



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Wednesday, April 19, 2017
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on April 4, 2017.*



NEXT COMMITTEE MEETING DATE

May 2, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PAK CHING CHAN AND ANNA LEI LING LEE FOR REZONING AT 8511 NO. 4 ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “COACH HOUSE (ZS29) – NO. 4 ROAD” ZONE**
(File Ref. No. 12-8060-20-009703; RZ 16-748526) (REDMS No. 5306158 v. 2)

PLN-9

See Page PLN-9 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 to create the “Coach House (ZS29) – No. 4 Road” zone, and to rezone 8511 No. 4 Road from “Single Detached (RS1/E)” zone to “Coach House (ZS29) – No. 4 Road” zone, be introduced and given first reading.



2. **APPLICATION BY ORIS (TLP) DEVELOPMENTS CORP. FOR REZONING AT 5071 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-009705; RZ 16-734445) (REDMS No. 5356751)

PLN-40

See Page PLN-40 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, for a site-specific amendment to the “Low Density Townhouses (RTL4)” zone and for the rezoning of 5071 Steveston Highway from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.



3. **APPLICATION BY ANTHEM PROPERTIES GROUP LTD. FOR REZONING AT 10475, 10491, 10511, 10531, 10551, 10571, 10591 AND 10631 NO. 5 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3)**

(File Ref. No. 12-8060-20-009687/9715; RZ 16-726337) (REDMS No. 5362581)

PLN-68

See Page PLN-68 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9715, for the zoning text amendment to Section 3.4 [Use and Term Definitions], Section 5.4 [Secondary Suites], Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)], Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)], Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] and Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)], to allow secondary suites in townhouse developments, be introduced and given first reading.*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from “Single Detached (RS1/E)” to “Medium Density Townhouses (RTM3)”, be introduced and given first reading.*



4. **AGRICULTURALLY ZONED LAND: SUMMARY OF PUBLIC CONSULTATION AND PROPOSED BYLAWS LIMITING RESIDENTIAL DEVELOPMENT IN THE AGRICULTURE (AG1) ZONE**

(File Ref. No. 12-8060-20-009706/9707/9712; 08-4057-10) (REDMS No. 5369332)

PLN-124

See Page PLN-124 for full report

See supplementary information for Farmland Housing Regulations Survey Responses

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the Local Government Act;

- (3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone), be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading; and*
- (7) *That upon adoption of a bylaw limiting house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zoning that permits single family development in the Agricultural Land Reserve.*

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5. **MANAGER'S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, April 4, 2017
Place: Anderson Room
Richmond City Hall
Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Alexa Loo
Councillor Harold Steves
Absent: Councillor Chak Au
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 21, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

April 19, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 7000, 7002 AND 7020 WILLIAMS ROAD & 10060 GILBERT ROAD FROM "TWO-UNIT DWELLINGS (RD1)" AND "SINGLE DETACHED (RS1/E)" TO "MEDIUM DENSITY TOWNHOUSES (RTM2)"**

(File Ref. No. 12-8060-20-009688; RZ 16-743741) (REDMS No. 5174670)

Wayne Craig, Director, Development and Ada Chan Russell, Planner 1, reviewed the application, noting that (i) market rental suites are not planned for the proposed development, (ii) proposed setbacks comply with the City's Arterial Road Strategy, (iii) the proposed outdoor amenity space would include a play structure, and (iv) staff can review including other uses for the outdoor amenity space with the applicant.

Discussion ensued with regard to (i) the City's historical policies related to restricting secondary suites for duplexes, (ii) reviewing the City's Affordable Housing Strategy, and (iii) utilizing cash contributions to the City's Affordable Housing Strategy Fund to acquire affordable housing units.

In reply to queries from Committee, Xuedong Zhao, Zhao XD Architect Ltd., noted that the developer can explore options to include market rental suites in the proposed development.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, for the rezoning of 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from "Two-Unit Dwellings (RD1)" zone and "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY OMB ARCHITECTS FOR A TEMPORARY COMMERCIAL USE PERMIT AT 13340 SMALLWOOD PLACE**

(File Ref. No. TU 17-762904) (REDMS No. 5319040)

Mr. Craig reviewed the proposed application, noting that (i) the proposed temporary commercial use permit would allow the operation of a veterinary clinic within the Richmond Auto Mall, (ii) the Richmond Auto Mall Association supports the proposed application, and (iii) the City is fast-tracking the proposed application.

Discussion ensued with regard to removing the cash-in-lieu contribution requirements for tree planting in front of the subject site.

Planning Committee
Tuesday, April 4, 2017

It was moved and seconded

- (1) *That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:*
 - (a) *That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use; and;*
- (2) *That Part (4) of the Temporary Commercial Use Permit, which requires the applicant to provide a cash-in-lieu contribution of \$1,950 towards the planting of three trees, be removed.*

CARRIED

3. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR AN EXTENSION TO A TEMPORARY USE PERMIT AT 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD**

(File Ref. No. TU 17-763604) (REDMS No. 5329642)

It was moved and seconded

That the application by Fairchild Developments Ltd. for an extension to Temporary Use Permit TU 14-653009 for the properties at 8320 Cambie Road and 8431 Brownwood Road be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

- (1) *That a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.*

CARRIED

4. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:22 p.m.).

CARRIED

3.

Planning Committee
Tuesday, April 4, 2017

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 , 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator



City of Richmond

Report to Committee Planning and Development Division

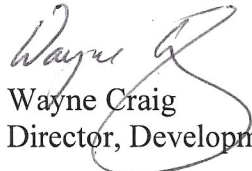
To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 3, 2017
File: RZ 16-748526


Re: Application by Pak Ching Chan and Anna Lei Ling Lee for Rezoning at
8511 No. 4 Road from "Single Detached (RS1/E)" Zone to "Coach House (ZS29) –
No. 4 Road" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 to create the "Coach House (ZS29) – No. 4 Road" zone, and to rezone 8511 No. 4 Road from "Single Detached (RS1/E)" zone to "Coach House (ZS29) – No. 4 Road" zone, be introduced and given first reading.


Wayne Craig
Director, Development

SDS:blg
Att. 8

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

Staff Report

Origin

Pak Ching Chan and Anna Lei Ling Lee have applied to the City of Richmond for permission to rezone the property at 8511 No. 4 Road from the “Single Detached (RS1/E)” zone to a new site-specific zone, “Coach House (ZS29) – No. 4 Road”. The proposed rezoning would permit the property to be subdivided to create two lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the existing rear lane (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. The proposed subdivision plan is included in Attachment 2.

The site-specific zone is requested by the applicant in order to facilitate the proposed lot depth of 34.96 m (114.7 ft.), which does not meet the minimum required lot depth of the standard “Coach Houses (RCH1)” zone of 35.0 m (114.8 ft.). The proposed site-specific zone is identical in all provisions to the standard “Coach Houses (RCH1)” zone, but allows for the reduced lot depth.

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/E)” fronting No. 4 Road.
- To the South: Single-family dwellings on lots zoned “Compact Single Detached (RC1)” fronting No. 4 Road, with vehicle access from the rear lane.
- To the East: Across No. 4 Road, single-family dwellings on actively farmed agricultural lots included in the Agricultural Land Reserve (ALR), zoned “Agriculture (AG1)”.
- To the West: Across the rear lane, single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Allison Court.

Related Policies & Studies

Official Community Plan/Broadmoor Area – Ash Street Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential” (NRES). The Broadmoor Area – Ash Street Sub-Area Plan designates the site as “small lots or large lots” (Attachment 4). The proposal is consistent with these designations.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject site as “Arterial Road Compact Lot Single Detached”, which allows for compact lot single detached or compact lot coach house development. The Arterial Road Land Use Policy requires all compact lot development to be accessed from an operational municipal lane only. The proposed rezoning and ensuing development is consistent with this Policy.

Agricultural Land Reserve (ALR) Buffer Zone

Consistent with the OCP guidelines, the applicant is required prior to final adoption of the rezoning bylaw, to register a legal agreement on Title to ensure that a 4.0 m wide landscaped Agricultural Land Reserve (ALR) buffer (as measured from the east property line) along No. 4 Road is maintained and will not be abandoned or removed. The legal agreement will also identify that the property is potentially subject to impacts of noise, dust and odour resulting from agricultural operations. The application was not referred to the Agricultural Advisory Committee (AAC), as the committee has requested to review only higher density proposals near ALR land, and relies on staff to secure the landscaped buffer and legal agreement for single-family development.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis**Site-Specific Zone**

The proposed rezoning application would rezone the subject property to a new site-specific zone, “Coach House (ZS29) – No. 4 Road”. The proposed lot depth of 34.96 m (114.7 ft.) does not meet the minimum requirement of the standard “Coach Houses (RCH1)” zone of 35.0 m (114.8 ft.). The proposed site-specific zone is identical in all provisions to the RCH1 zone, but allows for a reduced lot depth. The proposed site-specific zone can be utilized for future rezoning on the neighbouring sites to the north, which have similar lot depths.

Tree Retention and Replacement

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

The Arborist's recommendations include relocating (with a tree spade) one Japanese maple tree on-site (tag# 1) by a qualified tree moving company. The tree is proposed to be moved from the rear yard to the front yard, as the existing location is in conflict with the proposed coach house dwelling. One tree on-site (tag# 2) is in poor condition and recommended to be removed. Tree Preservation staff have reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concur with the Arborist's recommendations.

Tree Protection

The proposed Tree Management Plan is shown in Attachment 5, which outlines the protection and relocation of the one tree on-site (tag# 1). Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained.

Prior to final adoption of the rezoning bylaw, the applicant must submit a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones, and provide a Tree Survival Security to the City in the amount of \$10,000 for the one on-site tree to be relocated and retained.

Tree Replacement

Consistent with the OCP tree replacement ratio goal of 2:1, two replacement trees are to be planted and maintained on the proposed lots. Council Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two trees to be planted and maintained on every lot. Based on the preliminary Landscape Plan (Attachment 6), the applicant has proposed to plant three trees on proposed Lot A, in addition to the one tree being relocated and retained, and four trees on proposed Lot B; for a total of eight trees on-site.

As per Tree Protection Bylaw No. 8057, based on the size of the on-site tree being removed (34 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	6 cm		3.5 m
2	8 cm		4 m

The applicant will provide a Landscape Plan and landscape security based on 100% of the cost estimate provided by the Landscape Architect, prior to final adoption of the rezoning bylaw, consistent with the preliminary Landscape Plan (Attachment 6). Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping

has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Site Plan & Architectural Character

Preliminary conceptual plans proposed for redevelopment of the subject site have addressed staff comments identified as part of the rezoning application review process (Attachment 7).

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

The proposed Architectural Elevation Plans include sloped roofs, articulation of the coach house building and appropriate window placement to minimize overlook of adjacent properties, while still allowing for passive surveillance of the rear lane. There are no proposed coach house balconies.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line and located within a screened structure, in accordance with the zone.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design may be made to the preliminary conceptual plans included in Attachment 7 to ensure compliance with the Zoning Bylaw and BC Building Code. Prior to final adoption of the rezoning bylaw, the applicant must register restrictive covenants on Title to ensure:

- The coach house on each lot proposed cannot be stratified.
- The Building Permit application and ensuing development at the site is generally consistent with the proposed preliminary conceptual plans.

Plans submitted at Building Permit stage must comply with all City regulations, including zoning.

Transportation and Site Access

Consistent with the requirements of the zone, pedestrian access to the site and coach house is proposed via a permeable pathway from both No. 4 Road and the rear lane.

Vehicle access to the proposed lots is to be from the existing rear lane only, with no access permitted from No. 4 Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

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

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.

Affordable Housing Strategy

The proposed rezoning is consistent with the Affordable Housing Strategy, as it involves the creation of two new lots, each with a principal dwelling and an accessory coach house above a detached garage.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must provide a new 1.5 m wide statutory right-of-way (SRW) along the east property line for utilities (storm sewer). The applicant is aware that encroachment into the SRW is not permitted.

At Subdivision stage, the applicant is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 8. Frontage and road improvements include, but are not limited to, the following:

- North-south lane upgrades including rear laneway re-grading to a center swale configuration, installing rollover curbs and street lighting along entire property's rear laneway frontage.
- Providing frontage improvements along No. 4 Road in the form of a new 1.5 m concrete sidewalk at the property line, with the remaining space to the existing curb to be treed/grassed boulevard, complete with transitions to the existing sidewalk located to the north and south.

At Subdivision stage, the applicant is also required to pay current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 8.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 8511 No. 4 Road from "Single Detached (RS1/E)" to a new site-specific zone, "Coach House (ZS29) – No. 4 Road", in order to permit the property to be subdivided to create two lots, each with a principal dwelling and an accessory coach house above a detached garage.

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

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 be introduced and given first reading.



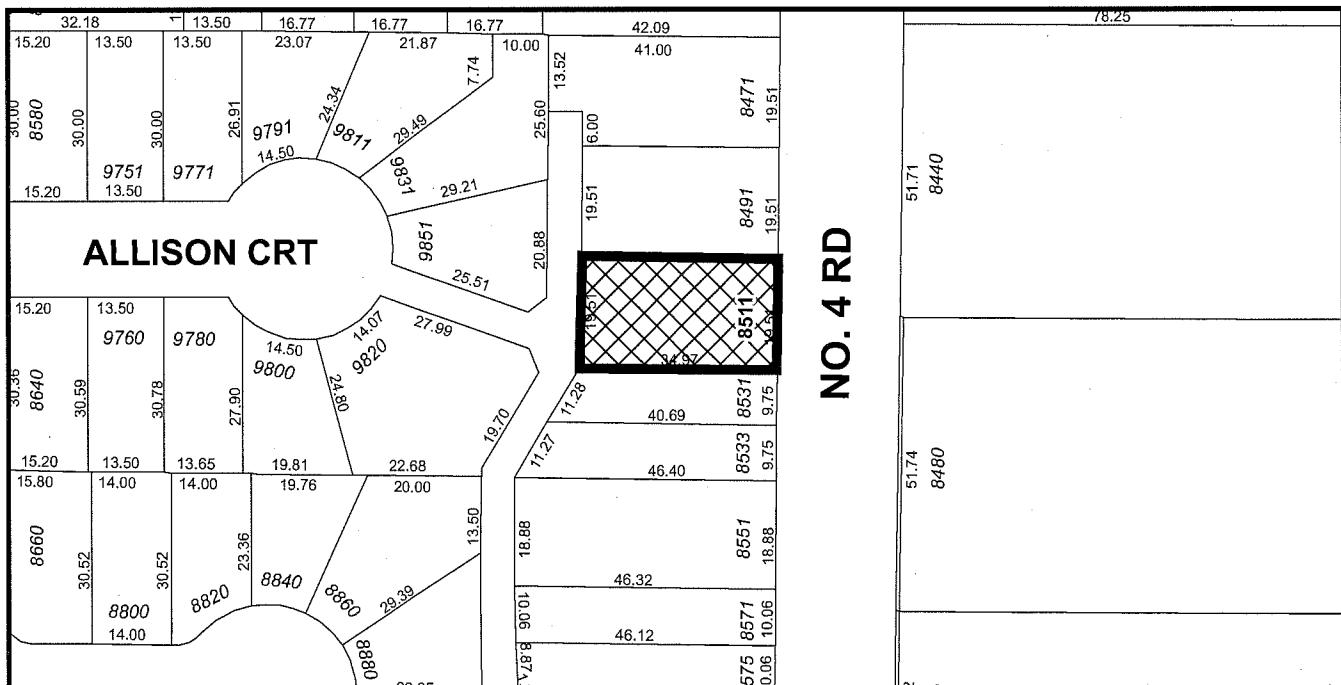
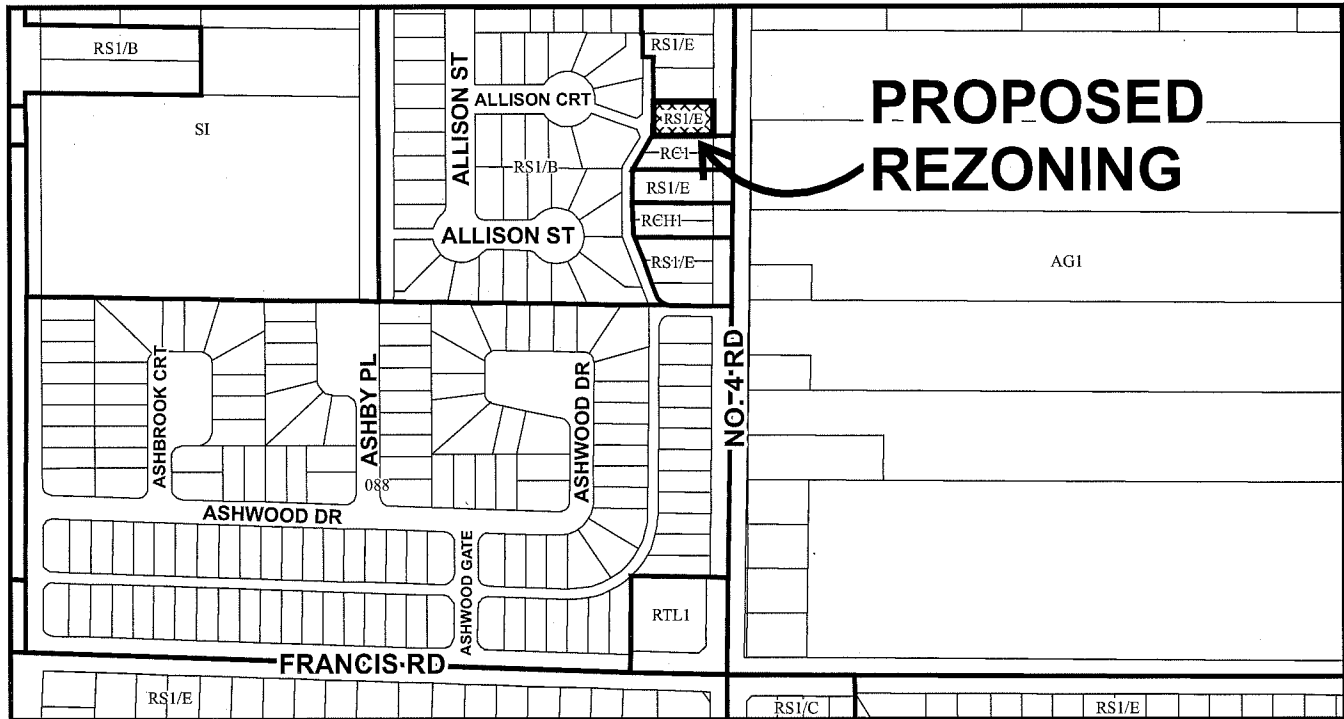
Steven De Sousa
Planning Technician – Design
(604-276-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Ash Street Sub-Area Plan Land Use Map
- Attachment 5: Tree Management Plan
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Preliminary Conceptual Plans
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 16-748526

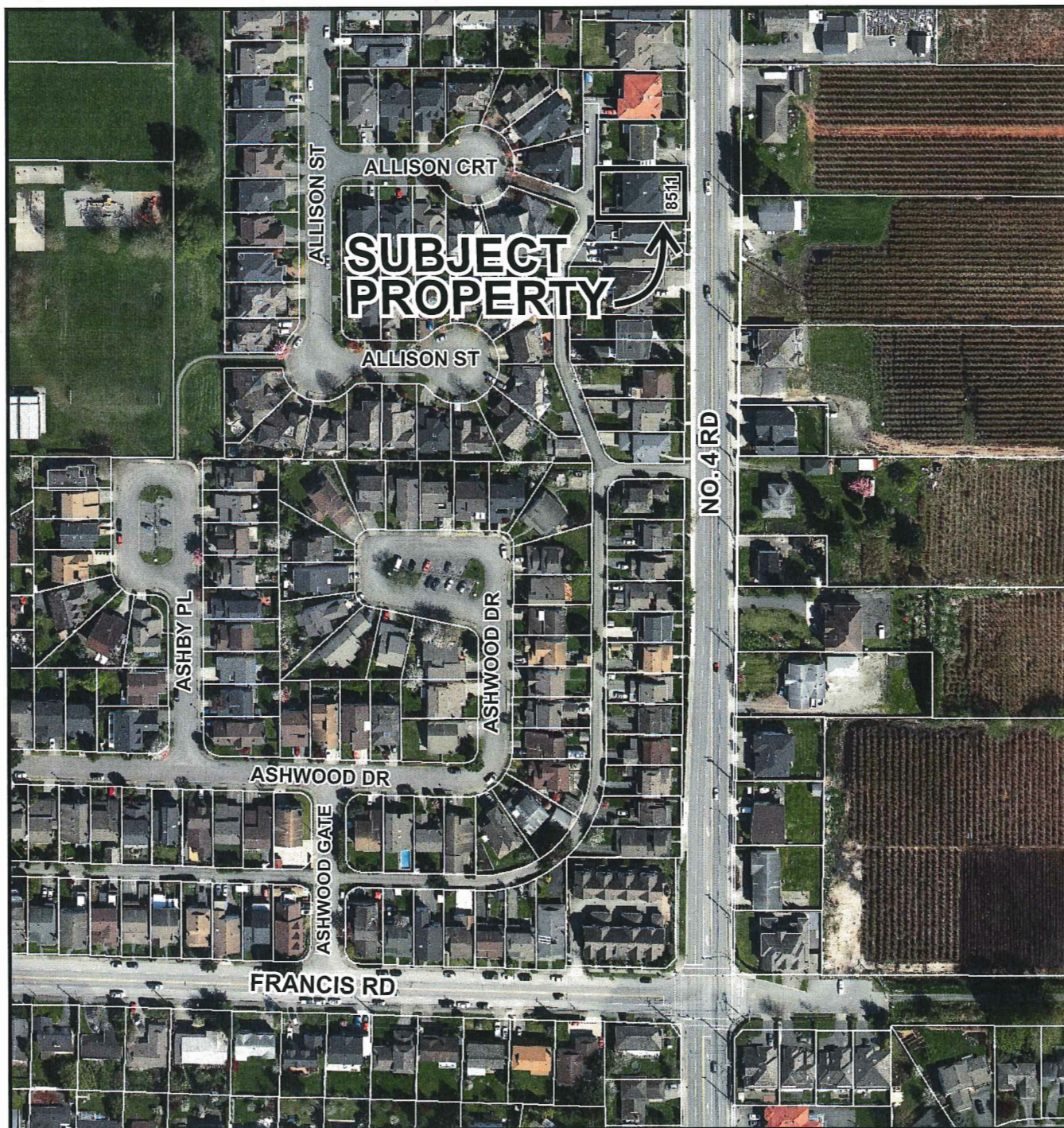
Original Date: 11/09/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-748526

Original Date: 11/09/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 18 EXCEPT:
FIRSTLY: PART SUBDIVIDED BY PLAN 43667, SECONDLY:
PART SUBDIVIDED BY PLAN 74576; BLOCK "B"
SECTION 22 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 2670**

#8511 No. 4 ROAD,
RICHMOND, B.C.
P.I.D. 003-490-416

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #196
Control Monument 7744970
Elevation: 1.793m
Benchmark: HPN #204
Control Monument 0242452
Elevation: 1.559m

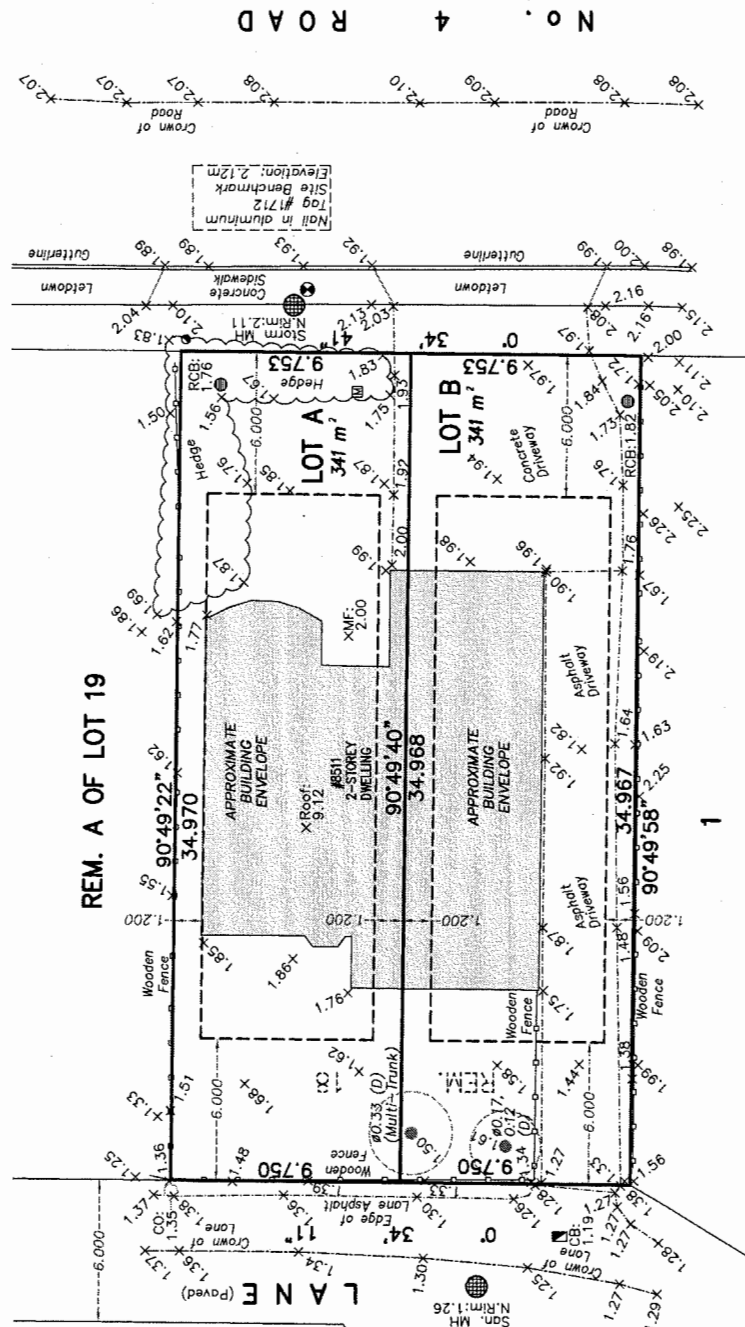
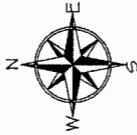
LEGEND:
denotes deciduous
denotes catch basin
denotes round catch basin
denotes water meter
denotes manhole
denotes cleanout
denotes power post
MF denotes main floor

NOTE:
Use site Benchmark Tag #1712 for
construction elevation control.

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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. 6535
FB-307 P55-56
Drawn By: IO

DWG No. 6535-Topo-01

SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
MAY 4th, 2016.



RZ 16-748526

Attachment 3

Address: 8511 No. 4 Road

Applicant: Pak Ching Chan & Anna Lei Ling Lee

Planning Area(s): Broadmoor (Ash Street Sub-Area)

	Existing	Proposed
Owner:	A. Lee & P. Chan	To be determined
Site Size:	682 m ² (7,340 ft ²)	Lot A: 341 m ² (3,670 ft ²) Lot B: 341 m ² (3,670 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Small lots or large lots	Complies
Zoning:	Single Detached (RS1/E)	Coach House (ZS29) – No. 4 Road

On Future Subdivided Lots	Bylaw Requirement (ZS29)	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None permitted
Principal Dwelling Floor Area:*	Max. 171.6 m ² (1,847 ft ²) (depending on coach house size)	162.1 m ² (1,745 ft ²)	None permitted
Coach House Floor Area:*	Min. 33.0 m ² (355 ft ²) Max. 60.0 m ² (645 ft ²)	42.5 m ² (457 ft ²)	None permitted
Total Buildable Floor Area:*	Max. 204.6 m ² (2,202 ft ²)	Max. 204.6 m ² (2,202 ft ²)	None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Buildings: 45% Non-porous Surfaces: 70% Landscaping: 30%	None
Lot Size:	315.0 m ²	341 m ²	None
Lot Dimensions:	Width: 9.0 m Depth: 34.5 m	Width: 9.7 m Depth: 34.96 m	None
Principal Dwelling Setbacks:	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	Front: 6 m Rear: 17 m Interior Side: 1.2 m	None
Coach House Setbacks:	Front: Min. 15 m Rear: Min. 1.2 m Interior Side (Ground): Min. 0.6 m Interior Side (Upper): Min. 1.2 m Opposite Interior Side: Min. 1.8 m	Front: 21 m Rear: 1.2 m Interior Side (Ground): 0.6 m Interior Side (Upper): 1.2 m Opposite Interior Side: 2.9 m	None
Principal Dwelling Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None

On Future Subdivided Lots	Bylaw Requirement (ZS29)	Proposed	Variance
Coach House Height:	Max. 6.5 m measured from the highest elevation of the crown of the lane	Max. 6.5 m measured from the highest elevation of the crown of the lane	None
On-Site Parking Spaces:	Principal Dwelling: 2 Coach House: 1	Principal Dwelling: 2 Coach House: 1	None
Tandem Parking Spaces:	Permitted for Principal Dwelling	Principal Dwelling: 2	None
Outdoor Amenity Space:	Principal Dwelling: Min. 30 m ² Coach House: No minimum	Principal Dwelling: Min. 30 m ² Coach House: 6 m ²	None
Coach House Balcony:	Max. 8.0 m ²	N/A	None

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

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

City of Richmond

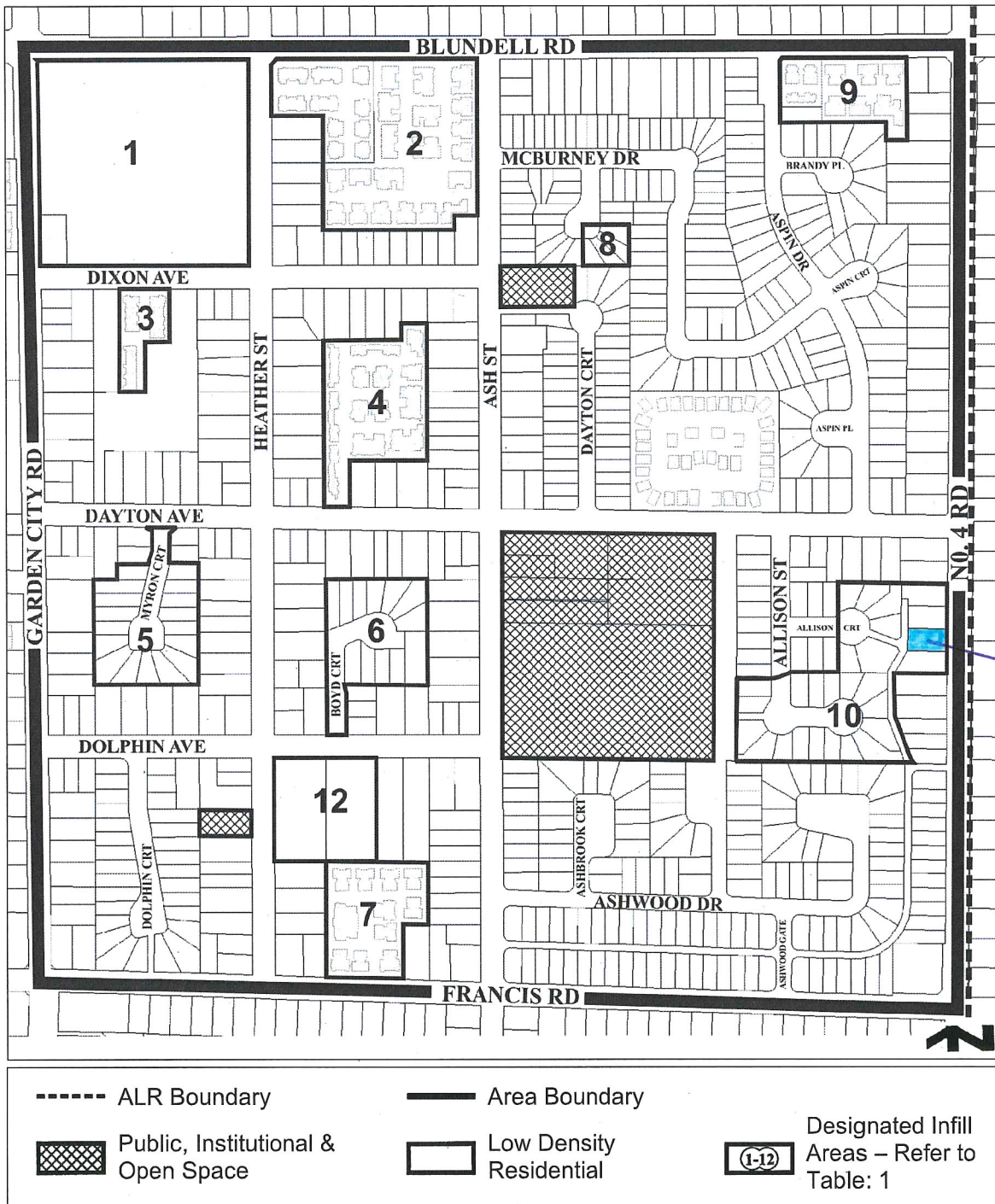
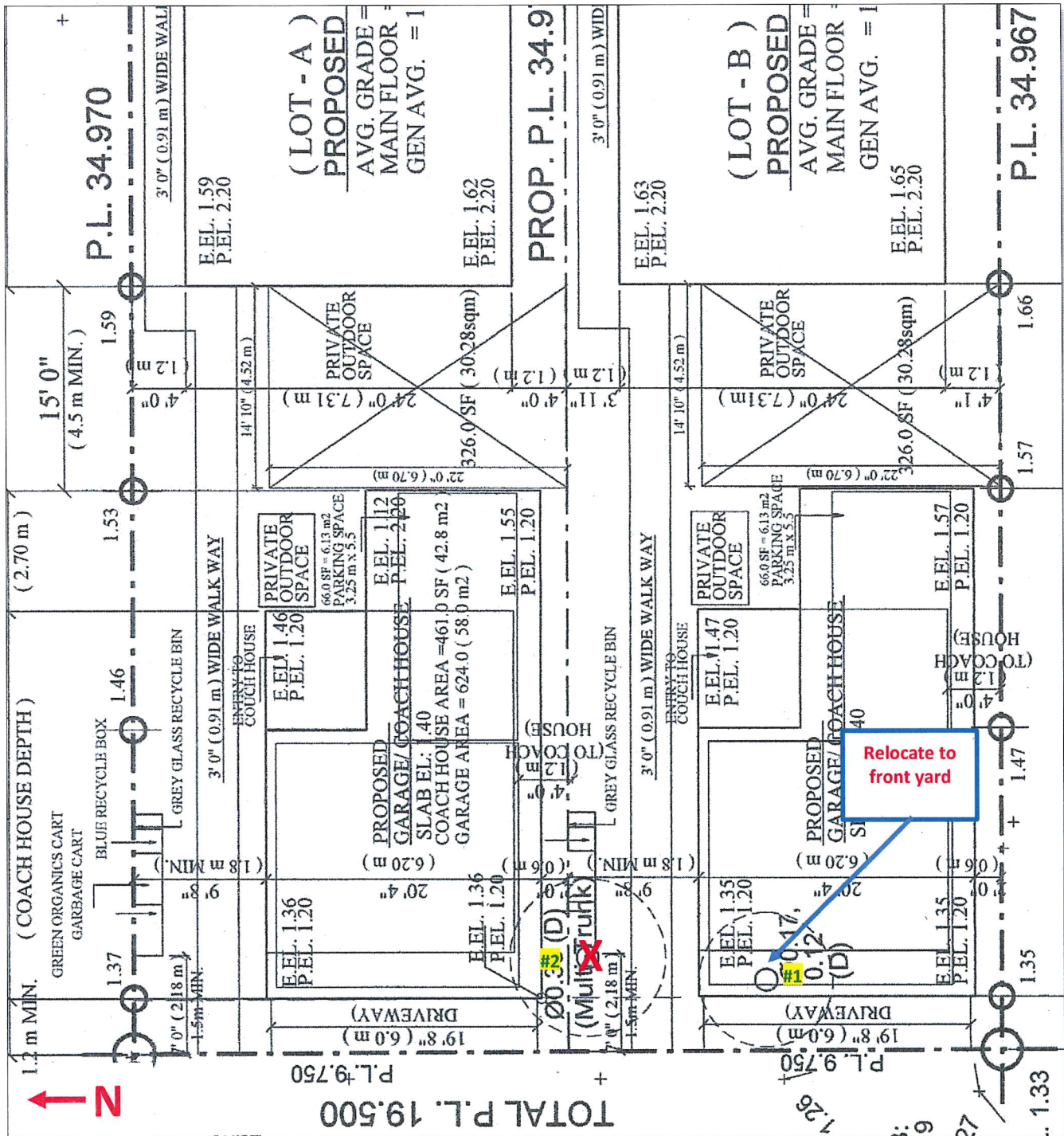
Land Use MapBylaw 9489
2016/07/18

