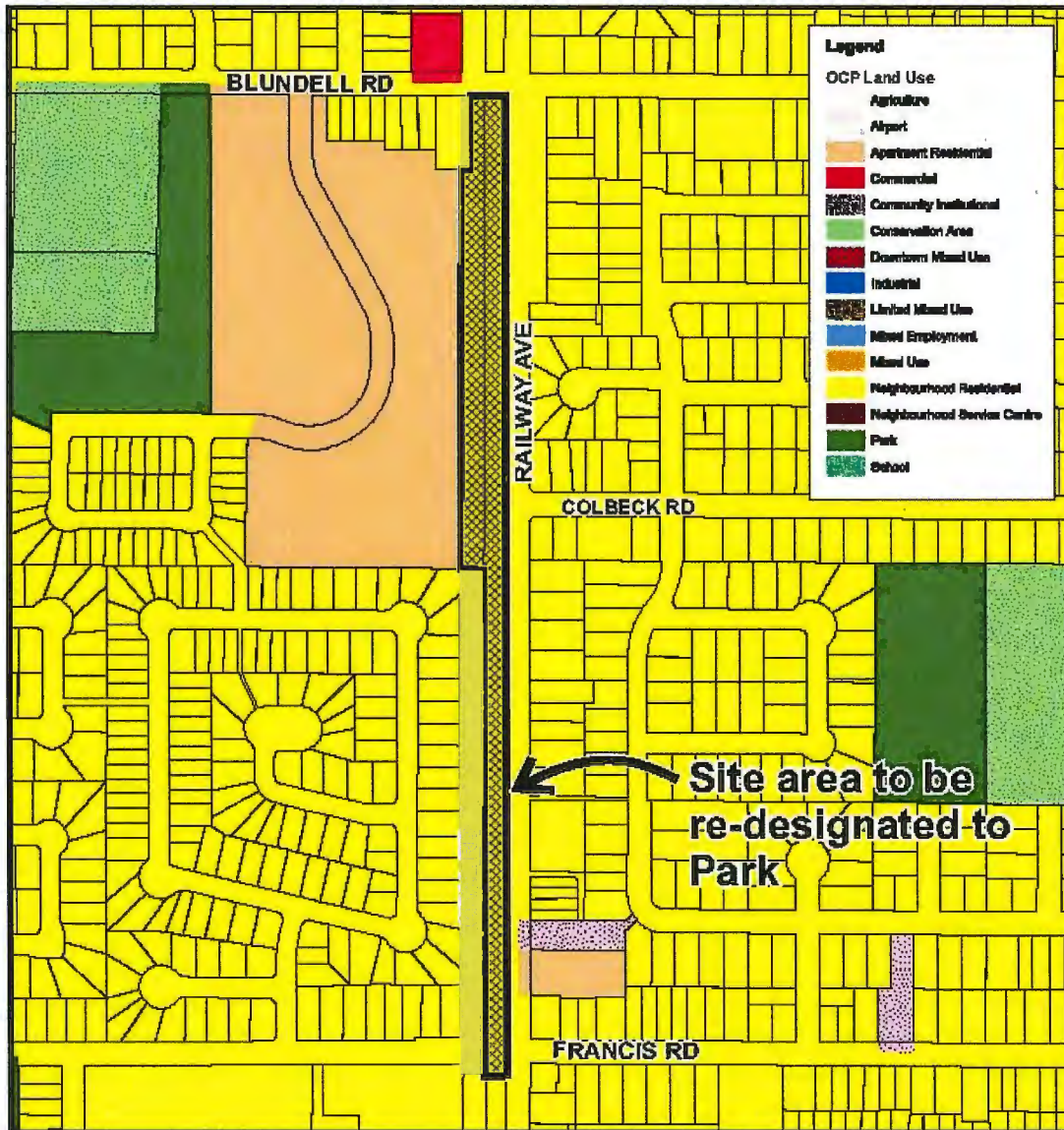


City of Richmond





City of
Richmond



Attachment "B"
Railway Corridor Between
Blundell Rd and Francis Rd

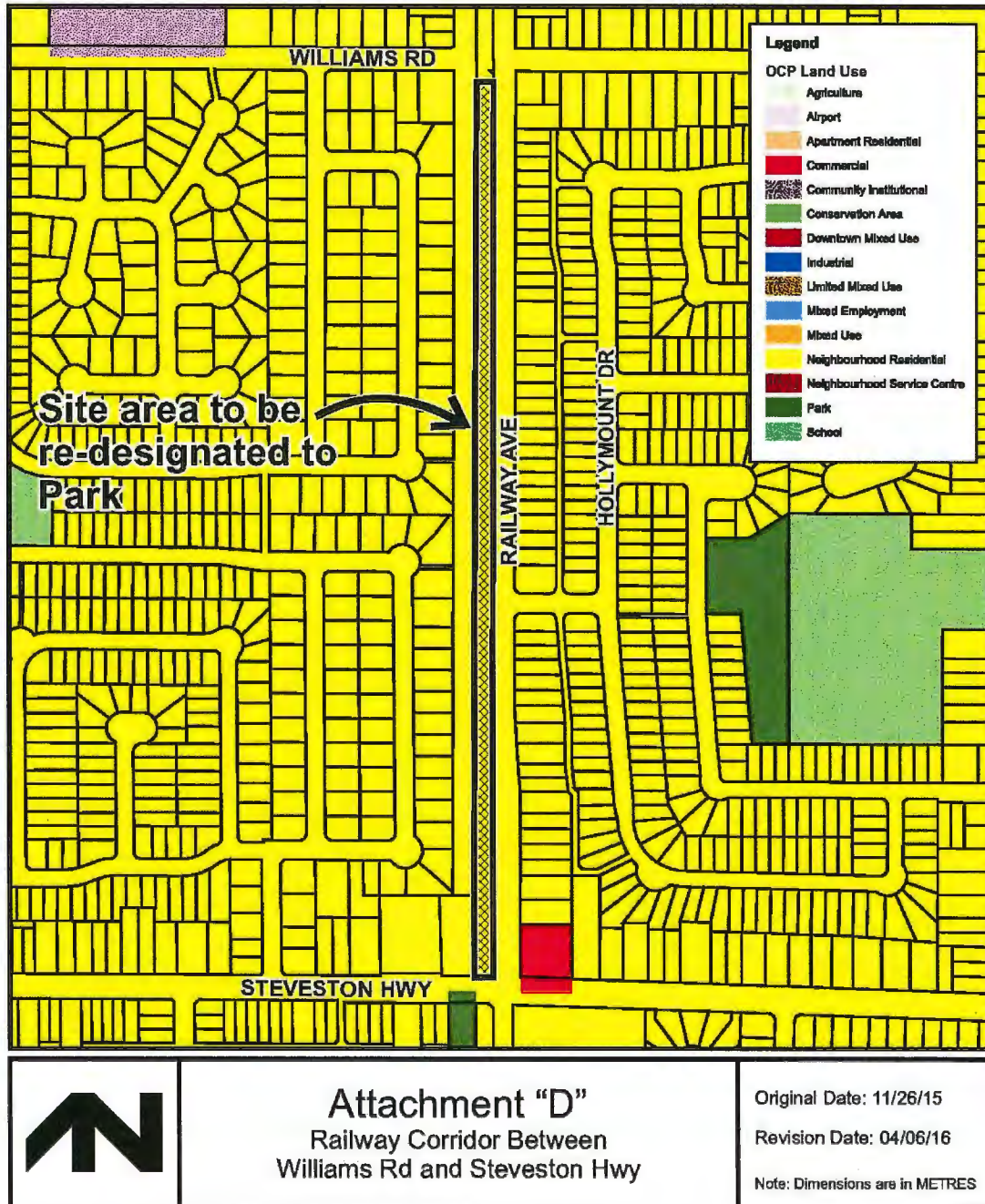
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Revision Date: 04/06/16

