



Planning Committee

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

**Tuesday, April 5, 2016
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the minutes of the meeting of the Planning Committee held on March 22, 2016.*



NEXT COMMITTEE MEETING DATE

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

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY CASA MIA PROJECTS LTD. TO REZONE THE PROPERTIES AT 10231 AND 10251 RUSKIN ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**
(File Ref. No. RZ 15-710997; 12-8060-20-008871/9519) (REDMS No. 4888822)

PLN-11

See Page PLN-11 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 be abandoned; and*

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



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

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

PLN-27

See Page PLN-27 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

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



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

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

PLN-42

See Page PLN-42 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

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

(2) *That a Heritage Alteration Permit be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to authorize the following alterations and works at 3735, 3751, 3755 and 3771 Chatham Street for the proposed redevelopment:*

- (a) *demolition and removal of any existing structures and buildings;*
- (b) *tree and landscaping removal, land clearing, excavation and any necessary site preparation activities;*
- (c) *site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works; and*
- (d) *deposit of a consolidation plan at the Land Title Office for the consolidation of the four lots into one development parcel.*



4. **MANAGER'S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, March 22, 2016

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day
Councillor Harold Steves

Also Present: Councillor Alexa Loo

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 8, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

April 5, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **AGRICULTURAL ADVISORY COMMITTEE 2015 ANNUAL REPORT AND 2016 WORK PROGRAM**

(File Ref. No. 01-0100-30-AADV1-02) (REDMS No. 4920699)

Discussion ensued with regard to the Agricultural Advisory Committee's (AAC) communication process and connectivity with Planning Committee and staff.

1.

Planning Committee

Tuesday, March 22, 2016

In reply to queries from Committee, Terry Crowe, Manager, Policy Planning, noted that (i) the AAC meets once a month and advises Council on proposed development applications, (ii) the AAC can consult the Planning Committee prior to requesting additional information from applicants, and (iii) full copies of AAC meeting minutes will be included in future Planning Committee agenda packages.

Todd May, Co-Chair, Agricultural Advisory Committee, noted the AAC may require additional information to consider development applications prior to advising the Planning Committee and that the AAC can suggest a process to further enhance communication with Council.

Committee commended the AAC on their work and their input on issues affecting local agriculture such as the proposed George Massey Tunnel replacement, the No. 5 Road Backlands Policy, and food security.

In reply to queries from Committee, Minhee Park, Planner 1, noted that Parks staff are organizing a farm tour for Council in Spring 2016 and that young people have been helped to farm in the city.

In reply to queries from Committee, Mr. Crowe noted that the AAC and other stakeholders were consulted during the creation of the Garden City Lands Legacy Landscape Plan, which will be used as a guideline. He added that Parks staff can provide a memorandum to update Council on the implementation of the 2014 approved Garden City Lands Legacy Landscape Plan.

It was moved and seconded

That the 2016 Agricultural Advisory Committee Work Program be approved.

CARRIED

Discussion ensued with respect to the AAC's communication process to Council.

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

It was moved and seconded

That staff examine an improved communication process for the Agricultural Advisory Committee and report back to Planning Committee.

CARRIED

Planning Committee
Tuesday, March 22, 2016

2. **APPLICATION BY ALEX JANE (AWJ INVESTMENTS INC.) FOR A ZONING TEXT AMENDMENT TO THE AUTO-ORIENTED COMMERCIAL (CA) ZONE TO PERMIT A RETAIL PAWNSHOP AT 3779 SEXSMITH ROAD, UNIT 2187**

(File Ref. No. 12-8060-20-009528; ZT 15-709967) (REDMS No. 4737405 v. 3)

Wayne Craig, Director, Development, reviewed the proposed application. He added that there is a secondary, more conservative option requiring that each pawnshop be approved on an individual basis.

Mr. Craig responded to queries from Committee regarding the number and locations of pawnshops in the city and the strict business licensing regulations applying to pawnshops.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9528, for a Zoning Text Amendment to the "Auto-Oriented Commercial (CA)" zone to amend the regulations regarding the locational criteria for Retail Pawnshop uses be introduced and given first reading.

CARRIED

Opposed: Cllr. Au

3. **APPLICATION BY HUEN AU YEUNG AND KIM KWOK CHING AU YEUNG TO DISCHARGE LAND USE CONTRACT 063 AT 9711 GILBERT CRESCENT**

(File Ref. No. 12-8060-20-009534; LU 16-721350) (REDMS No. 4930012)

It was moved and seconded

That Richmond Land Use Contract 063 Discharge Bylaw No. 9534, to discharge "Land Use Contract 063" from the title of 9711 Gilbert Crescent, be introduced and given first reading.

CARRIED

4. **APPLICATION BY LIONS COMMUNICATION INC. FOR A REVISED TEMPORARY COMMERCIAL USE PERMIT AT 12631 VULCAN WAY FOR 2016 AND 2017**

(File Ref. No. TU 15-717388) (REDMS No. 4944393)

It was moved and seconded

(1) *That the application by Lions Communication Inc. for a revised Temporary Commercial Use Permit at 12631 Vulcan Way be considered at Public Hearing to be held on April 18, 2016 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

Planning Committee
Tuesday, March 22, 2016

- (a) *"That a revised Temporary Commercial Use Permit be issued to Lions Communication Inc. at 12631 Vulcan Way for the purposes of permitting an evening night market event between April 29, 2016 to September 11, 2016 (inclusive) and April 28, 2017 to September 10, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules"; and*
- (2) *That the Public Hearing notification area be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.*

CARRIED

5. AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY MAHAL FARMS LTD. FOR SUBDIVISION AT 5800 NO. 7 ROAD
(File Ref. No. AG14-676391) (REDMS No. 4936050)

Mr. Craig reviewed the application, noting that the applicant has ensured the preservation of Rathburn House through the registration of a covenant on title and limiting development to a single-family dwelling.

In reply to queries from Committee, Mr. Craig provided an overview of how the heritage value of Rathburn House will be protected. He confirmed that a Heritage designation is not being sought at this time as the property owner did not agree to designate the house as a heritage building.

Discussion ensued with respect to the referral process to the Heritage Commission.

It was moved and seconded

That the ALR appeal application by Mahal Farms Ltd. to subdivide the property at 5800 No. 7 Road be endorsed and forwarded to the Agricultural Land Commission.

CARRIED

Discussion ensued with respect to the role of the Richmond Heritage Commission.

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

It was moved and seconded

That staff review the role of the Richmond Heritage Commission and report back.

The question on the referral was not called as discussion ensued regarding the criteria to refer potential heritage sites to the Heritage Commission.

Planning Committee
Tuesday, March 22, 2016

Mr. Crowe advised that the City is updating Richmond Heritage Inventory. He added that a memorandum on the matter was provided to Council on March 11, 2016 and undertook to resend the material to Council.

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

6. AGRICULTURAL LAND RESERVE APPLICATION BY MAYBERRY FARMS LTD. FOR SUBDIVISION AT 2400 AND 2600 NO. 7 ROAD AND UN-ADDRESSED ADJACENT PARCELS

(File Ref. No. AG 15-713643) (REDMS No. 4930112)

Mr. Craig reviewed the proposed application, noting that the AAC did not recommend the proposed subdivision into nine lots however, the applicant requires the proposed subdivision for estate planning purposes and to support farm labour.

Discussion ensued regarding the acceptability of the application to the Agricultural Land Commission.

In reply to queries from Committee, Randy May, owner of Mayberry Farms and Bob Holtby, Agrologist, summarized the proposed subdivision configuration, noting that there would be lots created with road access from No. 7 Road that would have potential for single-family homes to be built. He added that a covenant would be provided that building on the lots not fronting No. 7 Road would not occur unless road access is provided by the City.

In reply to queries from Committee, Mr. Craig advised that there are currently no plans to extend Cambie Road and that any potential extensions of the roads in the Agricultural Land Reserve would require Council approval.

It was moved and seconded

That the Agricultural Land Reserve Application by Mayberry Farms Ltd. to subdivide 2400 and 2600 No. 7 Road and five (5) adjacent un-addressed parcels, be endorsed and forwarded to the Agricultural Land Commission.

CARRIED

Opposed: Cllrs. Day
Steves

7. MANAGER'S REPORT

(i) Arterial Road Policy

Mr. Crowe provided an update on the upcoming public consultation on the Arterial Road Policy.

In response to queries from Committee, Mr. Crowe confirmed that consultations with additional stakeholders will be scheduled if requested.

Planning Committee
Tuesday, March 22, 2016

(ii) *Mylora Golf Course*

Mr. Craig provided an update on the anticipated non-farm use application by the Mylora Golf Course, where agricultural land may be transferred to the City. He added that an agricultural remediation plan would be included to ensure that the land to be transferred would not require significant capital investment by the City to become agriculturally viable.

It was suggested that the application be discussed at the next Parks, Recreation and Cultural Services Committee meeting on March 30, 2016.

(iii) *Ling Yen Mountain Temple*

Mr. Craig briefed Committee on the Ling Yen Mountain Temple development, noting that the traffic impact has been considered and that staff anticipates that the application would be presented in the second quarter, including information on potential traffic connections and proposed landscaping.