Table 1:

Official Community Plan - Specific Infill Land Use Designations Ash Street (Section 22-4-6)					
KEY TO AREA PLAN MAP	APPROXIMATE AREA HA (AC.)	DENSITY UNITS/HA (UNITS/AC.)	MAXIMUM NUMBER OF UNITS	LAND USE	OTHER
1	24 (6)		N.A.	Commercial or townhouses	Maximum two-storey height
2	1.86 (4.61)	29 (12)	77	Townhouses or small lots	Open space and children's play area with townhouses or small lots
3	0.502 (1.25)	*.55 FAR	*.55 FAR	Townhouses or duplex	Open space and children's play area with townhouses
4	1.07 (2.64)	35 (14)	37	Townhouses or small lots	Open space and children's play area with townhouses or small lots
5	.95 (2.34)	18 (7)	18	Small lots	Open space and children's play area
6	.81 (2)	18 (7)	14	Small lots	Open space and children's play area
7	0.830 (2.05)	29 (12)	25	Townhouses or small lots	Open space and children's play area
8	0.12 (0.3)	18 (7)	3	Small lots	
9	0.645 (1.6)	19 (12)	24	Townhouses or small lots with lane	Access to Blundell restricted. Open space and children's play area. Possible lane.
10	1.8 (4.45)	18 (7)	31	Small lots or large lots	
11	#	N.A.	N.A.	Large lots or park	Open up corner for public view of DeBeck school/park
12	#	N.A.	N.A.	Park or small lots	
TOTAL			246		

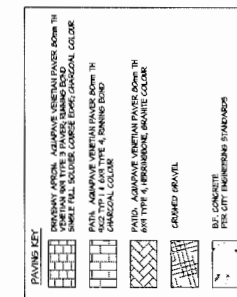
Note: FAR = Floor Area Ratio

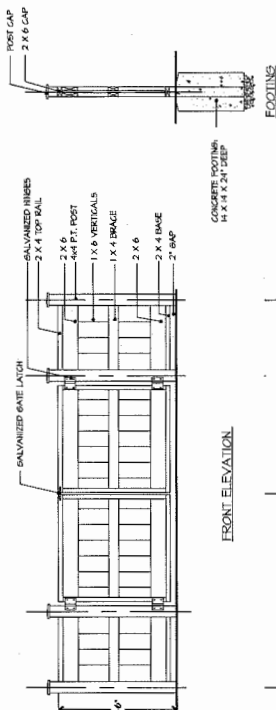
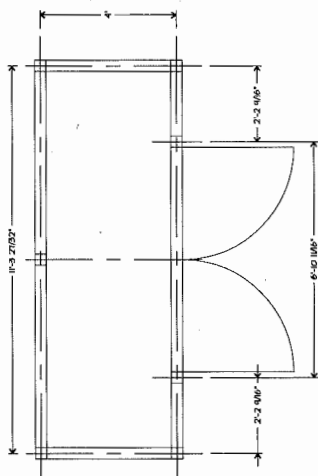


Tree Retention & Removal Plan, Scale 3/32"=1'

<u>TREE</u> #	<u>SPECIES</u>	<u>DBH</u> (cm)	<u>SPREAD</u> Radius (ft.) est.
1	Japanese maple (<i>Acer palmatum</i> sp.)	31 combined	4' 3.1m
2	Cherry (<i>Prunus</i> sp.)	34 combined	5' 3.1m

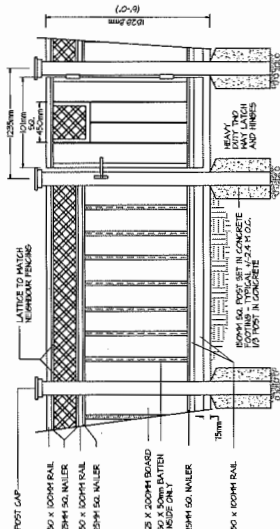
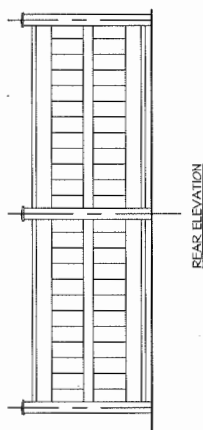
SUITABLE REPLACEMENT TREES (<i>Botanical name</i>)
Dik's Weeping Cypress (<i>Chamaecyparis lawsoniana</i> 'Dik's Weeping')
Serbian Spruce (<i>Picea omorika</i>)



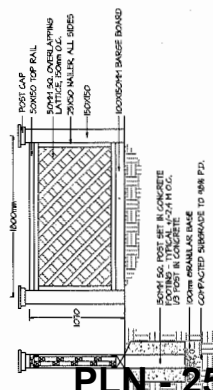


NOTES:

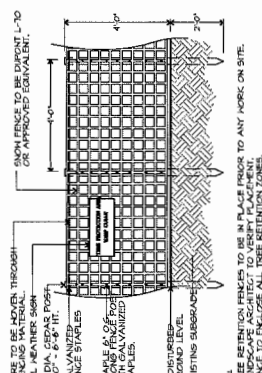
1. ALL WOOD P.T. REMOVED.
2. STAIN TON COATS WITHIN NEARLY PROOFING STAIN, TO MATCH EXISTING COATS.
3. ALL HARDWARE NOT DIPPED IN VALENTIN, PICKETS TO BE ATTACHED USING CONTINGENT SCREWS.
4. GATE HARDWARE TO BE PREAPPROVED BY OWNER.
5. HARDWARE TO BE HEAVY GAUGE.
6. HANGERS LAUNCHES TO BE SCREWED INTO PLACE.



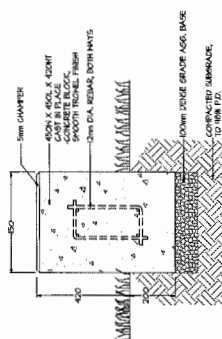
ALL WOOD FASTENERS TO BE HOT DIPPED GALVANIZED
ALL WOOD TO BE PT/PF OR HEM LOCK TO CSA STANDARDS.
ALL STAIN AND COATS PREMIUM HEATERPROOFING STAIN, COLOUR TO BE CHOSEN BY OWNER. PROVIDE 1/2" SQ. SAMPLE
SINCE HARDWARE TO BE HEAVY DUTY, AND APPROVED BY OWNER.



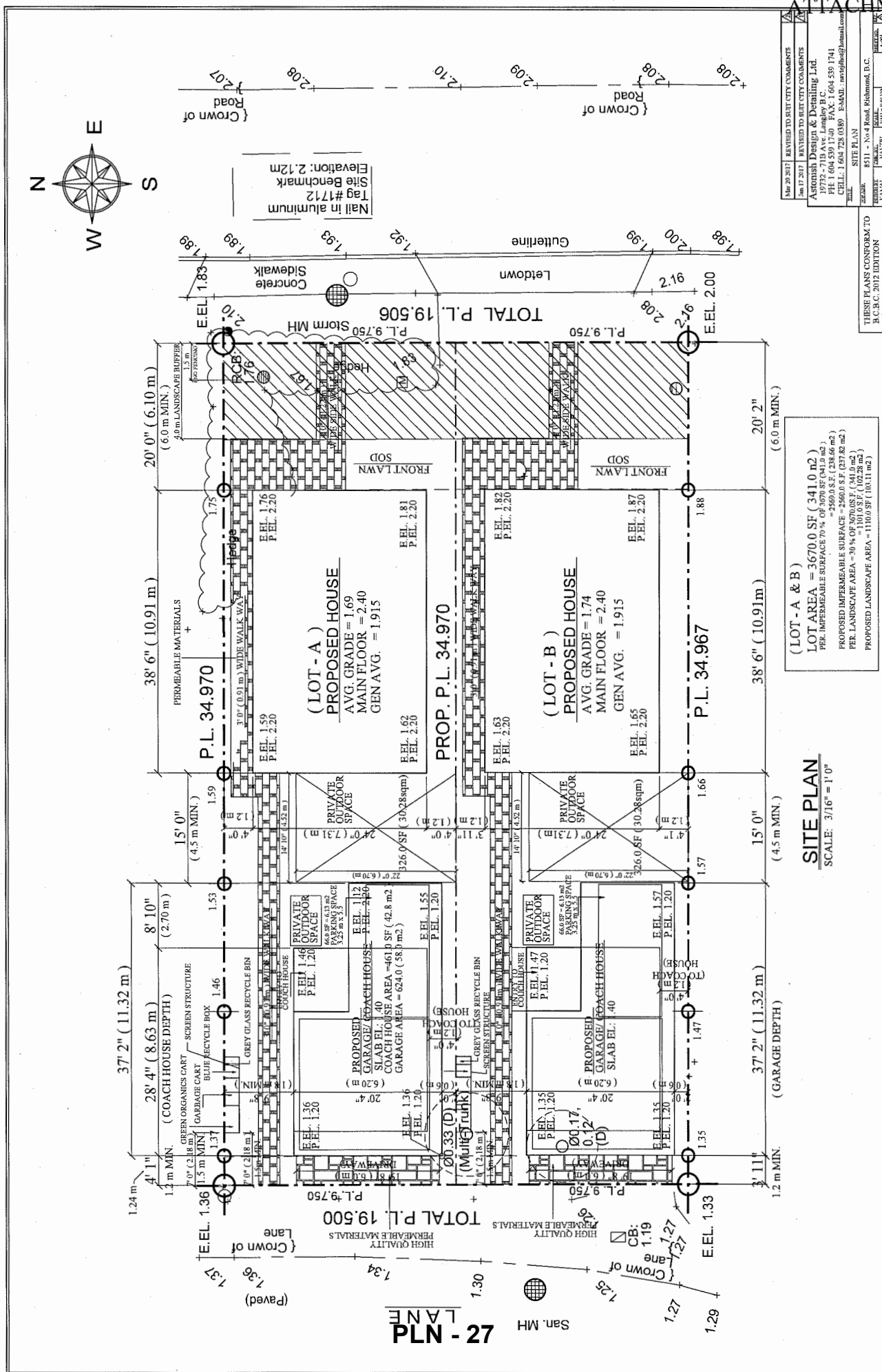
ALL WOOD FASTENERS TO BE NOT DIPPED GALVANIZED
1. ALL WOOD TO BE #1 FIR OR HEMLOCK, TO CSA STANDARDS.
STAIN, TWO COATS PREMIUM WEATHERPROOFING STAIN, TO BE CHOSEN BY OWNER.

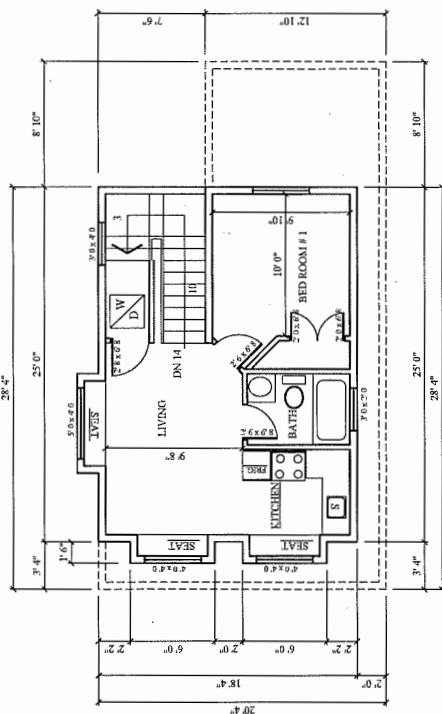


RETENTION FENCES TO BE IN PLACE PRIOR TO ANY WORK ON SITE.
LANDSCAPE ARCHITECT TO VERIFY PLACEMENT.
USE TO ENCLOSE ALL TREE RETENTION ZONES.

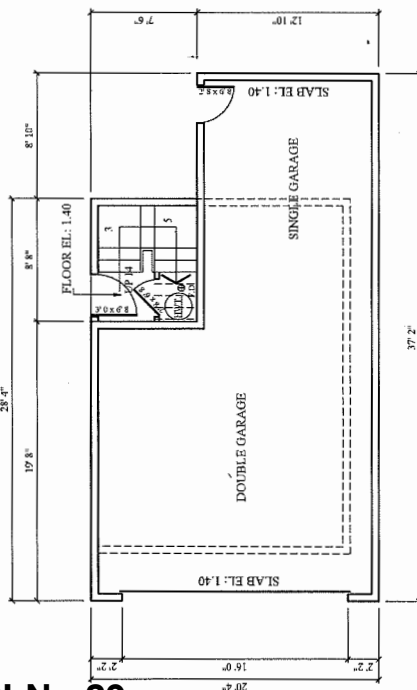


3 0.45M SQ. CONCRETE CUBE
1:10

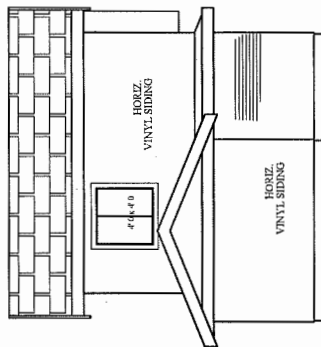




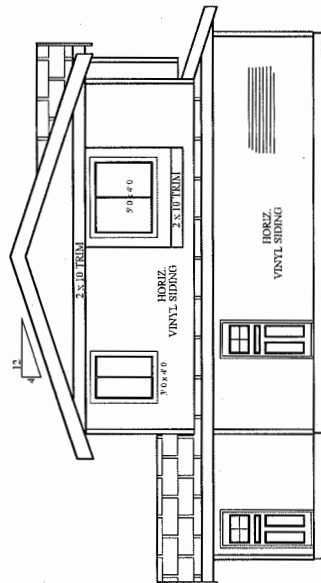
COACH HOUSE FLOOR PLAN
COACH HOUSE AREA = 458.0 SF (42.54 m²)



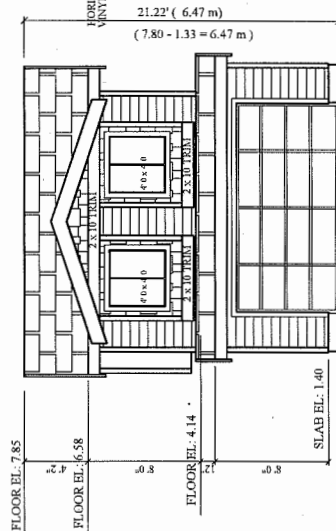
GARAGE PLAN
AREA = 624.0 SF (57.96 m²)



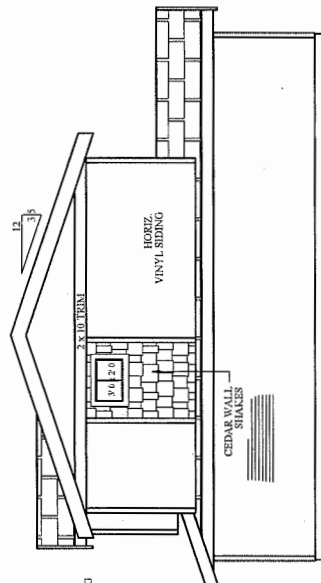
FRONT ELEVATION
(EAST)



LEFT SIDE ELEVATION
(NORTH)



REAR ELEVATION
(WEST)



RIGHT SIDE ELEVATION
(SOUTH)

APR 30 2017 REVISED TO CITY COMMENTS Astronich Design & Detailing Ltd. 19702 - 71B Ave. Langley B.C. TEL: 1 604 539 1741 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: astronich@astronich.com		SHEET 8511 - No. 4 Road, Richmond, B.C.
THESE PLANS CONFORM TO B.C.B.C. 2012 EDITION	PROJECT 8511 - No. 4 Road, Richmond, B.C.	DRAWN 2017
CHECKED 2017	DESIGNED 2017	SCALE 1/4" = 1'-0"



City of Richmond

Rezoning Considerations

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

Address: 8511 No. 4 Road

File No.: RZ 16-748526

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9703, the developer is required to complete the following:

- Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including fencing, paving, installation costs and a 10% contingency. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - include the minimum four required replacement trees 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
2	8 cm		4 m

Landscape securities will not be released until a landscaping inspection is passed by City staff. The City may retain a portion of the securities for a one year maintenance period.

- 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 relocation of the one tree (tag# 1) with a tree spade by a qualified tree moving company, 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.
- Submission of a Tree Survival Security to the City in the amount of \$10,000 for the one tree (tag# 1) on-site to be relocated and retained.
- Registration of a flood indemnity covenant on Title.
- Submission of Conceptual Development Plans of the proposed coach houses, to the satisfaction of the Director of Development, and registration of a legal agreement on Title, ensuring that the Building Permit application and ensuring development is generally consistent with the proposed plans.
- Registration of a legal agreement on Title, ensuring that the coach house cannot be stratified.
- Registration of a legal agreement on Title, ensuring that a 4.0 m wide landscaped Agricultural Land Reserve (ALR) buffer (as measured from the east property line) along No. 4 Road is maintained and will not be abandoned or removed. The legal agreement is to identify that the property is potentially subject to impacts of noise, dust and odour resulting from agricultural operations.
- Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.

At Demolition Permit* stage, the developer is required to complete the following:

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

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

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the cost associated with the completion of the required servicing works and frontage improvements.
- Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 399 L/s of water available at a 20 psi residual at No. 4 Road 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 on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install two new water service connections, both complete with a meter and meter box, off of the existing 300 mm AC watermain along No. 4 Road to service the proposed subdivided lots.
 - Remove the existing water service connection at No. 4 Road frontage.
- At the Developers cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Retain existing storm service connections located at the north and south corners of the No. 4 Road frontage, remove existing inspection chambers and provide new Type II Inspection Chambers to service the proposed subdivided lots.
 - Provide a 1.5 m wide utility Statutory Right of Way along the entire east property line of the proposed development. Fencing of any sort will not be allowed within the Statutory Right of Way.
 - Install a new 200 mm diameter storm sewer along the proposed site's rear laneway frontage (approximately 18 m), complete with catch basins and a manhole at the highpoint at the north end and a new manhole at the lane junction.
 - Install, at City's cost, a new 200 mm diameter storm sewer at the rear lane frontage of 8533 and 8531 No. 4 Road (approximately 22 m), complete with catch basins and a manhole at the highpoint at the south end. Tie-in to the proposed 200 mm storm sewer mentioned above and into the existing storm sewer in the abutting lane to the northwest.
- At the Developers cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Retain the existing sanitary service connection located at the northwest corner of the proposed site and provide a new Type II Inspection Chamber to service the proposed subdivided lot to the north.
 - Install a new sanitary service connection off of existing SMH1489 to service the proposed subdivided lot to the south.
- At Developer's cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Provide road improvements along No. 4 Road frontage of the proposed site in accordance with the standard road cross-section requirements, to include: a 1.5 m boulevard and 1.5 m sidewalk behind the existing curb/gutter as per Transportation's requirements.
 - Provide rear laneway re-grading to a center swale configuration, install rollover curbs and street lighting along entire property's rear laneway frontage.
 - At City's cost, provide re-grading to a center swale configuration, install rollover curbs and street lighting along the rear laneway fronting 8533 and 8531 No. 4 Road (approximately 22 m).
 - Complete other frontage improvements as per Transportation's requirements

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.
 - Complete Road Restoration in compliance with Bylaw 7869 due to any road cuts made in No. 4 Road.
3. Submission of Building Permit plans that conform to the design covenant registered on title at rezoning stage. The plans submitted must comply with all City regulations.
4. 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.

Note:

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

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

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

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

[Signed copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9703 (RZ 16-748526)
8511 No. 4 Road

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following section into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

“15.29 Coach House (ZS29) – No. 4 Road

15.29.1 Purpose

The **zone** provides for a **coach house** in conjunction with **single detached housing** where there is **vehicle access** to a rear **lane**.

15.29.2 Permitted Uses

- **housing, single detached**, with a detached **coach house**

15.29.3 Secondary Uses

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

15.29.4 Permitted Density

1. The maximum **density** is limited to one **principal dwelling unit** and one **coach house** per **lot**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. The **coach house** must have a minimum **floor area** of at least 33.0 m² and must not exceed a total **floor area** of 60.0 m².
4. For the purposes of this **zone** only, 10% of the **floor area** total calculated for the **lot** in question must be used exclusively for covered areas of the **single detached housing** or **coach house** which are open on two or more sides, with the maximum for the **coach house** being 6.0 m², and is not included in the calculations of the maximum **floor area ratio**.
5. An unenclosed and uncovered **balcony** of a detached **coach house** shall have a maximum area of 8.0 m², and shall be located so as to face the **lane** on a mid block **lot** and the **lane** or side street on a **corner lot**.

6. Stairs to the upper level of a detached **coach house** must be enclosed within the allowable **building** area.
7. Notwithstanding section 4.2.2 of this bylaw, where the **lot width** is between 9.0 m and 11.5 m:
 - a) a maximum of 58 m² of **enclosed parking** within a **garage** located on-site, or **parking spaces** within an unenclosed **carport** located on-site, is not included in the calculation of the maximum **floor area ratio**, provided that such **enclosed parking** or **parking spaces** are not used for **habitable space**; and
 - b) for the purposes of this subsection 15.29.4.7, a **carport** means a roofed **structure**, open on two or more sides, that is attached to the **accessory building** containing the **coach house** and that is used by the occupants of the **lot** to shelter the required **vehicle parking spaces**.

15.29.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.29.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that **accessory buildings, coach houses, carports, garages** and **parking spaces** must be **setback** a minimum of 15.0 m.
2. The minimum **interior side yard** for a **principal building** is 1.2 m.
3. On an **interior lot**, where the **lot width** is between 9.0 m and 11.5 m:
 - a) the minimum **setback** for an **accessory building** containing a **coach house** to one **side lot line** is 0.6 m for the ground floor and 1.2 m for the upper floor; and
 - b) the minimum **setback** for an **accessory building** containing a **coach house** to the opposite and opposing **side lot line** is 1.8 m.
4. On an **interior lot**, where the **lot width** is greater than 11.5 m:
 - a) the minimum **setback** for an **accessory building** containing a **coach house** to one **side lot line** is 1.2 m; and
 - b) the minimum **setback** for an **accessory building** containing a **coach house** to the opposite and opposing **side lot line** is 1.8 m.
5. In addition to subsections 15.29.6.3 and 15.29.6.4, an **accessory building** containing a **coach house** on an **interior lot** with an east-west orientation shall be located closest to the southern **interior side lot line**, to reduce shadowing on the **adjacent lot** to the north.

6. **Bay windows and hutches** which form part of the **coach house** may project for a distance of 0.6 m into the **side yard**.
7. The minimum **exterior side yard** is 3.0 m.
8. The minimum **rear yard** is 6.0 m for the **single detached housing**, except for a **corner lot** where the **exterior side yard** is 6.0 m, in which case the **rear yard** is reduced to 1.2 m.
9. A **coach house** shall be located within 1.2 m and 10.0 m of the **rear lot line**.
10. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing a **coach house** is 4.5 m.
11. **Coach houses and accessory buildings** are not permitted in the **front yard**.
12. Waste and recycling bins for a **coach house** shall be located within a **screened structure** that is **setback** a minimum of 1.5 m from the **rear lot line**.
13. **Building** elements in a **coach house** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project 0.6 m into the **side yard** and **rear yard**.
14. An unenclosed and uncovered **balcony** of a detached **coach house**, located so as to face the **lane** on a mid block **lot** and the **lane** or side street on a **corner lot**, may project 0.6 m into the **rear yard**.

15.29.7 Permitted Heights

1. The maximum height for single detached housing is 2 ½ storeys or 9.0 m, whichever is less, but it shall not exceed the residential vertical lot width envelope and the residential lot depth vertical envelope. For a principal building with a flat roof, the maximum height is 7.5 m.
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
3. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
5. The residential vertical lot depth envelope is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of the two units of vertical rise

for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

6. The maximum **height** for an **accessory building** containing a **coach house** shall be 2 **storeys** or 6.5 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.
7. In addition to the requirements in subsection 15.29.7.6, where the **lot width** is between 9.0 m and 11.5 m:
 - a) any portion of the ground floor of an **accessory building** used for parking provided in a **tandem arrangement** that extends beyond the footprint of the second **storey** of a **coach house** shall be no higher than 4.0 m above the highest elevation of the crown of the **abutting lane**; and
 - b) the roof over the portion of the ground floor of an **accessory building** used for parking provided in a **tandem arrangement** must have a minimum pitch of 4:12 and be a gable end roof design.
8. In the ZS29 zone:
 - a) the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall have a sloping skirt roof, and the maximum height of the **eave** of the sloping skirt roof shall be 3.7 m above **grade**;
 - b) the maximum height to the top of the sloping skirt roof of the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall be 4.0 m above **grade**; and
 - c) for the purpose of this subsection 15.29.7.8 only, **grade** means the finished ground elevation around the **accessory building** containing the **coach house**.
9. The maximum **height** for **accessory structures** is 9.0 m.

15.29.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
6.0 m	9.0 m	34.5 m	315.0 m ²

2. A **coach house** may not be **subdivided** from the **lot** on which it is located.

15.29.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that in the ZS29 zone:
 - a) **fences**, when located within 3.0 m of a **side lot lane abutting** a public road or 6.0 m of a **front lot line abutting** a public road, shall not exceed 1.2 m in **height**; and

- b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space shall be provided with a minimum area of 30.0 m² and a minimum width and depth of 3.0 m.
 3. All private outdoor space shall not be:
 - a) located in the **front yard**; and
 - b) occupied or obstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into the private outdoor space for a distance of not more than 0.6 m.
 4. A private outdoor space:
 - a) shall be for the benefit of the **coach house** only;
 - b) may include an open or covered deck, unenclosed **balcony, patio pavers, porch** or **fenced yard** space which is clearly defined and screened through the use of **landscaping**, planting or architectural features such as trellises, low **fencing** or planters, but not space used for parking purposes; and
 - c) shall be accessed from the rear yard, lane or coach house.
 5. The **rear yard** between a **coach house** and the **lane**, including the **building** entry to the **coach house**, must incorporate:
 - a) the planting of appropriate trees (e.g. small species or fastigate/columnar) and other attractive soft **landscaping**, but not low ground cover, so as to enhance the visual appearance of the **lane**; and
 - b) high quality permeable materials where there is a driveway to **parking spaces** and where the **lane** has curb and gutter.
 6. A high quality **screen** shall be located between the **lane** and any surface **parking spaces** parallel to the **lane**, and along the **lot line** adjacent to any surface **parking spaces** if **abutting** a neighbouring **lot**. Where the space is constrained, a narrow area sufficient for the growth of plant material shall be provided at the base of the **screen**.
 7. The **yard** between the **coach house** and the **road** on a **corner lot** shall be designed and treated as the **front yard** of the **coach house**, not be used as private outdoor space and have quality surface treatment, soft **landscaping** and attractive plant materials.
 8. Where vertical greening is used as a means to improve privacy, it may include **building** walls and/or the provision of **fences** and arbours as support structures for plants. In constrained areas, tall plantings may include varieties of bamboo for **screening** and **landscaping**.
 9. A minimum 0.9 m wide, unobstructed, permeable pathway must be provided:
 - a) clearly leading from the **road** to the **coach house** entry; and
 - b) clearly leading from the **lane** to the **coach house** entry.

15.29.10 On-Site Parking & Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.
3. Where the **lot width** is between 9.0 m and 11.5 m:
 - a) the required on-site **parking spaces** for the **single detached housing** may be provided in a **tandem arrangement**, with the required on-site **parking space** for the **coach house** located to one side; and
 - b) a **coach house** may not be located above more than 2 side-by-side **parking spaces** in the detached **garage** or **carport**, as defined in subsection 15.29.4.7 (b).
4. Where the **lot width** is greater than 11.5 m:
 - a) a **coach house** may not be located above more than 2 **parking spaces** in the detached **garage** for the **single detached housing**; and
 - b) the required **parking space** and driveway for a **coach house** must be unenclosed or uncovered and must be made of porous surfaces such as permeable pavers, gravel, grasscrete or impermeable wheel paths surrounded by ground-cover planting.

15.29.11 Other Regulations

1. Boarding and lodging shall be located only in a single detached housing unit, and not in the coach house.
2. A **child care program** shall not be located in a **coach house**.
3. The **coach house** must be located above a detached **garage**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COACH HOUSE (ZS29) – NO. 4 ROAD"**.

P.I.D. 003-490-416

Lot 18 Except: Firstly; Part Subdivided by Plan 43667, Secondly; Part Subdivided by Plan 74576; Block "B" Section 22 Block 4 North Range 6 West New Westminster District Plan 2670

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9703"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor ld

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 30, 2017

File: RZ 16-734445

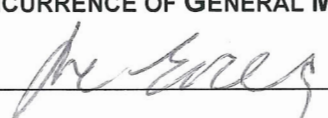
Re: Application by Oris (TLP) Developments Corp. for Rezoning at
5071 Steveston Highway from "Single Detached (RS1/E)" Zone to "Low Density
Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, for a site-specific amendment to the "Low Density Townhouses (RTL4)" zone and for the rezoning of 5071 Steveston Highway from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.


Wayne Craig
Director, Development

CL:blg
Att. 8

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

Staff Report

Origin

Oris (TLP) Developments Corp. has applied to the City of Richmond for permission to rezone 5071 Steveston Highway from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of nine townhouses, with vehicle access from Steveston Highway (Attachment 1). A topographic survey of the subject site 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

Existing development immediately surrounding the subject site is as follows:

- To the North, immediately across the rear lane, is a single-family dwelling on a lot zoned “Single Detached (RS1/B)”, which fronts Hollymount Drive.
- To the South, immediately across Steveston Highway, is a townhouse complex on a lot zoned “Low Density Townhouses (RTL1).
- To the East, are single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/B)”, which front Steveston Highway and Hollymount Drive.
- To the West, is a neighbourhood pub and liquor store on a lot zoned “Pub & Sales (CP2)” at the intersection of Railway Avenue and Steveston Highway.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”, which allows single-family dwellings, duplexes, and townhouses.

The Steveston Area Plan Land Use Map designation for the subject site is “Multiple-Family” (Attachment 4).

The proposed development is consistent with these land use designations.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy designates the subject site for “Arterial Road Townhouse” subject to the development criteria in the Policy. The proposed development at the subject site is consistent with this designation.

The proposed development at the subject site is less than the minimum 50 m frontage identified in the townhouse development criteria in the Policy. Due to the subject site's unique lot geometry relative to the rest of the properties in the block (i.e., lot depth of 90 m, with street and lane frontages), the applicant has demonstrated through the rezoning application review process that a functional site plan that meets the design objectives in the OCP is achievable, and can potentially provide future shared vehicle access to the adjacent properties to the northwest and to the east.

Floodplain Management Implementation Strategy

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

Public Consultation

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

The applicant has advised that they communicated with five neighbouring property owners at 5091 Steveston Highway, 10591, 10611 Hollymount Drive, and 10700, 10720 Railway Avenue about their development proposal at the subject site. The applicant has indicated that of the five neighbours consulted, one supports the proposal, three do not oppose the proposal, and one does not wish to see changes to the neighbourhood. The applicant states that letters were also delivered to three other neighbouring property owners at 10601, 10621 Hollymount Drive, and 10680 Railway Avenue, none of which have responded to the applicant to-date. The applicant has submitted a map showing the properties of the owners consulted, which is included in Attachment 5. The applicant has advised that they plan to meet again with the neighbouring property owners to provide an update on the proposal.

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.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Site Planning, Access, and Parking

This proposal is to develop nine townhouses units on a development site that would be approximately 2,175 m² (23,420 ft²) in area after the required road dedication for Steveston Highway. Conceptual development plans proposed by the applicant are included in Attachment 6.

The proposed site layout consists of:

- One three-storey triplex building along Steveston Highway.
- One two-storey building containing four units mid-way through the site along the north-south internal drive-aisle.
- A two-storey duplex building at the north end of the internal drive-aisle.

Vehicle access to seven of the nine units proposed would be from Steveston Highway (the south and middle buildings). Vehicle access for the remaining two units in the duplex building at the north end of the site is proposed from the existing City rear lane that connects to Hollymount Drive. With the exception of the garages for the duplex building off the rear lane, the garages for the remaining units are arranged along the north-south internal drive-aisle. Prior to final adoption of the rezoning bylaw, the applicant must register a Statutory Right-of-Way (SRW) for public right-of-passage on Title for the area of the drive-aisle to potentially enable future shared access to the adjacent properties to the northwest and to the east.

Pedestrian access to the site is proposed from Steveston Highway and from the existing rear lane in the form of a defined pathway treatment over a portion of the drive-aisle. The pathway will enable a public pedestrian linkage between the residential neighbourhood to the north and Steveston Highway. Prior to final adoption of the rezoning bylaw, the applicant must register a Statutory Right-of-Way (SRW) for public right-of-passage on Title for the pedestrian linkage through the site.

The main pedestrian unit entries for the triplex building at the south are proposed to front onto Steveston Highway. The main pedestrian unit entries for the middle and duplex buildings are proposed to front the internal drive-aisle.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 18 resident vehicle parking spaces are proposed, six of which are provided in a tandem arrangement within the three-storey building along Steveston Highway. A total of two visitor parking spaces are also proposed on-site. A total of 18 resident bicycle parking spaces (Class 1) are proposed within the garages of the units, in excess of the Zoning Bylaw requirements, while a bike rack for two visitor bicycles parking spaces (Class 2) is also proposed on-site.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to prohibit conversion of the tandem parking spaces to habitable space.

Site-Specific Amendment to the RTL4 Zone

To respond to the unique site geometry, a site-specific amendment to the RTL4 zone is proposed as part of this rezoning application to enable the two-storey duplex building to be located at 1.2 m from the rear property line at the subject site only, abutting the existing rear lane.

The siting of the duplex building along the lane enables more efficient use of the land and requires less hard surface on-site, while limiting vehicle traffic to the two northern most units

only. The existing rear lane also provides an additional 6 m of separation between the duplex building and the adjacent single-family property to the north.

Common Amenity Space & Private Outdoor Space

Consistent with the OCP and Council Policy 5041, the applicant proposes a contribution to the City in the amount of \$9,000 (\$1,000/unit) prior to rezoning, in-lieu of providing on-site indoor amenity space.

Common outdoor amenity space is proposed on-site in a central location that is visible from the main entry point to the site, and is consistent with the minimum size specified in the OCP guidelines.

Private outdoor space for the units is proposed primarily in the form of yards at grade, and the three-storey triplex building along Steveston Highway will also feature private balconies.

Variance Requested

The conceptual development plans illustrated in Attachment 6 comply with Richmond Zoning Bylaw 8500, with the exception of the following variance requests:

- To allow 50% of the required resident vehicle parking spaces to be small-sized.
(Staff is supportive of this variance request, as it enables the majority of the required resident parking spaces to be provided within the garages of each unit, in a side-by-side arrangement).
- To reduce the minimum lot width from 50 m to 24 m.
(Staff is supportive of this variance request for the following reasons:
 - *The lot geometry at the subject site is unique relative to the rest of the properties in this block (i.e., lot depth is approximately 90 m and has both street and lane frontage), and the applicant has demonstrated that a functional site plan that meets the design objectives in the OCP is achievable.*
 - *The opportunity exists for the remaining residential lots to the east to form a larger land assembly between the subject site and the existing mid-block townhouse site, with shared vehicle access secured through a statutory right-of-way registered on title at the subject site. The applicant has provided a concept plan for future redevelopment of the adjacent properties to the east in Attachment 6).*

Tree Retention, Replacement, and Landscaping

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six bylaw-sized trees and one Rhododendron shrub on the subject property, one bylaw-sized tree on the neighbouring property at 5091 Steveston Highway, and a Cedar hedge and bylaw-sized tree on City-owned property.

The City's Tree Preservation Coordinator and the City's Parks Department staff have reviewed the Arborist's Report and concur with the recommendations to:

- Retain the bylaw-sized tree on the neighbouring property at 5091 Steveston Highway (Tree # 6).
- Remove six bylaw-sized trees and a Rhododendron shrub (Trees # 2, 3, 4, 5, 7, 8, 9) from the subject site due to poor condition (either dead, dying, sparse canopy foliage, topped, and exhibiting structural defects). Note: The applicant is required to obtain written confirmation from the neighbouring property owner at 5091 Steveston Highway prior to rezoning that they have no concerns with the proposed removal of Tree # 3, which is located on the shared property line. If written authorization is not obtained, the tree must be protected and the applicant will be required to submit a contract with a Certified Arborist and a security to ensure that the tree survives.
- Remove the Cedar hedge and bylaw-sized tree on City-owned property along Steveston Highway (Tree # 1), as it has been topped and is heavily weighted on the south side over the sidewalk.

