



Planning Committee

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

**Tuesday, April 2, 2019
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on March 19, 2019.*



NEXT COMMITTEE MEETING DATE

April 16, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY MARYEM AHBIB FOR REZONING AT 11640 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**
(File Ref. No. 12-8060-20-0010007; RZ 18-841000) (REDMS No. 6126528 v. 2; 2243859; 6127512)

PLN-12

See Page PLN-12 for full report

Designated Speakers: Wayne Craig and Natalie Cho

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10007, for the rezoning of 11640 Williams Road from the “Single Detached (RS1/E)” to the “Compact Single Detached (RC2)”, be introduced and given First Reading.



2. **AGRICULTURAL LAND RESERVE NON-FARM USE APPLICATION BY THE CITY OF RICHMOND TO HOST THE FARM FEST AT THE GARDEN CITY LANDS ON AUGUST 10, 2019, LOCATED AT 5555 NO. 4 ROAD**

(File Ref. No. AG 19-855989) (REDMS No. 6146187 v. 14)

PLN-30

See Page PLN-30 for full report

Designated Speakers: Paul Brar, Wayne Craig, and John Hopkins

STAFF RECOMMENDATION

That the Agricultural Land Reserve Non-Farm Use application by the City of Richmond to host the Farm Fest at the Garden City Lands on Saturday, August 10, 2019, located at 5555 No. 4 Road, be endorsed and forwarded to the Agricultural Land Commission for approval.



3. **MARKET RENTAL HOUSING POLICY AND APPROACHES FOR RESIDENTIAL RENTAL TENURE ZONING**

(File Ref. No. 08-4057-08; 12-8060-20-010014) (REDMS No. 6106126 v. 11; 6059335; 6150120)

PLN-41

See Page PLN-41 for full report

Designated Speaker: Barry Konkin

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10014 (Residential Rental Tenure) to amend the zoning for 60 parcels with purpose-built rental housing, as the first step to implement residential rental tenure zoning, be introduced and given first reading; and*
- (2) *That staff be directed to conduct further analysis and stakeholder and public consultation on Council’s preferred option for implementing residential rental tenure zoning for new multi-family apartment residential development and report back to Council with the findings and any necessary bylaw amendments.*



4. **COMMUNITY INFORMATION SESSIONS ON DEVELOPMENT, AFFORDABLE HOUSING, TRANSPORTATION AND SUSTAINABILITY IN THE CITY**

(File Ref. No. 08-4040-01) (REDMS No. 6119670 v. 2; 6125954; 6125681 v. 2)

PLN-81

See Page PLN-81 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That staff be directed to proceed with the implementation of the proposed Community Information Session Program as described in the report titled “Community Information Sessions on Development, Affordable Housing, Transportation and Sustainability in the City” from the Director, Development; and*
- (2) *That staff report back following the last session each year to provide a summary of the events including any feedback received.*



5. **ESTABLISHMENT OF UNDERLYING ZONING FOR PROPERTIES DEVELOPED UNDER LAND USE CONTRACTS 016, 021, 085, 086, 091, 103, 127, AND 139 (EAST OF NO. 4 ROAD)**

(File Ref. No. 08-4430-03-09; 12-8060-20-009987/9988/9989/9990/9991/9992/9993/9994) (REDMS No. 5999278; 6111040; 6111072; 6111079; 6111083; 6111086; 6111151; 6139812; 6111108)

PLN-108

See Page PLN-108 for full report

Designated Speakers: Wayne Craig and Cynthia Lussier

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9987, to establish underlying zoning for the property developed under Land Use Contract 016, be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9988, to establish underlying zoning for the property developed under Land Use Contract 021, be introduced and given first reading;*
- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9989, to establish underlying zoning for the properties developed under Land Use Contract 085, be introduced and given first reading;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9990, to establish underlying zoning for the property developed under Land Use Contract 086, be introduced and given first reading;*

- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9991, to establish underlying zoning for the property developed under Land Use Contract 091, be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9992, to establish underlying zoning for the properties developed under Land Use Contract 103, be introduced and given first reading;*
- (7) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9993, to establish underlying zoning for the properties developed under Land Use Contract 127, be introduced and given first reading; and*
- (8) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9994, to establish underlying zoning for the properties developed under Land Use Contract 139, be introduced and given first reading.*



6. **UPDATE ON SALVAGE OF BUILDING MATERIALS AND STRUCTURAL RELOCATION OF HOUSES**

(File Ref. No. 12-8060-20-010013; 12-8360-01) (REDMS No. 6124047 v. 17; 6149353)

PLN-179

See Page PLN-179 for full report

Designated Speaker: James Cooper

STAFF RECOMMENDATION

That Richmond Building Regulation Bylaw 7230, Amendment Bylaw No. 10013, which adds Section 5.4.3 and Section 12.1.2, identified in the report titled “Update on Salvage of Building Materials and Structural Relocation of Houses” dated March 19, 2019 from the Director, Building Approvals, be introduced and given first reading.



7. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, March 19, 2019

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Carol Day
Councillor Alexa Loo
Councillor Harold Steves
Mayor Malcolm Brodie

Also Present: Councillor Michael Wolfe

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 5, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

April 2, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY WING KUEN BECKY CHAN FOR REZONING AT 11120 GRANVILLE AVENUE FROM “AGRICULTURE (AG1)” TO A SITE SPECIFIC AGRICULTURE ZONE TO PERMIT A LARGER HOUSE SIZE

(File Ref. No. RZ 19-850784) (REDMS No. 6141869)

Discussion ensued with regard to (i) access options to the rear of the property, (ii) the timeline of the application submission, (iii) the potential for the application to set a precedent if approved, (iv) design options to reduce the proposed house size, and (v) the number of small agricultural lots in the city.

A map of agricultural parcels under two acres was distributed (attached to and forming part of these minutes as Schedule 1).

Becky Chan, Joey Ang and Andy Deol, representing the applicants spoke on the application noting that (i) preliminary design plans were initiated on July 2017, however there were delays in the design process and the associated building permit application was submitted during the withholding period for building permit applications for sites in agricultural land in 2018, (ii) access to the backlands can be made along the side of the property, (iii) approximately \$20,000 to \$30,000 has been spent of preliminary design work, and (iv) the proposed house will accommodate immediate and extended family members.

It was moved and seconded

That the application for the rezoning of 11120 Granville Avenue from “Agriculture (AG1)” to a Site Specific Agriculture Zone, to permit a house up to 500 m² in floor area, be denied.

The question on the motion was not called as discussion ensued with regard to the timing of the building permit application submission and other building permit applications on agricultural lots submitted to the City.

The question on the motion was then called and it was **DEFEATED** on a tie vote with Mayor Brodie and Cllrs. McPhail and Loo opposed.

Planning Committee
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2. **APPLICATION BY CLIVE ALLADIN FOR REZONING AT 22260 RIVER ROAD FROM “AGRICULTURE (AG1)” TO A SITE SPECIFIC AGRICULTURE ZONE TO PERMIT A LARGER HOUSE SIZE**

(File Ref. No. RZ 19-851176) (REDMS No. 6120465 v. 2)

Staff commented on the application noting that the applicant has secured required permits to conduct site preparation and that the net buildable area for the subject site is reduced since it is generally not permitted to build on Environmentally Sensitive Areas (ESA) or Riparian Management Areas (RMA).

Discussion ensued with regard to (i) design options to reduce the proposed size of house, (ii) the timeline of the application submission, (iii) historical subdivisions of agricultural lots, (iv) the potential for the application to set a precedent if approved, and (v) wheelchair access requirements.

Clive Alladin and Naizer Kabani, representing the applicants, spoke on the application, noting that (i) the subject site was purchased in the spring of 2018 and that preliminary design work and site preparation has commenced at a cost of approximately \$200,000, (ii) asbestos remediation in an existing structure on-site and removal of a septic tank in the RMA has been completed, (iii) the proposed size of the house is required in order to accommodate wheelchair access and an elevator, (iv) the applicant consulted with the City with regard to house size regulations on agricultural land at the time the lot was purchased, and (v) the associated building permit application was submitted during the withholding period for building permit applications for sites in agricultural land in 2018.

Information related to the application and agricultural properties in the city was distributed (attached to and forming part of these minutes as Schedule 2).

In reply to queries from Committee, staff noted that information regarding the following can be provided to Council: (i) agricultural lots that have been previously subdivided, (ii) space required to accommodate wheelchair access and elevators, and (iii) the number of potential applicants that have expressed interest in submitting an application to build a home on agricultural land larger than the permitted size.

It was moved and seconded

That the application for the rezoning of 22260 River Road from “Agriculture (AG1)” to a Site Specific Agriculture Zone, to permit a house up to 500 m² in floor area, be denied.

The question on the motion was not called as discussion ensued with regard to the timing of the application submission and the subject site’s buildable area.

The question on the motion was then called and it was **DEFEATED** with Mayor Brodie and Cllrs. McPhail, Day and Loo opposed.

Planning Committee
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It was moved and seconded

That the application for the rezoning of 22260 River Road from "Agriculture (AG1)" to a Site Specific Agriculture Zone, to permit a house up to 500 m² in floor area, be forwarded to Council for consideration of first reading.

The question on the motion was not called as discussion ensued with regard to the space required to accommodate accessibility features.

The question on the motion was then called and it was **CARRIED** with Cllrs. McNulty and Steves opposed.

Staff were directed to prepare a bylaw related to the rezoning application of the site at 22260 River Road for the next regular Council meeting.

3. RICHMOND HERITAGE COMMISSION 2018 ANNUAL REPORT AND 2019 WORK PROGRAM

(File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 6133813 v. 2)

In reply to queries from Committee, Jane Fernyhough, Director, Arts, Culture and Heritage Services, noted that the public engagement process for the Heritage Inventory Update will close on March 24, 2019 and that staff will provide a report to Council on the matter.

Committee thanked the Richmond Heritage Commission for their work in the community.

It was moved and seconded

- (1) *That the Richmond Heritage Commission 2018 Annual Report, as presented in this staff report, be received for information; and*
- (2) *That the Richmond Heritage Commission 2019 Work Program, as presented in this staff report, be approved.*

CARRIED

4. ADVISORY COMMITTEE ON THE ENVIRONMENT 2018 ANNUAL REPORT AND 2019 WORK PROGRAM

(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 6124817 v. 1)

Committee thanked the Advisory Committee on the Environment for their work in the community.

It was moved and seconded

- (1) *That the Advisory Committee on the Environment 2018 Annual Report, as presented in this staff report, be received for information; and*

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Tuesday, March 19, 2019

- (2) *That the Advisory Committee on the Environment 2019 Work Program, as presented in this staff report, be approved.*

CARRIED

5. **MANAGER'S REPORT**

(i) *Lot Size Policy Public Consultation*

Wayne Craig, Director, Development, briefed Committee on an upcoming public consultation to amend a Lot Size Policy for lots in the quarter section of Williams Road, Steveston Highway, No. 2 Road and Railway Avenue. He added that staff will be recommending excluding those lots along Railway Avenue from the current Lot Size Policy in order to be in line with the Official Community Plan Arterial Road Strategy.

(ii) *Hamilton Area Road Works*

Mr. Craig noted that as a result of development in the area, significant road works are scheduled along Westminster Highway and Gilley Road and that the developer has been requested to host a public information session on the traffic management plan. Mr. Craig added that the public information session is anticipated to take place in April 2019 and notification will be sent out to affected residents, including the Richmond School District No. 38, Hamilton Elementary School and the Hamilton Community Centre.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:04 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, March 19, 2019.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, March 19, 2019.



Map 6.2

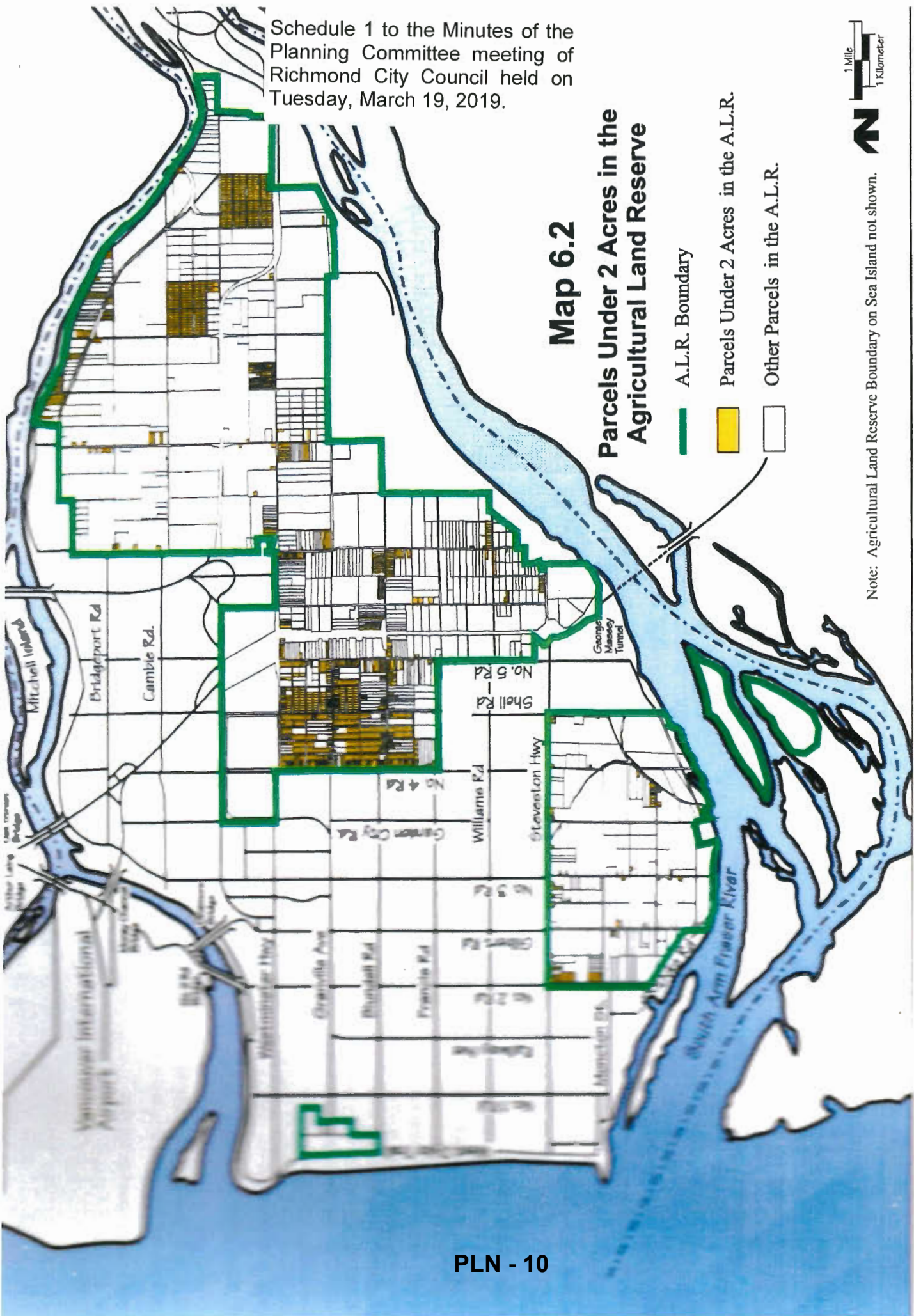
Parcels Under 2 Acres in the Agricultural Land Reserve

— A.L.R. Boundary

■ Parcels Under 2 Acres in the A.L.R.

□ Other Parcels in the A.L.R.

Note: Agricultural Land Reserve Boundary on Sea Island not shown.



There are over 1,000 properties in the ALR that do not have large houses. Most of them are small lots. See Map 6.2

1)The application came in after we adopted a 400 sq m or 4,300 sq ft house.

2)The application is for the provincial maximum, which we did not adopt. The total area of house at 4,600 sq ft and garage at 700 sq ft is 5,300 sq ft. The house could be redesigned to 4,300 sq ft and eliminate the garage, or reduce house size further and have a small garage.

3)The lot size is .04 ha smaller than the lots on Granville Ave. which is hardly significant. It is similar in size to lots that were previously subdivided out of larger parcels in the ALR

4)Whether the remainder of the property is ESA or farm-able is irrelevant. Both are supposed to be protected by the 4,300 sq ft house size.

5)The property may be "orphaned" compared to the larger property it was subdivided from but that is a major problem. Before the ALR was founded and a decade after it was founded farmers were permitted to build a second house on larger farms for retiring parents or young family members. They were sometimes subdivided from the main property, especially to qualify for the homeowners grant. When it became evident that the properties were being sold to non farmers the practice was discontinued by the City and the Agricultural land Commission..

Approving this application would set a precedent for the other small properties in the ALR..

Schedule 2 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, March 19, 2019.



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 26, 2019
File: RZ 18-841000

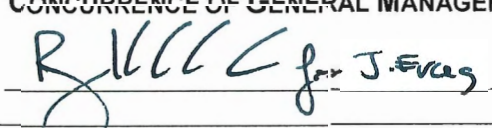
Re: Application by Maryem Ahbib for Rezoning at 11640 Williams Road from the "Single Detached (RS1/E)" Zone to the "Compact Single Detached (RC2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10007, for the rezoning of 11640 Williams Road from the "Single Detached (RS1/E)" to the "Compact Single Detached (RC2)", be introduced and given First Reading.


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

WC:nc
Att. 6

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

Staff Report

Origin

Maryem Ahbib has applied to the City of Richmond for permission to rezone 11640 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single family lots. Each lot is proposed to have a single detached dwelling with a secondary suite and vehicle access from the rear lane (Attachment 1). The proposed subdivision plan is shown in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Subject Site Existing Housing Profile

There is an existing single family dwelling on the property, which will be demolished. The applicant has indicated that the dwelling is currently rented and contains two unauthorized secondary suites; both rented.

Surrounding Development

Development immediately surrounding the subject property is as follows:

To the North: Single family dwellings on lots zoned “Single Detached (RS1/K)” and “Compact Single Detached (RC2)” fronting Williams Road.

To the South: Single family dwellings on lots zoned “Single Detached (RS1/E)” fronting and accessed off of Seabrook Crescent.

To the East: Single family dwellings on lots zoned “Single Detached (RS1/E)” and “Compact Single Detached (RC1, RC2)” fronting Williams Road.

To the West: Single family dwellings on lots zoned “Single Detached (RS1/E)” and “Compact Single Detached (RC1, RC2)” fronting Williams Road.

Related Policies & Studies

Official Community Plan Designation

The 2041 land use designation in the Official Community Plan (OCP) for the subject site is “Neighbourhood Residential.” This designation provides for a range of housing including single family and townhouses. The proposed rezoning and subdivision is consistent with this designation.

Arterial Road Policy

The subject property is designated “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from the rear lane only. The proposed rezoning and ensuing development are consistent with this Policy.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should comply with the guidelines of the Official Community Plan’s (OCP’s) Arterial Road Policy and include any required replacement trees identified as a condition of rezoning.

Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy 5434

The subject property is located in an area governed by Single Family Lot Size Policy 5434 (Attachment 4). The Policy permits the subject property to be rezoned and subdivided in accordance with the provisions of the R1-0.6 or R9 zones, provided that vehicle access is from the rear lane only. These zoning districts are now reflected by the “Compact Single Detached (RC2)” and the “Coach Houses (RCH1)” zones, respectively. The proposed rezoning and subdivision are consistent with this Policy.

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

Existing Legal Encumbrances

There are no existing legal encumbrances registered on the title of the subject property.

Transportation and Site Access

Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 restricts vehicle access to properties designated arterial roads to the rear lane only. Vehicle access is proposed from the rear lane via separate driveways to each new lot, consistent with this Bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 12 bylaw-sized trees on the subject property, two of which are shared with the neighbouring property to the east; three street trees on City property; and three hedges, one of which is shared with the neighbouring property to the west (Attachment 5). Two trees on site (Tag #8, Mountain Ash, dia. 19"; Tag #18, Douglas fir, dia. 18") are undersized and are recommended to be removed as Tree #8 will be impacted by the demolition of the existing house and both are in poor condition.

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

- Two trees, one Maple (Tag #7, dia. 28") and one Pine (Tag #9, dia. 60") located on the property have been crown raised and are in poor condition. Both will be impacted by the demolition of the existing house and the proposed development and are to be removed and replaced.
- Eight trees (Tags #10 – 17) form a hedgerow on the east side of the property. Six of the trees are Cedars (Tag #10, dia. 63"; Tag #11, dia. 72"; Tag #12, dia. 35"; Tag #13, dia. 55"; Tag #14, dia. 30"; Tag #15, dia. 58"); one is a Western Hemlock (Tag #16, dia. 43"); and one is a Douglas Fir (Tag #17, dia. 61"). These trees are in fair condition and have been crown raised to clear the existing building. However, there is a metal bar imbedded in the stems of Trees #10 and 11, a wood board nailed to the stems of Trees #11 and 14, and a clothesline reel girdling the stem of Tree #17. The existing wood fence adjacent to the east side of the stems of this hedgerow has been cut to accommodate Tree #17 and nailed directly into the stem of the tree. The applicant has noted that the fence will be replaced. In addition, the proposed building would be less than 1 m from each stem and the trees will be impacted by the development. Accordingly, the trees are recommended to be removed and replaced. Two trees (Tag # 10, 17) are joint-owned with the neighbouring property to the east. The applicant has received a Letter of Authorization from the neighbour to remove the two shared trees.
- Two trees (Tags #19, 20) at the back of the property have all been topped for hydro clearance. One Douglas Fir (Tag #19, dia. 29") is in very poor condition and the other tree is dead. Both are to be removed and replaced.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The City's Parks Department has reviewed the Arborist's Report and supports the Arborist's findings, with the following comment:

- Three Liquidambar trees (Tag #1, dia. 32"; Tag #2, dia. 39"; Tag #3, dia. 30") located on City property are in good health and condition. There are no conflicts with the work. The removal of the driveway letdown and construction of the new portion of the sidewalk should have minimal impact on the closest tree. All three trees are to be retained and protected.

The hedge along Williams Road (Tag #4) is to be removed in accordance with the Arterial Road Policy, which does not permit continuous hedges in the front yard. A hedge on the west side of the property (Tag #5) is proposed to be removed by the applicant. A second hedge on the west side (Tag #6) is shared with the neighbouring property and the applicant has indicated that they intend to remove the hedge. The applicant has obtained a Letter of Authorization from the neighbour to the west to remove the hedge to enable future site development. The applicant has noted that the hedges will be replaced by a fence.

Tree Replacement

The 2:1 replacement ratio would require a total of 24 replacement trees. The applicant has agreed to plant three trees on each lot proposed for a total of six trees. The required replacement trees are to be of the minimum sizes based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	6 cm	3.5 m
4	11 cm	6 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$9,000 to the City's Tree Compensation Fund in lieu of the remaining 18 trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

Three trees in the City-owned boulevard are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission of a \$7,000 Tree Survival Security for the three City-owned trees to be retained.

- Prior to demolition of the existing dwelling on the subject site, 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 remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. The applicant has indicated that each suite is proposed to be a one-bedroom unit. As such, the legal agreement will reflect the requirement for each home to contain a one-bedroom secondary suite.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements through a City Work Order as described in Attachment 6, including, but not limited to:

- Removal of the existing driveway off Williams Road and reinstatement with a new curb/gutter and an approximately 2.9 m wide concrete sidewalk/boulevard (with new street trees located approximately 0.4 m behind the curb).

At Subdivision stage, the applicant must also pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$33,288 cash-in-lieu contribution for the design and construction of future lane upgrades by the City as set out in Attachment 6.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone 11640 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two single family lots. Each lot is proposed to have a single detached dwelling with a secondary suite and vehicle access from the rear lane.

This rezoning application is consistent with the land use designations and applicable policies for the subject property contained in the OCP and Richmond Zoning Bylaw 8500.

March 26, 2019

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10007 be introduced and given First Reading.



Natalie Cho
Planning Technician – Design
(604-276-4193)

NC:rg/blg

Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single Family Lot Size Policy 5434
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of Richmond



11553	11557	11571	11577	11591	11599	11611	11617	11631	11633	11651	11653	11671	11677	11691	11697
10.07	10.07	10.08	10.08	10.08	10.08	10.07	10.07	10.07	10.07	10.07	10.07	10.07	10.07	10.06	10.06
WILLIAMS RD															
2	20.12	9.15	9.15	18.29	18.29	18.29	18.29	18.29	9.15	9.15	18.29	21.8			
560	11580	11600	11606	11620	11640	11660	11680	11688	11700	11710	11720	11730			
33.53	33.53	33.56	33.56	33.56	33.53	33.53	33.52	33.52	33.51	33.53	33.53	33.53			
2	20.12	9.15	9.15	18.29	18.29	18.29	18.29	18.29	9.15	9.15	18.29	21.31			
50	19.81	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	20.79			



RZ 18-841000

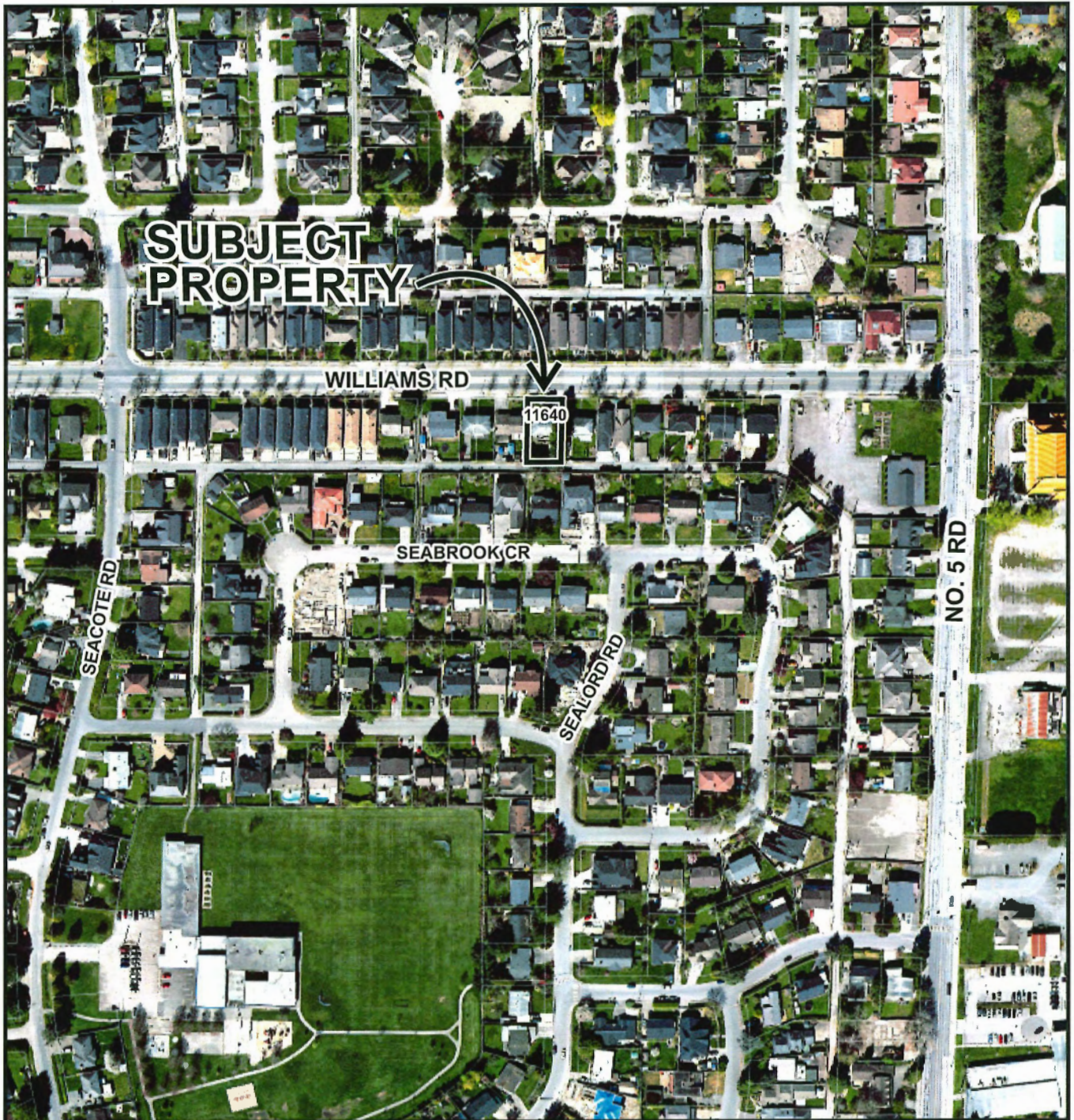
Original Date: 11/26/18

Revision Date: 03/25/19

Note: Dimensions are in METRES



City of
Richmond



RZ 18-841000

Original Date: 11/26/18

Revision Date:

Note: Dimensions are in METRES

PLN - 20

SURVEY PLAN OF LOT 51 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 28788

=> FOR CITY OF RICHMOND REZONING AND SUBDIVISION APPLICATION PURPOSES

PARCEL IDENTIFIER (PID): 002-754-771

CIVIC ADDRESS

#11640 WILLIAMS ROAD
RICHMOND, B.C.

SCALE 1:125



ALL DISTANCES ARE IN METRES

LEGEND

- CB INDICATES CATCH BASIN
- IC INDICATES INSPECTION CHAMBER
- MH INDICATES MANHOLE
- S INDICATES SIGN
- MF INDICATES MAIN FLOOR
- R INDICATES ROOF LEVEL
- (W) INDICATES TOP OF WALL
- ⊙ INDICATES TREE STUMP
AVERAGE ±0.3

TREE SYMBOLOLOGY

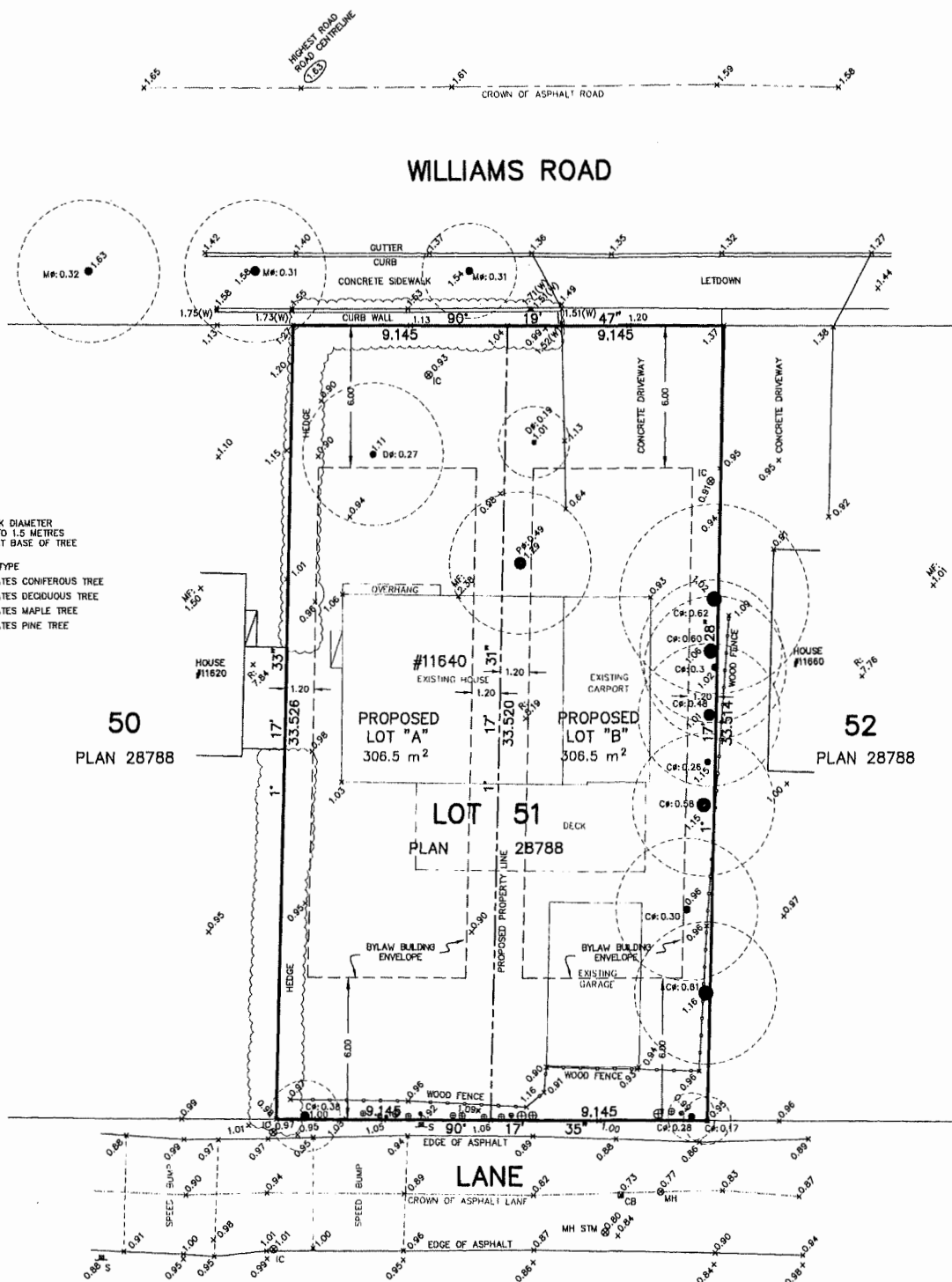
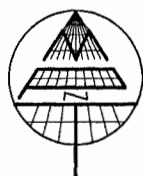
TREE CROWN

TREE TRUNK

DENOTES TRUNK DIAMETER
MEASURED 1.2 TO 1.5 METRES
ABOVE GRADE AT BASE OF TREE

DENOTES TREE TYPE

- C INDICATES CONIFEROUS TREE
- D INDICATES DECIDUOUS TREE
- M INDICATES MAPLE TREE
- P INDICATES PINE TREE



NOTES:

ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #190 (94H1624) LOCATED ON THE EASTSIDE OF No. 5 ROAD OPPOSITE CENTRELINE OF GRANVILLE AVENUE WITH AN ELEVATION OF 2.353 METRES GEODETIC DATUM.

PROPERTY LINE DIMENSIONS ARE BASED ON LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.

ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY CITY OF RICHMOND BYLAW No.8057.

BUILDING MEASUREMENTS ARE TAKEN TO OUTSIDE FACE OF WALLS.

PLN - 21

DATE OF SURVEY: OCTOBER 12, 2018

© COPYRIGHT
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C. V7A 5H7
PH: 604.270.9331
FAX: 604.270.4137
CADFILE: 18851-001-TPG-001.DWG



Joe Collopy
B.C. LAND SURVEYOR

"THIS DOCUMENT IS NOT VALID
UNLESS ORIGINALLY SIGNED
AND SEALED."



RZ 18-841000

Attachment 3

Address: 11640 Williams Road

Applicant: Maryem Ahbib

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Maryem Ahbib Gurdeep Singh Bagri Kulvir Singh Uppal	To be determined
Site Size (m²):	613.2 m ² (6,600.4 ft ²)	Two lots, each 306.5 m ² (3,299.1 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Compact Single Detached (RC2)	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	Arterial Road Compact Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.60 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Max. 183.9 m ² (1,979.5 ft ²)	Max. 183.9 m ² (1,979.5 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	none
Lot Size:	Min. 270 m ²	306.5 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 9.1 m Depth: 33.5 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

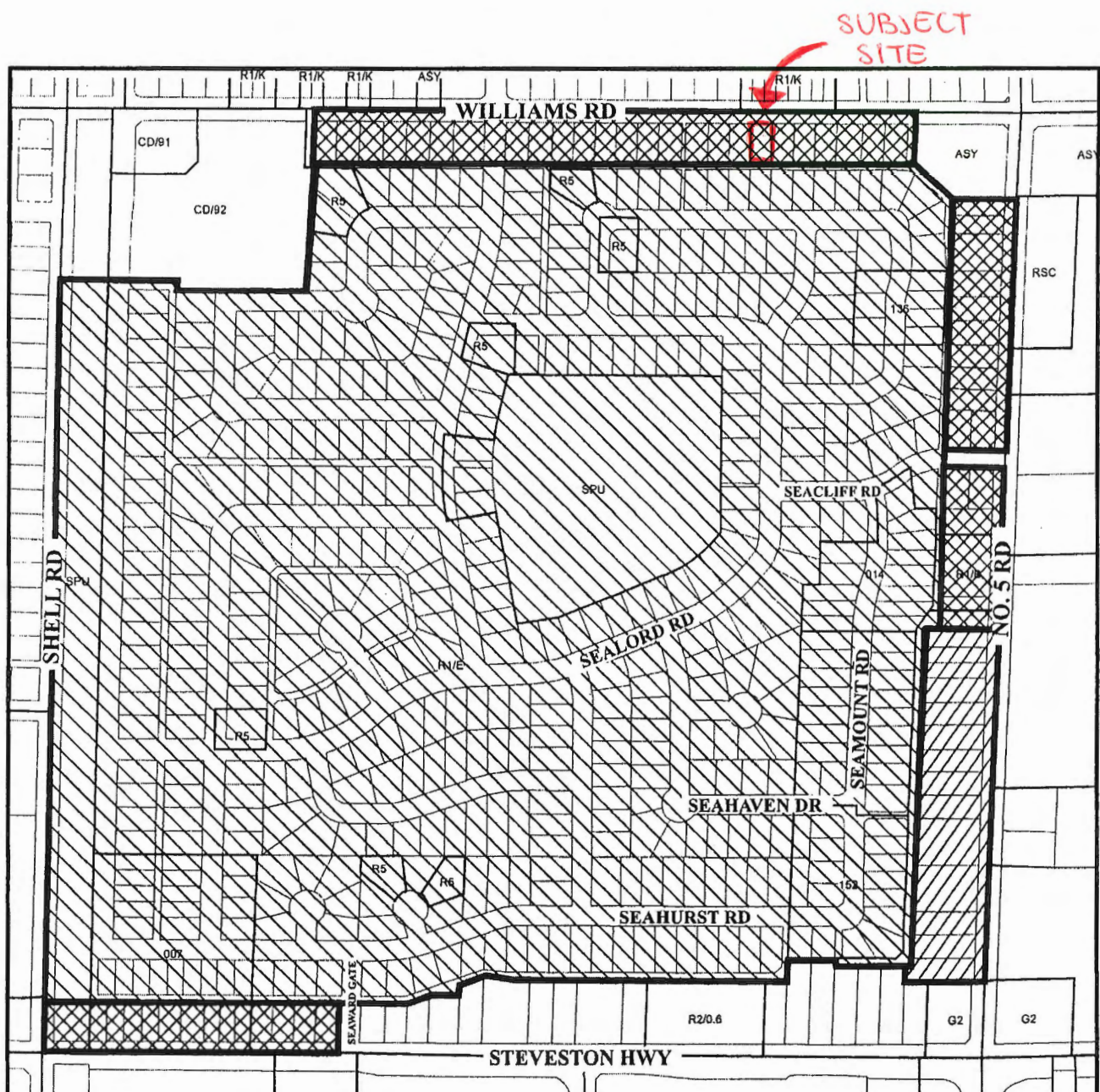
File Ref:




SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



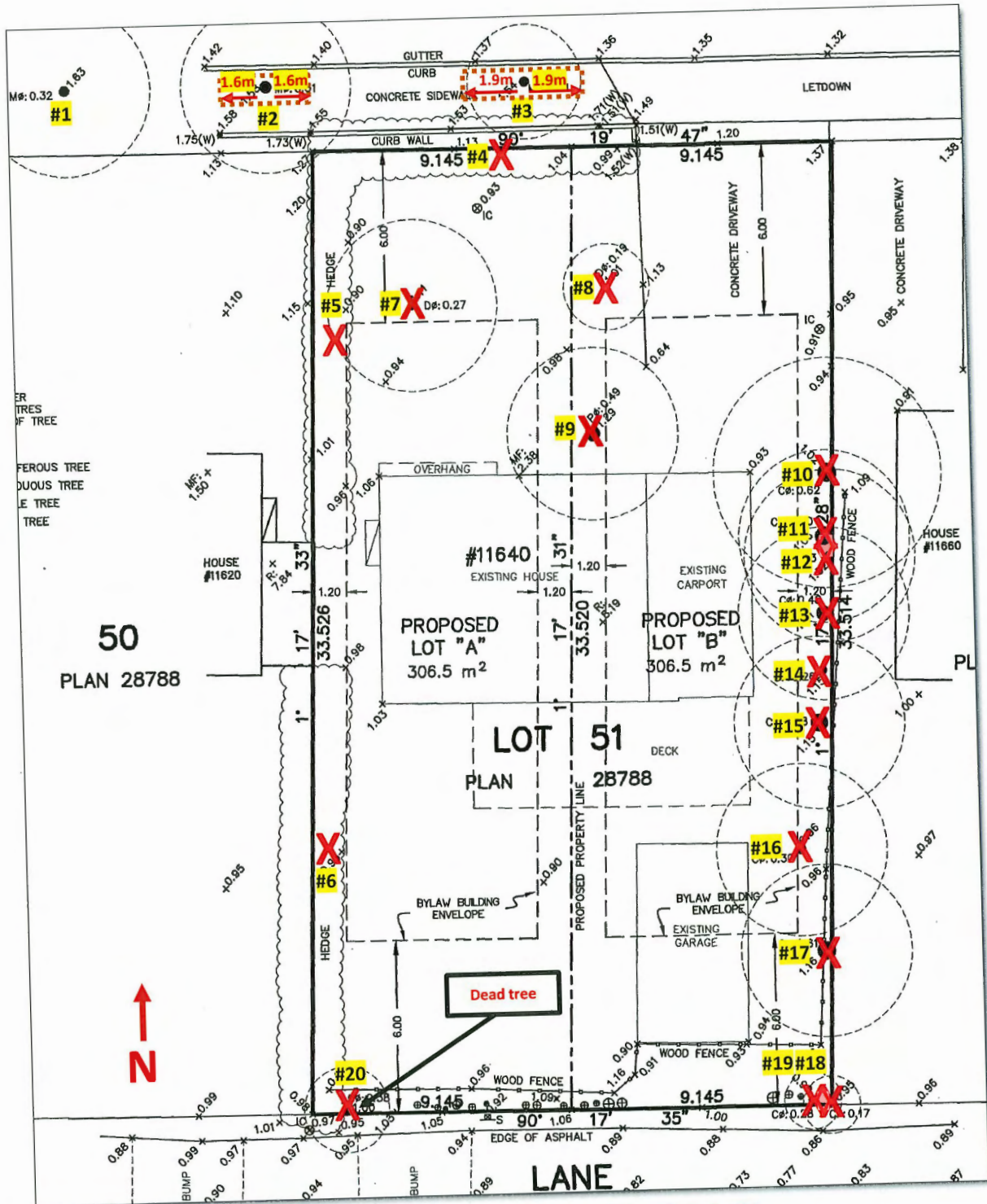
-  Subdivision permitted as per **R1/E** (18 m wide lots)
-  Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)
-  Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

Amended Date: 11/18/1991
10/16/2006



Preliminary Tree Retention & Removal Plan, Scale 1:200



Address: 11640 Williams Road

File No.: RZ 18-841000

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10007, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the six 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
4	11 cm		6 m

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

2. City acceptance of the developer's offer to voluntarily contribute \$9,000 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 the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$7,000 for the three trees (Tags #1-3) to be retained.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the two future lots. The agreement shall stipulate that each secondary suite shall have a minimum of one (1) bedroom, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to a Demolition Permit* Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

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

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

1. Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, including servicing costs associated with the following works through a City Work Order:

Water Works:

- a. Using the OCP Model, there is 745 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b. At Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- c. At Developer's cost, the City will:
 - Install two new water service connections, off of the existing water main on the Williams Road frontage complete with meter and meter box.
 - Cut and cap, at main, the existing water service connection at the Williams Road frontage.