Note: Dimensions are in METRES

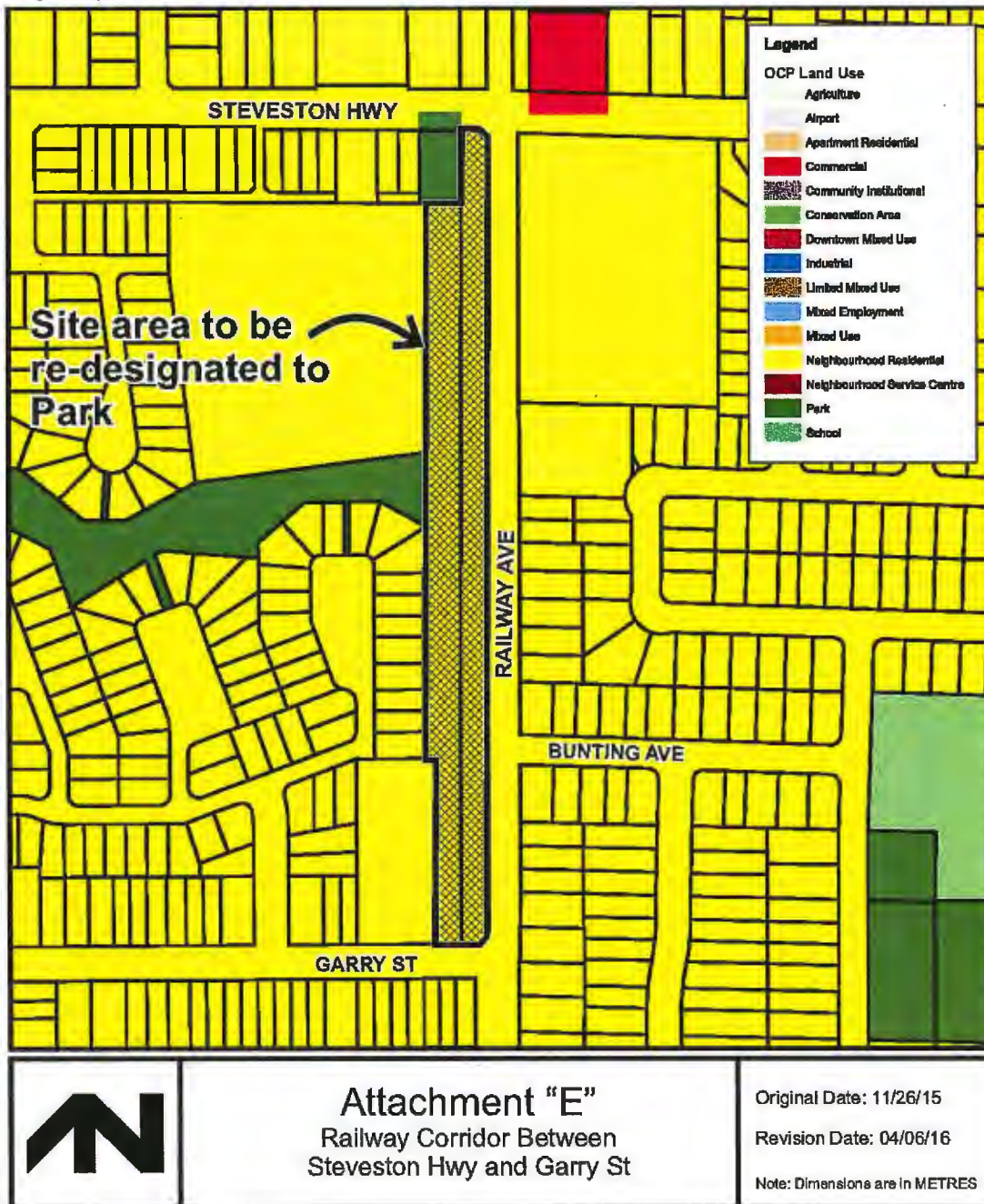


City of Richmond



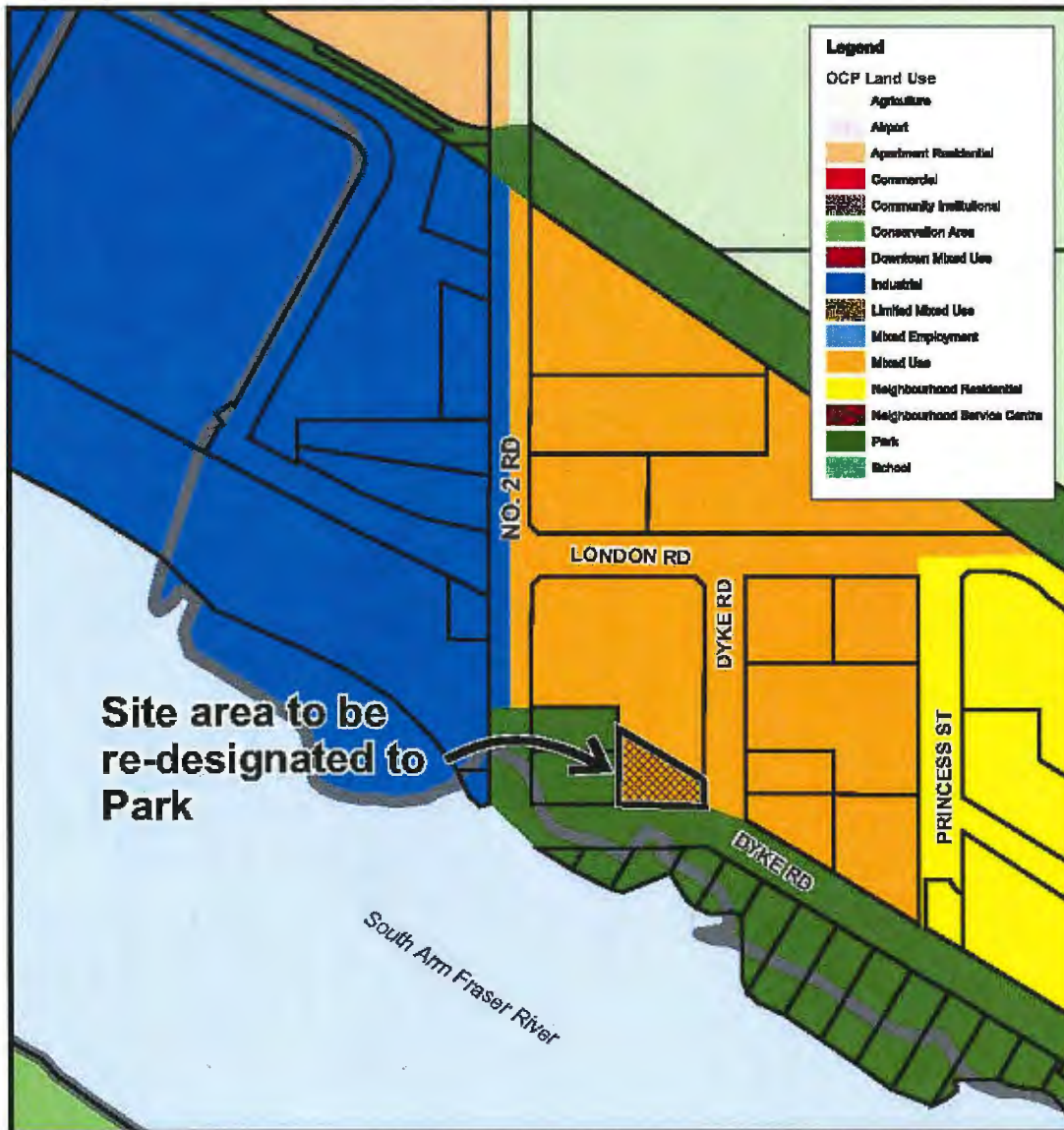


City of Richmond





City of
Richmond



Attachment "F"
6062 Dyke Rd

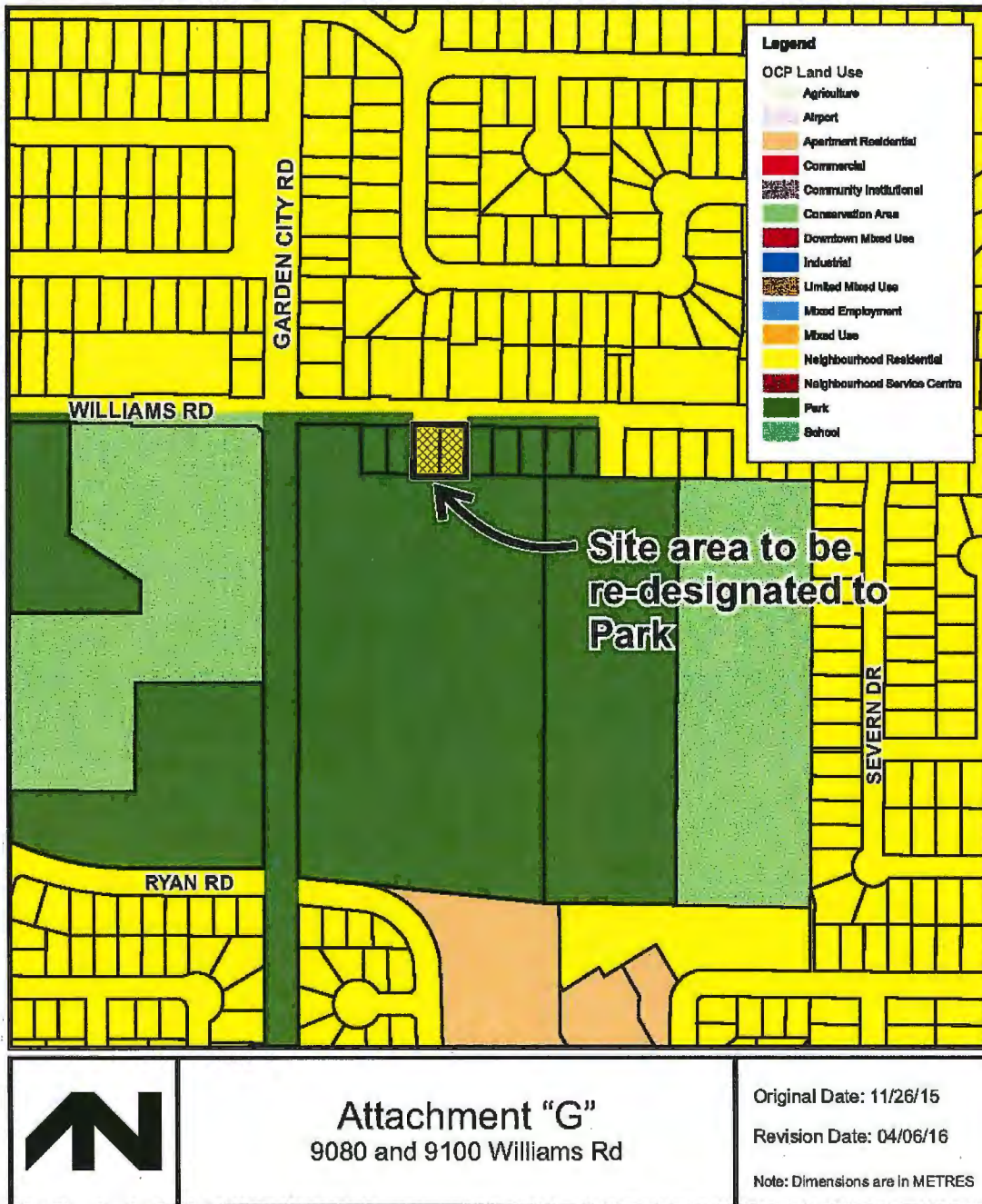
Original Date: 11/26/15

Revision Date: 04/06/16

Note: Dimensions are in METRES



City of
Richmond





City of Richmond



Attachment "H"
11551 Dyke Rd

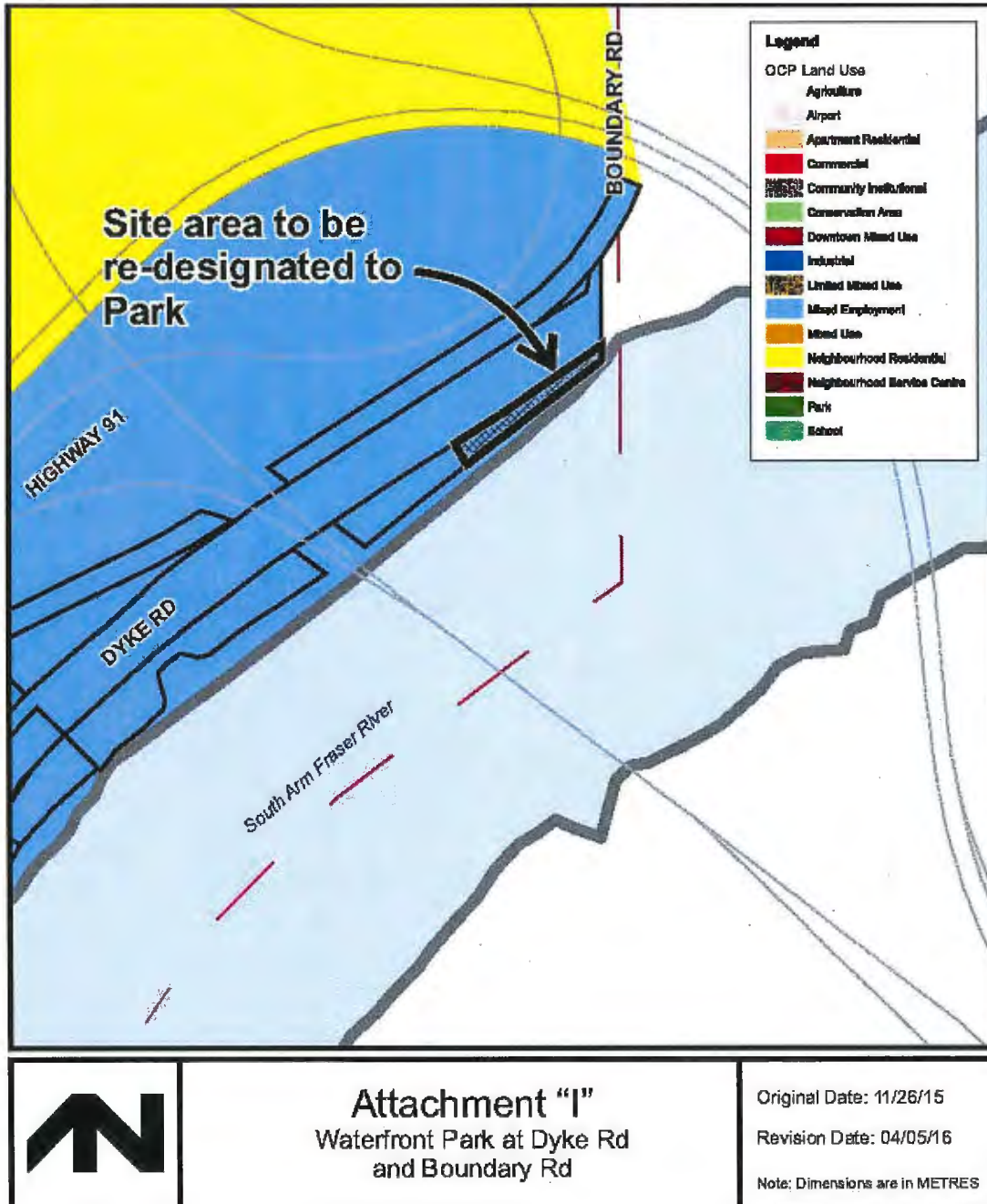
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Revision Date: 04/06/16

Note: Dimensions are in METRES

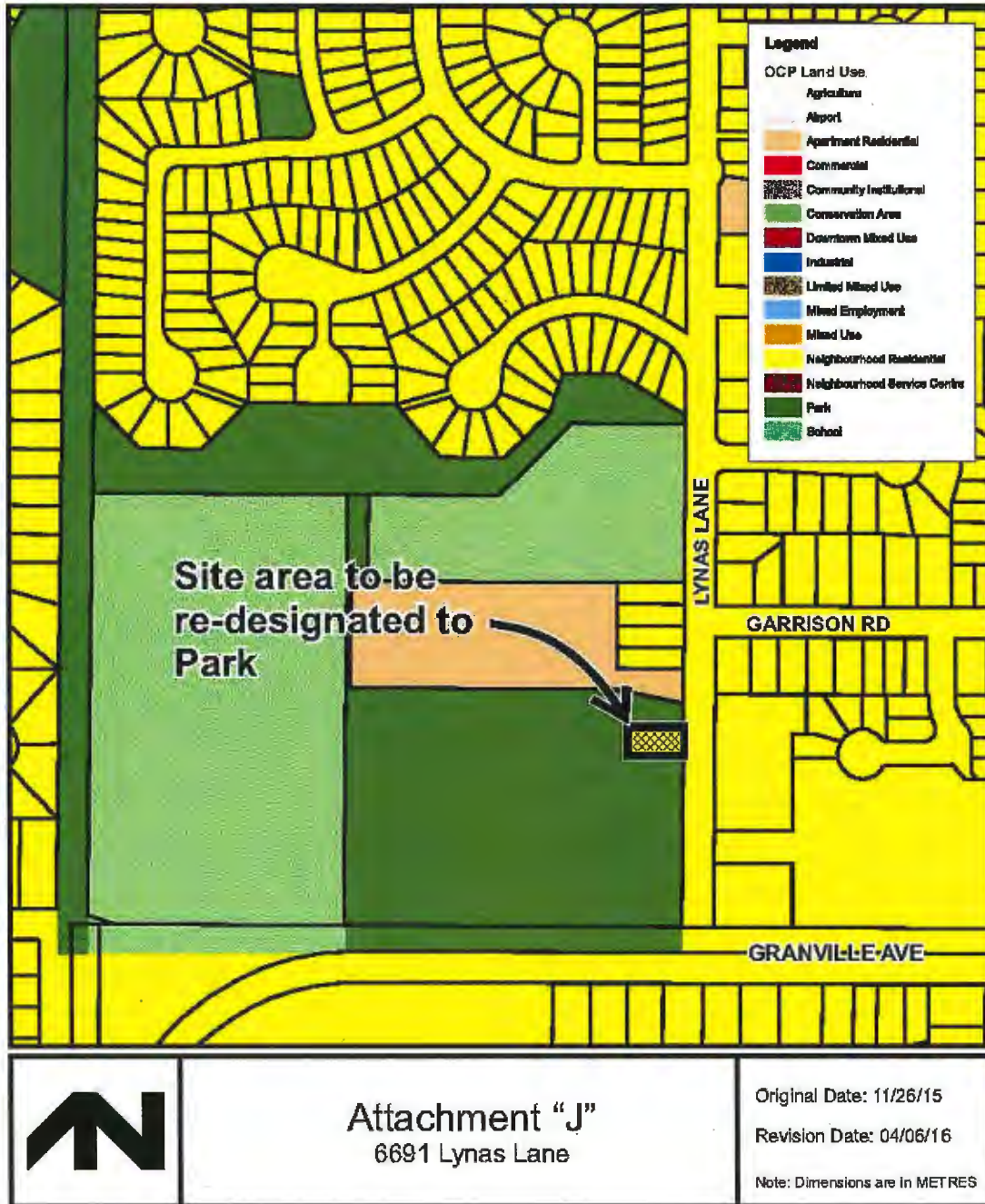


City of
Richmond



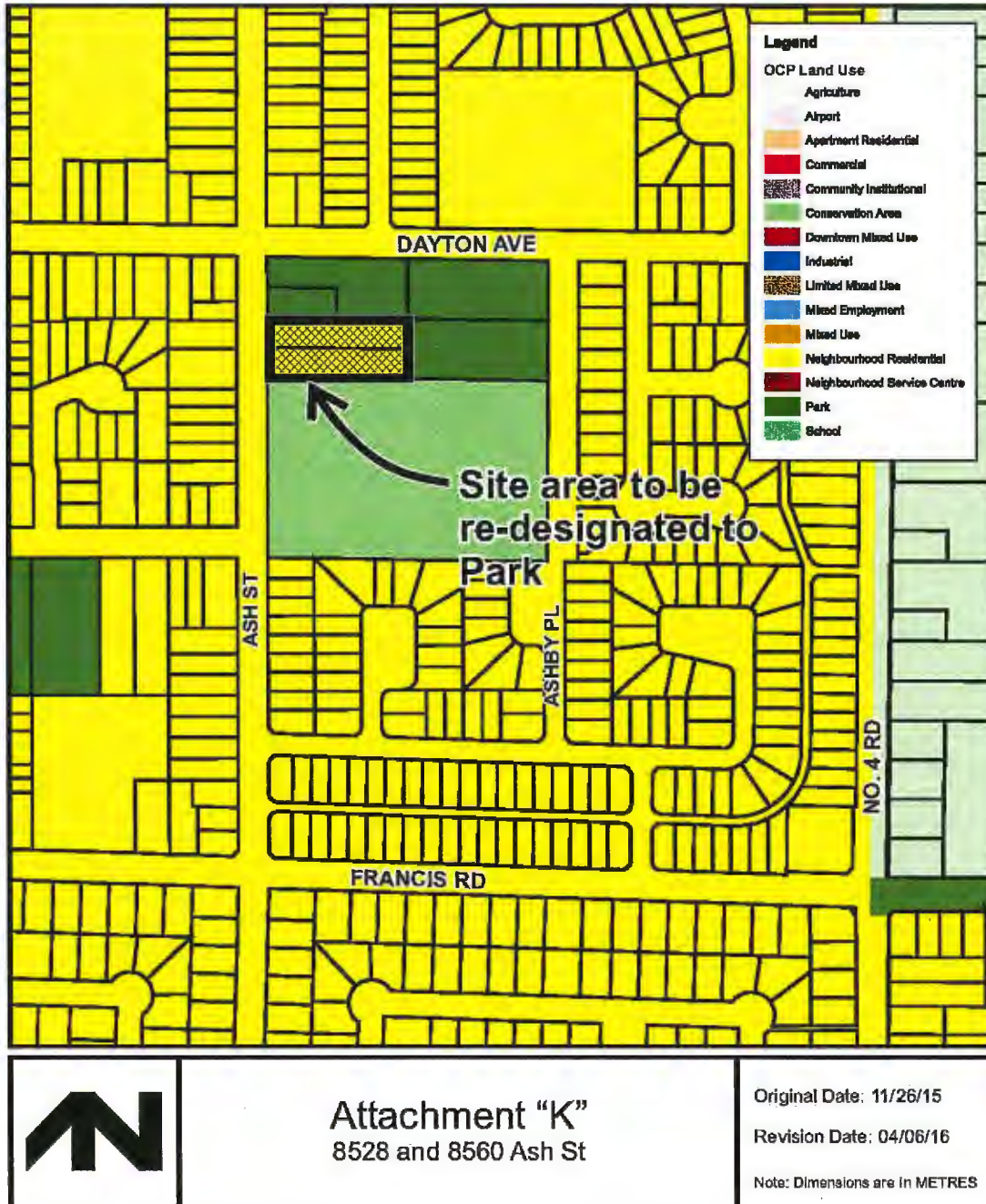


City of Richmond



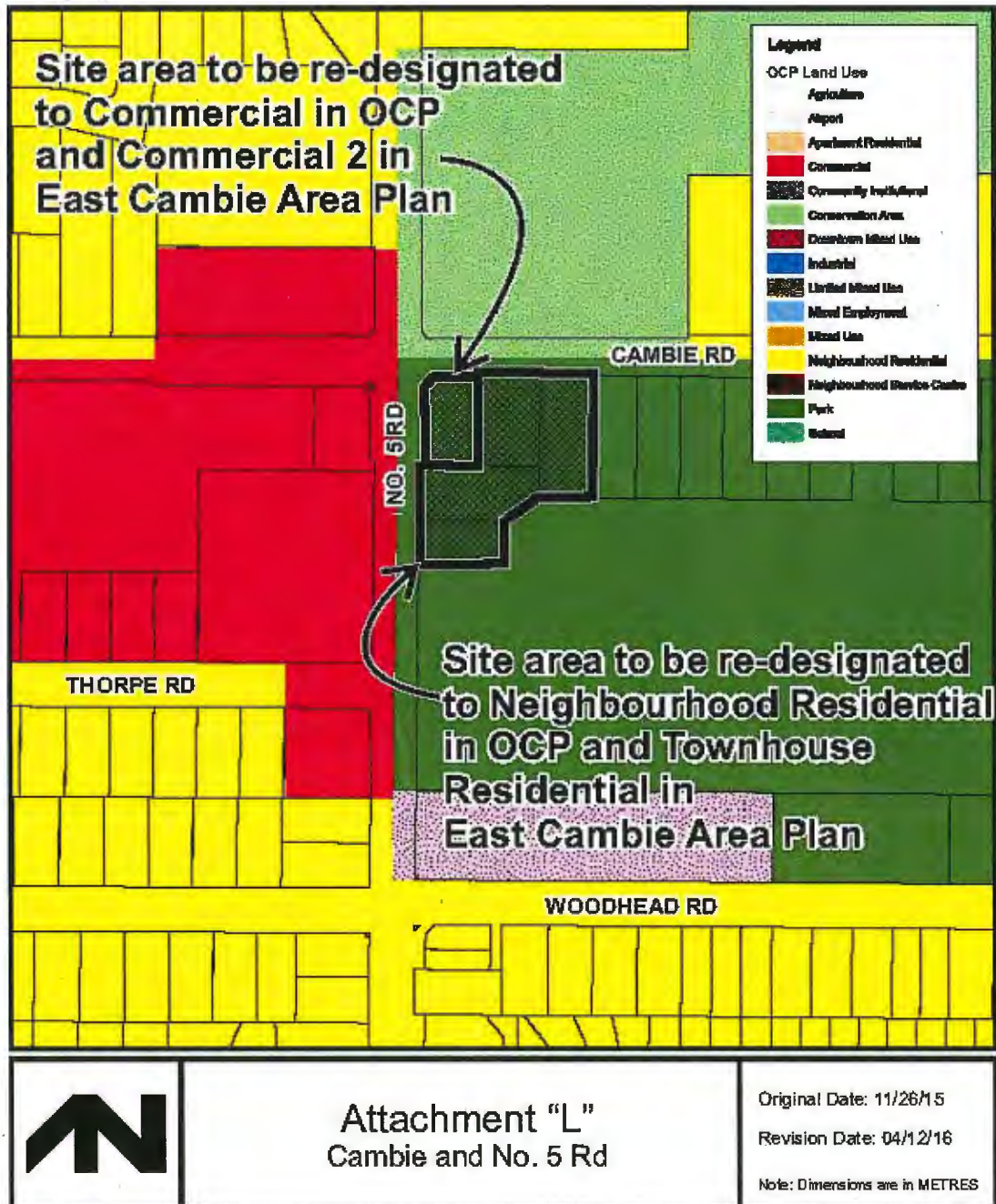


City of
Richmond





City of
Richmond





**Richmond Official Community Plan Bylaw No. 7100 and Richmond
Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:
 - (1) Designating that portion outlined in bold and hatched and shown on “Schedule A attached to and forming part of Bylaw 9489” as “Park”;
 - (2) Designating that portion outlined in bold and hatched and shown on “Schedule B attached to and forming part of Bylaw 9489” as “Park”;
 - (3) Designating that portion outlined in bold and hatched and shown on “Schedule C attached to and forming part of Bylaw 9489” as “Park”;
 - (4) Designating that portion outlined in bold and hatched and shown on “Schedule D attached to and forming part of Bylaw 9489” as “Park”;
 - (5) Designating that portion outlined in bold and hatched and shown on “Schedule E attached to and forming part of Bylaw 9489” as “Park”;
 - (6) Designating that portion outlined in bold and hatched and shown on “Schedule F attached to and forming part of Bylaw 9489” as “Park”;
 - (7) Designating that portion outlined in bold and hatched and shown on “Schedule G attached to and forming part of Bylaw 9489” as “Park”;
 - (8) Designating that portion outlined in bold and hatched and shown on “Schedule H attached to and forming part of Bylaw 9489” as “Park”;
 - (9) Designating that portion outlined in bold and hatched and shown on “Schedule I attached to and forming part of Bylaw 9489” as “Park”;
 - (10) Designating that portion outlined in bold and hatched and shown on “Schedule J attached to and forming part of Bylaw 9489” as “Park”;
 - (11) Designating that portion outlined in bold and hatched and shown on “Schedule K attached to and forming part of Bylaw 9489” as “Park”;
 - (12) Designating that portion outlined in bold and hatched and shown as Area “A” on “Schedule L attached to and forming part of Bylaw 9489” as “Commercial”; and

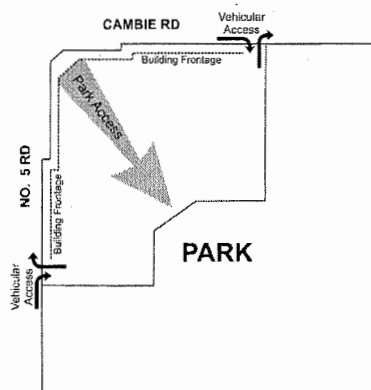
- (13) Designating that portion outlined in bold and hatched and shown as Area “B” on “Schedule L attached to and forming part of Bylaw 9489” as “Neighbourhood Residential”.
2. Richmond Official Community Plan Bylaw 7100, Schedule 2.11B (East Cambie Area Plan), Land Use Map is amended by:

(1) Adding the following after policy d) in Section 3.0 Neighbourhoods & Housing:

“Objective 2 (Southeast corner of No. 5 Road and Cambie Road):

At the southeast corner of No. 5 Road and Cambie Road, retain the use of the existing corner lot and allow the remaining four lots to redevelop into townhouse residential. Further, require lot assembly that allows the necessary road dedication along the frontages to facilitate left-turn lanes on all four approaches of the intersection.

Policies:



- a) While it is preferred that all lots be consolidated, the corner lot may be redeveloped on its own provided that it is no more than 2 storeys high with neighbourhood commercial uses on the ground floor and office uses on the second floor with a maximum 0.5 FAR. A caretaker unit can also be provided. The scale of development must be compatible with the traffic and parking related requirements.
- b) If the corner lot at No. 5 Road and Cambie Road is redeveloped on its own, one right-in/right-out vehicular access point may be considered from No. 5 Road only subject to a traffic study of the safety and operation of the access point.
- c) For the remaining townhouse lots, a base density of 0.4 Floor Area Ratio (FAR) is permitted with a maximum height of 3 storeys.
- d) A density bonus of 0.3 FAR would be permitted to a maximum of 0.7 FAR provided that 15% of the 0.7 FAR is used for built affordable housing subject to a Housing Agreement securing rental rates and tenant eligibility criteria in keeping with those identified in the Affordable Housing Strategy.
- e) Townhouse lots are required to be consolidated into a maximum of two development sites and, if applicable, each with cross-access agreements to facilitate vehicular and pedestrian movement. This is in addition to the corner lot if it is developed on its own.
- f) If the townhouse lots are consolidated into one lot, or if all five lots are consolidated, no more than one right-in/right-out vehicular access point is permitted which is to be located at the furthest point from the No. 5 Road and Cambie Road intersection, subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.