(iv) *Single Family Zoning District Referral – Additional Revisions to Single Family Zones*

Mr. Craig advised that the referral on the Single Family Zones will be brought back to Committee in May 2016, with suggested topics for public consultation.

(v) *Early Termination of Land Use Contract Applications*

In reply to queries from Committee regarding applications for early termination of land use contracts, Gavin Woo, Senior Manager, Building Approvals, advised that there have been no substantial increase in building permit applications compared to 2015.

(vi) *Rental Housing*

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that staff will provide an update to the Affordable Housing Strategy in the next quarter, including the potential to increase rental housing requirements in new developments.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:11 p.m.).

CARRIED

Planning Committee
Tuesday, March 22, 2016

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 22, 2016.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development

Date: March 31, 2016
File: RZ 15-710997


Re: Application by Casa Mia Projects Ltd. to rezone the properties at 10231 and 10251 Ruskin Road from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendations

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


Wayne Craig
Director of Development

WC: hc
Att.

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

Staff Report

Origin

Casa Mia Projects Ltd. has applied to the City of Richmond for permission to rezone the properties at 10231 and 10251 Ruskin Road (Attachment 1) in order to construct three (3) single family dwellings from the “Single-Detached (RS1/E)” Zone to the “Single Detached (RS2/B)” Zone (Attachment 2).

Background

Prior to this application, Council considered an earlier proposal (RZ 11-591786) and Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 (Attachment 3) was introduced and given first, second and third reading. As the applicant has withdrawn RZ 11-591786, the current rezoning application includes abandonment of Richmond Zoning Bylaw 8500 Amendment Bylaw 8871.

Findings of Fact

A Development Application Data Sheet, providing the technical details of the proposed development, is attached (Attachment 4).

Surrounding Development

Development that immediately surrounds the subject property includes:

- To the north and south along Ruskin Road, parcels are zoned “Single Detached (RS1/E)”.
- To the east along Ruskin Road, parcels are zoned “Single Detached (RS1/E) Zone”, “Single Detached (RS1/B)” and “Single Detached (RS2/B)”.
- To the west along Leonard Road, parcels are zoned “Single Detached (RS1/E)”.

Related Policies and Studies

Official Community Plan

The Official Community Plan land use designation for the subject properties is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Single Family Lot Size Policy 5469

The subject site is located within Single Family Lot Size Policy Area 5469 that Council adopted on February 19, 2001 (Attachment 5). The Single Family Lot Size Policy permits those properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place to rezone to the Single Detached (R1/B) Zone. However, the Single Detached (R1/B) Zone was subsequently replaced with the Single Detached (RS2/B) Zone, as per Richmond Zoning Bylaw 8500 Section 2.3.8, where the minimum lot size is 360 m² and minimum lot width is 12 m. Given the proposed subdivision is three lots of 491 m² with lot width of 13.41m, this rezoning complies with RS2/B zoning standards and Single Family Lot Size Policy 5469.

Flood Plain Designation and Protection Bylaw 8204

The development proposal is required to comply with the City's Flood Plain Designation and Protection Bylaw 8204. Registration on property title of a restrictive covenant for the purpose of flood indemnity is required prior to the adoption of the Richmond Zoning Bylaw 8500 Amendment Bylaw 9519.

Public Consultation

A rezoning sign is installed on the subject properties. To date the City has not received any comments from the public about the proposal. Should Council introduce and give first reading to the Richmond Zoning Bylaw 8500 Amendment Bylaw 9519, this application would then proceed to a Public Hearing.

Analysis

Tree Retention and Replacement

The applicant has submitted a Certified Arborist Report, which identifies on-site and off-site tree species, assesses their condition and provides recommendations on tree retention and removal in relation to the proposed development. Specifically, the Report assesses five (5) trees on the subject parcels and two (2) trees near the east property line that are sited within the City Right-of-Way along Ruskin Road.

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist Report, conducted visual tree assessments and provide the following comments, which are consistent with the Arborist Report submitted:

- Two (2) trees (tags #1 and #2) in City Right-of-Way should be removed.
- Three (3) trees (tags #3, #4 and #5) located on the development site should be removed.
- One (1) tree (tag #6) 90cm caliper Pine to be retained and protected.
- One (1) tree (tag #7) 18m caliper Holly to be retained and protected.

Tree Retention

Two (2) trees (tags #6 and #7) are required to be retained and protected as identified in the Tree Retention and Removal Plan (Attachment 6).

To ensure the protection of these trees, the applicant must complete the following items prior to adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9519:

- Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to the tree protection zone. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, and specific measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for Review.
- Submit a Survival Security in the amount of \$2,000.

Prior to demolition of the existing buildings on the subject site, the applicant is required to install tree protection fencing around the Pine and Holly trees at a minimum radius of 3 m from the base of these trees. Tree protection fencing must be installed to City standards in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site and must remain in place until the construction and on-site landscaping works are completed.

Tree Replacement

A total of three (3) trees are recommended for removal from the subject site. The OCP tree replacement ratio of 2:1 requires that six (6) replacement trees be planted and retained on-site. Two (2) trees are also recommended to be removed from the City Right-of-Way.

To ensure that the required replacement trees are planted at construction stage and maintained, the applicant is required to submit a Landscape Security of \$500 per tree, or \$3,000 total, for the trees on the subject site. To cover the costs associated with the removal and replacement, the Parks Department requires the applicant to contribute to the City's Tree Compensation Fund in the total amount of \$2,600. Both the Landscape Security and the City Tree Fund contributions must be secured prior to adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9519.

Affordable Housing Strategy

The City's Affordable Housing Strategy policy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$2/ft² of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to construct a legal secondary suite in 2 (two) single family dwellings. To ensure that the secondary suites are built to the satisfaction of the City, in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement to be registered on title stating that no final Building Permit inspection will be granted until 2 (two) secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the Zoning Bylaw. Registration of this legal agreement is required prior to adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9519.

Site Servicing and Frontage Improvements

Prior to approval of subdivision, the applicant is required to secure the design and construction of off-site improvements along Ruskin Road through a Work Order or a Servicing Agreement, as stated in Attachment 7.

Financial Impact

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

Conclusion

The proposal to rezone is consistent with the OCP land use designation and Single-Family Lot Size Policy 5469 and the applicant has consented to all Rezoning Considerations. It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 8871 be abandoned and that Richmond Zoning Bylaw 8500 Amendment Bylaw 9519 be introduced and given first reading.