Storm Sewer Works:

- a. At Developer's cost, the Developer is required to:
 - Provide a 1.5 m-wide right-of-way along the eastern property line extending 8 m south of the north property line, for the existing inspection chamber located onsite that serves 11660 Williams Road.
- b. At Developer's cost, the City will:
 - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots. The Developer shall provide an additional 1.5 m x 1.5 m utility right-of-way for the inspection chamber, if required.
 - Cut, cap and remove the existing western storm service connection and inspection chamber (STIC48262).
 - Retain the existing eastern storm connection and inspection chamber (STIC100540) to serve 11660 Williams Road.

Sanitary Sewer Works:

- a. At Developer's cost, the City will:
 - Install a new sanitary service connection complete with inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots.
 - Cut and cap, at inspection chamber, the existing sanitary lead at the southwest corner of the subject site. The inspection chamber shall be retained to serve 11620 Williams Road.

Frontage Improvements:

- a. At Developer's cost, the Developer is required to:
 - Remove the existing driveway off Williams Road and reinstate with a new curb /gutter and an approximately 2.9m wide concrete sidewalk/boulevard (with new street trees located approximately 0.4m behind the curb).
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$33,288 cash-in-lieu contribution for the design and construction of future lane upgrades by the City as set out below:
 - Asphalt/Pavement (EP.0636) \$10,680
 - Drainage (EP.0637) \$10,680
 - Concrete Curb and Gutter (EP.0638) \$7,316
 - Lighting (EP.0639) \$4,755

- 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 onsite.

General Items:

- a. At Developer's cost, 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.

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 10007 (RZ 18-841000)
11640 Williams Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 002-754-771

Lot 51 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10007"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by NC
APPROVED by Director or Solicitor RK

MAYOR

CORPORATE OFFICER



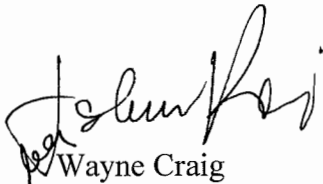
City of Richmond

Report to Committee

To: Planning Committee **Date:** March 20, 2019
From: Wayne Craig **File:** AG 19-855989
Director, Development
Re: **Agricultural Land Reserve Non-Farm Use Application by the City of Richmond to Host the Farm Fest at the Garden City Lands on August 10, 2019, located at 5555 No. 4 Road**

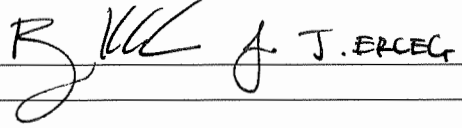
Staff Recommendation

That the Agricultural Land Reserve Non-Farm Use application by the City of Richmond to host the Farm Fest at the Garden City Lands on Saturday, August 10, 2019, located at 5555 No. 4 Road, be endorsed and forwarded to the Agricultural Land Commission for approval.



Wayne Craig
Director, Development

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Major Events & Filming	<input checked="" type="checkbox"/>	

Staff Report

Origin

On March 11, 2019, Council approved funding and the date for the 2019 Farm Fest at the Garden City Lands ("Farm Fest"). The Farm Fest is scheduled to take place on Saturday, August 10, 2019, from 10:00 a.m. to 3:00 p.m. at 5555 No. 4 Road, also known as the Garden City Lands (Attachment 1). The subject property is zoned Agriculture (AG1) and is located within the Agricultural Land Reserve (ALR).

The *Agricultural Land Commission (ALC) Act* permits special events or gatherings to occur on ALR land provided a number of conditions are met, including that no more than 150 people are gathered at one time for the purpose of the event. This regulation is reinforced and interpreted in ALC Policy L-22 "Activities Designated as a Permitted Non-Farm Use: Gathering for an Event in the Agricultural Land Reserve" (Attachment 2). As the Farm Fest is expected to draw over 5,000 visitors, an ALR non-farm use application is required. The non-farm use application requires endorsement by Council as a necessary step in order to be considered by the ALC.

Findings of Fact

The purpose of this report is to seek Council endorsement of the City's ALR non-farm use application (AG 19-855989) to host the Farm Fest on Saturday, August 10, 2019 at 5555 No. 4 Road. The single day event will occupy no more than 1 hectare (2.47 acres) of the 55.2 hectare (136.40 acres) site. Council endorsement is required as a necessary step in the non-farm use application process to the ALC.

The non-farm use application for the 2018 Farm Fest was endorsed by Council on June 11, 2018, and subsequently approved by the ALC on July 17, 2018.

ALC Act – Section 3(4)(k)

Under Section 3(4)(k) of the *ALC Act*, the gathering of an event is permitted in the ALR provided the following conditions are met:

- i. The farm must be located on land classified as a farm under the Assessment Act;
- ii. Permanent facilities must not be constructed or erected in connection with the event;
- iii. Parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm's agricultural productivity;
- iv. No more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event;
- v. The event must be of no more than 24 hours duration; and
- vi. No more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.

As the event is expected to draw attendance over the legislated threshold of 150 people, the Farm Fest does not comply with subsection 3(4)(k)(iv) listed above. Consequently, an ALR non-farm use application is required for consideration and approval by Council and the ALC.

Surrounding Development

Table 1: Development Surrounding at 5555 No. 4 Road

Location	Description
North	Multi-family residential and commercial
East	Federal Government Department of National Defence (DND)
South	Multi-family residential
West	Multi-family residential and commercial

2041 Official Community Plan (OCP)

The subject site is designated for “Agriculture” in the 2041 Official Community Plan (OCP), which permits primarily farming, food production and supporting activities, including those activities permitted in the ALR.

Analysis

Project Description

The 2019 Farm Fest was approved by Council on March 11, 2019. The event will feature a marketplace, educational exhibits, agricultural activations, interpretive wagon rides, food vendors, and a small stage.

Festival highlights will include:

- Agricultural demonstrations and displays by local Richmond farmers and Kwantlen Polytechnic University’s Sustainable Agriculture Program;
- Locally grown produce and artisanal products from Richmond farmers and local vendors;
- Community partner displays;
- Bog ecology and conservation education;
- Background music by local artists; and
- An interpreted wagon ride along the perimeter trail showcasing the Garden City Lands.

Event Logistics

The set-up and take-down for the event will be carefully designed to ensure that there are no negative impacts on the site’s agricultural or natural areas. Set-up and take-down will take place one to two days on either side of the event.

The event will be staged on an existing gravel area located at the west side of the site, accessible via Garden City Road (Attachment 3). No permanent structures will be installed.

Public parking will not be available at the site. Event attendees will be encouraged to arrive on foot, by bike, by public transit, or via a free shuttle service from Lansdowne Shopping Centre and the Colonel Sherman Armoury. The free shuttle service is operated by the Minoru Seniors Society using the City’s Community Leisure Transportation (CLT) buses.

Staff Comments

Staff support this one day community event as it promotes agricultural activities. As it exceeds the number of participants permissible under the *ALC Act*, this event requires approval from the ALC. Endorsement from Council is required in order for the ALC to review and consider the City's non-farm use application.

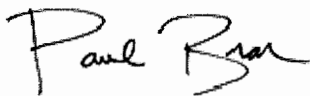
If endorsed by Council, the resolution will be forwarded to the ALC in support of the City's non-farm use application. If Council does not endorse the application, it will not be considered by the ALC. Without Council and ALC approval, the event will not be permitted to take place and will be cancelled.

Financial Impact

None.

Conclusion

As the projected attendance to the 2019 Farm Fest at the Garden City Lands exceeds 150 people, an ALR non-farm use application is required. This application requires endorsement by Council in order to be considered by the ALC. Staff recommend that the ALR non-farm use application for the Farm Fest at the Garden City Lands be endorsed by Council and forwarded to the ALC for consideration.



Paul Brar
Manager, Parks Programs
(604-244-1275)

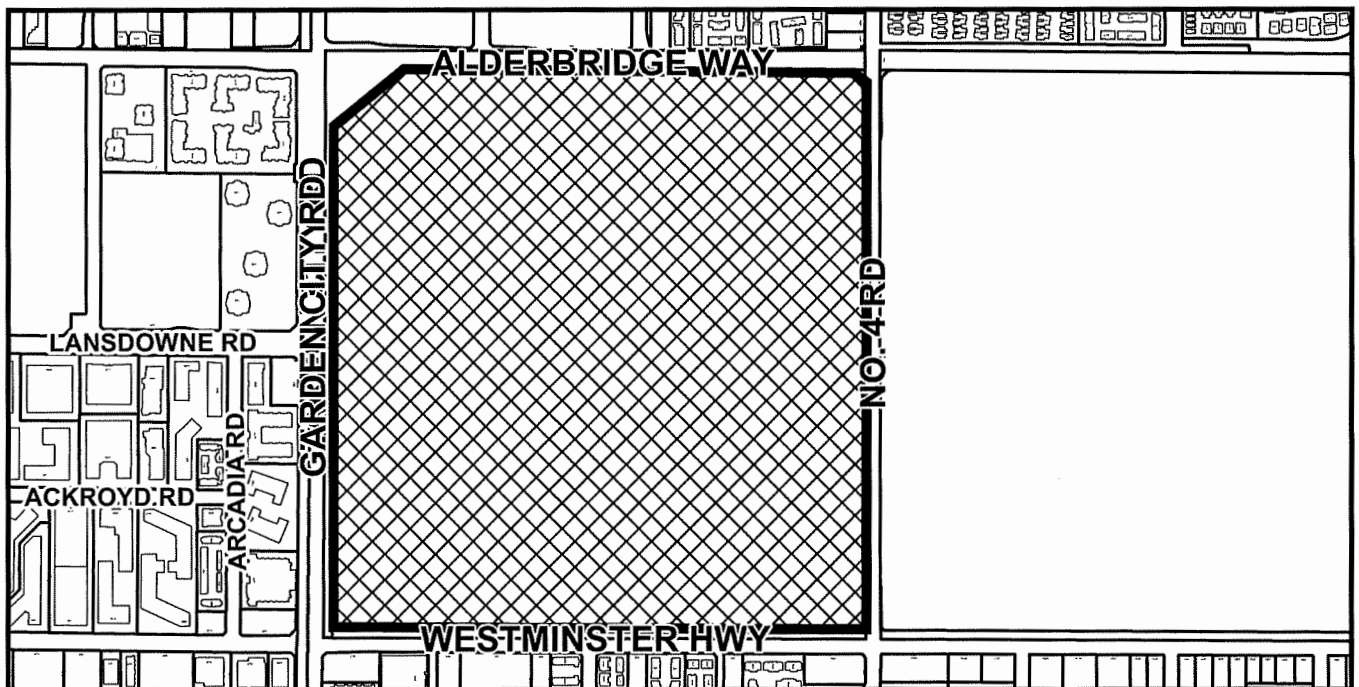
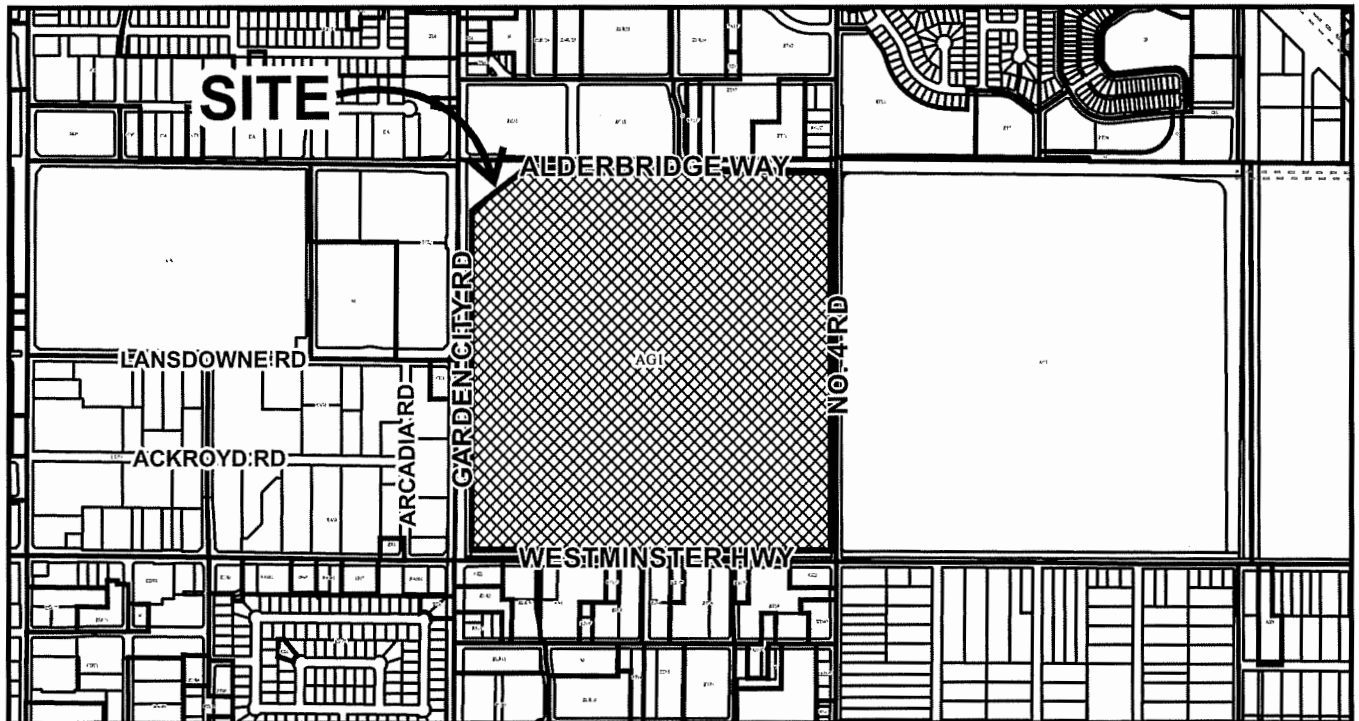


John Hopkins
Planner 3
(604-276-4279)

- Att. 1: Location Map of Subject Property
2: ALC Policy L-22 Gathering for an Event
3: Site Plan for Farm Fest at the Garden City Lands



City of
Richmond



5555 No. 4 Road

Original Date: 12 Mar 2019

Revision Date:

Note: Dimensions are in METRES

PLN - 34



City of
Richmond




5555 No. 4 Road

Original Date: 12 Mar 2019

Revision Date:

Note: Dimensions are in METRES

PLN - 35

 <p>Agricultural Land Commission Act</p>	<p style="text-align: right;">Policy L-22 October 2016</p> <p style="text-align: center;">ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE: GATHERING FOR AN EVENT IN THE AGRICULTURAL LAND RESERVE ("ALR")</p>
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This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation), including amendments as of August 2016, (the "Regulation"). In case of ambiguity or inconsistency, the ALCA and Regulation will govern.

REFERENCE:

Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 1.

Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Reg. 171/2002), the "Regulation", Section 1(4) and Section 3(4).

Section 3(4) The following non-farm uses are permitted in an agricultural land reserve and must not be prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable treaty first nation government:

(k) gathering for an event, if all of the following conditions are met:

- i. the farm must be located on land classified as a farm under the Assessment Act;*
- ii. permanent facilities must not be constructed or erected in connection with the event;*
- iii. parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm's agricultural productivity;*
- iv. no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event;*
- v. the event must be of no more than 24 hours duration;*
- vi. no more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.*

Section 1 (4) Definitions:

"gathering for an event" means a gathering of people on a farm for the purpose of attending

(a) a wedding, unless paragraph (c) (ii) applies,

(b) a music festival, or

(c) an event, other than

(i) an event held for the purpose of agri-tourism, or

(ii) the celebration, by residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.

Section 2(2.4) In subsections (2.1) to (2.3):

(f) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area referred to in paragraph (c) of this subsection, and, for this purpose, section 3 (4) (k) does not apply.

INTERPRETATION:

Gathering for an event is a permitted non-farm use in the Agricultural Land Reserve and must not be prohibited by a local government bylaw as long as the event meets the conditions set out in the Regulation.

No more than 150 people may be in attendance and the event must be less than 24 hours in duration.

A maximum of 10 events of any type are permitted within a calendar year on a farm. For example, 5 weddings, 2 music concerts and 3 art shows. Where more than one farm business is being operated from a farm, the maximum 10 events applies. It is recommended that a record of events be maintained by the farmer including type of event, date and number of attendees.

There is no requirement for these events to directly market or promote agricultural products grown on the farm and therefore are not considered agri-tourism events.

People hosting events must make every effort to avoid negative impacts to the use of agricultural land including but not limited to, damage to agricultural land and structures, noise that disturbs animals and livestock, trespass, vandalism, theft and blocking access to adjacent farm businesses.

Events may include weddings, private parties, corporate retreats, music concerts and concert series, music festivals, film and theatrical presentations, art shows, dance recitals, charitable and political fundraising events, dances, and sports events, so long as otherwise compliant with the Regulation. Any event that is not an agri-tourism event falls into this category.

The Regulation allows gathering for events in the ALR provided the land is assessed as "farm" under the *Assessment Act*. If the assessment changes, the use is no longer permitted. The farm may be comprised of one or several parcels of land owned or operated by a farmer as a farm business. The farm parcels should be contiguous or in the same general geographic area.

Permanent facilities must not be constructed or erected for any event activity. Permanent facilities include, but are not limited to: buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheatres). The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also deemed as the construction or erection of a permanent facility. If permanent facilities are required, an application and approval of the Commission is necessary.

For the purposes of this policy, parking areas must not be permanent (asphalt, concrete, gravel, etc) and parking must not interfere with the farm's agricultural productivity. All vehicles visiting the farm for the event must be parked on site. To minimize impacting farm land, parking should be along field edges, adjacent to internal farm driveways and roads, and in farm yard areas or immediately adjacent to farm buildings and structures.

Personal family celebrations hosted by the farm owner where no fee is charged continue to be allowed.

This Policy does not apply to agri-tourism activities. See Related Policies.

As per subsection 2.4(f) of the regulation, these conditions do not apply to wineries, cideries, meaderies, breweries and distilleries if the event(s) is held only in the ancillary food and beverage service lounge that has been developed in compliance with section 2(2.4)(b) of the Regulation. Regulation section 3(4)(k) and associated restrictions apply if the event(s) are held outside the lounge area. This means wineries, cideries, meaderies, breweries and distilleries may host an unlimited number of events in their lounge area and an additional 10 events as per section 3(4)(k) held outside the lounge area.

Local governments have the authority to regulate events with regard to structures and building occupancy (including determining if an existing farm building is appropriate for a gathering or requires upgrades for public assembly), parking, lighting, hours of operation, health and safety, noise, access for police, fire and emergency vehicles, etc. Local governments have the authority to require permits for events.

Events in excess of the what is permitted under section 3(4)(k) require an application pursuant to section 20(3) of the Agricultural Land Commission Act and approval of the Commission.

TERMS:

family event means an event attended by

- (a) family members, and
- (b) close personal friends or close business associates of family members

family member with respect to a person means

- (a) parents, grandparents and great grandparents,
- (b) spouse, parents of spouse and stepparents of spouse,
- (c) brothers and sisters,
- (d) children or stepchildren, grandchildren and great grandchildren, and

(e) aunts, uncles, cousins, nephews and nieces

fee or other charge includes a gift in lieu of a fee or charge given in connection with the event

wedding means the ceremony of marriage or a marriage-like ceremony and/or the reception celebration

music festival means concert or concert series no more than 24 hours in duration

Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Regulation.

RELATED POLICY:

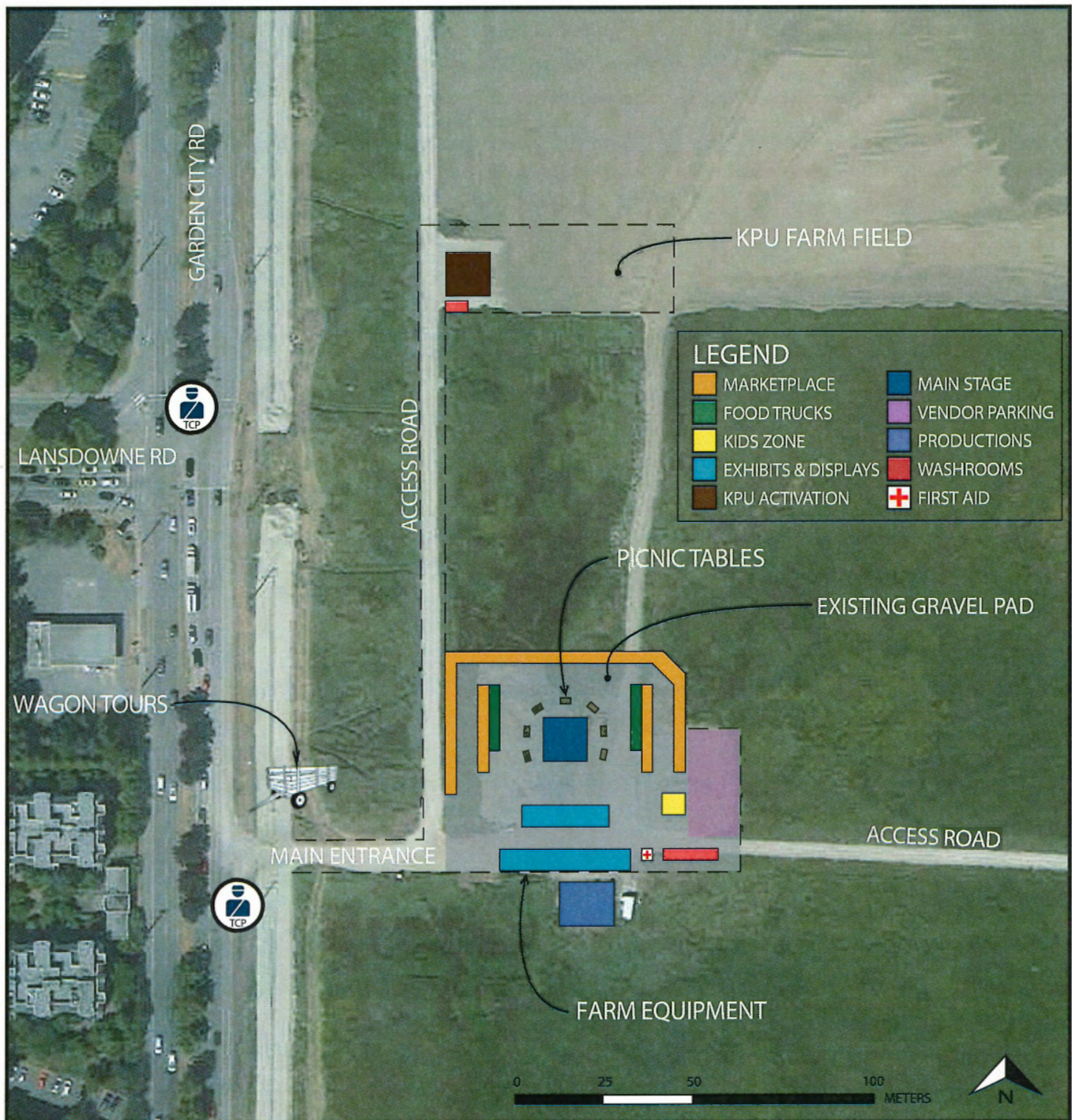
ALC Policy L-04 Activities Designated as a Farm Use: Agri-Tourism Activities in the ALR

ALC Policy L-03: Activities Designated as Farm Use: Wineries and Cideries in the ALR

ALR Policy L-21: Activities Designated as Farm Use: Brewery, Distillery and Meadery in the ALR



City of Richmond



Farm Fest at the Garden City Lands Site Plan - 2019

Original Date: 2019 Mar 12

Revision Date: N/A



City of Richmond

Report to Committee

To: Planning Committee

Date: March 25, 2019

From: Barry Konkin
Manager, Policy Planning

File: 08-4057-08/2019-Vol 01

Re: **Market Rental Housing Policy and Approaches for Residential Rental Tenure Zoning**

Staff Recommendations:

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10014 (Residential Rental Tenure) to amend the zoning for 60 parcels with purpose-built rental housing, as the first step to implement residential rental tenure zoning, be introduced and given first reading.
2. That staff be directed to conduct further analysis and stakeholder and public consultation on Council's preferred option for implementing residential rental tenure zoning for new multi-family apartment residential development and report back to Council with the findings and any necessary bylaw amendments.

Barry Konkin
Manager, Policy Planning

BK:je:ta
Att. 3

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

Staff Report

Origin

At the September 4, 2018 Council meeting, staff presented the report titled, “Market Rental Housing Policy”, which proposed eight policy directions that, working in combination, would potentially:

- protect the stock of existing market rental housing;
- support tenants of market rental housing who may be displaced by redevelopment; and
- incentivize the construction of new market rental housing.

Council endorsed the report, adopted the policy recommendations and made the following referral:

That staff examine and report back within six months on the following:

- (i) *the potential to increase incentives for market rental supply;*
- (ii) *areas in Richmond that are affected and in need of Market Rental Housing;*
- (iii) *ratio of 1:1 replacement of low-end market rental (LEMR) units;*
- (iv) *where the City may have land and funding to incorporate co-op housing; and*
- (v) *the additional items noted as “future work” in the staff report.*

The future work identified in the staff report included:

- reviewing the potential application of residential rental tenure zoning (recently enabled through amendments to the *Local Government Act*) and consider if revisions to relevant City plans, bylaws or strategies are required;
- undertaking a study on the implications of potentially waiving or reducing Development Cost Charges (DCCs) for market rental housing; and
- undertaking a study on the implications of potential property tax reductions or exemptions for market rental housing.

This report responds to the referral, and focusses largely on the potential application of residential rental tenure zoning, enabled through amendments to the *Local Government Act* which were given Royal Assent on May 31, 2018.

Background

Existing Rental Housing Supply and Demand in Richmond

Richmond’s supply of purpose-built rental housing generally falls into the following categories:

1. Market rental housing units (e.g. units rented at prevailing market rents);

2. Low-End Market Rental (LEMR) housing units secured by the City through the Affordable Housing Strategy;
3. Cooperative housing units (co-ops); and
4. Non-market housing units (e.g., units owned and operated by Metro Vancouver and other organizations);

The rental housing stock also consists of rented condominiums, single family houses, secondary suites and coach houses.

Table 1 provides a summary of the various categories of purpose-built rental housing units in Richmond.

Table 1: Estimate of Purpose-Built Rental Housing in Richmond

Estimate of Purpose-Built Rental Housing in Richmond	
Rental Housing	Number of Units ¹
Market Rental Housing Non-strata: 2,172 units; Strata: 1,314	3,486 ²
Low-End Market Rental (LEMR) Housing (257 units built/occupied to date)	799 ³
Cooperative Housing (co-ops)	989 ⁴
Non-Market Housing	2,022 ⁵
Total:	7,296
Notes/Sources: 1. All numbers are estimates based on best data available. 2. City of Richmond and Canada Mortgage and Housing Corporation. 3. City of Richmond. 4. Metro Vancouver Housing Data Book, updated to 2018. 5. City of Richmond. Includes housing units owned/managed by BC Housing, Metro Vancouver Housing Corporation and other non-profit housing providers.	

Metro Vancouver's "Regional Affordable Housing Strategy" (2016) identified a potential demand for an additional 3,200 rental units across all incomes in Richmond between 2016 and 2026. Of this, 2,000 rental units are required over ten years to meet the needs of households with very low to low incomes and 1,200 rental units are required for households with moderate, above-moderate and high incomes. To meet this estimated demand, approximately 320 new rental units per year would need to be constructed – broken out as **200 LEMR or lower (e.g. subsidized) units per year**, and **120 market rental units per year**. Implementation of the new residential rental tenure zoning powers is a new tool that Council can utilize to secure rental housing.

It is important to note that staff have received a number of inquiries and are currently processing rezoning and development permit applications for new purpose-built market rental housing. The combined results of a potential new policy on mandatory market rental housing in addition to on-

going securement of LEMR units and the development of 100 per cent rental projects will together begin to address the need for rental housing across the City.

Current Policy Framework

Through the Official Community Plan (OCP) and other Council-adopted policies, the City encourages a diverse range of housing types and tenures to meet the needs of Richmond households.

The City's OCP has long included policies to encourage rental housing. Since 2007, the OCP has sought to limit the demolition or strata conversion of existing rental units. This policy requires the 1:1 replacement of existing rental housing units in multi-family and mixed use developments. Replacement rental units must be secured as affordable housing (LEMR units), in keeping with the City's current standards on rental rates and income levels for LEMR units.

The City of Richmond adopted a Market Rental Housing Policy (MRHP) on September 4, 2018 through amendments to the OCP and the Zoning Bylaw. The MRHP is intended to protect the supply of market rental housing units, support tenants who may be displaced through redevelopment of existing market rental sites, and incentivize the development of new market rental housing. Incentives for new market rental housing include modest density bonuses, reduced parking rates for market rental housing and the elimination of some fees. The bonus density available is modest in order to achieve the built form and neighbourhood character envisioned in the Official Community Plan and the City Centre Area Plan. The MRHP strengthened the 1:1 policy by requiring that replacement units have the same built form and number of bedrooms as the existing market rental units. (Unit sizes may be varied from the original provided on site.)

Council adopted updates to the Affordable Housing Strategy (AHS) on March 5, 2018, to address the supply of affordable housing in the city over the next ten years. The AHS defines affordable housing as housing that a single person or household can afford to rent without spending more than 30 per cent of their before-tax income. The AHS addresses a broad housing continuum, focusing on transitional, non-market and social housing, and Low-End-Market-Rental (LEMR) housing.

The 702 Single Family Lot Size Policy (Lot Size Policy) was established in 1989, and provides guidance on the development of smaller single-family lot sizes in established neighbourhoods. Staff will be reporting back on Council referrals related to the Lot Size Policy in the second quarter of 2019, which may identify opportunities to consider a range of housing options in neighbourhoods, including rental housing.

Analysis

Residential Rental Tenure Zoning - Background

Residential Rental Tenure Zoning Powers Granted Through Bill 23

On May 31, 2018, the Provincial government amended the *Local Government Act* with the Royal Assent of Bill 23, which granted local government new authority to zone for rental tenure (residential rental tenure zoning). The intent of this new legislation is to give local governments a greater ability to preserve existing areas of rental housing, and increase the supply of rental housing in their communities.

Local governments now have the power to restrict the form of tenure for multi-family residential housing units to rental only, and to require that a certain number of units, a percentage of units or a portion of a building be rental. The authority applies to any location where multi-family residential use is currently permitted, for example, within:

- locations zoned for multi-family residential;
- comprehensive development zones that permit multi-family residential; or
- other zones, such as mixed-use zones, that permit multi-family residential use in tandem with other uses.

In accordance with the enabling provincial legislation:

- residential rental tenure zoning may not be varied by Development Permits, Development Variance Permits, Heritage Alteration Permits or by the Board of Variance; and
- if a bylaw to amend tenure to rental is adopted for a property, any existing non-rental residential tenure is permitted to continue. A change in ownership or a change of tenants would not affect the non-conforming tenure. However, redevelopment of an existing multi-family site, strata wind-up or the addition of units in a building would require conformance to the rental tenure zoning adopted for the subject property.

Local Government Precedents

A review of rental housing policies in other municipalities was undertaken to demonstrate how other municipalities are using or are planning to use the power to zone for rental tenure as per Bill 23. Twelve municipalities were surveyed and nine were found to be actively considering how to use this new tool. Attachment 1 provides a summary table of municipal approaches to residential rental tenure zoning.

While several municipalities are exploring use of the tool, Burnaby and Port Moody have prepared new rental zones and are considering how to apply these going forward. New Westminster has rezoned six privately owned and 12 City-owned sites for residential rental tenure.

The following section of this report outlines a proposed three-step process to implement residential rental tenure zoning.

Proposed Step 1: Rezone Existing Purpose-Built Rental Housing

Rental tenure zoning is a powerful tool Council can utilize to protect and secure rental housing. The tool offers a number of advantages to Richmond's current approaches to protect and increase the supply of rental housing. These advantages include:

- the ability to secure rental units without the need for a Housing Agreement or other legal agreements;
- a high degree of transparency as the requirement for rental units for specific properties would be clearly established in Richmond Zoning Bylaw 8500 (as amended from time to time); and

- the ability to complement both long-standing and new OCP policy approaches related to rental housing.

Staff recommend that Council consider the following approach to implementing residential rental tenure zoning in Richmond:

1. Rezone a number of existing purpose-built rental housing sites to limit the form of tenure to residential rental tenure if such sites are redeveloped. This step is intended to address the following forms of rental housing:
 - market rental housing that is not strata-titled;
 - non-market housing; and
 - cooperative housing.

Staff recommend that the City pursue preserving residential rental tenure on these properties through Richmond Zoning Bylaw 8500, Amendment Bylaw 10014. This action would reflect the importance of rental housing in the City's overall housing stock. Rezoning for rental tenure, together with the OCP's 1:1 replacement policy, will make it abundantly clear that the City's expectation is for these market rental, non-market rental and cooperative housing sites to be maintained for the long term.

It should be noted that Richmond has a number of market rental buildings that were strata-titled at the time they were built. Many of these buildings are long-term rental sites that contribute to the rental housing supply in the city. Current OCP policy sets the expectation that rental units in these buildings be replaced at the time of redevelopment. These sites are not recommended for rental tenure zoning given their current strata-titled tenure, the challenge of monitoring the sale of individual units and the potential for occupancy by owners. This could, however, be an area for further exploration.

It is also recommended that rental units secured through Housing Agreements or other legal mechanisms not be subject to rental tenure zoning. This would include Low-End Market Rental (LEMR) units that have been secured through the City's Affordable Housing Strategy and some existing market rental units. Other more recent non-market housing buildings that have similarly been secured through Housing Agreements and/or other arrangements (e.g. Kiwanis and Storeys) are also proposed to not be candidates for rental tenure zoning.

Congregate housing and care facilities are also not proposed to be included. These types of housing often involve regulation under the *Community Care and Assisted Living Act* (e.g. the *Residential Tenancy Act* may not apply), or shared living arrangements with supportive services.

Table 2 identifies the number of parcels and units that are recommended for residential rental tenure zoning. Zoning Bylaw 8500, Amendment Bylaw 10014 would rezone the 60 affected parcels to preserve rental tenure currently on site.

Table 2:
Number of Parcels and Units Recommended for Residential Rental Tenure Zoning

Number of Parcels and Units Recommended for Residential Rental Tenure Zoning		
Rental Housing	Number of Parcels ¹	Number of Units ¹
Market Rental Housing (non-strata only)	21	1,711 ²
Non-Market Housing (non-LEMR, non-Kiwanis/Storeys)	22	1,425 ³
Cooperative Housing (co-ops)	17	989 ⁴
Total	60	4,125
	Notes/Sources: 1. All numbers are estimates based on best data available. 2. City of Richmond and CMHC. 3. City of Richmond. Includes housing units owned/managed by BC Housing, Metro Vancouver Housing Corporation and other non-profit housing providers. Does not include Low -End Market Rental (LEMR) units or similar housing secured through Housing Agreements (e.g. Kiwanis or Storeys). 4. Metro Vancouver Housing Data Book, updated to 2018.	

A map showing the locations of the 60 potential parcels for residential rental zoning is shown on Attachment 2. These parcels are currently primarily or exclusively used for rental housing.