- g) If there are two townhouse lots, one right-in, right-out vehicular access point is permitted for each lot and must be located at the furthest point from the intersection of No. 5 Road and Cambie Road subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.
- h) To facilitate new development, road dedication and geometric upgrades will be required near the No. 5 Road and Cambie Road intersection. This is to incorporate future widening for new left-turn bays and physical elements such as centre medians to reinforce turn restrictions at driveway points, as well as frontage upgrades for wider sidewalks and landscaped boulevards to buffer pedestrians from traffic. Crosswalk designs should be enhanced and additional site features added to place a high priority on pedestrian movements and encourage walking between this site and the existing shopping centre on the west side of No. 5 Road.
- i) Parking and loading requirements are to be in accordance with the Zoning Bylaw.
- j) Buildings shall be located near the front property lines (eg, pulled to the street), and building and site design shall be consistent with the OCP design guidelines.
- k) Townhouse units shall face adjacent roads (No. 5 Road and Cambie Road) and King George Park.
- l) A statutory right-of-way (SRW) must be provided to allow a multi-use pathway to provide access from the No. 5 Road and Cambie Road intersection to King George Park (e.g. a multi-use pathway with appropriate width as determined by Parks and appropriate building setbacks to accommodate landscaping and solar access).
- m) For the property at 4080 No. 5 Road, personal service uses, in addition to existing retail convenience uses, may be considered as an interim use, subject to an approved rezoning bylaw or a temporary use permit.”;

(2) Adding the following to the legend at the bottom of the Land Use Map:

“Commercial 2 (maximum 2 storeys with commercial uses on the ground floor and office uses on the second floor with a maximum 0.5 FAR)

Townhouse Residential (0.4 base FAR, maximum 3 storeys with a density bonus of 0.3 FAR up to a maximum of 0.7 FAR, provided that 15% of the 0.7 FAR is used for built affordable housing)”;

(3) Designating that portion outlined in bold and hatched and shown as Area “A” on “Schedule L attached to and forming part of Bylaw 9489” as “Commercial 2”; and

- (4) Designating that portion outlined in bold and hatched and shown as Area "B" on "Schedule L attached to and forming part of Bylaw 9489" as "Townhouse Residential".
3. Richmond Official Community Plan Bylaw 7100, Schedule 2.4 (Steveston Area Plan) is amended by designating that portion outlined in bold and hatched and shown as "Schedule D" and "Schedule E" attached to and forming part of Bylaw 9489 as "Public Open Space".
 4. Richmond Official Community Plan Bylaw 7100, Schedule 2.6A (Ash Street Sub-Area Plan) is amended by designating that portion outlined in bold and hatched and shown as "Schedule K" attached to and forming part of Bylaw 9489 as "Public, Institutional & Open Space" in the Land Use Map.
 5. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by removing the text "(Further Study Required)" immediately below the text "Garden City Lands" on the Generalized Land Use Map (2031).
 6. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

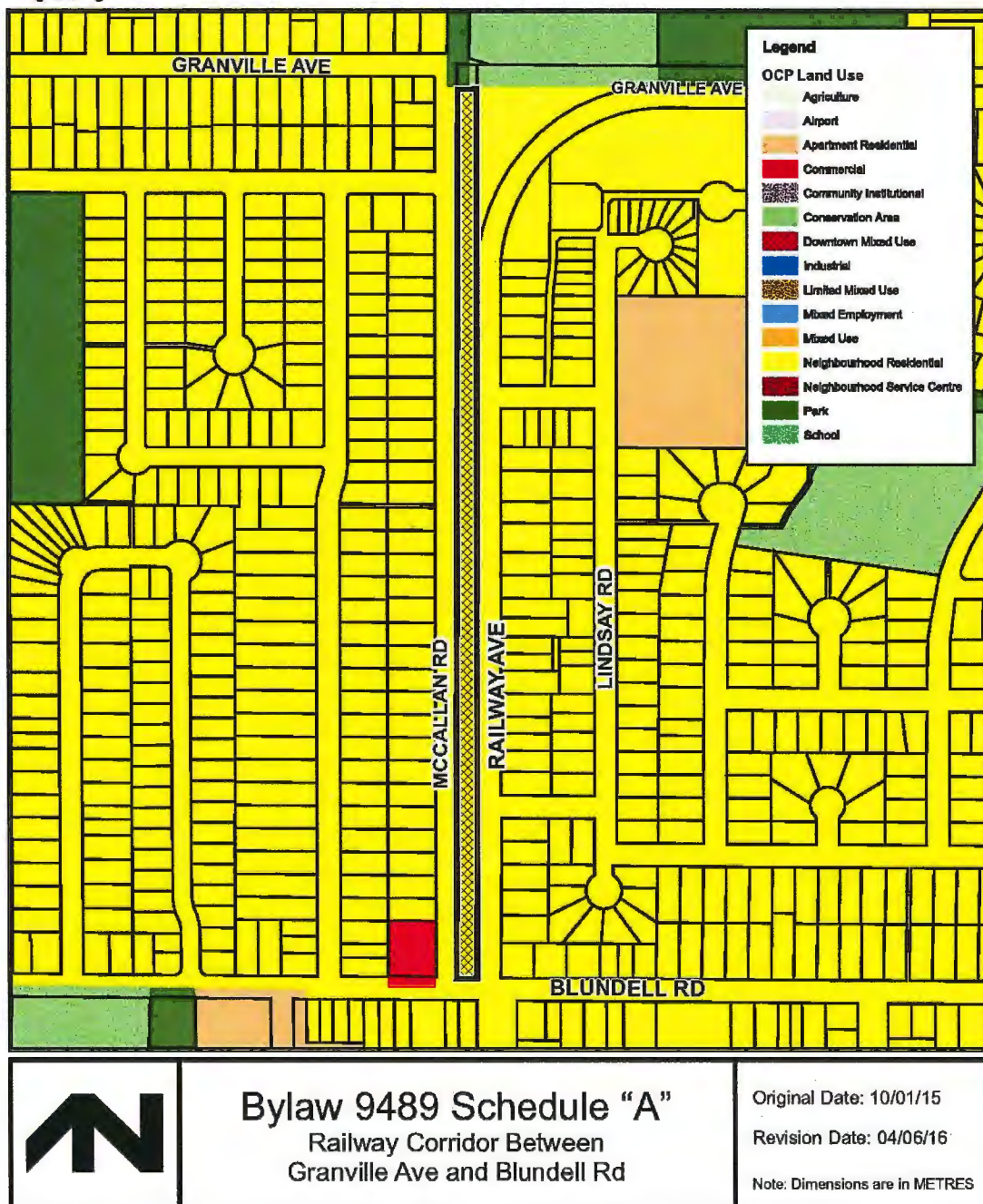
CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR_____
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9489