Helen Cain

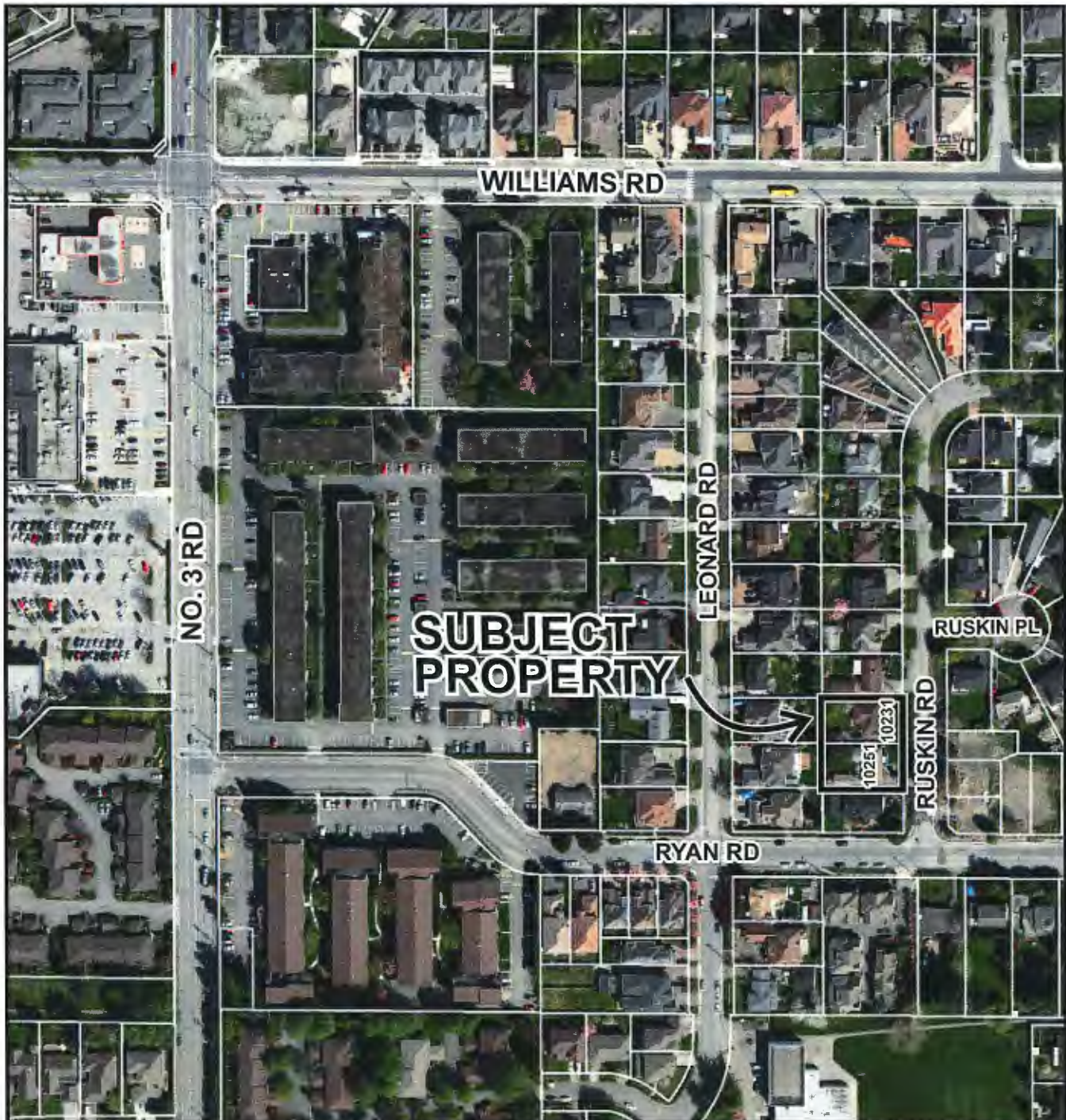
Helen Cain
Planner 2

HC:cas

- Attachment 1: Location Map/Aerial Map
- Attachment 2: Land Survey of Proposed Subdivision
- Attachment 3: Richmond Zoning Bylaw 8500 Amendment Bylaw 8871
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Area Policy 5469
- Attachment 6: Tree Retention and Removal Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 15-710997

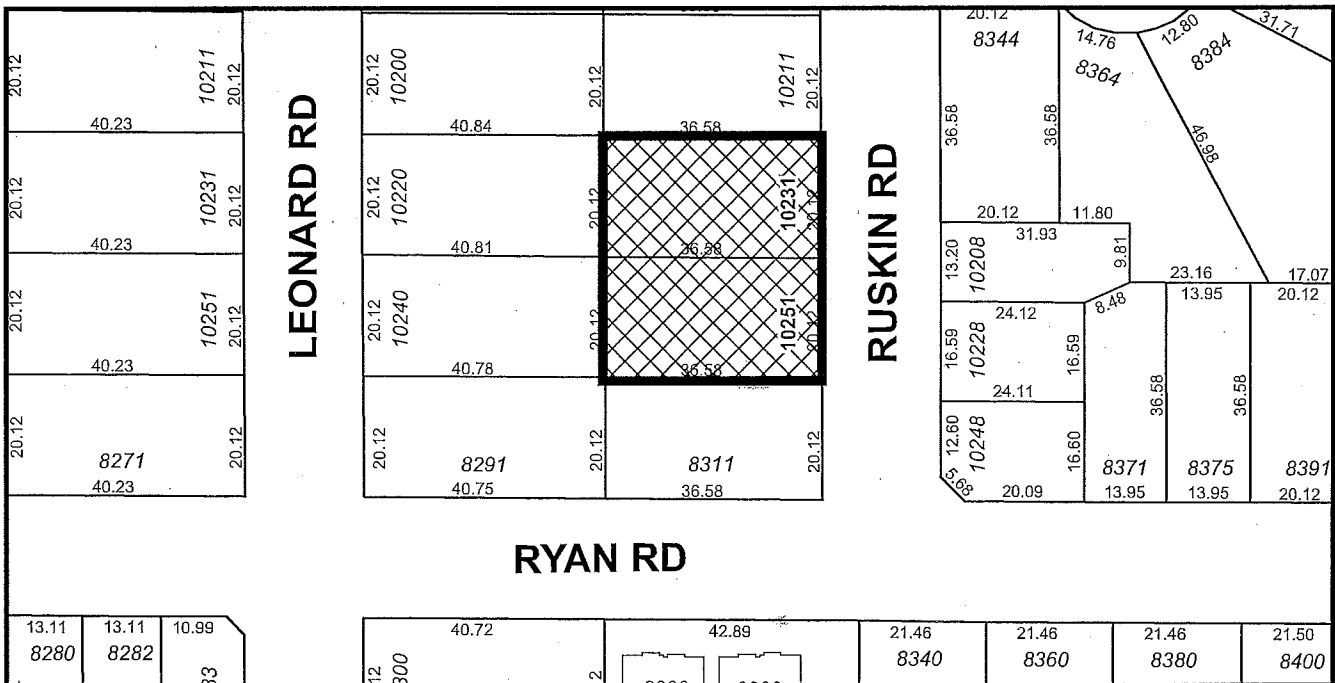
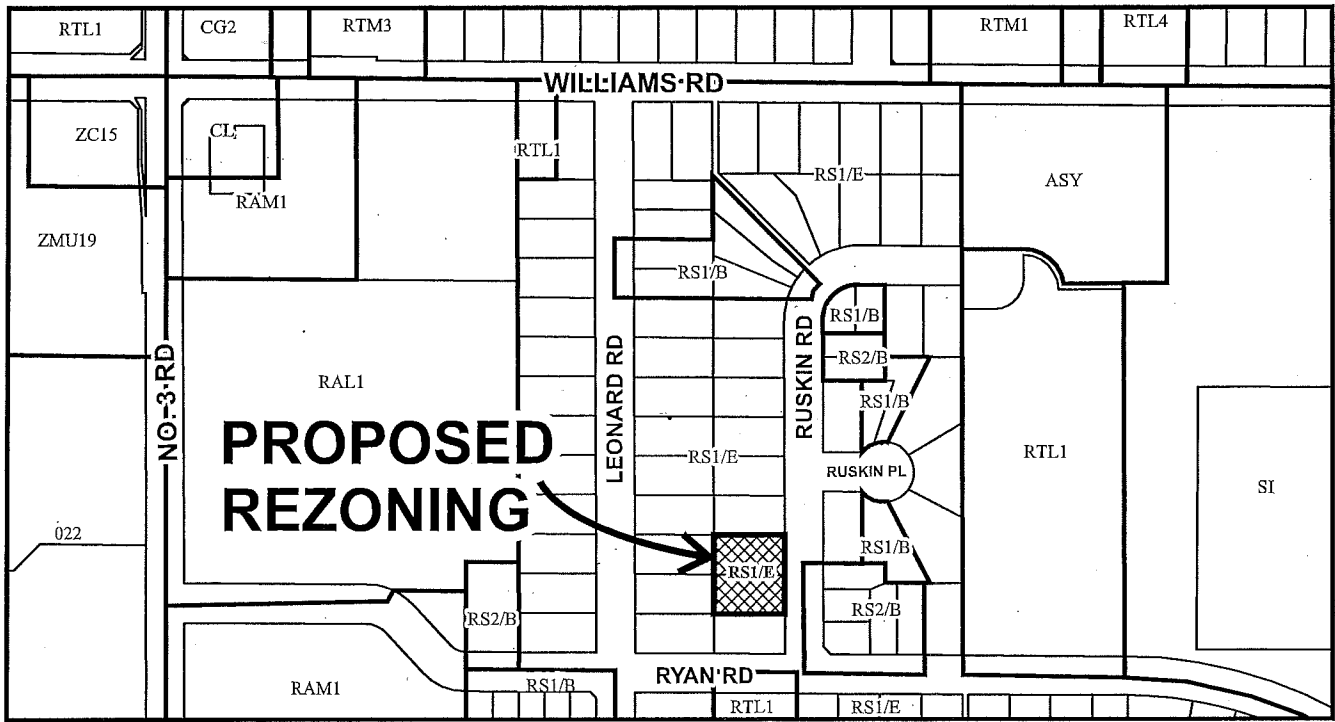
Original Date: 10/05/15

Revision Date: 03/24/16

Note: Dimensions are in METRES



City of Richmond



RZ 15-710997

Original Date: 10/05/15

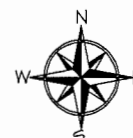
Revision Date: 03/24/16

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOTS 18 AND 19
BOTH OF SECTION 33 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18353**