Bylaw 10014, if adopted by Council, would amend Richmond Zoning Bylaw 8500 to:

1. define “residential rental tenure zoning” with reference to the specific forms of rental housing included (e.g. market rental, non-market and cooperative housing); and
2. amend the zones for all of the recommended parcels to indicate that residential rental tenure only is permitted on the site.

The proposed definitions, as presented in Bylaw 10014, are shown below.

“Residential rental tenure” means, in relation to a **dwelling unit** in a multi-family residential **building**,

- a) occupancy of a **dwelling unit**, including a **market rental unit** or **non-market housing unit**, governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time;

- b) occupancy of a **non-market housing unit** governed by a tenancy agreement which may or may not be subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time, and where the landlord is B.C. Housing Management Commission or a non-profit society incorporated under the *Society Act* (BC), as may be amended or replaced from time to time, where the society's objectives include the provision of rental housing; and
- c) occupancy of a **cooperative housing unit**.

“Cooperative housing unit” means a **dwelling unit** in a multi- family residential development owned and operated by a housing cooperative association incorporated under the *Cooperative Association Act*, as may be amended or replaced from time to time.

“Non-market housing unit” means a **dwelling unit** that

- a) has received upfront (capital) and/or ongoing (operating) direct government funding,
- b) has a rental rate at or below average rent in the City of Richmond as defined by the Canada Mortgage and Housing Corporation, or such other national governmental housing agency as may replace the Canada Mortgage and Housing Corporation, and
- c) is targeted for occupancy by households who earn less than median income.

A definition of “market rental unit” was inserted into Richmond Zoning Bylaw 8500 when the Market Rental Housing Policy was adopted in September 2018. No amendment to the existing definition is required:

“Market rental unit” means a **dwelling unit** that is rented at prevailing rates and is subject to a **market rental agreement**.

The 16 zones which currently include the three forms of rental housing proposed for rental tenure are listed below:

- Low Density Townhouses (RTL1, RTL2, RTL3, RTL4);
- Low Density Low Rise Apartments (RAL1, RAL2);
- Medium Density Low Rise Apartments (RAM1, RAM2, RAM3);
- Steveston Commercial (CS2, CS3);

- Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5);
- Town Housing (ZT28) – Odlinwood (West Cambie);
- Town Housing (ZT38) – Williams Road (Shellmont);
- Town Housing (ZT75) – Rosewood (Blundell);
- Town Housing (ZT76) – Steveston;
- Town Housing (ZT78) – Thompson and Steveston;
- Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre);
- Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre);
- Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre);
- Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre);
- Commercial Mixed Use (ZMU18) – The Gardens (Shellmont); and
- Non-Profit Residential (ZR3) – Williams Road (Seafair).

These zones will be amended to identify that residential rental tenure zoning is permitted anywhere in the zone and only on the sites mentioned.

Richmond Zoning Amendment Bylaw 10014, included in this report, would create the required definitions and the proposed zone amendments which indicate residential rental tenure by property address and parcel identifier (PID). If Council endorses this step, affected property owners and other interested parties will have the opportunity to discuss the proposed bylaw at the Public Hearing. A specific letter advising property owners and tenants of the proposed bylaw amendment will be mailed out after first reading of the bylaw. There will also be the standard Public Hearing notice in the local newspaper, in accordance with the notification requirements set out in the *Local Government Act*.

Proposed Step 2: Establish a Mandatory Market Rental Requirement in all Existing High-Density Apartment Residential Zones

This step proposes using the new residential rental tenure zoning power to require market rental housing units in existing high-density zones where there is multi-family apartment redevelopment potential without the need for rezoning. This action could be particularly effective for a number of properties which were pre-zoned in the 1980s in an attempt to encourage redevelopment within the City Centre. These are properties that can redevelop without a Zoning Bylaw amendment, and would only require consideration and issuance of a Development Permit.

The following points characterize this step

- This is a form of “future proofing” for specific zones that currently permit multi-family housing at higher densities and may not require rezoning to redevelop;
- Richmond Zoning Bylaw 8500 would be amended to insert a mandatory requirement for market rental housing in the following zones:
 - Medium Density Low Rise apartments (RAM1, RAM2, RAM3);
 - High Density Low Rise Apartments (RAH1, RAH2);
 - Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5); and
 - Downtown Commercial (CDT1, CDT2, CDT3).
- Residential rental tenure zoning would not affect existing uses or tenure, but would come into effect at the time of redevelopment;
- A minimum percentage of residential floor area or units (e.g. 10%) could be secured as market rental units, as a zoning requirement. The amount of the mandatory requirement would be established to help achieve Richmond’s rental demand estimates;
- It is recommended that a mandatory requirement apply to apartment projects that provide more than 60 apartment dwelling units; and
- This could be considered a “claw back” of some of the development rights on these properties, but is within the municipality’s authority to implement.

Staff note that few properties currently zoned for apartment residential would be suitable for redevelopment without a rezoning application approved by Council, but there is potential for these properties to redevelop under existing zoning entitlements.

This step is proposed for implementation after the completion of step 1 (Rezoning of Existing Purpose-Built Rental Housing). If endorsed by Council, staff will consult with property owners and refine the proposed zoning amendments, confirm implementation details and report back to Council.

Proposed Step 3: Undertake further analysis and stakeholder and public consultation to assess the feasibility of a mandatory requirement for market rental units in all future apartment multi-family developments

This step proposes that further analysis and consultation be undertaken to consider how residential rental tenure zoning could be used through the development process to increase the supply of market rental apartment housing in Richmond. Three options are presented for consideration:

- Option 1: Mandatory Market Rental Requirement Through Rezoning, with Incentives (**Staff Preference**)

- Option 2: Mandatory Market Rental Requirement Through Rezoning, with no Incentives; and
- Option 3: Voluntary Provision of Market Rental Units with Current Incentives

Apartment residential has been the fastest growing sector of the housing market for the past five years. It also represents the highest total number of housing unit types in Richmond. Focusing on apartment residential has the greatest potential to generate new rental housing units and, by clustering more rental units within a single project, the efficiency of rental management can be improved.

In Options 1 and 2, a potential 10 per cent market rental requirement in all future apartment residential development is suggested. This is considered a reasonable target that would achieve a significant portion of Richmond's demand estimate of 120 new market rental units per year.

Use of the residential rental tenure tool would allow the City to secure new market rental units without the need to utilize a Housing Agreement. This would result in a streamlined process as there would be no Housing Agreement Bylaw and/or related legal agreements, and no associated staff reports for Council consideration.

Option 1: Mandatory Market Rental Requirement Through Rezoning, with Incentives (Staff Preference)

Residential rental tenure zoning could be implemented at time of rezoning to secure a mandatory number or proportion of market rental units within all new apartment residential developments, with a modest density bonus provided. The following points characterize Option 1:

- A minimum percentage of residential floor area or units (e.g. 10%) could be secured as market rental units, as a zoning requirement;
- To reduce any associated financial impact to developers, a density bonus and other incentives (e.g. similar to those identified in the Market Rental Housing Policy) could be provided;
 - It is important to note that in certain areas of the city that are subject to existing flight path height restrictions (e.g. YVR Airport Zoning Regulations), it can be problematic to achieve existing density entitlements, let alone any additional density for rental housing;
- A higher density bonus could be considered for developments that provide more than the Council-prescribed minimum amount of market rental units;
 - Areas outside the City Centre, such as Neighbourhood Service Centres or other areas along Frequent Transit Networks, could be suitable for additional density bonus, subject to further review;
 - Other sites which could be considered for additional density include those in proximity to specific amenities (e.g. transit, school and park sites), subject to further review.

Option 2: Mandatory Market Rental Requirement Through Rezoning, with no Incentives

Similar to Option 1 above, market rental units could be secured at the time of rezoning as a mandatory requirement, but with no density bonus provided. 10 per cent of the residential floor area or total number of units could be secured as market rental housing.

Between 2011 and 2017, 5,171 multi-family units were issued building permits in Richmond (average of 738 units per year). Had a policy been in place to secure 10 per cent of multi-family units as market rental housing, over the six-year time period the City could have secured over 70 market rental units per year, or approximately 60 per cent of the estimated annual market rental demand.

Option 3: Voluntary Provision of Market Rental Units with Current Incentives

Residential rental tenure zoning could be implemented at time of rezoning to reflect the number of market rental units that were voluntarily provided within new apartments or negotiated through the development process. While no mandatory requirements would apply, the zoning put into place at the time of approval would reflect the number of market rental units voluntarily provided or negotiated and secured as rental tenure units. This option is similar to the incentives-based approach of the existing OCP Market Rental Housing Policy.

Staff Recommendation on Step 3

Of the three options presented in this report, staff are of the opinion that ***Option 1: Mandatory Market Rental Requirement Through Rezoning, with Incentives*** is an appropriate way to implement residential rental tenure zoning. This option has particular merit in meeting Richmond's housing objectives and rental housing demand estimates going forward.

Option 1 would require additional study to review and confirm:

- the amount of the mandatory requirement (e.g. 10 per cent of residential floor area or units has been initially suggested as it reflects current approaches and would achieve a significant portion of annual market rental annual);
- the nature and amount of any proposed incentives (e.g. a density bonus);
- how the option would align with the City's Affordable Housing Strategy and the current density bonus approach to securing Low-End Market Rental Units; and
- the anticipated take up by the development community of a mandatory requirement with incentives.

Should the City adopt a mandatory requirement that includes incentives, this would represent a departure from the incentives-based approach recently adopted in the Market Rental Housing Policy. While an amendment to OCP policy would thus be required, it is expected that several elements of the Market Rental Housing Policy – such as requirements for Tenant Relocation Plans and like-for-like replacement of existing units – would continue. The OCP would also continue to require that all multi-family developments provide a minimum of 40 per cent of the units with two or more bedrooms that are suitable for families with children.

It is recommended that Council consider endorsing Option 1 and that staff be authorized to undertake further analysis and stakeholder and public consultation on Council's preferred option for implementing residential rental tenure zoning.

Six Month Referral on Market Rental Housing

This section provides a response to the first four items in the September 4, 2018 Council referral.

Incentives

Staff have examined a variety of potential incentives, including a number that were discussed during the public consultation process for the Market Rental Housing Policy (MRHP). Specific incentives examined to date include:

- *Parking* – Reduced parking rates for market rental housing were adopted as part of the MRHP in 2018. More recently, staff identified the potential for additional parking reductions with the provision of enhanced Traffic Demand Management (TDM) measures. At this time, staff do not recommend a further reduction of parking for market rental housing as the parking framework appears adequate and was based on a comprehensive assessment of market rental sites in Richmond. Staff, however, will continue to encourage enhanced TDM measures on a site-specific basis. Provision and approval of such measures could result in additional parking reductions for new market rental developments. Staff will monitor parking utilization for purpose-built market rental developments as they are completed, and will re-visit parking requirements as needed.
- *Property Tax Exemptions / DCC Waivers* – Staff have retained Coriolis Consulting Corporation to assess the impact of potential property tax exemptions and DCC waivers on the financial performance of new market rental development. They also analyzed the impact of these possible financial incentives on municipal finances. A Revitalization Tax Exemption agreement and bylaw would allow municipal property tax exemptions for a period of up to ten years. The estimated benefit of a tax exemption is approximately \$8,100 to \$8,500 per unit. The estimated benefit of a DCC waiver is approximately \$17,000 to \$22,000 per unit.

While both property tax exemptions and DCC waivers would enhance the profit potential for a market rental housing project, the impacts would be small, and would not offset the high land costs that impact the profit margin for a project. Even with both incentives, market rental development would still be significantly less profitable than strata development and a large increase in supply would not be expected.

The intent of DCCs is to ensure that new development pays for the infrastructure needed to support growth. Therefore exempting or reducing DCCs for market rental housing would mean that the infrastructure required to support that growth would need to be funded by an alternative source (e.g. higher DCC rates for other forms of development or a larger tax base). Additionally, pursuant to the *Local Government Act*, not all rental housing projects would qualify as eligible developments for DCC waivers. Eligible developments with respect to rental housing are limited to not-for-profit rental housing and for-profit affordable rental housing, as specified in a Council-approved DCC waiver bylaw required by the *Local Government Act*.

The estimated combined impact of DCC waivers and a ten year tax exemption for a modest amount of market rental housing development – along the order of 120 units per year – would be an increase on the residential tax rate of approximately 2.3%. In the consultant’s opinion, the most effective incentive that can be provided in support of market rental housing is additional density.

Attachment 3 provides a summary of the consultant’s preliminary findings.

- *Density Bonus*: Increasing the density bonus structure could help off-set some of the development costs associated with a rental project. Within the City Centre, constraints imposed on development in the City Centre by the YVR flight path make it difficult to achieve the current density entitlements of the City Centre Area Plan. Adding additional bonus density for rental housing would be additionally challenging to incorporate into development, without significant impacts on urban design and built form, resulting in inferior projects with negative streetscape impacts.

However, there are locations in other areas of the City where the YVR flight path would not impact the potential to capitalize on additional density, but these locations would require updates to Area Plans and /or the Official Community Plan to allow new development in these areas. Such updates would require detailed analysis of potential locations where built form could functionally accommodate higher density.

Neighbourhoods in Need of Market Rental Housing

With a vacancy rate of less than 1 per cent, more market rental housing is needed in all areas of the Richmond. The results of the 2016 Census indicate that some neighbourhoods (e.g. East Cambie, Blundell, City Centre and parts of Broadmoor) have higher proportions of renter households. While these areas also tend to be better supplied with rental housing, other neighbourhoods (e.g. Terra Nova and Seafair) have little rental housing available.

The Market Rental Housing Policy established locational guidelines where a modest density bonus was considered appropriate. These locations – City Centre, within 400 m of the Frequent Transit Network and within the OCP’s eight Neighbourhood Service Centres – continue to have merit. Through future Neighbourhood Service Centres planning and future updates to the OCP and Area Plans, there will be an opportunity to re-visit land use and the potential for more market rental housing in these and other locations.

1:1 Replacement Ratio

The September 4, 2018 Council referral identified a desire to re-visit the current 1:1 replacement ratio, as required by the OCP for all types of rental housing, including market rental. This policy was first introduced into the OCP in 2007 and requires that replacement units comply with the City’s established Low-End Market Rental rates and tenant income thresholds.

The 1:1 replacement policy was modified in 2018 to reflect the desire for “like-for-like” replacement for market rental units (e.g. same number of bedrooms and ground orientation). OCP policy was also amended at the time to grant existing tenants the right-of-first refusal to return to one of the replacement units at LEMR rates and without having to meet the specified

income thresholds. New and future tenants, however, would be required to meet income thresholds.

There have been very few development applications for lands occupied by existing rental housing. This may indicate that the current “no net loss” rental policy has been successful in preserving existing rental units in Richmond. Given the above, staff believe it is premature to revisit the 1:1 replacement ratio at this time. In addition, if Council were to direct staff to implement a mandatory requirement for market rental units in all development projects (e.g. Option 1 of Proposed Step 3), this would, in tandem with the existing 1:1 replacement ratio have the potential to substantially address city-wide rental housing needs.

Future Cooperative Housing Opportunities

There are 17 non-profit housing co-operatives located in the city of Richmond. Many of these offer both market as well as subsidized rental units, and have unit types to accommodate a wide range of housing needs.

Of these 17 cooperatives, 16 have operating agreements that will expire between 2020 and 2024. Operating agreements in BC were generally secured between the 1970s and early 1990s and provided co-ops with subsidies from senior government to support their financial viability, including supporting subsidized rents for low-income tenants. In 2017, the federal government, as part of the National Housing Strategy, committed funding to extend the operating agreements of housing co-ops to 2028.

The Provincial and Federal governments have recently committed significant funding to support affordable housing development, including co-ops. These funding sources include the Building BC: Community Housing Fund and the National Housing Co-Investment Fund: Housing Construction Stream. The Building BC: Community Housing Fund has committed to providing \$1.9 billion over 10 years to deliver 14,350 affordable, rental homes through partnerships with municipalities, non-profits, housing cooperatives, and indigenous organizations. The National Housing Co-Investment Fund: Housing Construction Stream has committed \$5.19 billion available through low-cost repayable loans over 10 years and \$2.26 billion available through capital contributions over 10 years.

Staff have reviewed City-owned land for potential cooperative and affordable housing developments. Based on the current land inventory, there are limited options available. Staff will continue to work with Real Estate Services to monitor land acquisition opportunities on an ongoing basis. Community Services staff will continue to work with Federal and Provincial agencies, and the cooperative housing sector to identify opportunities to increase the supply of cooperative housing in Richmond.

Moderate Income Rental Housing

There is a growing recognition across Metro Vancouver of the need to provide housing that meets the needs of moderate income residents. Should Council endorse a framework for securing rental units as part of all future apartment residential development, rental tenure zoning could be used to secure units, and additional requirements could be further secured with a Housing Agreement.

Council could consider defining a moderate income range and associated rents at a rate that does not exceed 30 per cent of the moderate income range (median household income in Richmond was \$65,241 in the 2016 Census). As moderate income rental housing is a form of affordable housing under the *Local Government Act*, implementation would be similar to the City's current approach to securing LEMR units:

- OCP policy to guide how and where moderate income housing is secured, including details on how a density bonus would be provided;
- density bonus provisions in the Zoning Bylaw; and
- a standard Housing Agreement for moderate income rental housing to be applied as a condition of the rezoning approval.

As outlined above, securing moderate income rental housing would not affect the City's existing Affordable Housing policy or the policy to secure LEMR units through development.

Should Council direct staff to explore opportunities for moderate income rental housing, staff would include this in the stakeholder and public consultation described below.

Further Analysis

To further assess the implications of establishing residential rental tenure zoning in new developments, staff propose that further analysis be undertaken. This would entail completing a pro-forma based economic analysis to assess the viability of Council's preferred option. This work, which would entail retaining external assistance, would also include a review of recent proposals to amend the BC Building Code which would allow wood-frame construction up to 12 storeys.

Stakeholder and Public Consultation

Staff propose to convene facilitated stakeholder workshops and a public open house to discuss and gather feedback on Council's preferred option for implementing residential rental tenure zoning. The stakeholder workshops and open house are proposed to take place in late May and early June 2019. All meetings would be held at City Hall.

The stakeholders proposed to be consulted at the workshops include:

- members of the development community (e.g., Urban Development Institute, Richmond Home Builders);
- housing, not-for-profit and related sectors (e.g., Community Land Trust, Metro Vancouver, Richmond Centre for Disability, Richmond Poverty Coalition, VanCity);
- rental building owners and managers in Richmond (e.g. including private and public entities such as BC Housing and the Metro Vancouver Housing Corporation); and
- Landlord BC, an industry resource and advocacy group for the rental housing industry across the province.

Let's Talk Richmond.ca and other social media will also be used to encourage discussion from the public on the proposed implementation of residential rental tenure zoning.

At completion of the public consultation period, a report will be forwarded to Council which summarizes the consultation findings and brings forward any additional recommended OCP or Zoning Bylaw amendments to implement the preferred approach to residential rental tenure zoning, anticipated for the third quarter of 2019.

If authorized by Council, staff will continue to refine the consultation approach and update Council of any changes.

Financial Impacts

None.

Conclusion

Under the recently adopted amendments to the *Local Government Act*, BC municipalities now have the power to zone for residential rental tenure. Based on staff review of this new tool, three steps to implementing residential rental tenure zoning are proposed.

1. Proposed Step 1: Rezone Existing Purpose-Built Rental Housing
This proposed rezoning would affect approximately 4,125 market rental, non-market rental and cooperative housing units. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10014, to apply residential rental tenure to 60 parcels be introduced and given first reading
2. Proposed Step 2: Establish a Mandatory Market Rental Requirement in all Existing High-Density Apartment Residential Zones
Under this step, residential rental tenure zoning would be used to require market rental housing units in existing high-density zones where there is multi-family redevelopment potential without the need for rezoning. This step is proposed for implementation after the completion of Step 1.
3. Proposed Step 3: Undertake further analysis and stakeholder and public consultation to assess the feasibility of a mandatory requirement for market rental units in all future multi-family developments.

Three options to apply residential rental zoning for future multi-family apartment developments were identified. Option 1: Mandatory Market Rental Requirement Through Rezoning, with Incentives (Staff Preference) appears to have particular merit in achieving the City's desire to encourage a diverse range of housing tenures and affordability to meet the needs of Richmond households.

It is recommended that staff be directed to conduct further analysis and stakeholder and public consultation on Council's preferred option for implementing residential rental tenure zoning for new multi-family apartment residential development and report back to Council with the findings and any necessary bylaw amendments. This consultation would include discussion on Moderate Income Rental Housing.



Jeanette Elmore
Planner 2



Tina Atva
Senior Planning Coordinator

Attachments:

1. Municipal Approaches to Residential Rental Tenure Zoning
2. Maps of Recommended Sites for Residential Rental Tenure Zoning
3. Summary of Financial Analysis for Potential Market Rental Development Incentives – Coriolis Consulting Corp.

JE:TA:cas

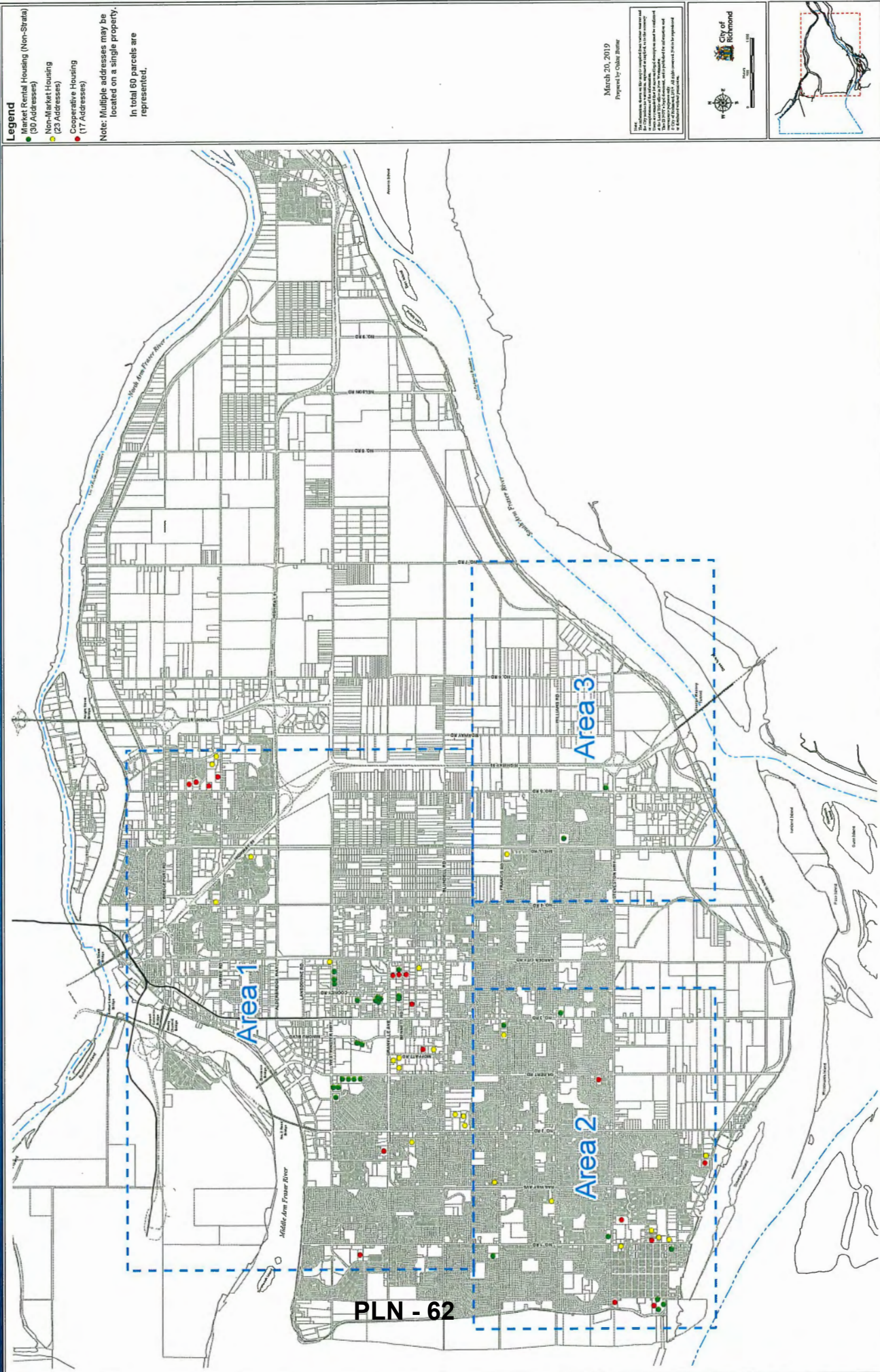
**Summary Table of Municipal Approaches to Residential Rental Tenure Zoning
(as of March 2019)**

Municipality	Approach to Rental Tenure Zoning	Details
City of Burnaby	Zoning Bylaw Amendments (Adopted by Council, December 2018)	<ul style="list-style-type: none"> • Framework established for adding new sub-zones to each multi-family zone to allow rental housing at the same density and under the same conditions of the parent zone. • Sub-zones have not yet been applied to any parcels; City staff is exploring policies for applying the rental zoning. • Housing agreements would still be required for secured rental of any kind.
City of Vancouver	Policy Review (Goal: 2019)	<ul style="list-style-type: none"> • Council direction was given to staff to investigate density bonus provisions for rental housing in commercial zones, and to explore the use of rental zoning to meet 10-year market rental housing targets. • City staff is currently reviewing their Rental 100 and rental incentives programs, which may incorporate a review of the rental zoning authority.
City of Surrey	No approach specified	<ul style="list-style-type: none"> • Council endorsed an Affordable Housing Strategy in April 2018 which did not address rental tenure zoning as it predated the new rental zoning authority. • Staff have completed some initial research into rental zoning, but no direction has been provided by Council yet. • The City is in the process of updating its Zoning Bylaw, which may facilitate future amendments to accommodate rental tenure zoning.
City of Port Coquitlam	Policy Review (Goal: 2019) Zoning Bylaw Amendments by Rezoning Application (Third Reading, October 2018)	<ul style="list-style-type: none"> • City staff is currently reviewing rental policies with the goal to bring recommendations forward to the public and Council for consideration some time in 2019. • Rental tenure zoning is being proposed through a current rezoning application for non-market rental housing on a site owned by Metro Vancouver. The proposed Zoning Bylaw amendments include a definition for “residential rental tenure” and restrictions on the tenure for permitted multi-family residential uses within a new comprehensive development zone.
City of New Westminster	Zoning Bylaw amendments (Adopted by Council, January 2019)	<ul style="list-style-type: none"> • Zoning Bylaw amendments have been adopted to secure rental units at 6 existing stratified rental buildings and 12 city-owned properties that may be considered for future housing projects. • The Zoning Bylaw amendments include a “residential rental tenure” definition and regulations within bylaw sections that restrict tenure of housing units on the 18 properties to rental only.
City of North Vancouver	Zoning Bylaw Review (Goal: 2020)	<ul style="list-style-type: none"> • Staff were directed to explore the use of rental-only zoning as part of a comprehensive Zoning Bylaw review. This project is in early phases and anticipated to be completed sometime in 2020.

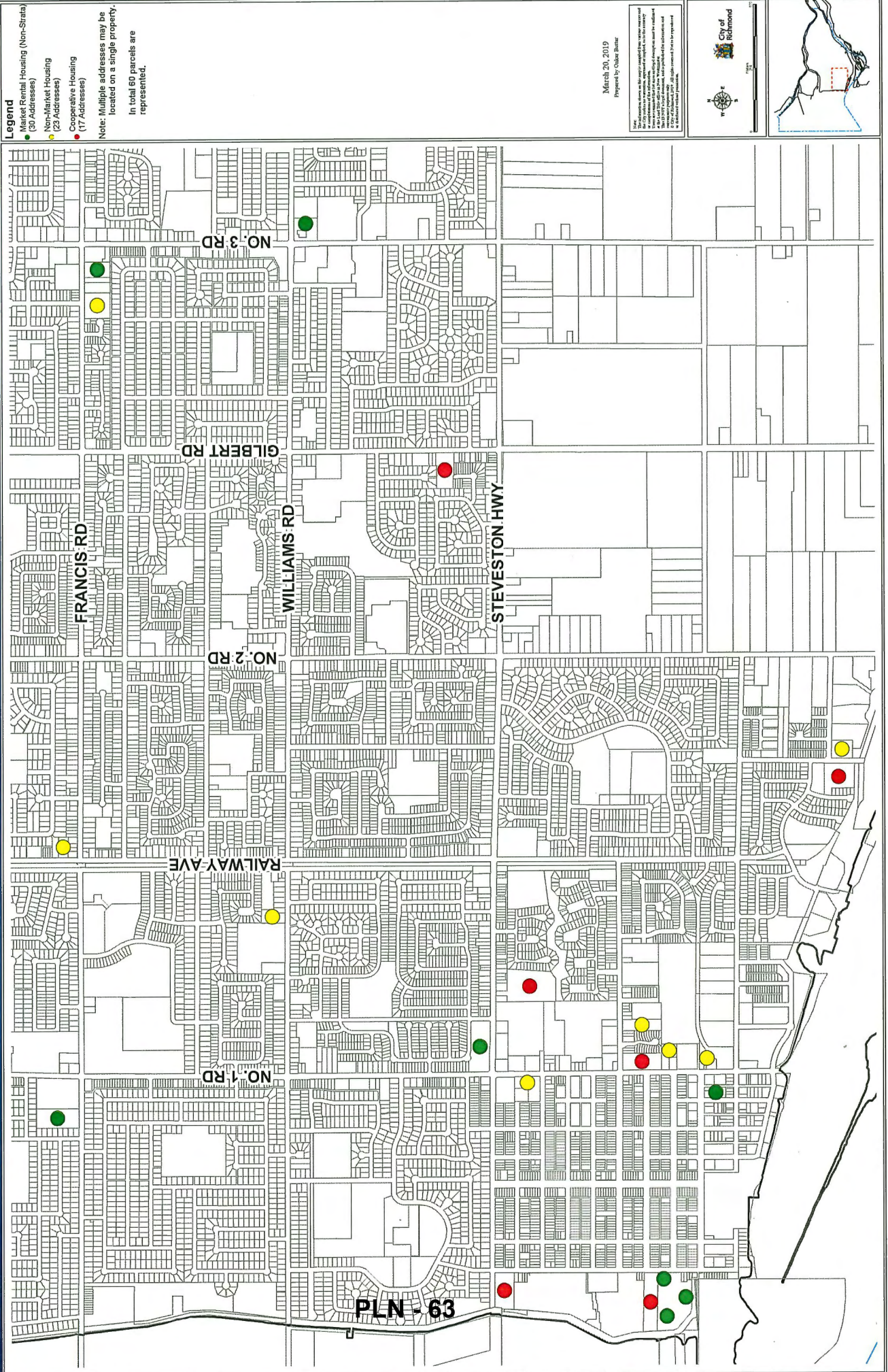
City of Victoria	Report to Committee of the Whole (December 2018)	<ul style="list-style-type: none"> • Staff explored options for implementing residential rental tenure zoning, and presented a report to Council in December 2018. • Following the recommendations made by City staff, Council directed staff to prepare amendments to the Zoning Bylaw to introduce a new definition for 'residential rental tenure', to apply the zoning to zones with secondary or garden suites as accessory uses, and to apply the new zoning to all new applicant-initiated rezoning for rental housing (housing agreements to still be required).
Resort Municipality of Whistler	No approach specified	<ul style="list-style-type: none"> • Staff is in the early stages of exploring options for five proposed, privately developed rental housing projects, which have the potential to incorporate the rental tenure zoning.
City of Coquitlam	No approach specified	<ul style="list-style-type: none"> • Staff have briefed Council on the new rental tenure zoning authority, and have not received any specific Council direction. • As the City has received a high volume of applications for purpose-built rental units as a result of a suite of Affordable Housing Strategy incentives (i.e., density bonus, density transfer and Affordable Housing Reserve Fund), it is anticipated that Council will not direct staff to explore rental-only zoning powers.
City of Port Moody	Zoning Bylaw Amendments by Rezoning Applications (Report to Council, December 2018)	<ul style="list-style-type: none"> • As directed by Council in September 2018, City staff prepared amendments to the Zoning Bylaw to establish a Multi-Residential Rental use that would be applicable to four separate properties. The amendments would involve comprehensive development zones and a new sub-zone to allow rental housing at the same density and under the same conditions of the parent zone. • Two of the four properties have purpose-built rental housing units and the other two sites have development approvals with rental units secured by housing agreements. • Upon receiving the staff report and bylaw amendments, Council directed staff to consult the owners of the four properties prior to further consideration of the proposed amendments.
Town of Ladysmith	<p>Zoning Bylaw Amendments by Rezoning Applications (First and Second Reading granted, January 2019)</p> <p>OCP Amendment (First and Second Reading granted, January 2019)</p>	<ul style="list-style-type: none"> • Rental tenure zoning is being proposed at a single, privately owned site. The proposed Zoning Bylaw amendments include a new "residential rental tenure" definition and a new comprehensive development zone ("Community Housing") specifying that all residential units must be rental tenure. A Housing Agreement Bylaw is also proposed. • The OCP amendment includes new policies to encourage rental tenure housing in multi-unit developments and to support greater density through the provision of not-for-profit rental tenure housing in a community housing development and where a housing agreement is established.

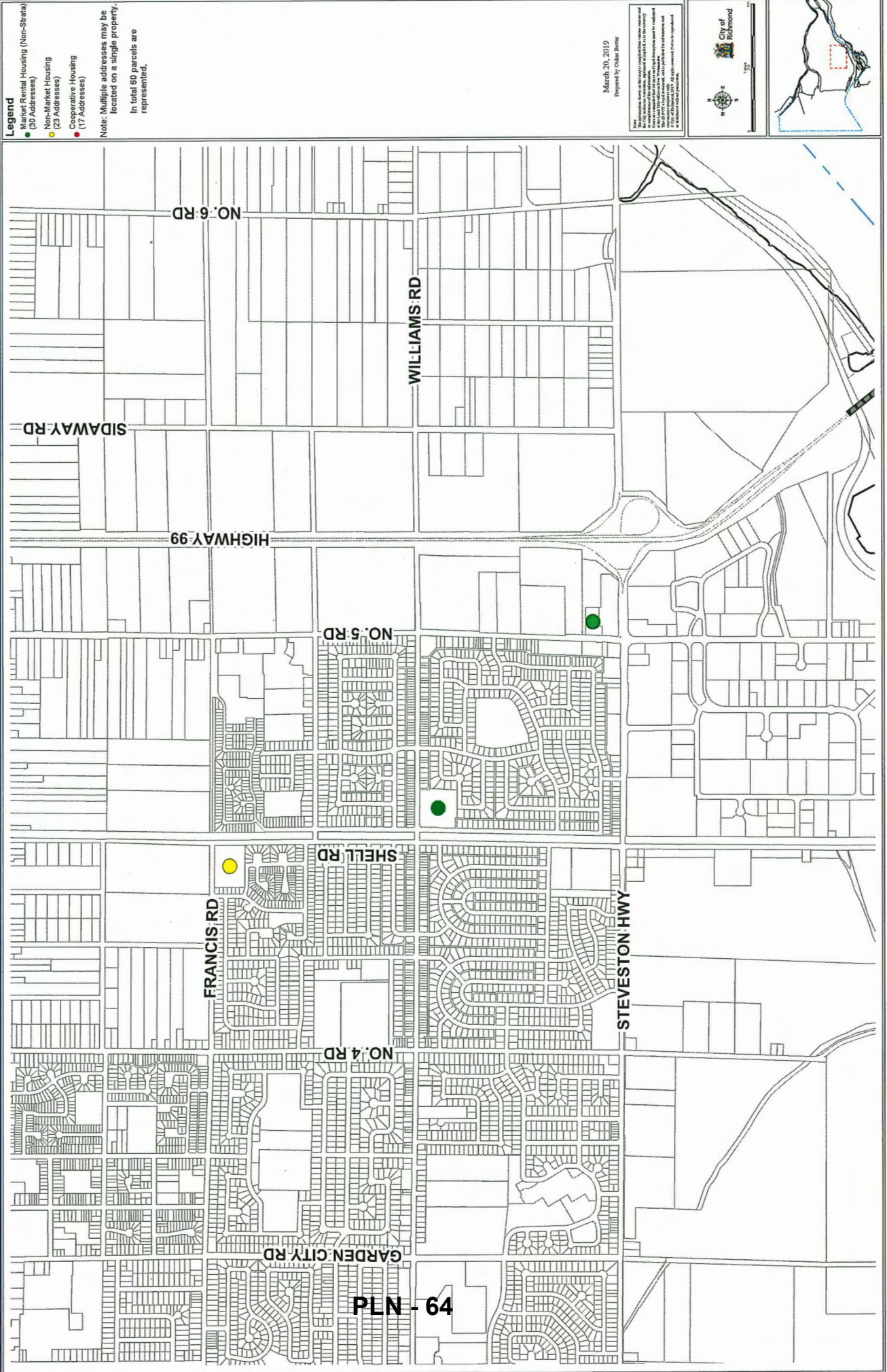
District of Squamish	Report to Committee of the Whole (February 2019)	<ul style="list-style-type: none"> • District Council received a report that set out a number of options for implementing residential rental tenure zoning. • Rental tenure zoning was proposed to be applied to 12 existing purpose built, non-stratified rental buildings with 6 or more units. • Rental tenure zoning would reflect the number of units which currently exist on the site, rather than apply to the entire property. This was intended to support the financial viability of rental redevelopment through incorporating strata market housing. • Any future rezoning applications on the 12 affected properties could be subject to additional density to offset any potential impact from rental tenure restrictions. • District Council received the report and directed staff to prepare a Zoning Bylaw amendment that introduces residential rental tenure zoning.
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Recommended Sites for Residential Rental Tenure Zoning

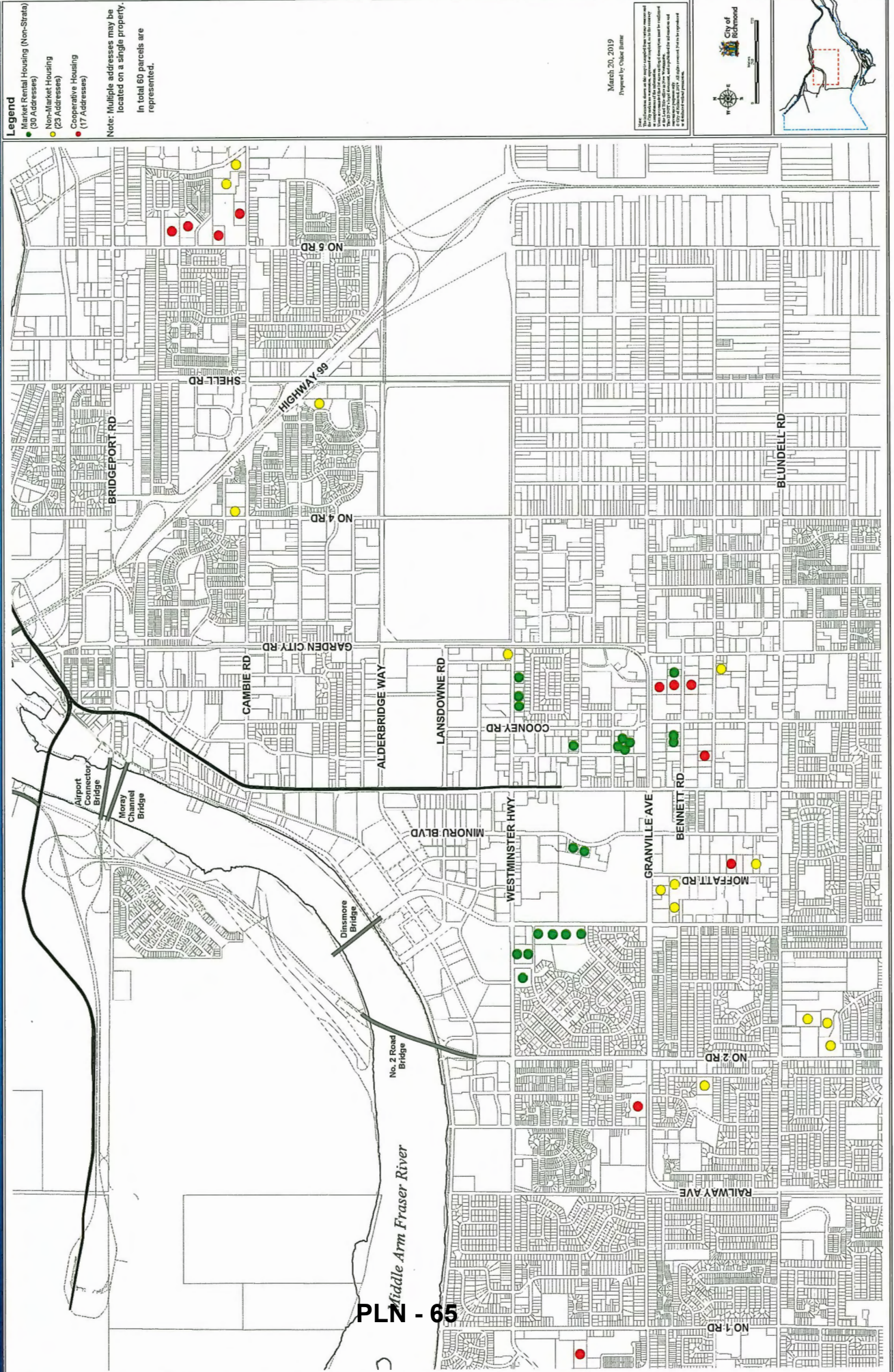


Recommended Sites for Residential Rental Tenure Zoning - Area 2





Recommended Sites for Residential Rental Tenure Zoning - Area 1



MEMORANDUM



DATE: 15 March 2019

TO: Tina Atva, City of Richmond
Jessica Lee, City of Richmond

FROM: Blair Erb, Coriolis Consulting Corp.