The proposed tree retention plan is shown in Attachment 7.

Tree Protection

To ensure that Tree # 6 on the neighbouring property is retained and protected, the applicant is also required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to the tree's protection zone.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around the tree. Tree protection fencing must be installed to City standard.

Tree Replacement

In accordance with the 2:1 tree replacement ratio in the OCP, a total of 12 replacement trees are required to be planted and maintained on-site. The applicant's preliminary Landscape Plan illustrates that 19 trees of a variety of species and sizes are proposed. Refinements to the Landscape Plan will be made as part of the Development Permit application to ensure that tree planting is proposed in locations that do not conflict with the vehicle drive-aisle and with the existing right-of-way along a portion of the west property line. To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by a Registered Landscape Architect (including installation and a 10% contingency) as part of the Development Permit application.

For the removal of Tree # 1 from City-owned property along Steveston Highway, the applicant is required to submit a contribution in the amount of \$650.00 prior to final adoption of the rezoning bylaw to the City's Tree Compensation Fund for the planting of trees in the City.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$4.00 per buildable square foot prior to final adoption of the rezoning bylaw (i.e., \$56,210).

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to provide pre-ducting for solar hot water heating for the proposed development. As part of the Development Permit application review process, the applicant is required to submit an evaluation report by a Certified Energy Advisor (CEA) providing details about the specific construction requirements that are needed to achieve the rating.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title, specifying that all units are to be built and maintained to ERS 82 or higher, as detailed in the CEA's evaluation report, and that all units are to be solar hot water-ready.

Existing Legal Encumbrances

There is an existing statutory right-of-way for sanitary sewer registered on Title of the subject site, which runs along a portion of the west property line. Encroachment into the right-of-way is not permitted. As part of the Development Permit Application review process, refinements will be made to the proposed Landscape Plan to ensure that trees are not planted within the right-of-way.

Site Servicing and Off-Site Improvements

Prior to rezoning, the applicant is required to:

- Provide a 2.0 m wide road dedication along the entire Steveston Highway frontage for future road improvements.
- Enter into a Servicing Agreement for the design and construction of off-site improvements, including (but not limited to):
 - upgrades along Steveston Highway to install a new approximately 1.81 m treed/grass boulevard at the curb and a new 2.0 m wide concrete sidewalk north of the new boulevard, with transition to the existing sidewalk at the curb to the east and west of the subject site; and,
 - upgrades to the entire east-west section of rear lane to current City standards (including installation of storm sewer and lighting) from the west property line of the subject site to Hollymount Drive, as well as for the required water, storm, and sanitary service connections.

Further details on the scope of off-site improvements are included in Attachment 8.

Rezoning Considerations

The list of Rezoning Considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

Design Review and Future Development Permit Application Considerations

A Development Permit Application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP, and with the existing neighbourhood context.

Further refinements to site planning, landscaping, and architectural character will be made as part of the Development Permit Application review process, including (but not limited to):

- Increasing the amount of live plant material proposed and enhancing on-site permeability by incorporating additional non-porous surface materials.
- Improving the delineation and surface treatment of visitor parking spaces and public pedestrian pathway on-site.
- Consideration of alternate locations for some of the proposed replacement trees to ensure no conflict with the vehicle drive-aisle and with the existing right-of-way along a portion of the west property line.
- Review of the proposed colour palette and exterior building material samples.
- Demonstrating that all of the relevant accessibility features are incorporated into the design of the proposed Convertible Unit, and that aging-in-place features will be incorporated into all units.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining an understanding of the proposed sustainability features to be incorporated into the project.
- Providing a concept for the off-site boulevard improvements along Steveston Highway.

Financial Impact

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

Conclusion

This redevelopment proposal is to rezone 5071 Steveston Highway from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of nine townhouses on the subject site. A site-specific amendment to the RTL4 zone is also proposed with this rezoning to enable a rear yard setback that reflects functional site planning on this narrow and deep lot.

This proposal is consistent with the land use designation contained within the OCP and the Steveston Area Plan, as well as with the designation for townhouses under the Arterial Road Land Use Policy.

With respect to site planning, vehicle access, and built form, the proposed conceptual development plans are generally consistent with the design guidelines for townhouses contained in the OCP. Further design review and analysis will be undertaken as part of the Development Permit Application review process.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9705 be introduced and given first reading.



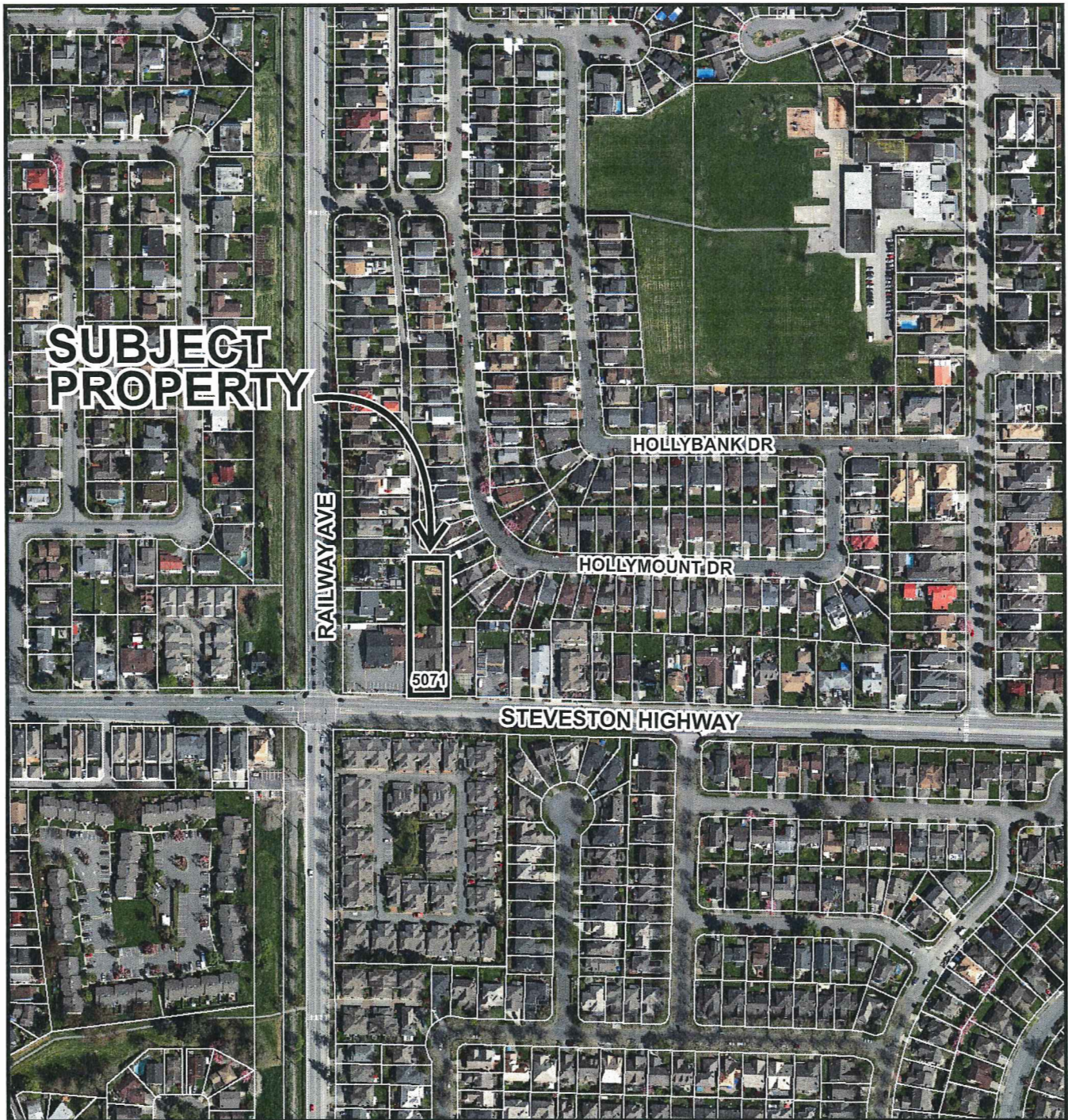
Cynthia Lussier
Planner 1
(604-276-4108)

CL: blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Plan
- Attachment 5: Map showing neighbouring property owners contacted by applicant
- Attachment 6: Conceptual Development Plans
- Attachment 7: Proposed Tree Retention Plan
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 16-734445

Original Date: 07/05/16

Revision Date:

Note: Dimensions are in METRES

PLN - 50

BC LAND SURVEYORS TOPOGRAPHIC PLAN OF LOT 74 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 37390;
SECONDLY: PART SUBDIVIDED BY PLAN 53481;

5 0 5 10 15

The intended plot size of this plan is 432mm in width
568mm in height (C Size)
when plotted at a scale of 1:250



NOTE:
ELEVATIONS ON THIS PLAN ARE DERIVED FROM
CITY OF RICHMOND BENCHMARK # 205 (774827)
LOCATED AT C/L RIALWAY AVE & GARRY STREET,
ELEVATION = 1.044m

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE
NOT TO SCALE AND DO NOT REPRESENT CANOPY
DIAMETER. THEY INDICATE LOCATION ONLY.

NOTE - GROUND ELEVATIONS ON
THIS PLAN ARE NOT TO BE USED FOR
CONSTRUCTION BENCHMARK PURPOSES.
A BENCHMARK MAY BE OBTAINED
FROM THIS OFFICE.

LEGEND

WV	WATER VALVE
CB	CATCH BASIN
WM	WATER METER
STM MH	STORM MANHOLE
SAN MH	SANITARY MANHOLE
LS	LAMP STANDARD
FH	FIRE HYDRANT
PP/LS	POWER POLE/LAMP STANDARD
NGV	NATURAL GAS VALVE
LB	LAWN BASIN
GW	GUYWIRE
UB	UTILITY BOX
EB	ELECTRICAL BOX
CO	CLEAN OUT
SV	SEWER VALVE
CS	CONCRETE SUMP
INV	INVERT
BCP	REINFORCED CONCRETE PIPE

STEVESTON HIGHWAY

File No 1789272

CERTIFIED CORRECT B.C.L.S.
Dated this _____ day of _____, 2015
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.



RZ 16-734445

Attachment 3

Address: 5071 Steveston Highway

Applicant: Oris (TLP) Developments Corp.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Oris (TLP) Developments Corp.	To be determined
Site Size (m²):	2,224.7 m ² (23,947 ft ²)	2,175.84 m ² (23,420 ft ²) after road dedication
Land Uses:	Single-family dwelling	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	9

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	None permitted
Buildable Floor Area (m ²):*	1,305 m ² (14,052 ft ²)	Max. 1,305 m ² (14,052 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	None
Minimum Lot Size:	N/A	N/A	None
Minimum Lot Dimensions (m):	Width: 50 m Depth: 35 m	Width: 24.426 m Depth: 90 m	Variance request to reduce the minimum lot width to 24 m
Setbacks (m):	Front: Min. 6.0 m	6.0 m	None
	Rear: Site-specific amendment to the RTL4 zone to allow a 1.2 m rear yard for the proposed duplex building backing onto the existing rear lane.	Rear: 1.2 m	None

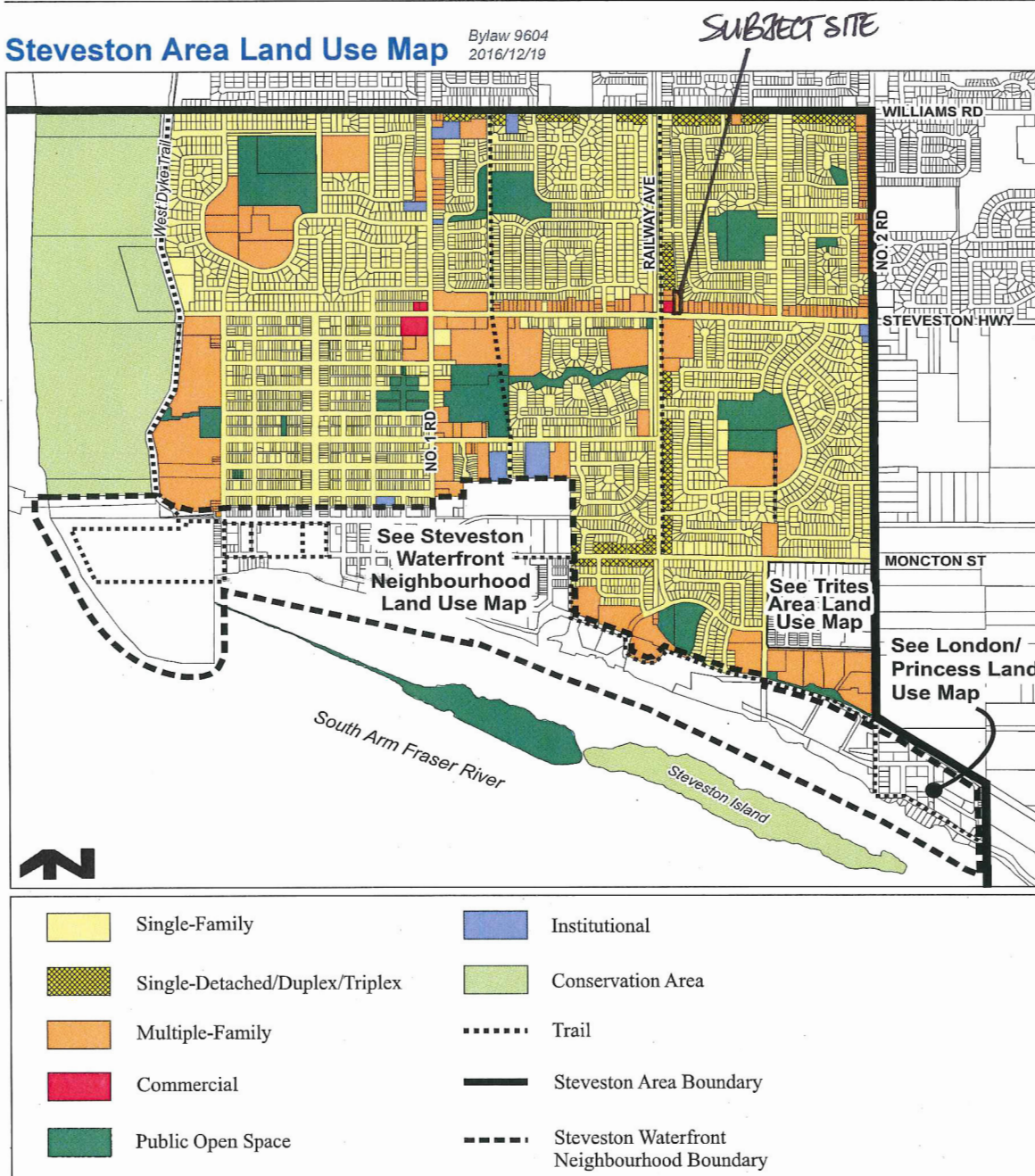
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
	East Side: Min. 3.0 m	Building A: 7.5 m; Building B: 6.0 m (projections to 4.5 m for portions of ground floor; Building C: 3.0 m	None
	West Side: Min. 3.0 m	Building A: 3.0 m Building B: 7.4 m Building C: 3.9 m	None
Height (m):	Max. 12 m (3 storeys)	Max. 12 m (3 storeys)	None
On-Site Vehicle Parking Spaces – Regular (R) / Visitor (V):	2 (R) & 0.2 (V) per unit	18 (R) and 2 (V)	None
	Total: 18 (R) and 2 (V)		
On-Site Bicycle Parking Spaces:	1.25 (R) & 0.2 (V) per unit	12 (R) and 2 (V)	None
	Total: 12 (R) and 2 (V)		
Tandem Parking Spaces:	Permitted – Max. 50% Total: 9	3	None
Small Car Parking Spaces:	Only permitted for sites requiring more than 30 parking spaces	9	Variance requested to allow 50% small car parking spaces
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu at \$1,000 per unit	Cash-in-lieu of \$9,000	None
Amenity Space – Outdoor:	54 m ²	54 m ²	None

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

* Preliminary estimate; not inclusive of garage.

City of Richmond

Steveston Area Land Use Map

Bylaw 9604
2016/12/19


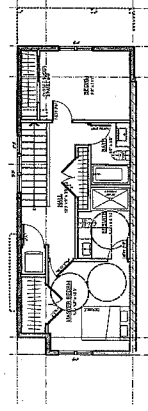


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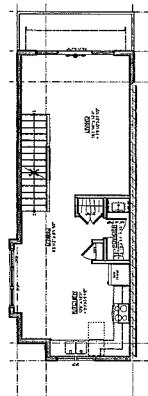


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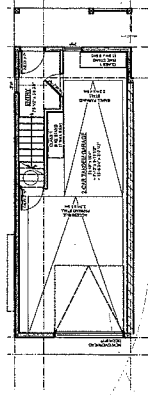
BUILDING A



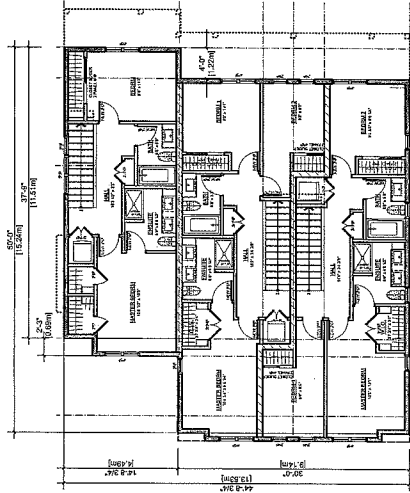
3 PROPOSED CONVERTIBLE UNIT - UPPER LEVEL
1/8" = 1'-0"



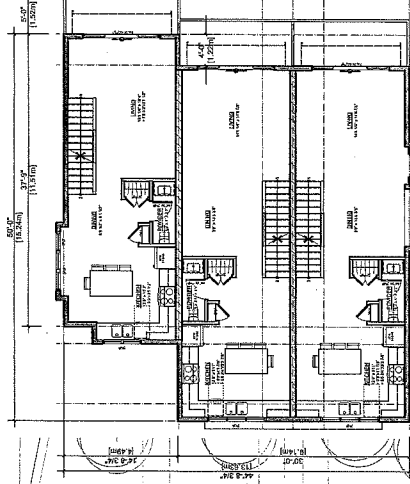
2 PROPOSED CONVERTIBLE UNIT - MAIN FLOOR
1/8" = 1'-0"



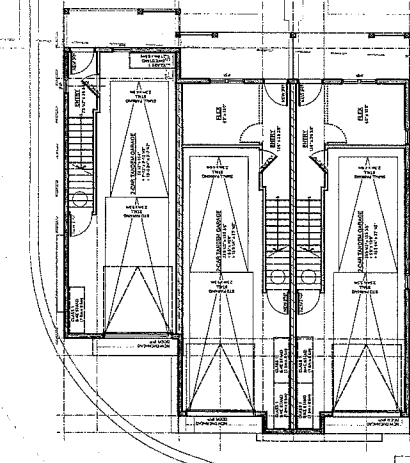
1 PROPOSED CONVERTIBLE UNIT - GROUND/GARAGE
1/8" = 1'-0"



6 LEVEL 3 PLAN: UPPER FLOOR
1/8" = 1'-0"



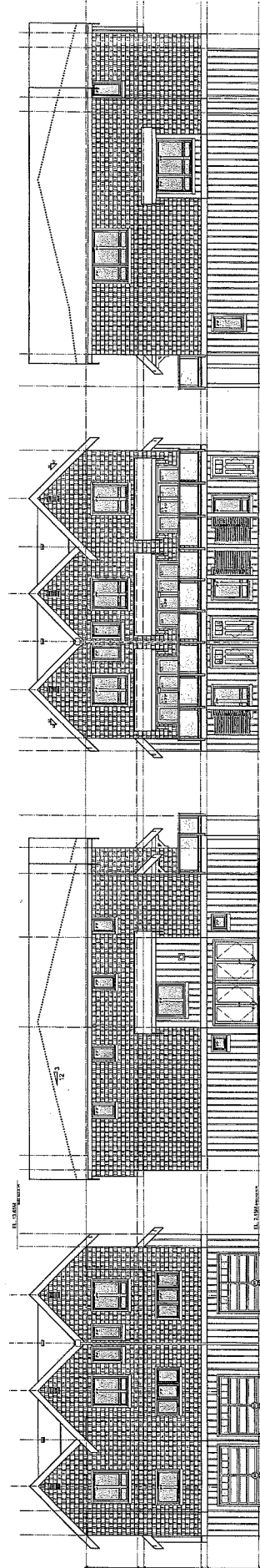
5 LEVEL 2 PLAN: MAIN FLOOR
1/8" = 1'-0"



4 LEVEL 1 PLAN: GROUND/GARAGE
1/8" = 1'-0"

PLN - 58

- PERMITTED EXTERIOR MATERIALS
- 1. POLYURETHANE INSULATION
 - 2. POLYURETHANE INSULATION
 - 3. POLYURETHANE INSULATION
 - 4. POLYURETHANE INSULATION
 - 5. POLYURETHANE INSULATION
 - 6. POLYURETHANE INSULATION
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7 TOWNHOUSE 1 NORTH ELEVATION 1/8" = 1'-0"

8 TOWNHOUSE 2A SOUTH ELEVATION 1/8" = 1'-0"

9 TOWNHOUSE 2B SOUTH ELEVATION 1/8" = 1'-0"

10 TOWNHOUSE 2C EAST ELEVATION 1/8" = 1'-0"

1. 2016-06-07 DESIGNED FOR REZONING
2. 2017-06-06 REDESIGNED FOR REZONING

THE ANDREWS ARCHITECTS INC.
5071 STEVESTON HIGHWAY
RICHMOND, BC
V6X 3A7
TEL: 604-271-1111
WWW.ANDREWSARCHITECTS.COM

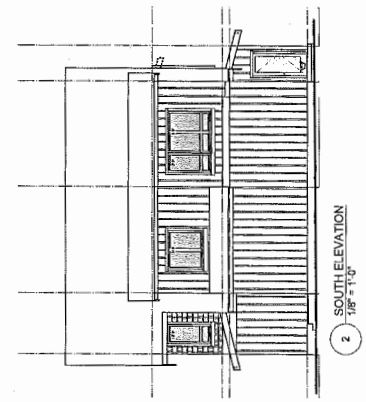
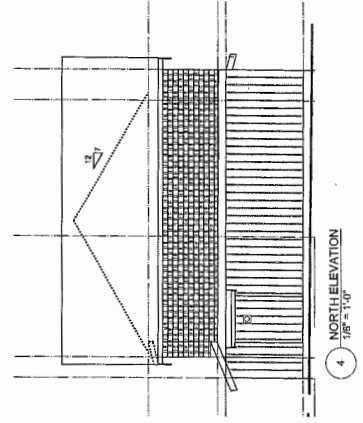
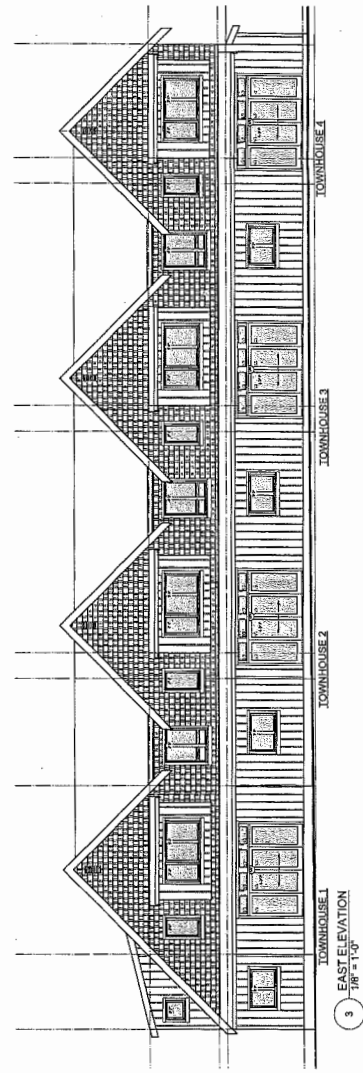
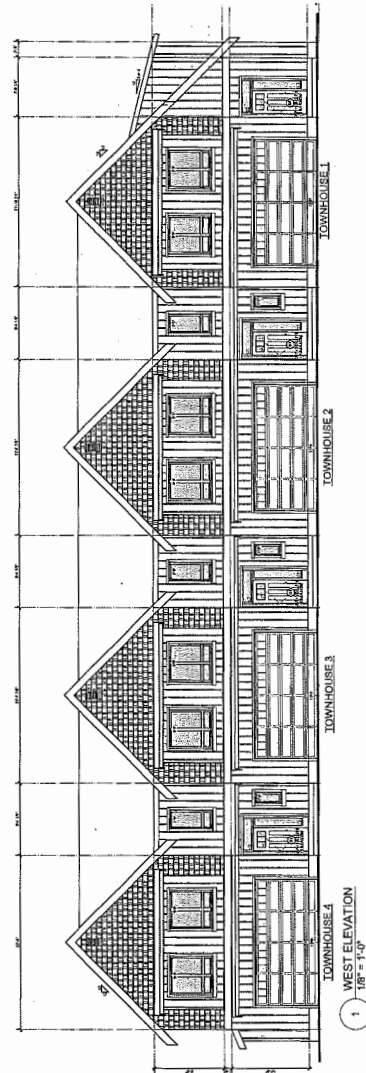
9-UNIT TOWNHOUSE
DEVELOPMENT
5071 STEVESTON HIGHWAY
RICHMOND, BC
V6X 3A7
TEL: 604-271-1111
WWW.ANDREWSARCHITECTS.COM

BUILDING A:
PLANS & ELEVATIONS
DATE: AS NOTED
DRAWN: WA
CHECKED: GP
PROJECT NO: 1511
SHEET NO: 1511

RE-ISSUED FOR REZONING/DP APPLICATION
2017 - FEB - 20

A 2.01

1. The goods in question are of various kinds, the quantity of the goods and the price of the goods being subject to change. The goods are of various kinds and the quantity of the goods is subject to change. The price of the goods is subject to change. The goods are of various kinds and the quantity of the goods is subject to change. The price of the goods is subject to change.

[illegible]

THE ANDREWS ARCHITECTS INC.
www.andrewsarch.com

**9-UNIT TOWNHOUSE
DEVELOPMENT**

5071 STEVESTON HIGHWAY
RICHMOND, BC

ORIS (TLP) DEVELOPMENTS CORP.

**BUILDING B:
ELEVATIONS**

SCALE AS NOTED

JAN 31, 2017
GATE

DATE	WA	CONF CODE	92
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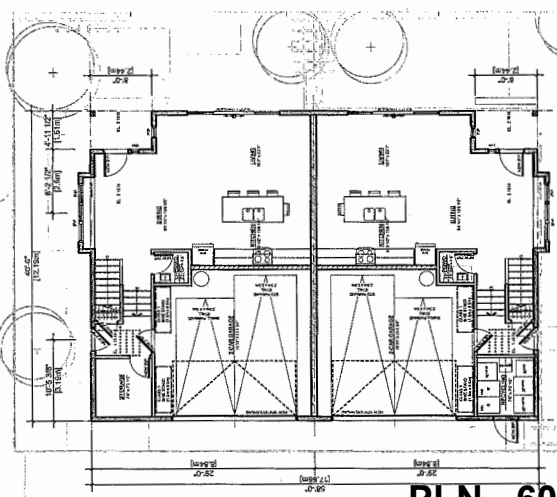
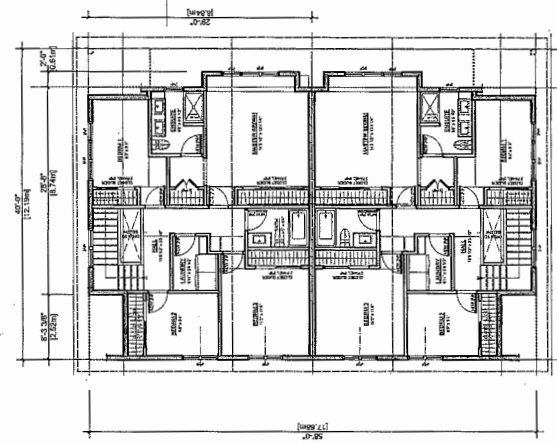
PROJECT NO.

CONSTITUTIONAL

BUILDING C

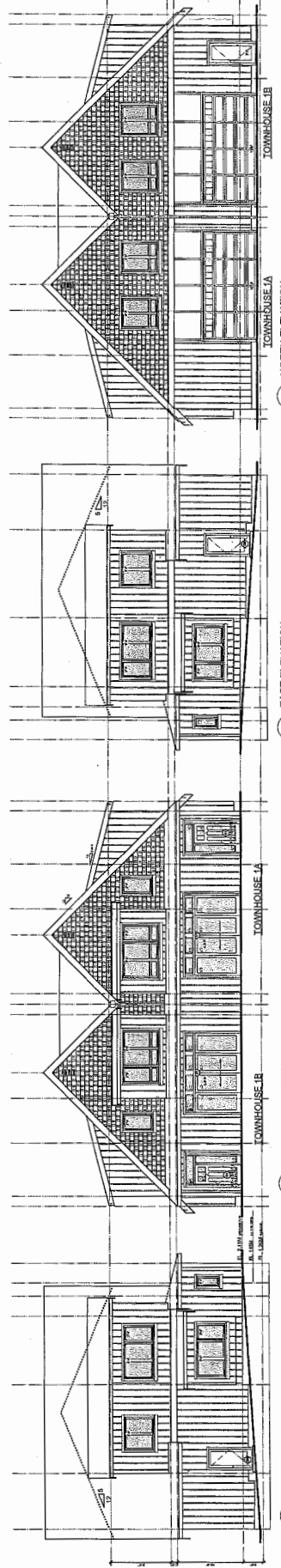
THE BUILDING C, a proposed multi-unit residential development, is located at the intersection of 10th Avenue and 10th Street, in the City of Richmond, Virginia. The project consists of a three-story building with a total of 12 units. The building is designed to be a mix of townhouse and apartment units. The project is subject to the City of Richmond's Comprehensive Zoning Ordinance, which requires a rezoning application for the project. The rezoning application is being submitted to the City Council for their consideration. The rezoning application is being submitted to the City Council for their consideration. The rezoning application is being submitted to the City Council for their consideration.

BUILDING C



PLN - 60

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THE ANDREWS ARCHITECTS INC.
ARCHITECTS
PROJECT
9 UNIT TOWNHOUSE DEVELOPMENT
1871 ALEXANDER HIGHWAY
RICHMOND, VA
ONE (UP) DEVELOPMENT CORP.
1871 ALEXANDER HIGHWAY
RICHMOND, VA
BUILDING C:
PLANS & ELEVATIONS
DATE
AS NOTED
JAN 31, 2017
WA
GA
1811



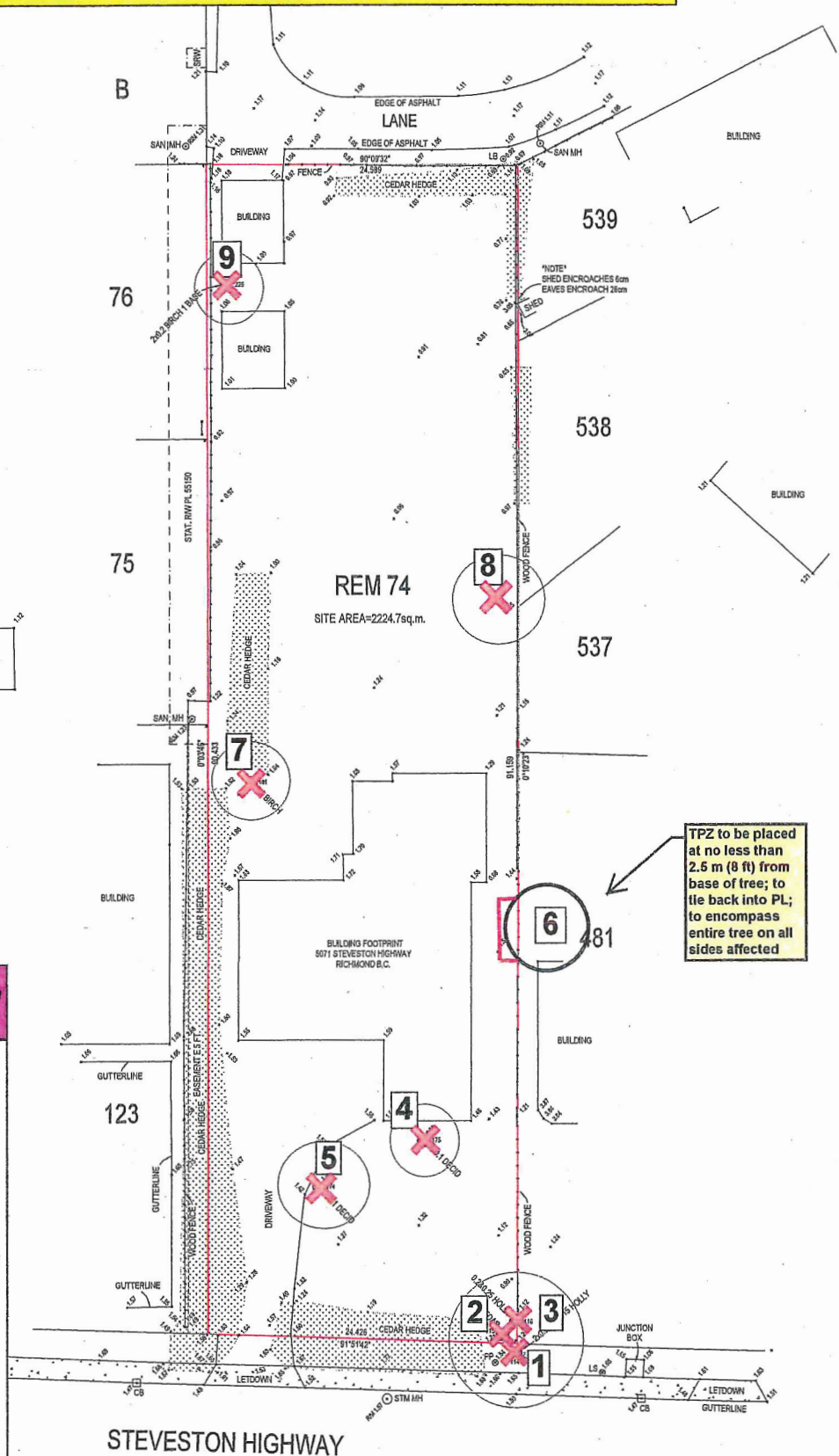
REMOVAL, RETENTION & PROTECTION PLAN

5071 Steveston Highway, Richmond

Please refer to Recommendations section of report for further info on protection parameters for site trees

5 0 5 10 15

The intended plot size of this plan is 432mm in width
560mm in height (C Size)
when plotted at a scale of 1:250



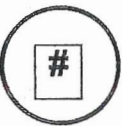
NOTE:
ELEVATIONS ON THIS PLAN ARE DERIVED FROM
CITY OF RICHMOND BENCHMARK # 205 (77H4827)
LOCATED AT C/L RIALWAY AVE & GARRY STREET,
ELEVATION = 1.041m

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE
NOT TO SCALE AND DO NOT REPRESENT CANOPY
DIAMETER. THEY INDICATE LOCATION ONLY.

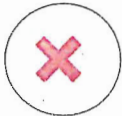
NOTE - GROUND ELEVATIONS ON
THIS PLAN ARE NOT TO BE USED FOR

A qualified Certified Arborist **must** be on-site when
excavation or construction activities are occurring within
the protection zones prescribed for the site trees.

LEGEND



= retain & monitor;
tree protection req'd



= removal is
recommended



= tree protection
barriers

CERTIFIED CORRECT B.C.L.S.