#10231 RUSKIN ROAD, (LOT 18)
RICHMOND, B.C.
P.I.D 010-379-801

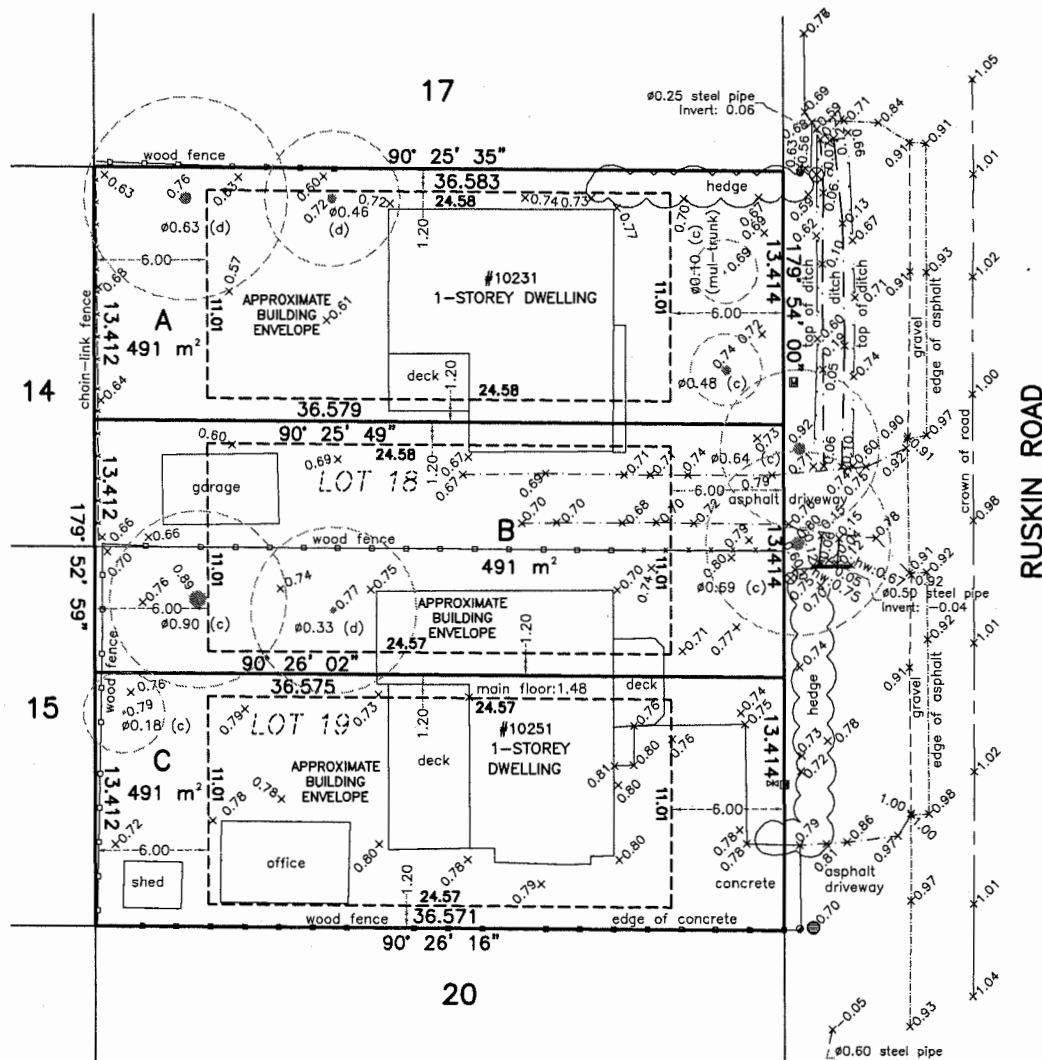
#10251 RUSKIN ROAD, (LOT 19)
RICHMOND, B.C.
P.I.D 003-554-988



SCALE: 1:250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- (c) denotes coniferous
- (d) denotes deciduous
- denotes power pole
- ⊙ denotes round catch basin
- ⊗ denotes inspection chamber
- denotes water meter
- ⊥ denotes water valve
- HW denotes headwall

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #204, Control Monument 02H2452
Located at In grassy area @ SW corner No.3 Road & Steveston Highway
Elevation = 1.559 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

AUGUST 11th, 2015.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

AUGUST 31st, 2011

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4592
FB-188 P124-126
Drawn By: TH/IO

DWG No. 4592-TOPO-02

PLN - 18



City of
Richmond

Bylaw 8871

**Richmond Zoning Bylaw 8500
Amendment Bylaw 8871 (RZ 11-591786)
10231 AND 10251 RUSKIN ROAD**

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

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

P.I.D. 010-379-801

Lot 18 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

P.I.D. 003-554-988

Lot 19 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8871"**.

FIRST READING

MAR 26 2012

A PUBLIC HEARING WAS HELD ON

APR 16 2012

SECOND READING

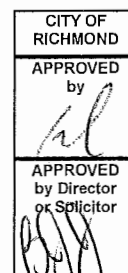
APR 16 2012

THIRD READING

APR 16 2012

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



RZ 15-710997

Attachment 4

Address: 10231 and 10251 Ruskin Road

Applicant: CASA MIA PROJECTS LTD

Planning Area(s): Broadmoor

| | Existing | Proposed | |
|--|---|---|----------------|
| Owner: | Casa Mia Projects Ltd. Inc. No. BC0795203 | N/A | |
| Site Size (m²): | 10231 Ruskin Road – 735 m ² 10251 Ruskin Road – 735 m ² Entire site – 1470 m ² | Lots 1, 2 and 3 – 490m ² Entire site – 1470m ² | |
| Land Uses: | Single Family Dwelling | Single Family Dwelling | |
| OCP Designation: | Neighbourhood Residential | Neighbourhood Residential | |
| Area Plan Designation: | None | None | |
| 702 Policy Designation: | 5469 | 5469 | |
| Zoning: | RS1/E | RS2/B | |
| Number of Units: | 2 single family dwellings | 3 single family dwellings and 3 secondary suites | |
| Other Designations: | None | None | |
| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
| Density (units/lot): | One principal dwelling | One principal dwelling | none permitted |
| Floor Area Ratio: | 0.55 | 0.55 | none permitted |
| Lot Coverage – Building: | Max. 45% | Max. 45% | none |
| Lot Size (min. dimensions): | 360 m ² | 491 m ² | none |
| Setback – Front Yard (m): | Min. 6 m | Min. 6 m | none |
| Setback – Side & Rear Yards (m): | Min. 1.2 m (side) Min. 6.0 m (rear) | Min. 1.2 m (side) Min. 6.0 m (rear) | none |
| Height (m): | Max. 2 ½ storeys, or Max. 7.5 m for a flat roof | Max. 2 ½ storeys, or Max. 7.5 m for a flat roof | none |
| Off-street Parking Spaces – Regular (R) / Visitor (V): | 2 (R) | 2 (R) | none |
| Off-street Parking Spaces – Total: | 2 | 2 | none |
| Tandem Parking Spaces: | permitted | permitted | none |
| Amenity Space – Indoor: | N/A | N/A | none |



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 2001

POLICY 5469

File Ref: 4045-00

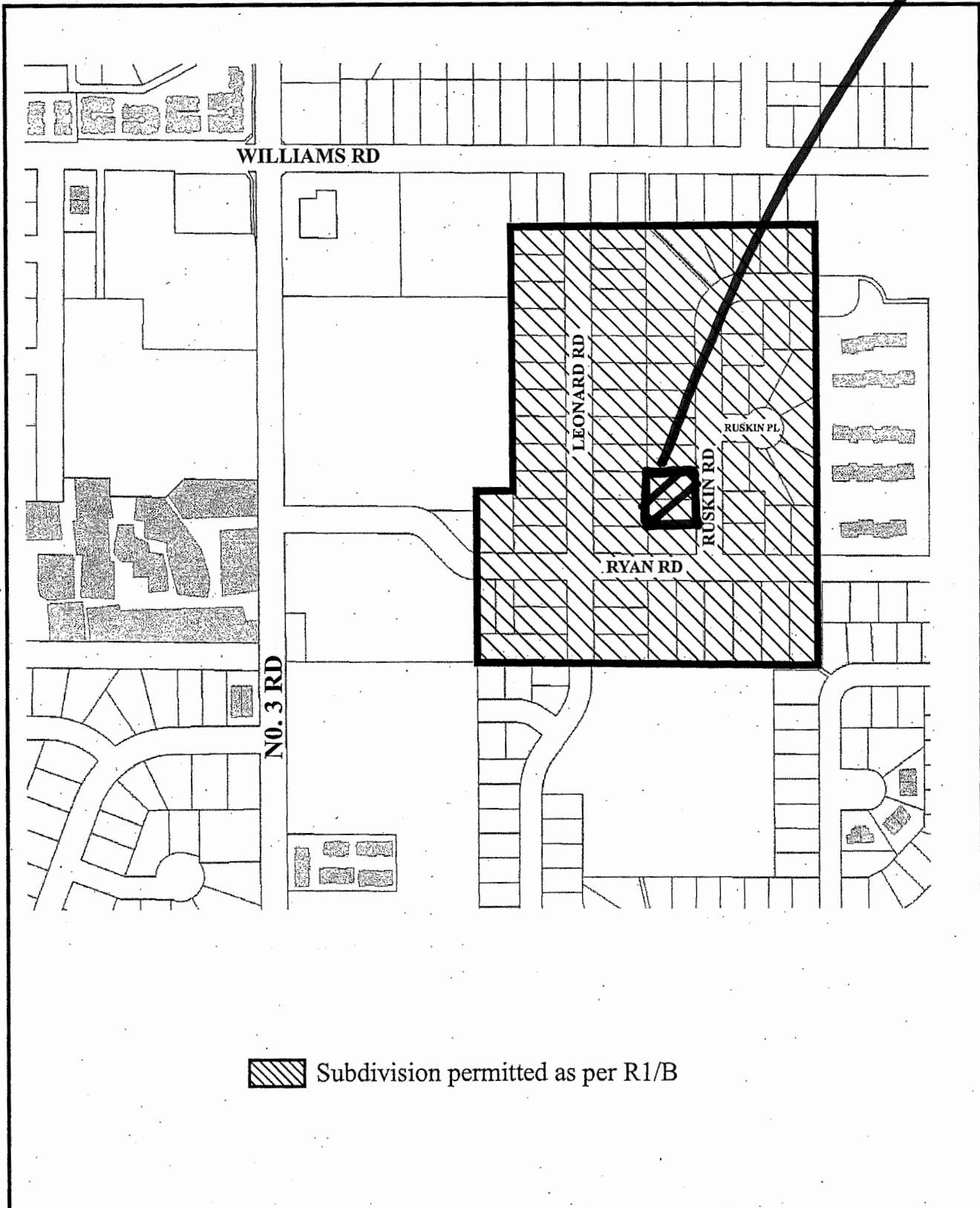
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 33-4-6


POLICY 5469:

The following policy establishes lot sizes in a portion of Section 33-4-6, for the properties generally located along **Ryan Road, Leonard Road, Ruskin Road and Ruskin Place**, as shown on the attached map:

That properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place (in a portion of section 33-4-6) as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) as per the Zoning and Development Bylaw 5300 and that this policy be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.