RE: Summary of Financial Analysis for Potential Market Rental Development Incentives

Introduction

The City of Richmond recently updated its Affordable Housing Strategy and adopted a new Market Rental Housing Policy. Both policies aim to encourage new rental housing development by providing financial and other incentives. However, feedback from the development industry suggests that the new incentives contained in these policies are not sufficient to make rental development financially viable. Therefore, the City is considering additional incentives to encourage new market rental development, including Development Cost Charge (DCC) waivers and property tax exemptions.

If effective, these additional incentives could help increase the new supply of market rental housing. However, the City also wants to understand the potential implications of any reductions in revenue on the City's financial position. For example, waiving DCCs may impact the City's ability to deliver on needed road, parks, water, sanitary and drainage works while property tax reductions may transfer the cost of the City's capital and operating costs to other taxpayers.

Therefore, the City retained Coriolis Consulting Corp. to analyze the financial performance of market rental development in Richmond to assist in determining:

- The financial viability of new rental development in Richmond in the absence of additional incentives.
- The impact of DCC waivers and property tax exemptions on the financial performance of new market rental housing development.
- Whether these potential additional incentives are likely to lead to greater rental supply.
- The potential impact of the additional incentives on municipal finances.

Findings

Stand-alone purpose built rental apartment development is not financially attractive under current market conditions with the existing market rental incentives offered by the City, assuming the developer acquires the site at market value (strata apartment land value). Therefore, any new market rental development that does occur in the foreseeable future will likely be focused at sites where the developer has acquired the rental site at significantly less than current market land value.

To help encourage more market rental development, the City could consider DCC waivers and property tax exemptions, through a Revitalization Tax Incentive, which allows property tax exemptions for a period of up to ten years. These incentives are currently offered (either full or partial) to new market rental projects by some BC municipalities. For example, Vancouver offers DCL waivers and Kelowna offers both DCC waivers and property tax exemptions.

Our analysis indicates that DCC waivers and 10 year property tax exemptions would significantly improve the financial performance of new market rental projects in Richmond:

- The estimated benefit of the DCC waiver is about \$17,000 to \$22,000 per unit (depending on location).
- The estimated benefit of the tax exemption is about \$8,100 to \$8,500 per unit (depending on location).

These incentives could make it viable for rental developers to pursue projects that would otherwise not have been profitable. However, even with both of these incentives, rental development would still be significantly less profitable than strata development¹, so we would not expect a large increase in the amount of rental development in the short term (without other additional incentives). Any new rental development would likely continue to be focused at sites where the developer acquired the site at less than current market land value.

If these incentives are offered, the City would need to increase the tax rate for other tax paying residential properties in order to off-set the forgone revenue from the DCC and property tax incentives. The impact on the residential tax rate would depend on the number of new rental units that received the incentives each year and the extent of the incentives. For example, we estimate² that the residential tax rate would need to increase by about 0.8% if 40 units received both incentives each year. This would increase to 2.7% if 140 units received both incentives each year. The total tax rate increase would start lower in Year 1 and reach the maximum estimated impact in Year 10.

DCC waivers and Revitalization Tax Exemptions would encourage new purpose-built market rental apartment development in Richmond. However, in determining whether or not to provide these incentives, the City will need to consider:

- The potential impact on tax rates.
- The potential perception that tax payers are subsidizing private development.

Based on our review of practices in other municipalities, most municipalities that offer incentives for market rental development focus on offering significant increases in permitted density (i.e., 1.0 FAR or more), lower parking requirements than strata projects, and fast-tracked approvals processes. DCC waivers and property tax exemptions are less commonly offered. Richmond already offers these incentives, but the market rental density bonus is modest (0.2 FAR to 0.25 FAR).

In order to create increased incentive for market rental development, Richmond may want to consider increased density bonuses for market rental development as well as DCC waivers and/or property tax exemptions.

¹ Our analysis indicates that with both incentives, the maximum profit margin on market rental development would generally be less than about 5%. As a comparison, strata projects typically target profit margins of 15% or so.

² It should be noted that our estimates would over-state the impact on residential tax rates if the DCC waiver was less than 100% of DCC rates or if the tax exemption was less than 100% of municipal taxes (or if it was less than ten years).



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10014
(Residential Rental Tenure)**

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:

- a) adding the following new definition in the correct alphabetical order:

“Cooperative housing unit

means a **dwelling unit** in a multi-family residential development owned and operated by a housing cooperative association incorporated under the *Cooperative Association Act*, as may be amended or replaced from time to time.”

- b) adding the following new definition in the correct alphabetical order:

“Non-market housing unit

means a **dwelling unit** that

- a) has received upfront (capital) and/or ongoing (operating) direct government funding,
- b) has a rental rate at or below average rent in the City of Richmond as defined by the Canada Mortgage and Housing Corporation, or such other national governmental housing agency as may replace the Canada Mortgage and Housing Corporation, and
- c) is targeted for occupancy by households who earn less than median income.”

- c) adding the following new definition in the correct alphabetical order:

“Residential rental tenure

means, in relation to a **dwelling unit** in a multi-family residential **building**,

- a) occupancy of a **dwelling unit**, including a **market rental unit** or **non-market housing unit**, governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time;
- b) occupancy of a **non-market housing unit** governed by a tenancy agreement which may or may not be subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time, and where the landlord is B.C. Housing Management Commission or a non-profit society incorporated under the *Society Act* (BC), as may be amended or replaced from time to time, where the society’s objectives include the provision of rental housing; and
- c) occupancy of a **cooperative housing unit**.”

- 2) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)] by adding a new Section 8.6.11 as follows, and renumbering the remaining sections accordingly:

“8.6.11 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.
- 2. Notwithstanding Section 8.6.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 11631 7th Avenue
P.I.D. 000-708-461
Parcel One Sections 3 and 4 Block 3 North Range 7 West New Westminster District Reference Plan 68273
 - b) 10771 Auburn Drive
P.I.D. 003-434-508
Lot 455 Section 26 Block 4 North Range 6 West New Westminster District Plan 64064

- c) 6071 Azure Road
P.I.D. 002-379-953
Lot 592 Section 7 Block 4 North Range 6 West New Westminster
District Plan 25611
- d) 6600 Barnard Drive
P.I.D. 018-683-312
Lot 9 Section 10 Block 4 North Range 7 West New Westminster
District Plan LMP15854
- e) 12060 Bath Road
P.I.D. 004-263-430
Lot 45 Section 30 Block 5 North Range 5 West New Westminster
District Plan 15861
- f) 12211 Cambie Road
P.I.D. 011-302-984
Lot 1 Section 30 Block 5 North Range 5 West New Westminster
District Plan 78015
- g) 12551 Cambie Road
P.I.D. 003-472-175
Lot 153 Section 30 Block 5 North Range 5 West New Westminster
District Plan 64669
- h) 12571 Cambie Road
P.I.D. 003-472-183
Lot 154 Section 30 Block 5 North Range 5 West New Westminster
District Plan 64669
- i) 4080 Garry Street
P.I.D. 012-966-452
Lot 1 Section 2 Block 3 North Range 7 West New Westminster
District Plan 80334
- j) 10771 Gilbert Road
P.I.D. 005-655-382
Parcel "One" Section 31 Block 4 North Range 6 West New
Westminster District Reference Plan 73256
- k) 12055 Greenland Drive
P.I.D. 002-394-120
Lot 258 Section 30 Block 5 North Range 5 West New Westminster
District Plan 66221

- l) 10000 Kilby Drive
P.I.D. 018-199-879
Lot 1 Section 26 Block 5 North Range 6 West New Westminster
District Plan LMP9881
 - m) 7251 Langton Road
P.I.D. 003-460-525
Lot 319 Section 13 Block 4 North Range 7 West New Westminster
District Plan 49467
 - n) 6800 Lynas Lane
P.I.D. 003-657-248
Lot 784 Section 12 Block 4 North Range 7 West New Westminster
District Plan 65642
 - o) 3640 No. 5 Road
P.I.D. 009-408-533
Parcel "One" Section 30 Block 5 North Range 5 West New
Westminster District Reference Plan 76547
 - p) 2960 Steveston Highway
P.I.D. 005-318-378
Parcel "One" Section 33 and 34 Block 4 North Range 7 West and
Section 3 and 4 Block 3 North Range 7 West New Westminster
District Plan 72974
 - q) 12411 Trites Road
P.I.D. 010-542-639
Lot D Section 12 Block 3 North Range 7 West New Westminster
District Plan 77442"
- 3) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.10 [Low Density Low Rise Apartments (RAL1, RAL2)] by adding a new Section 8.10.11 as follows, and renumbering the remaining sections accordingly:

"8.10.11 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.
- 2. Notwithstanding Section 8.10.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 11671, 11673 and 11675 7th Avenue
P.I.D. 004-866-711
Lot 153 Section 4 Block 3 North Range 7 West New Westminster
District Plan 54197

- b) 3851 Francis Road
P.I.D. 003-474-348
Lot 2 Section 22 Block 4 North Range 7 West New Westminster
District Plan 20670
 - c) 7500 Francis Road
P.I.D. 004-174-887
Parcel "A" (Reference Plan 61175) of Lots 8, 9, 10, 11 and 12
Section 29 Block 4 North Range 6 West New Westminster District
Plan 11272"
- 4) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.11 [Medium Density Low Rise Apartments (RAM1, RAM2, RAM3)] by adding a new Section 8.11.11 as follows, and renumbering the remaining sections accordingly:

"8.11.11 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.
- 2. Notwithstanding Section 8.11.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 6051 Azure Road and 6800 Westminister Highway
P.I.D. 003-586-162
Lot 591 Section 7 Block 4 North Range 6 West New Westminster
District Plan 25611
 - b) 8631 Bennett Road
P.I.D. 002-070-383
Lot 394 Section 16 Block 4 North Range 6 West New Westminster
District Plan 66963
 - c) 8640 Bennett Road
P.I.D. 010-469-443
Lot D (AB39935) Block C Section 16 Block 4 North Range 6 West
New Westminster District Plan 1262
 - d) 8711 Bennett Road
P.I.D. 000-868-281
Parcel "385" Section 16 Block 4 North Range 6 West New
Westminster District Plan 63504
 - e) 4100 Chatham Street
P.I.D. 002-143-496
Parcel 23 Section 11 Block 3 North Range 7 West New Westminster
District Reference Plan 66733

- f) 8251 Cook Road
P.I.D. 004-926-498
Lot 190 Except: Part Subdivided by Plan 57261, Section 9 Block 4
North Range 6 West New Westminster District Plan 56177
- g) 7700 Francis Road
P.I.D. 006-719-368
Lot 179 Section 29 Block 4 North Range 6 West New Westminster
District Plan 43246
- h) 4200 Garry Street
P.I.D. 006-091-466
Parcel One Section 2 Block 3 North Range 7 West New Westminster
District Reference Plan 73640
- i) 8191 General Currie Road
P.I.D. 012-484-369
Parcel "One" Section 16 Block 4 North Range 6 West New
Westminster District Reference Plan 79666
- j) 8700 General Currie Road
P.I.D. 017-346-720
Parcel One Section 16 Block 4 North Range 6 West New
Westminster District Reference Plan LMP445
- k) 6211, 6311, 6411 and 6511 Gilbert Road
P.I.D. 002-514-605
Lot 589 Section 7 Block 4 North Range 6 West New Westminster
District Plan 25611
- l) 7120 Gilbert Road and 7151 Moffatt Road
P.I.D. 002-241-391
Lot 1 Section 17 Block 4 North Range 6 West New Westminster
District Reference Plan 70265
- m) 8520 Granville Avenue
P.I.D. 002-119-951
Lot 393 Section 16 Block 4 North Range 6 West New Westminster
District Plan 66963
- n) 6451 Minoru Boulevard
P.I.D. 004-932-382
Lot 44 Section 8 Block 4 North Range 6 West New Westminster
District Plan 29965

- o) 6551 Minoru Boulevard
P.I.D. 004-134-516
Lot 43 Section 8 Block 4 North Range 6 West New Westminster
District Plan 29965
- p) 7460 Moffatt Road
P.I.D. 008-260-567
Parcel "A" Section 17 Block 4 North Range 6 West New
Westminster District Reference Plan 75487
- q) 7660 Moffatt Road
P.I.D. 000-557-528
Parcel 141 Section 17 Block 4 North Range 6 West New
Westminster District Plan 66982
- r) 11131 No. 1 Road
P.I.D. 019-046-707
Lot 2 Section 3 Block 3 North Range 7 West New Westminster
District Plan LMP19873
- s) 11820 No. 1 Road
P.I.D. 001-431-030
Lot 2 Section 2 Block 3 North Range 7 West New Westminster
District Plan 69234
- t) 10100 No. 3 Road
P.I.D. 014-178-338
Lot 457 Except: Firstly: Part Subdivided by Plan 39227 and
Secondly: Parcel "D" (Bylaw Plan 56046), Section 33 Block 4 North
Range 6 West New Westminster District Plan 37887
- u) 8720 Railway Avenue
P.I.D. 000-596-566
Lot 243 Section 24 Block 4 North Range 7 West New Westminster
District Plan 67942
- v) 12500 Trites Road
P.I.D. 017-612-233
Lot 1 Section 12 Block 3 North Range 7 West New Westminster
District Plan LMP2664
- w) 8500 Westminster Highway
P.I.D. 003-834-638
Lot 194 Section 9 Block 4 North Range 6 West New Westminster
District Plan 58471

- x) 8911 Westminster Highway
P.I.D. 017-240-107
Lot 1 Sections 3 and 4 Block 4 North Range 6 West New Westminster District Plan LMP69”

- 5) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.2 [Steveston Commercial (CS2, CS3)] by adding a new Section 9.2.11 as follows, and renumbering the remaining sections accordingly:

“9.2.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.”
2. Notwithstanding Section 9.2.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 12020 1st Avenue
P.I.D. 009-712-178
Parcel A Section 10 Block 3 North Range 7 West New Westminster District Reference Plan 76840”

- 6) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.4 [Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5)] by adding a new Section 9.4.11 as follows, and renumbering the remaining sections accordingly:

“9.4.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.”
2. Notwithstanding Section 9.4.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 7260 Granville Avenue
P.I.D. 007-849-346
Parcel “1” Section 17 Block 4 North Range 6 West New Westminster District Reference Plan 74871”

- 7) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.28 [Town Housing (ZT28) – Odlinwood (West Cambie)] by adding a new Section 17.28.11 as follows, and renumbering the remaining sections accordingly:

“17.28.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.

2. Notwithstanding Section 17.28.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 10711 Shepherd Drive
P.I.D. 024-726-168
Lot B Section 35 Block 5 North Range 6 West New Westminster
District Plan LMP45255”
- 8) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.38 [Town Housing (ZT38) – Williams Road (Shellmont)] by adding a new Section 17.38.11 as follows, and renumbering the remaining sections accordingly:

“17.38.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 17.38.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 11020 Williams Road
P.I.D. 024-691-372
Lot A Section 36 Block 4 North Range 6 West New Westminster
District Plan LMP44354”
- 9) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.75 [Town Housing (ZT75) – Rosewood (Blundell)] by adding a new Section 17.75.11 as follows, and renumbering the remaining sections accordingly:

“17.75.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.”
2. Notwithstanding Section 17.75.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 6220 Blundell Road
P.I.D. 003-549-496
Lot 141 Except: Part Subdivided by Plan 48878, Section 19 Block 4
Range 6 West New Westminster District Plan 48423
 - b) 8220 No. 2 Road
P.I.D. 003-549-577
Lot 139 Section 19 Block 4 North Range 6 West New Westminster
District Plan 48423

- c) 8280 No. 2 Road
P.I.D. 003-549-615
Lot 138 Section 19 Block 4 North Range 6 West New Westminster
District Plan 48423”

- 10) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.76 [Town Housing (ZT76) – Steveston] by adding a new Section 17.76.11 as follows, and renumbering the remaining sections accordingly:

“17.76.11 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.”
- 2. Notwithstanding Section 17.76.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 4340 Steveston Highway
P.I.D. 004-108-094
Lot 390 Section 2 Block 3 North Range 7 West New Westminster
District Plan 46799”

- 11) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 17.78 [Town Housing (ZT78) – Thompson and Steveston] by adding a new Section 17.78.11 as follows, and renumbering the remaining sections accordingly:

“17.78.11 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.
- 2. Notwithstanding Section 17.78.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 4160 Bonavista Drive
P.I.D. 003-862-216
Lot 887 Section 35 Block 4 North Range 7 West New Westminster
District Plan 57562”

- 12) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.33 [Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre)] by adding a new Section 18.33.11 as follows, and renumbering the remaining sections accordingly:

“18.33.11 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.

2. Notwithstanding Section 18.33.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 6780 and 6880 Buswell Street and 8200 and 8300 Park Road
P.I.D. 003-590-046
Parcel "L" (Reference Plan 49395) Section 9 Block 4 North Range 6
West New Westminster District Plan 302"
- 13) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.34 [Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre)] by adding a new Section 18.34.11 as follows, and renumbering the remaining sections accordingly:

"18.34.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 18.34.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 8540 Westminister Highway
P.I.D. 003-605-779
Lot 40 Section 9 Block 4 North Range 6 West New Westminster
District Plan 53874"
- 14) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.35 [Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre)] by adding a new Section 18.35.11 as follows, and renumbering the remaining sections accordingly:

"18.35.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 18.35.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**:
 - a) 8291 Bennett Road
P.I.D. 001-435-388
Lot 373 Section 16 Block 4 North Range 6 West New Westminster
District Plan 55806
 - b) 8351 Bennett Road
P.I.D. 000-965-031
Lot 374 Section 16 Block 4 North Range 6 West New Westminster
District Plan 55806"
- 15) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 18.36 [Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre)] by adding a new Section 18.36.11 as follows, and renumbering the remaining sections accordingly:

“18.36.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
 2. Notwithstanding Section 18.36.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 8660 Westminster Highway
P.I.D. 003-680-282
Lot 188 Section 9 Block 4 North Range 6 West New Westminster
District Plan 55677”
- 16) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 20.18 [Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)] by adding a new Section 20.18.11 as follows, and renumbering the remaining sections accordingly:

“20.18.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
 2. Notwithstanding Section 20.18.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 10820 No. 5 Road
P.I.D. 028-631-561
Lot C Section 31 Block 4 North Range 5 West New Westminster
District Plan EPP12978”
- 17) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 21.3 [Non-Profit Residential (ZR3) – Williams Road (Seafair)] by adding a new Section 21.3.11 as follows, and renumbering the remaining sections accordingly:

“21.3.11 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. Notwithstanding Section 21.3.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**:
 - a) 4771 Williams Road
P.I.D. 024-861-006
Lot B Section 26 Block 4 North Range 7 West New Westminster
District Plan LMP47563”

- 18) This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10014"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	<div data-bbox="1427 415 1552 682" data-label="Form"> <table border="1"> <tr> <td>CITY OF RICHMOND</td> </tr> <tr> <td>APPROVED by <i>BK</i></td> </tr> <tr> <td>APPROVED by Director or Solicitor <i>AA</i></td> </tr> </table> </div>	CITY OF RICHMOND	APPROVED by <i>BK</i>	APPROVED by Director or Solicitor <i>AA</i>
CITY OF RICHMOND				
APPROVED by <i>BK</i>				
APPROVED by Director or Solicitor <i>AA</i>				

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 25, 2019

File: 08-4040-01

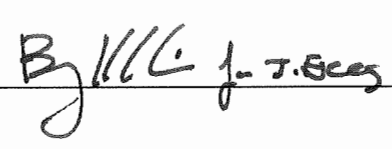


Re: Community Information Sessions on Development, Affordable Housing,
Transportation and Sustainability in the City

Staff Recommendation

1. That staff be directed to proceed with the implementation of the proposed Community Information Session Program as described in the report titled "Community Information Sessions on Development, Affordable Housing, Transportation and Sustainability in the City" from the Director, Development; and
2. That staff report back following the last session each year to provide a summary of the events including any feedback received.


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

WC:ss
Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Corporate Communications	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

On October 20, 2015, the Planning Committee passed the following resolution:

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

The context for this referral includes the stated desire to better engage and inform the public, provide easy to access information related to development in the city, and to do so within the context of a user-friendly City Hall.

In the time since the referral was made, the City has held over 117 Public Information Meetings (Attachment 1) on affordable housing, planning and development related topics, development applications, and sustainability and environmental programs as part of the initial response. This report outlines an ongoing program to engage the public through Community Information Sessions.

The sessions will provide information on planning and development in the city, and on both current and future initiatives. Draft display boards (Attachment 2) have been provided to seek Council's input and direction on the proposed topic areas and content for these sessions, including any additional topic areas to be considered. The dates and times of the sessions are also provided should members of Council wish to attend and participate in the sessions.

Findings of Fact

The City of Richmond routinely provides information to and consults with the public on development applications and new policies and regulations as they are developed. This is done to both comply with *Local Government Act* regulations, to inform the public, and to seek input on proposed changes.

In the past two years (2016 – 2018), the City has held over 117 Public Information Meetings to communicate with the public on a number of proposed policy changes, the introduction of new policy and large scale private and civic projects. Topics included Farmland Housing Regulations, Market Rental Housing, CF Richmond Centre Official Community Plan Amendment, Arterial Road Policy Update, Tree Protection, Single-Family Building Massing, Affordable Housing Strategy, Modular Supportive Housing, Lulu Island Energy Company, Electric Vehicle (EV) charging, Riparian Management Areas, and other sustainability programs. A full list of the meetings is included in Attachment 1. These sessions were led by the Planning and Development, Transportation, Community Social Development, Engineering and Sustainability Departments.

Over the same time frame, an additional 21 developer-led Public Information Meetings (PIM) were held on development applications which were identified as being large in scale, complex in nature or anticipated to generate significant public interest. The list of meetings is included in Attachment 1.

Proposed Community Information Session Details

The following is an outline of the proposed program, format, content and series of sessions through which the City of Richmond is seeking to better inform and engage its community members.

Schedule

The program aims to provide information sessions on an ongoing basis, with meetings to be held every six months. As part of the start-up of the program, four sessions are planned for 2019, beginning with three sessions in the Spring and one in the Fall.

The sessions are portable and will focus on City Hall and Community Centre locations in the first year including City Hall, East Cambie, Hugh Boyd Community Centre and the Richmond Cultural Centre. The proposed line up is outlined below:

2019 Dates and Locations

Community Information Session #1

Wednesday May 2, 2019, 4:00 – 8:00pm
City Hall Atrium
6911 No. 3 Road

Community Information Session #3

Thursday, June 13, 2019, Noon – 4:00pm
Hugh Boyd Community Centre
9200 No.1 Rd

Community Information Session #2

Thursday, May 16, 2019, 4:00 – 8:00pm
East Cambie Community Centre
4111 Jacombs Rd

Community Information Session #4

Thursday, October 24, 2019, 4:00 – 8:00pm
Richmond Cultural Centre
7700 Minoru Gate

Format

The proposed approach to the sessions is proposed to be a drop-in Open House format with display boards supplemented with handout materials (e.g. bulletins on development and affordable housing). The boards will provide information on City plans, policies and initiatives that guide development and speaks to how they are being implemented to address growth and change in the community. Topics include planning and development, affordable housing, transportation and sustainability. This includes a range of initiatives from affordable housing efforts to road network improvements, the phasing out of Land Use Contracts and updates on agricultural land policies. A copy of the draft display boards (Attachment 2), which identify the topic areas and content to be addressed, have been provided for Council's input and direction.

Staff from Development Applications, Policy Planning, Affordable Housing, Transportation and Sustainability Departments will attend the sessions to engage and respond to questions. This format will provide a significant amount of information and an opportunity to speak directly with staff. Information and materials from these sessions will also be shared on the City's website.

Advertisement

In consultation with the Corporate Communications and Marketing team, the Community Information Sessions will be promoted and advertised through the City's website, social media channels and other outlets as appropriate. In addition, posters will be located in City Hall, the Library and Community Centres around the City.

Opportunity for Input

While the intent of the Community Information Sessions is to provide information on topics of interest to the public, participants will be invited to engage and provide comments to staff. The sessions will be attended by City staff to answer any questions and listen to comments. Staff will strive to receive comments and feedback through a variety of means including documenting discussions with residents and a comment form.

Next Steps

Should Committee and Council endorse the proposed program, staff would proceed with implementation. Council direction will be incorporated into the final display boards prior to the first Community Information Session. Regular reporting on the program will be captured through an annual update report.

Financial Impact

None.

Conclusion

This report outlines an ongoing program to engage and inform the public through Community Information Sessions on a range of development, affordable housing, transportation and sustainability topics and initiatives. Dates have been provided for four sessions in 2019 should Council wish to attend and participate. Materials from these sessions will also be made available on the City's website.



Suzanne Smith
Program Coordinator, Development
(604-276-4138)

SS:rg

Attachments:

1. Summary of Public Information Meetings - 2016 – 2018
2. Community Information Sessions - Display Boards

Summary of Public Information Meetings (2016 – 2018)

Department	Project / Topic	# of Meetings	Locations	Dates	Notes
Planning & Development	Arterial Road Policy Update	6	City Hall Thompson CC Steveston CC South Arm CC West Richmond CC City Hall	April 20, 2016 April 23, 2016 April 26, 2016 April 28, 2016 May 2, 2016 May 4, 2016	
	Farm House Size	4	City Hall (3) East Richmond Community Hall (1)	March 2, 2017 February 7, 2018 February 8, 2018 February 15, 2018	2017 (1 open house) 2018 (3 open houses)
	Market Rental Housing	6	City Hall (5) City Centre North CC (1)	January 18, 2018 January 24, 2018 January 30, 2018 February 1, 2018 February 7, 2018 February 13, 2018	These were workshops with various stakeholder groups and the public (2018).
	Tree Bylaw	6	Thompson CC West Richmond CC South Arm CC Steveston CC Cambie CC Hamilton CC	October 27, 2017 November 24, 2017 December 15, 2017 January 18, 2018 February 23, 2018 March 23, 2018	Workshops held in every area of the City - approximately 20 people attended each event on average.
	Richmond Centre	2	Richmond Centre Mall	May 27, 2018 May 31, 2018	
	Steveston Streetscape & Design Guidelines	2	Steveston CC	July 20, 2017 July 22, 2017	

Summary of Public Information Meetings (2016 – 2018)

Department	Project / Topic	# of Meetings	Locations	Dates	Notes
	Lansdowne Mall	2	Lansdowne Mall	February 17, 2018 February 22, 2018	
	Building Massing	7	South Arm CC Steveston CC Hamilton CC City Hall (2) Cambie CC Thompson CC	January 18, 2017 January 24, 2017 February 2, 2017 February 8 & 9, 2017 February 16, 2017 February 23, 2017	2017 (6 open houses plus 1 small builders open house)
	Development Application related	2	3471 Moncton St. & 12060/40 3 rd Ave. & 3560 – 3600 Chatham St.	October 8, 2015 March 9, 2016	Rezone to mixed use commercial / residential in Steveston Village.
		1	10475–10631 No. 5 Rd.	June 22, 2016	Rezone from Single Detached to Medium Density Townhouses.
		1	11671-11691 Cambie Rd.	October 5, 2016	Rezone from Single Detached to Low Density Townhouses.
		2	4360 Garry St.	November 15, 2016 April 25, 2017	Rezone to permit four-storey congregate housing by temple.
		1	9580 & 10060 Gower St.	January 17, 2017	Redevelopment of Fraserview Residential Care Facility.
		5	4020-4300 Bayview St.	February 18, 20, 25, 27, 2017 September 23, 2017	Zoning Text Amend to permit additional commercial uses.
		1	5191–5351 Steveston Hwy.	April 12, 2017	Rezone from Single Detached to Townhouses.
		1	8131 & 8151 Bennett Rd.	April 17, 2017	Rezone for mixed use with church, childcare, rental uses.
		2	5300 No. 3 Rd.	February 17 & 22, 2018	OCP, CCAP Amend to change park orientation and distribution and reorganize density and height.

Summary of Public Information Meetings (2016 – 2018)

Department	Project / Topic	# of Meetings	Locations	Dates	Notes
		2	7300 Elmbridge Way	February 28 & May 10, 2018	BC Housing for 50 units supportive housing on City land.
		2	6551 No. 3 Rd.	May 27 & 31, 2018	Amend CCAP for streets, park and DP guidelines for Richmond Centre.
		1	10140 – 80 No. 1 Rd. & 4051/4068 Cavendish Dr.	June 20, 2018	Rezone Single Detached to Site Specific including Townhouses.
Transportation	Capital Projects Open House	3	Richmond City Hall	April 28, 2016 April 20, 2017 April 28, 2018	Occurs every Spring in conjunction with Engineering's Capital Projects Open House.
Community Social Development	Affordable Housing Strategy	11	Hamilton CC	May 11, 2016	2016 (7 pop-up public engagement sessions; 1 open house; 1 online survey) 2018 (2 open houses; 1 online survey)
			Cambie CC (2)	May 11, 2016 & Jan 31, 2018	
			Steveston CC	May 17, 2016	
	Emergency Shelter Relocation	2	South Arm CC	May 17, 2016	2017 and 2018 (public information sessions)
			Minoru Place Society	May 18, 2016	
			City Centre CC (2)	May 18 2016 & Jan 30, 2018	
	Modular Supportive Housing	11	Minoru Aquatic Centre	May 18, 2016	2018 (2 public information sessions; 8 forums; 1 survey)
			Richmond Cultural Centre	June 28, 2016	
			Richmond Public Library (Ironwood)	September 21, 2017	
			Watermania	November 28, 2018	

Summary of Public Information Meetings (2016 – 2018)

Department	Project / Topic	# of Meetings	Locations	Dates	Notes
Sustainability & District Energy	Capital Projects Open House	3	City Hall	April 28, 2016 April 20, 2017 April 28, 2018	Occurs every Spring.
	Electric Vehicle (EV) Charging	1	City Hall	June 15, 2017	Gain feedback on L3 charging stations; feedback on new 100% EV-ready parking bylaw changes.
	Lulu Island Energy Company	3	City Hall	June 6, 2016 June 19, 2017 June 4, 2018	Annual General Meeting (Special Council Meeting - every year since incorporation in 2013).
	Energy Step Code	12	Various locations	June 29, 2018 July 27, 2017 September 6, 2017 September 27, 2017 October 10, 2017 October 26, 2017 November 16, 2017 March 28, 2018 September 6, 2018 September 20, 2018 October 4, 2018 October 20, 2018	Five information sessions, two workshops and five stakeholder consultation sessions
	Riparian Management Area Updates (Phase 1)	3	Richmond Cultural Centre East Richmond Community Hall Public Hearing	May 7, 2018 May 10, 2018 September 4, 2018	Two public open houses in May 2018 and a Public Hearing in September
Ecological Network Management Strategy					

Summary of Public Information Meetings (2016 – 2018)

Department	Project / Topic	# of Meetings	Locations	Dates	Notes
	Invasive Species Action Month	2	City Hall	May 2017 May 2018	Informative displays and free information relating to invasive species is provided by staff throughout the entire month to promote awareness
	Invasive Species Public Outreach	Various	Various community venues	Annual since 2015, various dates	Staff have been hosting an average of 30 workshops annually including topics on <i>seed saving</i> , <i>the seasonal kitchen</i> , and <i>natural lawn care techniques</i>
	REaDY Summit	3	Hugh Boyd Secondary School (2016/2017) Cambie Secondary School (2018)	Annual since 2012, various dates	REaDY is a youth-led environmental conference for Richmond high school and elementary students and is coordinated in partnership with the Richmond School District, and the David Suzuki Foundation.
	Richmond Sustainability Programs	3	Kwantlen Polytechnic University – Sustainability Week Fair	Annual since 2015, various dates	General information regarding the City's sustainability programs (Corporate, community and district energy programs and ecological issues).
	Public Works Open House	3	Works Yard	May 14, 2016 May 13, 2017 May 12, 2018	
Total (Oct 2015 - Present)				117	

Community Information Sessions

Learn more about Planning and Development, Affordable Housing, Transportation & Sustainability in the City

Welcome

The City of Richmond is holding a series of Community Information Sessions to share information about current and future planning and development, affordable housing, sustainability and transportation initiatives.

The topics for the Information Sessions include:

Planning & Development

Through the development of policies and guidelines for new development the City can ensure new growth meets the needs of the growing community in a manner that is sensitive to existing development.

Transportation

In cooperation with TransLink and other agencies the City seeks to improve the transportation network by expanding opportunities for transit, cycling and walking as well as goods movement.

Affordable Housing

By establishing clear policies and incentives to increase the amount of affordable housing in the city the housing stock can better serve the needs of the growing community.

Sustainability

The City is taking action to make Richmond a sustainable place to call home, for now and years to come. Efforts include energy efficient buildings, district energy and environmental protection.

Progress in these areas puts the City of Richmond on a path towards its vision of being a place where people live, work and prosper in a welcoming, connected, accessible and vibrant community. This includes consideration of the health of the ecosystem and the long term social and economic wellbeing.



Planning and Development at the City of Richmond

Planning and Development

Richmond's Planning and Development Department is responsible for a range of functions aimed at managing the city's future growth. These functions include:

- Preparing the City's Official Community Plan (OCP) and Area Plans;
- Creating long range land use, urban design and environmental policies (e.g. agricultural, industrial, heritage, environmental, flood management);
- Reviewing all development applications (e.g. rezoning, development permits, development variance permits, subdivisions);
- Supporting the City's Advisory Committees on heritage, agriculture and the environment;
- Coordinating the design and installation of infrastructure improvements (e.g. roads, water, drainage and parks) and collecting Development Cost Charges;
- Developing transportation strategies that meet future travel demand in Richmond;
- The planning and functional design of roads and traffic operation controls including traffic signals;
- Reviewing and issuing building permits;
- Administering and enforcing the City's Tree Protection Bylaw.

Provincial Local Government Act

Richmond's powers, duties and functions are enabled by the Province of British Columbia's *Local Government Act* and the *Community Charter*. This set of legislation provides the legal framework and foundation for local governments to represent the interests and respond to the needs of their communities.

Community and Stakeholder Engagement

The Planning and Development Department, and other departments in the city, work closely with the community and other external agencies throughout the planning process. Some of the key stakeholders in Richmond include the Vancouver Airport Authority, the Port of Vancouver, Metro Vancouver, TransLink, Vancouver Coastal Health, the Agricultural Land Commission and the Ministry of Transportation and Infrastructure.



Richmond Planning Framework and Vision

Official Community Plan (OCP)

Planning in Richmond starts with the OCP. An OCP is the community's long range vision for how it plans to evolve over time. It provides the policy framework for growth in Richmond and describes Richmond in the future as:

A place whose greatest assets include:

- *A thriving downtown*
- *A diversified economy*
- *Distinct and connected neighbourhoods*
- *Island shoreline*
- *Productive agricultural lands*

Richmond's OCP functions as a link between the broad concepts of the Metro Vancouver Regional Growth Strategy and the City's objectives.

Future growth in the City is directed towards the City Centre, neighbourhood shopping centres and along Arterial Roads in the community where transit service and proximity to shopping, jobs and services are greater.

Area Plans

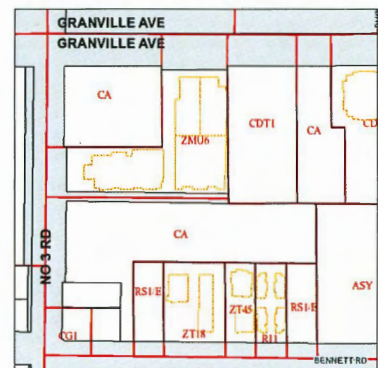
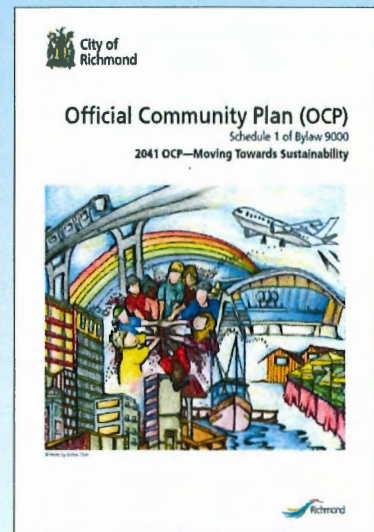
Richmond has a number of Area Plans which provide specific details and development considerations for various parts of the city. These include:

- | | | |
|---------------|-----------------|------------|
| • City Centre | • Blundell | • Thompson |
| • Steveston | • Bridgeport | |
| • Hamilton | • Broadmoor | |
| • East Cambie | • East Richmond | |
| • West Cambie | • Shellmont | |

Richmond Zoning Bylaw

Richmond Zoning Bylaw 8500 regulates the use, density, siting, size and height of buildings and the shape and size of land parcels in the city.

By establishing a clear and efficient system of land use regulation, the Zoning Bylaw helps implement the Official Community Plan. Different zones permit different types of development in support of the overall vision.



Planning and Development

The Life of a Development

The City administers the development of property through a number of permits and processes including Rezoning which involves a change in use or density, Development Permits which address form and character, heritage and environmental considerations, and Building Permits which help ensure life and safety. The flowchart to the right provides an example of a development involving these common types of applications.