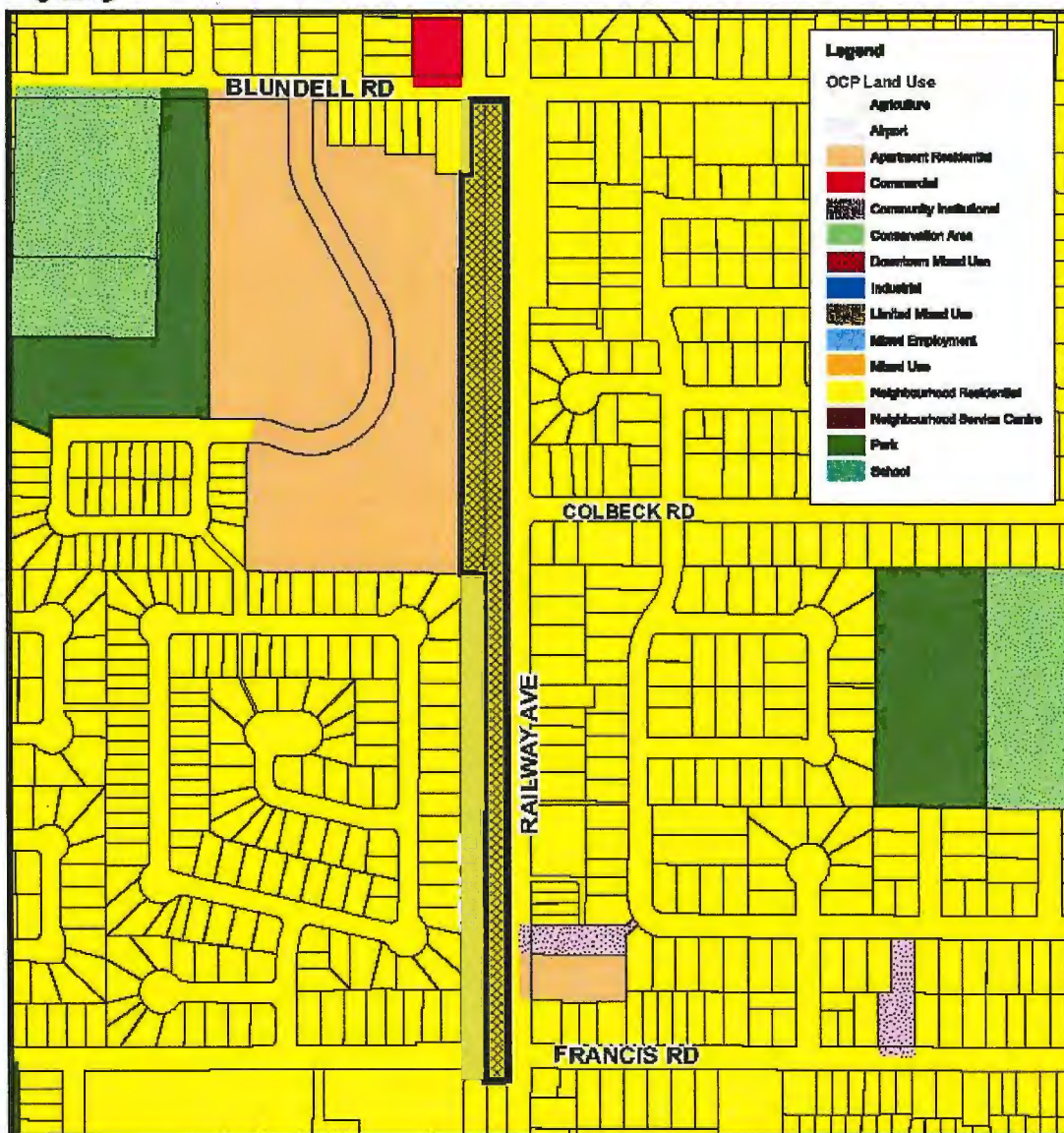
City of
Richmond



Schedule B attached to and forming part of Bylaw 9489



City of
Richmond



Bylaw 9489 Schedule "B"
Railway Corridor Between
Blundell Rd and Francis Rd

Original Date: 10/01/15

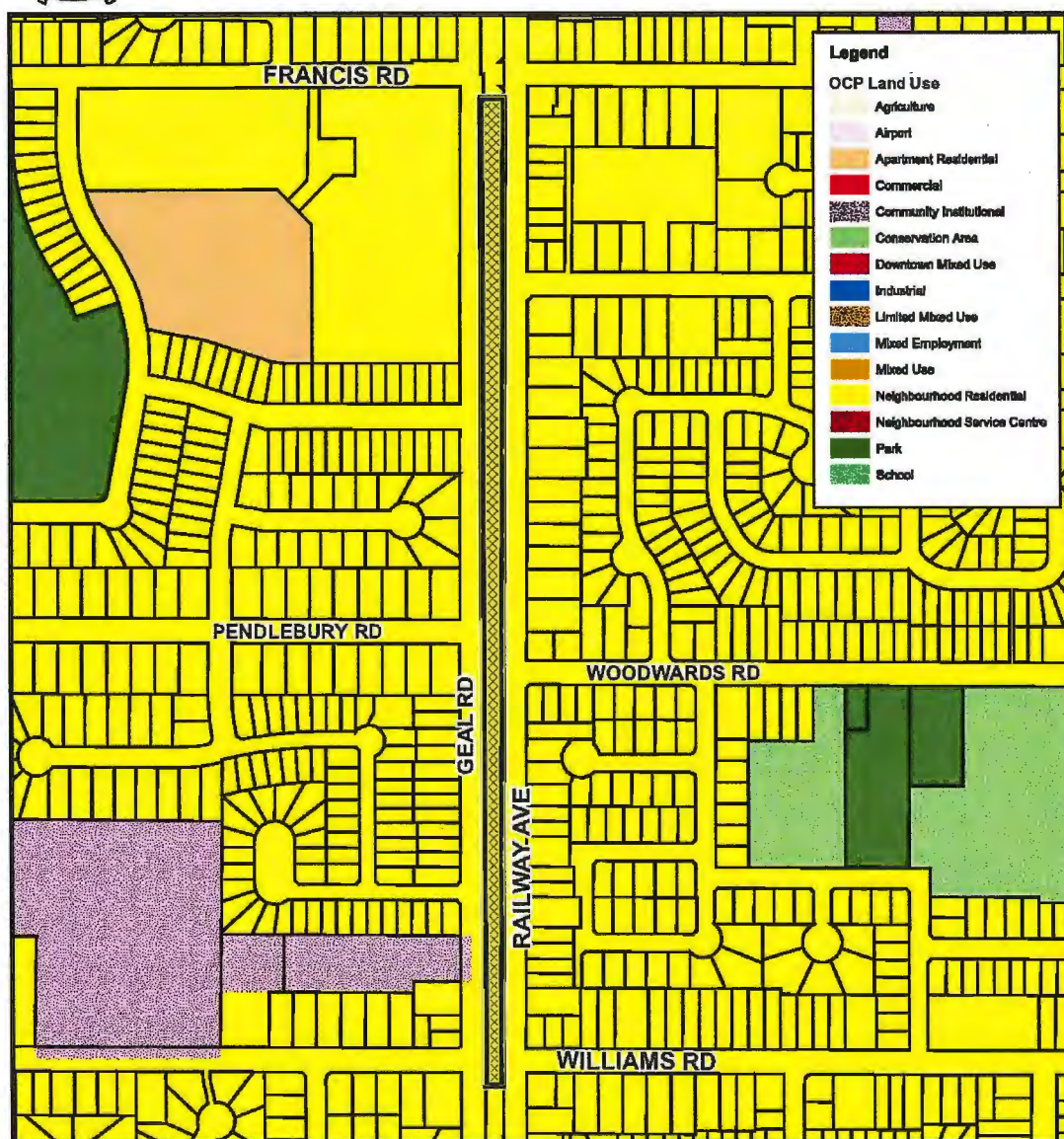
Revision Date: 04/06/16

Note: Dimensions are in METRES

Schedule C attached to and forming part of Bylaw 9489



City of
Richmond



Bylaw 9489 Schedule "C"
Railway Corridor Between
Francis Rd and Williams Rd

Original Date: 10/01/15

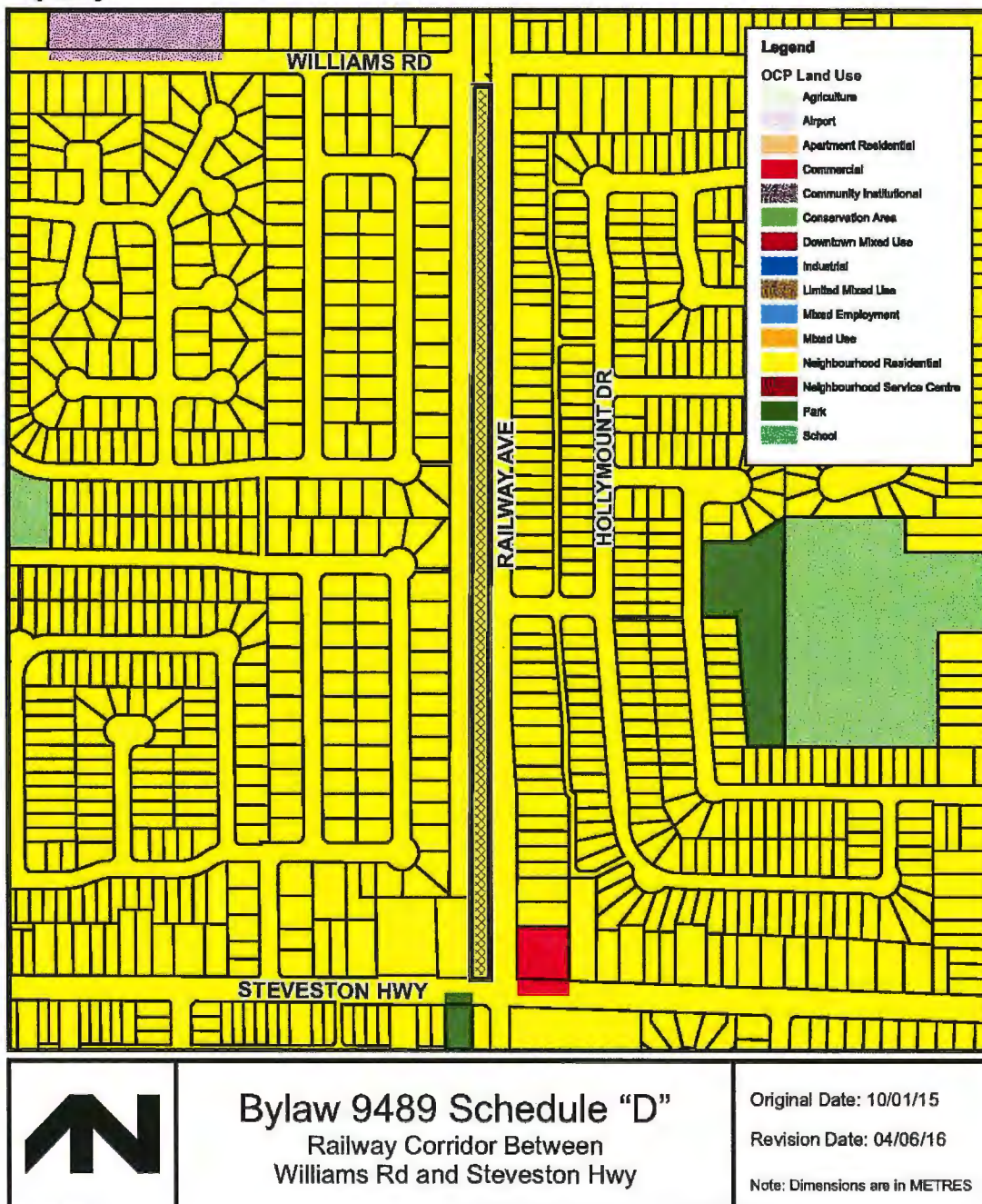
Revision Date: 04/06/16

Note: Dimensions are in METRES

Schedule D attached to and forming part of Bylaw 9489



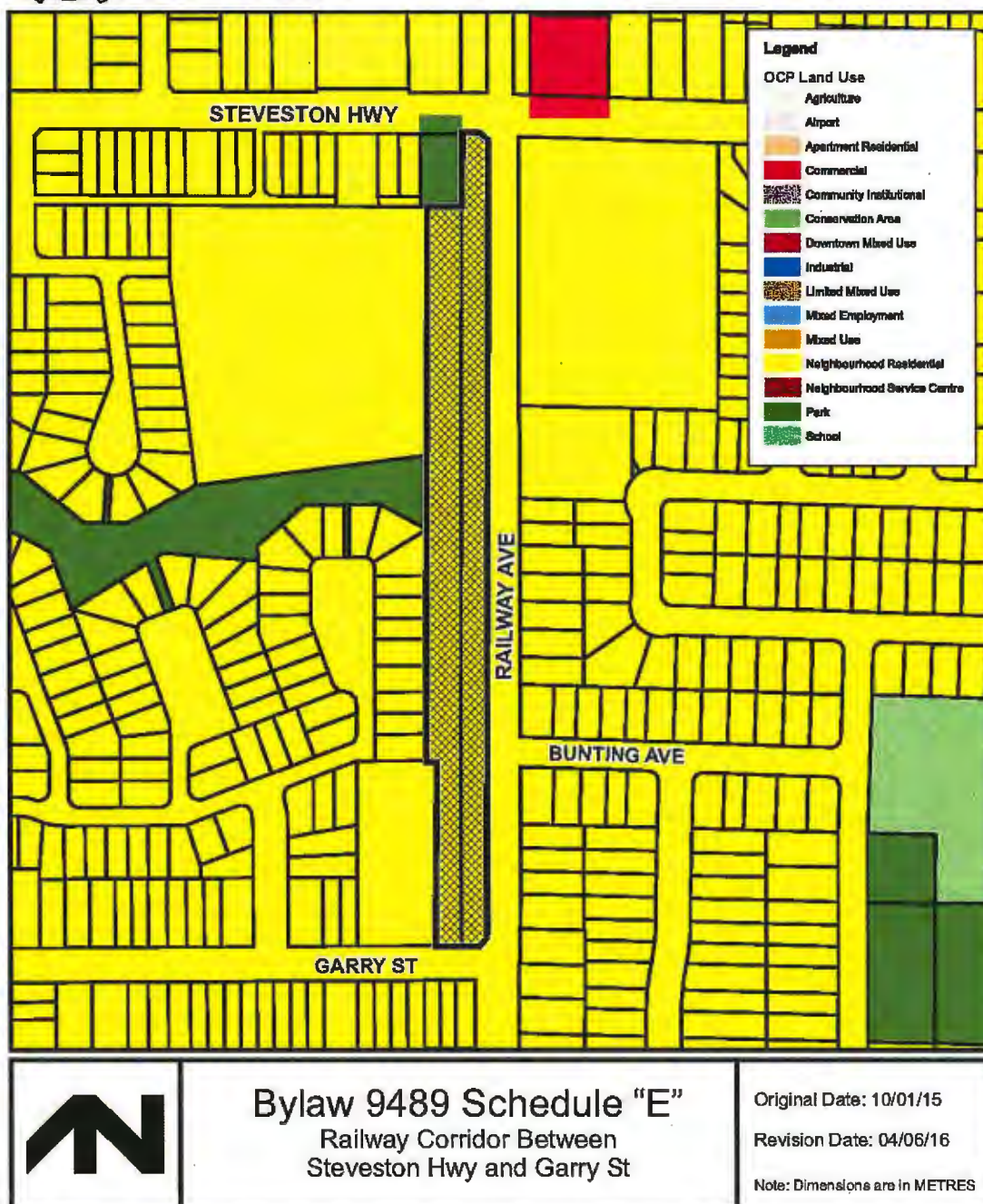
City of
Richmond



Schedule E attached to and forming part of Bylaw 9489



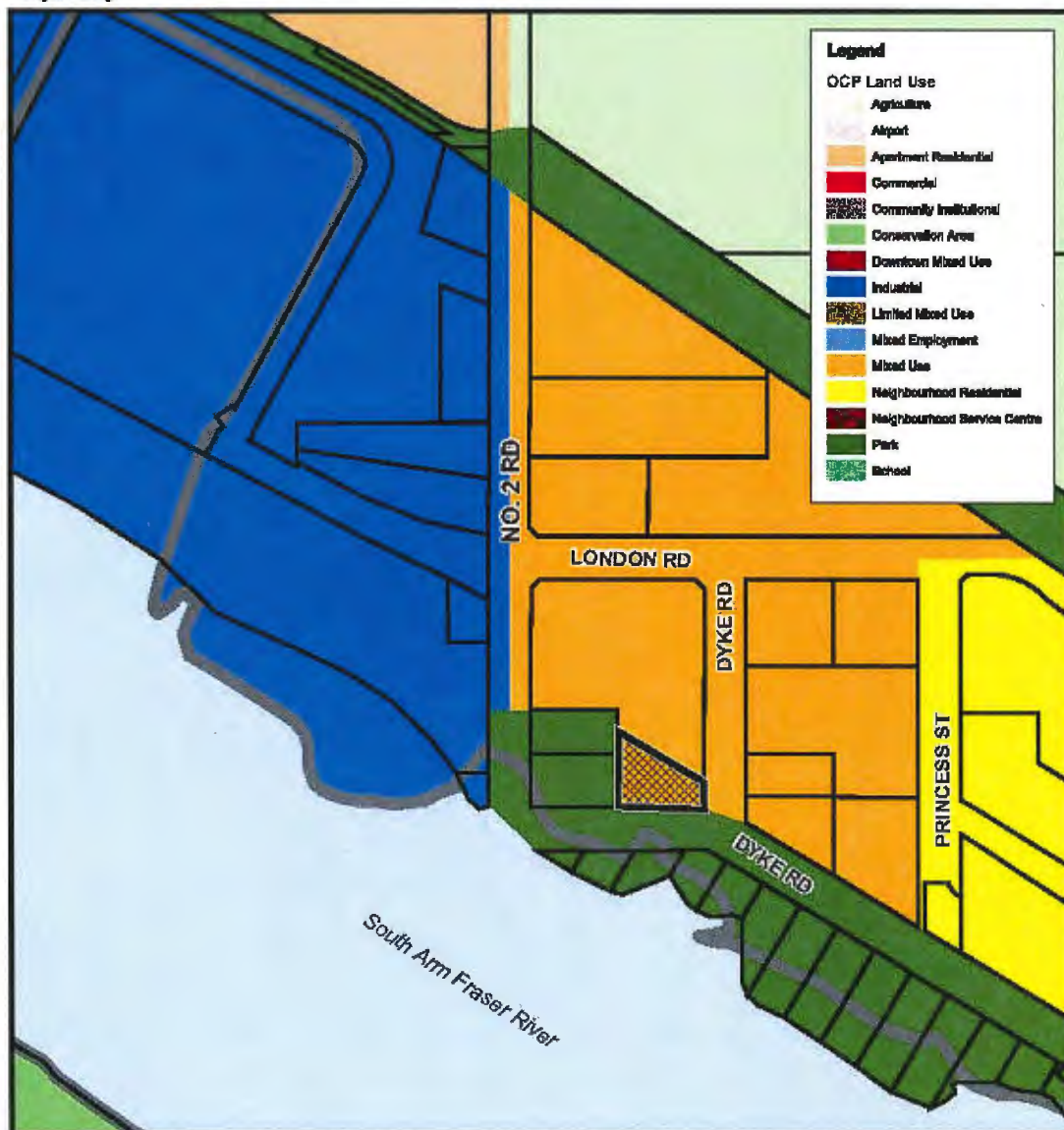
City of
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Schedule F attached to and forming part of Bylaw 9489