**SUBJECT
PROPERTIES**



 Subdivision permitted as per R1/B



POLICY 5469
SECTION 33,4-6

PLN - 22

Adopted Date: 02/19/01

Amended Date:

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOTS 18 AND 19
BOTH OF SECTION 33 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18353**

#10231 RUSKIN ROAD, (LOT 18)
RICHMOND, B.C.
P.I.D 010-379-801

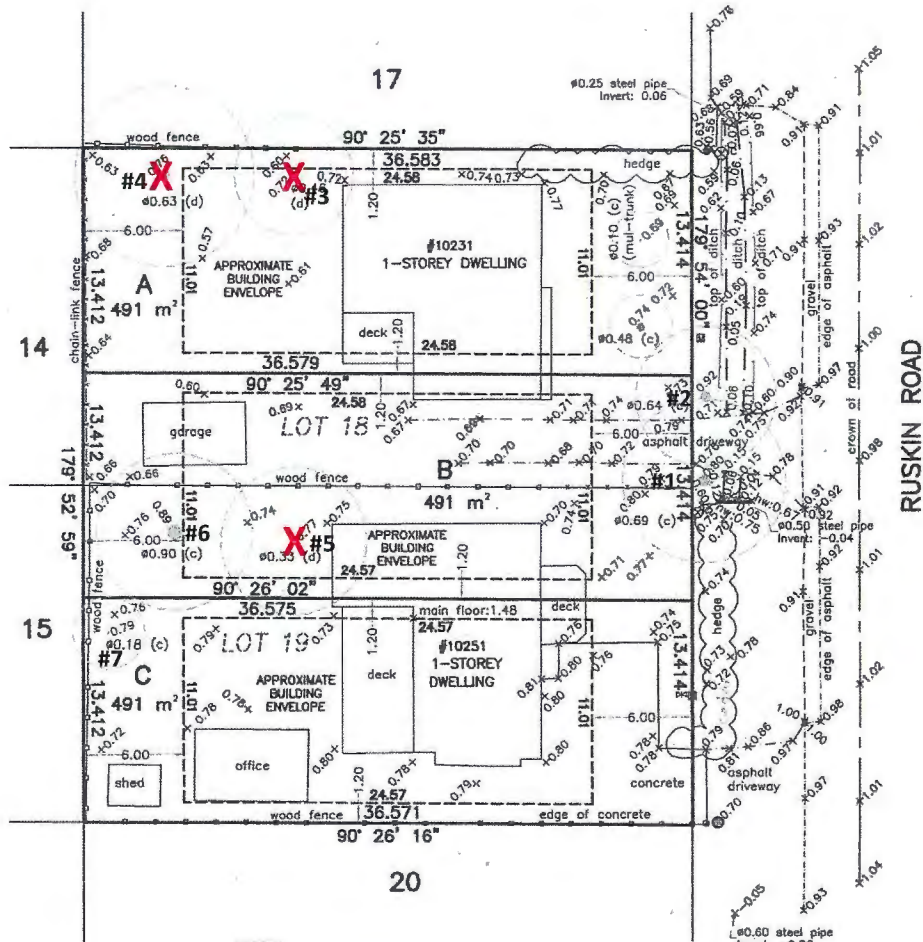
#10251 RUSKIN ROAD, (LOT 19)
RICHMOND, B.C.
P.I.D 003-554-988



SCALE: 1:250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:

- (c) denotes coniferous
- (d) denotes deciduous
- ⊙ denotes power pole
- ⊙ denotes round catch basin
- ⊙ denotes inspection chamber
- ⊙ denotes water meter
- denotes water valve
- HW denotes headwall

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #204, Control Monument 02H2452 Located at in grassy area @ SW corner No.3 Road & Steveston Highway
Elevation = 1.559 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

AUGUST 11th, 2015.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

AUGUST 31st, 2011

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4592
FB-188 P124-126
Drawn By: TH/IO

DWG No. 4592-TOPO-02

Site Survey – Not to Scale



City of Richmond

Rezoning Considerations

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

Address: 10231/10251 Ruskin Road

File No.: RZ 15-710997

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9519, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$3,000 for the planting and maintenance of a total of six (6) replacement trees on the subject site. 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 \$2,600 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 \$2,000 for the two trees 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 two (2) of the three (3) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to Subdivision approval, the developer must complete the following requirements:

- The applicant must identify and commit to design and/or provision of the following required water, storm and sanitary sewer connections, and utility works, as secured through a Work Order or a Servicing Agreement:

Water Works:

- Using the OCP Model, there is 123 L/s of water available at a 20 psi residual at No. 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At Developer's cost, the City will (a) cut and cap at main the existing water service connections along the Ruskin Road frontage; and (b) install three (3) new water service connections complete with meters and meter boxes along the Ruskin Rod frontage.

Storm Sewer Works:

- A ditch infill may be required to facilitate future driveway construction. This may require a watercourse crossing permit.
- At Developer's cost, the City will (a) install one new storm service connection complete with IC located at the sites north property line fronting Ruskin Road; and (b) install one new storm service connection complete with IC and dual connections located at the adjoining property line of two southern lots along the Ruskin Road frontage.

Sanitary Sewer Works:

- The Developer is required to retain two existing sanitary service connections along Ruskin Road frontage.
- At Developers cost, the City will install a new sanitary IC service connection located at the southeast corner of the newly subdivided property.

Utility Works:

- The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers in order to (a) underground Hydro service lines; (b) relocate or modify any existing power poles and/or guy wires within the property frontages and (c) to determine if above ground structures are required and coordinate locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9519 (RZ 15-710997)
10231 and 10251 Ruskin 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 areas and by designating them **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 010-379-801

Lot 18 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

and

P.I.D. 003-554-988

Lot 19 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9519"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

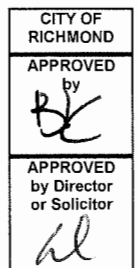
SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 24, 2016

File: RZ 15-700202

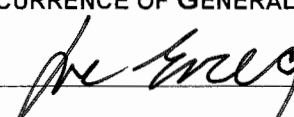
Re: Application by Jan W. Knap for Rezoning at 10420/10440 Odlin Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

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


Wayne Craig
Director, Development

WC:jr
Att.

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

Staff Report

Origin

Jan W. Knap has applied to the City of Richmond for permission to rezone 10420/10440 Odlin Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone to permit a subdivision to create two (2) single family lots (Attachment 1). The property is currently occupied by a strata-titled duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the site is as follows:

- To the North, South, and East are dwellings on lots zoned “Single Detached (RS1/B)”.
- To the West is a church on a lot zoned “Assembly (ASY)”, beyond which are dwellings on lots zoned “Single Detached (RS1/B)”.

Related Policies & Studies

Official Community Plan/West Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential.” The proposed rezoning and subdivision are compliant with this designation.

The subject property is located in the Odlinwood Neighbourhood of the West Cambie Area Plan (Attachment 4). The Area Plan land use designation for the subject property is “Residential (Single-Family only)” (Attachment 5). The proposed rezoning and subdivision are compliant with this designation.

The Odlinwood Neighbourhood was primarily developed during the 1990’s and into the early 2000’s, and includes both multi-family and single-family housing at a range of densities and lot sizes. The Area Plan provides for infill residential development that is compatible with the character of existing development in the neighbourhood. This proposal to rezone the subject property to the “Single Detached (RS2/B)” zone is consistent with the policies and land use designation contained in the Area Plan.

Zoning Bylaw

This rezoning application is also consistent with the amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500, which indicates that rezoning applications may be

considered to permit the subdivision of a lot containing a duplex into no more than two (2) single-family lots. Each lot proposed at the subject site will be approximately 12.8 m (42 ft) wide and approximately 437 m² (4,703 ft²) in area.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Area 2. In accordance with the Aircraft Noise Sensitive Development Policy (ANSND) in the OCP, applications involving rezoning from one (1) single-family sub-zone to another may be considered in this aircraft noise sensitive area.