Dated this _____ day of _____, 2015

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

©



Address: 5071 Steveston Highway

File No.: RZ 16-734445

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, the applicant is required to complete the following:

1. 2.0 m wide road dedication along the entire Steveston Highway frontage.
2. City acceptance of the applicant's offer to contribute \$650 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of Tree # 6 on the neighbouring property to the east at 5091 Steveston Highway, which is to be retained. The Contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of written confirmation from the property owner at 5091 Steveston Highway for the removal of Tree # 3, which is located on the shared property line. If written authorization is not obtained, the applicant will be required to:
 - a) submit a Contract with a Certified Arborist to supervise all works conducted within the tree's protection zone. The Contract must include the scope of work to be undertaken including the proposed number of monitoring inspections at specified stages of construction, all special measures required to ensure tree protection (e.g. permeable drive-aisle surface etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review; and,
 - b) submit a security in the amount of \$10,000 to ensure that the tree survives. The survival security will be held until all construction and landscaping on-site is completed and inspected, and until the Arborist submits a post-construction impact assessment report confirming that the tree has survived. The City may retain a portion of the security for a one-year maintenance period to ensure that the tree survives."
5. City acceptance of the applicant's offer to contribute \$1,000 per dwelling unit (e.g. \$9,000) in-lieu of the provision of on-site indoor amenity space.
6. City acceptance of the applicant's offer to contribute \$4.00 per buildable square foot (e.g. \$56,210) to the City's Affordable Housing Reserve Fund.
7. Registration of a flood indemnity covenant on Title.
8. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
9. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
10. Granting of a statutory right-of-way for the purposes public-right-of-passage over portions of the property, to:
 - a) enable a public pedestrian connection from the existing neighbourhood to the north through the site and out to Steveston Highway; and b) to enable shared vehicle access through the subject site to adjacent properties to the east and west should they redevelop in the future. The works are to be built and maintained by the property owner.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

12. Enter into a Servicing Agreement* for the design and construction of frontage improvements along Steveston Highway and the rear lane, as well as for water, storm, and sanitary service connections. The scope of the works is to include, but may not be limited to:

Frontage Improvements:

- Rear Lane: upgrade the entire east-west section of rear lane to current City Engineering design standards (DWG. R-6-DS) including the installation of lane drainage and lighting (from the west property line of the subject site to Hollymount Drive). The scope of lane drainage is discussed further under the section entitled "Storm Sewer Works" below.
- Steveston Highway: from back of existing curb, install a new approximately 1.81 m treed/grass boulevard at the curb and a new 2.0 m wide concrete sidewalk north of the new boulevard, with transition to the existing sidewalk at the curb to the east and west of the subject site. The final dimensions of the frontage works are to be determined through the SA review process. Notes: Boulevard tree species are to be confirmed by the City's Parks Department through the SA review process, with careful consideration to ensure a species that can withstand relocation as part of any future intersection improvements at Steveston Highway and Railway Avenue. Trees are to be located as far north in the new boulevard as possible.
- The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - Provide pre-ducting for future Hydro/Tel/Cable utilities, if required.
 - To relocate/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if aboveground structures are required and to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.

Water Works:

- Using the OCP Model, there is 774 L/s of water available at a 20 psi residual at the Steveston Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. At Building Permit stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Applicant's cost, the City is to:
 - Install one new water service connection off of the existing 400 mm AC watermain on Steveston Highway. If meter is located in a meter chamber, a Statutory Right-of-Way (SRW) is required.
 - Cut and cap at main, the existing 20 mm water service connection at the Steveston Highway frontage.

Storm Sewer Works:

- At the Applicant's cost, the City is to:
 - Install approximately 63 m of lane drainage from Hollymount Drive to the west property line of the subject site, including appropriate catch basins and manholes as per City specifications. The City will fund construction of the portion of lane drainage that is not along the frontage of 5071 Steveston Highway (approximately 38 m), subject to funding approval. The applicant shall be responsible for the cost of design of the entire length of lane drainage, and for the cost of construction of the remaining 25 m of lane drainage along the lane frontage of 5071 Steveston Highway.
 - Check the existing storm service connection at the southeast corner to confirm the material, capacity, and condition of the inspection chamber and pipes by video inspection. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection is not in a condition to be re-used, a new service connection, complete with inspection chamber, shall be installed at the south property line off of the existing 600mm concrete storm main along Steveston Hwy, and the existing lead capped at the inspection chamber at the applicant's cost.

Sanitary Sewer Works:

- At the Applicant's cost, the City is to:
 - Install a new sanitary service connection off of the existing manhole SMH7439 at the northwest corner of the subject site. The manhole will serve as the inspection chamber.
 - Cut and cap the existing sanitary lead at the west property line of the subject site

General Items:

- The Applicant 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.
- The Applicant is required to provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.
- Any permanent structures such as trees and fences are not to encroach into any City Statutory Right-of-Way (SRW)s.

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

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

Prior to removal of "Tree # 1" and the hedge in the boulevard along Steveston Highway on City-owned property, the applicant must complete the following requirements:

- Contact the City's Parks Division (604-244-1208 x 1317) 4 business days prior to removal to allow proper signage to be posted.

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

- Installation of tree protection fencing on-site around the dripline of retained trees shared with or located on the adjacent property to the east at 5091 Steveston Highway. 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.

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

- Incorporation of all Convertible Unit features and aging-in-place features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of all energy efficiency requirements in Building Permit (BP) plans necessary to meet or exceed the EnerGuide 82 or better rating as described in the report prepared by the Certified Energy Advisor as part of the Rezoning and/or Development Permit processes.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

(signed original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9705 (RZ 16-734445)
5071 Steveston Highway**

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

1. Richmond Zoning Bylaw 8500, Section 8.6 entitled “Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)”, is amended by inserting the following subsection 8.6.11.3 after subsection 8.6.11.2:

“ 3. Section 8.6.6.4 shall not apply to the lot identified in Section 8.6.11.3. a), which shall have a minimum rear yard setback of 1.2 m:

a) 5071 Steveston Highway
P.I.D. 007-501-731
Lot 74 Except: Firstly: Part Subdivided by Plan 37390 Secondly: Part Subdivided by Plan 53481; Section 36 Block 4 North Range 7 West New Westminster District Plan 26017 ”
4. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**LOW DENSITY TOWNHOUSES (RTL4)**”.

P.I.D. 007-501-731
Lot 74 Except: Firstly: Part Subdivided by Plan 37390 Secondly: Part Subdivided by Plan 53481; Section 36 Block 4 North Range 7 West New Westminster District Plan 26017
5. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9705**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 5, 2017
File: RZ 16-726337

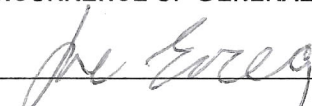
Re: Application by Anthem Properties Group Ltd. for Rezoning at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM3)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9715, for the zoning text amendment to Section 3.4 [Use and Term Definitions], Section 5.4 [Secondary Suites], Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)], Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)], Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] and Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)], to allow secondary suites in townhouse developments, be introduced and given first reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:el
Att. 6

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

Staff Report

Origin

Anthem Properties Group Ltd. has applied to the City of Richmond for permission to rezone 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road (Attachment A) from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone in order to permit the development of 47 townhouse units.

A Report to Committee (Attachment B) was taken to Planning Committee on March 21, 2017 and then to Council on March 27, 2017. In response to the referral motion carried at the Council meeting, the applicant has revised the proposal to include two secondary suites in the proposed townhouse development. A revised preliminary site plan is contained in Attachment C and a preliminary floor plan of the secondary suites is contained in Attachment D.

Background

The following referral motion was carried at the March 27, 2017 Council meeting:

"That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone, be referred to staff to investigate the possibility of including secondary suites."

This supplemental report is being brought forward now to provide a summary of revisions made to the development proposal and the amendments to the Richmond Zoning Bylaw 8500 required to facilitate the inclusion of secondary suites in townhouse developments.

Findings of Fact

Please refer to the attached updated Development Application Data Sheet (Attachment E) for a comparison of the proposed development data with the relevant bylaw requirements. Please refer to the original Staff Report dated March 10, 2017 (Attachment B) for information pertaining to related City's policies and studies, pre-Planning Committee public input and responses, as well as staff comments on built form and architectural character, transportation and site access, tree retention and replacement, variance requested, amenity space, and site servicing and frontage improvements.

Revised Development Proposal

In response to the referral motion carried at the March 27, 2017 Council meeting, the applicant has revised the development proposal to include two ground level secondary suites. These secondary units will be contained in two of the larger units (unit type B4) proposed on site, located near the main entry driveway (see Attachment C). The total floor area of each of these B4 units is approximately 159 m² (1,711.5 ft²) and the size of each secondary suite is approximately 31 m² (336.7 ft²). Each secondary suite contains a living/dining area, a

kitchenette, a bedroom and a bathroom (see Attachment D). A surface parking stall will be assigned to each of the secondary units.

To ensure that the secondary suites are built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

To ensure that the parking stalls assigned to the secondary suites are for the sole use of the each of the secondary suites, registration of a legal agreement on Title, or other measures, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

Zoning Text Amendment

In response to the referral motion carried at the March 27, 2017 Council meeting, text amendments to the Richmond Zoning Bylaw 8500 are required to permit secondary suites in townhouse developments. Staff propose to:

1. Update the definition of "secondary suites" to identify that a secondary suite can also be contained within a townhouse unit;
2. Update the *Specific Use Regulations for Secondary Suites* (Section 5.4) to accommodate secondary suites in townhouse developments; same as the secondary suites in single-family homes, a secondary suite in a townhouse development:
 - Must be completely enclosed within a townhouse unit;
 - Must not exceed 40% of the total floor area of the townhouse unit;
 - Must have an additional parking stall (over and beyond the number of parking stalls required for the townhouse unit) for its exclusive use, if located on a lot fronting an arterial road; and
 - Must be the only secondary suite contained within the same townhouse unit.
3. amend the standard townhouse zones, including the "Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)", "Medium Density Townhouses (RTM1, RTM2, RTM3)", "High Density Townhouses (RTH1, RTH2, RTH3, RTH4)" and "Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)" zones, to add "secondary suite" as a secondary use in townhouse developments.

The proposed zoning text amendment would allow future townhouse development proposals in standard townhouse zones to include secondary suites in townhouse units. There is no limit on the number of secondary suites permitted on each development site and there is no minimum size requirement for the secondary suites. Staff will work with the developer to ensure the number and sizes of secondary suites proposed are appropriate.

Financial Impact or Economic Impact

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

Conclusion

The proposed 47-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. The proposal has been revised in response to Council's request to include secondary suites in the townhouse development. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment F, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application. It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9687 be introduced and given first reading.

In response to the referral motion carried at the March 27, 2017 Council meeting, text amendments to the Richmond Zoning Bylaw 8500 are required to permit secondary suites in townhouse developments. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9715 be introduced and given first reading.



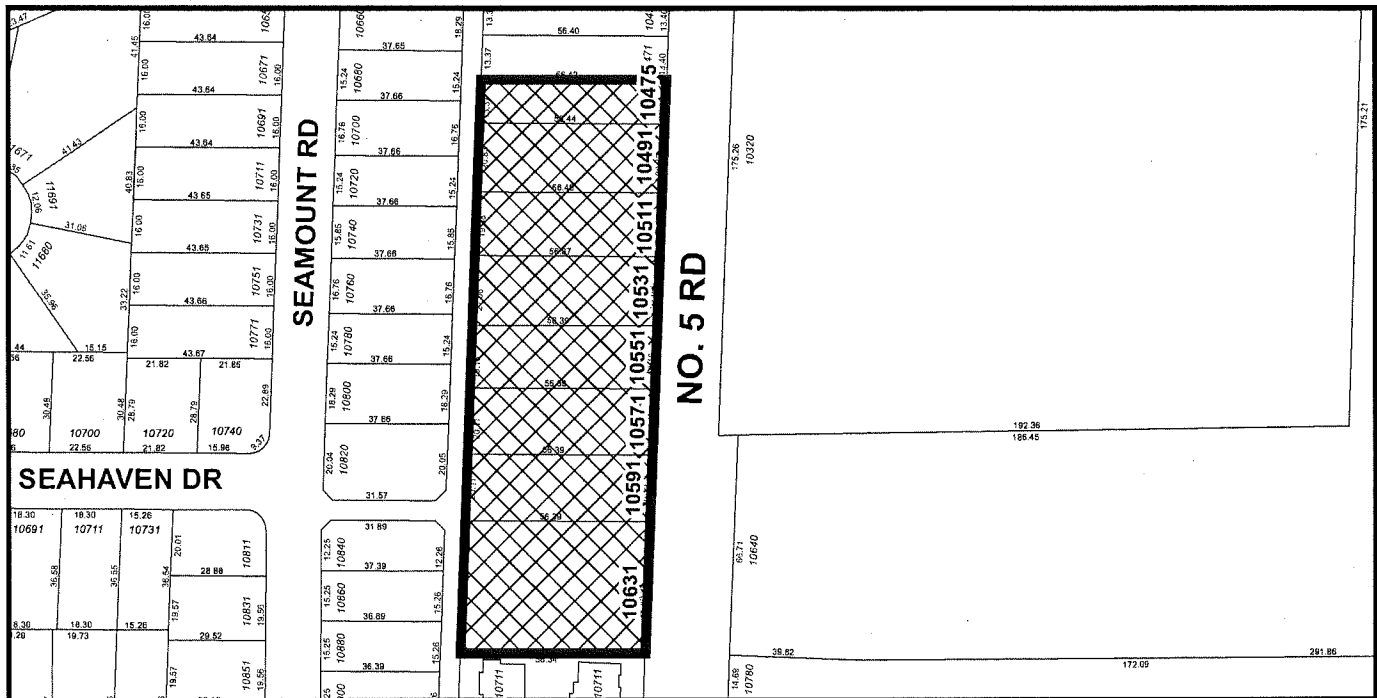
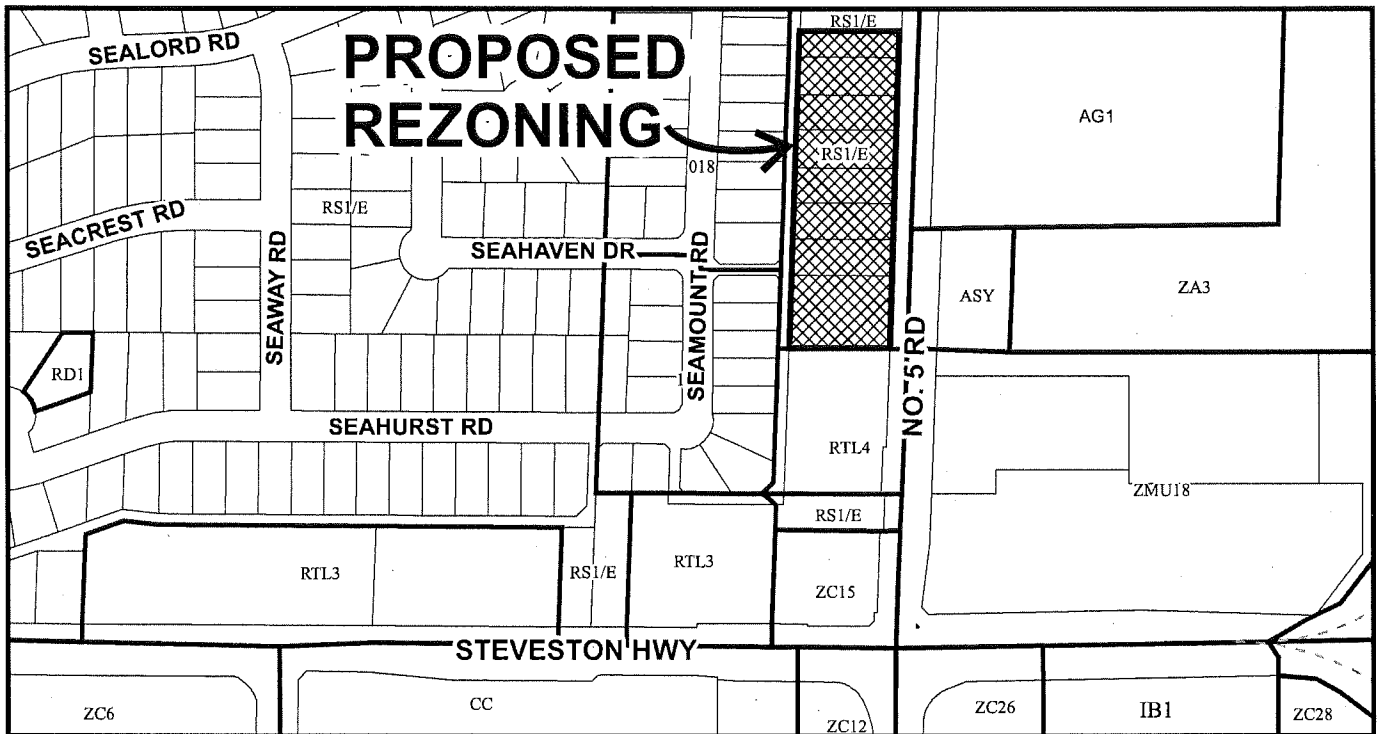
Edwin Lee
Planner 1

EL:rg

Attachment A: Location Map
Attachment B: Report to Committee dated March 10, 2017
Attachment C: Updated Preliminary Site Plan
Attachment D: Preliminary Secondary Suite Floor Plan
Attachment E: Development Application Data Sheet
Attachment F: Rezoning Considerations



City of
Richmond



RZ 16-726337

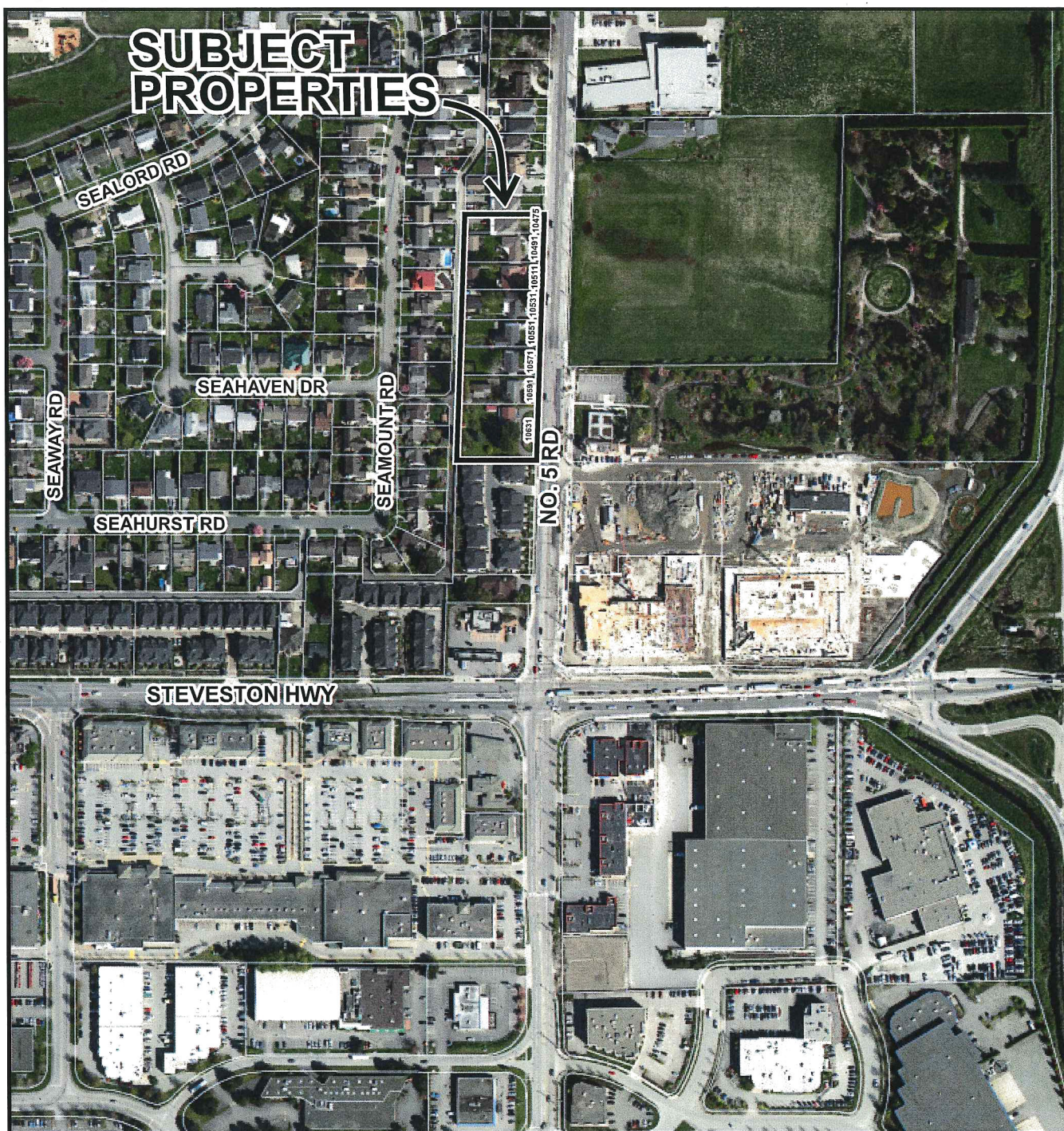
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City of Richmond



RZ 16-726337

Original Date: 04/12/16

Revision Date:

Note: Dimensions are in METRES



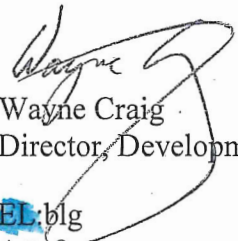
**City of
Richmond**

Report to Committee
Planning and Development Division


To: Planning Committee **Date:** March 10, 2017
From: Wayne Craig **File:** RZ 16-726337
 Director, Development
Re: Application by Anthem Properties Group Ltd. for Rezoning at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" Zone to "Medium Density Townhouses (RTM3)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone, be introduced and given first reading.


 Wayne Craig
 Director, Development
 EL:blg
 Att. 8

REPORT CONCURRENCE

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

Staff Report

Origin

Anthem Properties Group Ltd. has applied to the City of Richmond for permission to rezone 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road (Attachment 1) from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone in order to permit the development of 47 townhouse units.

Project Description

The eight properties under this application have a total combined frontage of 174 m, and are proposed to be consolidated into one development parcel. The proposed density is 0.7 FAR. The site layout includes 19 two-storey units and 28 three-storey units in 15 townhouse clusters. Vehicle access is provided by a single driveway access to No. 5 Road and four separate pedestrian accesses will be provided. The required outdoor amenity area is situated at the southeast corner of the site.

A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: Single-family homes zoned "Single Detached (RS1/E)", which are identified for townhouse development under the Arterial Road Land Use Policy.

To the South: A 21-unit townhouse complex on a lot zoned "Low Density Townhouses (RTL4)".

To the East: Across No. 5 Road, a City-owned property located in the Agriculture Land Reserve (ALR) and zoned "Assembly (ASY)" and "Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens" for future day care centre and park uses.

To the West: Across a lane, single-family homes on large lots zoned "Single Detached (RS1/E)", fronting on to Seamount Road.

Related Policies & Studies**Official Community Plan**

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for "Arterial Road Townhouse" on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Policy except for the minimum 50 m width for residual site requirement. The proposal will leave a residual site to the north with a frontage of approximately 26.8 m at 10451 and 10471 No. 5 Road.

The applicant has been advised of the Townhouse Development Requirements and has been requested to acquire the two adjacent properties to the north. The applicant advised staff in writing that they have made attempts to acquire adjacent properties, but cannot reach an agreement with the owners.

To verify the viable future redevelopment of the residual site to the north, the applicant has provided a development concept plan for the site (on file). Also, registration of a statutory right-of-way (SRW) over the internal driveway on the development site will be required prior to final adoption of the rezoning bylaw in order to facilitate access to future development to the north.

Agricultural Land Reserve (ALR) Buffer Zone

A landscape buffer is required along the No. 5 Road frontage of this site. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses on the east side of No. 5 Road. The applicant is proposing a 4.0 m wide ALR buffer on site along the entire east property line. The proposal, including planting details, will be referred to the Agricultural Advisory Committee (AAC) for their review and comments. Staff will work with the applicant to amend the proposed planting plan based on AAC's comments, if any, through the Development Permit stage.

In addition to the landscaping requirements of the buffer, a restrictive covenant will be registered on Title, indicating that the landscaping within the ALR buffer cannot be removed or modified without the City's approval. The covenant would also identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities.

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 Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.81 per buildable square foot (2016 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$59,369.35.

Public Consultation

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

The applicant conducted a public Open House for the rezoning application on June 22, 2016. The Open House was held at Daniel Woodward Elementary School, which is located within walking distance of the development site. An Open House flyer was delivered by the applicant to approximately 100 households (see Attachment 4 for the Notification Area). Staff attended the Open House to observe the meeting and answer policy or process-related questions. 23 people attended the event, and 10 of them were from six households located within the notification area. Comment sheets were provided to all the attendees and five completed comment sheets were received (Attachment 5) at the end of the meeting. A copy of the Open House Summary prepared by the applicant is included in Attachment 6.

Major concerns from the neighbourhood on the proposed townhouse development are summarized below; with responses to each of the concerns identified in ***bold italics***.

1. Fence height along the west property line should be raised to 1.5 m (5 ft.) to avoid trespassing.

A line of 1.2 m (4 ft.) tall wood fence is proposed on top of a new retaining wall (ranging from 0.7 m to 0.9 m high) along the west property line. The overall height of this solid screen along the rear lane would be approximately 1.9 m (6.2 ft.) to 2.1 m (6.9 ft.).

2. Removal of 90% of the trees on site and removal of large trees on site should be avoided.

The applicant is proposing to retain seven of the nine bylaw-sized trees on site that are in good condition. This includes five Douglas Fir trees located at the southern edge of the site, which are in excellent condition. The retention of this grove of five Douglas Fir trees precludes any construction on the southeast portion of the site. The applicant has revised the site plan to locate the outdoor amenity area from a more centralize location to the southeast corner of the site and reduced the number of units proposed.

The applicant is proposing to remove two bylaw-sized trees on site that are in good condition due to their conflicts with site grading. The applicant is proposing to remove another 49 bylaw-sized trees due to their poor condition. While 88% of the bylaw-sized on site are proposed to be removed, 78% of healthy trees on site are being retained.

3. Rear Yard Setback from the City lane should be increased from the proposed 4.5 m to 6.0 m.

The Arterial Road Guidelines for Townhouses in the OCP suggests that townhouse clusters be set back 6.0 m from the rear property line along the rear yard interface with single-family housing. There is a 6.0 m wide lane located between the adjacent single-family homes and the subject townhouse site; with the proposed 4.5 m rear yard setback, the proposed two-storey townhouse units will be located at least 10.5 m from the rear property line of the adjacent single-family lots to the east. Staff feel that this distance would pose minimal impact to the neighbouring residents. The approximately 0.5 m road dedication required along No. 5 Road also limits the opportunity to provide a larger rear yard setback. Appropriate landscaping along the rear yards of the proposed development should address any further adjacency concerns. Staff will work with the developer to ensure natural screening will be included in the proposal at the Development Permit stage.

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

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the eight properties into one development parcel with a total area of 9,727.3 m², and construct 47 townhouse units. The proposal consists of a mix of two-storey and three-storey townhouse units, all with side-by-side double car garages. The three-storey units have been arranged in clusters of four units, with the ends of the blocks facing No. 5 Road. The two-storey units are arranged as duplexes and triplexes along the western edge of the site to serve as a transition to the single-family neighbourhood across from the back lane. The outdoor amenity area will be situated at the southeast corner of the site, surrounding the five protected Douglas Fir trees on site.

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

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan.
- Refinement of the proposed building form to achieve sufficient variety in design and setbacks to create a desirable and interesting streetscape along No. 5 Road and along the internal drive aisles; to reduce visual massing of the three-storey units along, and to address potential adjacency issues.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk on No. 5 Road, and to the adjacent existing developments.

- Review of size and species of replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on site.
- Refinement of ALR buffer design in response to Agricultural Advisory Committee's comments.
- Refinement of landscape design, including screening of headlight glare onto No. 5 Road.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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

Transportation and Site Access

One vehicular access from No. 5 Road is permitted on this proposed development; limited to a right-in/right-out traffic movement. No access via the back lane is proposed due to the potential intrusion of traffic into the existing single family neighbourhood. This vehicular access will be utilized by adjacent properties to the north if they apply to redevelop; and be utilized by the adjacent property to the south when required. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from No. 5 Road and the internal north-south manoeuvring aisle will be secured as a condition of rezoning.

Prior to final adoption of the rezoning bylaw, the developer is also required to dedicate approximately 0.5 m across the entire No. 5 Road frontage for road, and to accommodate frontage improvements, including, but not limited to: a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk. Exact width is to be confirmed with survey information to be submitted by the applicant before final adoption of the rezoning bylaw.

In addition, the developer is required to revise the orientation of the existing crosswalk on the north leg of the intersection at No. 5 Road and the access road to the Gardens development so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not be limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral

The subject site is located within 800 m of a controlled access highway (i.e., Highway 99), and the rezoning application was referred to the BC Ministry of Transportation and Infrastructure (MOTI). Preliminary approval of the subject rezoning was granted on August 30, 2016 for a period of one year pursuant to Section 52(3)(a) of the Transportation Act. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which assesses the structure and condition of on-site tree species, and provides recommendations on tree retention and removal. There is no tree on the neighbouring properties within 2 m of the property line of the subject site and no street trees on City property in front of the site.

The Report assesses 58 bylaw-sized trees on the subject site. The City's Tree Preservation Coordinator has reviewed the Arborist's Report and accepted the proposed tree retention scheme (Attachment 7):

- Five Douglas Fir trees located (in a small grove) at the southern edge of the development site are all in excellent condition and will be retained and protected a minimum 5.0 m out from the bases of the trees.
- One 75cm caliper Sitka Spruce tree is in good condition and will be retained and protected a minimum 4.5 m out from the base of the tree.
- One 86 cm caliper Red Cedar tree located along the No. 5 Road street frontage is in very good condition and will be retained and protected a minimum 5.0 m out from the base of the tree.
- One 35 cm caliper Japanese Maple tree located along the No. 5 Road street frontage is in very good condition, but the retention of this Japanese Maple tree would further restrict the developable area of this site. Considering that the applicant has made efforts to retain a grove of five Douglas Fir trees at the southern edge of the site by removing three proposed units, staff agreed to the removal of this Japanese Maple tree.
- One 51 cm caliper Variegated Tulip tree is in excellent condition; however, it is located in the middle of the north-south drive aisle. Staff have agreed to the removal of this tree with the understanding that two new Variegated Tulip trees (at a minimum size of 8 cm caliper) will be planted along the No. 5 Road street frontage to compensate for the loss of this tree.
- 49 trees on site will be removed due to poor structural condition; 98 replacements trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 111 new trees on site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones is required.
- Prior to Development Permit Issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Variance Requested

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM3)" zone; with one proposed variance to reduce the front yard setback from 6.0 m to 4.5 m for proposed buildings # 9 to #13, and from 6.0 m to 5.5 m for buildings # 14 and 15. Staff support the requested variance recognizing that an approximately 0.5 m wide road dedication is required along the entire No. 5 Road frontage, no unit could be built on the southeast portion of the site due to the retention of a grove of five large Douglas Fir trees, and a large outdoor amenity will be provided. This variance will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy; for a contribution of \$293,181.97.

Townhouse Energy Efficiency and Renewable Energy

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

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space) requires that a cash contribution of \$1,000 per unit up to 19 units, plus \$2,000 per unit over 19 units, plus \$3,000 per unit over 39 units be provided in lieu of indoor amenity space. The total cash contribution required for this 47 unit townhouse development is \$83,000.00.

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

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the client is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification and re-orientation of the crosswalk at the intersection of No. 5 Road and the access road to the Gardens development, as well as to install of a new fire hydrant on the west side of No. 5 Road and upgrade the storm sewer. All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee. A list of rezoning considerations is included as Attachment 8, which has been agreed to by the applicants (signed concurrence on file).

Financial Impact or Economic Impact

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

Conclusion

The proposed 47-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 8, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9687 be introduced and given first reading.



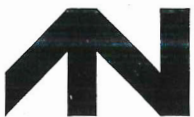
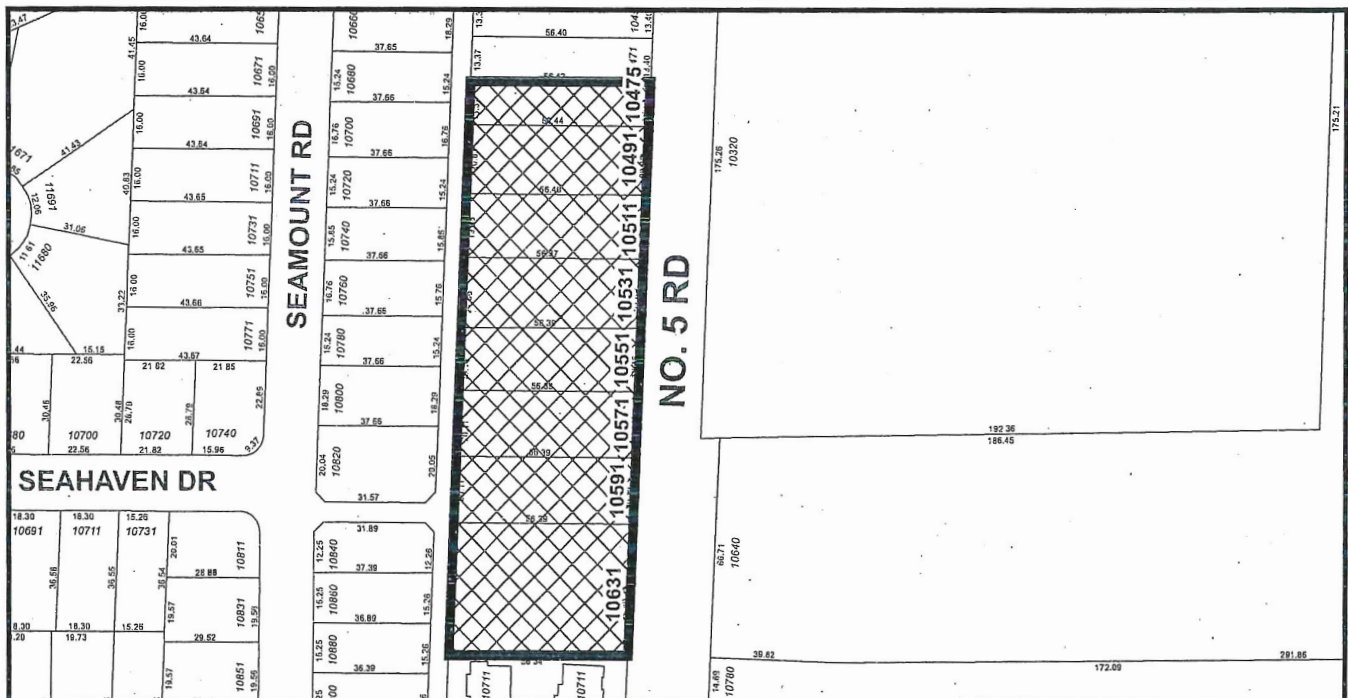
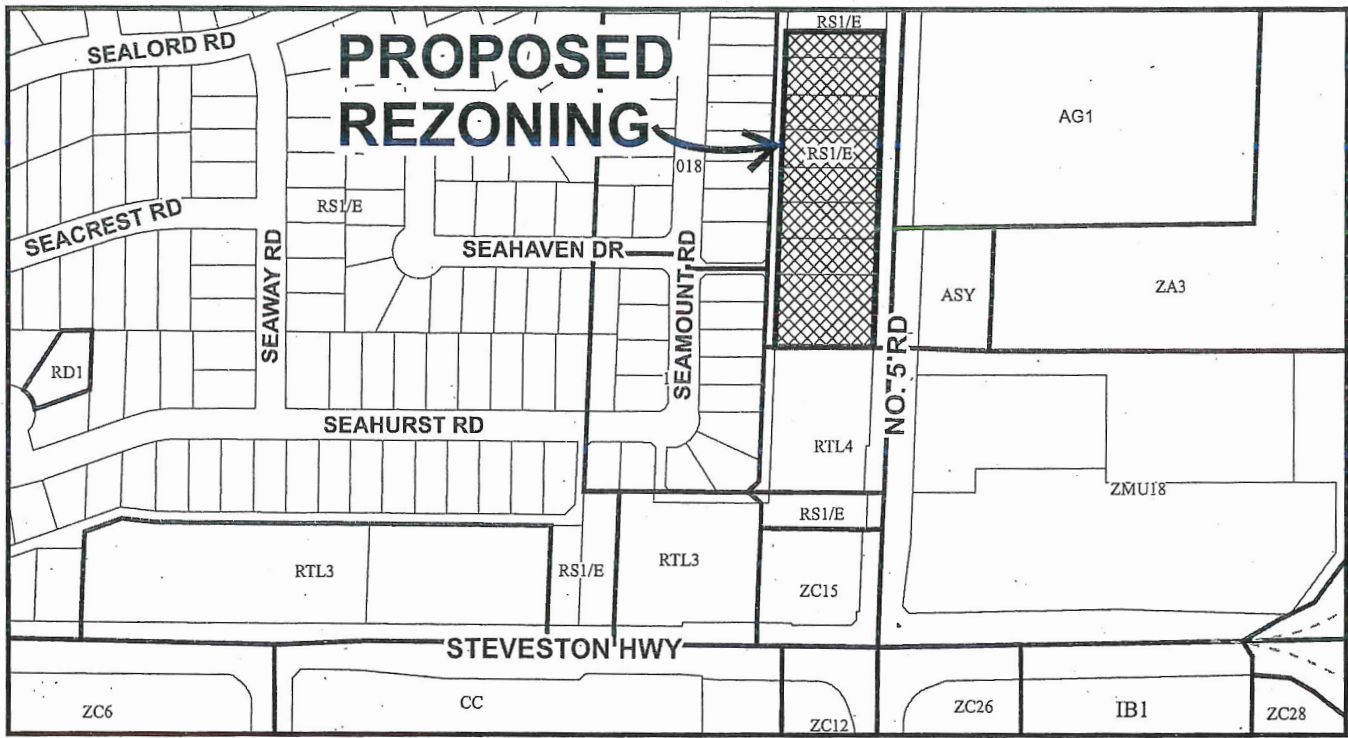
Edwin Lee
Planner 1
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Open House Notification Area
- Attachment 5: Completed Comment Sheets Received at the Open House
- Attachment 6: Open House Summary
- Attachment 7: Tree Management Plan
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 16-726337