City of
Richmond



Bylaw 9489 Schedule "F"
6062 Dyke Rd

Original Date: 10/01/15

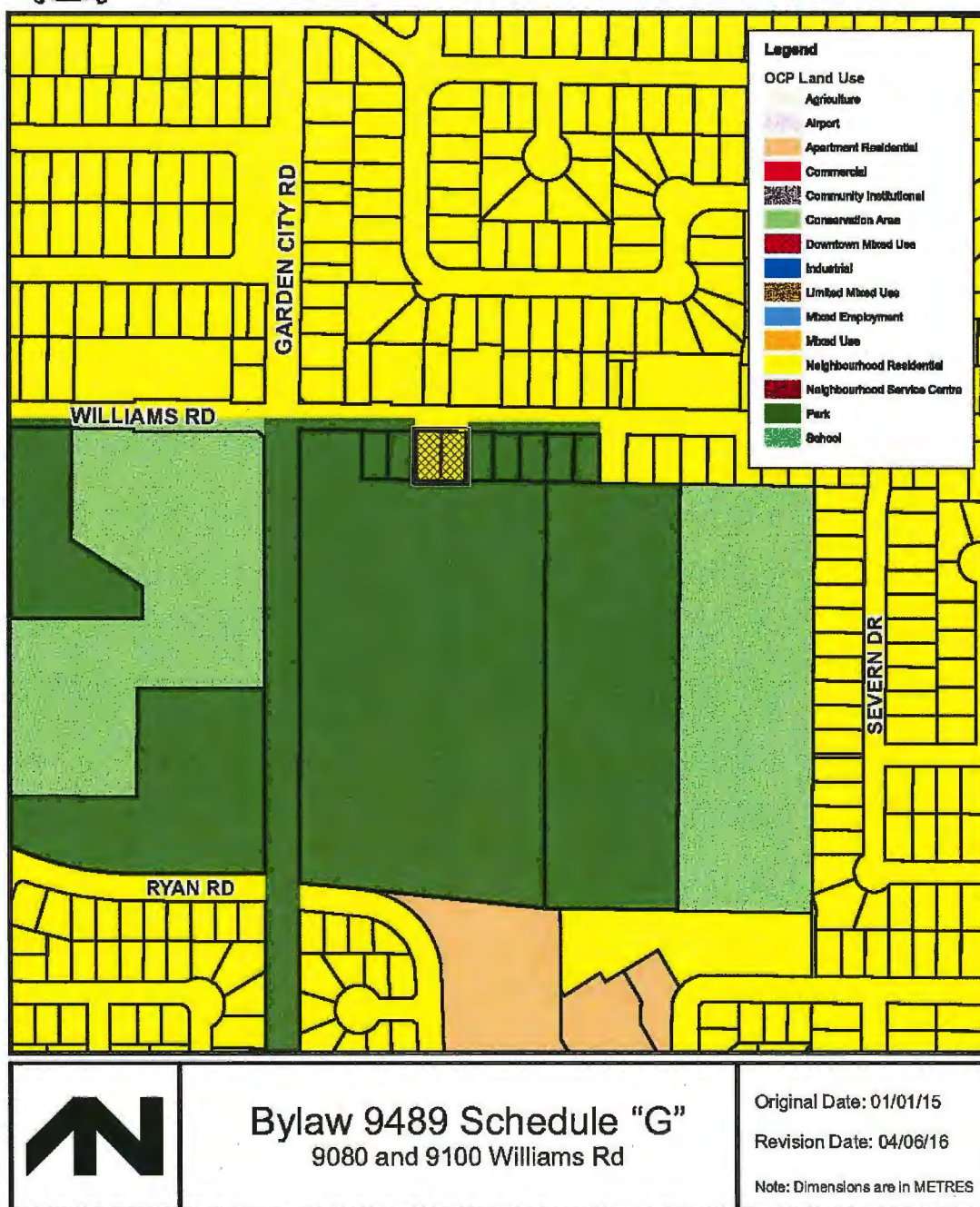
Revision Date: 04/06/16

Note: Dimensions are in METRES

Schedule G attached to and forming part of Bylaw 9489



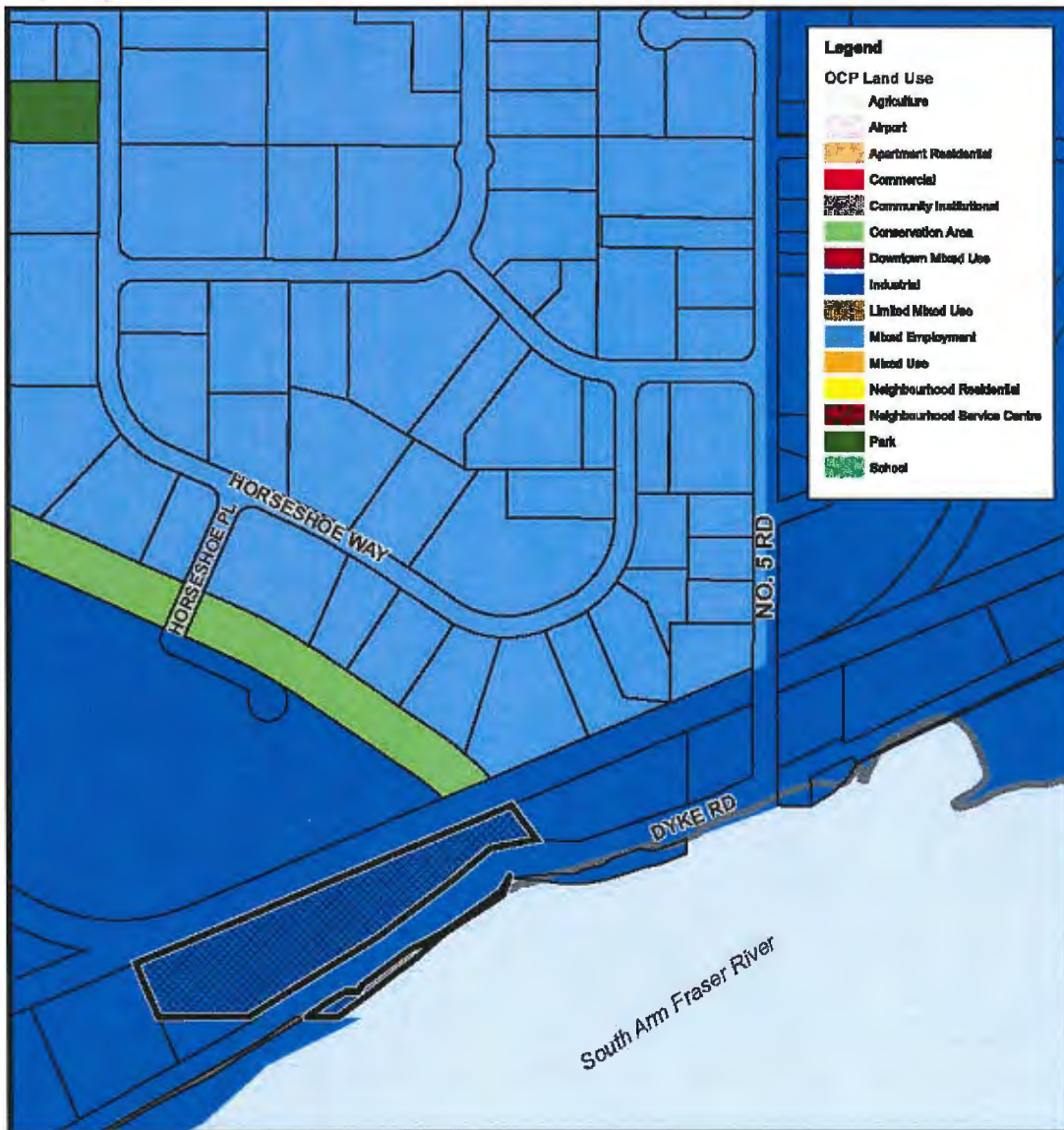
City of
Richmond



Schedule H attached to and forming part of Bylaw 9489



City of
Richmond



Bylaw 9489 Schedule "H"
11551 Dyke Rd

Original Date: 10/01/15

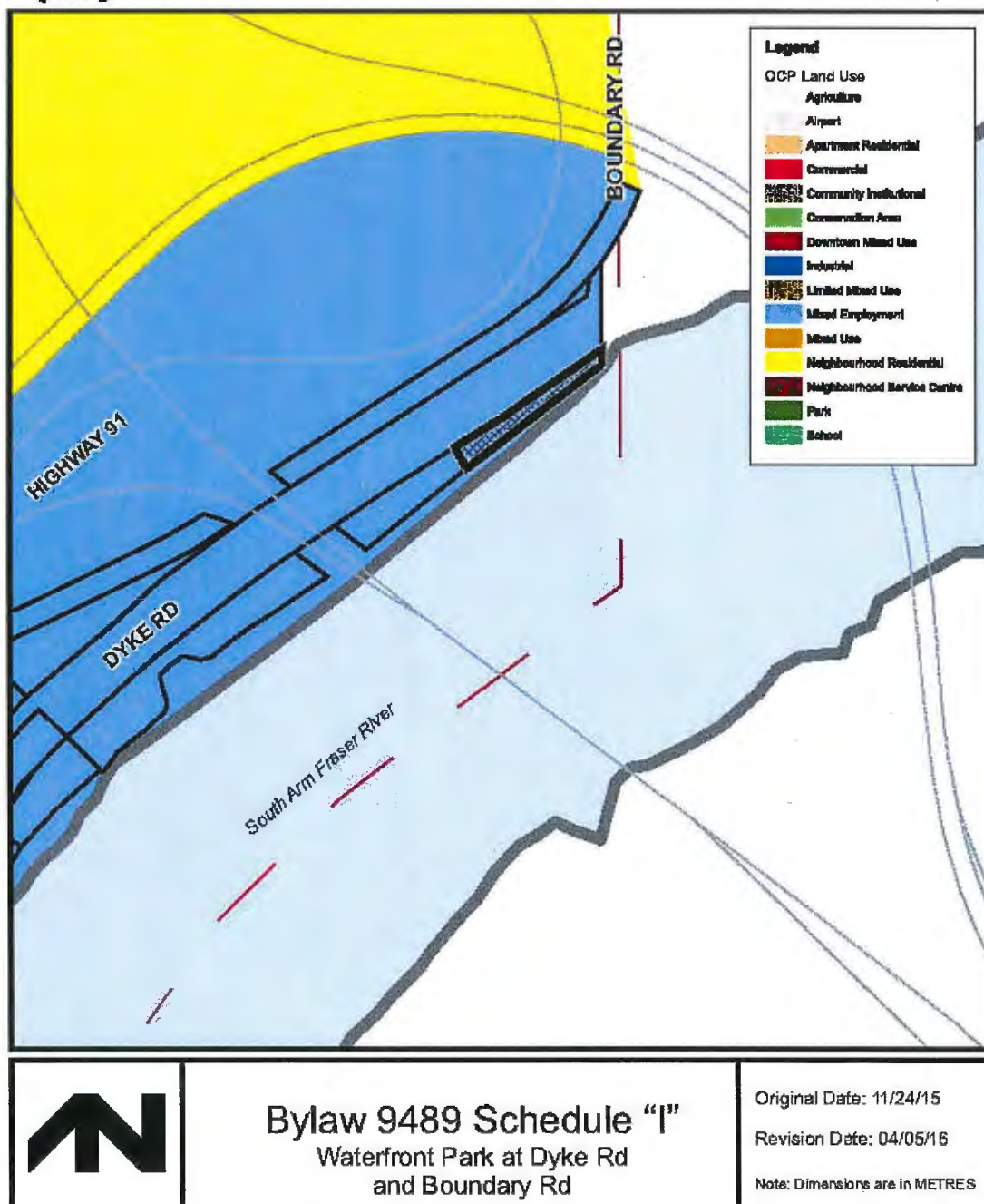
Revision Date: 04/06/16

Note: Dimensions are in METRES

Schedule I attached to and forming part of Bylaw 9489



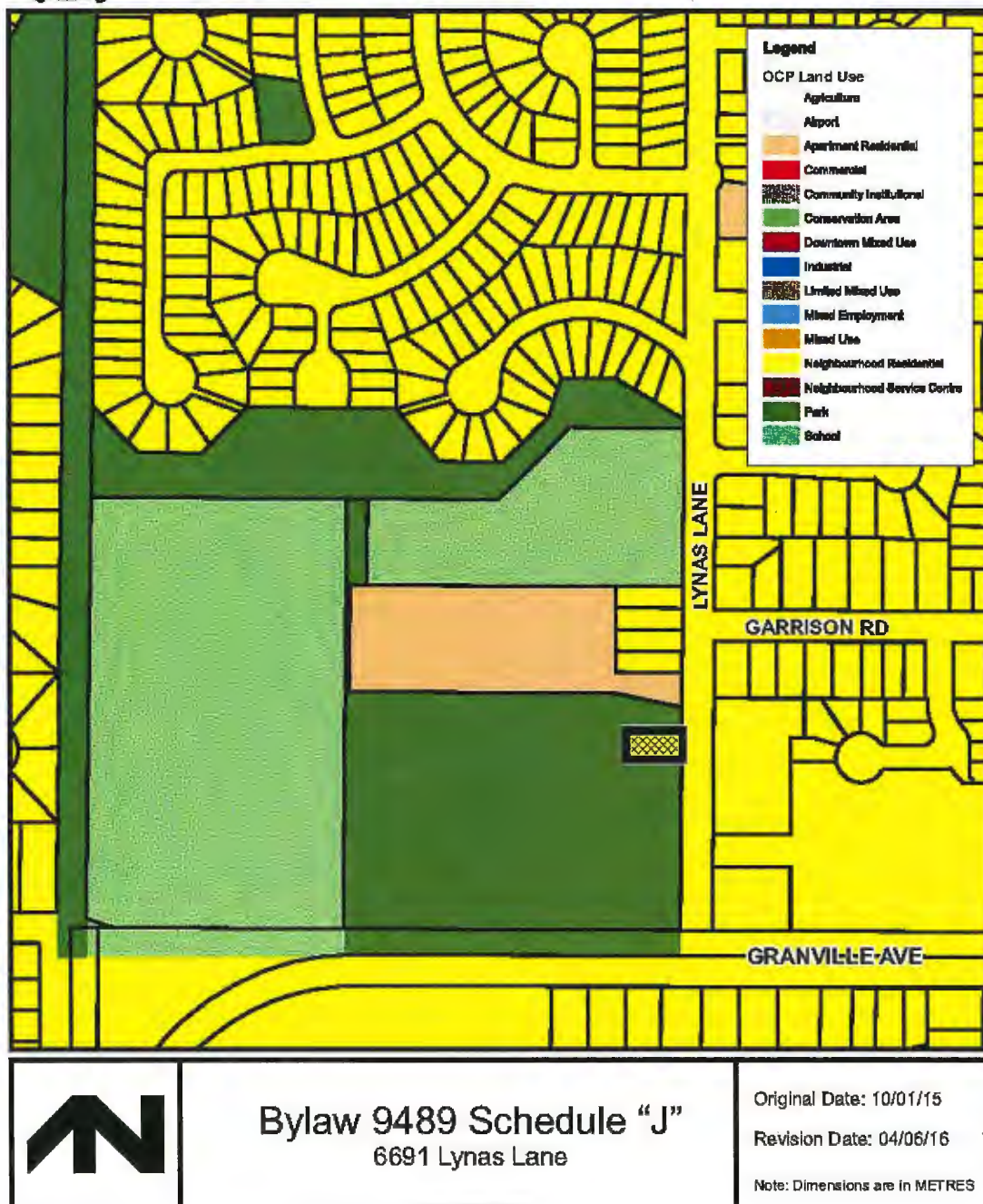
City of
Richmond



Schedule J attached to and forming part of Bylaw 9489



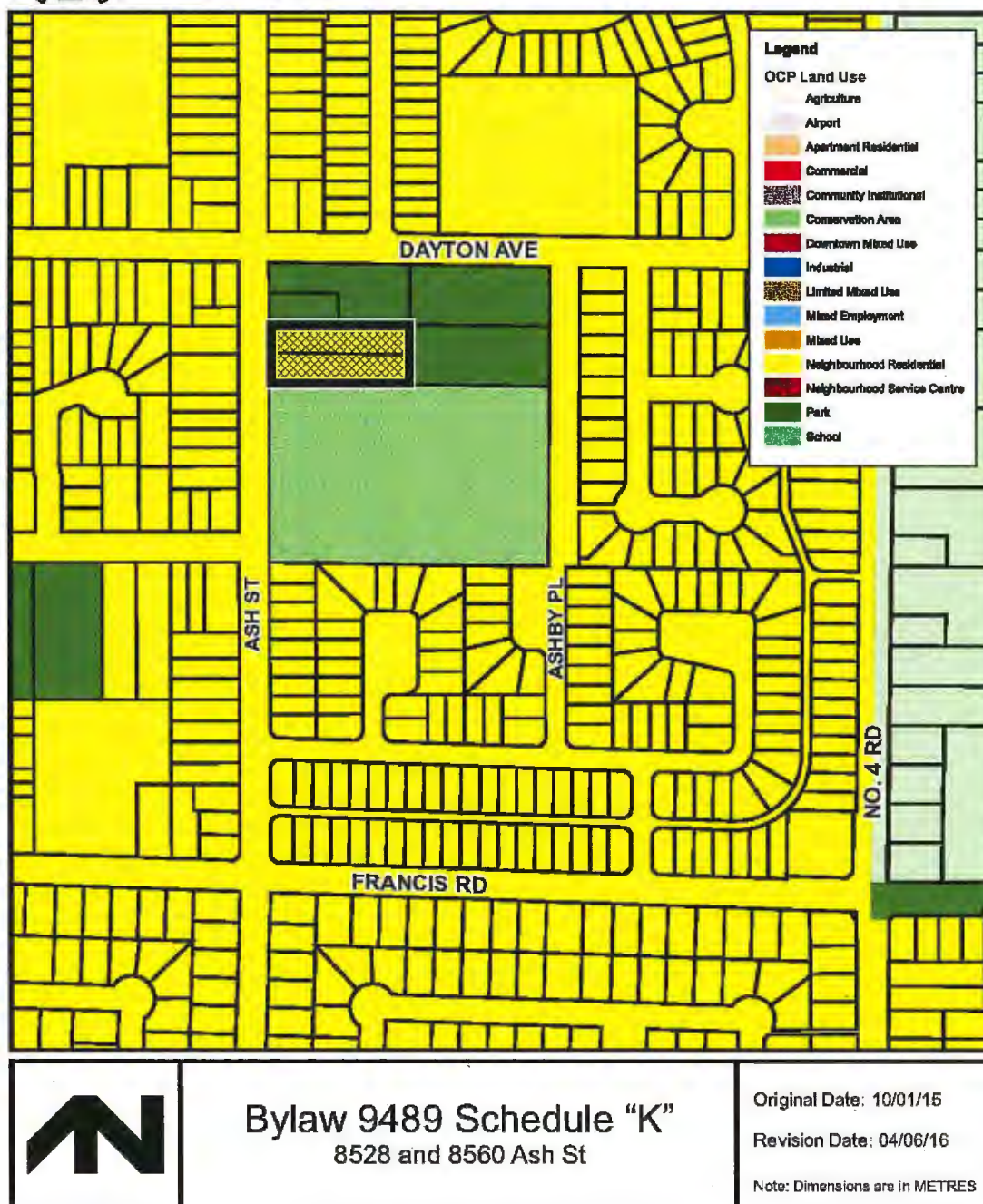
City of
Richmond



Schedule K attached to and forming part of Bylaw 9489



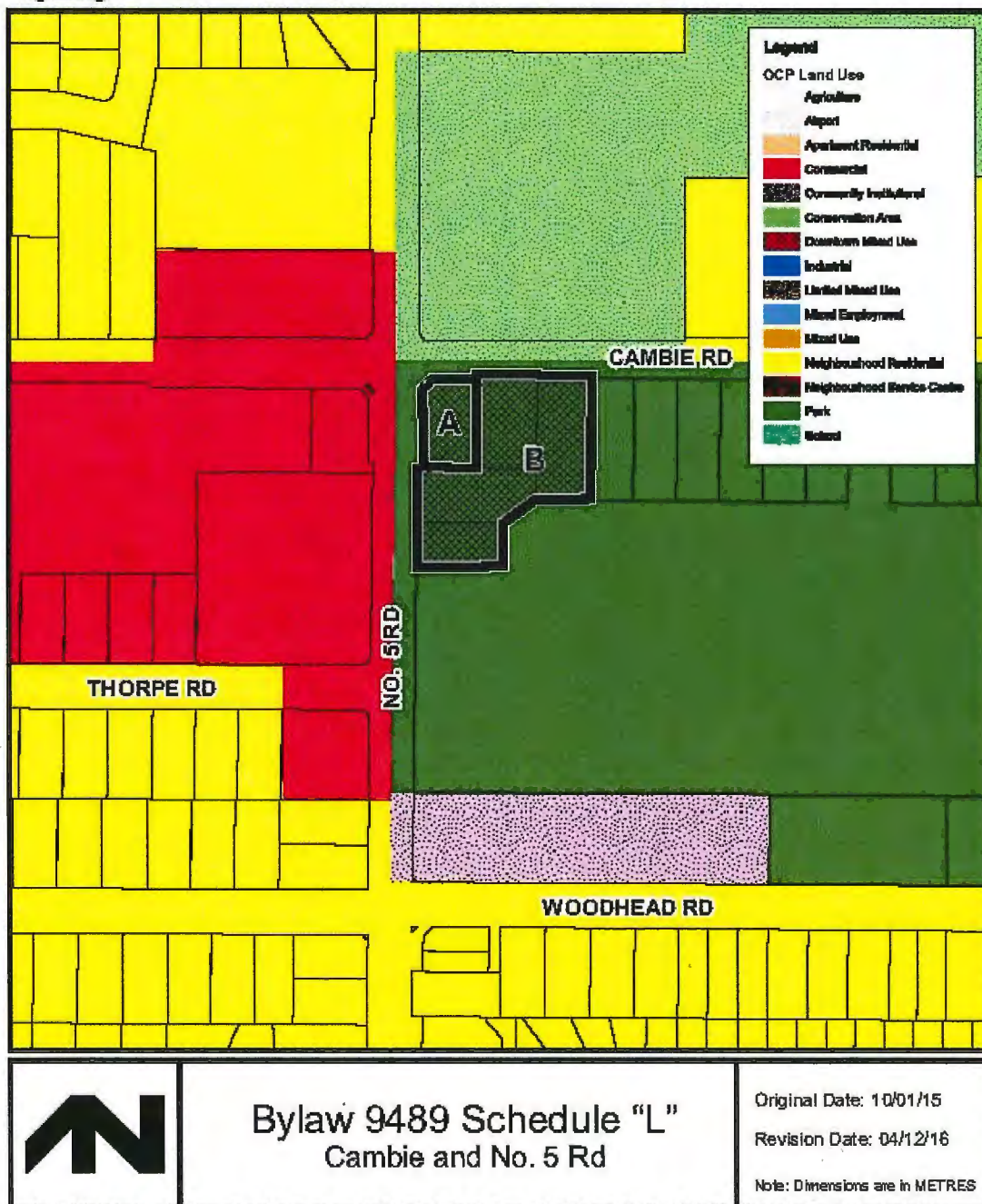
City of
Richmond



Schedule L attached to and forming part of Bylaw 9489



City of
Richmond





City of Richmond

Report to Committee Planning and Development Division

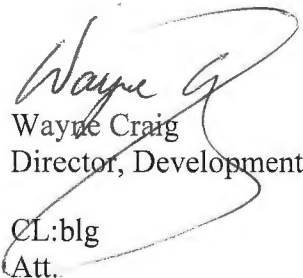
To: Planning Committee
From: Wayne Craig
Director, Development

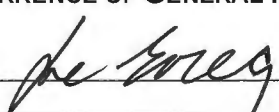
Date: April 11, 2016
File: RZ 15-697843

Re: Application by Pargat S. Tatla for Rezoning at 8480/8500 No. 3 Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9542, for the rezoning of 8480/8500 No. 3 Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.


Wayne Craig
Director, Development
CL:blg
Att.

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

Staff Report

Origin

Pargat S. Tatla has applied to the City of Richmond for permission to rezone the property at 8480/8500 No. 3 Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots oriented north-south, with vehicle access from Bowcock Road (Attachment 1). The site currently contains an existing non-conforming duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the north, is an existing duplex on a lot zoned “Two-Unit Dwellings (RD1)”.
- To the south, immediately across Bowcock Road, is an eight (8)-unit townhouse complex on a lot zoned “Medium Density Townhouses (RTM2)”.
- To the east, is a single-family dwelling on a lot zoned “Single Detached (RS1/C)”;
- To the west, immediately across No. 3 Road, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)”;

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 & Single-Family Lot Size Policy 5423

The subject site is currently undesignated on the Arterial Road Development Map.

The subject site is located within the area governed by Single-Family Lot Size Policy 5423, adopted by Council on November 20, 1989, and subsequently amended in 2003 and 2004 (Attachment 4). The Single-Family Lot Size Policy permits properties with duplexes to be rezoned and subdivided into two (2) equal halves, provided that each lot created meets the requirements of the “Single Detached (RS2/B)” or “Single Detached (RS2/C)” zone. This redevelopment proposal would allow for the creation of two (2) lots that of 13.3 m and 15 m in width, and a minimum of 534 m² (5,748 ft²) in area, consistent with the requirements of the “Single Detached (RS2/B)” zone.

Floodplain Management Implementation Strategy

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

Public Consultation

As the subject property is a corner lot, two (2) rezoning signs have been installed on-site, one of which fronts No. 3 Road, and the other fronts Bowcock Road. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning signs on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Analysis**Conceptual Development Plans**

As the subject property is a corner lot, the applicant has submitted conceptual plans showing the proposed architectural elevations of the dwelling on the proposed corner lot at the intersection of No. 3 Road and Bowcock Road (Attachment 5).

The proposed elevation plans show that the west façade is articulated through the use of window openings and building projections.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the plans included in Attachment 5. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to.

Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations.

Site Access

In accordance with Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access from the proposed lots to No. 3 Road is not permitted. Vehicle access to the proposed lots is required through a single shared driveway crossing (6 m wide) along Bowcock Road, centered on the proposed shared property line.

Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that:

- Upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6 m wide at the back of the sidewalk at the property line and 9 m wide at the curb), centered on the proposed shared property line.

- At Building Permit stage, the buildings and driveways on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Bowcock Road.

Prior to subdivision, the applicant will be required to register a cross-access easement on Title (e.g., 6 m x 9 m) centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the properties.

Tree Retention and Replacement

A Certified Arborist's Report has been submitted by the applicant, which identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses the following bylaw-sized trees on or adjacent to the subject site:

- Six (6) trees on the subject site.
- One (1) fruit tree located on the north property line of the subject site, which is shared with the adjacent site at 8440/8460 No. 3 Road.
- Two (2) trees located off-site within the boulevard on No. 3 Road and on Bowcock Road, on City-owned property.

The City's Tree Preservation Coordinator and Parks Department staff have conducted visual tree assessment, and concur with the Arborist's recommendations to:

- Remove six (6) trees (Trees # 283, 285, 287, 288, 289, 290) from the subject site due to poor condition and structure (e.g., unbalanced canopy, basal cavity, disease, previous topping).
- Remove the Apple tree located on the north property line of the subject site (Tree # 286) due to poor condition from bacterial blight and canker. Since this tree is shared with the adjacent site at 8440/8460 No. 3 Road, removal is subject to the applicant submitting written authorization for its removal from the neighbouring property owner. If written authorization is not obtained by the applicant, this tree must be retained and protected.
- Remove the two (2) trees in the boulevard on No. 3 Road and on Bowcock Road on City-owned property (Trees # 282, 284) due to poor condition and conflict with required frontage improvements (i.e., the Birch tree is over 60% dead, and the Chestnut tree has been previously topped for hydro line clearance, has poor structure and decay). Note: prior to tree removal, the applicant must contact the Parks Department a minimum of four (4) days in advance to enable tree removal signage to be posted.

The proposed Tree Management Drawing is included in Attachment 6.

Consistent with the OCP tree replacement ratio of 2:1, the applicant is required to plant and maintain 14 replacement trees on the proposed lots. The Tree Management Drawing indicates that at total of six (6) replacement trees can be accommodated on the future lots [three (3) per lot], with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	10 cm		5.5 m
2	11 cm		6 m

To ensure that the three (3) replacement trees are planted and maintained on the proposed east lot, the applicant is required to submit a landscaping security in the amount of \$1,500 (\$500/tree) prior to final adoption of the rezoning bylaw.

To ensure that the three (3) replacement trees are planted and maintained on the proposed corner lot and that the front and exterior side yards are enhanced, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a cost estimate for the works (including all materials, fencing, installation, and a 10% contingency). The Landscape Plan: a) must be consistent with the landscape guidelines of the Arterial Road Policy in the OCP; b) should not include hedges along the front or exterior side lot lines; c) should include low fencing (max. 1.2 m high) outside of the rear yard; and d) should include a mix of coniferous and deciduous replacement trees. In addition, the applicant must submit a landscaping security for the works on the proposed corner lot, based on 100% of the cost estimate provided by the Landscape Architect.

The landscaping securities will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$4,000 (\$500/tree) to the City's Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots.

For removal of Tree # 284 from the boulevard on No. 3 Road on City-owned property, the applicant is required to provide a cash-in-lieu contribution in the amount of \$1,300 to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw (Note: no compensation is required for Tree # 282 as it is over 60% dead).

Affordable Housing Strategy

The City's 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 Richmond Zoning Bylaw 8500. 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 the secondary suite cannot be stratified.

Site Servicing and Frontage Improvements

Prior to rezoning, the applicant is required to:

- Provide a 4.0 m x 4.0 m corner cut road dedication at the southwest corner of the subject site.
- Grant a 1.0 m x 9.0 m statutory right-of-way along the west property line of the subject site adjacent to No. 3 Road for public passage for the future installation of a bus shelter for the northbound bus stop (currently located south of Bowcock Road). The location of the future bus shelter is to be determined in consultation with Coast Mountain Bus Company.

There are no servicing concerns with rezoning. At future subdivision and Building Permit stage, the applicant is required to pay the current year's taxes in full and complete the required service connection works as described in Attachment 7.

Prior to subdivision, the applicant will be required to register a cross-access easement on Title (e.g., 6 m w x 9 m l) centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the proposed lots.

At future construction stage, the applicant is required to complete the following road and transportation-related improvements along both the No. 3 Road and Bowcock Road frontages:

- Remove the existing driveway crossing to the subject site on No. 3 Road.
- Install a minimum 2.0 m wide treed/grass boulevard next to the existing road curb and a 1.5 m wide concrete sidewalk at the property line along No. 3 Road from the north property line of the subject site up to the intersection with Bowcock Road.
- Transition the new sidewalk and boulevard to the existing sidewalk on No. 3 Road north of the subject site.
- Road widening to 5.6 m from the existing centre line of Bowcock Road.
- Install a standard 0.15 m wide road curb, a minimum 2.0 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk along Bowcock Road from the east property line of the subject site to the intersection at No. 3 Road.
- Transition the new sidewalk and boulevard to the existing boulevard on Bowcock Road east of the subject site.

Financial Impact

This rezoning application results in insignificant Operational Budget Impacts (OBI) for off-site City infrastructure (such as road works, waterworks, storm sewers, sanitary sewers, streetlights, street trees, and traffic signals).

Conclusion

The purpose of this application is to rezone the property at 8480/8500 No. 3 Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots fronting Bowcock Road.

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 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9542 be introduced and given first reading.