There are existing covenants registered on title of the strata lots to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction (BW234193 and BW234194).

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.

Ministry of Transportation and Infrastructure Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one (1) year. Formal approval from MOTI 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 this application advance to a Public Hearing, any interested parties will have the opportunity to address council directly.

Analysis

Site Access

Vehicle access to the proposed lots is to be from Odlin Road via separate driveway crossings.

Prior to rezoning, the applicant is required to register a legal agreement on title to ensure that the driveway crossings to the proposed lots are located either next to each other or at opposite ends of the lots to maximize on-street parking opportunities.

Tree Retention and Replacement

Consistent with Council Policy 5032, the applicant has agreed to plant two (2) trees on each lot proposed [for a total of four (4) trees]. Prior to final adoption of the rezoning bylaw, the applicant must submit a landscaping security in the amount of \$2,000 (\$500/tree) to ensure that the trees are planted and maintained.

Existing Legal Encumbrances

There is an existing covenant (registered on title of each of the two strata lots) that restrict the property to a duplex (charge numbers BW227812 and BW227813). These covenants must be discharged from title prior to subdivision approval.

There is an existing 6.0 m wide statutory right-of-way registered on title for the sanitary sewer within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. The applicant is aware that encroachment into the right-of-way is not permitted.

Affordable Housing Strategy

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

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

Site Servicing and Frontage Improvements

At future development stage, the applicant must complete the required servicing works as described in Attachment 6.

The applicant is also required to complete the following road improvements along Odlin Road:

- Improve the current boulevard along the Odlin Road frontage to the City's current standard, to include (but is not limited to), curb and gutter, minimum 2 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at the property line, to be consistent with the road cross-section that is already established immediately to the east;
- Remove the metal guardrail within the boulevard on Odlin Road in front of the northeast corner of the subject site;

- Install a metal guardrail or alternative to transition to the existing boulevard and roadway to the west of the subject site.

Financial Impact

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

Conclusion

The purpose of this rezoning application is to rezone 10420/10440 Odlin Rd from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit a subdivision to create two (2) lots.

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

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

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9540 be introduced and given first reading.



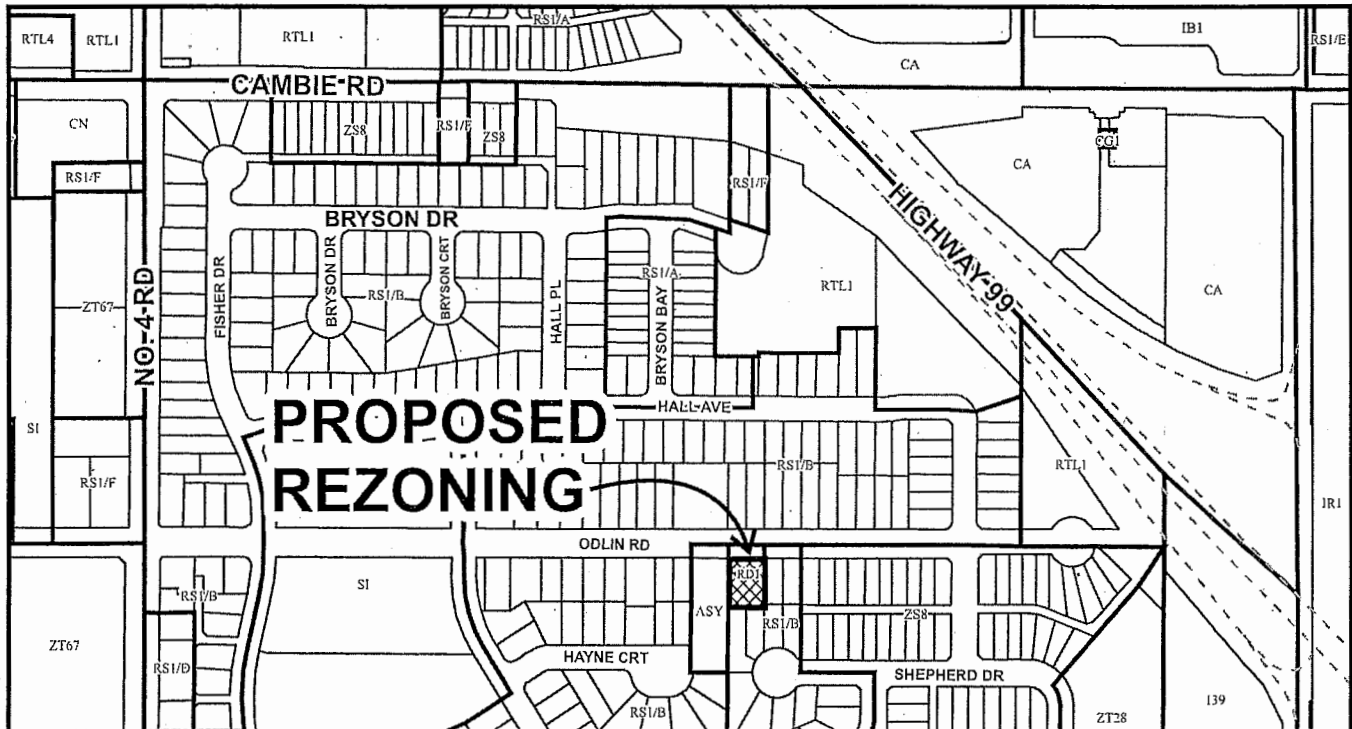
Jordan Rockerbie
Planning Technician

JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Survey showing the proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: West Cambie Neighbourhood Map
- Attachment 5: West Cambie Land Use Map
- Attachment 6: Rezoning Considerations



City of Richmond



| | | | | | | | | | |
|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 10377 12.84 | 10391 38.53 | 10411 12.87 | 10431 12.87 | 10451 12.85 | 10455 12.85 | 10471 13.00 | 10491 12.70 | 10511 12.85 | 10520 12.84 |
| ODLIN RD | | | | | | | | | |
| 12.87 10360 | 12.87 10366 | 25.72 10380 | 25.73 10420 | 12.87 10462 | 12.87 10468 | 13.00 10482 | 11.00 10488 | 9.00 10500 | 12.00 10520 |
| 30.00 | 30.00 | 78.68 | 34.00 | 31.48 | 31.48 | 32.07 | 32.07 | 32.07 | 32.07 |
| 12.87 | 12.87 | | 12.87 | 12.87 | 12.87 | 13.00 | 11.00 | 9.00 | 12.00 |
| 0.00 | 0.00 | | | | | 12.00 | 11.00 | 11.00 | 10.00 |



RZ 15-700202

Original Date: 07/07/15

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 15-700202

Original Date: 07/07/15

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SITE PLAN OF PROPOSED SUBDIVISION OF STRATA PLAN NWS782, EXCEPT PLAN BCP25965 AND PART DEDICATED ROAD ON PLAN LMP44303 SECTION 35 BLOCK 5 NORTH RANGE 6 WEST NWD

OWNERS: 19420 & 10440 Odlin Road, Richmond
E.D.: 001-522-442 & 001-522-451

SCALE: 1" = 250'

ALL DISTANCES ARE IN METRES

The indicated site area of this plan is 500m in width
and 430m in height (c.s.s.) when plotted at a scale of 1:250.

LEGEND

- DENOTES LEAD PILE FOUND
- DENOTES STANDARD BORN POST FOUND
- DENOTES SQUARE METRES
- DENOTES CATCH BASIN - ROUND
- DENOTES POWER POLE
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES SANITARY MANHOLE
- DENOTES STORM MANHOLE
- DENOTES TREE AND CANOPY EXTENT
- DENOTES GROUND ELEVATION
- DENOTES SUMP
- DENOTES TOP OF WALL ELEVATION
- RL DENOTES RETAINING WALL

REMARKS:
1. The plan was prepared for architectural design and
all necessary engineering and surveying work must be
done by a registered professional engineer or surveyor.
The plan is not to be used for any other purpose without
the written consent of the surveyor.

NOTES:
1. Lot dimensions are derived from Reference Plan EPP50807.
Measurements shown are to the exterior siding of building.
Elevations are in metres (VDZ8 1985-2005) - IN METERS
located at the intersection of Brown Road and
Brown Gate. Elevation = 1.75m.

Level elevations and right of easement from property lines
have been derived from municipal records and field survey. Contractor
to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter.
If this plan is used in digital form, Target Level Surveying (NL) Ltd.
will only assume responsibility for information content
shown on original computerized drawing.

Target Level Surveying (NL) Ltd. is a company
incorporated in Canada.