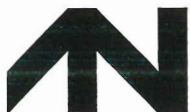
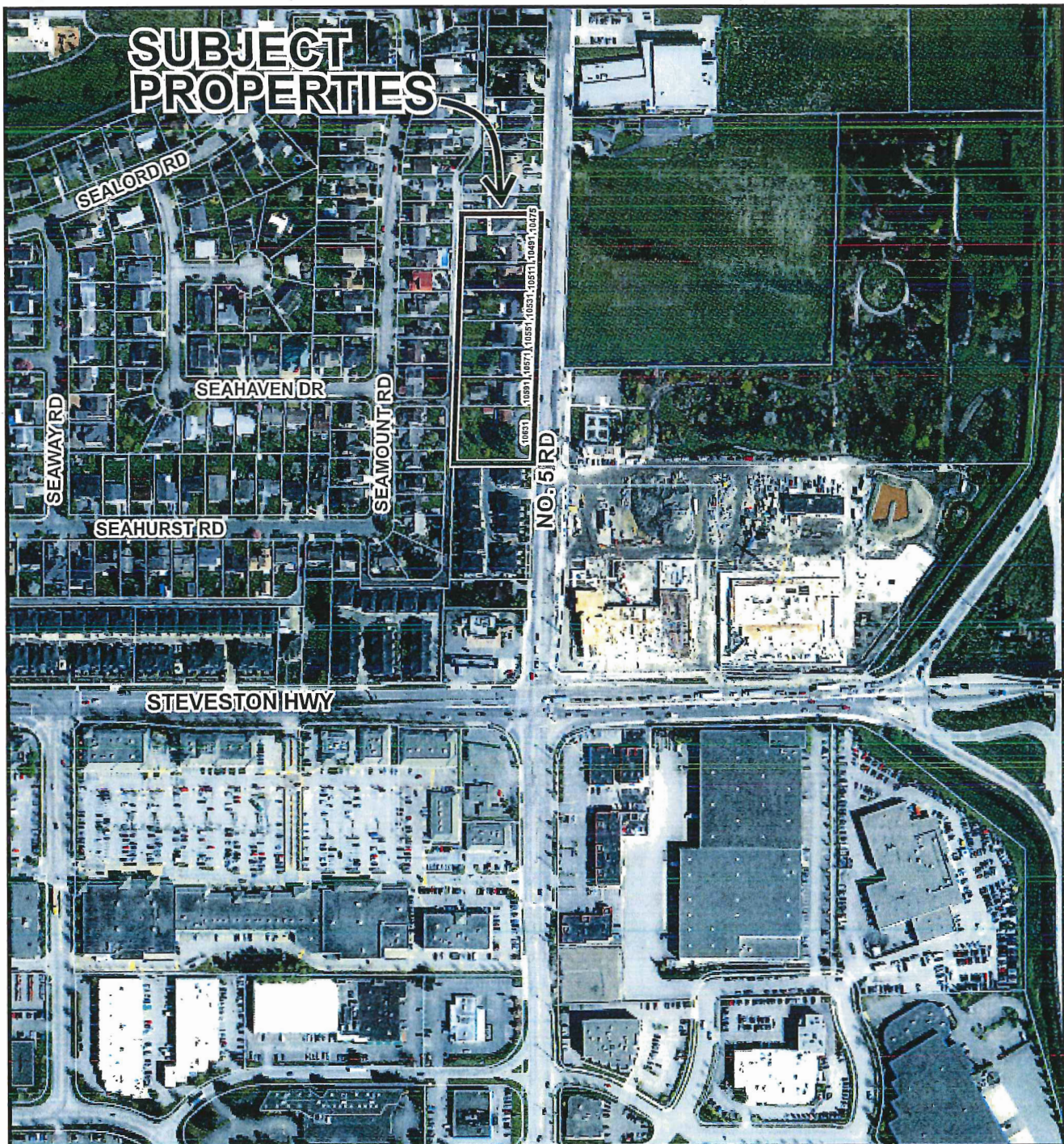
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City of
Richmond



RZ 16-726337

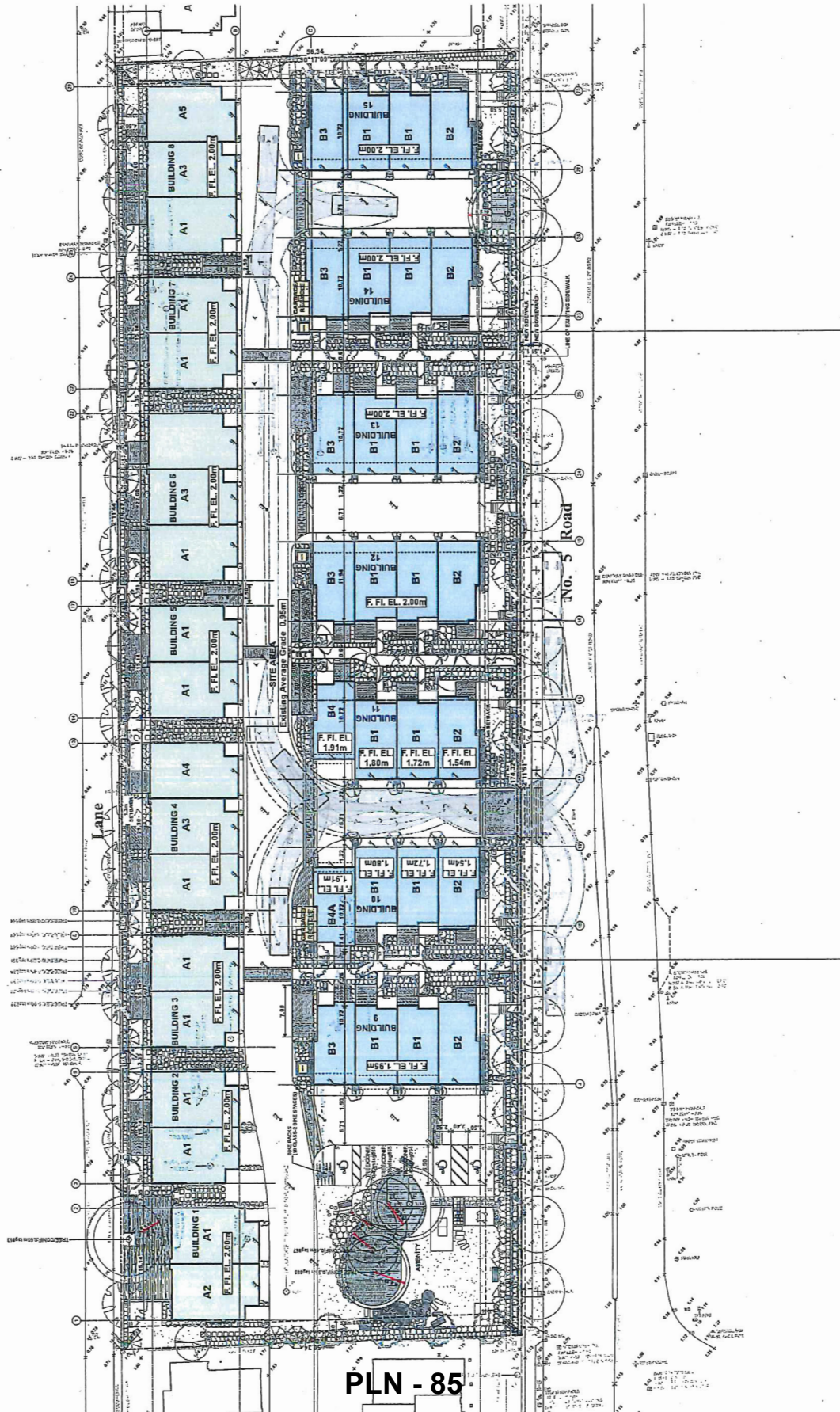
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PLN - 85

ANTHEM PROPERTIES

TOWNHOUSE DEVELOPMENT
1005-1007 No. 5 Road
Vancouver, BC
V6B 1T5

SITE PLAN

NO.	REVISION	DATE
1	1st	2017
2	March 02, 2017	
3	CITY REVIEW	

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SEAL:



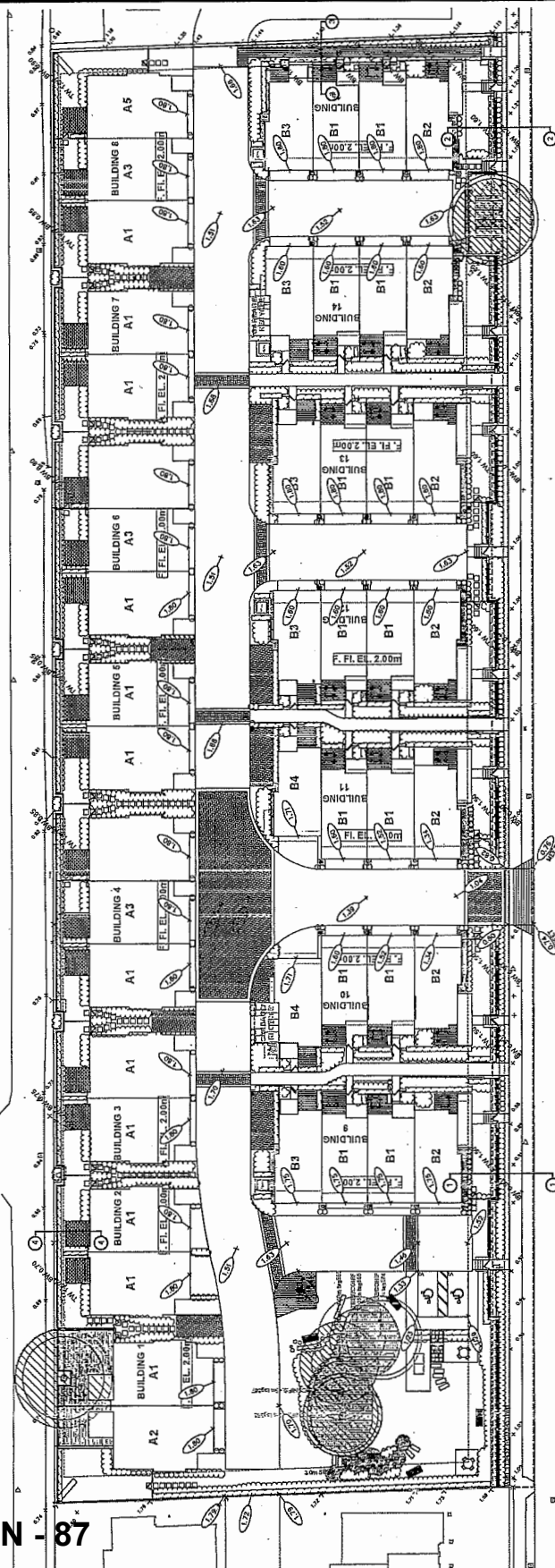
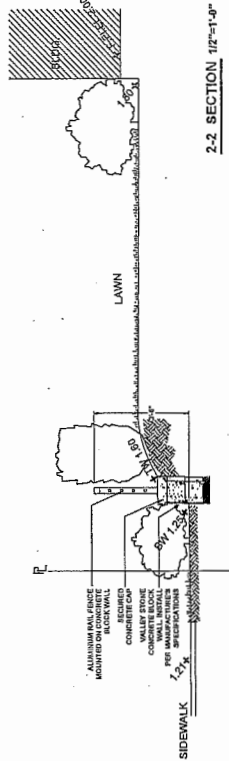
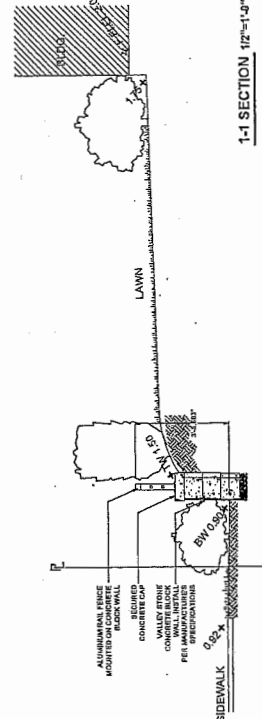
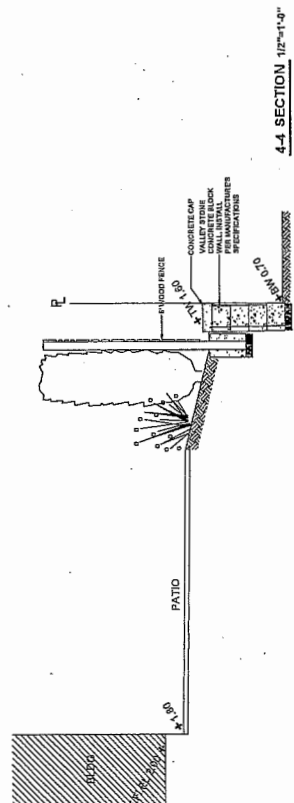
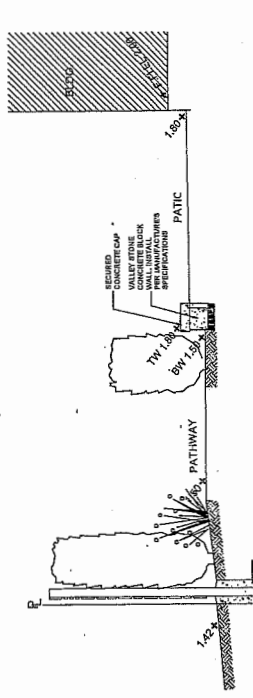
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2	11.01.17	REVISIONS TO PERMITTING	WAL
3	11.01.17	ISSUE FOR PERMITTING	WAL
4	11.01.17	REVISIONS TO PERMITTING	WAL
5	11.01.17	ISSUE FOR PERMITTING	WAL
6	11.01.17	REVISIONS TO PERMITTING	WAL
7	11.01.17	ISSUE FOR PERMITTING	WAL
8	11.01.17	REVISIONS TO PERMITTING	WAL
9	11.01.17	ISSUE FOR PERMITTING	WAL
10	11.01.17	REVISIONS TO PERMITTING	WAL
11	11.01.17	ISSUE FOR PERMITTING	WAL
12	11.01.17	REVISIONS TO PERMITTING	WAL
13	11.01.17	ISSUE FOR PERMITTING	WAL
14	11.01.17	REVISIONS TO PERMITTING	WAL
15	11.01.17	ISSUE FOR PERMITTING	WAL
16	11.01.17	REVISIONS TO PERMITTING	WAL
17	11.01.17	ISSUE FOR PERMITTING	WAL
18	11.01.17	REVISIONS TO PERMITTING	WAL
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20	11.01.17	REVISIONS TO PERMITTING	WAL

CLIENT:
ANTHEM PROPERTIES

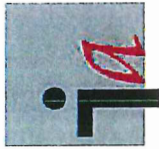
PROJECT:
**TOWN HOUSE
DEVELOPMENT**
10475-10651
NO. 5 ROAD
RICHMOND, B.C.
R2 16-726337
DRAWING TITLE:

**PRELIMINARY GRADING
PLAN**

DRAWING NUMBER:
L2
DATE: 14 MAR 03
SCALE: 1"=20'-0"
DRAWN: MM
CHECKED: ACY
DATE: 07-6
PROJECT NUMBER: 16-619

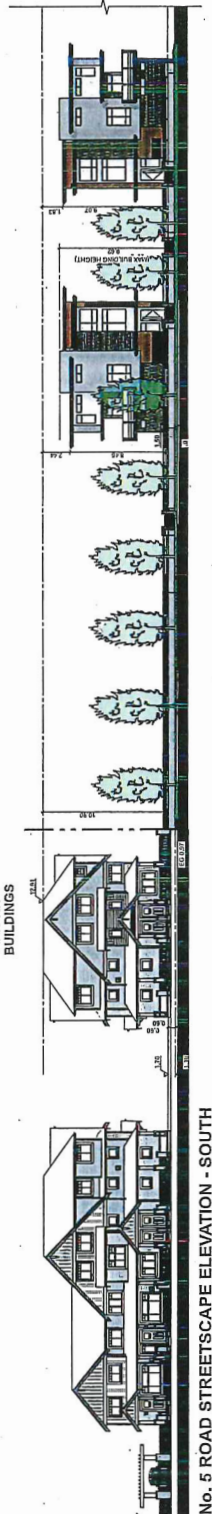


PLN - 87



INTEGRA ARCHITECTURE INC.
416 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
TEL: 604.688.4220 FAX: 604.688.4270
info@integra-arch.com
www.integra-arch.com

EXISTING
BUILDINGS



No. 5 ROAD STREETSCAPE ELEVATION - SOUTH

OUTDOOR
AMENITY



No. 5 ROAD STREETSCAPE ELEVATION - NORTH

ARCHITECTURAL ELEVATION

GENERAL

ANTHEM PROPERTIES

PROJECT

TOWNHOUSE
DEVELOPMENT
NO. 5 ROAD
RICHMOND, BC
REF: 16-20337

DATE

1/11/2014

STREETSCAPE
ELEVATIONS

10381

10382

10383

10384

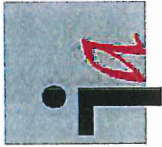
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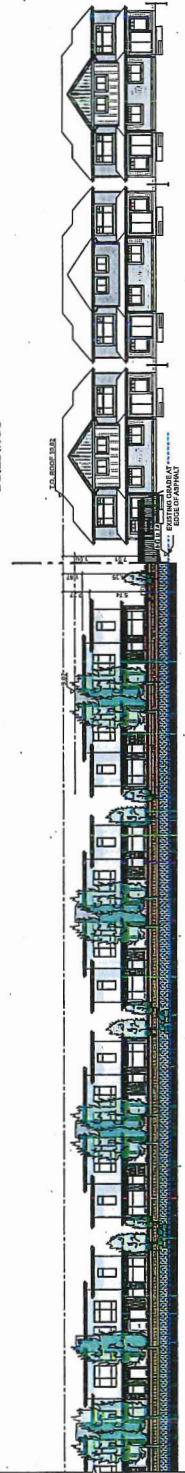
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INTEGRA ARCHITECTURE INC.
415 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
TEL: 604.681.4220 F: 604.681.4228
info@integra-arch.com
www.integra-arch.com
PETER H. HARRIS, ARCHITECT
REGISTERED ARCHITECT
BC REG. NO. 12345



EXISTING
BUILDINGS



INTEGRITY REAL

CLIENT

ANTHEM PROPERTIES

PROJECT

TOWNHOUSE
DEVELOPMENT
1000 WEST 51ST AVE
RICHMOND, BC
R216-728337

DATE

STREETSCAPE
ELEVATIONS

SCALE

1/8" = 1'-0"

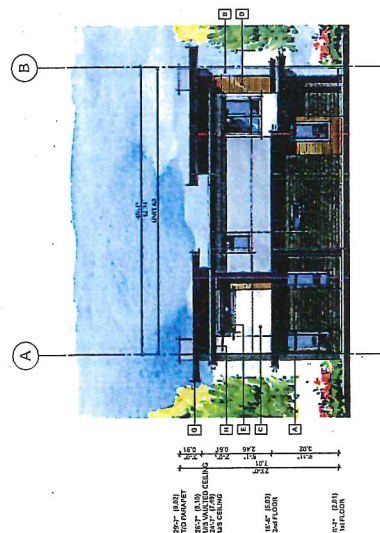
February 20, 2017

5 - DP Resubmission

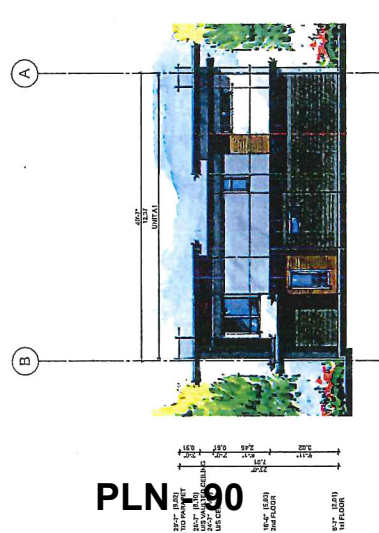
1000000

1000000

A-0-320



BUILDING 1 - EAST ELEVATION



BUILDING 1 - WEST ELEVATION

BUILDING 1 - NORTH ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Colour by match, Reference No.	Elements
A	Brown	Huntle Park Lay Sliding Smooth Insulans, & exposure	Huntle lay sliding, & exposure
B	Chocofol	Huntlewood Sliding Smooth Insulans on Easton Trims	Exterior walls, Trims, Gray selected locations
C	Silver	4mm Lay Sliding Insulans by Easton Trims	Exterior walls, selected locations
D	Gravel	Woodstone Fiber cement plank (soft)	Exterior walls, selected Insulations
E	Silver Vinyl	Clear anodized aluminum	Double glazed (top) windows & doors
F	Black	UG2821	Pre-fabricated Aluminum (sliding) Clear Sliding Glass

[illegible]

ANTHEM PROPERTIES

PROJECT

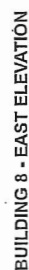
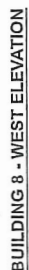
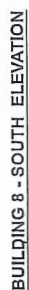
**TOWNHOUSE
DEVELOPMENT**
10475-10631 No. 5 ROAD
RICHMOND, BC
RZ16-726337

BUILDING 1 ELEVATIONS

PROJECT
6381
SCALE
1/8" = 1'-0"
DATE
February 20, 2017
TITLE
5 - DP Resubmission
DRAWN BY
JANUARY 2017

A-2.012

PLN-90



Colour	Manufacturer	Colour by match, Reference list	Elements
A	Brown Humble Plant Lay Sliding Smooth Insulation, & expansion	Timber finish	Handle by sliding & expansion
B	Charcoal Humble Plant Lay Sliding Smooth Insulation, & expansion on Easy Trim	Brickwork, Masonry selected locations Timber Clay	Exterior walls, selected locations
C	Silver 4mm ACMF Panel by Easy Trim	to match P. windows	Exterior walls, selected locations
D	Gravel Woolstone Fibre cement panel, stull	Woodwork OSB Cladding	Exterior walls, selected locations
E	Silver Vapour Barrier	Clear anodized aluminium	Insulate glazing stop windows & doors
F	Black Lycotek	to match P. window film inserts on Clear Safety Glass	Pre-finished Aluminium framing on Clear Safety Glass

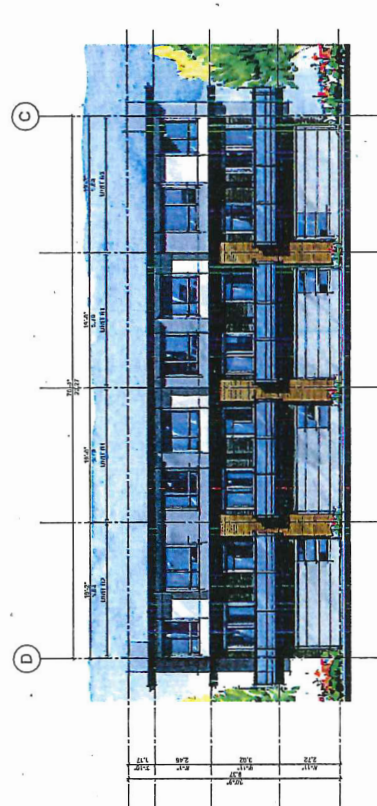
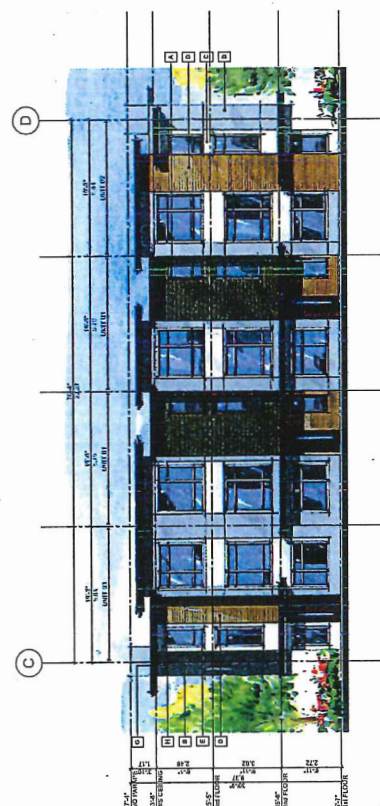
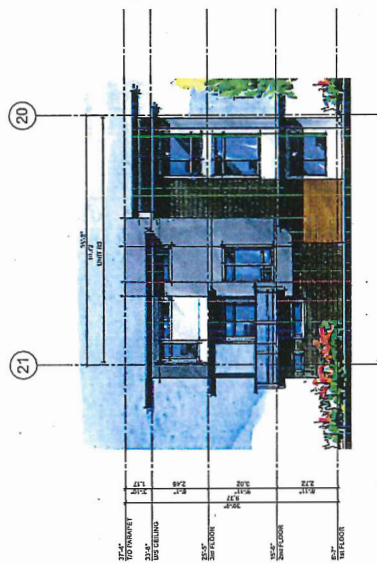
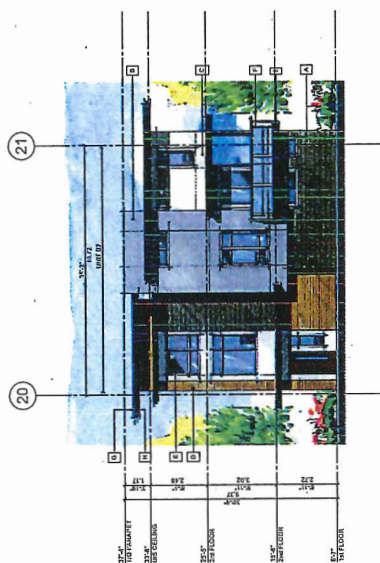
[illegible]

Colour	Manufacturer	Colour by match, Reference list	Elements
A	Brown Humble Plant Lay Sliding Smooth Insulation, & expansion	Timber finish	Handle by sliding & expansion
B	Charcoal Humble Plant Lay Sliding Smooth Insulation, & expansion on Easy Trim	Brickwork, Masonry selected locations Timber Clay	Exterior walls, selected locations
C	Silver 4mm ACMF Panel by Easy Trim	to match P. windows	Exterior walls, selected locations
D	Gravel Woolstone Fibre cement panel, stull	Woodwork OSB Cladding	Exterior walls, selected locations
E	Silver Vapour Barrier	Clear anodized aluminium	Insulate glazing stop windows & doors
F	Black Lycotek	to match P. window film inserts or Clear Safety Glass	Pre-finished Aluminium framing or Clear Safety Glass

[illegible]

PLN - 91

A-2.082



MATERIAL & COLOUR LEGEND			Reference to materials in the schedule
Colour	Manufacturer		
Brown	Heute Paints Ltd Sling	Timber Back	
Black	Smith Indian, B* aperture		
White	Harmonised Sling	Benjamin Moore 2124 Grey	
Grey	Harmonised Sling on Envy 71in		
Green	4mm A401 Panel by Envy 71in	In match P* window	
Orange	Woodstone Flair centre plank with	Woodstone "Old Cherry"	
Blue	Envy 71in		
Yellow	Alpina	Clear oxidized aluminum	
Black	Usabell	In match P* window	

6	Black	Matheson Ltd.	PVC Mastic Black	Pre-Adhesive sand Beadings and Gravelpack
7	Orange	Wardens Floor cement plank asB1	Wardens "Old Quarry"	Roof overhangs & Indirect raft
8	Black	Wardens "New" 100 boards	Black Mastic Black Knight 1238-10	Galvaney & Roof Pansies
9	Gray	Adhesive concrete	Gray	Exposed concrete



RZ 726337

Attachment 3

Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant: Anthem Properties Group Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Anthem 5 Road Developments Ltd.	No Change
Site Size (m ²):	9,814.51 m ²	9,727.36 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	Single-Family Lot Size Policy 5434	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTM3)
Number of Units:	8	47
Other Designations:	N/A	No Change

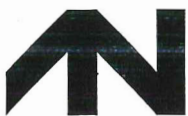
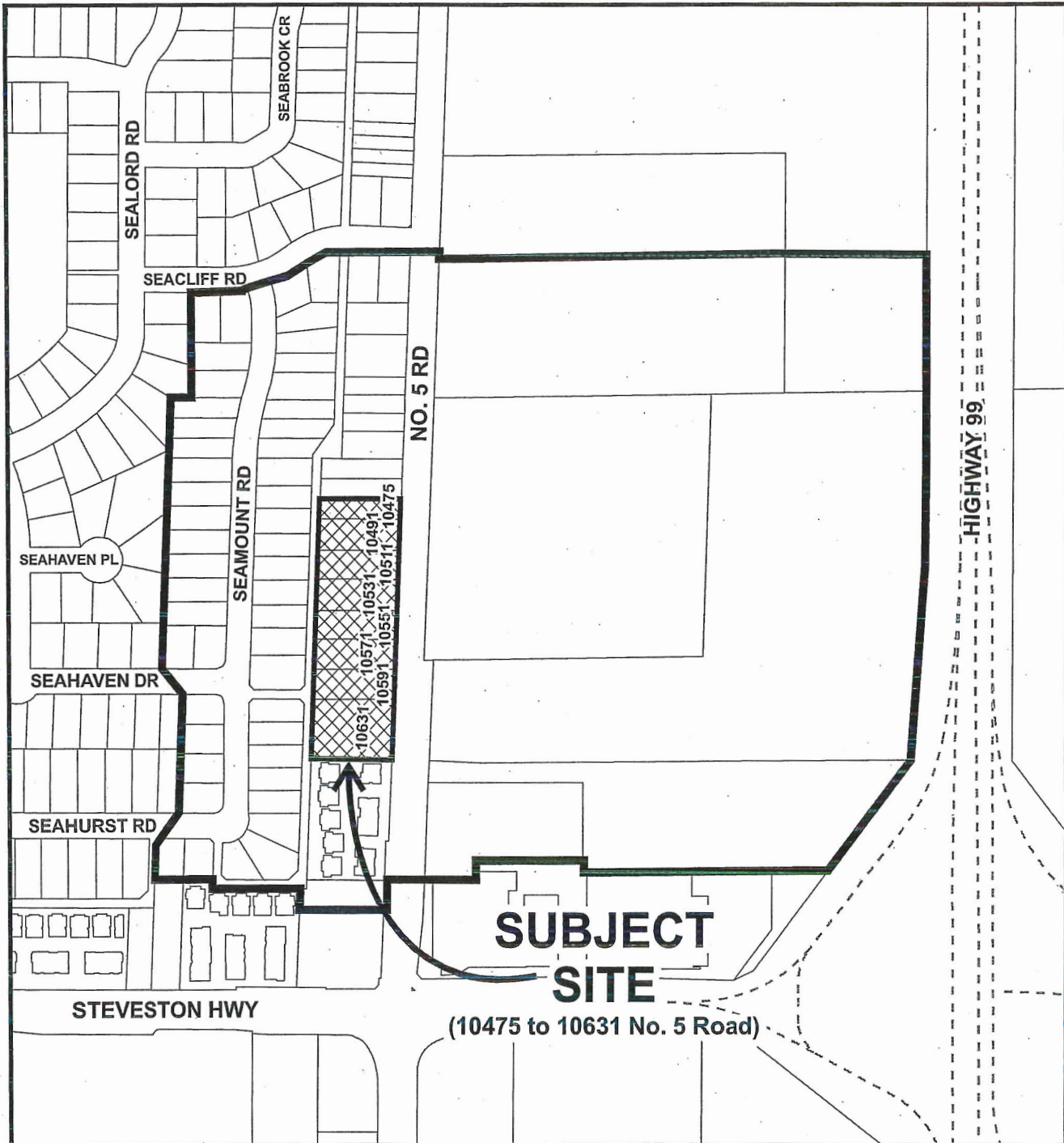
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.70 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m to Bldgs #9-13 5.5 m to Bldgs #14-15	variance required
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> 12.0 m (3 storeys) Max. along No. 5 Road 7.5 m (2 storeys) Max. along west property line 	none
Lot Width:	Min. 50.0 m	174.32 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 30.0 m	56.34 m	none
Site Area:	Min. 1,800 m ²	9,727.36 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.21 (V) per unit	none
Off-street Parking Spaces – Total:	94 (R) and 10 (V)	94 (R) and 10 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (94 x Max. 50% = 47)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (104 x Max. 50% = 52)	47	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (104 x 2% = 3 spaces)	3 spaces Min.	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.4 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	59 (Class 1) and 10 (Class 2)	66 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 47 units = 282 m ²	495.7 m ²	none

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



City of Richmond



RZ 16-726337
June 22, 2016 Open House
Notification Area

Original Date: 02/21/17

Revision Date:

Note: Dimensions are in METRES

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE: June 22 TIME: 6:30

Name: <u>David + Elisabeth Langer</u>	
Address: <u>10720 Seamount Road</u>	
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Preferred Method of Contact: <input checked="" type="checkbox"/> Telephone: <u>604 275 5080</u> <input checked="" type="checkbox"/> E-Mail: <u>elanger@telus.net</u>	
1. Do you support the proposed project?	<u>Yes, 2 storey at the back/alley</u> <u>3 at front ok.</u>
2. What do you like most about the proposed project?	<u>Trees at the back w/ fence.</u>
3. Do you have any concerns about the proposed project?	<u>TRAFFIC</u> <u>all come down Seamount, U turns Seacraft</u>
4. What would you suggest to improve or enhance the proposed project?	<u>Back fence height increase to 5 feet - stop people</u> <u>Property line from back increase to 20 feet from jumping</u> <u>20 feet over</u> <u>from 16 ft. sideways</u>
5. Please provide any additional comments.	<u>another open house</u> <u>more info as you progress</u>

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE: TIME:

Name: AUSA MARSHALL	
Address: 10740 SEAMOUNT RD	
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Preferred Method of Contact: <input type="checkbox"/> Telephone: <input checked="" type="checkbox"/> E-Mail: samarskell38@yahoo.com	
1. Do you support the proposed project?	yes
2. What do you like most about the proposed project?	Flat Roofs, some large trees retained, landscaping, 3 ft loading Low Picket fence with cedar hedge 6 ft. Less Picket
3. Do you have any concerns about the proposed project?	Some thought regarding impact on existing neighbours entrance to development on 5 Road Really Limited, foresee problems with traffic travelling north
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	Appreciated the thoughtful approach to fitting in with neighbourhood.

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE:		TIME:	
Name: <u>KEN MARSHALL</u>			
Address: <u>10740 SEAMOUNT ROAD</u>			
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Preferred Method of Contact: <input checked="" type="checkbox"/> Telephone: <u>604-272-3734</u>		<input type="checkbox"/> E-Mail: <u>KEN.MARSHALL@TELUS.NET</u>	
1. Do you support the proposed project?		NO. BUT I DO REALIZE THE SITUATION DURING REDEVELOPMENT OF RICHMOND	
2. What do you like most about the proposed project?		THE FIRST ROWS & 2 STOREYS OF THE BACK UNITS THE MAXIMUM 3 FOOT FILL. THE USE OF TREES. NO ACCESS TO SERVICE ROAD.	
3. Do you have any concerns about the proposed project?		REMOVING 90% OF THE PRESENT TREES THESE ARE IN THE MAIN HEAVY MATURE TREES. WHICH HOUSE A WEALTH OF WILD LIFE	
4. What would you suggest to improve or enhance the proposed project?		EMPHASIS TO BE PLACED ON MINIMISING THE VISUAL IMPACT FROM OUR HOME ON SEAMOUNT RD.	
5. Please provide any additional comments.		I AM IMPRESSED THAT THE BUILDER HAS ATTEMPTED TO INTEGRATE THIS DEVELOPMENT WITH THE RESIDENT NEIGHBOURHOOD. MINIMISING THE IMPACT OF THIS DEVELOPMENT IS A MUST.	