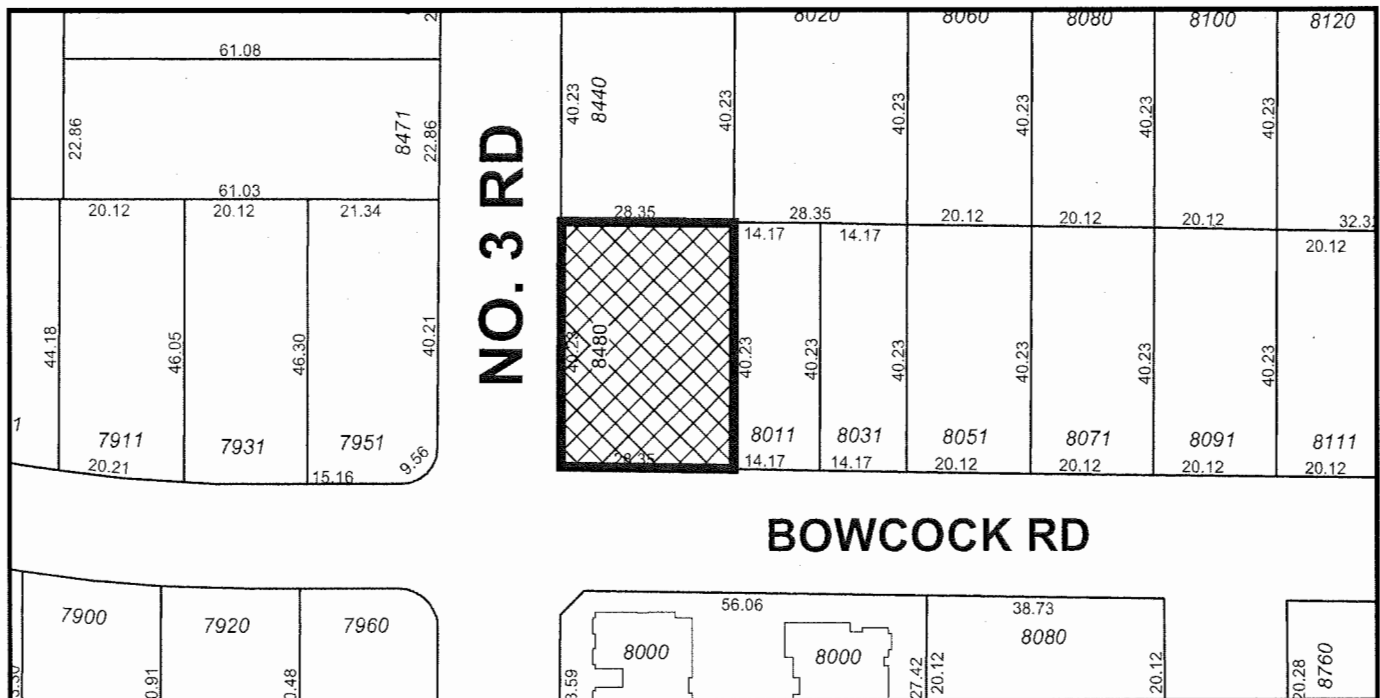
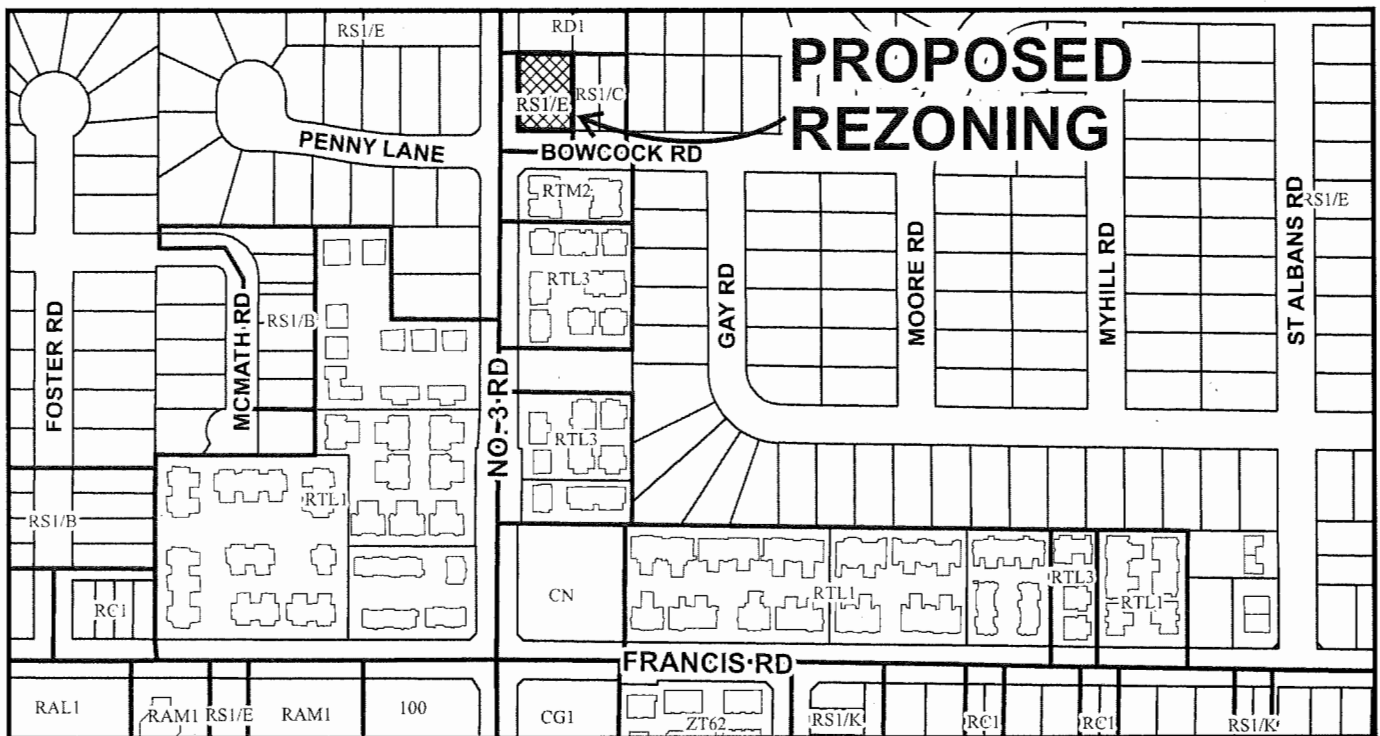
Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey showing the proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5423
- Attachment 5: Conceptual Architectural Elevation Plans – Corner Lot
- Attachment 6: Proposed Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of Richmond



RZ 15-697843

Original Date: 07/06/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-697843

Original Date: 07/06/15

Revision Date:

Note: Dimensions are in METRES

B.C. LAND SURVEYOR'S PROPOSED SUBDIVISION AND TOPOGRAPHIC SURVEY OF:

WEST HALF LOT 46, SECTION 21, BLOCK 4
NORTH, RANGE 6 WEST, NEW WESTMINSTER
DISTRICT, PLAN 14746

SCALE:



All distances are in metres.
This plan is based on a plan to 432mm in width
by 280mm in height (B size) when plotted at a scale of 1:250

Parcel Identification Number (PID)

008-996-346

PROPOSED LOT A SITE AREA

606 m²

1986 s.f.

PROPOSED LOT B SITE AREA

534 m²

1752 s.f.

CIVIC ADDRESS

8480 No 3 Road,
Richmond, BC.

CURRENT ZONING

RS/1E

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This document was prepared for the exclusive
use of our client, THOMAS ANTHONY MOFFAT

"This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Official lot dimensions
and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying Inc., accepts no responsibility
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FILE: 1404

DWGDATE: 1404-3460 No 3 Rd, 2015-04-09

Explorer
Land Surveying Inc.

250 - 12300 Clack Road

Richmond, BC V6V 2H1

Tel: (604) 263-9279

email: tom@explorersurveying.com

LEGEND

Elevations are geodetic based on Integrated survey
monument 77H4800 in the City of Richmond at elevation
0.758 m.

Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species

- denotes Iron Post Found
- denotes Lead Plug Found
- denotes Deciduous Tree type
- denotes Coniferous Tree type
- denotes Power pole
- denotes Pole Anchor
- denotes Water meter
- denotes electrical Kiosk / Box
- denotes Unmarked Manhole
- denotes catchbasin manhole
- denotes storm manhole
- denotes sanitary manhole
- denotes sign

FLAT LOT, UNABLE TO CONTOUR
(Lot dimensions and areas subject to
change after final subdivision survey)



CERTIFIED CORRECT

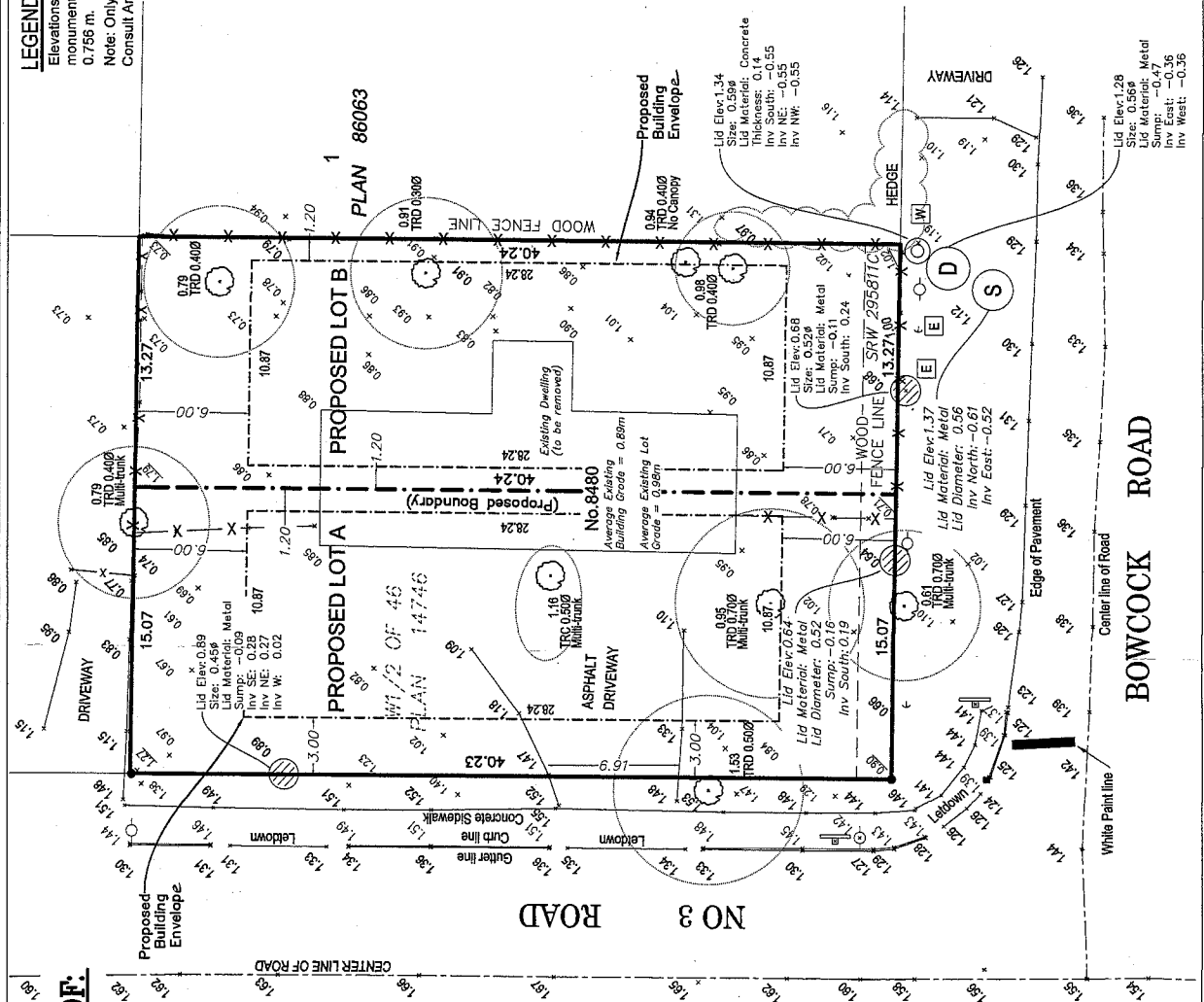
Lot dimensions are correct
according to Land Title Office
records.

Kenneth KC Ng, BCLS

Field Survey - 1 April, 2015

Dated this 6th of April, 2015.

This document is not valid unless originally signed
and sealed or digitally signed with Junior digital signature.
Info: <https://www.jriscert.com>





RZ 15-697843

Attachment 3

Address: 8480 No. 3 Road

Applicant: Pargat S. Tatla

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Gurbax K. Grewal Ranjit S. Grewal Satpal K. Grewal Jagroop S. Bring	To be determined
Site Size (m²):	1,140 m ² (12,270 ft ²)	Proposed west lot - 606 m ² (6,522 ft ²) Proposed east lot - approx. 525 m ² (5,651 ft ²) after road dedication
Land Uses:	Existing non-conforming duplex	Two (2) single family lots
OCP Designation:	Neighbourhood Residential	No change
Lot Size Policy Designation:	Lot Size Policy 5423 permits properties with duplexes to rezone and subdivide into two lots as per Single Detached (RS2/B)	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – live plant material:	Min. 25%	Min. 25%	none
Lot Size:	Min. 360 m ²	Proposed west lot - 606 m ² Proposed east lot - approx. 525 m ² (5,651 ft ²) after road dedication	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	2 ½ storeys	2 storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: November 20, 1989 Amended by Council: November 17 th , 2003 Amended by Council: March 15 th , 2004	POLICY 5423
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6	

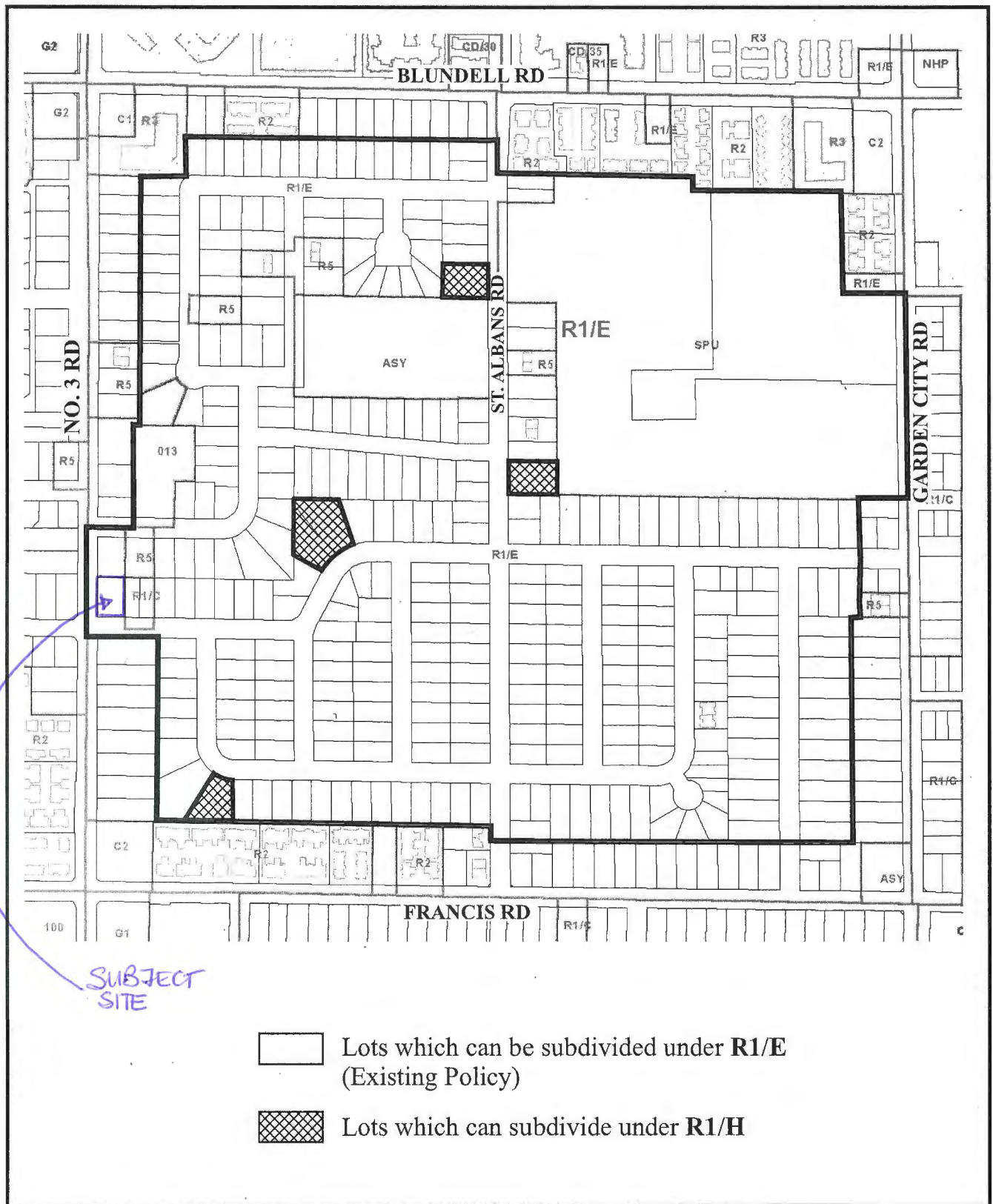
POLICY 5423:

The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):

That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

This policy, as shown on the accompanying plan, 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..



Policy 5423
Section 21, 4-6

Adopted Date: 11/20/89
Amended Date: 03/15/04

PRELIMINARY ELEVATION PLANS

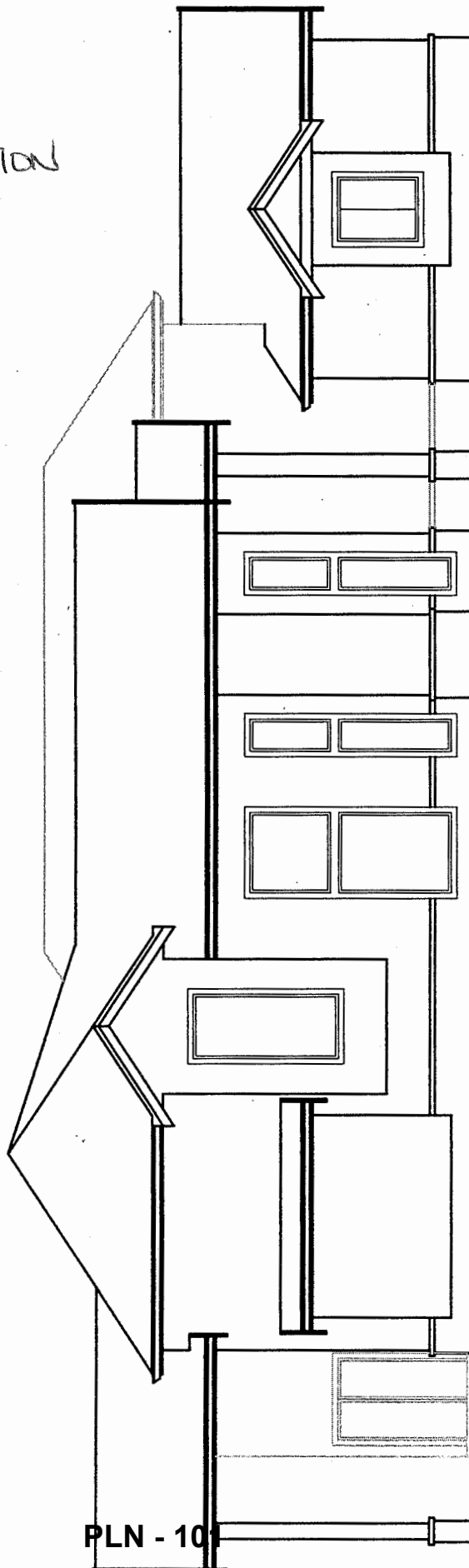


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Note: At Building Permit
stage, all plans are
to comply with all City
Regulations / Bylaws.

PRELIMINARY ELEVATION
PLANS

Notes At
Building Permit
Stage, all plans
are to comply
with all City
regulations/By laws.