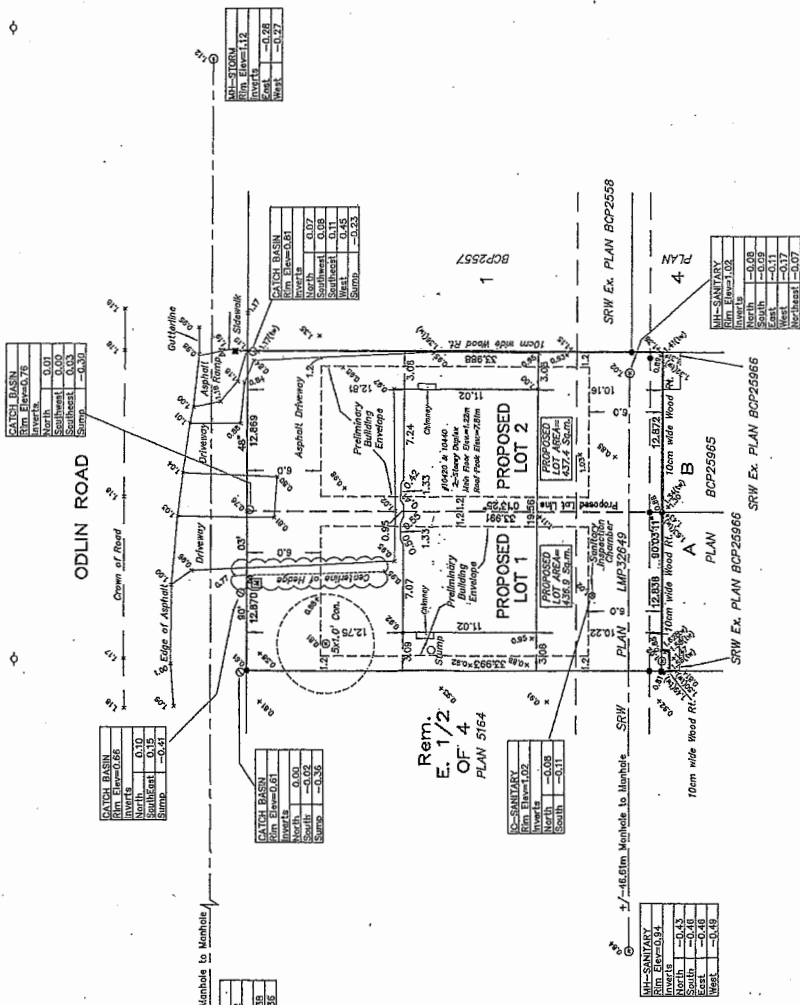
This Plan was prepared for architectural design and
all necessary engineering and surveying work must be
done by a registered professional engineer or surveyor.
The plan is not to be used for any other purpose without
the written consent of the surveyor.

TARGET
LEVEL SURVEYING
NL LTD.

www.targetlevelsurveying.ca

FILE: NL252-1209

© TARGET LEVEL SURVEYING (NL) LTD 2015



THIS DOCUMENT IS NOT VALID UNLESS INDICALLY SIGNED AND
SIGNED EFFECTS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-EVALUATE PROPERTY LINES OR CORNERS



RZ 15-700202

Attachment 3

Address: 10420/10440 Odlin Rd

Applicant: Jan W. Knap

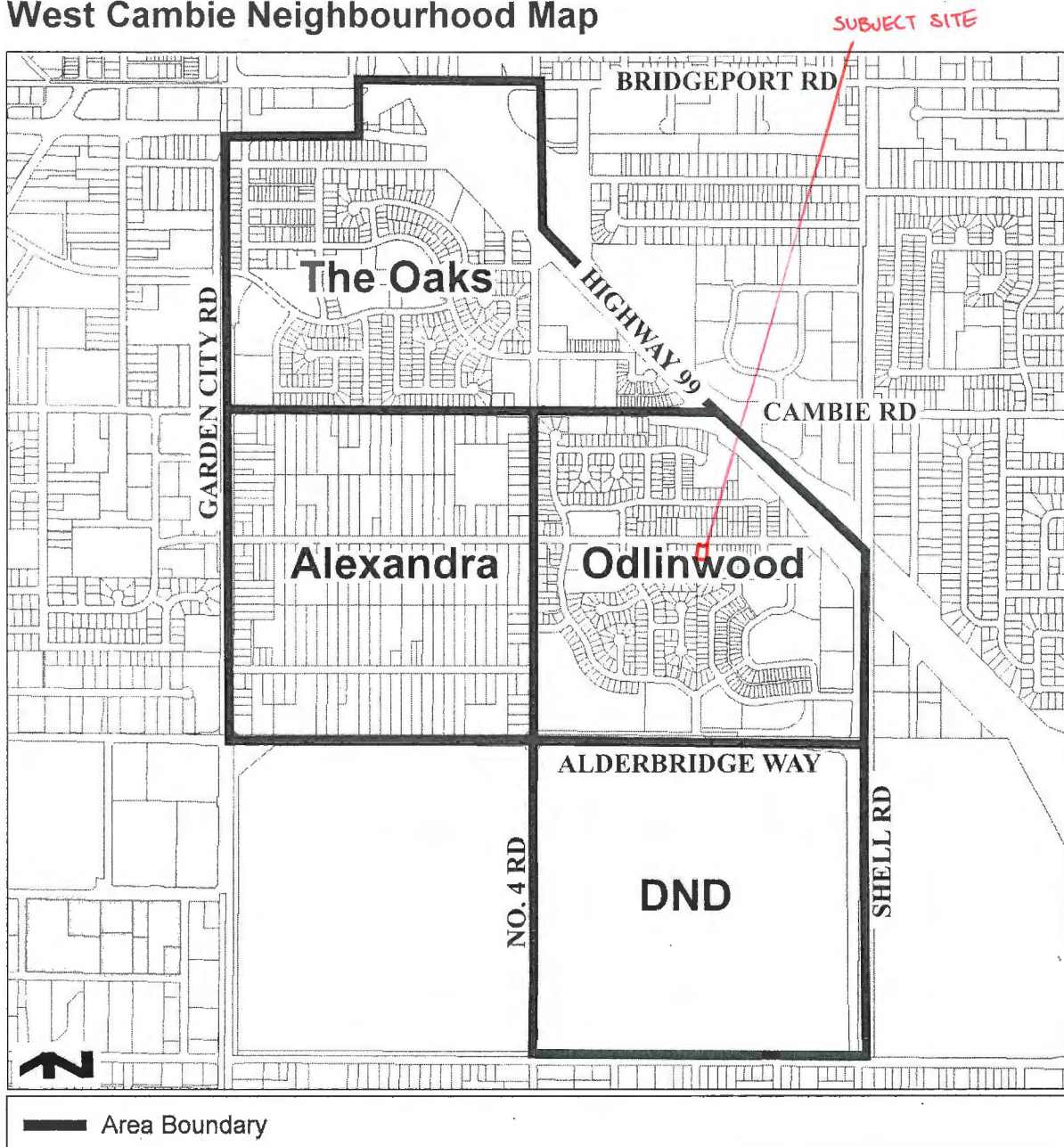
Planning Area(s): West Cambie (Odlinwood Neighbourhood)

| | Existing | Proposed |
|-----------------------------------|---|---|
| Owner: | Jan Wladyslaw Knap Krystyna Jadwiga Dittmer-Knap Rafal Peter Knap | To be determined |
| Site Size (m²): | 875 m ² (9,418 ft ²) | Two (2) lots, each approximately 437 m ² (4,703 ft ²) |
| Land Uses: | One (1) duplex | Two (2) residential lots |
| OCP Designation: | Neighbourhood Residential | No change |
| Area Plan Designation: | Residential (Single Family Only) | No change |
| Zoning: | Two-Unit Dwellings (RD1) | Single Detached (RS2/B) |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|----------------------------------|--------------------|---------------------------------|----------------|
| Floor Area Ratio: | Max. 0.55 | Max. 0.55 | none permitted |
| Lot Coverage – Building: | Max. 45% | 45% | none |
| Lot Size (min. dimensions): | 360 m ² | Each approx. 437 m ² | none |
| Setback – Front & Rear Yard (m): | Min. 6 m | Min. 6 m | none |
| Setback – Side Yard (m): | Min. 1.2 m | Min. 1.2 m | none |
| Height: | 2 ½ Storeys | 2 ½ Storeys | none |