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP – Nick Kasidoulis Telephone: 604 689-3040 E-Mail: nkasidoulis@AnthemProperties.com
 City of Richmond, Planner: Edwin Lee Telephone: 604 276-4121 E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE:		TIME:	
Name:		Peter Katke	
Address:		10780 Seamount Rd.	
The Developer or City may contact me regarding these comments:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Preferred Method of Contact:		<input checked="" type="checkbox"/> Telephone: 604-880-3834	<input type="checkbox"/> E-Mail:
1. Do you support the proposed project?	YES		
2. What do you like most about the proposed project?			
3. Do you have any concerns about the proposed project?	① fence along laneway should be 5' rather than 3 feet		
4. What would you suggest to improve or enhance the proposed project?	② Set-back from laneway should be 20' instead of 16'		
5. Please provide any additional comments.			

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP – Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE:		TIME:	
Name: Lynne Cornwall			
Address:			
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Preferred Method of Contact: <input type="checkbox"/> Telephone:		<input type="checkbox"/> E-Mail:	
1. Do you support the proposed project?	yes.		
2. What do you like most about the proposed project?	yes		
3. Do you have any concerns about the proposed project?	No		
4. What would you suggest to improve or enhance the proposed project?	More Rd's out. Access to lane.		
5. Please provide any additional comments.	Design fits Neighbourhood		

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca



July 6th, 2016

City of Richmond
 Planning Department
 Attn: Edwin Lee, Planner
 6911 No. 3 Road
 Richmond, BC V6Y 2C1

10475 – 10631 No. 5 Road, Richmond, B.C. - Anthem 5 Road Developments LP

Developer Information Session Report – Wednesday, June 22nd 2016

As a local real estate development company with projects located across the Lower Mainland, Anthem Properties acknowledges and values the importance of engaging with the communities they develop within. Anthem makes it a top priority to connect with all potential stakeholders for every proposed project and diligently follows an extensive community outreach process from the point of submitting a development permit application, all the way through to the completion of a project. The company is committed to being consistent, accessible and receptive to all neighbours and project stakeholders.

Despite not being required to host a Developer Information Session for the public by the City of Richmond, Anthem opted to do so in order to give community stakeholders an opportunity to review and provide feedback on their initial plans for their No. 5 Road property. After identifying key stakeholder parties and potential sensitivities within the community, Anthem scheduled a Developer Information Session for the project on Wednesday, June 22nd 2016, between the hours of 5:30 pm – 8:00 pm. The event details were confirmed in advance with City of Richmond Planner, Edwin Lee. After being unable to book a meeting venue in the nearby Richmond Christian School campuses and church on No. 5 Road, Anthem decided to host the event in the gymnasium of Daniel Woodward Elementary School (owned by the Richmond School District). This venue was selected on the basis that it was located within walking distance from the development site, was handicap accessible and would be familiar to invested neighbours.

Anthem diligently followed the criteria provided by the City of Richmond for their Developer Information Session. This criteria included sending out approximately 100 notices to all residences located within the required area a minimum of 10 days prior to the meeting, in addition to sending email notifications to strata property managers for nearby all multi-family developments and running two consecutive ads in the Richmond News on Wednesday, June 15th and Friday, June 17th 2016.

On June 22nd 2016, clear signs for the event were posted on the venue doors, tables were set-up for attendees to use for registrations and to fill-out comment sheets, catering was provided and presentation boards were displayed providing extensive information on the proposed project

which included, but was not limited to: landscape details, context images and building elevations, conceptual images (hand-sketched renders), a traffic impact analysis, background on Anthem Properties as the developer, etc. Attendees included a number of Anthem staff members, the project's architect and landscape architect and City of Richmond Planner, Edwin Lee.

Over the course of the meeting, 22 individuals formally signed-in at the registration table with approximately 30 people in attendance in total. Anthem collected 5 comment sheets from attendees who were willing to provide their initial feedback on the proposed development, with 1 sheet being taken away by an attendee for submission after the fact. The main questions that were asked were centered on: the height of the fence or wall and the set-back between the East laneway and the project (based on concerns relating to parking/traffic and privacy for the neighbouring homeowners) and tree retention. Overall, Anthem received support for the proposed development with compliments being paid to the design, which many attendees noted as fitting nicely with the neighbourhood, the decision to have the site access be off of No. 5 Road and the efforts being put into retaining existing trees on the site.

Anthem looks forward to moving ahead with the proposed development and will continue all efforts to maintain positive relationships with all project stakeholders.

Sincerely,

Nick Kasidoulis

Development Manager, Anthem Properties

Email: nkasidoulis@anthemproperties.com

Direct: (604) 638-4401

cc:

Steve Forrest

Vice President of Development, Anthem Properties

Email: sforrest@anthemproperties.com

Direct: (604) 488-3632



LEGEND

TREE TO BE RETAINED
 TREE PROTECTION FENCING
 MINIMUM NO DISTURBANCE ZONE
 ROOT PROTECTION ZONE
 NO EXCAVATION WITHIN HATCHED ZONE

PLN - 104

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
10475 - 10631 #5 RD.
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB2916	MK	LOT LAYOUT
2	MAY2516	MK	REVISED LAYOUT
3	SEPT0816	MK	REVISED LAYOUT
4	FEB1017	MK	REVISED LAYOUT

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: FOUNDATION TO BE INSTALLED AT OR BEYOND 4.5M FROM EDGE OF TREE TRUNK (3 TREES TYP.) FLOOR TO CANTILEVER. NO EXCAVATION WITHIN HATCHED AREA. ROAD TO BE CONSTRUCTED ABOVE GRADE WITHOUT EXCAVATION.

SHEET TITLE
T2 - TREE PROTECTION AND PRESERVATION PLAN

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DRAWN
MK

SCALE
AS SHOWN

DATE
FEBRUARY 26, 2016

T-2
SHEET 2 OF 2

Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
88	Fig (<i>Ficus sp.</i>)	13/12 /12	4.22m
89	Pear (<i>Pyrus sp.</i>)	13/8/ 8	1.69m
90	Cherry (<i>Prunus sp.</i>)	~10/ 12/15 /10	2.26m
99	Cherry (<i>Prunus sp.</i>)	~20/ 25	2.15m
301	Japanese Maple (<i>Acer palmatum</i>)	~15- 25 X 5	5.72m
302	Douglas-fir (<i>Pseudotsuga menziesii</i>)	66	5.24m
303	Douglas-fir (<i>Pseudotsuga menziesii</i>)	59	8.76m
304	Douglas-fir (<i>Pseudotsuga menziesii</i>)	41	8.76m
305	Douglas-fir (<i>Pseudotsuga menziesii</i>)	60	8.76m
306	Douglas-fir (<i>Pseudotsuga menziesii</i>)	74	8.76m
307	Douglas-fir (<i>Pseudotsuga menziesii</i>)	45	8.76m
308	Douglas-fir (<i>Pseudotsuga menziesii</i>)	55	8.76m
309	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	8.76m
310	Falsecypress (<i>Chamaecyparis sp.</i>)	27	1.73m

Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
311	Cherry (<i>Prunus sp.</i>)	~20- 25 x5	5.82m
312	Apple (<i>Malus sp.</i>)	36	4.41m
313	Cherry (<i>Prunus sp.</i>)	35	3.21m
314	European White Birch (<i>Betula pendula</i>)	37	6.07m
315	European White Birch (<i>Betula pendula</i>)	46	4.87m
316	European White Birch (<i>Betula pendula</i>)	35	4.91m
317	Sawara Falsecypress (<i>Chamaecyparis pisifera</i>)	27	3.33m
318	Sawara Falsecypress (<i>Chamaecyparis pisifera</i>)	~25/ 25	3.33m
319	Western Redcedar (<i>Thuja plicata</i>)	~35	3.33m
320	Western Redcedar (<i>Thuja plicata</i>)	35	3.33m
322	Western Redcedar (<i>Thuja plicata</i>)	86	5.4m
323	Portugal laurel (<i>Prunus laurocerasus</i>)	~5-25 X 7	4.84m

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Phone 778-593-0300 Fax 778-593-0302



Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
324	Portugal laurel (<i>Prunus laurocerasus</i>)	~25/ 30	4.55m
325	Portugal laurel (<i>Prunus laurocerasus</i>)	~12/ 15/20	1.83m
326	Portugal laurel (<i>Prunus laurocerasus</i>)	~25/ 15/15	4.8m
327	Portugal laurel (<i>Prunus laurocerasus</i>)	~5-15 x 8	3.02m
328	Portugal laurel (<i>Prunus laurocerasus</i>)	~20/2 0/20	4.05m
329	Tulip Tree (<i>Liriodendron sp.</i>)	51	6.5m
862	Western Redcedar (<i>Thuja plicata</i>)	~6-12 x8	~4m
863	Sitka spruce (<i>Picea sitchensis</i>)	75	6.77m
864	Douglas-fir (<i>Pseudotsuga menziesii</i>)	~72	5.83m
865	Douglas-fir (<i>Pseudotsuga menziesii</i>)	56	4.52m
866	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	5.80m
867	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	4.42m
868	Douglas-fir (<i>Pseudotsuga menziesii</i>)	66	5.54m

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Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
869	Apple (<i>Malus sp.</i>)	25	stump
870	Colorado Blue Spruce (<i>Picea pungens</i> 'Glauc') Cherry (<i>Prunus sp.</i>)	38	3.42m
871	Apple (<i>Malus sp.</i>)	~25/ 35	3.65m
872	Pear (<i>Pyrus sp.</i>)	17/14 /15	3.13m
873	Pear (<i>Pyrus sp.</i>)	~12/ 10/6/ 7	2.51m
874	Apple (<i>Malus sp.</i>)	22/24 /22	3.90m
875	Apple (<i>Malus sp.</i>)	~20/ 10	2.61
876	Lombardy Poplar (<i>Populus nigra</i>)	~45- 90	5.55m
877-884	Apple (<i>Malus sp.</i>)	~35	4.34m
885	Paper Birch (<i>Betula papyrifera</i>)	42	5.22m
886	Falsecypress (<i>Chamaecyparis sp.</i>)	~25	1.75m

Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 **File No.:** RZ 16-726337
No. 5 Road

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
2. Approximately 0.5 m wide road dedication along the entire No. 5 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a legal agreement on Title to identify the Agriculture Land Reserve (ALR) buffer area (4.0 m wide, measured from the new property line along No. 5 Road), to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed, and to indicate that the subject property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the full width and extent of the entry driveway from No. 5 Road and the main north-south internal drive aisle on site in favour of the existing and future residential development to the south, as well as the future residential developments to the north. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
6. Registration of a legal agreement on Title; identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
7. Provincial Ministry of Transportation & Infrastructure Approval.
8. 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 on adjacent properties. 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.
9. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$59,369.35) to the City's Public Art fund.
10. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$293,181.97) to the City's affordable housing fund.
11. Contribution of \$83,000.00 in-lieu of on-site indoor amenity space.
12. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements.
Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 646.0 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

- b. The Developer is required to:
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install a new fire hydrant on the west side of No. 5 Road; to service the proposed development. Coordination with the City's Fire Department to confirm the location of the proposed hydrant is required.
- c. At the Developer's cost, the City will:
- Cut and cap at main; the eight existing water service connections.
 - Install a new water service connection off of the 300 mm PVC watermain along No. 5 Road.

Storm Sewer Works

- a. The Developer is required to:
- Upgrade approximately 180 m of the existing 600 mm storm sewer on the west side of No. 5 Road to 900 mm; complete with tie-in to existing manhole STMH114064 by southeast corner of Lot 10631, and two new manholes by the northeast corner of Lot 10475. The new drainage alignment should be moved into the road's travel lane; out of the sidewalk.
 - Cut, cap and remove/fill per MMCD the existing 600 mm storm sewer along the entire frontage of the development site.
 - Install a new storm service connection; complete with inspection chamber at the southeast corner of the development site and tie-in to the proposed 900 mm storm sewer.
- b. At the Developer's cost, the City is to cut, cap, and remove the existing storm service connections and inspection chambers along the frontage of the development site.

Sanitary Sewer Works

- a. The Developer is required to:
- Install a new sanitary service connection to the existing manhole SMH999 at the southwest corner of Lot 10591. The manhole will serve as the inspection chamber for the development.
 - Remove all existing sanitary service connections and inspections chambers.

Frontage Improvements

- a. The Developer is required to:
- Construct a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk along the entire No. 5 Road frontage; behind the existing curb and gutter.
 - Revise the orientation of the existing crosswalk on the north leg of the No. 5 Road/access road intersection so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To underground Hydro service lines.
 - ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items

a. 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.
- Provide, within the first Servicing Agreement submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

13. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

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

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

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

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$59,000 in total) to ensure the replacement planting will be provided.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

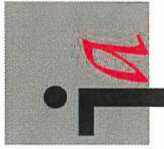
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise,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

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

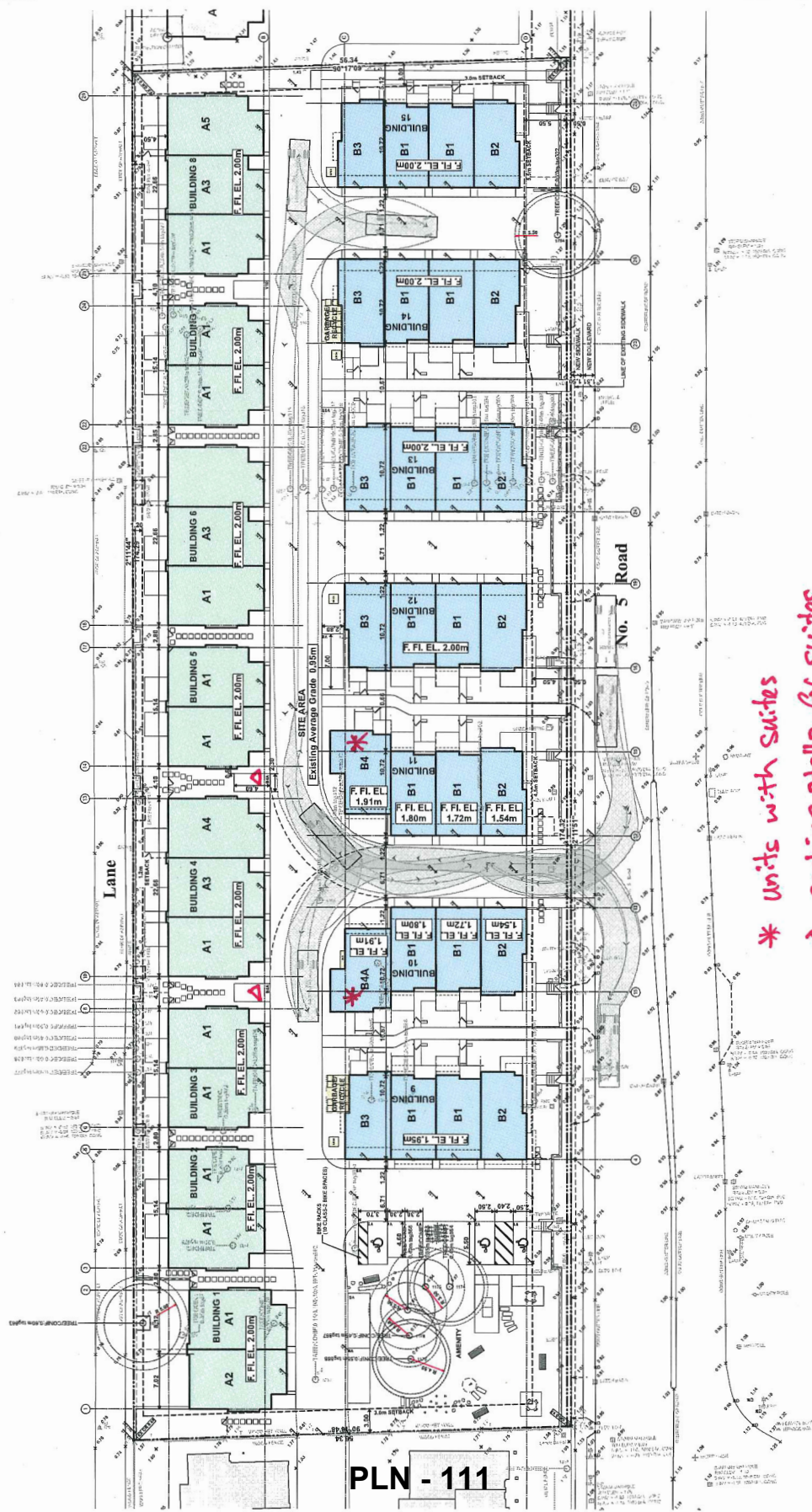
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation,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

Signed

Date



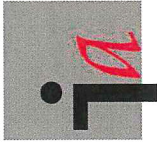
INTEGRA ARCHITECTURE INC.
 418 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.683.4270 F 604.683.4270
 info@integra-arch.com
 www.integra-arch.com



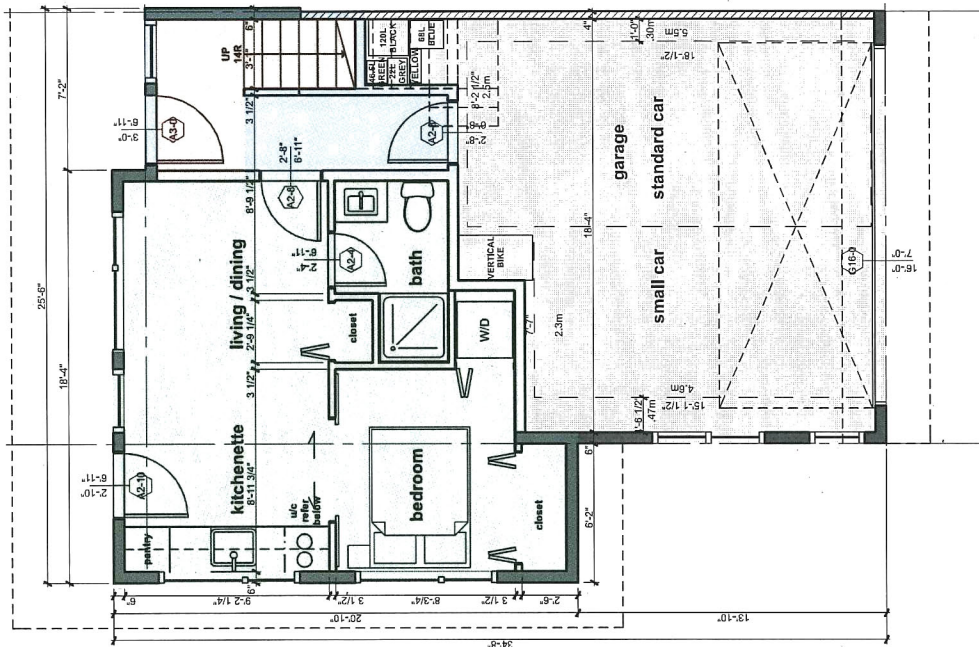
* units with suites
 Δ parking stalls for suites

PLN - 111

ANTHEM PROPERTIES	
TOWNHOUSE DEVELOPMENT	
10475-10631 No. 5 Road	
RICHMOND, BC	
RZ16-729337	
SITE PLAN	
16381	1748
1" = 20'	1"
APR 05, 2017	1
CITY REVIEW	1
A-1.00	



INTEGRA ARCHITECTURE INC.
416 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
T 604.686.4220 F 604.686.4270
info@integra.ca
www.integra.ca



area this floor (excluded from FSR)	42.57 sq ft
area this floor (included in FSR)	47.2 sq ft
Garage (excluded from FSR)	357.57 sq ft
Lock Off Unit	335.71 sq ft

ATTACHMENT D

ANTHEM

TOWNHOUSE
DEVELOPMENT
N.S. 5 ROAD
RICHMOND, BC
REF: 16-726337

UNIT B4 LOW
FLOOR OPTIC

10381
3/16" = 1/4"
April 05, 2017
CITY REVIEW

A-7.1



RZ 16-726337

Attachment E

Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant: Anthem Properties Group Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Anthem 5 Road Developments Ltd.	No Change
Site Size (m²):	9,814.51 m ²	9,727.36 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	Single-Family Lot Size Policy 5434	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTM3)
Number of Units:	8	47 townhouse units + 2 secondary suites
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.70 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m to Bldgs #9-13 5.5 m to Bldgs #14-15	variance required
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> 12.0 m (3 storeys) Max. along No. 5 Road 7.5 m (2 storeys) Max. along west property line 	none
Lot Width:	Min. 50.0 m	174.32 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 30.0 m	56.34 m	none
Site Area:	Min. 1,800 m ²	9,727.36 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit plus (1) R per secondary suite on lot fronting an arterial road	2 (R) and 0.21 (V) per unit plus (1) R per secondary suite	none
Off-street Parking Spaces – Total:	96 (R) and 10 (V)	96 (R) and 10 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (96 x Max. 50% = 48)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (106 x Max. 50% = 53)	47	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (106 x 2% = 3 spaces)	3 spaces Min.	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.4 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	59 (Class 1) and 10 (Class 2)	66 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 47 units = 282 m ²	488.9 m ²	none

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



Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 **File No.:** RZ 16-726337
No. 5 Road

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
2. Approximately 0.5 m wide road dedication along the entire No. 5 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a legal agreement on Title to identify the Agriculture Land Reserve (ALR) buffer area (4.0 m wide, measured from the new property line along No. 5 Road), to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed, and to indicate that the subject property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until two secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure a surface parking stall is assigned to each of the units with a secondary suite, and that the parking stall will be for the sole use of the secondary suite.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the full width and extent of the entry driveway from No. 5 Road and the main north-south internal drive aisle on site in favour of the existing and future residential development to the south, as well as the future residential developments to the north. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
8. Registration of a legal agreement on Title; identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
9. Provincial Ministry of Transportation & Infrastructure Approval.
10. 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 on adjacent properties. 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.
11. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$59,369.35) to the City's Public Art fund.
12. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$293,181.97) to the City's affordable housing fund.
13. Contribution of \$83,000.00 in-lieu of on-site indoor amenity space.

14. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 646.0 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install a new fire hydrant on the west side of No. 5 Road; to service the proposed development. Coordination with the City's Fire Department to confirm the location of the proposed hydrant is required.
- c. At the Developer's cost, the City will:
 - Cut and cap at main; the eight existing water service connections.
 - Install a new water service connection off of the 300 mm PVC watermain along No. 5 Road.

Storm Sewer Works

- a. The Developer is required to:
 - Upgrade approximately 180 m of the existing 600 mm storm sewer on the west side of No. 5 Road to 900 mm; complete with tie-in to existing manhole STMH114064 by southeast corner of Lot 10631, and two new manholes by the northeast corner of Lot 10475. The new drainage alignment should be moved into the road's travel lane; out of the sidewalk.
 - Cut, cap and remove/fill per MMCD the existing 600 mm storm sewer along the entire frontage of the development site.
 - Install a new storm service connection; complete with inspection chamber at the southeast corner of the development site and tie-in to the proposed 900 mm storm sewer.
- b. At the Developer's cost, the City is to cut, cap, and remove the existing storm service connections and inspection chambers along the frontage of the development site.

Sanitary Sewer Works

- a. The Developer is required to:
 - Install a new sanitary service connection to the existing manhole SMH999 at the southwest corner of Lot 10591. The manhole will serve as the inspection chamber for the development.
 - Remove all existing sanitary service connections and inspections chambers.

Frontage Improvements

- a. The Developer is required to:
 - Construct a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk along the entire No. 5 Road frontage; behind the existing curb and gutter.
 - Revise the orientation of the existing crosswalk on the north leg of the No. 5 Road/access road intersection so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.
 - Coordinate with BC Hydro, Telus and other private communication service providers:

- i. To underground Hydro service lines.
- ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items

a. 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.
- Provide, within the first Servicing Agreement submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

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

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

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

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$59,000 in total) to ensure the replacement planting will be provided.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

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

Note:

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9687 (RZ 16-726337)
10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 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 "**MEDIUM DENSITY TOWNHOUSES (RTM3)**".

P.I.D. 007-732-554

Lot 3 Section 36 Block 4 North Range 6 West New Westminster District Plan 74727

and

P.I.D. 003-896-285

Lot 467 Section 36 Block 4 North Range 6 West New Westminster District Plan 59290

and

P.I.D. 003-930-220

Lot 468 Section 36 Block 4 North Range 6 West New Westminster District Plan 59290

and

P.I.D. 003-558-975

Lot 431 Section 36 Block 4 North Range 6 West New Westminster District Plan 48580

and

P.I.D. 003-506-738

Lot 430 Section 36 Block 4 North Range 6 West New Westminster District Plan 48580

and

P.I.D. 004-216-661

Lot 320 Section 36 Block 4 North Range 6 West New Westminster District Plan 38486

and

P.I.D. 008-509-948

Lot 321 Section 36 Block 4 North Range 6 West New Westminster District Plan 38486

and

P.I.D. 009-816-186

Lot 6 Except: Part Subdivided by Plan 56313; Section 36 Block 4 North Range 6 West New Westminster District Plan 13375

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9687”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR



CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9715**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definition of **"Secondary suite"** in its entirety and substituting the following:

"Secondary suite means an accessory, self-contained **dwelling** within **single detached housing** or **town housing**, exclusively used for occupancy by one **household**."

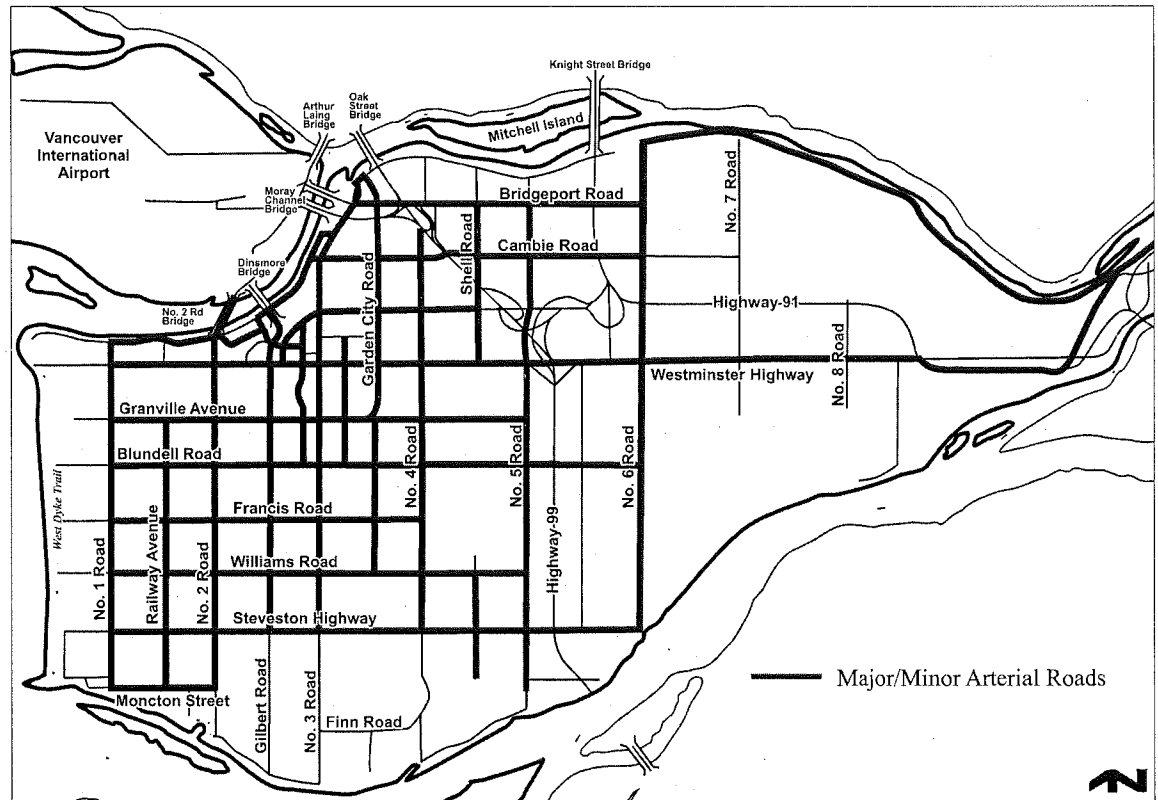
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.4 [Secondary Suites] by deleting Section 5.4.1 in its entirety and replacing it with the following:

"5.4.1 The following regulations and prohibitions apply to every **secondary suite** permitted in a zone:

- a) the **secondary suite** must be completely enclosed within the same **building** as the **principal dwelling unit** in **single detached housing** or completely contained within the same townhouse unit or **strata lot** in **town housing**, and not in a detached **accessory building**;
- b) no more than one **secondary suite** shall be permitted per **principal dwelling unit** in **single detached housing** or per townhouse unit or **strata lot** in **town housing**;
- c) the **secondary suite** must be incidental and integrated with the **principal dwelling unit** so as not to externally appear as a separate unit;
- d) a **City** water meter must be installed on the **lot** on which the **secondary suite** is located;
- e) the **secondary suite** must have a minimum **floor area** of at least 33.0 m² and must not exceed a total **floor area** of 90.0 m² in **single detached housing**;
- f) the **secondary suite** must not exceed 40% of the total **floor area** of the **dwelling unit** in which it is contained;
- g) **home business uses** (i.e., **licensed crafts and teaching; licensed residential registered office and licensed residential business office**), but not **child care programs**, may be carried out within a **secondary suite**;
- h) **boarding and lodging** and **minor community care facilities** are not permitted in a **secondary suite**;

- i) a **secondary suite** is not permitted in conjunction with a **bed and breakfast**;
- j) the **building** must be inspected by the **City** for compliance with the *Building Code*, this bylaw and other applicable enactments;
- k) where a **secondary suite** is on a **lot** fronting an **arterial road** as shown in Diagram 1 below, one additional on-site **parking space** must be provided for the exclusive use of each **secondary suite**;

Diagram 1: **Arterial Roads** Where Additional On-Site **Parking Space** Required For **Secondary Suites**



- l) where an additional on-site **parking space** for a **secondary suite** is required, the required on-site **parking spaces** for the **principal dwelling unit** in **single detached housing** may be provided in a **tandem arrangement** with one **parking space** located behind the other; and
 - m) internal **access** must be maintained between the **secondary suite** and the **principal dwelling unit** in **single detached housing** or between the **secondary suite** and the associated townhouse unit in **town housing**, except for a locked door.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)] by amending Section 8.6.3, by adding “**secondary suite**” to the list of permitted secondary uses.

4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)] by amending Section 8.7.3, by adding "secondary suite" to the list of permitted secondary uses.
5. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] by amending Section 8.8.3, by adding "secondary suite" to the list of permitted secondary uses.
6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)] by amending Section 8.9.3, by adding "secondary suite" to the list of permitted secondary uses.
7. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9715".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 13, 2017
File: 08-4057-10/2017-Vol 01

Terry Crowe
Manager, Policy Planning

Re: Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Staff Recommendation

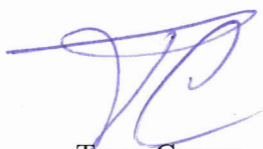
1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:
 - a. the City's Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the *Local Government Act*;
3. That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the *Local Government Act*, be referred to the Agricultural Land Commission for comment;
4. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone), be introduced and given first reading;
6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading; and

April 13, 2017

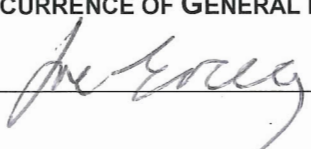

- 2 -

7. That upon adoption of a bylaw limiting house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zoning that permits single family development in the Agricultural Land Reserve.


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


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

WC:acr
Att. 7

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

Staff Report

Origin

This report responds to Council's direction on March 27, 2017 which stated:

that staff be directed to prepare for Council's consideration a bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones.

This report also summarizes feedback received from the public consultation process that took place between February 27 and March 12, 2017 on potential housing regulations on Richmond's agriculturally zoned land. The consultation results were considered in the preparation of bylaw options that could amend the Official Community Plan (OCP) and Zoning Bylaw. The bylaw options aim to better manage the size and number of houses, accessory residential buildings and enhance rear farm access, in the agricultural zones, to minimize their impacts on farmland, to ensure that these lands be can used for agricultural activities.

This report 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.

Findings of Fact

On January 23, 2017, Council directed staff to conduct public consultation regarding potential limitations to house size, farm home plate size and setbacks, including residential accessory buildings, on agriculturally zoned land. Public and stakeholder consultation was conducted between February 27, 2017 and March 12, 2017 through an online LetsTalkRichmond.ca survey, and at a public open house held at City Hall. Staff also consulted with members of the Agricultural Advisory Committee and Richmond Farmers Institute.

Throughout this process, there was a high level of public interest with over 250 people attending the public open house held on March 2, 2017, and a total of 679 completed surveys received during the public consultation period. Feedback was also received through letters and emails to Council, and comments on social media. A copy of all feedback received will be available in a binder, for Council and the public to review, and will include all completed surveys, correspondence to Council, and comments received on the City's Facebook page.

Survey Results

A total of 679 participants completed a survey to provide their input: of these participants:

- 600 residents had a Richmond based postal code;
 - 55 provided a postal code outside of Richmond; and
 - 24 did not provide a postal code but staff is aware that some of these respondents are Richmond residents;
- 115 were a Richmond resident residing on a property in the Agricultural Land Reserve (ALR) based on postal code results; and
- 104 identified themselves as a Richmond farmer on the survey.

A comparison of responses from Richmond residents, ALR residents, and Richmond farmers show differences in opinions on housing regulations. Survey results from Richmond residents were almost identical with responses from the total survey respondents. Not all questions were answered by all respondents.

Key findings in the survey include:

- A significant majority of total survey respondents (71.3%) were in favour of establishing a farm home plate, while farmers and ALR residents were less supportive. Of those who support a farm home plate, the majority prefer a size proportionate to the farm parcel.
- A significant majority of total survey respondents (74.1%) were in favour of a size limitation for the principal home, while farmers and ALR residents were less supportive. Of those that support a size limitation, the preferred limitation is through a maximum house size floor area cap. While the majority of all respondents preferred smaller houses on farmland, farmers and ALR residents were split in their preferences.
- Similar to the principal agricultural house, a significant majority of respondents (76.2%) support a size limitation for accessory residential buildings (e.g., garage, pool house), while farmers and ALR residents were less supportive. While the total respondents prefer to use a maximum size floor area cap, farmers and ALR residents were split on how to control accessory residential buildings size. Responses were also split between different maximum floor areas for these types of buildings.
- While the vast majority of respondents (68.2%) prefer a 50 m (164 ft.) buildable setback for all residential buildings on the parcel, farmers were split, with the preferred setback at 50 m (164 ft.) and “other” setback options, which include a setback that depends on the farm lot size and the current allowable setback.
- Regarding the septic system (e.g., tank and field) on farm parcels, 53% preferred that it be included in the farm home plate; 47% indicated that it should either not be included or partially included in the farm home plate.

Attachment 1 compares the survey responses from the four groups (those who self-identified as Richmond ALR farmers, those who reside on an ALR property, overall Richmond residents, and the total people surveyed).

Overall, the most common feedback received was to establish limits on residential development to protect farmland.

Stakeholders Meeting

A stakeholders meeting was held on March 7, 2017 which included members of the Richmond Agricultural Advisory Committee (AAC). The AAC did not have a quorum at this meeting. After the meeting, the AAC met separately without staff to provide their feedback (Attachment 2). The Richmond Farmer’s Institute (RFI) also attended the meeting. Other individuals attended the meeting who indicated they were part of a newly formed group of ALR

property owners known as the Richmond Farmland Owners Association (who, after several City staff requests, have not clarified their membership).

Each group provided a response on potential farmland housing regulations in Richmond which are summarized below:

- The AAC and the RFI support a farm home plate of 4,046 m² (1 acre) in area;
- All three groups support a floor area limit on a principal house with the following distinctions:
 - the AAC preferred that the maximum house size limit be 1,150 m² (12,378 ft²);
 - RFI preferred that the maximum house size limit be 1,000 m² (10,763 ft²); and
 - the Richmond Farmland Owners Association did not provide a preferred maximum house size, but wanted to use a floor area ratio on the farm parcel.
- All three groups wanted to keep the current buildable setback for the principal agricultural house and accessory residential buildings (i.e., 50 m from the road to the front of the house; 50 m from the back of the house to the front of an accessory building).
- The AAC and RFI did not comment on the maximum size of residential accessory buildings; however, the Richmond Farmland Owners Association preferred to regulate the size of residential accessory buildings through a floor area ratio, but did not specify a maximum floor area; and
- While the AAC and the RFI were in favour of including septic tanks, but not septic fields, in the farm home plate, the Richmond Farmland Owners Association did not want any part of the septic system to be included on the farm home plate.

Correspondence to Mayor and Councillors

As of April 11, 2017 forty seven (47) letters, faxes, and emails have been sent directly to Mayor and Councillors from the beginning of January 2017 to April 11, 2017 regarding ALR housing regulations. Of these, 43 were in support of more limitations on ALR housing development.