WEST ELEVATION
SCALE: 1/4" = 1'-0"

PLN - 101

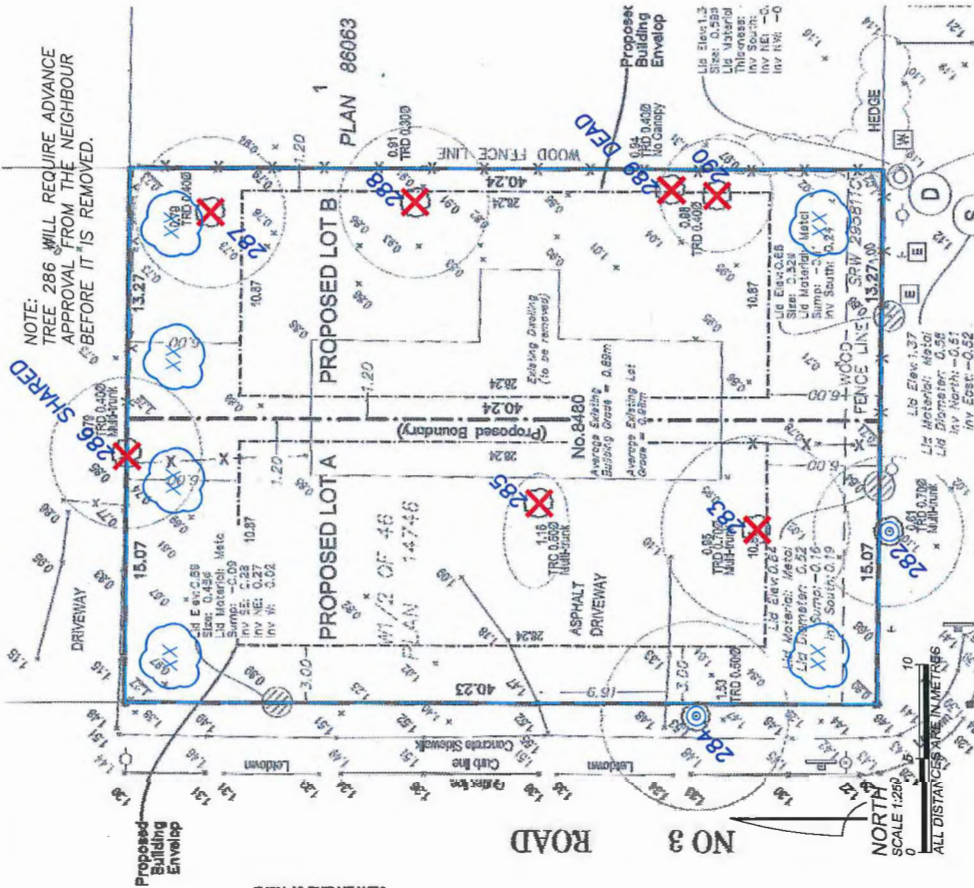
SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.
Current arboricultural best management practices and BCSLA/BCNA standards apply to: quality, root ball, health form, handling, planting, guying/staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
ACA	6cm C		Acer campestre	Field maple
AG	6cm C		Acer griseum	Paperbark maple
ARB	6cm C		Acer rubrum 'Bowhall'	Bowhall maple
ARRS	6cm C		Acer rubrum 'Red Sunset'	Red Sunset maple
DI	6cm C		Davidia involucrata	Dove tree
FSD	6cm C		Fagus sylvatica 'Dawyd'	Dawyd beech
FSP	6cm C		Fagus sylvatica 'Pendula'	Weeping European beech
MSO	3.5m H		Magnolia soulangeana	Saucer magnolia
SP	6cm C		Stewartia pseudocamellia	Japanese Stewartia
AP	6cm C		Acer palmatum	Japanese maple
AU	6cm C		Arbutus unedo	Strawberry tree
CC	3.5m H		Cercis canadensis	Redbud
MGR	6cm C		Magnolia grandiflora	Southern magnolia (evergreen)
MST	6cm C		Magnolia stellata	Star magnolia
PSAR	6cm C		Prunus sargentii 'Rancho'	Sargent cherry
PY	6cm C		Prunus x yedoensis	Yoshino cherry
SJ	6cm C		Styrax japonicus	Japanese snowbell
EVERGREEN - SMALL SCALE:				
APC	3.5m H		Abies procera 'Glaucia'	Noble fir
PO	3.5m H		Picea omorika	Serbian spruce

LEGEND:

- denotes TAG NUMBER or ID REFERENCE.
- denotes ALDER or COTONWOOD TREE (untagged by law sized).
- denotes DRIPLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- denotes NON-BYLAW underlie tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
- denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).



PLN - 103

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

acigroup.ca



ARBORTECH
CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V6V 4V4
P: 604.275.3484

TREE MANAGEMENT DRAWING		
PROJECT:	PROPOSED 2-Lot SUBDIVISION	
ADDRESS:	8084 No. 3 ROAD, RICHMOND	
CLIENT:	IMPERIAL CONSTRUCTION	
ACL FILE:	16181	

PLAN NOTE:
The plan is based on drawings supplied by the project owner (BCSLA) together with any other design information provided. The plan does not warrant or certify the accuracy of locations of features or dimensions shown. It is the responsibility of the client to verify the accuracy of features or dimensions shown. It is the responsibility of the client to verify the accuracy of features or dimensions shown.

REV #	DATE	INITIAL SUBMISSION	COMMENTS
0	APR 12, 2016		

SHEET: 2 OF 2



Address: 8480 No. 3 Road

File No.: RZ 15-697843

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9542, the applicant is required to complete the following:

1. Dedication of a 4 m x 4 m wide corner cut at southwest corner of the subject site where No. 3 Road intersects Bowcock Road.
2. Submission of a Landscape Plan for the front and exterior side yard of the proposed corner lot, 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 all materials, fencing, any retaining walls, hard surfaces, installation, and a 10% contingency). The Landscape Plan should:
 - be consistent with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front and exterior side lot lines;
 - should include low fencing (max. 1.2 m high) outside of the rear yard;
 - include a mix of coniferous and deciduous trees;
 - include the required three (3) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	10 cm		5.5 m
2	11 cm		6 m

The landscaping security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the landscaping survives.

3. Submission of a landscaping security in the amount of \$1,500 (\$500/tree) to ensure that the three (3) required replacement trees are planted and maintained on the proposed each lot [min. 10 cm deciduous or 5.5 m high conifer). The landscaping security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the replacement trees survive.
4. City acceptance of the applicant's voluntary contribution in the amount of \$4,000 (\$500/tree) to the City's Tree Compensation Fund in-lieu of planting the balance of required replacement trees on-site.
5. City acceptance of the applicant's voluntary contribution in the amount of \$1,300 to the City's Tree Compensation Fund for the removal of Tree # 284 from the boulevard on City-owned property on No. 3 Road, to enable the planting of replacement trees within the City.
6. The granting of a 1.0 m x 9.0 m statutory right-of-way along the west property line of the subject site adjacent to No. 3 Road for public passage for the future installation of a bus shelter for the northbound bus stop (currently located south of Bowcock Road). The location of the future bus shelter is to be determined in consultation with Coast Mountain Bus Company.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title to ensure that:
 - Upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6 m wide at the back of the new sidewalk at the property line and 9 m wide at the new curb), centered on the proposed shared property line; and,

- At Building Permit stage, the buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto Bowcock Road.
- 9. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
- 10. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to Tree Removal* stage, the applicant is required to:

- Obtain written authorization from the neighbouring property owner at 8440/8460 No. 3 Road to remove the shared Apple tree located on the north property line of the subject site (Tree # 286). If written authorization is not obtained by the applicant, this tree must be retained and protected in accordance with the City's Tree Protection Information Bulletin Tree-03.
- Contact the City's Parks Department a minimum of four (4) days in advance to enable signage to be posted for the removal of the two (2) trees in the boulevard on No. 3 Road and on Bowcock Road on City-owned property (Trees # 282, 284).

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

- Register a cross-access easement on title prior to subdivision centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the proposed lots (e.g., 6 m w x 9 m l).
- Complete the following servicing works and off-site improvements. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage.

Water Works:

- The developer is required to:
 - Submit fire flow calculations signed and sealed by a Professional Engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for on-site fire protection. Calculations must be based on Building Permit Stage building designs.
 - Retain the existing water service connection to service the proposed west lot (Lot A).
- At the developer's cost, the City is to:
 - Install one (1) additional water service connection complete with meter and meter box.

Storm Sewer Works:

- At the developer's cost, the City is to:
 - Cut and cap the existing storm service connection at the No. 3 Road frontage and remove the existing storm inspection chamber.
 - Retain the existing storm service connections along the Bowcock Road frontage, upgrade the existing inspection chambers and relocate the new inspection chambers within a new 1.5 m wide statutory right-of-way (SRW) along the Bowcock Road frontage.

Sanitary Sewer Works:

- The Developer is required to:
 - Remove the existing manhole (SMH2208) located along the Bowcock frontage and extend the existing sanitary sewer main approximately 12.0 m west of the east property line of the subject site complete with

manholes as required. Note: If this work conflicts with the required shared driveway crossing, an alternative scenario will be examined.

- Install a new sanitary service connection complete with inspection chamber located within the new SRW along the Bowcock Road frontage.
- Reconnect the existing sanitary service connection to Lot 8011 Bowcock Road to the new sanitary sewer main.
- At the developer's cost, the City is to:
 - Cut and cap the existing sanitary service connection located at the southeast corner of the subject site.
 - Tie-in the new sanitary sewer main to the existing 150 mm sanitary sewer located along Bowcock Road.

Frontage Improvements:

- remove the existing driveway crossing to the subject site on No. 3 Road.
- install a minimum 2.0 m wide treed/grass boulevard next to the existing road curb and a 1.5 m wide concrete sidewalk at the property line along No. 3 Road from the north property line of the subject site up to the intersection with Bowcock Road.
- Transition the new sidewalk and boulevard to the existing sidewalk on No. 3 Road north of the subject site.
- road widening to 5.6 m from the existing centre line of Bowcock Road.
- install a standard 0.15 m wide road curb, a minimum 2.0 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk along Bowcock Road from the east property line of the subject site to the intersection at No. 3 Road.
- Transition the new sidewalk and boulevard to the existing boulevard on Bowcock Road east of the subject site.

General Items:

- The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground hydro service lines;
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - Determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- The developer is to
 - Complete a roadway lighting assessment and recommend lighting upgrades as required.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or 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 9542 (RZ 15-697843)
8480/8500 No. 3 Road**

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

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

P.I.D. 009-996-346

West Half Lot 46 Section 21 Block 4 North Range 6 West
New Westminster District Plan 14746

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9542**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 11, 2016
File: RZ 15-703641

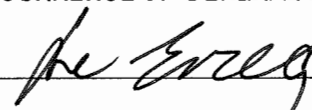
Re: Application by Ajit Thaliwal and Raman Kooner for Rezoning at 5000 Maple Road from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9545, for the rezoning of 5000 Maple Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.



Wayne Craig
Director, Development
SDS:blg

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

Staff Report

Origin

Ajit Thaliwal and Raman Kooner have applied to the City of Richmond for permission to rezone the property at 5000 Maple Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create three (3) lots, with vehicle access from Maple Road (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: Single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Maple Road.

To the South: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Railway Avenue.

To the East: Single-family dwelling on a lot zoned “Single Detached (RS1/B)” fronting Maple Road.

To the West: Across Railway Avenue, the City-owned Railway Greenway.

Previous Development

In 2013, a subdivision was approved for 9180 Railway Avenue to create two (2) single-family lots zoned “Single Detached (RS1/E)”, no rezoning was required. A single-family dwelling was built on 9180 Railway Avenue in 2014. As part of the subdivision approval, a servicing agreement (SA 13-650433) was approved that included off-site works and frontage improvements for both 9180 Railway Avenue and the future redevelopment proposal for 5000 Maple Road. In 2015, a building permit was approved to construct a single-family dwelling on the corner of 5000 Maple Road (B7 15-700103), which is currently under construction. As part of this redevelopment proposal, the applicant is now proposing to subdivide the subject lot into three (3) single-family lots. A map showing the various stages of development of the site is provided in Attachment 4.

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 does not identify the subject site for redevelopment potential to compact lots or coach houses and there is no Lot Size Policy designated for the subject site. The application has been considered on its own merits.

The set of proposed amendments to the Arterial Road Policy have been consider by Council, and are proceeding to public consultation starting in April 2016. The proposed amendments include identifying the block of Railway Avenue between Maple Road and Woodward's Road for future townhouse development. The recent subdivision which created 9180 Railway Avenue and the subject property, the construction of a new single family house on 9180 Railway Avenue and the house currently under construction on the west of the subject property, limits the potential for townhouse development on the subject property in the near term.

Proceeding with the redevelopment proposal for the subject property does not preclude adjacent sites to the south of Railway Avenue from future townhouse development, as designated in the proposed Arterial Road Policy amendments.

Floodplain Management Implementation Strategy

There is an existing flood indemnity covenant registered on Title of the subject lot through a prior subdivision. The proposed redevelopment meets the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204.

Public Consultation

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

Should the Planning Committee endorse this application, and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Analysis**Proposed Subdivision**

The redevelopment proposal to rezone the subject property proposes lots of approximately 12 m in width fronting Maple Road. There is presence of smaller lots (ranging from 12 m to 13 m in width) in the surrounding neighbourhood; predominately east of the subject property on Maple Road. There are also multiple properties to the east of the subject property zoned "Single Detached (RS1/B)" (24 m or more in width) fronting Maple Road that have the potential to be subdivided. Additionally, land assemblies could occur which would also result in additional redevelopment potential.

A single-family dwelling is already under construction on the corner lot through a previous building permit issued in 2015. To ensure that the front yard of the proposed corner lot is enhanced consistent with the landscape guidelines of the Arterial Road Policy, the applicant is required to submit a Landscape Plan for the corner lot prepared by a Registered Landscape Architect, along with a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect for the proposed works (Attachment 5). 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 the landscaping survives.

Existing Legal Encumbrances

There is an existing 6.0 m wide Statutory Right-of-Way (ROW) registered on Title for sanitary sewer within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. The applicant is aware that encroachment into the Statutory ROW is not permitted.

There is an existing Road Access Covenant on Title; prohibiting vehicular access to/from Railway Avenue. The proposed redevelopment will have access to/from Maple Road.

There is also an existing Servicing Agreement (SA 13-650433) on Title for a previous subdivision that relates to this rezoning application. Post approval revisions to this SA are required. These revisions are detailed in the rezoning considerations in Attachment 7.

Site Access

Vehicle access to the proposed lots is to be from Maple Road; with no access permitted to Railway Avenue, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw 7222.

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 as part of a previous subdivision in 2013; which identified tree species and location, assesses tree structure and condition, and provided recommendations on tree retention and removal relative to the previous subdivision and the proposed rezoning application. The Report assessed 12 bylaw-sized trees on-site and six (6) bylaw-sized trees off-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:

- Retain six (6) City trees off-site along the west property line (Railway Avenue) on City property due to their good condition and location outside of the proposed building footprints (Trees # 437 to 442).

- In 2014, Tree Permit (T2 14-657702) was issued for the removal of four (4) trees on-site due to either poor condition or conflict with the previous Building Permit (Trees # 444 to 447).
- In 2014, eight (8) trees on-site were classified as hazard trees by a Certified Tree Risk Assessor and were authorized for removal (Trees 443, 448 to 454). Consistent with the City's Tree Protection Bylaw, replacement trees are not required for cutting or removing a hazard tree.

The proposed Tree Management Drawing is shown in Attachment 6, which outlines the protection of the six (6) trees on City property.

To ensure protection of City Trees # 437 to 442, 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 tree protection zones. 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 protection, 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 \$11,380. 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.

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

The OCP tree replacement ratio goal of 2:1 requires eight (8) replacement trees to be planted and maintained on the proposed lots. However, due to the 6.0 m Statutory Right-of-Way located in the rear yard of the subject site, staff recommend that six (6) replacement trees be required. The applicant has agreed to plant and maintain a minimum of six (6) replacement trees on-site in the front yards of the proposed lots (two (2) per lot).

To ensure that the required six (6) replacement trees are planted and maintained in the front yards, the applicant is required to submit a Landscaping Security in the amount of \$3,000 (\$500/tree) prior to rezoning.

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 voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft² of total buildable area of the single-family developments (i.e. \$7,175.23) in-lieu of providing a secondary suite on 50% of the new lots.

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning.

At future subdivision stage, the applicant will be required to:

- Fulfill off site works required through SA 13-650433 for the approved 9180 Railway Avenue Subdivision Application, which includes, but is not limited to frontage improvements along Maple Road, including the installation of a curb and gutter, a 1.5 m concrete sidewalk and a grass and treed boulevard near the property line. Additionally, improvements along Railway Avenue include sidewalk restoration.
- Pay Development Cost Charges (City and GVS & DD), Address Assignment fees, current year's taxes and work orders for the costs associated with completion of the required service connection works.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 5000 Maple Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create three (3) lots.

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

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9545 be introduced and given first reading.



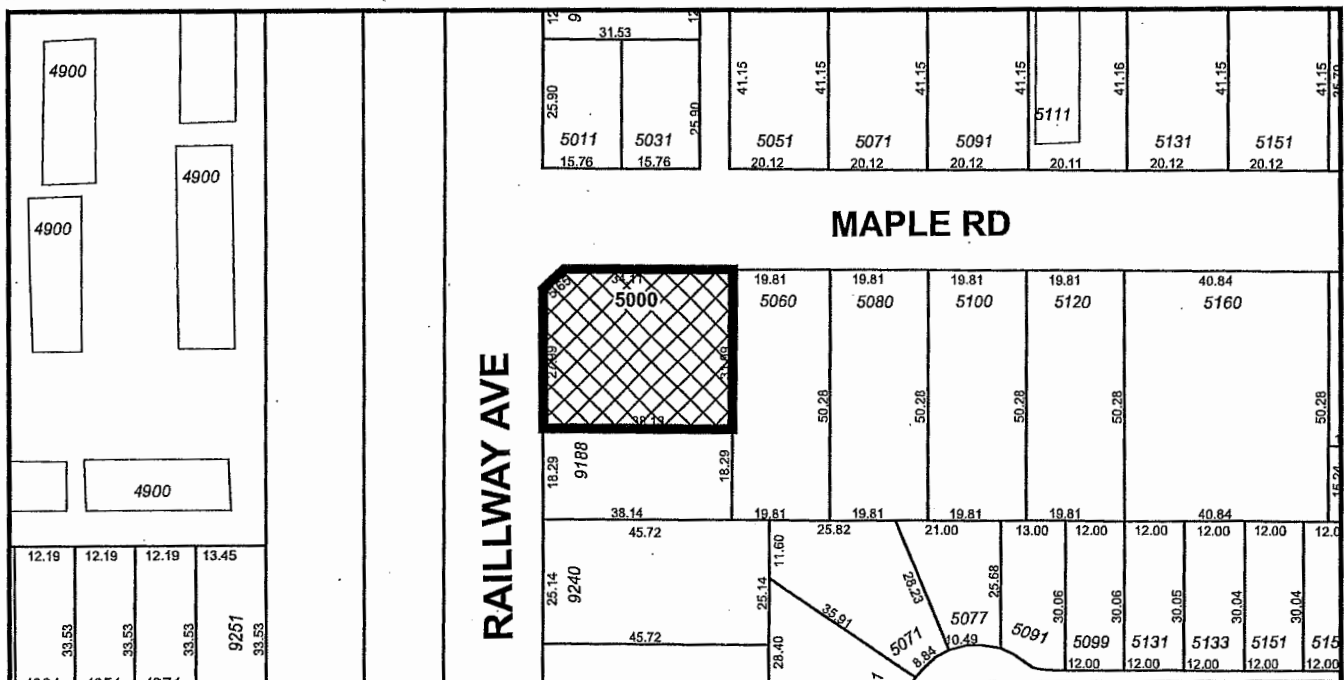
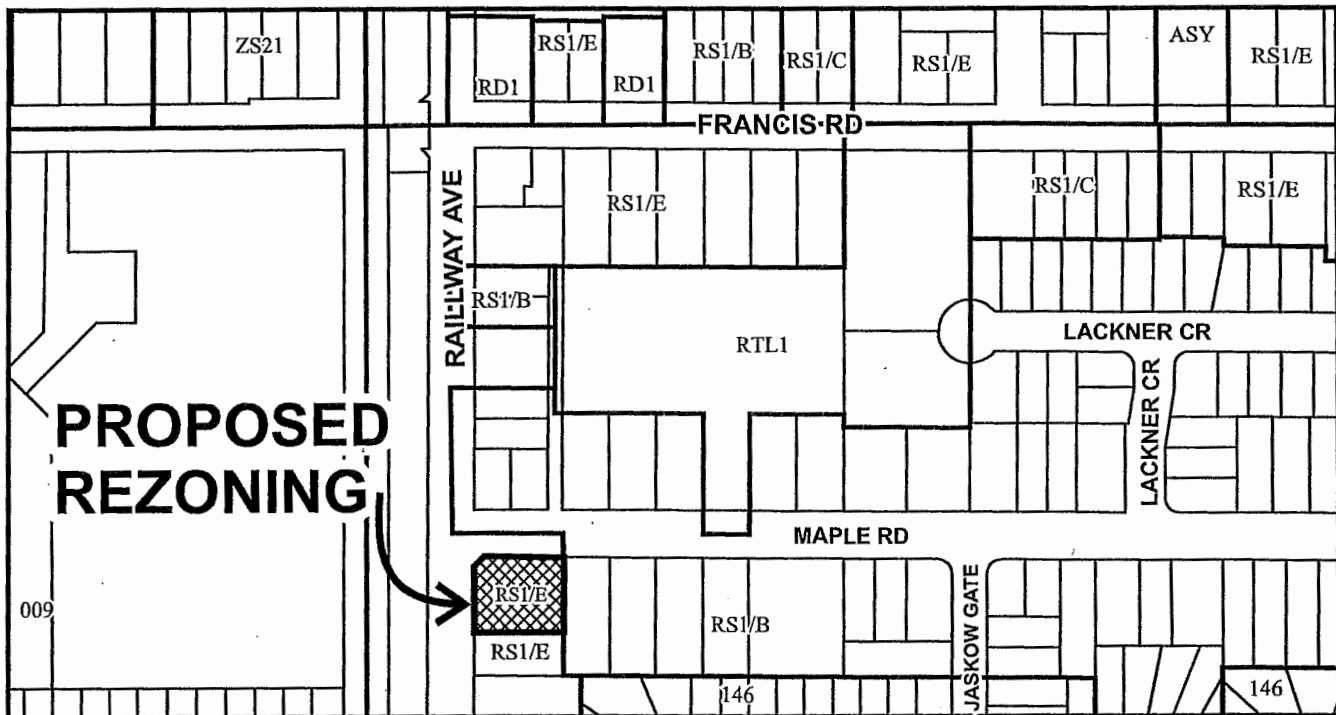
Steven De Sousa
Planning Technician
(604-276-8529)