Community Benefits of Development

Many community benefits have been achieved through requirements and contributions from development in the City including:

- Major new Parks
 - e.g. Capstan Village Park, Concord Gardens, Middle Arm Waterfront Greenway, Aberdeen Park, the Gardens Agricultural Park, London's Landing
- 7 Child Care Centres
- Major Facilities - 2 Community Centres
- New Office Space
- Affordable Housing Units & Secondary Suites
- Public Art Contributions

In addition to these community wide contributions which contribute to the community's overall well-being and livability, each new development includes frontage improvements and service upgrades including some or all of the following:

- New sidewalks, grass boulevards and trees + irrigation
- Transportation improvements (signal upgrades, bike lanes)
- Funds toward or construction of utility upgrades to support growth including water, sewer, drainage and road.



Rezoning Development Flowchart

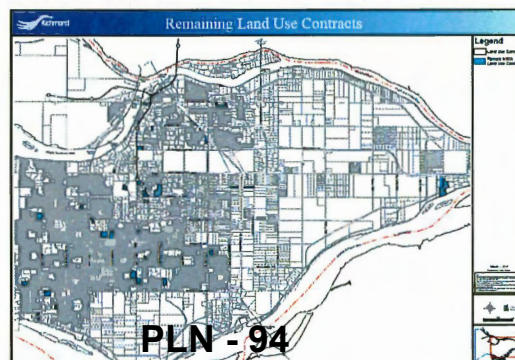


Single Family Building Massing

-
- The architectural drawings include a massing diagram and two site section diagrams (A and B). The massing diagram shows a 3D perspective of the proposed building, which is a two-story structure with a gabled roof. It is situated on a lot with a rear yard setback of 25.00 feet, a side yard setback of 10.00 feet, and a front yard setback of 10.00 feet. The building has a maximum height of 20.00 feet and a maximum width of 20.00 feet. The site section diagrams (A and B) show the building's profile and its relationship to the surrounding context, including the existing building and the proposed building. The diagrams show the building's height, setbacks, and the proposed building's height and setbacks. The diagrams also show the building's relationship to the surrounding context, including the existing building and the proposed building.

- In Richmond, residents can offer two types of short term rentals (less than 30 days) in their home:
 - **Bed and Breakfasts (B&Bs)** which require a City issued licence. This includes residents who host traditional B&Bs as well as those who are simply renting rooms within their home, such as short term vacation rentals.
 - **Boarding/lodging** which applies when the short term rental involves no more than two people at a time, and this does not require a licence.
- Short term rental of the entire house or residential unit **for less than 30 days** is not permitted under any circumstance.

- Land Use Contracts (LUCs) are a form of zoning regulation. The Province enabled municipalities to use LUCs between 1973 and 1979. Unless discharged, LUCs registered on title during such period remain in place today affecting the use and development rights of the affected properties.
- In 2014, new Provincial legislation was enacted which will terminate all LUCs on June 30, 2024. Municipalities also have the ability to terminate LUCs earlier.
- **First phase:** all Single-Family Land Use Contracts were terminated on November 24, 2016.
- **Second phase:** it is anticipated that all remaining Land Use Contracts (e.g. multi-family, commercial, etc) will remain until June 30, 2024. Underlying zoning regulations are in the process of being phased in by geographical area and must be established by June 30, 2022.



Policy Planning – Housing

Market Rental Housing Policy

- Following consultation on draft policies, the Market Rental Housing Policy was adopted by Council in September 2018. This policy seeks to protect the supply of existing market rental housing, support tenants at the time of redevelopment and encourage the development of new market rental units. See the board Future Initiatives: Planning and Development for further information.

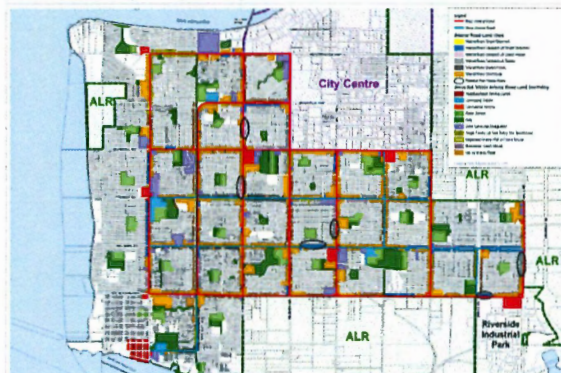
Demolition Waste Recycling and House Moving and Salvage Program

- On March 14, 2016 Council adopted the Demolition and Recyclable Material Bylaw No. 9516 requiring waste and recyclable materials resulting from demolition work to be sent to an approved waste disposal & recycling facility.
- The City encourages homeowners to participate in its House Moving and Salvage Program in an effort to reduce demolition waste, save on demolition and recycling fees, as well as reuse livable houses.

Arterial Road Land Use Policy

- The City's OCP supports densification along its arterial roads where properties are in close proximity to commercial services, public amenities, schools, and transit service.
- The Arterial Road Land Use Policy supports townhouses, row houses, duplexes, triplexes and coach houses along arterial roads with a goal to minimize traffic disruption by ensuring no net increase in driveways.
- In 2016, the City updated the Arterial Road Land Use Policy and introduced additional housing types (e.g., row houses, duplexes, and triplexes), refined the Development Permit Guidelines, and clarified locational guidelines for different types of housing. This update involved several public and stakeholder consultation events.

Arterial Road Housing Development Map



Policy Planning – Heritage and Environment

Heritage

- City's 2041 Official Community Plan establishes the Steveston Village Heritage Conservation Area (HCA) to provide long-term protection to the heritage character of Steveston Village.
- Work with property owners that require a Heritage Alteration Permit to restore and conserve the historic exterior of the building
- In 2009, the City approved the Steveston Village Heritage Conservation Grant Program to provide financial assistance to property owners for conserving the exterior of identified heritage resources.
- The Sakamoto Guidelines were reincorporated within the Steveston Area Plan to strengthen design guidelines for restoring historic buildings in Steveston Village.

5 History Facts of Richmond

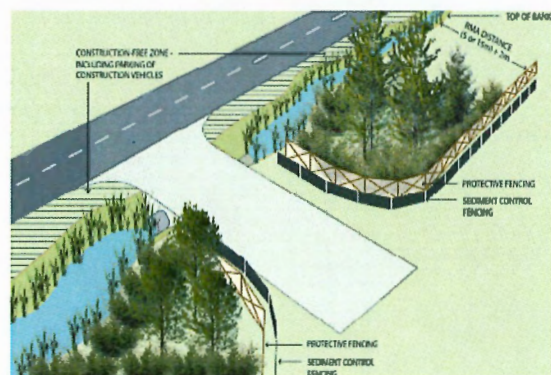
1. It isn't entirely clear where the name "Richmond" came from
2. Richmond was originally home to period waves of First Nations people
3. Richmond is seven years older than Vancouver
4. The first successful flight in Canada was recorded in 1910 on the Minoru Racetrack
5. Richmond is the city with the largest Asian population in North America

Environmentally Sensitive Areas (ESA)

- The ESA Development Permit Area in Richmond has been established since 1991, with ESAs designated in the City's Official Community Plan for the protection of the natural environment, its ecosystems and biodiversity.
- Qualified Environmental Professionals are required for all ESA Development Permits (DPs) to accurately verify the location and condition of designated ESAs as well as to recommend detailed protection and restoration options that will satisfy the City's objectives.

Riparian Management Areas (RMA)

- RMAs were established in consultation with the Department of Fisheries and Oceans Canada.
- Setbacks are assigned to minor (5m) and major (15m) designated streams measured perpendicular from top-of-bank that are to remain free from development unless authorized by the City.
- A Construction Environmental Management Plan completed by a Qualified Environmental Professional is required to demonstrate mitigation measures during development.



Policy Planning – Agriculture and Cannabis

Agricultural Policies

- Agriculture is an important part of the City's history. Today, close to 40% of the City is within the Agricultural Land Reserve (ALR), contributing to our local and regional economy.
- The City has established a number of regulations for residential use of farmland, including a maximum farm home plate, maximum residential setbacks, maximum house size limits, and restrictions on the number of single family dwellings on each agricultural lot.
- In 2018, to further protect farmland, the City introduced more restrictive regulations on the maximum size of houses within the ALR.
- City staff work closely with the Agricultural Land Commission and the Ministry of Agriculture on policy discussions and data exchanges.



Cannabis Regulation

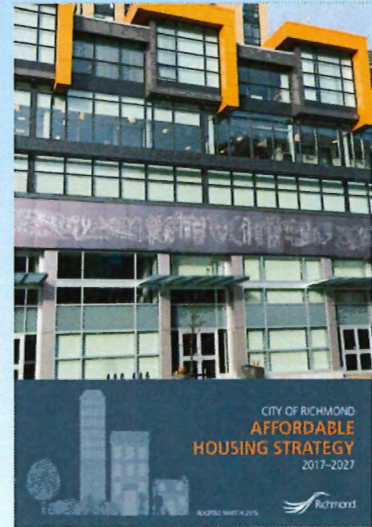
- In 2018, Provincial legislation and amendments to the Zoning Bylaw would prohibit the production of cannabis in an enclosed building or greenhouse.
- City has prohibited the retail sale of cannabis;
- Research and development and production of medicinal cannabis is regulated and limited to industrially zoned areas;
- The City continues to develop and refine policy to regulate this activity.



Affordable Housing

Affordable Housing Strategy (AHS)

- The City is committed to supporting the development of the right mix of housing so that all households of different sizes, ages and incomes have access to housing that meets their needs.
- In March 2018, Council adopted the AHS to guide the City's actions to increase the supply of affordable housing over the next 10 years.
- The AHS supports the development of the right mix of housing using a suite of regulatory tools, including:
 - Housing policy development;
 - Leasing City owned land to non-profit housing providers;
 - Affordable housing funding;
 - Secondary suite requirements in single family developments; and
 - Inclusionary zoning, which requires developers to build **low-end market rental (LEMR)** units within developments that have more than 60 residential units.



Affordable Housing Strategy
2017-2027

Homelessness Strategy

- The latest Homelessness Count estimated that at least 70 Richmond residents are experiencing homelessness, an increase of 84% since 2014. Local service providers estimate the number of individuals experiencing homelessness to be closer to 120.
- The City is in the process of updating the Homelessness Needs Assessment and Strategy, which will help guide the City's actions in addressing the needs of individuals experiencing or at risk of experiencing homelessness.

Richmond House Emergency Shelter

- The relocation and expansion of a new emergency shelter is underway involving:
 - 30 shelter beds that are accessible and inclusive of men and women
 - Expected to be open late Spring 2019
 - Short term emergency shelter that provides onsite services including meals, laundry, showers and connections to appropriate community supports
 - City contributed the land at 12040 Horseshoe Way, valued at \$6 million
 - The new shelter will be operated by The Salvation Army

Affordable Housing: Examples

Since 2007, the City has worked in partnership with senior levels of government, the private sector, and non-profit organizations to create more than 2,000 new affordable housing units. The following projects were developed with City funding, land, policy requirements, or in-kind support:

Temporary Supportive Housing

- 40 shelter-rate rental units for residents exiting the emergency shelter system (modular housing).
- Short to medium term housing that includes supportive services to help tenants move towards self sufficiency.
- The City is contributing land at a nominal rate for 5 years.
- Anticipated opening is April 2019. It will be operated by RainCity Housing.



Atira Apartments at Cadence

- 15 units of shelter-rate housing for single women with children secured through the City's Low End Market Rental Policy
- Medium term housing with on-site programming and subsidized childcare spaces at the neighbouring centre.
- Opened in May 2017. Operated by Atira Women's Resource Society.



Storeys

- 129 affordable rental units for vulnerable households, including those at risk of homelessness.
- Long term housing with a social service hub.
- City contributed the land at a nominal rate and a total of \$19.4 million towards capital costs, municipal fee and development cost charge waivers.
- Opened September 2017. Operated by a non-profit consortium (Coast Mental Health, SUCCESS, Pathways Clubhouse, Tikva Housing Society, and Turning Point Recovery Society).



Kiwanis Towers

- 296 affordable rental units for low-income seniors.
- City contributed \$24.1 million towards capital costs, municipal fee and development cost charges waivers.
- Opened in July 2015. Operated by Kiwanis International.



Transportation

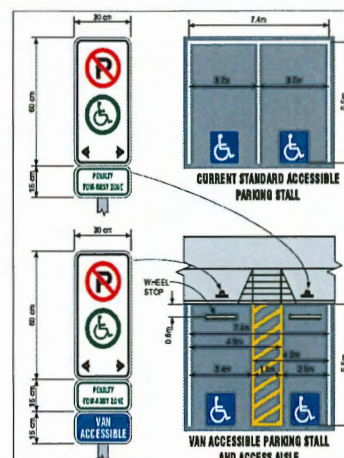
Southwest Area Transport Plan

- TransLink-City partnership to identify transit and infrastructure priorities over the next 10-15 years for Richmond, South Delta and Tsawwassen First Nation
- Developed 2015 -2018, completed in April 2018.
- Improved transit frequency and reliability for local and regional routes.
- Improved transit service to industrial areas, business parks and growing neighbourhoods.



Accessible Van Parking

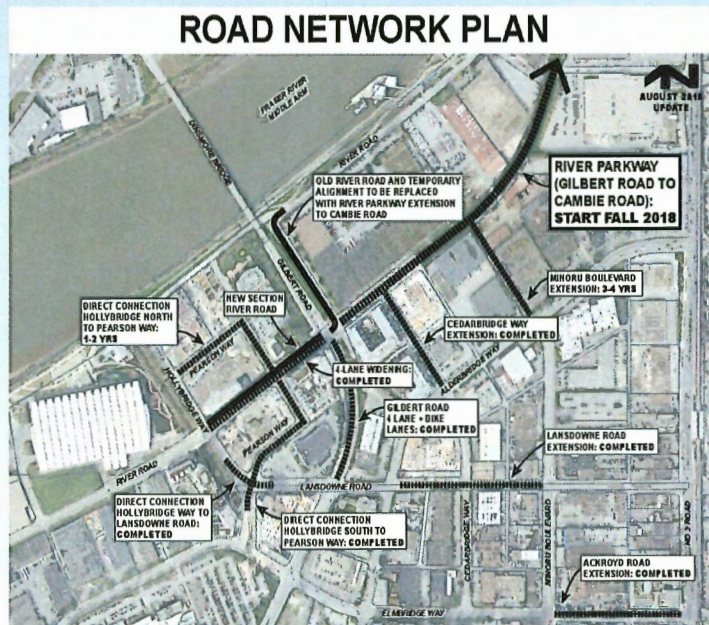
- Update of off-street accessible parking space requirements in Zoning Bylaw.
- Amendments accommodate the increased use of side-loading vans for individuals using wheelchairs and similar mobility devices.
- Adopted in September 2018.



Transportation

River Parkway

- Extension and re-alignment of River Road northeast of Gilbert Road.
- Elimination of interim River Road connection next to Dinsmore Bridge.
- Improve traffic circulation with continuous viable alternate route to No. 3 Road and existing River Road.
- Facilitate the development of the Middle Arm Waterfront Park.
- Initially comprise two-lane road and protected bike lanes with signalized connection at Leslie Road.
- Construction underway with completion in 2020.



Public Bike Share Pilot Program

- Agreement with U-bicycle to operate pilot program at no cost to the City to end of 2019.
- Currently 15 stations and 75 bicycles mainly in the City Centre.
- More bicycles and stations will be phased in approaching the spring/summer peak cycling season.



Sustainability, Environment & Climate Action

Community Energy & Emissions Plan

- The plan defines 34 actions to reduce energy use and reach city-wide greenhouse gas (GHG) emission reduction by 80% by 2050. The plan provides directions for creating compact and complete communities, encouraging active modes of transportation, and increasing energy efficiency in buildings. **Richmond has reduced greenhouse gas emissions by 12% since 2007 despite the same growth in population.**



District Energy Utility

- Richmond's **Lulu Island District Energy Company** is an international leader in district energy systems, which reduce carbon emissions and deliver affordable, reliable heating and cooling for a neighbourhood. Alexandra District Energy Utility project won the International DE Association's Award in 2016.



BC Energy Step Code

- The BC Energy Step Code is a provincial standard that provides an incremental and consistent approach to achieving more energy-efficient buildings in BC. In June 2018, Council adopted the BC Energy Step Code requirements into City's Building Regulation Bylaw for all residential developments.



Electric Vehicle (EV) Charging

- In 2017, Council adopted new "first in North America" (if not the world) requirements that **all** new residential buildings will provide energized outlets capable of providing "Level 2" EV charging for **all residential** parking stalls.



EnergySave Richmond

- Visit www.energy.richmond.ca to learn about training and incentives programs available in Richmond.



Ecological Network Management Strategy

- The Ecological Network is defined as the inter-connected system of natural and semi-natural areas across Richmond's landscape, including terrestrial, marine, and riparian areas. Actions are grouped into four (4) areas: Green Infrastructure & Development, Vegetation, Habitat & Wildlife, Parks & Public Lands, and Stewardship & Collaboration.



Invasive Species Management

- Richmond is a demonstrated leader in invasive species response, and the newly adopted Invasive Species Action Plan formalizes a strategic and risk-based approach to guide and prioritize invasive species management into the future. The Plan sets priorities, establishes a consistent approach, and defines public outreach and engagement commitments.

Future Initiatives:

Planning and Development

Upcoming Projects

In 2019, staff in the Planning and Development Department will be working on a number of projects, including:

Industrial Land Intensification Initiative (ILII)

Richmond has a long and productive history of industrial activity. The Industrial Land Intensification Initiative commenced in 2018 and will continue to explore how the City's policies and bylaws can support the intensification of industrial lands.

Agricultural Viability Strategy Update

The Richmond Agricultural Viability Strategy (2003) is a long-range strategy to ensure that farming in Richmond remains sustainable. An update to the AVS will be undertaken in consultation with the farming community.

Residential Rental Tenure Zoning

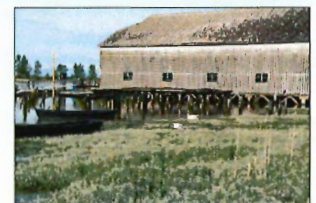
Residential rental tenure zoning is a new power provided by the Province in 2018. It allows cities to use create zones that require all or a portion of multi-family units to be rental tenure only. Richmond will be considering how this zoning tool may be best used to protect existing rental housing and how it may be used to secure rental units in new developments.

Market Rental Housing Policy Update

Richmond City Council adopted a Market Rental Housing Policy in September 2018. At that time, Council also directed staff to explore how the incentives-based policy could be enhanced and what areas of the city are most in need of market rental housing.

Heritage Inventory Update (with Heritage Services)

The Heritage Inventory is a database of important heritage resources in Richmond. The inventory, which includes buildings, trees and other special places, was last updated in 2002.



Future Initiatives: Transportation

Capstan Station

- Innovative TransLink-City agreement in 2010 to fund the future station
- Voluntary contributions are collected from developers in the nearby catchment area
- Target amount for construction has been reached
- City working with TransLink to develop a preferred station design



Richmond-Brighouse Bus Mall

- Relocation of Scotiabank and demolition of old site
- City has an active Development Permit application that will facilitate construction
- TransLink anticipates commencing construction in 2019 with operation in 2020



Massey Tunnel Crossing Improvements

- Province of BC to develop a new business case by the end of 2020
- City is seeking short-term improvements to Steveston Highway interchange



Mobility Hubs

- Hubs include a mix of travel choices in central location: transit, car-share, bike-share, ride-hailing, EVs
- Seeking to establish city-wide network



Feedback Board

Share your thoughts on the City's successes and future initiatives using the sticky notes and pens below.

Further Information

Richmond welcomes your input and participation.

Information Bulletins

The City has Information Bulletins on a wide variety of topics including but not limited to:

- How to make a Development Application
- Tree Protection
- Electric Vehicle Charging Infrastructure Requirements
- Affordable Housing Strategy
- Market Rental Housing Policy
- Child Care Facilities
- Noise Management
- Riparian Management Areas
- Steveston Village Heritage Conservation Area

Copies are available on the nearby table.

They can also be found on the City's webpage at www.richmond.ca

Policy Documents, Guidelines and Application Forms

All of the plans, policies and guidelines noted in these boards are available online on the City's webpage at www.richmond.ca

Opportunities to be Involved

Please watch for opportunities to be engaged in upcoming projects.

- <https://www.richmond.ca/plandev/planning2/projects.htm>
- communityplanning@richmond.ca
- 604-276-4052





City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 7, 2019
File: 08-4430-03-09/2019-Vol 01

Re: **Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 016, 021, 085, 086, 091, 103, 127, and 139 (East of No. 4 Road)**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9987, to establish underlying zoning for the property developed under Land Use Contract 016, be introduced and given First Reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9988, to establish underlying zoning for the property developed under Land Use Contract 021, be introduced and given First Reading;
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9989, to establish underlying zoning for the properties developed under Land Use Contract 085, be introduced and given First Reading;
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9990, to establish underlying zoning for the property developed under Land Use Contract 086, be introduced and given First Reading;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9991, to establish underlying zoning for the property developed under Land Use Contract 091, be introduced and given First Reading;
6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9992, to establish underlying zoning for the properties developed under Land Use Contract 103, be introduced and given First Reading;
7. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9993, to establish underlying zoning for the properties developed under Land Use Contract 127, be introduced and given First Reading; and

8. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9994, to establish underlying zoning for the properties developed under Land Use Contract 139, be introduced and given First Reading.

Joshua Reis
by Wayne Craig

Director, Development
(604-247-4625)

WC:cl
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	<i>By 11/11/19 of J. F. R. C. L. G.</i>
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO
		<i>[Signature]</i>

Staff Report

Origin

This report brings forward underlying zoning bylaws for eight of the remaining 29 LUCs (LUCs 016, 021, 085, 086, 091, 103, 127, and 139). The proposed bylaws are applicable to 25 multi-family, commercial, industrial, and agricultural properties east of No. 4 Road (Attachment 1).

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

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

Background

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

On November 24, 2015, Richmond City Council adopted a set of bylaws that established underlying zoning for 93 separate LUCs that included single-family properties, as well as adopted bylaws to terminate these LUCs effective one year from the date of adoption (i.e., November 24, 2016). After November 24, 2015, there remained 46 LUCs on 85 properties¹ (including approximately 3,000 units) in the City containing multi-family, commercial, industrial, and agricultural uses, which were not subject to the underlying zoning bylaws and early termination bylaws. These remaining LUCs were to be dealt with separately at a later date because they were not subject to the same redevelopment pressures as that of the LUCs that included single-family properties.

Consistent with the *Local Government Act*, City Council must consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs. This involves the standard bylaw reading and adoption process, and includes holding a Public Hearing for all bylaws.

¹ Not including road/railway parcels.

Since the fall of 2017, City Council has adopted underlying zoning bylaws for 16 of the remaining LUCs. These new underlying zones are applicable to 29 properties in the City Centre containing commercial, light industrial, and multi-family residential uses. The approach endorsed by City Council for dealing with the remaining LUCs is as follows:

- Underlying zoning bylaws for the remaining LUCs are to be brought forward separately on the basis of their geographic area (Attachment 2).
- Unlike the approach used for the LUCs that included single-family properties, no early termination bylaws are proposed to be brought forward for the remaining LUCs. Essentially, the existing remaining LUCs will remain effective and continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the underlying zoning will take precedence.

There are now 29 underlying zoning bylaws that must be established, applicable to a total of 48 properties in the City (including approximately 1,295 units).²

Findings of Fact

A Land Use Contract is a contract between a property owner (typically a developer) and a municipality addressing the use and development rights of a property. The LUC regulations are similar to zoning, with the exception that the LUC is registered on the Title of the property and, until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

The provincial legislation enabling LUCs was in effect for a short period of time between 1973 and 1979 and allowed the ability to create tailor-made development contracts for specific sites. LUCs were also used to control the form and character of buildings and landscaping of sites and, in some cases, included detailed servicing requirements. Typically, the same LUC was registered by a developer against all the properties in a particular subdivision, thereby creating consistent use and development rights for those properties. Unless discharged, LUCs registered during such period remain in place today governing the use and development rights of the affected properties.

LUCs typically include limited development restrictions compared to today's standards. Any reference to a zoning bylaw within a LUC is specific to the zoning bylaw in place at the date of contract execution. Since LUCs are registered on Title and can only be amended or discharged with the property owner's consent, the result is that LUCs have not evolved over time as land use considerations have changed. Properties under the current Richmond Zoning Bylaw 8500 have had multiple amendments over time to address various land issues such as building interface, landscaping, sustainability and overall building form.

² These figures account for a reduction to the number of originally remaining LUCs and affected properties as a result of two properties being rezoned, and a pending rezoning application on six properties.

Related Policies & Studies

Official Community Plan

The 2041 Official Community Plan Land Use Map designations for the subject properties include *Neighbourhood Residential*, *Apartment Residential*, *Agriculture*, *Industrial*, and *Mixed Employment*, which provide for a range of land uses as described in Attachment 3.

The proposed underlying zoning bylaws do not affect the subject properties' potential to redevelop in the future consistent with the land use designations in the Official Community Plan.

Sub-Area Plans

13 of the subject properties also fall under the East Richmond McLennan Sub-Area Plan, Bridgeport Area Plan, and West Cambie Area Plan, with the following land use designations:

- *Agriculture* (as defined in Attachment 3) and *Buffer* (which provides for a landscaped urban-rural buffer adjacent to Highway 99).
- *Industrial* (as defined in Attachment 3).
- *Commercial/Industrial* (undefined).

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

OCP Aircraft Noise Sensitive Development Policy

The OCP's Aircraft Noise Sensitive Development Policy identifies that 12 of the subject properties are located in the *Restricted Area (Area 1A)* in which no Aircraft Noise Sensitive Land Uses are permitted (i.e., no residential, school, child care, or hospital uses are permitted), and that two of the subject properties are located in the *Aircraft Noise Notification Area (Area 4)*, in which all Aircraft Noise Sensitive Land Uses may be considered.

The proposed underlying zoning bylaws do not affect the subject properties' designations under the OCP Aircraft Noise Sensitive Development Policy. Any future proposed development on the subject properties would have to comply with the applicable Aircraft Noise Sensitive Development Policy requirements as identified in the OCP as part of any Rezoning, Development Permit or Building Permit applications.

Consistent with the Policy, however, the proposed underlying zoning bylaws for the 12 properties in the *Restricted Area (Area 1A)* have been designed to specifically exclude child care and residential security/operator unit from the list of permitted uses as they are not currently permitted in the LUCs (i.e., properties in LUC 091, 103, and 139).

Ministry of Transportation and Infrastructure (MOTI) Approval

As four of the subject properties under LUCs 085 and 139 are located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, two of the proposed underlying zoning bylaws (Bylaws 9989 and 9994) have been referred to MOTI for preliminary approval. Final approval from MOTI is required prior to final adoption of the underlying zoning bylaws.

Analysis

Staff propose a set of bylaws that introduce underlying zoning for the 25 properties developed under LUCs 016, 021, 085, 086, 091, 103, 127, and 139, located east of No. 4 Road, which are identified and summarized in Table 1.

Attachment 4 contains a series of summary tables that provide a comparison of the regulations under each of the eight LUCs with those of the proposed underlying zone, and includes a map of each LUC. The summary tables in Attachment 4 are for reference purposes only and should not be interpreted as the actual LUC.

Table 1. The 25 Properties Subject to the Proposed Underlying Zoning Bylaws.

LUC #	No. of Properties	Address(es)	No. of Units (Strata & Non-Strata)
016	1	11160 Kingsgrove Avenue	52 strata units
021	1	9151 No. 5 Road	65 strata units
085	2	6440 No. 5 Road 6511 Sidaway Road	N/A
086	1	9071 No. 5 Road	42 non-strata units
091	1	11491 River Road	N/A
103	9	11300 Bridgeport Road 11320 Bridgeport Road 11420 Voyageur Way 11460 Voyageur Way 11520 Voyageur Way 11560 Voyageur Way 11720 Voyageur Way 11751 Voyageur Way 11800 Voyageur Way	18 strata units 24 non-strata units
127	8	6511 Graybar Road 6631 Graybar Road 6660 Graybar Road 6720/6740 Graybar Road 6751/6753/6755 Graybar Road 6760 Graybar Road 6831 Graybar Road 6911 Graybar Road	56 strata units 15 non-strata units
139	2	4511 Shell Road 4631/4651 Shell Road	20 strata units 1 non-strata unit
Totals: 8	25		293

In developing the underlying zoning for the subject properties, staff considered the specific provisions in each individual LUC, as well as the existing land use designations in the OCP for the subject site and adjacent properties within the immediate surrounding area. With the exception of one of the LUCs (LUC 085), staff is not able to use existing commercial or multi-family residential zones in Richmond Zoning Bylaw 8500 as the underlying zones for the seven remaining LUCs due to the very specific provisions contained in each LUC.

For LUC 085 at 6440 No. 5 Road and 6511 Sidaway Road, staff proposes to use the Agriculture (AG1) zone as the underlying zoning (Bylaw 9989) because the LUC served only to deal with one specific aspect of the development of the land that was contrary to the then current agricultural zoning, which additional right was to allow the land on both the west and east side of Highway 99 to each be used as the site of a dwelling. Such dwellings were not otherwise permitted under the agricultural zoning at the time the lot was subdivided and the LUC entered into. Since all other aspects of the zoning bylaw as it evolved are applicable to the properties and since each of the lots can support a dwelling under the current AG1 zoning, there is no need to develop a site-specific zone for this LUC. The proposed AG1 zoning does not provide any additional residential development potential beyond what the LUC provided for.

For the seven remaining LUCs east of No. 4 Road, staff proposes new site-specific zones (summarized in Table 2). The proposed site-specific zones combine both the specific provisions from each LUC, as well as certain provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting additional use and development rights while allowing some flexibility after LUCs expire on June 30, 2024 for landowners to make minor changes to their properties that would be in character with what is permitted on similarly-zoned properties.

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

Table 2. Seven New Site-Specific Zones Proposed

LUC	Proposed Bylaw #	Proposed Zone	Site Address(es)	Current Site Condition
016	9987	Town Housing (ZT85) – Kingsgrove Avenue (Shellmont)	11160 Kingsgrove Avenue	Low-density townhouses
021	9988	Low Rise Apartment (ZLR39) – No.5 Road (Shellmont)	9151 No. 5 Road	Low-rise apartments
086	9990	Low Rise Apartment (ZLR40) – No. 5 Road (Shellmont)	9071 No. 5 Road	Low-rise apartments
091	9991	Light Industrial (ZI15) – River Road (Bridgeport)	11491 River Road	Light industrial buildings and structures
103	9992	Light Industrial (ZI16) – Bridgeport Road & Voyageur Way (Bridgeport)	11300, 11320 Bridgeport Road 11420, 11460, 11520, 11560, 11720, 11751, 11800 Voyageur Way	Light industrial buildings and structures
127	9993	Industrial and Marina (ZI17) – Graybar Road (East Richmond)	6511, 6631, 6660, 6720, 6740, 6751, 6753, 6755, 6760, 6831, 6911 Graybar Road	Industrial buildings and structures, pub/liquor store, and marina
139	9994	Light Industrial (ZI18) – Shell Road (West Cambie)	4511, 4631, 4651 Shell Road	Light industrial buildings and structures

Public Consultation and Public Hearing

Since the existing remaining LUCs will remain effective and will continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the proposed underlying zoning will be in place, it is anticipated that the proposed approach will not generate a significant amount of public interest. However, in recognition that affected property owners/tenants may be unaware that their property is governed by a LUC and will likely be unfamiliar with the Provincial requirement for the City to establish underlying zoning for their property, City staff pro-actively mailed an information package to the affected owners and tenants in February with an invitation to contact City staff with any questions they may have about the process. The information package included a cover letter, a map of the affected properties, a brochure containing Frequently Asked Questions (FAQ), and the LUC information phone line and email address to direct inquiries. A sample of the letter, map, and the FAQ brochure is attached (Attachment 5).

Since the information package was mailed out, staff have met with a few of the property owners to further clarify the process involved with establishing the underlying zoning for their property, and no concerns were expressed.

Aside from the mailed information package, the standard bylaw adoption and associated public consultation processes are proposed to be followed. This is consistent with the approach used to establish the first two sets of underlying bylaws for LUC sites containing multi-family, commercial, industrial, and agriculture land uses brought forward for City Centre (North) and

City Centre (South) in 2017 and 2018, and this same approach will be proposed for the remaining underlying zoning bylaws that are subsequently to be brought forward on the basis of their geographic area.

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

Should the Planning Committee endorse this application and Council grant First Reading to the proposed underlying zoning bylaws, the bylaws will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Prior to the Public Hearing at which underlying zoning bylaws are to be considered, a press release will be issued to publicize Council's decision to establish underlying zoning bylaws for the affected properties and to direct further inquiries to the City's LUC webpage, and to the general LUC inquiry email address and phone number.

Following the Public Hearing, Council may consider adoption of those underlying zoning bylaws that do not require any additional approvals (e.g., by the Ministry of Transportation and Infrastructure (MOTI)). For those bylaws that do require additional approvals (i.e., Bylaws 9989, 9994), Council may consider bylaw adoption at a subsequent Council meeting after the required approvals have been granted.

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

Financial Impact

None.

Conclusion

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

Staff proposes to bring forward the underlying zoning bylaws for the remaining LUCs as separate items on the basis of their geographic area for consideration by Planning Committee, City Council, and at regular Public Hearings in the Council Chambers.

This Staff Report brings forward eight underlying zoning bylaws for 25 multi-family and commercial properties developed under Land Use Contracts 016, 021, 085, 086, 091, 103, 127, and 139 located east of No. 4 Road.

Staff recommends that Richmond Zoning Bylaw 8500, Amendment Bylaws 9987, 9988, 9989, 9990, 9991, 9992, 9993, and 9994, be introduced and given First Reading.

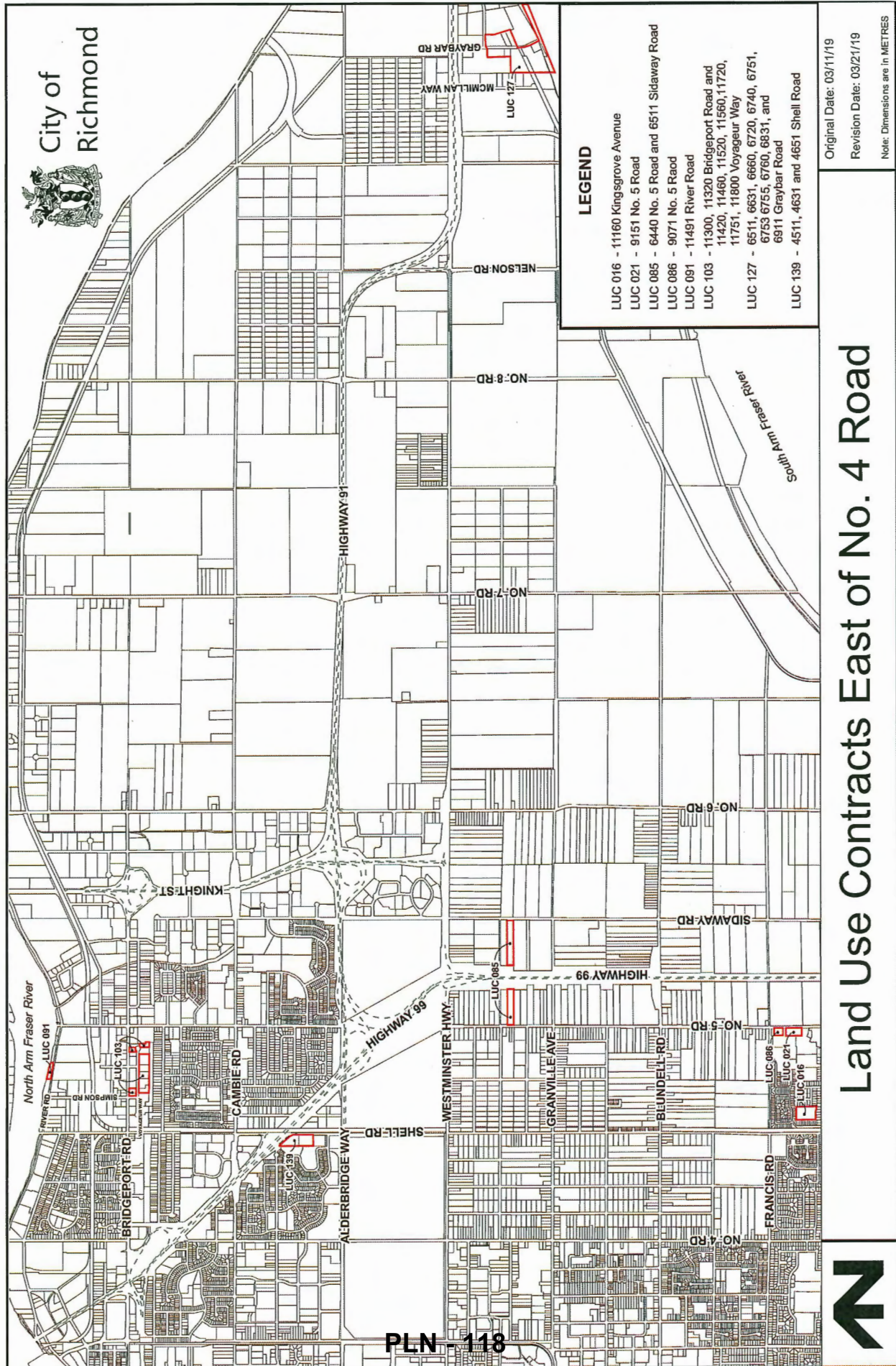


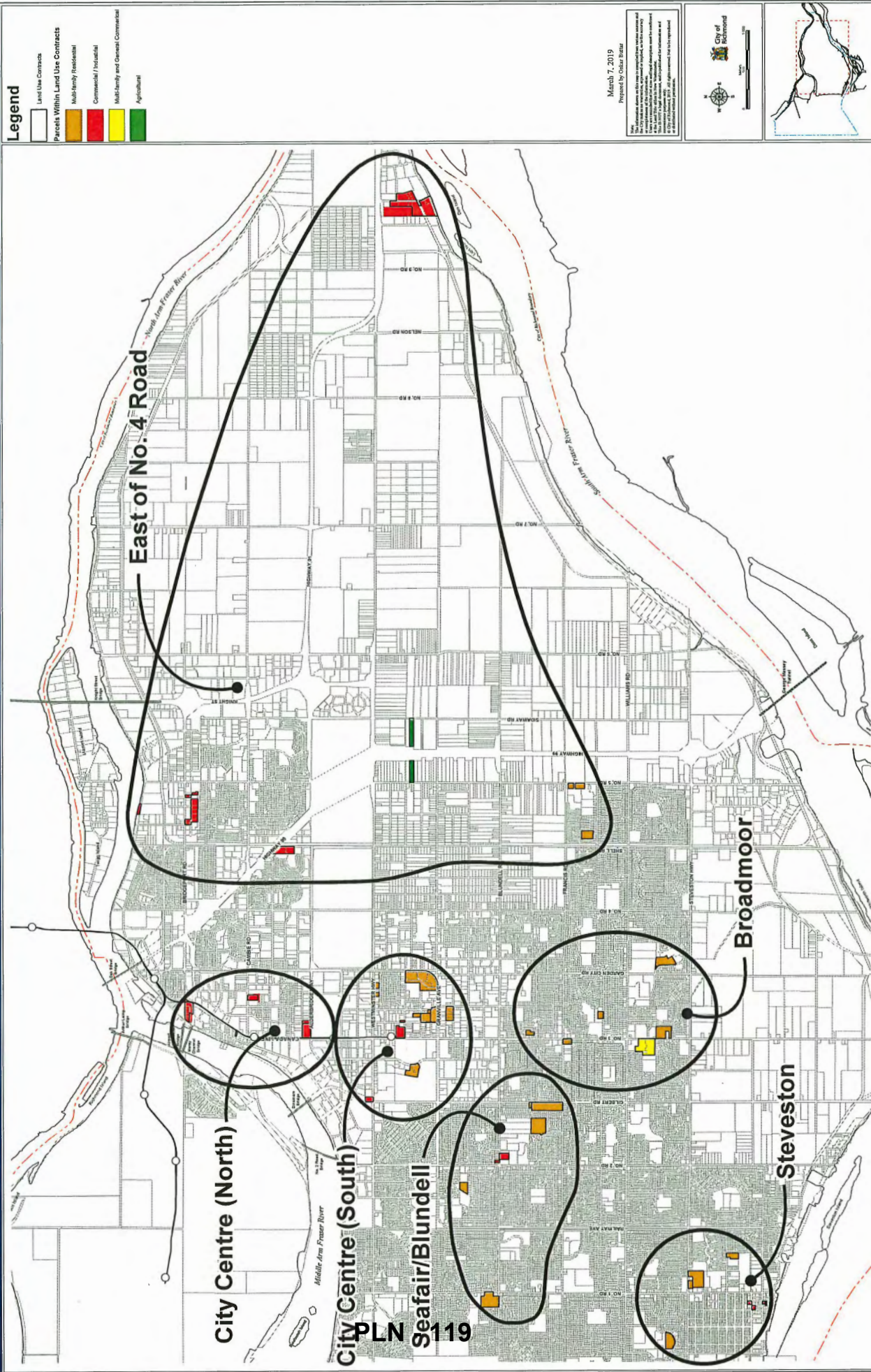
Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

Attachments:

- Attachment 1: Land Use Contracts East of No. 4 Road
- Attachment 2: Land Use Contracts by Geographic Area
- Attachment 3: 2041 Official Community Plan Land Use Map Definitions
- Attachment 4: Land Use Contract Summary and Comparison Tables
- Attachment 5: Sample of Information Package Sent to Affected Owners/Tenants





Land Use Map Definitions

Agricultural Land Reserve Boundary

Land within the Agricultural Land Reserve established pursuant to the provisions of the Agricultural Land Commission Act.