A copy of all correspondence to Council will be available in a binder, for Council and the public to review.

2010 - 2017 ALR House Building Permit Applications

- Between 2010 and 2017, the house size of issued and submitted ALR Building Permit applications is shown in Attachment 3;
- Between January 1 and April 3, 2017, a total of 45 ALR house Building Permit applications were submitted, with 73% of the proposed homes over 10,000 ft² (929 m²); and
- In 2017, the average proposed house size is 12,918 ft² (1,200 m²), while the largest proposed house size is 32,660 ft² (3,034.2 m²).

This information is consistent with previous information provided to Council.

Analysis

The objective of implementing changes to housing regulations in the Richmond's ALR is to minimize the impacts of residential development on agricultural land, which is consistent with

the OCP policy “to discourage residential development as a principal use in the Agricultural Land Reserve (ALR)”. This includes managing ALR residential development to avoid reducing farmable areas and to curtail financial barriers to farming that result from residential development.

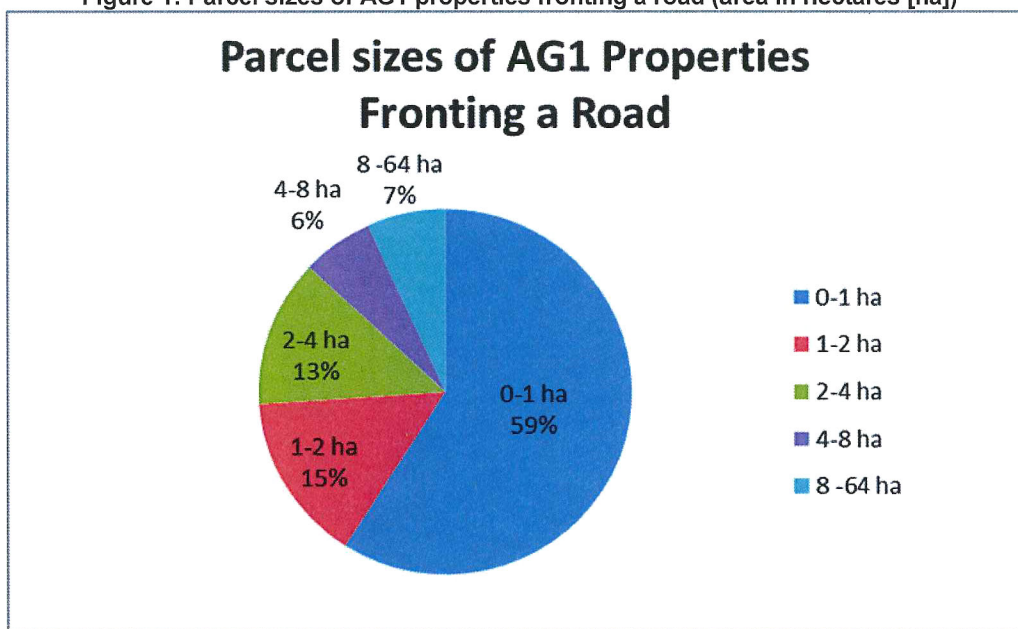
Current Richmond ALR Parcels

There are a total of 2,195 parcels in Richmond’s Agriculture (AG1) zoned land. However, only 1,274 (58%) of those parcels have residential development potential, as they have frontage on an improved road allowance providing vehicular access (Figure 1).

Of those parcels with residential development potential:

- 21% (263 properties) are less than 0.2 ha (0.5 ac) in area (as compared to 21% of all AG1 zoned parcels),
- 41% (522 properties) are less than 0.4 ha (1 ac) in area (as compared to 56% of all AG1 zoned parcels),
- 59% (753 properties) are less than 1.0 ha (2.5ac) in area (as compared to 70% of all AG1 zoned parcels), and
- 74% (942 properties) are less than 2.0 ha (5 ac) in area (as compared to 81% of all AG1 zoned parcels).

Figure 1: Parcel sizes of AG1 properties fronting a road (area in hectares [ha])



The Importance of Managing Small Lots in the ALR

Richmond has a high proportion of smaller ALR lots (e.g., 522 less than an acre with residential development potential), as indicated above. The feedback and analysis indicates that they must be carefully managed for the following reasons:

- there are many of these small ALR lots on which one can currently build larger houses than in corresponding urban single family areas (e.g., RS1/E Zone),
- as a result, many of these small ALR lots are particularly appealing to residential speculators and buyers, as an alternative to urban sites,

- these small sites are further attractive, as many of them are closer to the City Centre, transit and community amenities than other urban residential areas (e.g., parts of the Thompson, Seafair, Blundell, Broadmoor, Gilmore, Shellmont neighbourhoods are farther away from the City Centre than many of the small ALR lots),
- as a result, urban residential speculators, buyers and builders may be distorting the ALR market upward, and many ALR sites are may be viewed only as residential parcels not to be farmed, and
- consequently, legitimate farmers have difficulty acquiring and farming these properties.

For these reasons, staff suggest that it is particularly important to better manage house sizes in the ALR, particularly the small ALR sites, to avoid having just residences, unnecessarily large residences, inaccessible and un-farmable backlands, and an ALR market in which farmers cannot acquire land to farm.

Urban Lot and House Size Analysis

In determining how to better manage single family house size in the ALR, it is useful to consider how the City manages house sizes in the City's urban areas. Establishing house size regulations in keeping with urban house size regulations is also supported by the Ministry's Guidelines for managing residential development in the ALR.

The City's most commonly applied single family housing district is the RS1/E Zone. The RS1/E zone is the City's standard large lot single family zoning district and is applied to approximately 14,000 lots in the City. The average lot area in the RS1/E zone is 743 m^2 ($8,000 \text{ ft}^2$) which permits an average house size of 339 m^2 ($3,650 \text{ ft}^2$). With the 50 m^2 (538 ft^2) floor area exemption for a garage, the total allowable floor area would be 389 m^2 ($4,187 \text{ ft}^2$).

Proposed Bylaw No. 9711 would permit a maximum house size in keeping with the average house size permitted in the RS1/E Zone.

There are approximately 11,000 lots in the City within the smaller RS1 sub-zones. If all RS1 zoned lots were considered, including these smaller lots, the average lot area would be 626 m^2 ($6,738 \text{ ft}^2$) which permits an average house size of 303 m^2 ($3,261 \text{ ft}^2$). With the 50 m^2 (538 ft^2) floor area exemption for a garage, the total maximum floor area would be 353 m^2 ($3,800 \text{ ft}^2$).

Proposed Bylaw No. 9710 would permit a maximum house size in keeping with the average house size permitted on all urban lots subject to the RS1 Zone.

Land Economics

The average urban single family lot size within the RS1/E zone is approximately 743 m^2 ($8,000 \text{ ft}^2$) which would permit a house size including the garage of 389 m^2 ($4,187 \text{ ft}^2$). Almost 60% of the City's urban single family lots are zoned RS1/E.

An economic consultant was asked to comment on the implications of the City establishing a maximum ALR house size including the garage of 389 m^2 ($4,187 \text{ ft}^2$). The consultant advises that the increased focus on ALR land is largely due to the significant rise in residential land prices in the urban areas coupled with zoning regulations on ALR land that allow more

flexibility to construct larger homes in the ALR. In many cases, this has priced ALR land beyond what legitimate farmers can afford.

The economic advice indicates that a smaller ALR residential house size would significantly decrease current residential speculation and buying, as the appeal of ALR lands for predominately residential use would be reduced and enable more land to be available for farming, and reduce land costs for farmers. Conversely, the larger the house size, the greater the residential speculation, increase in house prices, less land available for farming, and higher the land cost for farmers. A copy of the consultant's advice is shown in Attachment 4.

Additional Dwelling Units

Currently, the AG1 zone allows additional dwellings for full-time farm workers to be considered on parcels 8 ha (20 acres) or greater, which comprises 7% of properties within Richmond's ALR. An agrologist report is required to demonstrate that additional dwellings for full-time farm workers are required to enable them to live on site for the farm to operate. Recent building permit statistics indicate that the City has not received any such proposals since 2010. Given the concern with house sizes in the ALR, staff propose that any future requests for an additional house for ALR farm workers would require a rezoning application.

Three-Storey Houses in the ALR

As proposed later in the report, the farm home plate is an effective tool that limits the maximum area used for residential development on an ALR site. It may be argued that similarly, if houses in the ALR are limited to a maximum footprint area, regardless of how many storeys, it would limit the impact of residential development on agricultural lands. While such an approach would limit the area for residential purposes, managing ALR residential development involves more than limiting the footprint of residential development.

Currently, the Agriculture (AG1) zone allows a house up to 2.5-storeys (10.5 m) high. Increasing the allowable height to 3-storey houses may create issues of unacceptable adjacent site shadowing, as well as a greater massing of the building that would negatively affect its form and character especially given the high percentage of small agricultural parcels in the City. Further, as the land economics analysis indicates, larger homes may create financial barriers to farming in the ALR, as the demand for these properties is driven by residential development. Considering the above, permitting 3-storey houses in the ALR does not appear to be an appropriate solution to the issue of large homes in the ALR, given that 2.5 storey homes are currently allowed.

It is noted that a rezoning application may be considered for proposed houses that exceed the house size limitation, and wish to increase the height from 2.5 storeys to 3 storeys, on a site specific basis, which would include appropriate neighbourhood input.

Taxes Related to Farm Classified Sites

The City's role is to apply taxes based on the assessment value and classification provided by BC Assessment. Farm classifications are given to properties that are farmed and meet BC Assessment's farming requirements.

The minimum farm income requirements as determined by BC Assessment to classify as a farm are:

- \$10,000 on land less than 0.8 hectares (1.98 acres) in area;
- \$2,500 on land between 0.8 hectares (1.98 acres) and 4 hectares (10 acres); and
- on land larger than 4 hectares (10 acres), earnings must be \$2,500 plus five per cent of the actual value of any farm land in excess of 4 hectares.

For all parcels in the ALR, property owners receive a 50% school tax exemption from the Province. For property owners in the ALR that do not farm or lease the parcel for farming purposes, they will be taxed as Class 01-residential. If owners lease to a farmer, the farmed portion of the property will be assessed as farmland, which will yield significant tax savings. If the property owner lives on the property and farms it, the property can get full farm valuation for the land and building. In this case, the land will be assessed as Class 09-farm and the building will be Class 01-residential but with a significant reduction in assessed value. Finance staff will be available at the Planning Committee, Council and Public Hearing meetings.

Farm Vehicle Access

In the ALR, it is necessary to ensure that farm vehicles can access the rear of the property in order to farm it. Currently, under AG1 Zoning, there is a minimum interior side yard setback requirement to ensure viable farm access. One interior side yard must have a minimum setback of 3 m (10 ft.) on lots less than 0.8 ha (2 acres).

To better enhance farm vehicle access to the rear of residential properties, staff propose:

- for lots less than 0.8 ha (2 acres), to increase the current minimum 3 m (10 ft.) side yard setback, to 4 m (13 ft.); and
- for lots greater than 0.8 ha (2 acres), staff recommend that the current setback of 6 m (20 ft.) be retained, as it is regarded as adequate for farm vehicles to access farmland.

This approach will better ensure that farm vehicle access can be achieved on such sites.

Options and Draft Bylaws

A Proposed Comprehensive Set of OCP and Zoning Bylaw Amendments

Based on public feedback and analysis, staff have prepared the following comprehensive set of OCP and Zoning Bylaw amendments, specifically:

- (1) A rezoning approach for any future ALR proposals which exceed Council's established house size maximums,
- (2) A rezoning approach for any future ALR proposals which involve second or subsequent houses,
- (3) Preserving and enhancing farm vehicle access to the rear of ALR farm residences, by increasing farm vehicle access widths, for certain ALR sites,
- (4) Restricting accessory residential building size to 70 m² (753 ft²),
- (5) Introducing a range of farm home plates based on lot size dimensions,
- (6) The restriction of ALR house size to 500 m² (5,382 ft²),
- (7) Miscellaneous other OCP and zoning amendments.

For issues 1, 2, 3, 4 and 7, background information and a recommendation is provided below, and for issues 5 and 6, background information, options and a recommendation are provided below.

The primary objective of staff's recommendations is to better manage the size and number of houses in the ALR, accessory residential buildings and enhance rear farm access, to enable better agricultural viability.

1. A Rezoning Approach For Any Future ALR Residential Proposals Which Exceed Council's Established Farm House Size Maximums

To better implement the approved 2041 OCP, Chapter 7.0 Agriculture and Food, Objective 1 which states: *Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)*, the following OCP amendment is proposed.

- limit the size of houses on agriculturally zoned properties, and only consider applications, through a rezoning application, on a case-by-case basis, to exceed the size limit, if the applicant clearly provides the following information:
 - verification that the site has been actively used for agricultural production for a significant period of time and that it has generated significant agricultural income,
 - verification that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time,
 - demonstrates that an increase in house size would benefit farming by accommodating those who work on the farm full time,
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers, on the site;
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and
 - the provision of a security deposit, to implement any proposed improvements.

To achieve the above, staff recommend that Bylaw No. 9706 be adopted.

2. A rezoning approach for any future ALR proposals which involve second or subsequent houses,

The AG1 zone currently allows additional dwelling units for full-time farm workers on properties larger than 8 ha (20 acres) provided that a certified registered professional with the BC Institute of Agrologist provides written justification for the additional dwelling unit. Staff are recommending the current approach to managing additional dwelling units be revised so that a rezoning application is required for any additional dwelling units.

An OCP amendment is proposed to limit the number of dwelling units to one (1) on agriculturally zoned parcels, and only consider applications, through a rezoning application, on a case-by-case basis, to exceed the maximum number of dwelling units, if the property is 8 ha (20 acres) in area or greater, and the applicant provides the following information from a Professional Agrologist which demonstrates that:

- full-time farm labour is required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.

Note: The maximum house size, farm home plate size and setbacks for a proposed secondary house would be determined through a site specific rezoning application, which would require Council approval.

To achieve the above, staff recommend that Bylaw No. 9706 be adopted. The Farm Home Plate Bylaw options discussed below, remove the current secondary dwelling unit, as an outright use from the AG1 Zone.

3. Preserving and Enhancing Farm Vehicle Access to the Rear of ALR Farm Properties by increasing farm vehicle access widths, for certain ALR sites

Staff recommend improving farm vehicle access to the rear of ALR residential sites, to ensure that they can be farmed. For lots that are:

- less than 0.8 ha (2 acres), staff propose to increase the current minimum 3 m (10 ft.) side yard setback, to 4 m (13 ft.); and
- greater than 0.8 ha (2 acres), staff recommend that the current setback of 6 m (20 ft.) be retained, as it is regarded as adequate for farm vehicles to access farmland.

Such an arrangement will ensure that all sites will provide enhanced farm vehicle access to the back, to facilitate farming.

All Farm Home Plate Bylaw options include this enhanced farm access provision (Bylaw No. 9707, 9708, 9709).

4. Restricting All ALR Accessory Residential Buildings to 70m² (753ft²)

Currently, the only restriction on the maximum size of an ALR residential accessory building is that it has to be within the total allowable density (e.g., 0.6 FAR).

Currently, in the urban areas of the City (RS1 zones), the maximum size of an accessory building or structure is 70 m² (753 ft²). Similarly, staff recommend applying this maximum to AG zoned sites which would establish a maximum residential accessory building or structure size of 70 m² (753 ft²), to minimize the impact on farmland while accommodating residential needs.

In site specific situations, if requested, Council could issue a Development Variance Permit (DVP), to vary the maximum size of an ALR accessory building, provided that it is within the maximum density for all residential buildings on the site.

If there is a request to increase the maximum density for all residential buildings, the property owner would have to submit a rezoning application.

All House Size Bylaws options include this accessory residential building restriction (Bylaw No. 9710, 9711, 9712, 9716).

5. Restricting The Range Of Farm Home Plates Based On Lot Size Dimensions

The establishment of a farm home plate would limit residential development to the front of the property to allow for farming activities on the remainder of the property.

In preparing options for farm home plates, the existing ALC regulation that limits soil disturbance (e.g., soil imported or exported) on a parcel in the ALR, to a maximum area of 2,000 m² (21,527 ft²), without further approval from Council and the ALC, was considered.

The recommended Zoning Bylaw amendment would include:

- a definition for “farm home plate” which would be defined as the portion of a lot which includes a principal dwelling unit, additional dwelling unit(s), and any accessory residential buildings, or accessory structures, including driveways to the dwelling unit(s), decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and residential sewerage septic tanks and field, in one contiguous area;
- a maximum depth for the farm home plate to be 60 m (196 ft.);
- increasing the interior side yard setback, from 3 m (10 ft.), to 4 m (13 ft.), to better accommodate farm vehicle access, from the road to the farm; and
- removing Section 14.1.4.3 under the Agriculture (AG1) zone which allows additional dwelling units for full-time workers for a farm operation under certain conditions, as this will be regulated through a rezoning process and the criteria that would be included in the OCP.

If requested, it is proposed that Council may issue a Development Variance Permit, if an applicant justified their farm proposal to:

- increasing the maximum size of the farm home plate;
- increase the maximum depth of the farm home plate; or
- remove the septic tank and/or field, from the farm home plate area (the size of a septic field depends on the size and use of the house including the number of bedrooms and bathrooms, as well as the soil conditions).

The current 50 m (164 ft.) maximum setback for a dwelling unit, which has been in the City’s Zoning Bylaw since 1994, would remain in the AG1 zone; however, the 60 m (196 ft.) maximum farm home plate depth would allow accessory buildings or structures to be located in the rear portion of the farm home plate.

The following three Farm Home Plate Bylaw options are presented:

A.) Farm Home Plate Option 1 – Bylaw No. 9707 (Recommended)

The recommended bylaw establishes a proportionate maximum area of the farm home plate to be:

- a) 50% of the lot area for lots 0 to 0.2 ha (0 to 0.5 ac);
- b) 1,000 m² (10,764 ft²) for lots 0.2 to 1 ha (0.5 to 2.5 ac);
- c) 10% of the lot area for lots 1 to 2 ha (2.5 to 5 ac); and
- d) 2,000 m² (21,528 ft²) for lots 2 ha (5 ac) or greater.

This option would reserve the greatest amount of farmland. It would also ensure that, for lots that are less than 0.2 ha (0.5 acres), a minimum of 50% of the property would be protected for farming. For larger lots, the minimum amount of property protected for farming would increase.

B.) Farm Home Plate Option 2 – Bylaw No. 9708

This option establishes a proportionate maximum area of the farm home plate to be:

- a) 1,000 m² (10,764 ft²) for lots 0 to 1 ha (0 to 2.5 ac);
- b) 10% of the lot area for lots 1 to 2 ha (2.5 to 5 ac); and
- c) 2,000 m² (21,528 ft²) for lots 2 ha (5 ac) or greater.

This option uses a proportionate maximum farm home plate floor area. However, 7% (94) of the properties in the AG zone that are 0.1 ha (0.25 acres) or less could have the entire lot used for the farm home plate.

C.) Farm Home Plate Option 3 – Bylaw No. 9709

This option establishes a maximum area of the farm home plate to be 2,000 m² (21,528 ft²) for all lots regardless of size.

This option is based on the Ministry of Agriculture's Guidelines. However, it does not take into account Richmond's smaller lot sizes. If this option were implemented, a greater number of properties in the AG1 zone could have the entire lot used for the farm home plate.

Both the Agricultural Advisory Committee and the Richmond Farmers Institute preferred a maximum farm home plate area to be 4,046 m² (43,560 ft²) or 1 acre. This preference is not presented in a bylaw option as:

- Under existing ALC regulations, the maximum area of soil disturbance on a parcel is 2,000 m² (21,527 ft²) without requiring Council and ALC approval for a non-farm use; and
- 41% of the AG1 zoned properties are less than 0.4 ha (1 ac) in area meaning that many of those properties could have the entire lot used for the farm home plate rather than reserving it for farming uses if a farm home plate of 4,046 m² (43,560 ft²) or 1 acre was used.

Attachment 5 provides a summary analysis, including the percentage of farmland retained, of the three farm home plate bylaw options.

6. Restricting ALR House Size to 500 m² (5,382 ft²)

In preparing the recommended bylaw, staff consulted with the Ministry of Agriculture's Guidelines which recommend that residential development be commensurate with residential development in urban areas such as the City's "Single Detached (RS1/A-H, J-K)" zone. To ensure that density calculations are the same as the urban areas of Richmond, the following is included in the recommended bylaw:

- density would be calculated as 0.55 Floor Area Ratio (FAR) applied to a maximum of 464.5 m² (5,000 ft²) of the lot area, with 0.30 FAR applied to the balance of the lot area in excess of 464.5 m² (5,000 ft²);
- floor area exemptions would be provided for porch area (10% of floor area), 1 accessory building (10m²), and a staircase/entry (10 m²) area; and
- a maximum size of an accessory building of 70 m² (753 ft²).

If requested, Council could issue a Development Variance Permit, to vary the maximum size of an accessory building provided they are within the maximum floor area limit for all residential buildings.

If there is a request to increase the maximum limit for all residential buildings, the property owner would have to submit a rezoning application.

A.) House Size Option 1 – Bylaw No. 9712 (Recommended)

This option would use the RS1 zone FAR density provisions up to a maximum of 500 m² (5,382 ft²) for all residential buildings including the garage.

This option is based on the Ministry of Agriculture's Guidelines. Staff recommend this approach as it balances allowing a reasonable sized house while minimizing the impact on farmland.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 1,279 m² (13,773 ft²). Smaller sites would have a maximum house size smaller than 500 m² (5,382 ft²) and would be based on the FAR provisions.

B.) House Size Option 2 – Bylaw No. 9710

This option is based on the average house size permitted in all urban lots contained in the RS1 Zone. A review of current house sizes in Richmond show that the average house sizes in the RS1 zones is 303 m² (3,261 ft²). This option would use the RS1 zone FAR density provisions up to a maximum of 303 m² (3,261 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 353 m² (3,800 ft²).

This option would be commensurate with the house size permitted in the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 623 m² (6,703 ft²). Smaller sites would have a maximum house size smaller than 303 m² (3,261 ft²) and would be based on the FAR provisions.

C.) House Size Option 3 – Bylaw No. 9711

This option is based on the average house size in the RS1E zone which is the most common single family zone in Richmond. Almost 60% of the City's single family lots are zoned RS1/E. This option would use the RS1 zone FAR density provisions up to a maximum of 339 m² (3,650 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 389 m²

(4,187 ft²). This option would also be commensurate with the house size permitted the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 743 m² (8,000 ft²). Smaller sites would have a maximum house size smaller than 339 m² (3,650 ft²) and would be based on the FAR provisions.

D.) House Size Option 4 – Bylaw No. 9716 (AAC's Preference)

This option would use the RS1 zone FAR density provisions up to a maximum of 1,114m² (12,000 ft²) for all residential buildings.

This option is preferred by the Agricultural Advisory Committee. The Richmond Farmers Institute supported a maximum floor area of 1,000 m² (10,763 ft²).

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 3,326 m² (35,833 ft²). Smaller sites would have a maximum house size smaller than 1,114 m² (12,000 ft²) and would be based on the FAR provisions.

Flexibility

In addition to the four options listed above, Council has the ability to choose another house size limitation which could be incorporated in the Zoning Bylaw amendment.

7. Miscellaneous Other OCP and zoning amendments

Upon adoption of a bylaw limiting house size in the AG1 zone, staff recommend that Council direct staff to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zones that permit single family development in the ALR. This would largely include the RS1/F and RS1/G zoned properties on Fedoruk Road, Kartner Road and along Westminster Highway.

Consultation

Staff have reviewed the proposed 2041 OCP amendment bylaw with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements and recommend that it be referred to the Provincial Agricultural Land Commission for comment, as the proposals affect ALR land.

Table 1 clarifies this recommendation. ALC referral comments will be requested prior to the public hearing date. Public notification for the public hearing will be provided as per the *Local Government Act*.

Table 1 – OCP Public Consultation Summary

Stakeholder	Referral Comment
REFER	
Provincial Agricultural Land Commission	Refer to ensure that <i>Local Government Act</i> requirements are met.
NO REFERRAL NECESSARY	
Richmond School Board	No referral necessary, as they are not affected.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as they are not affected.
The Councils of Adjacent Municipalities	No referral necessary, as they are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as they are not affected.
TransLink	No referral necessary, as they are not affected.
Port Authorities (Port Metro Vancouver and Steveston Harbour Authority)	No referral necessary, as they are not affected.
Vancouver Airport Authority (VAA) (Federal Government Agency)	No referral necessary, as they are not affected.
Richmond Coastal Health Authority	No referral necessary, as they are not affected.
Community Groups and Neighbours	Community Groups (e.g., the Richmond Agricultural Advisory Committee, Richmond Farmers Institute, Richmond Farmland Owners Association) and Neighbours will have the opportunity to comment regarding the proposed OCP amendment (and proposed Zoning Bylaws) at Planning Committee, Council and at a Public Hearing.
All Relevant Federal and Provincial Government Agencies	No referral necessary, as they are not affected.

Financial Impact

None

Conclusion

This report summarizes feedback received throughout the public consultation process on potential housing regulations on Richmond's Agriculture (AG) zoned land.

Based on this feedback, in addition to analyzing Richmond's agricultural land base, and housing regulations in Richmond's urban areas, staff have prepared a series of OCP and Zoning Bylaw amendment options for Council's consideration.

The proposed bylaws aim to better manage residential development in the Agricultural Land Reserve (ALR) and to minimize impacts on land that may be used for agricultural activities.

It is recommended that the following bylaws be introduced and given first reading:

1. Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706,
2. Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate and Setbacks in the AG1 Zone), and
3. Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone).



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JH/ACR:cas

- Attachment 1: Survey Results Summary
- Attachment 2: AAC Comments of March 11, 2017
- Attachment 3: Building Permits Statistics (2010 – 2017)
- Attachment 4: Professional Economic Consultant Advice
- Attachment 5: Zoning Bylaw Amendment Options – Summary Table
- Attachment 6: Summary Analysis of the Farm Home Plate Bylaw Options
- Attachment 7: Comparison of House Size Regulations in Metro Vancouver's ALR

Survey Results Summary

Total 679 Complete surveys

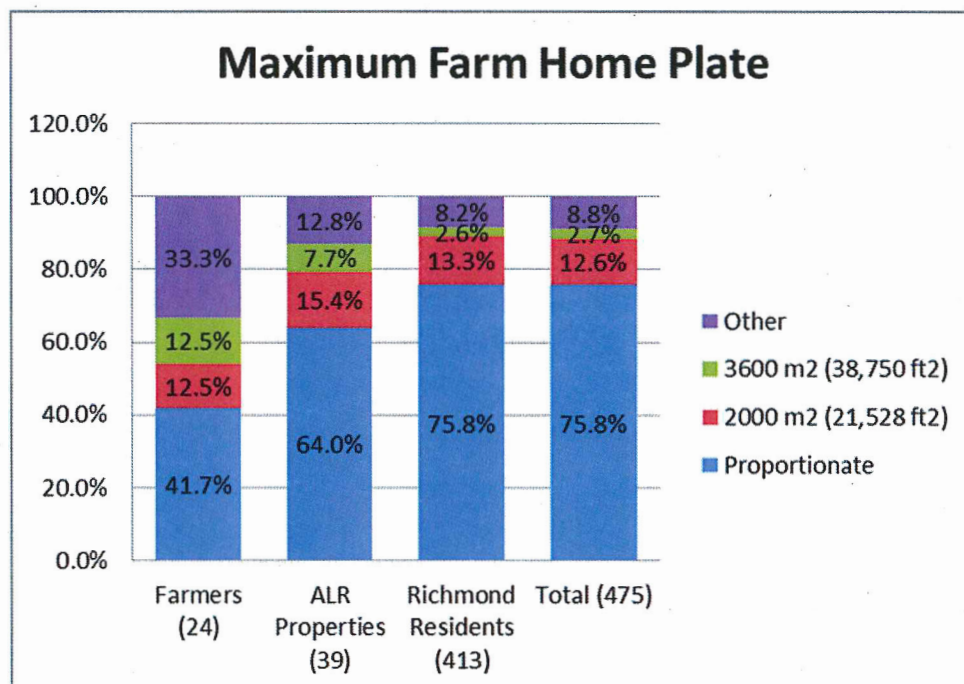
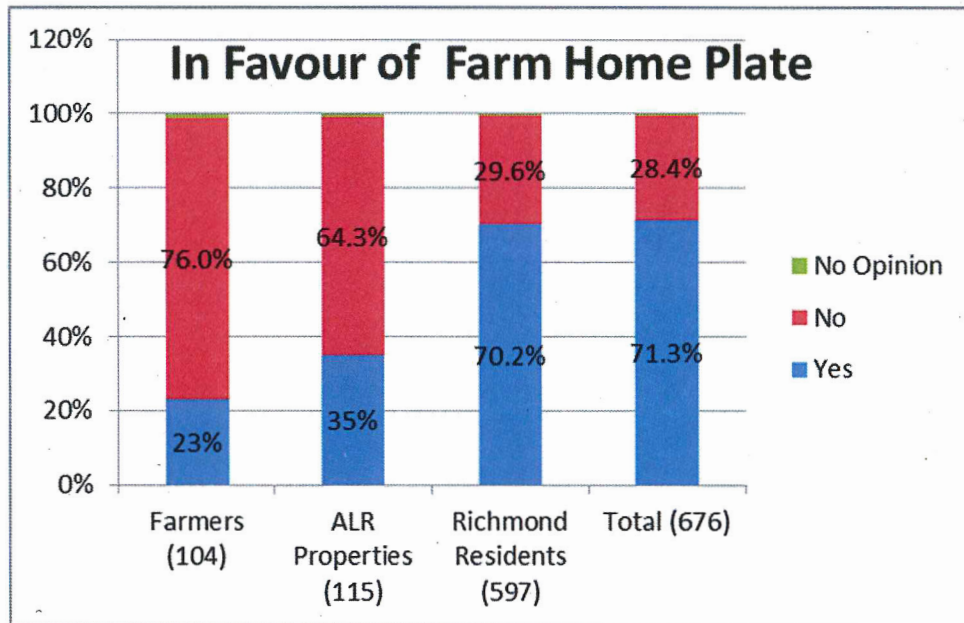
600 Richmond Residents

104 Richmond Farmers

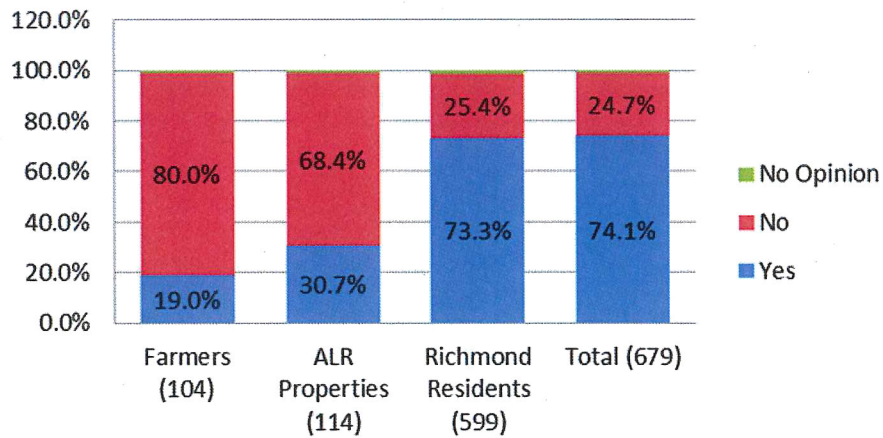
115 Richmond Residents living in the ALR (65 Richmond Farmers)

55 Provided a postal code outside of Richmond

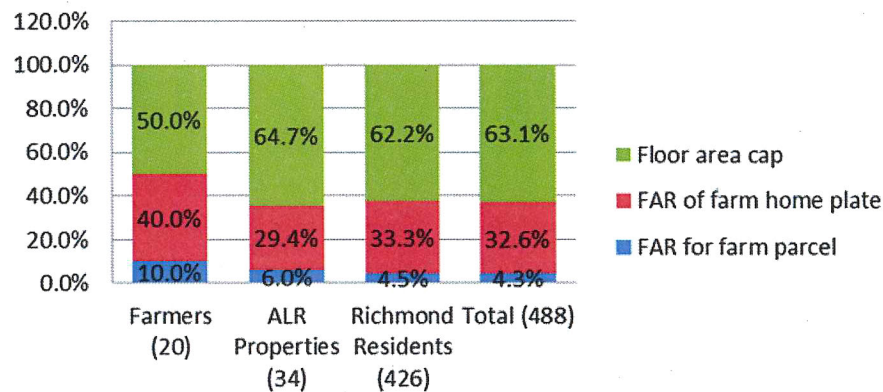
24 Did not provide a postal code



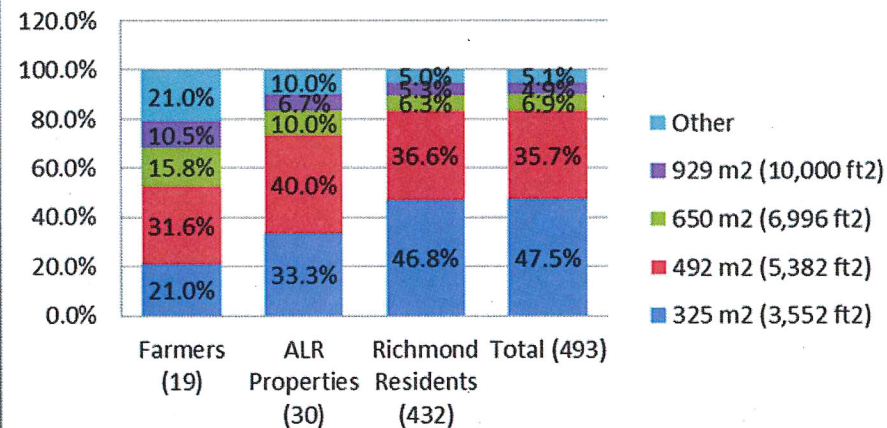
In Favour of House Size Limit



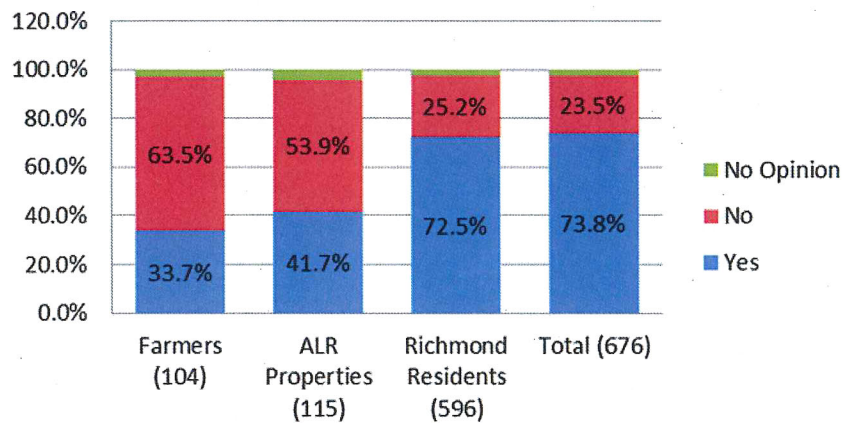
How to limit floor area for Principal House



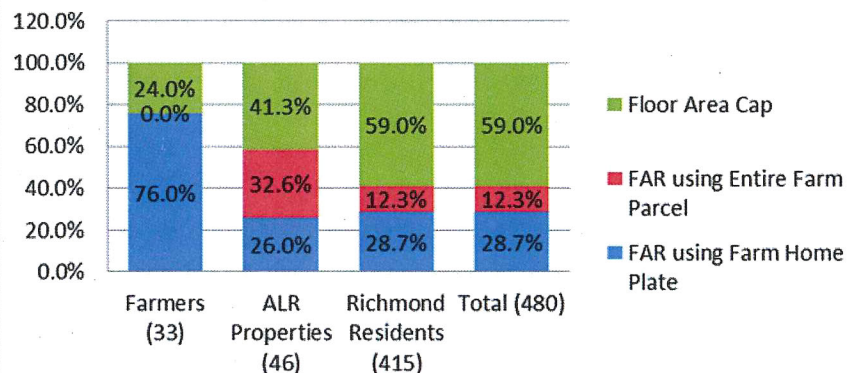
Maximum Floor Area for Principal House



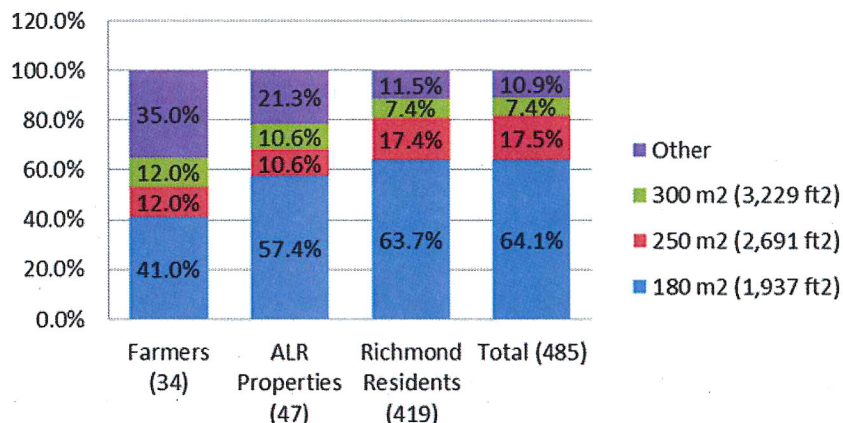
In Favour of House Limit for Additional House