SDS:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Historical Development Map
Attachment 5: Landscape Plan
Attachment 6: Tree Management Plan
Attachment 7: Rezoning Considerations



City of
Richmond



RZ 15-703641

Original Date: 07/23/15

Revision Date:

Note: Dimensions are in METRES

PLN - 116



City of
Richmond



RZ 15-703641

Original Date: 07/23/15

Revision Date:

Note: Dimensions are in METRES

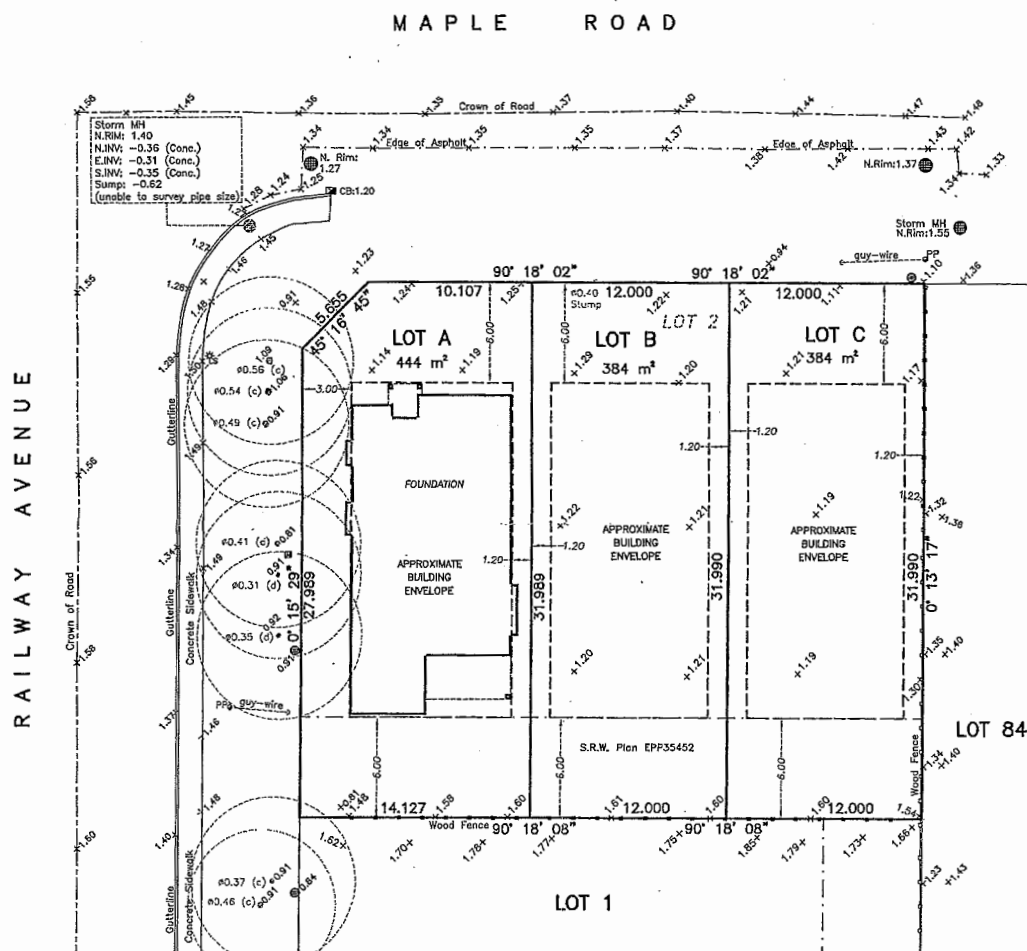
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 2 SECTION 25 BLOCK 4 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN EPP35450**

#5000 MAPLE ROAD,
RICHMOND, B.C.
P.J.D. 029-512-808



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5143
FB-227 P42; FB-226 P120,124
FB-279 P60
Drawn By: TH/IO/WY

LEGEND:
(c) denotes coniferous
(d) denotes deciduous
⊙ denotes power pole
⊙ denotes round catch basin
⊙ denotes manhole
⊙ denotes catch basin
⊙ denotes water meter
LS denotes lamp standard

NOTE:
Elevations shown are based on City of Richmond HPN
Benchmark network.
Benchmark: HPN #205, Control Monument 77H4827
Located at CL Railway Ave & Garry St
Elevation = 1,044 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
LAND TITLE AND SURVEY
AUTHORITY RECORDS

Johnson C. Tam
JOHNSON C. TAM, B.C.L.S.
APRIL 21st, 2015.

PLN - 118

DWG No. 5143-TOPO-04



RZ 15-703641

Attachment 3

Address: 5000 Maple Road

Applicant: Ajit Thaliwal and Raman Kooner

Planning Area(s): Blundell

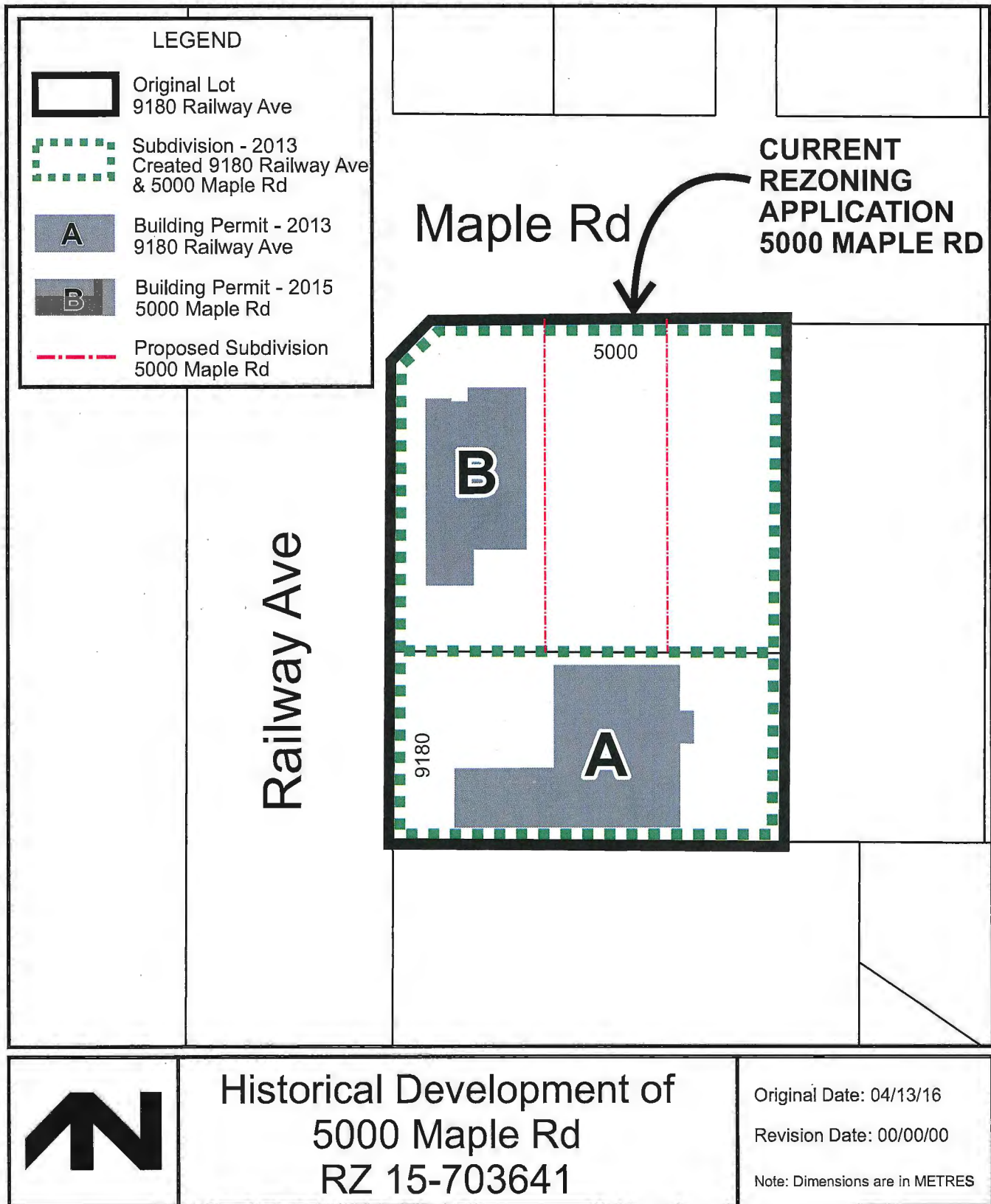
	Existing	Proposed
Owner:	0754913 BC LTD.	To be determined
Site Size (m²):	1,210 m ²	Proposed west lot – 444 m ² Proposed middle lot – 384 m ² Proposed east lot – 384 m ²
Land Uses:	One (1) residential lot	Three (3) residential lots
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

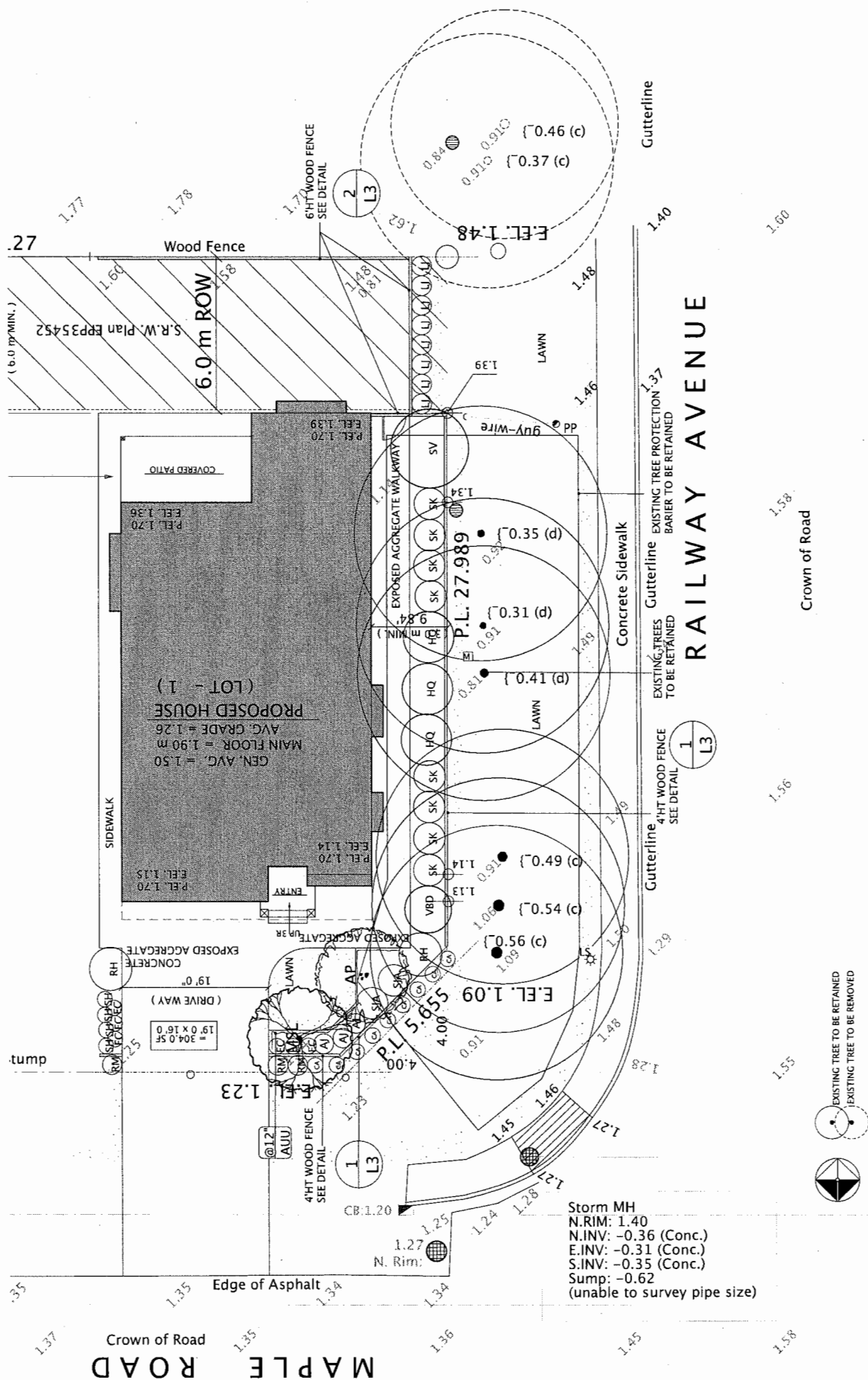
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	360 m ²	Proposed west lot – 444 m ² Proposed middle lot – 384 m ² Proposed east lot – 384 m ²	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ Storeys	2 ½ Storeys	none

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



City of Richmond





PLANT LIST

PROJECT ADDRESS 5000 MAPLE RD. RICHMOND(RZ15-703641)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	1	ACER PALMATUM	JAPANESE MAPLE	6.0cm Cal. B&B
MSL	1	MAGNOLIA SOULANGIANA 'RUSTIC RUBRA'	PURPLE SAUCER MAGNOLIA	6.0cm Cal. B&B
SHRUBS				
AJ	3	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	6	ERICA CARNEA	WINTER HEATHER	#2 POT
HQ	3	HYDRANGEA QUERCIFOLIA	HYDRANGEA	#3 POT
LJ	8	LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	#3 POT
RH	2	RHODODENDRON **	RHODODENDRON	#5 POT
RM	3	ROSA MEIDLAND	MEIDLAND ROSE	#1 POT
SH	4	SARCOCocca HUMILIS	HIMALAYAN SARCOCOCCA	#2 POT
SK	8	SKIMMIA JAPONICA	SKIMMIA	#2 POT
SJA	2	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	#2 POT
SV	1	SYRINGA VULGARIS	LILAC	1.25m HT.
VBD	1	VIBURNUM X BODNANTENSE 'DAWN'	DAWN VIBURNUM	#3 POT

GROUND COVERS

AUU	20	ARCTOSTAPHYLOS UVA URSI	KINNIKINICK	#SP3 POT
-----	----	-------------------------	-------------	----------

PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS

CA	9	CAREX OSHIMIENSIS 'EVERCOLD'	VAREGATED JAPANESE SEDGE#1 POT	
#####				

NOTES

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.

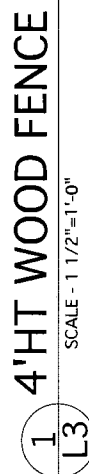
PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CNLA STANDARDS FOR NURSERY STOCK AND THE BCNA STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

DESIGNED MI	DATE Mar 6, 2016	REVISIONS		DATE	REVISIONS		REV	REV	PROJECT 5000 Maple RD. RICHMOND B.C. RZ15-703641	SCALE: JOB NO.: 16L01 SHEET: L2 OF 3
		DESCRIPTION	ISSUED FOR REZONING		DESCRIPTION	ISSUED FOR REZONING				
DRAWN TI	Mar 22, 2016	CITY'S COMMENT INCORPORATED								PLANT LIST
		ISSUED FOR REZONING								



2 X 4 & 1 X 4 BRACING
FINISHED GRADE

DESIGNED	MI	REVISIONS				REVISIONS				DETAILS	PROJECT	SCALE: 1/4" = 1'-0"	JOB NO.: 16L01	SHEET: L3 OF 3	
		DATE	DESCRIPTION	REV	DATE	DESCRIPTION	REV								
DRAWN	TI	Mar 6, 2016	ISSUED FOR REZONING												
		Mar 22, 2016	CITY'S COMMENT INCORPORATED ISSUED FOR REZONING												



City of Richmond

Rezoning Considerations

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

Address: 5000 Maple Road

File No.: RZ 15-703641

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9545, the developer is required to complete the following:

1. Submission of a Landscape Plan for the front yard and exterior side yard of the proposed corner lot, 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:
 - not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the two (2) required replacement trees on the corner lot with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m

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

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$11,380 for the six (6) trees to be retained.
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. Submission of a Landscape Security in the amount of \$3,000.00 (\$500/tree) to ensure that a total of six (6) replacement trees are planted and maintained on the lots proposed.
6. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$7,175.23) to the City's Affordable Housing Reserve Fund.

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

1. Payment of Development Cost Charges (City and GVS & DD), Address Assignment fees, current year's taxes and work orders for the costs associated with completion of the required service connection works.
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. Completion of off-site works required through the approved Subdivision Application (SA 13-650433) for 9180 Railway.
4. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage.

Note: Servicing Agreement 13-650433 was required of a previous sub-division that relates to this rezoning application. The post approval revision of Servicing Agreement 13-650433 is required for the construction of works described below. Post approval revisions are required to SA 13-650433 for the design of works described below, and SA 13-650433 will not be placed onto its maintenance period until the works described below have been completed.

Water Works:

- Using the OCP Model, there is 291.0 L/s of water available at a 20 psi residual at the Maple Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Retain the existing water service connection along Maple Rd to service the newly subdivided middle Lot, upgrade water meter as required.
- At Developers cost, the City is to install 2 new water service connections complete with meters and meter boxes along the Maple Rd frontage to service the newly subdivided east and west Lots.

Storm Sewer Works:

- At Developers cost, the City is to:
 - If not already performed under SA 13-650433, cut and cap all existing service connections and remove all existing IC's along all frontages of the development site.
 - Install a new storm service connection complete with IC and dual connections at the adjoining property line of the newly subdivided west and middle Lots along the Maple Rd frontage.
 - Install a new storm service connection complete with IC along the Maple Rd frontage to service the newly subdivided east Lot.

Sanitary Sewer Works:

- The Developer is required to retain the existing sanitary service connection located at the existing manhole (SMH56795).
- At Developers cost, the City is to:
 - Remove the existing IC (SIC56927) and extend the existing 150mm sanitary sewer approximately 7m west.
 - Install a new IC complete with dual connections located at the adjoining property line of the newly subdivided west and middle Lots within the existing south ROW.

Frontage Improvements:

- The Developer is required to:
 - Construct new driveways for each property
 - Complete other frontage improvements as per Transportation's requirements.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - o Underground Hydro service lines.
 - o When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - o Determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items:

- The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification

or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

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 9545 (RZ 15-703641)
5000 Maple Road**

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

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

P.I.D. 029-512-808

Lot 2 Section 25 Township 4 North Range 7 West New Westminster District Plan
EPP35450

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9545"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>RK</i>
APPROVED by Director or Solicitor <i>ml</i>

MAYOR

CORPORATE OFFICER