Agriculture

Those areas of the City where the principal use is agricultural and food production, but may include other land uses as permitted under the Agricultural Land Commission Act.

Airport

Those areas of the City where the principal uses are airport terminals and facilities, runways and airport-related businesses.

Apartment Residential

Those areas of the City where the principal uses are multiple family housing in the form of townhouses and apartments, which can include housing for seniors (e.g., congregate care; intermediated care; assisted living; etc.).

Commercial

Those areas of the City where the principal uses provide for retail, restaurant, office, business, personal service, arts, culture, recreational, entertainment, institutional, hospitality and hotel accommodation. Marina uses are permitted on the waterfront, in which case retail sales are limited to boats, boating supplies and equipment, and related facilities and services for pleasure boating and the general public. Commercial areas exclude residential uses, except for caretaker accommodation.

Community Institutional

Those areas of the City which are intended for institutions engaged in religious, educational or cultural activities, and may include other uses as permitted under Official Community Plan policies.

Conservation Area

Those natural and semi-natural areas of the City with important environmental values whose protection has been secured by federal, provincial or municipal ownership or legal conservation designation and by a long-term policy commitment by a senior level of government. They include municipal parks with high conservation values, provincial Wildlife Management Areas, the federally managed Sea Island Conservation Area and Metro Vancouver regional parks. Conservation Areas may also be subject to the City's Environmentally Sensitive Area (ESA) Development Permit Guidelines and may be used for recreational, park, agricultural and food production purposes or alternatively have no or limited public access.

Downtown Mixed Use

Those areas in the downtown of the City where high-rise and high density development provides for residential, commercial, industrial, office and institutional uses.

Industrial

Those areas of the City where the principal uses provide for the production, manufacturing, processing, assembling, fabrication, storing, transporting, distributing, testing, cleaning, servicing or repair of goods, materials or things. Industrial includes the operation of truck terminals, docks and railways, and wholesale business activities. Ancillary offices are only permitted to administer the industrial uses. Industrial areas exclude hazardous wastes, retail sales and residential uses, except for caretaker accommodation.

Limited Mixed Use

Those areas of the City which provides a mix of residential, as the predominant use, and limited commercial, industrial, office, institutional or community and pedestrian-oriented uses, as the minority use, intended to enhance the public amenity and livability of the area.

Mixed Employment

Those areas of the City where the principal uses are industrial and stand-alone office development, with a limited range of support services. In certain areas, a limited range of commercial uses are permitted such as the retail sale of building and garden supplies, household furnishings, and similar warehouse goods.

Mixed Use

Those areas of the City which provides for residential, commercial, industrial, office and institutional uses. Marina uses and waterborne housing are permitted on the waterfront, in which case the retail sales is limited to boats, boating supplies and equipment, and related facilities and services for pleasure boating and the general public.

Neighbourhood Residential

Those areas of the City where the principal uses are single family, two-family and multiple family housing (specifically townhouses). Sites abutting section line roads are deemed suitable for institutional uses such as fire halls and other emergency/communication services (e.g., ambulance station; telephone facilities).

Neighbourhood Service Centre

Those areas of the City which are intended to accommodate the retail, restaurant, office, personal service, business, arts, culture, entertainment, recreational, institutional and community facility and service needs of area residents, and may include residential uses.

Park

Those areas of the City where the principal use is public or private recreation, sports, public open space and natural areas, and may include agricultural and food production, recreational/social/cultural facilities and activities or public administration, City works/utilities, emergency services such as fire halls, and school facilities. Parks exclude residential uses, except for caretaker accommodation.

School

Those areas of the City where the principal use is education, such as kindergarten to grade 12, a post secondary college or university and related offices/facilities for school purposes. Schools exclude residential uses, except for caretaker accommodation and dormitories for the specific use of the School buildings only.

Attachment 4

Land Use Contract Summary & Comparison Tables

LUC 016

LUC 021

LUC 085

LUC 086

LUC 091

LUC 103

LUC 127

LUC 139

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 016 (11160 Kingsgrove Avenue)

Number of Properties: 1

Number of Units: 52 strata-titled units

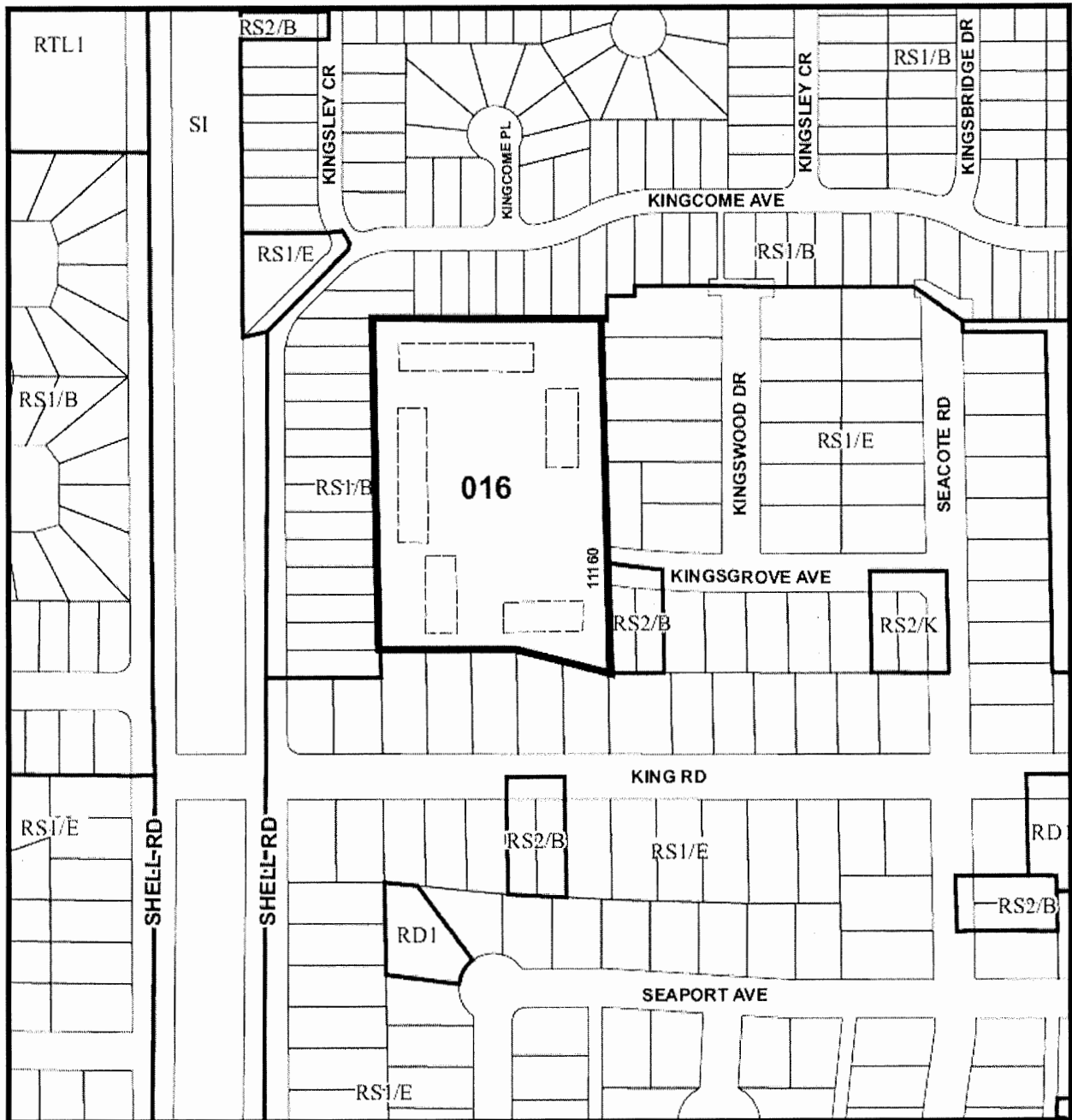
Proposed Zone: Town Housing (ZT85) – Kingsgrove Avenue (Shellmont)

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

	LUC 016	ZT85
Permitted Uses	Residential horizontal multiple one-family dwelling units	Permitted Uses <ul style="list-style-type: none">• child care• housing, town Secondary Uses <ul style="list-style-type: none">• boarding and lodging• community care facility, minor• home business
FAR (max)	N/A (As per drawings)	0.29
Lot Coverage (max)	N/A (As per drawings)	<ul style="list-style-type: none">• 15.25% for buildings• 80% for buildings, structures, and non-porous surfaces• A minimum of 20% landscaping with live plant material
Setbacks (min)	N/A (As per drawings)	Diagram 1 (varies per building; 7.6 m to 29.0m)
Building Height (max)	2 storeys (As per drawings)	9.0 m, but containing no more than 2 storeys

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

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 016

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 021 (9151 No. 5 Road)

Number of Properties: 1, plus strata-titled units

Number of Units: 65

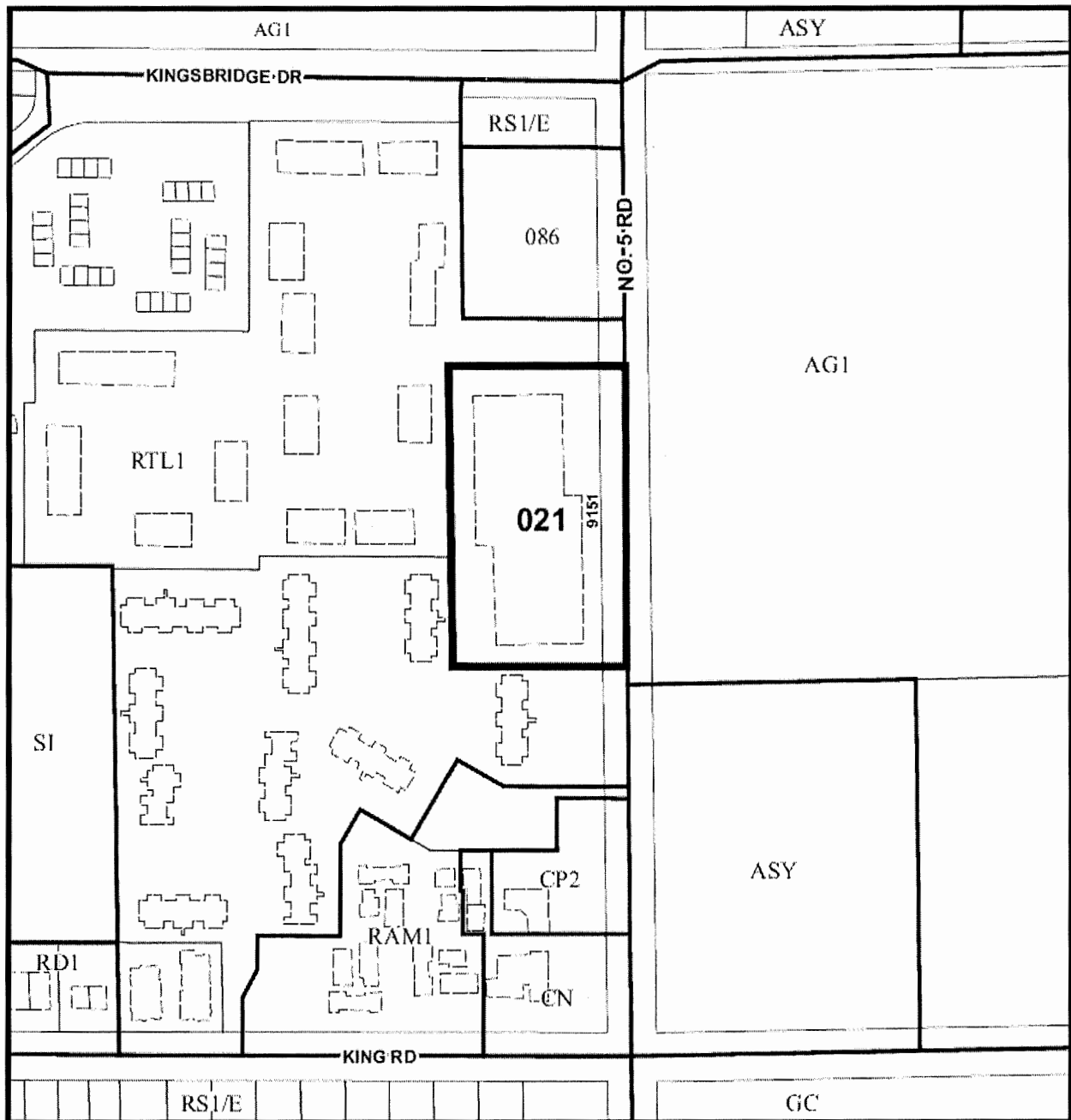
Proposed Zones: Low Rise Apartment (ZLR39) – No. 5 Road (Shellmont)

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

	LUC 021	ZLR39
Permitted Uses	Residential apartments	Permitted Uses <ul style="list-style-type: none">• child care• housing, apartment Secondary Uses <ul style="list-style-type: none">• boarding and lodging• community care facility, minor• home business
FAR (max)	N/A (As per drawings)	1.68
Lot Coverage (max)	N/A (As per drawings)	<ul style="list-style-type: none">• 56% for buildings• 80% for buildings, structures, and non-porous surfaces• A minimum of 20% landscaping with live plant material
Setbacks (min)	N/A (As per drawings)	Varies per storey (8.5 m to 15.8 m)
Height (max)	4 storeys, plus a ground floor parking level	<ul style="list-style-type: none">• Buildings: 18.75 m, but containing no more than 4 storeys plus a ground floor parking level• Accessory buildings 5.0 m• Accessory structures 12.0 m

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 021

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 085 (6440 No. 5 Road and 6511 Sidaway Road)

Number of Properties: 2

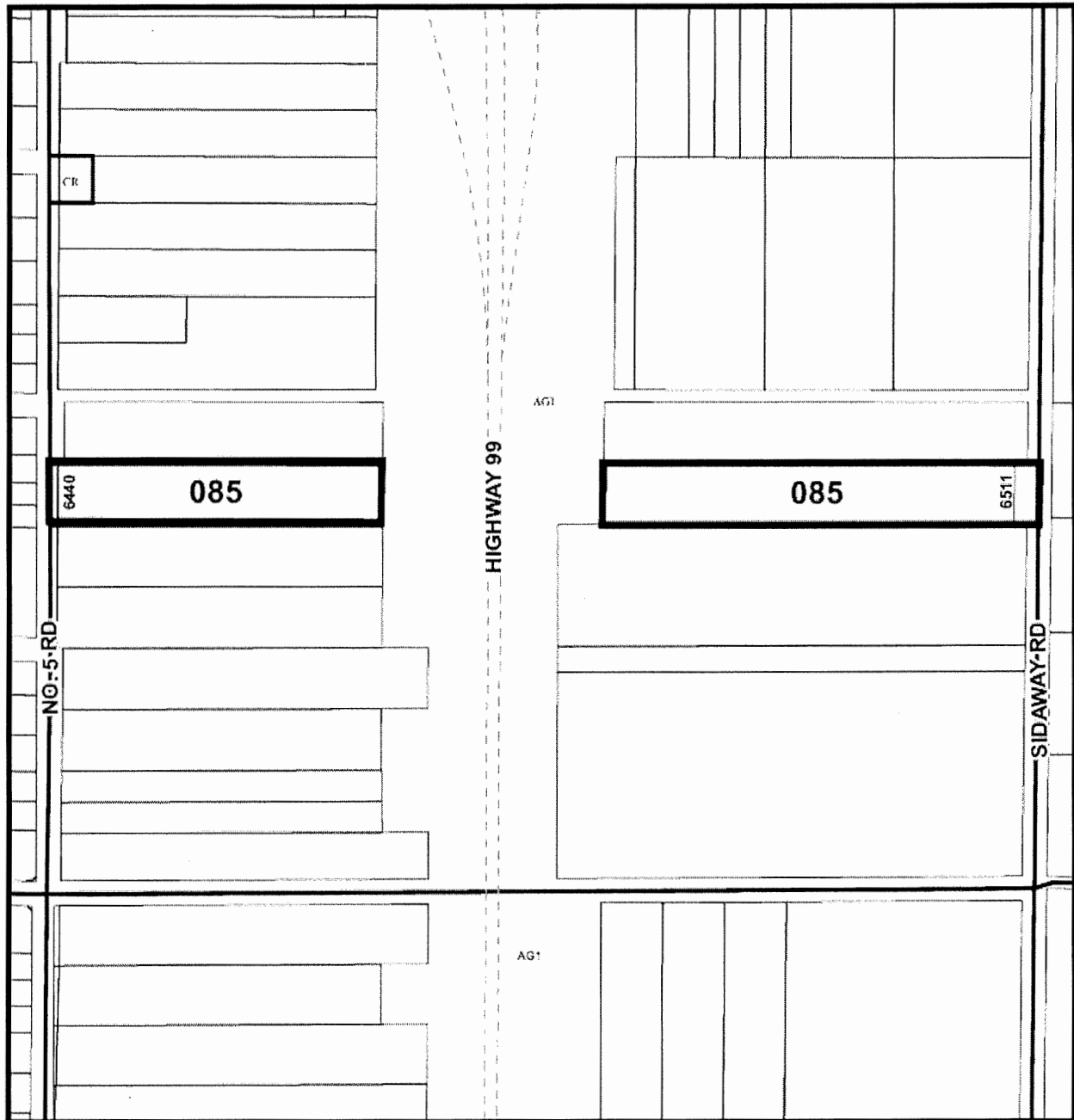
Number of Units: N/A

Proposed Zone: Agriculture (AG1)

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

	LUC 085	AG1
Permitted Uses	As per Agriculture zone	Permitted Uses <ul style="list-style-type: none"> • animal breeding and boarding • animal day care • animal grooming • animal shelter • equestrian centre • farm business • housing, single detached • kennel, hobby dog kennel Secondary Uses <ul style="list-style-type: none"> • agri-tourist operation • boarding and lodging • community care facility, minor • home business • roadside stand • secondary suite • winery, farm based • bed and breakfast Uses that require Provincial Agricultural Land Commission approval <ul style="list-style-type: none"> • utility, major • veterinary clinic
FAR (max)	As per Agriculture zone, except that the two parcels of land, being those lying east and west of Highway 99 may be each used as the site of a dwelling	As per Agriculture zone
Lot Coverage (max)	As per Agriculture zone	As per Agriculture zone
Front Yard Setback (min)	As per Agriculture zone	As per Agriculture zone
Side Yard Setback (min)		
Rear Yard Setback (min)		
Building Height (max)	As per Agriculture zone	As per Agriculture zone

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 085

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 086 (9071 No. 5 Road)

Number of Properties: 1

Number of Units: 42

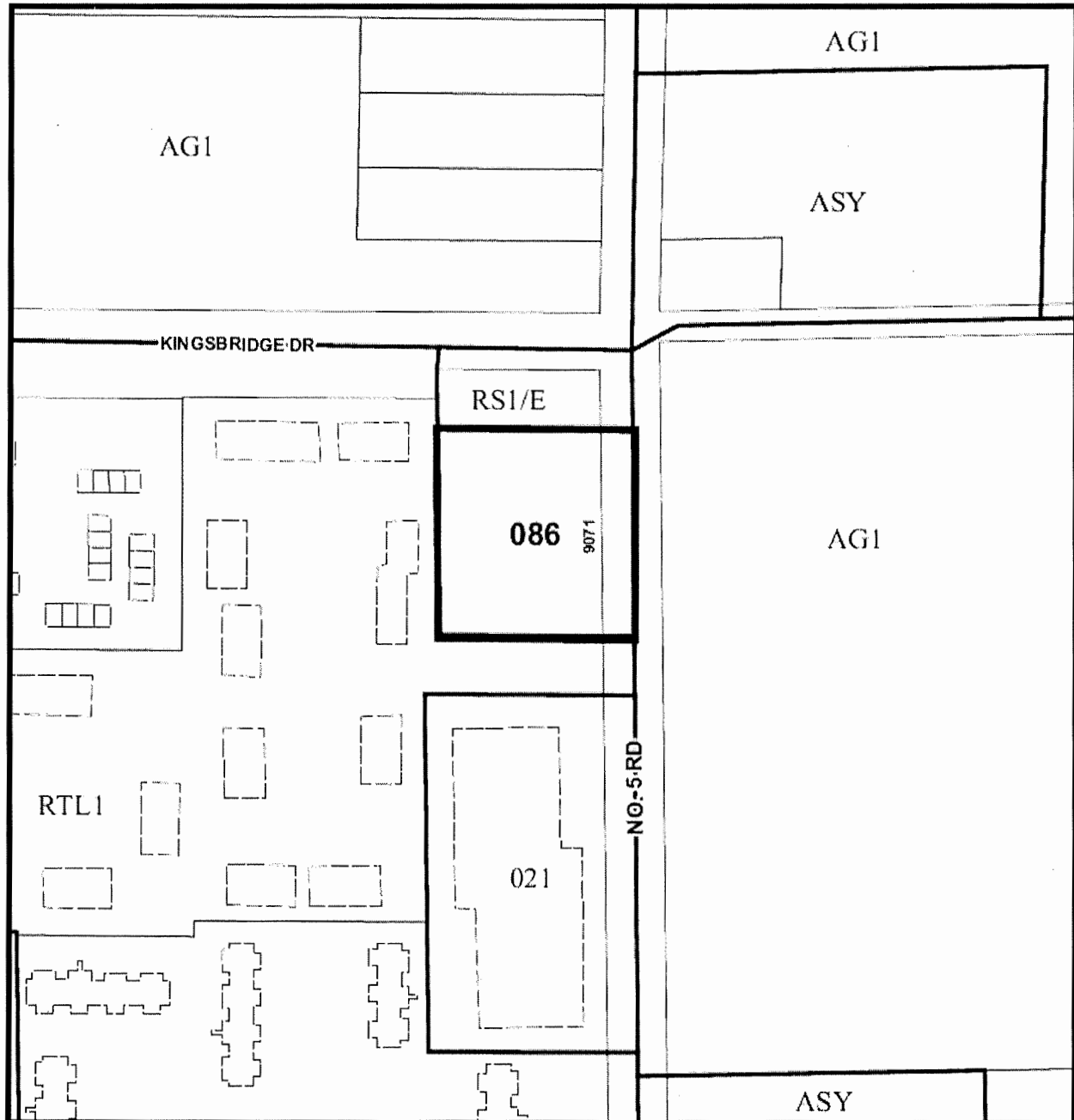
Proposed Zone: Low Rise Apartment (ZLR40) – No. 5 Road (Shellmont)

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

	LUC 086	ZLR40
Permitted Uses	Residential apartments	Permitted Uses <ul style="list-style-type: none"> child care housing, apartment Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business
FAR (max)	0.70 (As per drawings)	0.70
Lot Coverage (max)	30% (As per drawings)	<ul style="list-style-type: none"> 30% for buildings 80% for buildings, structures and non-porous surfaces A minimum of 20% landscaping with live plant material
Front Yard Setback (min)	N/A (As per drawings)	<ul style="list-style-type: none"> Min. 7.6 m to ground level covered parking Min. 12.1 m to apartment housing
Side Yard Setback (min)		<ul style="list-style-type: none"> Min. 6.0 m to ground level covered parking Min. 7.6 m to apartment housing
Rear Yard Setback (min)		<ul style="list-style-type: none"> Min. 7.6 m to ground level covered parking Min. 10.6 m to apartment housing
Height (max)	4 storeys, including ground level covered parking	<ul style="list-style-type: none"> Buildings: 15.0 m, but containing no more than 4 storeys including ground level covered parking Accessory buildings 5.0 m Accessory structures 12.0 m

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 086

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 091 (11491 River Road)

Number of Properties: 1

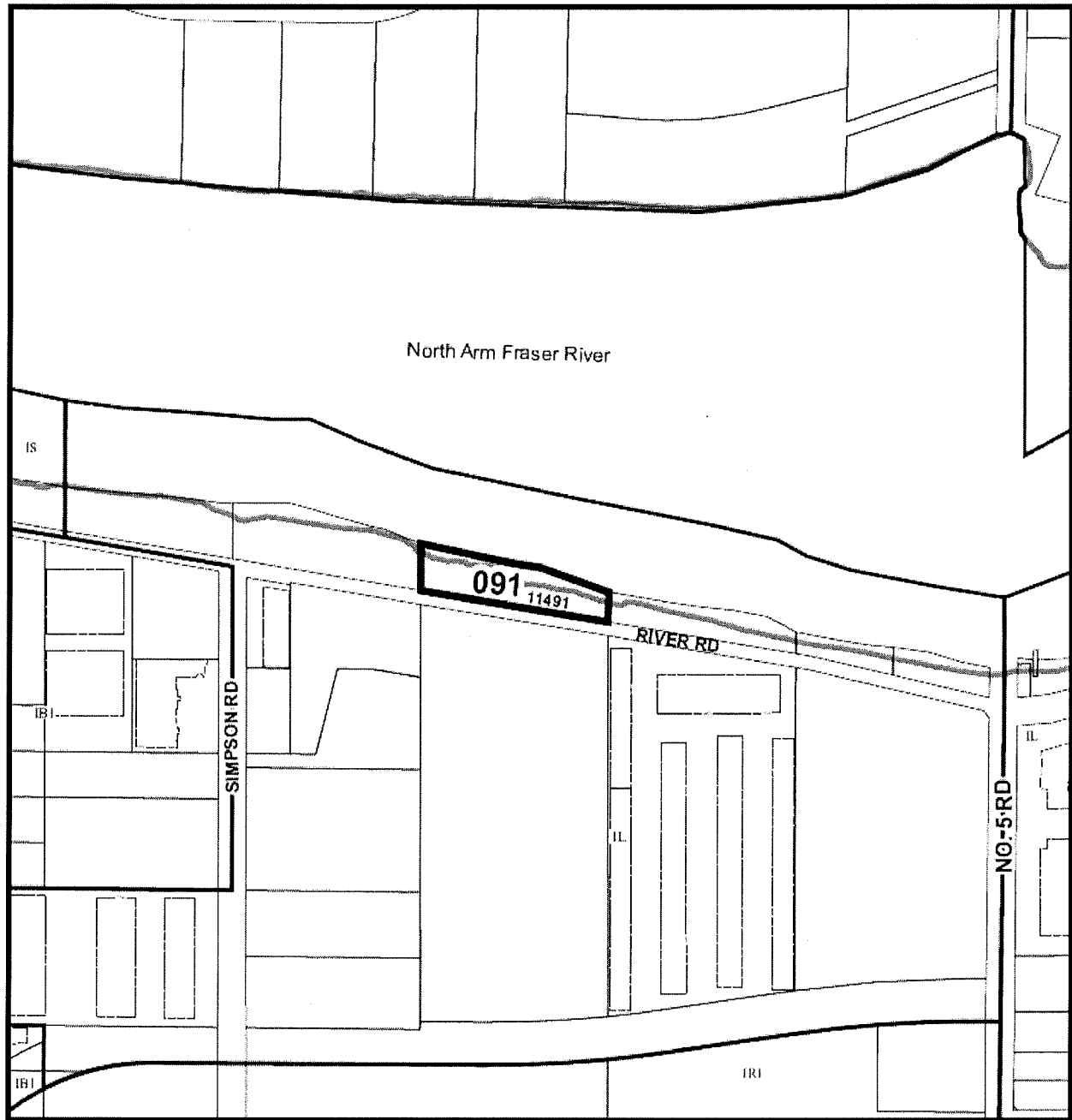
Number of Units: N/A

Proposed Zones: Light Industrial (ZI15) – River Road (Bridgeport)

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

	LUC 091	ZI15
Permitted Uses	<ul style="list-style-type: none"> • Light industry • Heavy industry • Auto towing and storage • Coffee shops • Recreational clubs, gymnasiums, athletic clubs, indoor squash and racquet facilities * • Custom workshops, custom trades and custom services • Municipal works • Public utilities • Health and safety measures • Public administration, when established or maintained by municipal, provincial or federal government • Restaurant * 	<p>Permitted Uses</p> <ul style="list-style-type: none"> • car or truck wash • commercial storage • commercial vehicle parking and storage • contractor service • emergency service • fleet service • government service • industrial, general • industrial, heavy • manufacturing, custom indoor • recreation, indoor * • recycling depot • recycling drop-off • utility, major • utility, minor • vehicle repair • vehicle body repair or paint shop <p>Secondary Uses</p> <ul style="list-style-type: none"> • n/a <p>Additional Uses</p> <ul style="list-style-type: none"> • restaurant *
	* subject to certain restrictions	
FAR (max)	N/A	1.0 ◇
Lot Coverage (max)	N/A	60% ◇
Road setback (min)	7.5 m	7.5 m
Front Yard, Side Yard, Rear Yard Setback (min)	N/A	There is no minimum front yard, side yard or rear yard
Height (max)	N/A	12.0 m ◇
◇ Added consistent with all industrial zones in Richmond Zoning Bylaw 8500		

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 091

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 103 (11300, 11320 Bridgeport Road and 11420, 11460, 11520, 11560, 11720, 11751, 11800 Voyageur Way)

Number of Properties: 9, plus strata-titled units

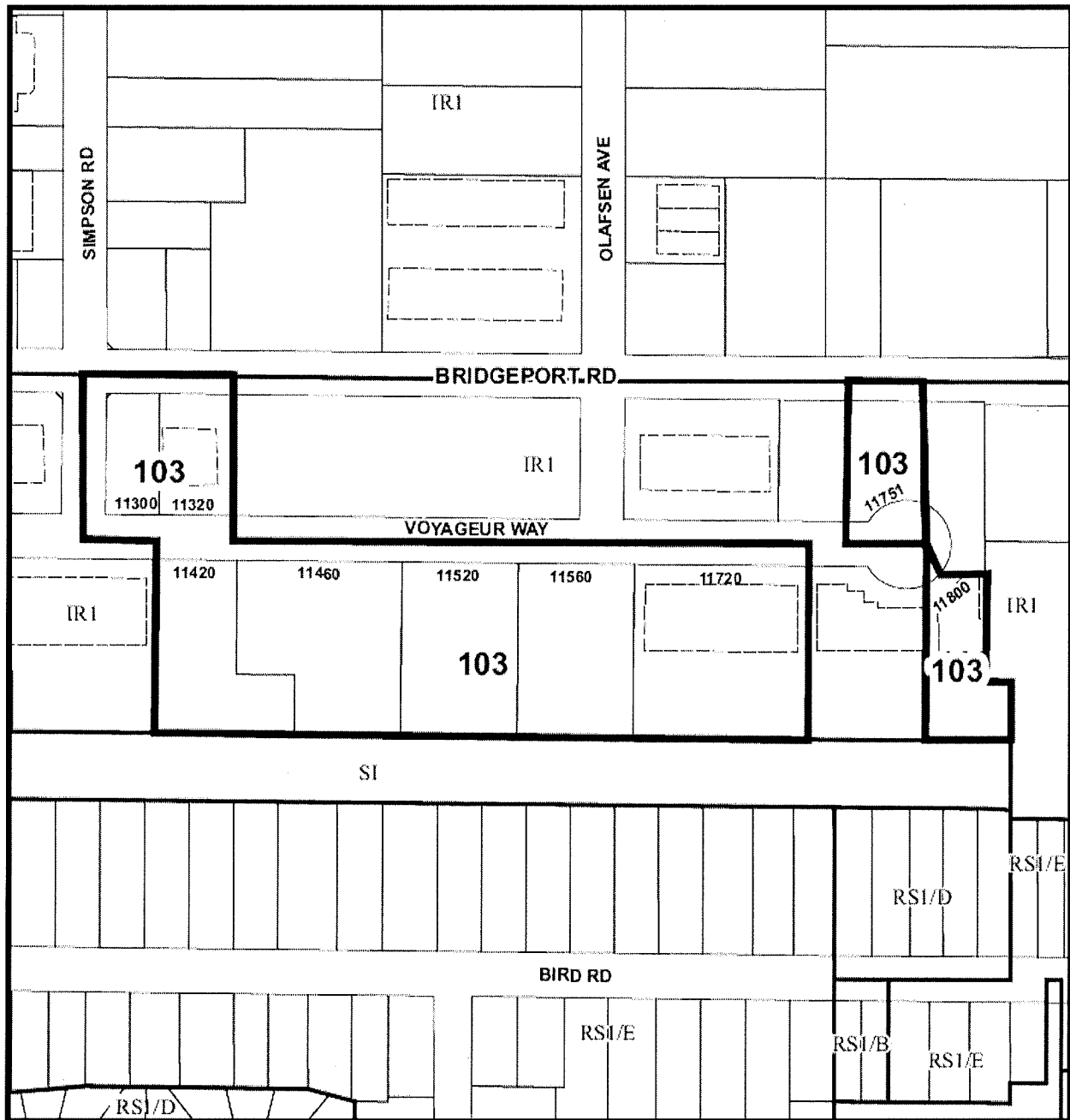
Number of Units: 42

Proposed Zones: Light Industrial (ZI16) – Bridgeport Road & Voyageur Way (Bridgeport)

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

	LUC 103	ZI16
Permitted Uses	<ul style="list-style-type: none"> • Warehousing • Light industry * • Coffee shops • Outdoor storage as a secondary use 	<p>Permitted Uses</p> <ul style="list-style-type: none"> • car or truck wash • commercial storage • commercial vehicle parking and storage • contractor service • equipment, major • equipment, minor • fleet service • industrial, general * • manufacturing, custom indoor • recycling depot • recycling drop-off • restaurant • utility, minor • vehicle repair • vehicle body repair or paint shop <p>Secondary Uses</p> <ul style="list-style-type: none"> • outdoor storage *
	* subject to certain restrictions	
FAR (max)	N/A	1.0 ✧
Lot Coverage (max)	N/A	60% ✧
Road Setback (min)	7.6 m	7.6 m
Front Yard Setback (min)	N/A	There is no minimum front yard, side yard or rear yard
Side Yard Setback (min)		
Rear Yard Setback (min)		
Height (max)	10.0 m, but containing no more than 2 storeys	10.0 m, but containing no more than 2 storeys
✧ Added consistent with all industrial zones in Richmond Zoning Bylaw 8500		

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 103

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 127

(6511, 6631, 6660, 6720/6740, 6760, 6751/6753/6755, 6831, 6911 Graybar Road)

Number of Properties: 8, plus strata titled units

Number of Units: 67

Proposed Zones: Industrial and Marina (ZI17) – Graybar Road (East Richmond)

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

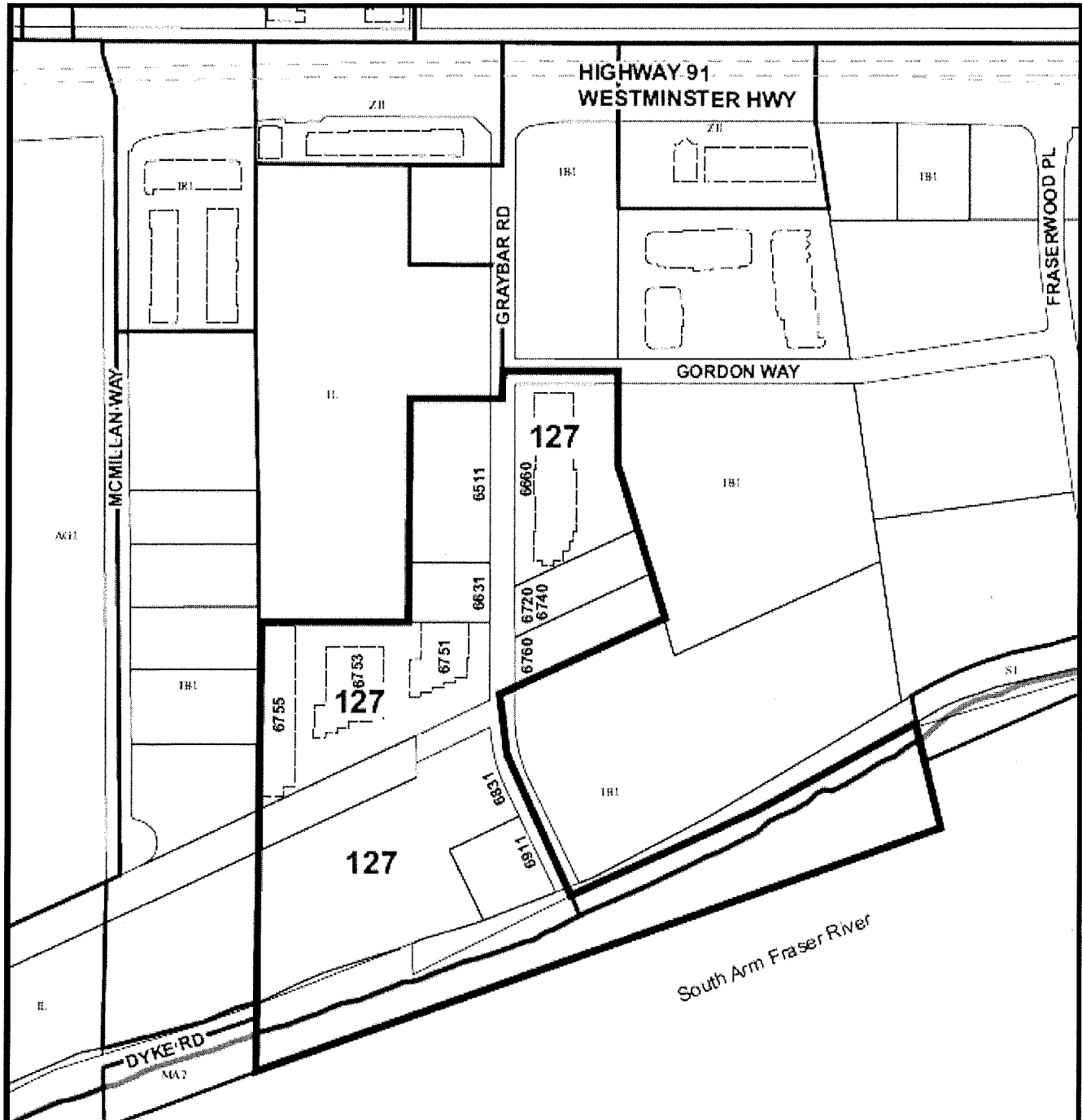
	LUC 127	ZI17
Permitted Uses	<p><u>Area "A":</u> Warehousing Light and heavy industry Outdoor storage as a secondary use</p> <p><u>Area "B":</u> Ship chandlery Sales and service of boats and marine equipment Grocery store * Laundry and dry cleaning Boating club Restaurant Marina pub Recreation facilities Outdoor storage as a secondary use</p> <p><u>Area "C":</u> Floating boat shelter Marina (moorage or storage of watercraft which are not used for living quarters, sale of marine fuel from barges or floats, boat launching, marina manager's office) Minor repairs to watercraft and marine engines Caretaker's residence</p>	<p>Permitted Uses <u>Area "A":</u></p> <ul style="list-style-type: none"> • car or truck wash • child care • commercial storage • commercial vehicle parking and storage • contractor service • equipment, major • equipment, minor • fleet service • industrial, general • industrial, heavy • manufacturing, custom indoor • recycling depot • recycling drop-off • utility, major • utility, minor • vehicle & equipment services, industrial • vehicle repair • vehicle body repair or paint shop <p><u>Area "B":</u></p> <ul style="list-style-type: none"> • grocery store * • marine sales & rentals • marine sales and repair • neighbourhood public house • recreation indoor • recreation outdoor * • restaurant • service, personal *
	* subject to certain restrictions	