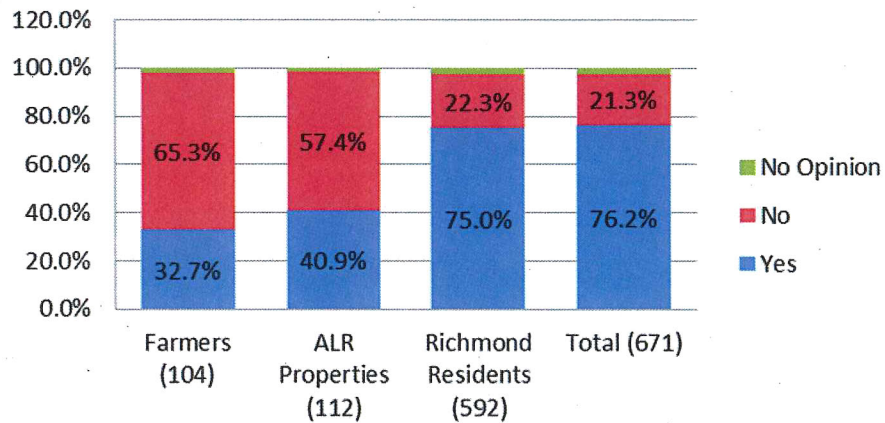
How to limit floor area of Additional House



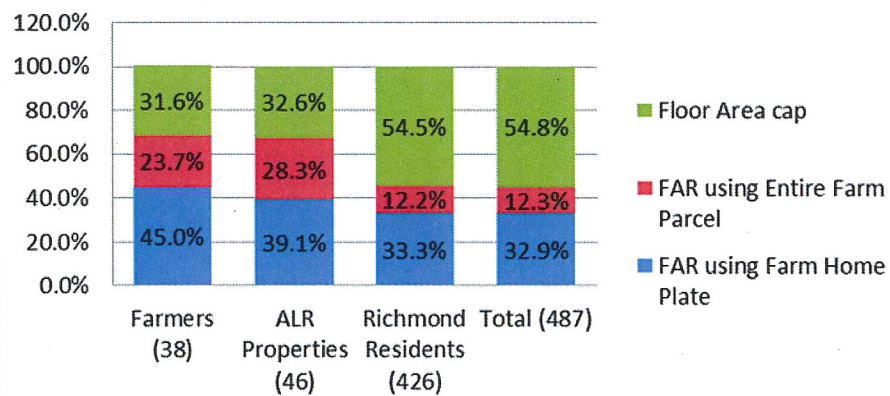
Maximum Size for Additional House



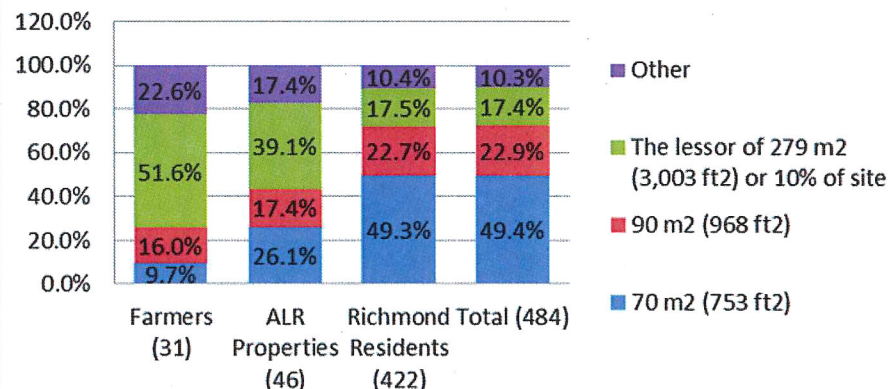
In Favour of Size Limitation of Accessory Residential Buildings



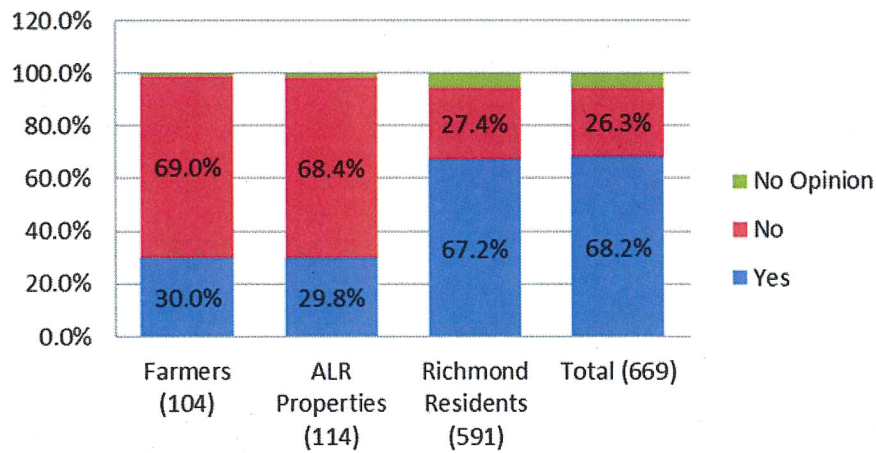
How to limit floor area of Accessory Residential Buildings



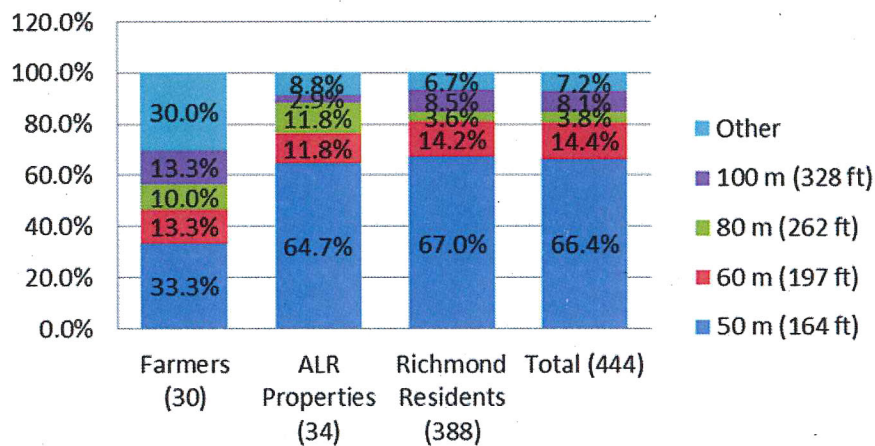
Maximum Size of Accessory Residential Buildings



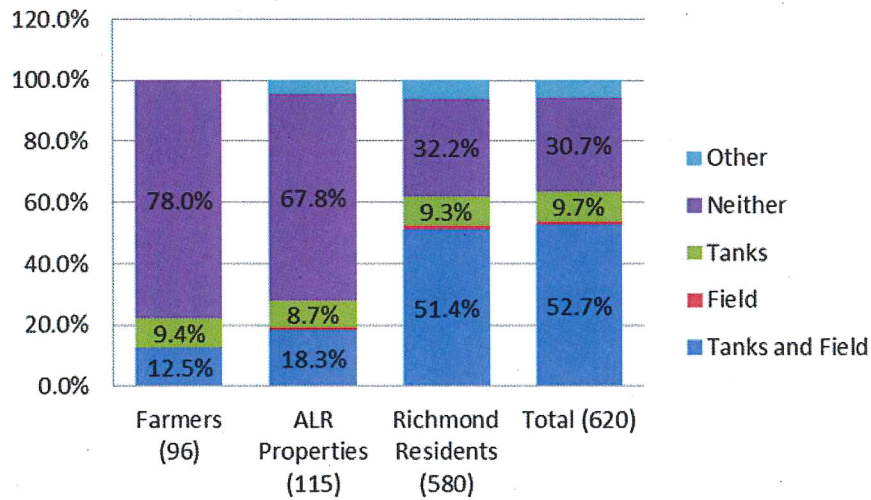
In Favour of a 50 m Buildable Setback for all Residential Buildings



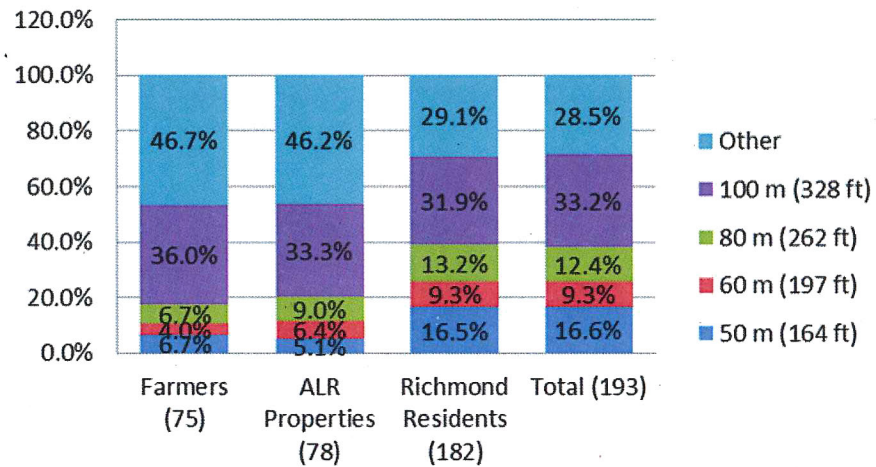
Maximum Buildable Setback for all Residential Buildings



What Part of the Septic System Should be on the Farm Home Plate?



Preferred Setback for Septic System



Richmond Agricultural Advisory Committee

March 11, 2017

Memo to Richmond City Council Re: Proposed Farmland Housing Regulations

The farmers of the AAC are **strongly opposed** to the regulation alternatives proposed by the City. We feel it is important that we come up with a “**made in Richmond**” solution that respects the core nature of our community, that is – a community with a legacy and historic fabric consisting of a well-integrated blend of urban and rural residents. That being said, in respect of the City’s objective to implement some form of regulations that provide reasonable rules with which to administer building applications that protect and preserve Richmond farmland and farming activities we tender the following recommendations.

1) Home Size:

- a) Home size should be limited to 1,150 Square Metres. This size is in line with the current average “approved building permit” applications as specified in the City’s “Open House Summary Presentation”. The document indicates the current average home size in the Richmond ALR / AG1 for 2015/2016 is about 1,100 square meters. We feel it would be highly inappropriate and inconsistent to implement a dramatic reduction in the size of new construction. Implementing the cap of 1,150 square metres will allow fairness and a degree of uniformity to the conditions that currently exist as well as stop the trend of increasing home sizes.
- b) The existing rules have worked well for bona-fide multi-generational farmers, hence we do not want to implement rules that prevent reasonable options to farmers.
- c) Large homes in Richmond’s ALR do not necessarily discourage use of farmland for farming purposes. Cooperation between farmers and non-farming residents that have purchased farmland for the purpose of building a large home often results in the farm back lands being leased to a bona-fide farmer at a low lease rate. The homeowner benefits in reduced taxes on the portion of the land that is farmed and the bona-fide farmer benefits from inexpensive leased farm land on which to farm. In the existing environment it is less likely for a new farmer to purchase Richmond ALR land at current market rates and have an economically viable farming operation. Hence, this symbiotic relationship results in preservation and protection of farmland.
- d) In the case of a farm property owned by a non-farming resident that achieves farm classification by way of leasing its land to a bona-fide farmer, residential property tax rates should be applied to the residential portion of the property and the farm class property tax rate should be applied to the farmed portion of the property.

2) Home Plate Size:

- a. While not in favour of a home plate size restriction we feel the existing building setback limit of 50 metres is effective in preserving land for farming purposes. Therefore, a reasonable home plate size formula should be the lessor of:

- i. 1 Acre or
 - ii. 50 meters x the roadside property width. As an example a property with a 30 metre width x 50 metre setback = a maximum home plate of 1,500 square metres.
 - b. It should be noted that 75% of the ALR / AG1 properties are less than 2 hectares and are narrow in width. We believe the majority of these properties would have a home plate of less than 1 acre because of the setback limitations.
 - c. Regardless of size of the home plate, access of farm vehicles from the road to the farmable portion of the property must be provided in the building site design.
- 3) Homeplate and House Size of Farm Manager's residence:**
- a. For those properties that qualify for a second or third residence there should be a separate home plate and home size equal to the guidelines set out above. Additional residences should not be forced into a common home plate with the primary residence home plate.
- 4) Seasonal Worker Buildings:** should not be included nor affected by these regulations.
- 5) Setbacks:**
- a. The existing bylaw calling for a 50 metre setback on homes plus an additional 50 meters for accessory buildings is adequate, however, it should be amended to increase the setbacks by the width of any Riparian Management Setbacks that may fall within the building setback. By way of example, if there is a 15 metre Riparian setback required on a property then the home setback should be adjusted to 65 meters and the accessory building setback should be adjusted to 115 metres.
- 6) Septic Tanks / Fields:**
- a. The septic tank should be included in the home plate but
 - b. The septic field need not be located in the home plate.

The farmers of the AAC.

Building Permit for Single Family Dwelling in the AG1 Zone (2010-2017)

Building permit statistics provided below include floor area ranges that correspond to house size bylaw options: 1 - 330 m² (3,550 ft²), 2 - 500 m², (5,381 ft²), and 3 - 1,114 m², (12,000 ft²).

Year	Less than 330 m ² (3,550 ft ²)	Between 330-500m ² (3,550-5,381 ft ²)	Between 500-697m ² (5,382-7,500 ft ²)	Between 697-930m ² (7,501-10,000 ft ²)	Between 930-1,114 m ² (10,001-12,000 ft ²)	Between 1,114-1393 m ² (12,001-15,000 ft ²)	Over 1,393 m ² (15,000ft ²)	Total BPs
2010	2	0	2	0	4	0	1	9
2011	0	2	5	7	3	2	2	21
2012	0	1	4	1	3	2	1	12
2013	0	1	1	5	2	3	3	15
2014	0	2	2	1	2	3	0	10
2015	0	0	2	4	4	3	4	17
2016	0	2	4	7	1	3	1	18
Total	2	8	20	25	19	16	12	102

Year	Less than 330 m ² (3,550 ft ²)	Between 330-500m ² (3,550-5,381 ft ²)	Between 500-697m ² (5,382-7,500 ft ²)	Between 697-930m ² (7,501-10,000 ft ²)	Between 930-1,114 m ² (10,001-12,000 ft ²)	Between 1,114-1393 m ² (12,001-15,000 ft ²)	Over 1,393 m ² (15,000ft ²)	Total BP
2017	0	0	5	7	8	17	8	45

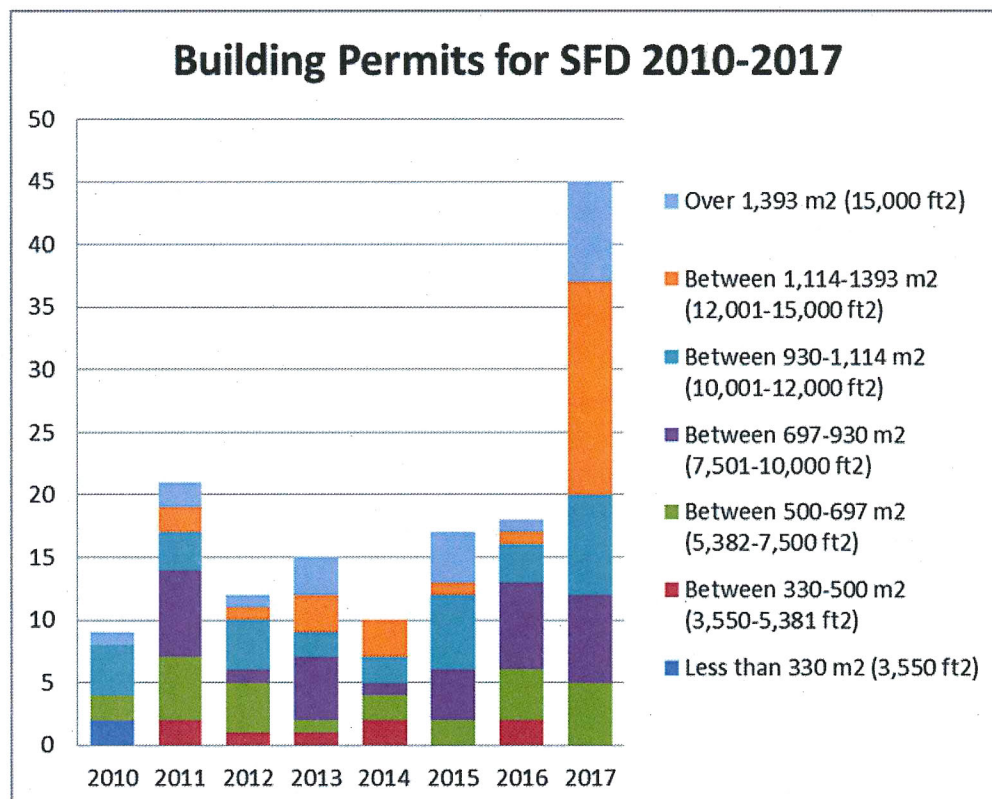


Figure 1: Comparison of Building Permits issued (2010-2016) with those submitted in 2017

SITE ECONOMICS LTD.
 1500 - 701 West Georgia Street
 Vancouver, BC V7Y 1C6 Canada
 604.250.2992
 rwozny@siteeconomics.com
 www.siteeconomics.com

April 13, 2017

From: Richard Wozny

To: The City of Richmond

Re: Memo on ALR Residential Development in the City Richmond Land Economics Assessment

1. Questions

This report addresses the following questions:

- (1) What is the impact on demand and price when setting the maximum house size in the ALR at, below, or above, the average house size possible in the City's most common large lot single family residential zoning district RS1E. The average lot size within the RS1/E zone is approximately 8,000 ft² which would permit a house size of 4,200 ft² (including garage).
- (2) If the maximum house size permitted in the ALR is restricted to 4,200 ft² (including garage), what is the anticipated impact on:
 - (a) ALR urban residential development trends, activity, real estate speculation?
 - (b) ALR farm trends, viability, development; the cost to farmers to buy land and lease land?

2. Consultant's Response

(1) General

Based on recent market data, it is clear that some smaller ALR lands are being bought, sold, speculated on and developed as urban residential sites. In economic terms, the ALR properties are being substituted for normal serviced urban residential sites within the City. The focus on ALR lands is a logical and expected outcome of the excessively high priced residential real estate market. Currently, ALR lands offer a greater potential for flexibility than urban sites, particularly when the owner desires a very large house size.

It is the current ability to build a very large house in the ALR which is the primary factor driving small ALR lot prices to levels in the order of \$750,000 to \$1.5 million per acre. While urban to ALR house market substitution is expected, the current trend in very large house sizes on ALR land is an inappropriate non-market trend.

Tables 1 and 2 below show recent ALR residential house sales in the City which are extremely high and inappropriately reflect urban land values.

- (2) If house size on ALR land parcels was restricted to a size of 4,200 ft²:
 If house sizes on ALR land parcels were restricted to a size of 4,200 ft², their additional, unique, non-market premium value would no longer apply. The normal background market ALR land values would then apply to the balance of the site land area, after removing the residential potential. The surplus non-residential part of the ALR site, would have a normal ALR land market value.

It is expected that ALR buying activity and speculation would decrease significantly, as the unique appeal of the ALR lands would be gone with the reduced house size. The reduced ALR house size would reduce ALR land prices, to market standards and past trends, allowing buyers with the intention of actual farming, to acquire or lease these types of properties.

The decrease in ALR land prices resulting from a house size restriction would reduce land costs for farmers particularly for lots under 10 acres in size.

- (3) If the City allowed only house sizes which were significantly smaller than 4,200 ft²:
 The choice of setting the permitted house size, at a large urban average size is appropriate, as it reflects standards across the City. If the City allowed only house sizes which were significantly smaller than 4,200

ft², it would reduce the value of ALR lands, below market, by a small margin because they would become less attractive, even for farmers.

- (4) If the City permitted house sizes significantly larger than 4,200 ft²:
If the City permitted house sizes significantly larger than 4,200 ft², it would increase the land value above market rates. If, for example, the maximum was set at twice (2X) the standard size (8,400 ft²), the value would likely be close to the current excessive ALR land value. Allowing an ALR house size significantly larger than average would not normalize the currently high ALR land prices.

For clarification, please contact me at 604 250 2992.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Wozny', is written over a horizontal line.

Richard Wozny, Principal
Site Economics Ltd.

Att. 1

Table 1 - Recent ALR Residential Sales in Richmond

Sold Price per															Lot Size	Lot Size	
No.	ML #	Status	Address	List Price	Sale Price	SqFt	List Date	Sold Date	DOM	Tot BR	Tot Baths	Total Size	Yr Blt	Age	Acres	(SF)	
1	V1134800	S	8471 NO 5 ROAD	\$3,888,000	\$3,680,000	\$	338	2015-07-14	2015-09-28	76	7	8	10,897	2014	1	2.2	94,961
2	V1132323	S	11951 GRANVILLE AVENUE	\$4,880,000	\$4,280,000	\$	353	2015-07-01	2015-10-10	101	8	8	12,108	2015	0	0.5	21,780
3	R2066270	S	9491 FINN ROAD	\$4,999,800	\$4,800,000	\$	419	2016-05-06	2016-05-25	19	7	8	11,443	2014	2	0.6	27,878
4	R2076674	S	6780 NO 5 ROAD	\$5,999,000	\$5,380,000	\$	304	2016-06-03	2016-09-09	98	14	8	17,672	2015	1	3.0	129,112
5	R2066397	S	12133 NO 3 ROAD	\$26,000,000	\$18,500,000	\$	1,491	2016-05-06	2017-02-08	278	5	8	12,411	2009	8	18.1	788,523
6	R2133049	A	11111 BIRD ROAD	\$5,999,999	\$5,999,999	\$	594	2017-01-18		63	17	8	10,100	1990	27	0.9	37,244
7	R2138977	A	8880 SIDAWAY ROAD	\$6,180,000	\$6,180,000	\$	461	2017-02-13		37	9	8	13,413	2010	7	2.0	87,120
8	R2139278	A	7120 NO. 5 ROAD	\$11,880,000	\$11,880,000	\$	839	2017-02-15		35	10	8	14,157	2013	4	3.8	163,698
Average				\$8,728,350	\$7,587,500	\$	594					12,775			3.9	168,790	

Table 2 - Recent ALR Land Sales in Richmond

No.	Address	Sale Date	Sale Price	Site Size		Price Per		Zoning
				Acres	Sq. Ft.	Acres	Sq. Ft.	
1	10551 No. 6 Road Richmond	Jan-17	\$2,897,700	2.74	119,137	\$1,059,488	\$24.32	AG-1
2	10260 Westminster Highway Richmond	Jan-17	\$3,150,000	2.18	94,961	\$1,444,954	\$33.17	AG-1
3	South Half Lot 5 & 12200 Block, No. 3 Road Richmond	Dec-16	\$1,500,000	9.75	424,710	\$153,846	\$3.53	AG-1
4	10531 Granville Avenue Richmond	Dec-16	\$5,999,800	4.39	191,098	\$1,367,632	\$31.40	AG-1
5	2280 No. 6 Road Richmond	Aug-16	\$3,700,000	8.61	375,226	\$429,533	\$9.86	AG-1
6	13740 Westminster Highway Richmond	Aug-16	\$1,250,000	0.24	10,454	\$5,208,333	\$119.57	AG-1
7	7560 Steveston Highway Richmond	Jul-16	\$6,530,000	3.00	130,680	\$2,176,667	\$49.97	AG-1
8	10180 Granville Avenue Richmond	Jul-16	\$2,480,000	0.28	12,023	\$8,985,507	\$206.28	AG-1
9	7120 No. 5 Road Richmond	Jul-16	\$5,588,000	3.74	162,914	\$1,494,118	\$34.30	AG-1
10	12751 Blundell Road Richmond	Jul-16	\$1,711,000	2.61	113,692	\$655,556	\$15.05	AG-1
11	9660 Sidaway Road Richmond	Jun-16	\$3,800,000	10.00	435,600	\$380,000	\$8.72	AG-1
12	8720 No.5 Road Richmond	May-16	\$4,580,000	10.62	462,607	\$431,262	\$9.90	AG-1
13	12191 Gilbert Road Richmond	May-16	\$4,200,000	10.78	469,577	\$389,610	\$8.94	AG-1 / CR
14	9760 Sidaway Road Richmond	Apr-16	\$1,650,000	10.02	436,471	\$164,671	\$3.78	AG-1
15	8191 No. 6 Road Richmond	May-16	\$1,830,000	0.86	37,462	\$2,127,907	\$48.85	AG-1
16	12060 No. 2 Road Richmond	May-16	\$4,800,000	6.19	269,636	\$775,444	\$17.80	AG-1
17	6351 No. 5 Road Richmond	May-16	\$4,490,000	8.56	372,743	\$524,717	\$12.05	AG-1
18	8720 No.5 Road Richmond	May-16	\$4,580,000	10.62	462,607	\$431,262	\$9.90	AG-1
19	13660 Blundell Road Richmond	May-16	\$1,760,000	1.00	43,560	\$1,760,000	\$40.40	AG-1
20	10071 Granville Avenue Richmond	May-16	\$1,950,000	0.44	19,036	\$4,462,243	\$102.44	AG-1
Average				5.33	232,210	\$641,991	\$	15

Zoning Bylaw Options – Summary

Zoning Bylaw Section	Farm Home Plate Bylaw Options (select one)			House Size Bylaw Options (select one)			
	Bylaw 9707	Bylaw 9708	Bylaw 9709	Bylaw 9710	Bylaw 9711	Bylaw 9712	Bylaw 9716
Definitions	New definitions for 'farm home plate' and 'farm home plate setback'			No new interpretations			
Density Exemptions for single family dwellings	No density exemptions			Exemptions for: – porch area (up to 10% of floor area), – 1 accessory building (up to 10m ²), and – staircase/entry (up to 10m ²) area			
				Exemption for garage area (up to 50 m ²)		Garage area not exempted	
Maximum House Size	Not applicable for these bylaw options			RS1 FAR up to 303m ²	RS1 FAR up to 339m ²	RS1 FAR up to 500m ²	RS1 FAR up to 1,114m ²
Additional Dwelling Units	Remove section 14.1.4.3 (additional dwelling unit may be considered on a site specific basis through a rezoning application)			Not required as included in farm home plate bylaw options			
Maximum Accessory Building Size	Not applicable for these bylaw options			70m ² (753 ft ²) for each residential accessory building or structure			
Farm Home Plate	Proportionate farm home plate: a) 50% of the lot area for lots 0-0.2 ha; b) 1,000 m ² for lots 0.2-1 ha; c) 10% of the lot area for lots 1-2 ha; and d) 2,000 m ² for lots 2 ha or greater.	Proportionate farm home plate: a) 1,000 m ² for lots 0-1 ha; b) 10% of the lot area for lots 1-2 ha; and c) 2,000 m ² for lots 2 ha or greater	Maximum 2,000 m ² for all lot sizes	Not applicable for these bylaw options			
Depth of Farm Home Plate	Establish a maximum depth of 60 m for farm home plate.			Not applicable for these bylaw options			
Yards & Setbacks	Increase interior side yard setback from 3 m to 4 m			Not required as included in farm home plate bylaw options			

Farm Home Plate Options – Analysis**Farm Home Plate Option 1 (Recommended)**

Size of AG Lot	Farm Home Plate Maximum	% of Lot Reserved for Farming	% (#) of AG Zoned Lots
<ul style="list-style-type: none"> – 0 to 0.2 ha – (0 to 0.5 acres) 	<ul style="list-style-type: none"> – lesser of 50% of the lot area, or – 1,000 m² (10,764 ft²) 	50%	21% (263)
<ul style="list-style-type: none"> – 0.2 ha to 1 ha – (0.5 to 2.5 acres) 	<ul style="list-style-type: none"> – 1,000 m² – (10,764 ft²) 	50% to 90%	38% (490)
<ul style="list-style-type: none"> – 1 ha to 2 ha – (2.5 to 5 acres) 	<ul style="list-style-type: none"> – lesser of 10% of the lot area, or – 2,000 m² (21,527 ft²) 	90%	15% (189)
<ul style="list-style-type: none"> – 2 ha + (5 acres +) 	<ul style="list-style-type: none"> – 2,000 m² – (21,527 ft²) 	90%+	26% (332)

Farm Home Plate Option 2

Size of AG Lot	Farm Home Plate Maximum	% of Lot Reserved for Farming	% (#) of AG Zoned Lots
<ul style="list-style-type: none"> – 0 to 1 ha – (0 to 2.5 acres) 	<ul style="list-style-type: none"> – 1,000 m² – (10,764 ft²) 	<ul style="list-style-type: none"> – 0.1 ha (0.25 ac.): 0% – 0.2 ha (0.5 ac.): 50% – 0.4 ha (1 ac.): 75% – 1 ha (2.5 ac.): 90% – Note: 7% of properties are less than 1,000 m² (10,764 ft²) 	59% (6753)
<ul style="list-style-type: none"> – 1 ha to 2 ha – (2.5 to 5 acres) 	<ul style="list-style-type: none"> – lesser of 10% of the lot area, or 2,000 m² (21,527 ft²) 	90%	15% (189)
<ul style="list-style-type: none"> – 2 ha + – (5 acres +) 	<ul style="list-style-type: none"> – 2,000 m² – (21,527 ft²) 	90%+	26% (332)

Farm Home Plate Option 3

Size of AG Lot	Farm Home Plate Maximum	% of Lot Reserved for Farming	% (#) of AG Zoned Lots
All sizes	<ul style="list-style-type: none"> – 2,000 m² – (21,527 ft²) 	<ul style="list-style-type: none"> – ha (0.25 ac.): 0% – ha (0.5 ac.): 0% – ha (1 ac.): 50% – ha (2.5 ac.): 80% – ha (5 acres): 90% – Greater than 2 ha (5 ac.): 90% + – Note: 21% of properties are less than 2,000 m² (21,527 ft²) 	100% (1274)

Comparison of House Size Regulations in Metro Vancouver's ALR

Jurisdiction	House Size Maximum
Ministry of Agriculture (guidelines)	Lesser of a floor area commensurate with urban areas or 500 m ² (5,382 ft ²)
Corporation of Delta	On lots less than 8 ha (20ac.), 330m ² (3,552 ft ²)
	On lots 8 ha or greater, 465m ² (5,005 ft ²)
City of Surrey	Not specified (only regulate farm home plate)
City of Port Coquitlam	Max. floor area of 500 m ² (5,382 ft ²)
City of Maple Ridge	Max. floor area of 650 m ² (6,996.5 ft ²)
City of Pitt Meadows	In the process of preparing bylaws to limit the house footprint size to 600 m ² (6,458 ft ²) in the ALR, which would allow for a total floor area of 1,673 m ² (18,000 ft ²) *

* On April 4, 2017, Pitt Meadows City Council directed staff to:

- A. Prepare a zoning bylaw amendment for consideration by Council to limit the building footprint size based on the BC Building Code complex building threshold to 600 square metres or 6,458 square feet within the Agricultural Land Reserve which would allow for a structure size of 1,673 square metres or 18,000 square feet under current building regulations; AND
- B. Prepare a zoning bylaw amendment for consideration by Council to limit the number of dwellings on a property to one within the Agricultural Land Reserve and to include in the zoning bylaw amendment language with respect to grandfathering of reconstruction of existing dwellings that suffer a loss due to fire or other damage of over 75% of the building value.

According to the BC Building Code, if the building footprint area exceeds 600 m², a Part 9 building (Simple) becomes a Part 3 building (Complex), where there are more stringent requirements in the building code (i.e.; roof fire ratings, fire alarms, fire access routes, etc.). If multiple storeys are proposed, the total floor area would exceed 600 m² but as long as the building footprint does not exceed the 600 m² allowable footprint, it is still a Part 9 building.



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 (Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)):

"Residential Development

- f) limit the area used for residential development on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the dwelling unit size may be considered if the applicant provides the following to the satisfaction of Council:
 - verification that the site has been actively used for agricultural production and the site has generated legitimate agricultural income (e.g., government tax records), and this information is supplemented by other government sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information);
 - demonstration that an increase in the principal farm dwelling unit would benefit farming by accommodating those who have, will and are actually capable of working on the farm fulltime, and why they cannot be accommodated on a non-ALR property;
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and/or anticipated farm workers on the site, and why they cannot be accommodated elsewhere (e.g., in other existing farm or urban dwelling units);
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure improvements; and
 - a security deposit, to address any issues if the applicant fails to meet their requirements.

Council may vary the above rezoning application requirements on a case-by-case basis.

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the maximum number

of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm labour is required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706”**.



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9707
(Farm Home Plate and Setback Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 by adding the following definitions, in alphabetical order:

“Farm home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field, in one contiguous area.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 14.1.4.2, 14.1.4.3, and 14.1.4.4 (Permitted Density) and replacing them with the following:

“2. The maximum **density** is one **principal dwelling unit** per **lot**.

3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following as a new Section 14.1.4A. (Farm Home Plate) after current Section 14.1.4:

“14.1.4A Farm Home Plate

1. The maximum area of the **farm home plate** is:
 - a) 50% of the **lot area** for **lots** less than 0.2 ha;
 - b) 1,000 m² for **lots** between 0.2 ha to 1 ha;
 - c) 10% of the **lot area** for **lots** between 1 ha to 2 ha; and
 - d) 2,000 m² for **lots** greater than a 2 ha.”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m.
2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:

- i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
 - iii) 4.5 m for all other **agricultural buildings and structures**.
- 6. For lots zoned AG4, the minimum **setbacks** for **buildings and structures** are:
 - a) 20 m for west and east **setbacks**;
 - b) 18 m for south **setbacks**; and
 - c) 13 m for north **setbacks**.
- 7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**."
- 5. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9707**".

FIRST READING

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THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

 MAYOR

 CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9708
(Farm Home Plate and Setback Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 by adding the following definitions in alphabetical order:

“Farm home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field, in one contiguous area.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 14.1.4.2, 14.1.4.3, and 14.1.4.4 (Permitted Density) and replacing them with the following:

“2. The maximum **density** is one **principal dwelling unit** per **lot**.

3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following as a new Section 14.1.4A. (Farm Home Plate) after current Section 14.1.4:

“14.1.4A Farm Home Plate

1. The maximum area of the **farm home plate** is the greater of 10% of the **lot area** or 1,000 m², up to a maximum of 2,000 m².”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m.
2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and

iii) 4.5 m for all other **agricultural buildings and structures**.

6. For **lots** zoned AG4, the minimum **setbacks** for **buildings and structures** are:

- a) 20 m for west and east **setbacks**;
- b) 18 m for south **setbacks**; and
- c) 13 m for north **setbacks**.

7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**."

5. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9708**".



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ADOPTED

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_____	APPROVED by 
_____	APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9709
(Farm Home Plate and Setback Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 by adding the following definitions in alphabetical order:

“Farm home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field, in one contiguous area.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 14.1.4.2, 14.1.4.3, and 14.1.4.4 (Permitted Density) and replacing them with the following:

“2. The maximum **density** is one **principal dwelling unit** per **lot**.

3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following as a new Section 14.1.4A. (Farm Home Plate) after current Section 14.1.4:

“14.1.4A Farm Home Plate

1. The maximum area of the **farm home plate** is 2,000 m².”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m.

2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
 - iii) 4.5 m for all other **agricultural buildings and structures**.
6. For **lots** zoned AG4, the minimum **setbacks** for **buildings and structures** are:

- a) 20 m for west and east **setbacks**;
 - b) 18 m for south **setbacks**; and
 - c) 13 m for north **setbacks**.
7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**."
5. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9709"**.



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MAYOR_____
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9710
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed;
- b) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- ii. 303 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9710**”.

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MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9711
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed;
- b) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- ii. 339 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9711**”.

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**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- ii. 500 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.

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**Richmond Zoning Bylaw 8500
Amendment Bylaw 9716
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- ii. 1,114 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9716**”.

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