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

	LUC 127	ZI17
Permitted Uses con't		Permitted Uses con't <u>Area "C":</u> <ul style="list-style-type: none"> boat shelter * marina marine sales and repair Secondary Uses <ul style="list-style-type: none"> outdoor storage * residential security/operator unit (in area "C")
	* subject to certain restrictions	
FAR (max)	N/A, except that in area "B" a lot with an area of less than 2,000 m ² shall not be used as the site of a building	<u>Areas "A" and "B":</u> 1.0 ◇, except that in area "B" a lot with an area of less than 2,000 m ² shall not be used as the site of a building <u>Area "C":</u> There is no maximum floor area ratio
Lot Coverage (max)	<ul style="list-style-type: none"> N/A in areas "A" and "B" 30% in area "C" Min 10% landscaping with live plant material in areas "A" and "B" 	<ul style="list-style-type: none"> 60% ◇ in areas "A" and "B" 30% in area "C" A minimum of 10% landscaping with live plant material in areas "A" and "B"
Road Setback (min)	<ul style="list-style-type: none"> 7.6 m in area "A" 7.5 m in area "B" 6.0 m in area "C" 	<ul style="list-style-type: none"> 7.6 m in area "A" 7.5 m in area "B" 6.0 m in area "C"
Front Yard Setback (min)	<ul style="list-style-type: none"> N/A in areas "A" and "B" 3.0 m to one side lot line in area "C" 1.8 m for all floating structures to all water lot lines in area "C" 	<ul style="list-style-type: none"> There is no minimum front yard, side yard or rear yard in areas "A" and "B" 3.0 m to one side lot line in area "C" 1.8 m for all floating structures to all water lot lines in area "C"
Side Yard Setback (min)		
Rear Yard Setback (min)		
Height (max)	<ul style="list-style-type: none"> 12.0 m, but containing no more than 3 storeys in area "A" 12.0 m, but containing no more than 4 storeys in area "B" 9.0 m, but containing no more than 2 storeys in area "C" 	<ul style="list-style-type: none"> 12.0 m, but containing no more than 3 storeys in area "A" 12.0 m, but containing no more than 4 storeys in area "B" 9.0 m, but containing no more than 2 storeys in area "C"
◇ Added consistent with all industrial zones in Richmond Zoning Bylaw 8500		

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 127

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 139 (4511 and 4631/4651 Shell Road)

Number of Properties: 2, plus strata-titled units

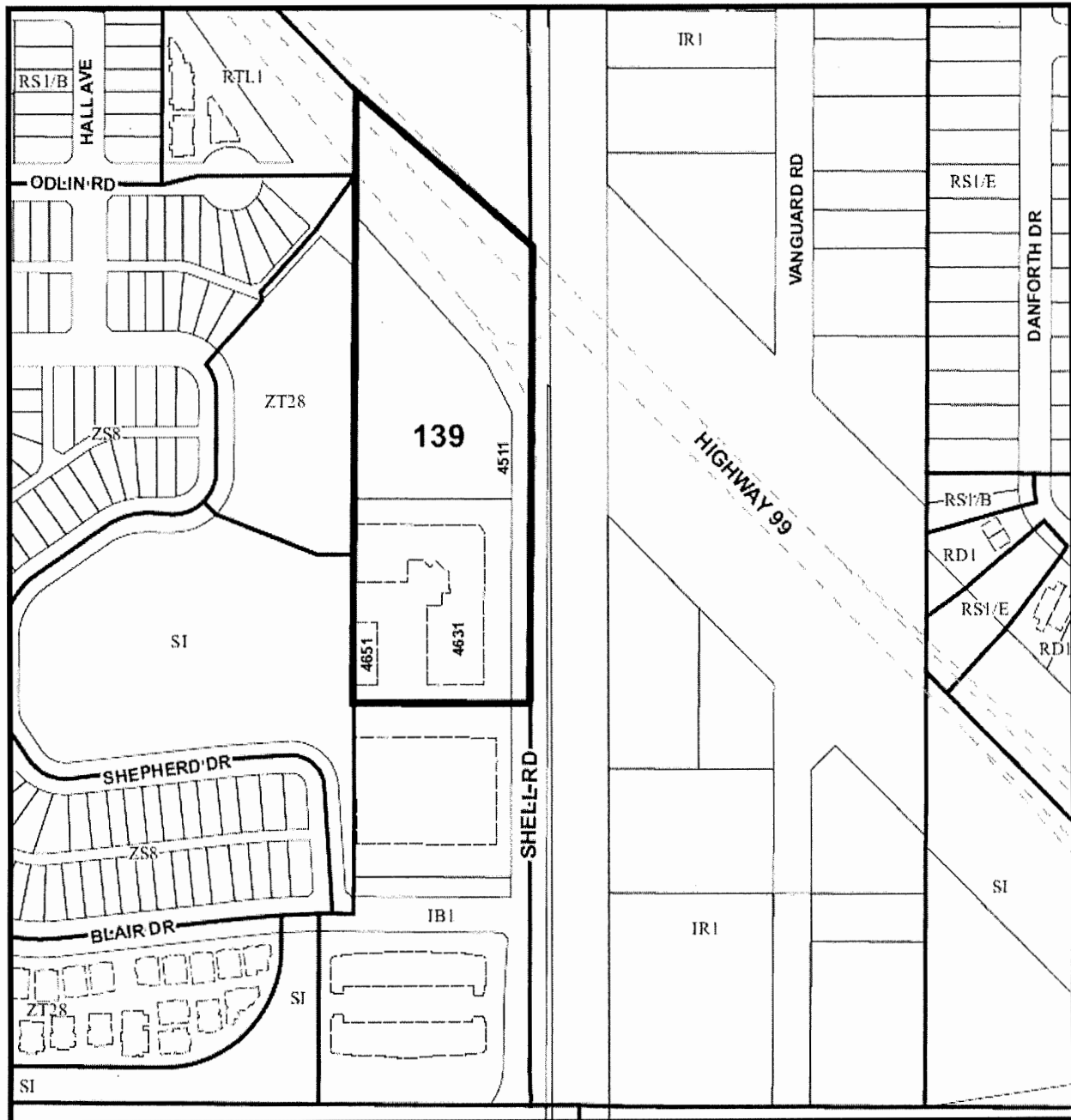
Number of Units: 21

Proposed Zones: Light Industrial (ZI18) – Shell Road (West Cambie)

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

	LUC 139	ZI18
Permitted Uses	Warehousing Light industry Coffee shops Outdoor storage as a secondary use	Permitted Uses <ul style="list-style-type: none"> • car or truck wash • commercial storage • commercial vehicle parking and storage • contractor service • fleet service • industrial, general • manufacturing, custom indoor • recycling depot • recycling drop-off • restaurant • utility, minor • vehicle repair • vehicle body repair or paint shop Secondary Uses <ul style="list-style-type: none"> • outdoor storage *
FAR (max)	N/A	1.0 ◇
Lot Coverage (max)	<ul style="list-style-type: none"> • N/A for buildings • Min 5% landscaping with live plant material 	<ul style="list-style-type: none"> • 60% ◇ for buildings • A minimum of 10% landscaping with live plant material
Road Setback (min)	7.6 m	7.6 m
Front Yard Setback (min)	N/A	There is no minimum front yard, side yard or rear yard
Side Yard Setback (min)		
Rear Yard Setback (min)		
Height (max)	11.0 m, but containing no more than 2 storeys	11.0 m, but containing no more than 2 storeys
◇ Added consistent with all industrial zones in Richmond Zoning Bylaw 8500		

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 139

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City of Richmond

ATTACHMENT 5

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

February 6, 2019
File: 08-4430-03-09/2019-Vol 01

SAMPLE

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

Property Owner/Occupant
11160 Kingsgrove Avenue
Richmond BC V7A 3A9

Dear Sir/Madam:

Re: Land Use Contract 016 at 11160 Kingsgrove Avenue, Richmond (*see map on reverse*)

Why am I receiving this letter?

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

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

You're invited to contact City staff

Before underlying zoning bylaws for your property are brought forward to Richmond City Council this spring, you are invited to contact City staff to arrange an informal meeting so that we can answer any questions you may have about this process. City staff can meet with you individually or with a group of owners/occupants from your property. If you are not interested in attending a meeting but would like to obtain more information, you are welcome to contact us by phone or email.

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

For more information, or to arrange a time to meet, please call 604-204-8626 or email luc@richmond.ca.

If you do not have any questions or concerns, and if you do not want to meet with City staff, then no action is required.

Sincerely,

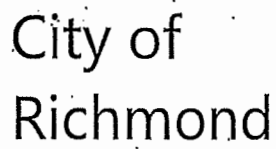
Cynthia Lussier
Planner 1

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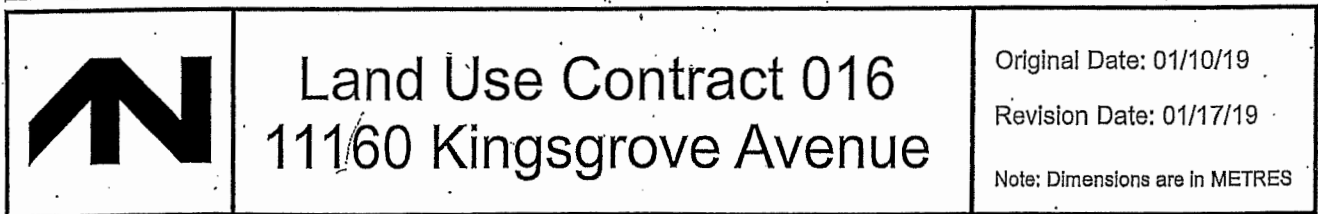
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PLN - 140





SAMPLE





List of Frequently Asked Questions

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

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

SAMPLE

Please take a moment to review this information.

1. General Information

1.1 What is a Land Use Contract?

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

1.2 When were Land Use Contracts used?

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

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

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

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

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

1.5 How many Land Use Contracts are there in Richmond?

Today, there are 46 separate LUCs remaining in the City of Richmond affecting over 90 properties which include multi-family residential, commercial, industrial, and agricultural properties.

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

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

2. Underlying Zoning

SAMPLE

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

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

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

- For LUCs 016, 021, 085, 086, 091, 103, 127, and 139 - A site-specific zone will need to be created for each LUC. The site-specific zone will generally be designed to reflect the specific uses and regulations contained in the LUC to ensure that the existing uses on the property continue to be permitted without granting additional development rights. Basically, the underlying zoning will generally mirror what is currently contained in the LUC.

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

- For LUC 085 – the Agriculture (AG1) zone is proposed for the affected properties.

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

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

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

2.3 How will I find out about the Public Hearing?

Approximately 10 days prior to the Public Hearing at which the underlying zoning bylaws will be considered, a Notice of Public Hearing and a map will be sent by regular mail to all affected property owners and tenants, in addition to surrounding property owners and tenants.

2.4 How Can I make a Submission to the Public Hearing?

Interested parties may make a presentation to Council in person at the Public Hearing. Written submissions are also accepted and can be sent by regular mail to 6911 No. 3 Road, Richmond, BC, V6Y 2C1 Attn: City Clerk, by Fax to 604-278-5139, or by using the online form found at: www.richmond.ca/cityhall/council/hearings/about. Written submissions may also be delivered in person, in advance of or during the Public Hearing. All submissions become part of the public record.

SAMPLE

3. Potential Implications of Underlying Zoning

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

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

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

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

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

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

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

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

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

4. How can I obtain other information?

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

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

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

SAMPLE

City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone: 604-276-4000

PLN-145
www.richmond.ca



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9987
to Establish Zoning for the Property Developed under
Land Use Contract 016**

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

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

“17.85 Town Housing (ZT85) – Kingsgrove Avenue (Shellmont)”

17.85.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the multiple family residential **property** developed under Land Use Contract 016 on Kingsgrove Avenue.

17.85.2 Permitted Uses

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

17.85.3 Secondary Uses

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

17.85.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 52.
2. The maximum **floor area** permitted for a **dwelling unit** is 83.6 m², exclusive of storage space up to a maximum of 1.8 m². A **dwelling unit** shall contain no more than two **bedrooms**.
3. The maximum **floor area ratio** (FAR) is 0.29.

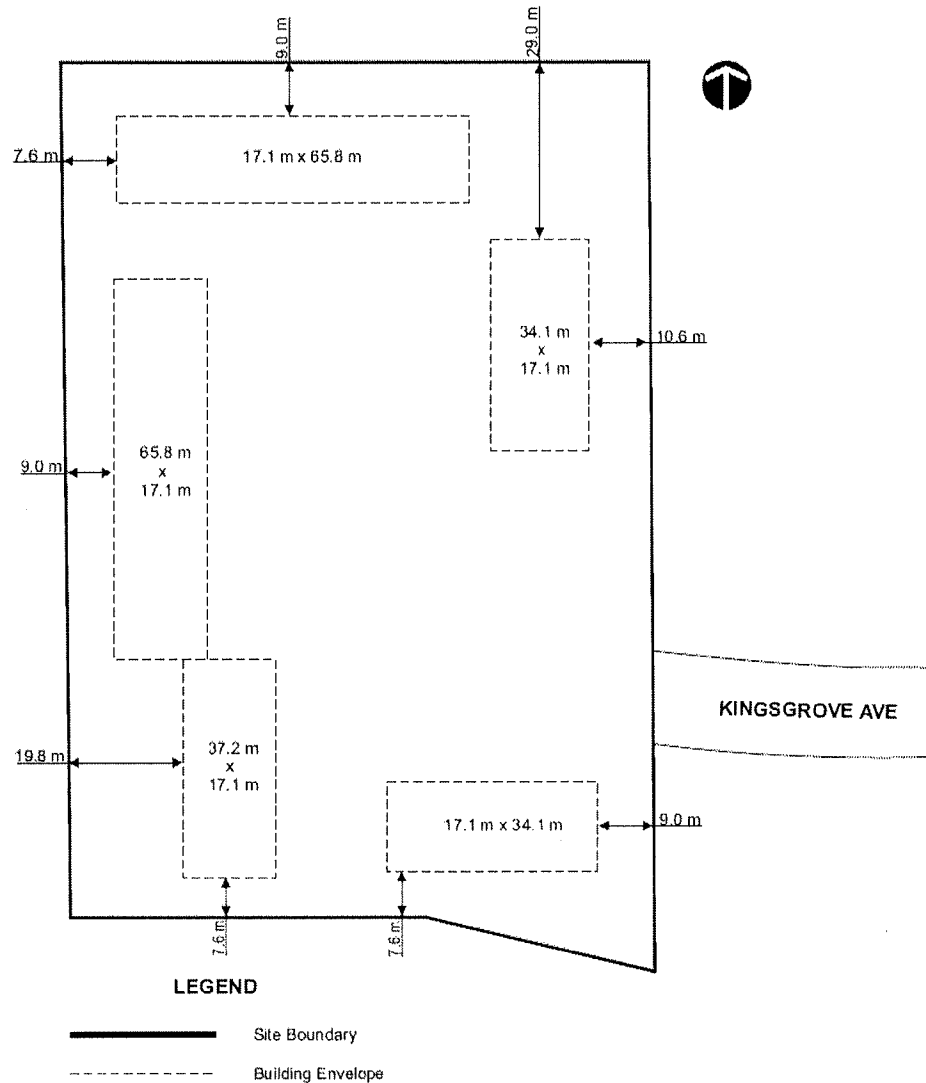
17.85.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 15.25% for **buildings**.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

17.85.6 Yards & Setbacks

- The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.85.6.1.a).

a) Diagram 1

**17.85.7 Permitted Heights**

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

17.85.8 Subdivision Provisions/Minimum Lot Size

- The minimum **lot width** is 150.0 m.
- The minimum **lot depth** is 102.0 m.
- The minimum **lot area** is 14,830 m².

17.85.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.85.9.1, an outdoor **amenity space** including children's play structures shall be provided on the **site** within 27.7 m of the east **lot line**.
3. Notwithstanding Section 17.85.9.1, a privacy **fence** of not more than 1.8 m in **height** shall be constructed along the north, west and south **property lines**.

17.85.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be a minimum of 1.5 **vehicle parking spaces** per **dwelling unit**.

17.85.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 9987” as “**Town Housing (ZT85) – Kingsgrove Avenue (Shellmont)**”.
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9987**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

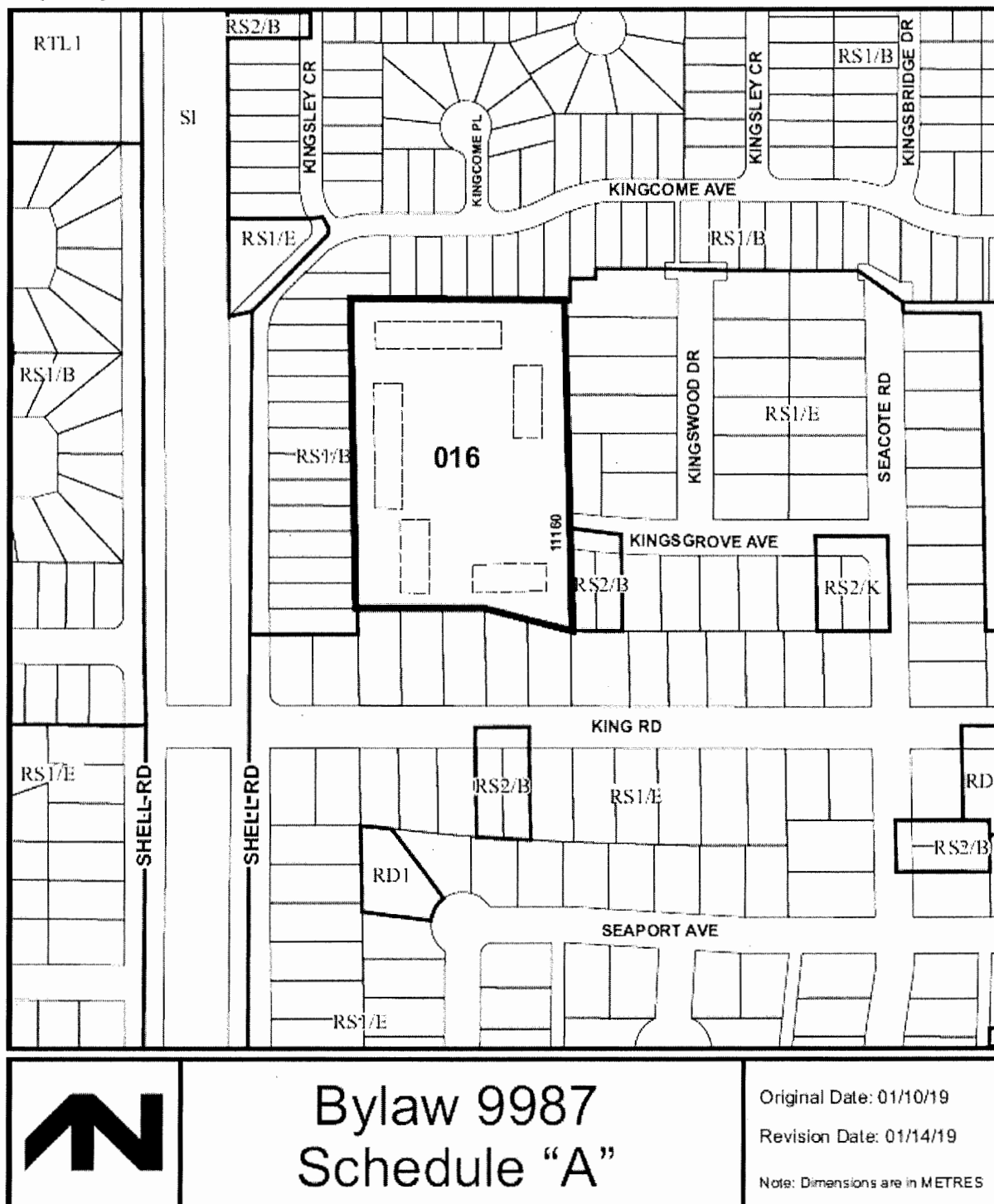
MAYOR_____
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

Schedule A attached to and forming part of Bylaw 9987



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 9988
to Establish Zoning for the Property Developed under
Land Use Contract 021**

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

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

“18.39 Low Rise Apartment (ZLR39) – No. 5 Road (Shellmont)”

18.39.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 021 on No. 5 Road in the Shellmont area.

18.39.2 Permitted Uses

- **child care**
- **housing, apartment**

18.39.3 Secondary Uses

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

18.39.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 74.
2. The maximum number of **buildings** for **apartment housing** is 1.
3. The maximum **floor area ratio** (FAR) is 1.68.

18.39.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 56%.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.39.6 Yards & Setbacks

1. For the ground floor parking level:
 - a) the minimum **front yard** and **rear yard** is 8.5 m; and
 - b) the minimum **side yard** is 9.4 m.
2. For **apartment housing**:
 - a) the minimum **front yard** and **rear yard** is:
 - i. 9.7 m to the first floor;
 - ii. 12.0 m to the second floor;
 - iii. 13.4 m to the third floor; and
 - iv. 15.8 m to the fourth floor.
 - b) the minimum **side yard** is:
 - i. 10.6 m to the first floor;
 - ii. 11.8 m to the second floor;
 - iii. 13.1 m to the third floor; and
 - iv. 14.3 m to the fourth floor.

18.39.7 Permitted Heights

1. The maximum **height** for **buildings** is 18.75 m but containing no more than 4 **storeys** plus a ground floor parking level.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

18.39.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 121.48 m.
2. The minimum **lot depth** is 60.96 m.
3. The minimum **lot area** is 7,413 m².

18.39.9 Landscaping & Screening

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

2. In addition to Section 18.39.9.1, a privacy **fence** of not more than 1.8 m in height shall be constructed along the north, west, and south **property lines**.

18.39.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be a minimum of 1.72 **vehicle parking spaces** per unit.

18.39.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 9988” as “**Low Rise Apartment (ZLR39) – No. 5 Road (Shellmont)**”.
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9988**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAYOR

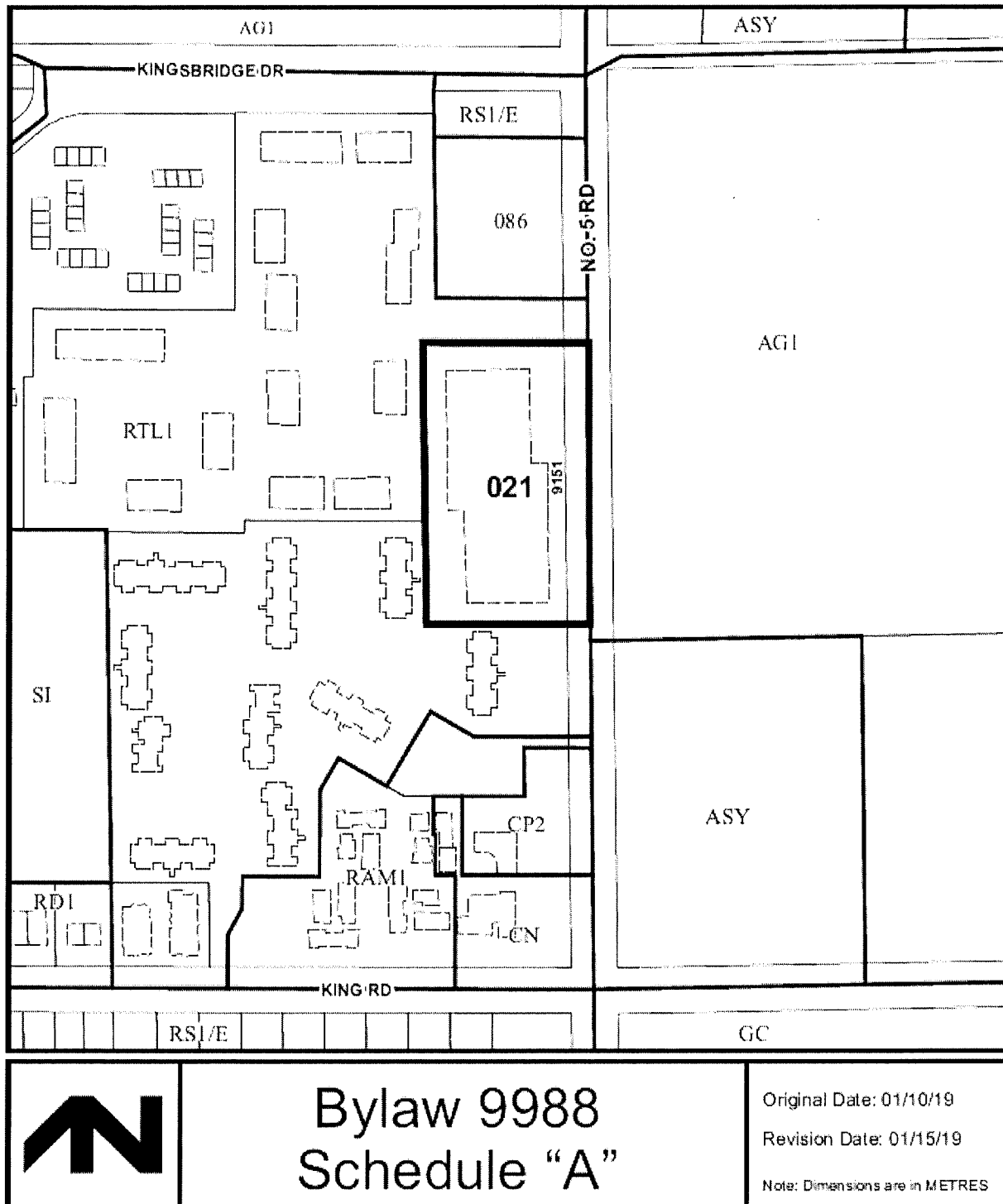
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9988



City of
Richmond



Bylaw 9988
Schedule "A"

Original Date: 01/10/19

Revision Date: 01/15/19

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9989
to Establish Zoning for the Properties Developed under
Land Use Contract 085**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 9989" as "**AGRICULTURE (AG1)**".
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9989**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

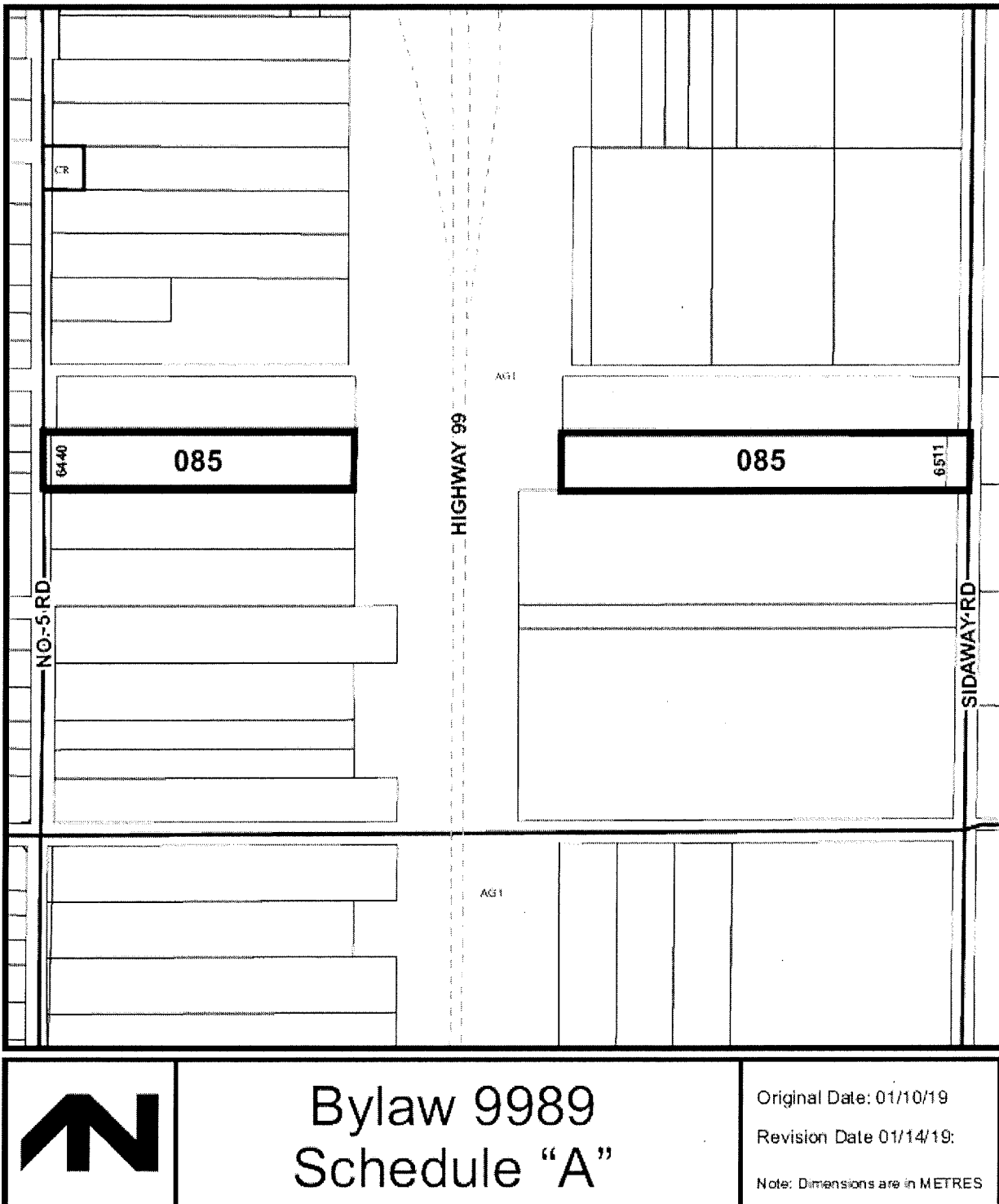
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9989



City of
Richmond



Bylaw 9989
Schedule "A"

Original Date: 01/10/19

Revision Date 01/14/19:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9990
to Establish Zoning for the Property Developed under
Land Use Contract 086**

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

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

“18.40 Low Rise Apartment (ZLR40) – No. 5 Road (Shellmont)”

18.40.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 086 on No. 5 Road in the Shellmont area.

18.40.2 Permitted Uses

- **child care**
- **housing, apartment**

18.40.3 Secondary Uses

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

18.40.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** is 42.
2. The maximum number of **buildings** for **apartment housing** is 1.
3. The maximum **floor area** permitted for a **dwelling unit** containing one **bedroom** is 56 m².
4. The maximum **floor area** permitted for a **dwelling unit** containing two **bedrooms** is 71 m².
5. The maximum **floor area ratio** (FAR) is 0.70, of which 0.006 must be used exclusively to accommodate **amenity space**.

18.40.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **apartment housing** is 30%.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.

3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.40.6 Yards & Setbacks

1. For ground level covered parking:
 - a) the minimum **front yard** and **rear yard** is 7.6 m; and
 - b) the minimum **side yard** is 6.0 m.
2. For **apartment housing**:
 - a) the minimum **front yard** is 12.1 m;
 - b) the minimum **side yard** is 7.6 m; and
 - c) the minimum **rear yard** is 10.6 m.

18.40.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m but containing no more than 4 **storeys** including ground level covered parking.

18.40.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 70.41 m.
2. The minimum **lot depth** is 55.61 m.
3. The minimum **lot area** is 3,914 m².

18.40.9 Landscaping & Screening

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

18.40.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be a minimum of 63 covered **vehicle parking spaces**, of which there shall include a minimum of 10 visitor **parking spaces**.

18.40.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 9990" as "**Low Rise Apartment (ZLR40) – No. 5 Road (Shellmont)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9990**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

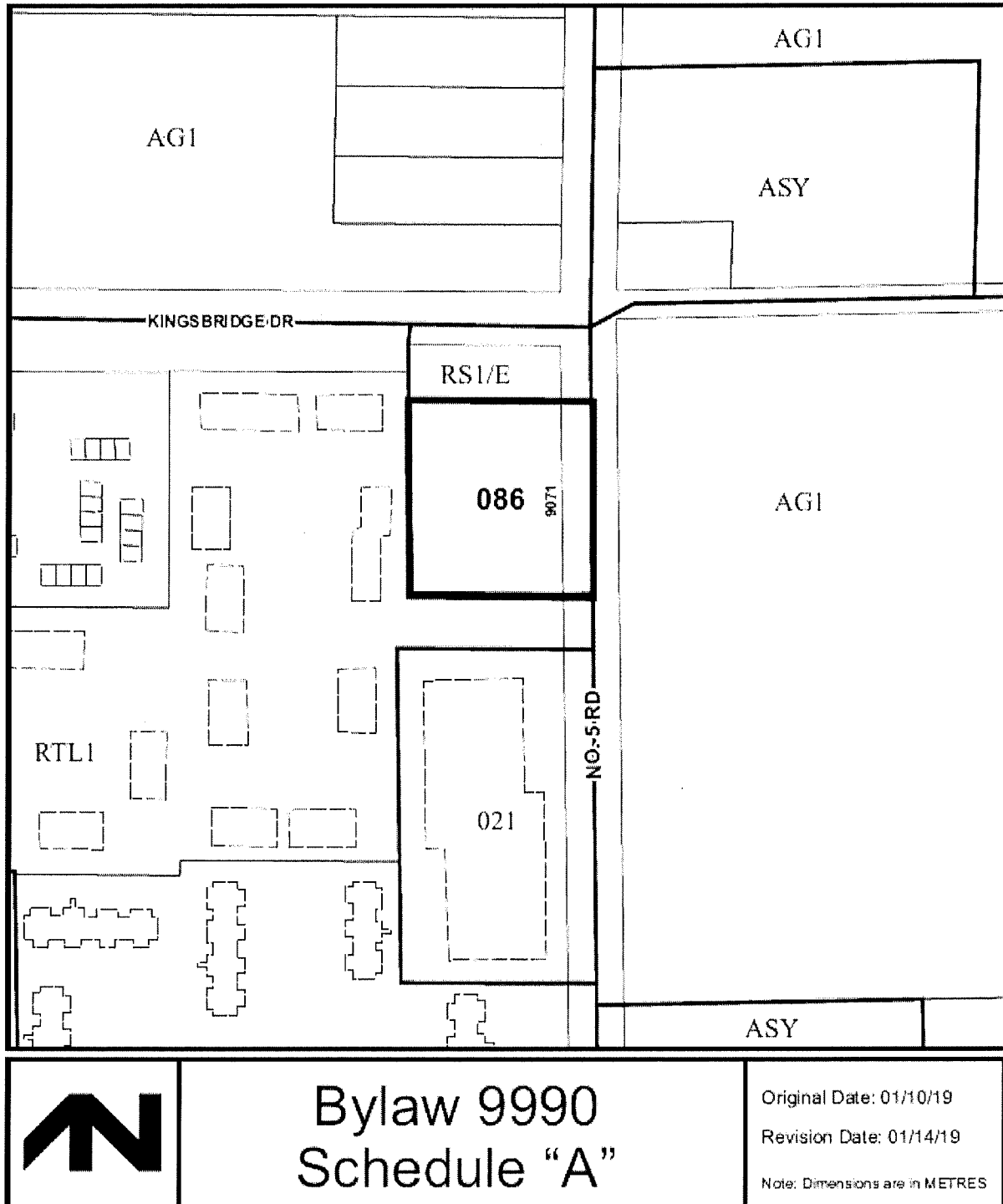
ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

Schedule A attached to and forming part of Bylaw 9990

City of
Richmond



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9991
to Establish Zoning for the Property Developed under
Land Use Contract 091**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 23 (Site Specific Industrial Zones), in numerical order:

“23.15 Light Industrial (ZI15) – River Road (Bridgeport)”

23.15.1 Purpose

The **zone** provides for **general industrial**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 091 on River Road in the Bridgeport area.

23.15.2 Permitted Uses

- car or truck wash
- commercial storage
- commercial vehicle parking and storage
- contractor service
- emergency service
- fleet service
- government service
- industrial, general
- industrial, heavy
- manufacturing, custom indoor
- recreation, indoor
- recycling depot
- recycling drop-off
- utility, major
- utility, minor
- vehicle repair
- vehicle body repair or paint shop

23.15.3 A. Secondary Uses

- n/a

23.15.3 B. Additional Uses

- restaurant

23.15.4 Permitted Density

1. The maximum **floor area ratio (FAR)** is 1.0.

23.15.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.15.6 Yards & Setbacks

1. The minimum **setback** to a public **road** is 7.5 m.
2. There is no minimum **front yard**, **side yard** or **rear yard**.

23.15.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.

23.15.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 135.94 m.
2. The minimum **lot depth** is 27.4 m.
3. The minimum **lot area** is 3,642 m².

23.15.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. Notwithstanding Section 23.15.9.1, a **fence** shall be installed along the west **property line**, and such **fence** shall be designed to ensure full and complete **access** to the dyke **right-of-way** as shown outlined on New Westminster District Plan 47179.

23.15.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement for **restaurant** shall be a minimum of 60 **vehicle parking spaces**.

23.15.11 Other Regulations

1. For the purpose of this **zone** (ZI15) only, **indoor recreation** means recreational clubs, gymnasiums, athletic clubs, indoor squash and racquet facilities.
2. **Restaurant** shall be limited to having a maximum of 148 seats and located on the second **storey** only.
3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 9991" as "**Light Industrial (ZI15) – River Road (Bridgeport)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9991**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9991



City of
Richmond



Bylaw 9991
Schedule "A"

Original Date: 01/10/19

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9992
to Establish Zoning for the Properties Developed under
Land Use Contract 103**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 23 (Site Specific Industrial Zones), in numerical order:

**“23.16 Light Industrial (ZI16) – Bridgeport Road & Voyageur Way
(Bridgeport)”**

23.16.1 Purpose

The **zone** provides for **general industrial**, and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 103 on Bridgeport Road and Voyageur Way in the Bridgeport planning area.

23.16.2 Permitted Uses

- car or truck wash
- commercial storage
- commercial vehicle parking and storage
- contractor service
- equipment, major
- equipment, minor
- fleet service
- industrial, general
- manufacturing, custom indoor
- recycling depot
- recycling drop-off
- restaurant
- utility, minor
- vehicle repair
- vehicle body repair or paint shop

23.16.3 Secondary Uses

- outdoor storage

23.16.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

23.16.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.16.6 Yards & Setbacks

1. The minimum **setback** to a public **road** is 7.6 m.
2. There is no minimum **front yard**, **side yard** and **rear yard**.

23.16.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.0 m, but containing no more than 2 **storeys**.

23.16.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth**, or **lot area** requirements.

23.16.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 23.16.9.1, **outdoor storage** areas shall be screened from view by a solid **fence** 2.0 m in height from finished **grade**, and no material of any kind shall be piled to a height exceeding 3.0 m from finished **grade**.

23.16.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a) the basic on-site parking requirement shall be 1 **vehicle parking space** for every 2 employees, plus 1 **vehicle parking space** for every **vehicle** customarily used in the operation of the **principal use**; and
 - b) the basic on-site loading requirement shall be:
 - i. 1 **loading space** per 1,858 m² or fraction thereof, of **buildings** and **structures**"; and
 - ii. 1 **loading space** per 1,858 m² or fraction thereof, of outdoor **principal** and **secondary uses**.
2. Notwithstanding Section 23.16.10.1, a **loading space** shall be no smaller in area than 27.8 m²."

23.16.11 Other Regulations

1. The following are prohibited from occurring on **sites** where **outdoor storage** is a **secondary use**:
 - a) **Outdoor storage** of wrecked or salvaged goods and materials;

- b) **Outdoor storage** of food products;
 - c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
 - d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
 - e) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
 - f) Outdoor servicing of **vehicles** or equipment.
2. For the purpose of this **zone** (ZI16) only, **industrial general** excludes the fabricating of metal and metal products.
3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 9992” as “**LIGHT INDUSTRIAL (ZI16) – BRIDGEPORT ROAD & VOYAGEUR WAY (BRIDGEPORT)**”.
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9992**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

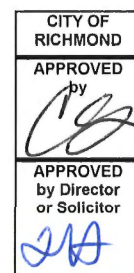
SECOND READING

THIRD READING

ADOPTED

MAYOR

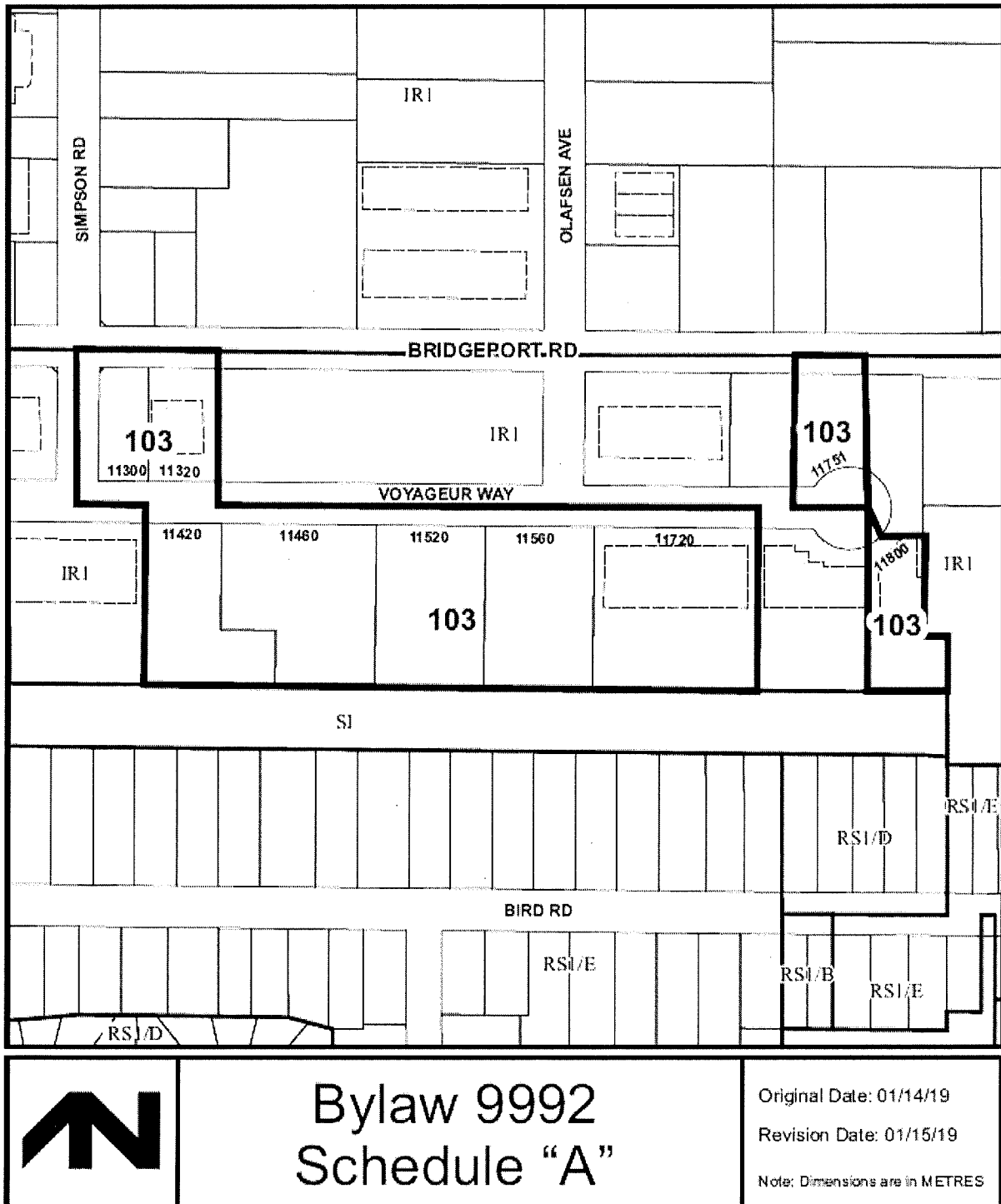
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9992



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 9993
to Establish Zoning for the Property Developed under
Land Use Contract 127**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 23 (Site Specific Industrial Zones), in numerical order:

“23.17 Industrial and Marina (ZI17) – Graybar Road (East Richmond)”

23.17.1 Purpose

The **zone** provides for **general** and **heavy industrial uses**, and **marina**, and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 127 on Graybar Road.

23.17.2 Permitted Uses

- boat shelter
- car or truck wash
- child care
- commercial storage
- commercial vehicle parking and storage
- contractor service
- equipment, major
- equipment, minor
- fleet service
- grocery store
- industrial, general
- industrial, heavy
- manufacturing, custom indoor
- marina
- marine sales & rentals
- marine sales and repair
- neighbourhood public house
- recreation, indoor
- recreation, outdoor
- recycling depot

23.17.2 Permitted Uses con't

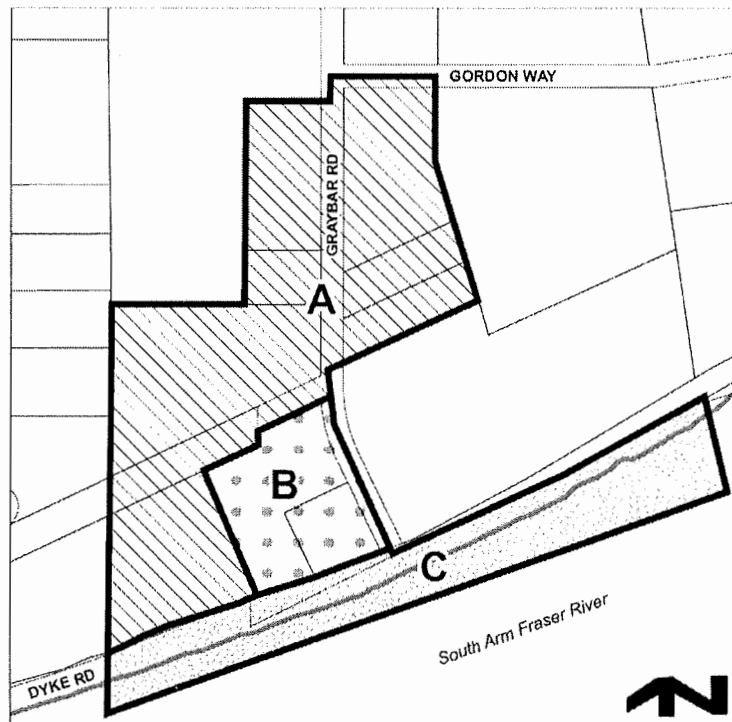
- recycling drop-off
- restaurant
- service, personal
- utility, minor
- vehicle & equipment services, industrial
- vehicle repair
- vehicle body repair or paint shop

23.17.3 A. Secondary Uses

- outdoor storage
- residential security/operator unit

23.17.4 Permitted Density

1. In the areas identified as "A" and "B" on Diagram 1, Section 23.17.4.3, the maximum **floor area ratio** is 1.0, except that in the area identified as "B" on Diagram 1, Section 23.17.4.3, a **lot** with a **lot area** of less than 2,000 m² shall not be used as the site of a **building**.
2. In the area identified as "C", there is no maximum **floor area ratio**.
3. Diagram 1



23.17.5 Permitted Lot Coverage

1. In the areas identified as "A" and "B" on Diagram 1, Section 23.17.4.3, the maximum **lot coverage** is 60% for **buildings**.
2. In the area identified as "C" on Diagram 1, Section 23.17.4.3, the maximum **lot coverage** is 30% for **buildings**.
3. In the areas identified as "A" and "B" on Diagram 1, Section 23.17.4.3, a minimum of 10% of the **lot area** is restricted to **landscaping** with live plant material.

23.17.6 Yards & Setbacks

1. The minimum **setback** to a public **road** is:
 - a) 7.6 m in the area identified as "A" on Diagram 1, Section 23.17.4.3;

- b) 7.5 m in the area identified as "B" on Diagram 1, Section 23.17.4.3; and
 - c) 6.0 in the area identified as "C" on Diagram 1, Section 23.17.4.3.
- 2. In the areas identified as "A" and "B" on Diagram 1, Section 23.17.4.3, there is no minimum **front yard, side yard and rear yard**.
 - 3. In the area identified as "C" on Diagram 1, Section 23.17.4.3:
 - a) for land above the high water mark, the minimum **setback** to one **side lot line** is 3.0 m; and
 - b) the minimum **setback** for all floating **structures** to all water **lot lines** is 1.8 m.

23.17.7 Permitted Heights

- 1. In the area identified as "A" on Diagram 1, Section 23.17.4.3, the maximum **height** for **buildings** is 12.0 m above the elevation of the sidewalk on Graybar Road, but containing no more than 3 **storeys**.
- 2. In the area identified as "B" on Diagram 1, Section 23.17.4.3, the maximum **height** for **buildings** is 12.0 m above the curb elevation of the **road** abutting the **front property line**, but containing no more than 4 **storeys**.
- 3. In the area identified as "C" on Diagram 1, Section 23.17.4.3, the maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys** above **grade**.
- 4. Notwithstanding Sections 23.17.7.1 and 23.17.7.2, rooftop **structures** such as elevator shaft housing, and air conditioning equipment and vents shall not be included in the calculation of maximum **building height**.

23.17.8 Subdivision Provisions/Minimum Lot Size

- 1. There are no minimum **lot width, lot depth, or lot area** requirements.

23.17.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
- 2. Notwithstanding Section 23.17.9.1, **outdoor storage** areas shall be enclosed by a solid **fence** 2.0 m in height from finished **grade**, and no material of any kind shall be piled to a height exceeding 3.0 m from finished **grade**.

23.17.10 On-Site Parking and Loading

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

- a) in the area identified as "A" on Diagram 1, Section 23.17.4.3, the basic on-site parking requirement shall be 1 **vehicle parking space** for every 2 employees, plus 1 **vehicle parking space** for every **vehicle** customarily used in the operation of the **principal use**.
 - b) in the area identified as "B" on Diagram 1, Section 23.17.4.3, the basic on-site parking requirement shall be 1 **vehicle parking space** per 92 m² of **building** or **structure**, except that it shall be:
 - i. 1 **vehicle parking space** per 92 m² of **building** or **structure**, or any part thereof, used for **marine sales & rentals, marine sales and repair, and personal service**;
 - ii. 1 **vehicle parking space** per 13.5 m² of **building** or **structure**, or any part thereof, used for **grocery store**; and
 - iii. 1 **vehicle parking space** for every 8 seats or per 9.2 m² of **floor area** in a **building** or **structure**, or any part thereof, whichever is greater, used for **restaurant, indoor recreation, outdoor recreation, or neighbourhood public house**, plus 1 **vehicle parking space** for each 4.5 m² of **building** or **structure** used for **indoor recreation**.
 - c) in the area identified as "C" on Diagram 1, Section 23.17.4.3, the basic on-site parking requirement shall be:
 - i. 1 **vehicle parking space** for every 2 moorage spaces;
 - ii. 1 **vehicle parking space** per 27.8 m² of **building used** for ancillary **office**; and
 - iii. 2 **vehicle parking spaces** for a **residential security/operator unit**.
 - d) in the areas identified as "A" and "B" on Diagram 1, Section 23.17.4.3, the basic on-site loading requirement shall be 1 **loading space** per 1,858 m² or fraction thereof, of **buildings** and **structures**, plus 1 **loading space** per 1,858 m² or fraction thereof, of outdoor **permitted uses**.
2. Notwithstanding Section 23.17.10.1, a **loading space** shall be no smaller in area than 27 m².

23.17.11 Other Regulations

- 1. The following **permitted uses** shall be limited to the area identified as "A" on Diagram 1, Section 23.17.4.3:
 - a) **car or truck wash**
 - b) **child care**
 - c) **commercial storage**
 - d) **commercial vehicle parking and storage**
 - e) **contractor service**
 - f) **equipment, major**
 - g) **equipment, minor**

- h) **fleet service**
 - i) **industrial, general**
 - j) **industrial, heavy**
 - k) **manufacturing, custom indoor**
 - l) **recycling depot**
 - m) **recycling drop-off**
 - n) **utility, minor**
 - o) **vehicle & equipment services, industrial**
 - p) **vehicle repair**
 - q) **vehicle body repair or paint shop**
2. The following **permitted uses** shall be limited to the area identified as "B" on Diagram 1, Section 23.17.4.3:
- a) **grocery store**
 - b) **marine sales & rentals**
 - c) **marine sales and repair**
 - d) **neighbourhood public house**
 - e) **recreation, indoor**
 - f) **recreation, outdoor**
 - g) **restaurant**
 - h) **service, personal**
3. The following **permitted uses** shall be limited to the area identified as "C" on Diagram 1, Section 23.17.4.2:
- a) **boat shelter**
 - b) **marina**
 - c) **marine sales and repair**
4. The following **secondary uses** shall be limited to the area identified as "C" on Diagram 1, Section 23.17.4.3:
- a) **residential security/operator unit.**
5. The following are prohibited from occurring on **sites** where **outdoor storage** is a **secondary use**:
- a) **Outdoor storage** of wrecked or salvaged goods and materials;
 - b) **Outdoor storage** of food products;
 - c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;

- d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
 - e) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
 - f) Outdoor servicing of **vehicles** or equipment
6. For the purpose of this **zone** (ZI17) only, **boat shelter** means a floating **structure** used for the parking of boats or other marine vessels.
 7. For the purpose of this **zone** (ZI17) only, **outdoor recreation** means facilities for sports and active recreation primarily conducted on water, but does not include rifle and pistol range or accommodation facilities.
 8. For the purpose of this **zone** (ZI17) only, **personal service** means laundries and dry cleaning.
 9. **Grocery store** in the area identified as "B" on Diagram 1, Section 23.17.4.3 shall be limited to a maximum **gross leasable floor area** of 365 m².
 10. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 9993" as "**INDUSTRIAL AND MARINA (ZI17) – GRAYBAR ROAD (EAST RICHMOND)**".
 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9993**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAYOR

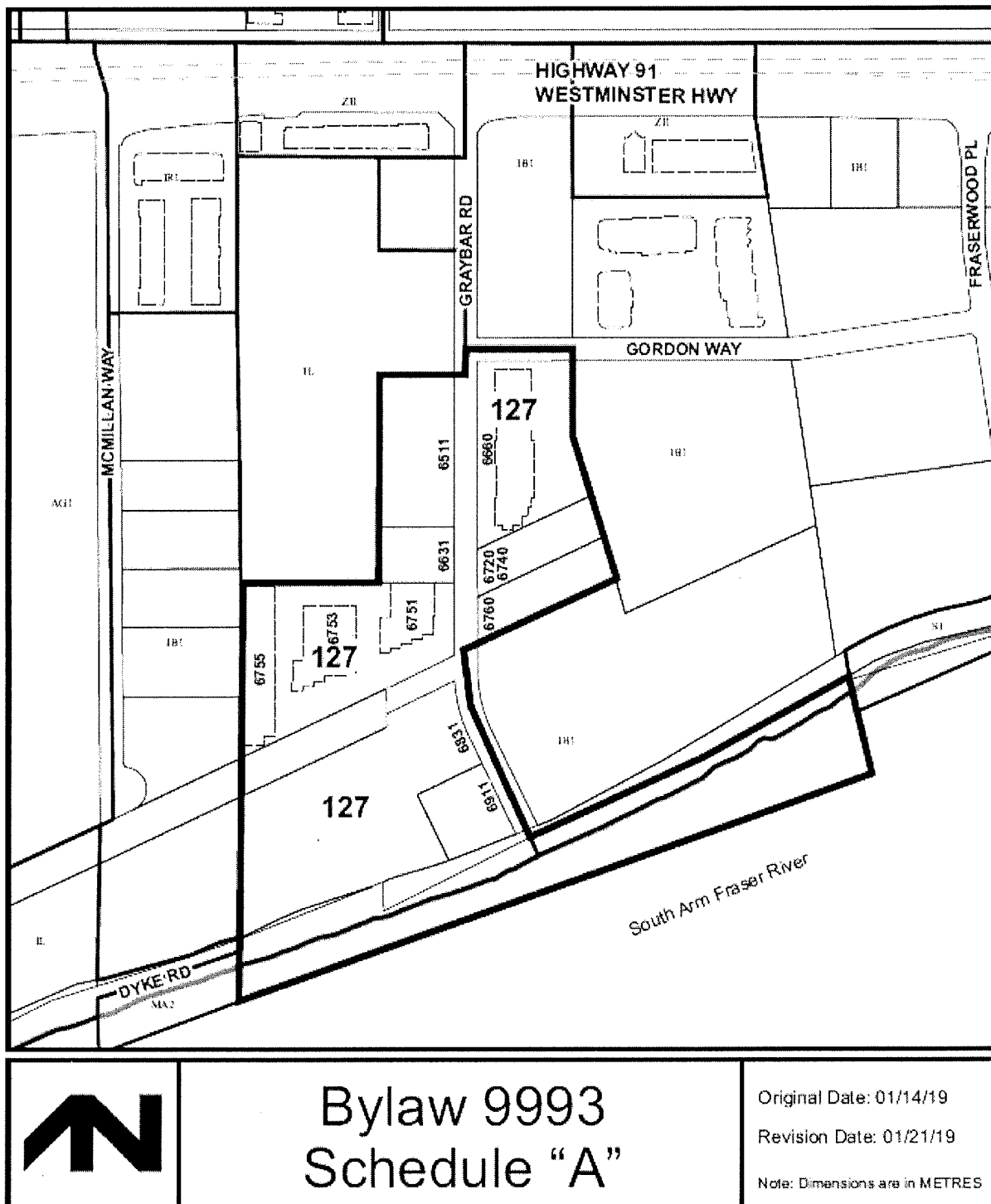
CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 9993



City of
Richmond



Bylaw 9993
Schedule "A"

Original Date: 01/14/19

Revision Date: 01/21/19

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9994
to Establish Zoning for the Property Developed under
Land Use Contract 139**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 23 (Site Specific Industrial Zones), in numerical order:

“23.18 Light Industrial (ZI18) – Shell Road (West Cambie)”

23.18.1 Purpose

The **zone** provides for **general industrial**, and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 139 on Shell Road in the West Cambie area.

23.18.2 Permitted Uses

- car or truck wash
- commercial storage
- commercial vehicle parking and storage
- contractor service
- fleet service
- industrial, general
- manufacturing, custom indoor
- recycling depot
- recycling drop-off
- restaurant
- utility, minor
- vehicle repair
- vehicle body repair or paint shop

23.18.3

Secondary Uses

- outdoor storage

23.18.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

23.18.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.
2. A minimum of 5% of the **lot area** is restricted to **landscaping** with live plant material.

23.18.6 Yards & Setbacks

1. The minimum **setback** to a public **road** is 7.6 m.
2. There is no minimum **front yard**, **side yard** and **rear yard**.

23.18.7 Permitted Heights

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

23.18.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth**, or **lot area** requirements.

23.18.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 23.18.9.1, **outdoor storage** areas shall be screened from view by a solid **fence** 2.0 m in height from finished **grade**, and no material of any kind shall be piled to a height exceeding 3.0 m from finished **grade**.

23.18.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a) the basic on-site parking requirement shall be 1 **vehicle parking space** for every 2 employees, plus 1 **vehicle parking space** for every **vehicle** customarily used in the operation of the **principal use**; and
 - b) The basic on-site loading requirement shall be:
 - i. 1 **loading space** per 1,858 m² or fraction thereof, of **buildings** and **structures**; and
 - ii. 1 **loading space** per 1,858 m² or fraction thereof, of outdoor **principal** and **secondary uses**.
2. Notwithstanding Section 23.18.10.1, a **loading space** shall be no smaller in area than 27.8 m².

23.18.11 Other Regulations

1. The following are prohibited from occurring on **sites** where **outdoor storage** is a **secondary use**:
 - a) **Outdoor storage** of wrecked or salvaged goods and materials;

- b) **Outdoor storage** of food products;
- c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
- d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
- e) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
- f) Outdoor servicing of **vehicles** or equipment.

2. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 9994" as "**Light Industrial (ZI18) – Shell Road (West Cambie)**".

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9994**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

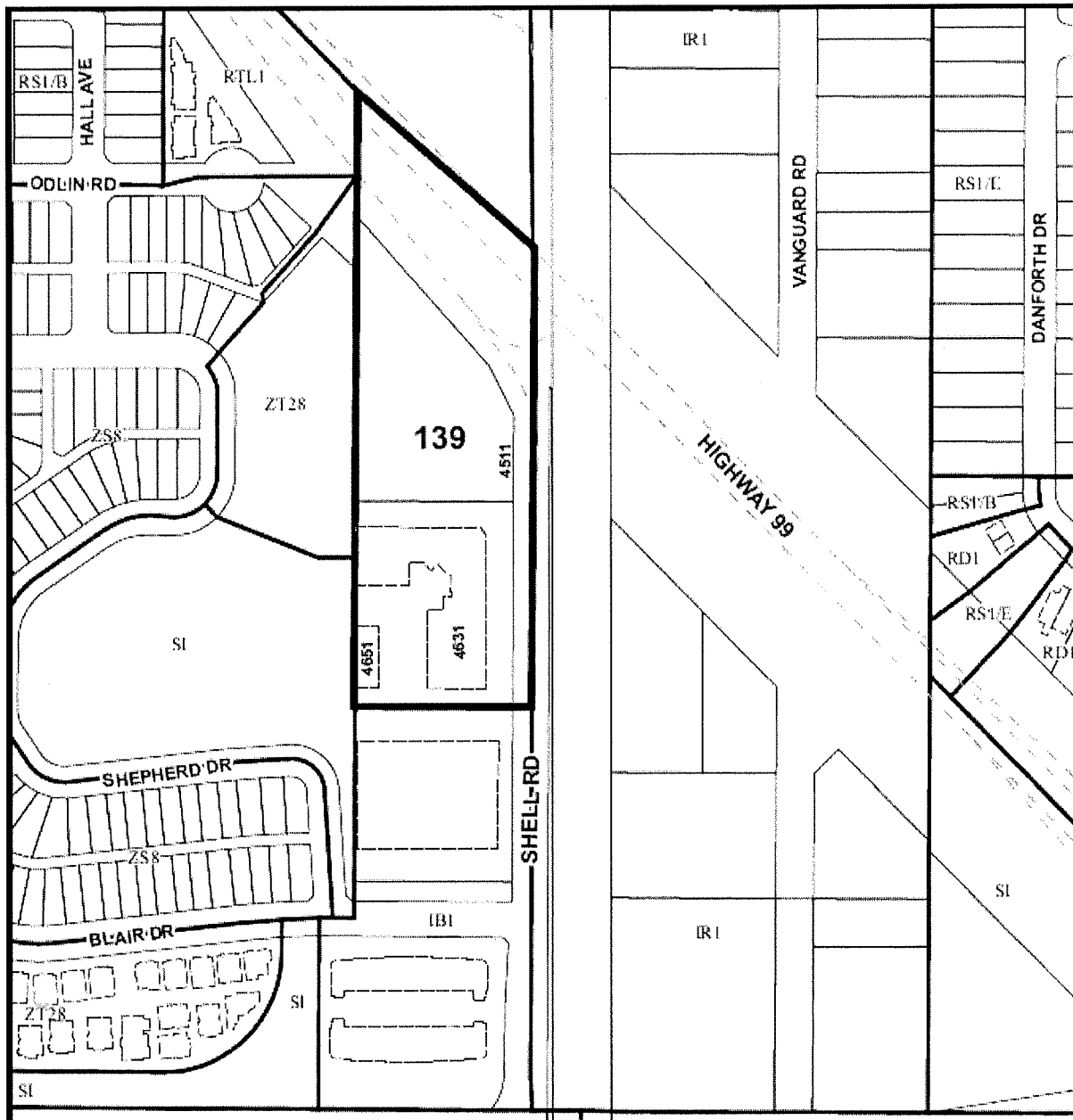
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

Schedule A attached to and forming part of Bylaw 9994



City of
Richmond



Bylaw 9994
Schedule "A"

Original Date: 01/14/19

Revision Date:

Note: Dimensions are in METRES

PLN - 178



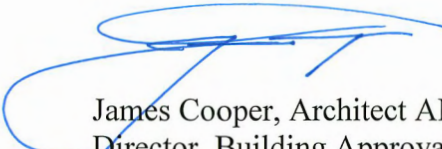
City of Richmond

Report to Committee

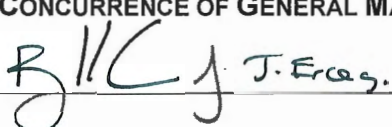

To: Planning Committee **Date:** March 19, 2019
From: James Cooper, Architect AIBC **File:** 12-8360-01/2019-Vol
Director, Building Approvals 01
Re: **Update on Salvage of Building Materials and Structural Relocation of Houses**

Staff Recommendations:

1. That Richmond Building Regulation Bylaw 7230, Amendment Bylaw No. 10013, which adds Section 5.4.3 and Section 12.1.2, identified in the report titled "Update on Salvage of Building Materials and Structural Relocation of Houses" dated March 19, 2019 from the Director, Building Approvals, be introduced and given first reading.


James Cooper, Architect AIBC
Director, Building Approvals
(604) 247-4606

Att.1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Environmental Programs	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Corporate Communications	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CJ	APPROVED BY CAO 

Staff Report

Origin

Following Council endorsement of the House Move and Salvage Program at the end of 2017 the following referral was passed:

That Council endorses measures to encourage the relocation of existing houses and salvage of building materials from sites scheduled for demolition, and for staff to report back on progress and achievements.

This report is in response to the above referral to provide information on the measures taken to support Council directives to encourage the relocation of existing houses and salvage of building materials prior to building demolition.

Background

Following Council adoption of the House Move and Salvage Program, staff streamlined the regulatory process, carried out consultation with City departments with a role in permitting house moves, and appointed a House Move and Salvage Coordinator to a temporary position to implement the program as advised by Council.

Findings of Fact

To encourage the public to salvage building materials or relocate existing houses that are scheduled for demolition, the following measures were implemented:

1. A streamlined application process was created for applicants to obtain a “Move a Building” Permit.
 - a. The new application process organizes various department approvals within a singular process, parallel to the application review process of a Demolition Permit. Previously, a permit to relocate a house would require an applicant to submit separate applications to multiple departments (i.e. Transportation, Richmond Fire and Rescue, Engineering, Sustainability and Building) and agencies (i.e. Utilities, Telecommunications) who each had separate application review procedures.
2. Informational and promotional materials have been widely distributed to potential applicants.
 - a. An information pamphlet describing Program benefits and process is distributed to all persons inquiring about demolition permits and is available at the front counter and on the City website.
 - b. The Demolition Permit information pamphlet also references the House Move and Salvage Program as an alternative to demolition.
3. A customized webpage for the House Moving and Salvage Program on the City website was launched in February 2018. (Attachment 1).

- a. The webpage provides the following information:
 - Benefits of moving or salvaging a house vs. demolition;
 - Explanation of the House Moving and Salvage Program;
 - Application form for owners to register their house in the program;
 - Photos, taken by staff, of houses currently available to move or salvage;
 - Information on application process for Move a Building Permit;
 - Application form for Move a Building Permit;
 - Potential fees associated with the Move a Building Permit;
 - Frequently Asked Questions; and
 - Contact information for the House Moving and Salvage Coordinator
 - b. The webpage is available at the following link:
<https://www.richmond.ca/plandev/building/demomoveandsalvage.htm>)
4. Public Outreach and regular communication with public stakeholders.
- a. City staff led public outreach through information sessions to major regional house moving companies, the Urban Development Institute (UDI), and the Richmond Small Builders Group to promote the program and share information on potential houses available for relocation.
 - b. The same information has been made available to building materials salvaging companies such as Habitat for Humanity's ReStore, and Surrey New and Used.
 - c. Staff led discussions with the Chief of the Sts'ailes First Nations Group to encourage them to consider relocating and repurposing houses listed on the webpage in order to support affordable housing options.
 - d. The program also established close coordination with the Development Applications Department to identify potential houses that may be made available through Rezoning and Development Permits providing sufficient lead time for marketing for house move prior to demolition.
 - e. Building Approvals has also established coordination with Corporate Communications to further raise public awareness of the program through media releases, posts on social media and other communications.

Positive Reception of House Move and Salvage Program

The House Move and Salvage Program successfully provides a streamlined regulatory process and supporting infrastructure for the public to consider house moving and/or salvaging of building materials as alternatives to demolition.

The Program has been endorsed by two of the main regional house moving companies, Nickel Brothers and Supreme Structural Transport Ltd., who actively use the Program webpage and engage staff on a regular basis on potential opportunities for house moves. The House Move and Salvage Coordinator receives regular inquiries from builders and home owners interested in considering house move as an alternative to demolition. Applicants for demolition permits for houses are regularly registering their houses with the Program; resulting in photographs and contact information of available houses viewable by the public at any given time.

Analysis

During this first year of the program's operation, there have been challenges affecting potential house moving. As expected, structural soundness and whether the building is built on crawlspace determines largely whether a house is a candidate for moving. Other factors encountered include proximity to suitable transportation routes, obstructions such as boulevard trees, access to barge sites, marketability and condition of houses, rising costs of moving and renovations, downturn in single family dwelling construction, insufficient lead times to arrange for moves and lack of storage areas in the City. In addition to above factors, the opinion of industry is that current market conditions are not favorable for whole house salvage, although there is a market for interior items such as cabinets, fixtures, furnaces, water heaters, railings, doors and appliances.

In response to these challenges, Building Approvals staff have continuously refined and augmented the initial process in efforts to improve opportunities for move and salvage. These include:

1. Identifying potential houses for moving sufficiently in advance of scheduled demolition through engaging owners at the development approval and building permit application stages.
2. Including interior photographs of houses available for move or salvage to identify potential interior elements that are readily marketable for salvaging purposes.
3. Continuing to engage building groups and the house moving industry through reviewing and addressing current factors challenging the relocation of houses.
 - a. Staff is currently in discussion with Nickel Brothers and the owner to facilitate a potential house move on Sorrel Drive that is otherwise scheduled for future demolition.

Observable Increased Interest in Relocation of Houses and Salvaging of Building Materials

Staff has observed an attitudinal shift in building culture towards re-use and repurposing as there is growing awareness of alternatives to demolition. Indications include steadily increasing inquiries and interests from builders' groups and the following recent examples.

- Staff mediated a move-onto foundation on a River Road property whereby a house sourced from North Vancouver was moved onto a permanent site. This is indicative of awareness by industry to find an economic solution by reuse of a structurally sound, existing structure to preserve its imbued materials and energy.
- Staff has received a proposal from a builders' group to establish, by their efforts, a depot for storage and free public distribution of building materials sourced from over supply at the end of construction. Although this would be a site that would be administered by the builders' group and not involve City property, staff is in consultation to coordinate efforts with the City's House Move and Salvage Program.

The above noted observations support staff recommendation to continue operation of the House Move and Salvage Program to further encourage the relocation of existing houses and salvaging of building materials. Despite the temporary Coordinator position having expired, the program is now beyond start up and can be administered by current staff.

The increased awareness and attitudinal shift of the building industry toward improved waste management practices is due to Council's foresight in promoting building re-use as well as minimum recycling requirements under the City's Demolition Waste and Recyclable Materials Bylaw 9516. These are measures that support advancement toward a more circular economy whereby resources are used as long as possible in efforts to minimize waste.

Recommended Changes to City of Richmond Building Regulation Bylaw 7230

Staff proposes Richmond Building Regulation Bylaw 7230, Amendment Bylaw 10013 in order to introduce an extended period of time for salvaging of building materials and alternative deconstruction for demolition. Currently, our process requires that a Building Permit is secured within 60 days after notice that it is ready for issuance, with penalties incurred after 30 days of not doing so.

One of the prerequisites for securing the permit for building a house is the removal of the existing structure contributing to an unintended urgency to demolish. In order to promote salvage for material reuse, it is our intention to allow a defined, adequate time period enabling demolition using deconstruction to source reusable materials. It is anticipated that given adequate time, many more opportunities for materials salvage will emerge.

Financial Impact

There is no financial impact.

Conclusion

This report provides information in support of Council's referral to encourage the relocation of existing houses and salvaging of building materials prior to demolition. The relocation of existing houses and salvaging of building materials in lieu of demolition represents the higher levels of recycling of through reuse, making building practices more sustainable.

The House Move and Salvage Program has been in operation for over a year and staff have noted positive changes and increased interest for alternatives to demolition from the public and building community. As program development is complete and operational, the Program has become integrated into the regular function and activities of the Building Approvals Department, requiring less staff time to maintain the web content and respond to inquiries.

The House Move and Salvage Program will continue under the administration of Building Approvals staff along with continued consultation and innovation with stakeholders to encourage house moving and salvage of building materials from existing structures prior to demolition.

Accordingly, staff have identified opportunities within the program to further encourage sustainable building practices. On this basis, staff will recommend the following:

1. That *Richmond Building Regulation Bylaw 7230, Amendment Bylaw 10013* be introduced and given first reading.



Rozina Merchant, P. Eng.
Code Engineer, Building Approvals
(604) 276-4356



Serena Trachta, Architect AIBC
Manager, Building Approvals
(604) 204-8515

JC:rm

Att. 1: Picture of House Moving and Salvage Program Webpage



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Discover Richmond
Parks, Trails & Cycling
Recreation & Community Centres
Sport & Event Hosting
Arts, Culture & Heritage

City Hall
City Services
Planning, Building & Development
Sustainability & Environment
Business & Local Economy
Public Safety
Careers

> Home > Planning, Building & Development > Building > Demolition, Moving or Salvage Program

Overview	
Planning & Zoning	>
Social Planning	>
Transportation Planning	>
Building	>
Development & Rezoning	>
Online Plan Submissions	>
City Capital & Construction Projects	>

BUILDING

Demolition, Moving or Salvage Program

Are you planning to demolish your house? Think again.

House Moving and Salvage Program

About

In an effort to minimize the demolition of livable houses as well as expand on the City's Demolition Waste Recycling initiative, the City of Richmond encourages homeowners to post their houses on the City's House Moving and Salvage List for the purpose of offering to move or salvage their house, prior to applying for a demolition permit.



Implementation

Homeowners wishing to demolish their house will be able to list their properties on the City website. This information will be viewable by the public for 60 days and will allow house moving and materials salvaging companies to contact homeowners for potential moving or salvaging opportunities.

See: [House Moving and Salvage Program](#) brochure to find out more information.

[Browse the list of houses available to move](#)

For information on a house, email housemoveandsalvage@richmond.ca.

Post Your House for Move or Salvage

To post your house for move or salvage, please complete the electronic form and waiver [Consent to Disclosure of Information](#) and email it to housemoveandsalvage@richmond.ca

Privacy of Information

The information posted to the City of Richmond's website is public information, and the City of Richmond cannot control or prevent the further distribution or use of such information by those who access the information. Accordingly, we encourage homeowners to consider the detail of information they choose to display about the property and the provided contact information. Any personal information that is collected on this website will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Subject to the City's compliance with the Freedom of Information and Protection of Privacy Act, the City is not responsible for the use of publicly shared information.

Popular Topics

- [Affordable Housing Strategy](#)
- [Official Community Plan](#)

Related Topics

- [City Bylaws](#)
- [Planning Committee](#)
- [Business & Local Economy](#)

Related Links

- [TransLink](#)
- [Canada Line](#)
- [Ministry of Transportation](#)
- [Agricultural Land Commission](#)
- [Metro Vancouver \(GVRD\)](#)
- [BC Building Code](#)
- [Before You Dig](#)
- [Technical Safety BC](#)



**Building Regulation Bylaw No. 7230,
Amendment Bylaw No. 10013**

The Council of the City of Richmond enacts as follows:

1. *Building Regulation Bylaw No. 7230*, as amended, is further amended by:

- a)* adding a new section 5.4.3 as follows:

5.4.3 If a **building permit** for the salvage of building materials has been issued for a property pursuant to subsection 12.1.2, then the time periods set out in section 5.4.1(b) and 5.4.2(b) for a **building permit** application for plan review related to such property may be extended by the **building inspector** for such amount of time as the **building inspector** determines is required to accommodate the salvage activities.

- b)* adding a new section 12.1.2 as follows:

12.1.2 Salvage for **reuse** of building materials from an existing **building** or **structure** that is to be demolished requires a **building permit**. In addition to any other conditions prescribed by this bylaw, the issuance of such a **building permit** will require the applicant to satisfy the same conditions as those required for a **building permit** for demolition, and to submit a certificate, in the form prescribed by the **building inspector**, confirming that all hazardous materials have been removed from the **building** or **structure**. The amount of salvaged material will be considered as contributing to the required recycled content as required by the *Demolition Waste and Recyclable Materials Bylaw 9516*.

- c)* adding the following definition, in alphabetical order, in section 16.1:

REUSE means the use of previously used building materials for the types of use referenced in the **building code**.

2. This Bylaw is cited as “*Building Regulation Bylaw No. 7230, Amendment Bylaw 10013*”.

FIRST READING

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>BRB</i>

MAYOR

CORPORATE OFFICER