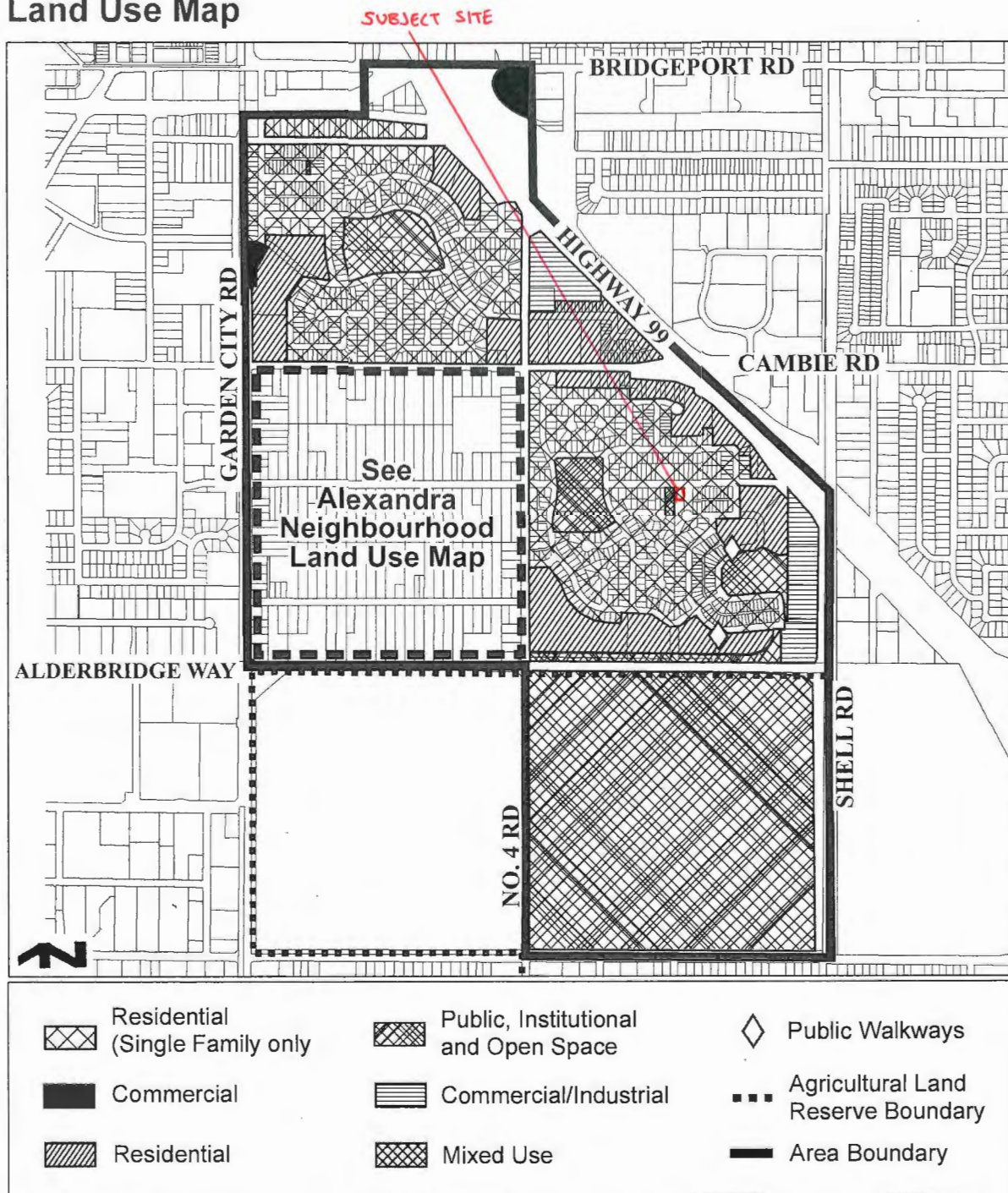
Other: Tree replacement compensation required for loss of bylaw-sized trees.

West Cambie Neighbourhood Map



City of Richmond

Land Use Map





Address: 10420/10440 Odlin Rd

File No.: RZ 15-700202

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9540, the applicant is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$2,000.00 (\$500/tree) to ensure that a total of two (2) replacement trees are planted and maintained on each lot proposed [for a total of four (4) trees; minimum 6 cm deciduous caliper or 3 m high conifers].
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
6. Registration of a legal agreement on title to ensure that the driveway crossings to the proposed lots are located either next to each other or at opposite ends of the lots to maximize on-street parking opportunities.

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

- Discharge of covenants BW227812 and BW227813 from the title of the Strata Lots, which restrict the subject site to a duplex.
- The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage.

Water Works:

- Using the OCP Model, there is 306.0 L/s of water available at a 20 psi residual at the Odlin Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95L/s.
- The developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations at Building Permit stage 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.
- At the developer's cost, the City is to:
 - Cut and cap the existing water service connection at the watermain, along the Odlin Rd frontage.
 - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Odlin Rd frontage away from proposed driveways.

Storm Sewer Works:

- The developer is required to retain the existing storm service connection located at the mid-point of the subject site's Odlin Rd frontage.
- At the developer's cost, the City is to:

- Determine if the existing storm service connections and inspection chambers at the northeast and northwest corners of the subject site are active. If so, remove and cap service. If not, cap the site's service connection.
- Relocate as required and, if necessary, upgrade the existing inspection chamber to the adjoining property line of the proposed lots.
- Remove the inspection chamber and cap the service connection located in the centre of the north property line of proposed Lot 1.

Sanitary Sewer Works:

- The developer is required to retain the existing sanitary service connection to service the proposed west lot (Lot 1).
- At the developer's cost, the City is to:
 - Install a new sanitary service connection and inspection chamber, located within the statutory right-of-way along the south property line of the subject site to service the proposed east lot. Tie-in service connection to the existing sanitary manhole (SMH7182).

Frontage Improvements:

- Improve the current boulevard along the Odlin Road frontage to the City's current standard, to include (but is not limited to), curb and gutter, minimum 2 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at the property line, to be consistent with the road cross-section that is already established immediately to the east;
- Remove the metal guardrail within the boulevard on Odlin Road in front of the northeast corner of the subject site;
- Install a metal guardrail or alternative to transition to the existing boulevard and roadway to the west of the subject site.

Note: to maximize opportunities for on-street parking, the two (2) driveway crossings to the proposed lots (each 4 m wide) should be located either next to each other or at opposite ends of the lots.

General Items:

- The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground proposed hydro service lines;
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - Determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- The developer is required to submit a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit for any construction hoarding. If construction 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.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

- * This requires a separate application.

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

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

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

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

(signed original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9540 (RZ 15-700202)
10420/10440 Odlin Road**

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

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

P.I.D. 001-522-442

Strata Lot 1 Section 35 Block 5 North Range 6 West New Westminster District Strata Plan NW782 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

P.I.D. 001-522-451

Strata Lot 2 Section 35 Block 5 North Range 6 West New Westminster District Strata Plan NW782 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9540"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development
Date: March 24, 2016
File: RZ 15-697899
HA 15-697904
Re: Application by Tien Sher Chatham Developments Ltd. for a Rezoning at 3735, 3751, 3755 and 3771 Chatham Street from Steveston Commercial (CS3) to Commercial Mixed Use (ZMU32) - Steveston Village and a Related Heritage Alteration Permit

Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to create the "Commercial Mixed Use (ZMU32) - Steveston Village" zone, and to rezone 3735, 3751, 3755 and 3771 Chatham Street from "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU32) - Steveston Village", be introduced and given first reading.
2. That a Heritage Alteration Permit be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to authorize the following alterations and works at 3735, 3751, 3755 and 3771 Chatham Street for the proposed redevelopment:
 - a. Demolition and removal of any existing structures and buildings;
 - b. Tree and landscaping removal, land clearing, excavation and any necessary site preparation activities.
 - c. Site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works.
 - d. Deposit of a consolidation plan at the Land Title Office for the consolidation of the four lots into one development parcel.

Wayne Craig
Wayne Craig
Director, Development

WC:ke

| REPORT CONCURRENCE | | |
|--------------------|-------------------------------------|--------------------------------|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Affordable Housing | <input checked="" type="checkbox"/> | <i>John E. ...</i> |

Staff Report

Origin

Tien Sher Chatham Developments Ltd. has applied to the City of Richmond for permission to:

- a. Rezone 3735, 3751, 3755 and 3771 Chatham Street from “Steveston Commercial (CS3)” to a new “Commercial Mixed Use (ZMU32) - Steveston Village” zoning district in order to redevelop the site into a three-storey mixed use building containing approximately 281 sq. m. (3,026 sq. ft.) of commercial space on the ground floor and 16 residential units on the 2nd and 3rd floors (totalling approximately 1,025 sq. m or 11,038 sq. ft.).
- b. Obtain a Heritage Alteration Permit on the subject site to allow for site preparation activities, works, investigations and lot consolidation related to the proposed redevelopment.

A location map is contained in Attachment 1

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 2.

Surrounding Development

The subject site consists of four separate lots located on the north side of Chatham Street in Steveston. The site contains an existing house. The remainder of the land is generally vacant with existing landscaping and trees.

To the North: Across an existing lane allowance, a church on a site zoned “Assembly (ASY)”.

To the South: Across Chatham Street, existing commercial developments zoned “Steveston Commercial (CS3)” and under Land Use Contract (LUC70).

To the East: An existing two-storey medical building under Land Use Contract (LUC92).

To the West: A former church building currently being used for commercial activities on a site zoned “Steveston Commercial (CS3)”. This existing building is the former “Steveston Methodist Church” and is an identified heritage resource building in the Steveston Village Conservation Strategy.

Related Policies & Studies

Official Community Plan/ Steveston Area Plan

The subject site is located in the Steveston Village Core Area of the Steveston Area Plan Official Community Plan (OCP) and is designated “Heritage Mixed Use”. This designation allows for commercial/industrial uses on the ground floor with residential uses above. The proposed mixed-use development proposing street fronting commercial at grade and residential on the second and third levels is consistent with the Steveston Area Plan land use designation for the site.

Steveston Village Heritage Conservation Area and Steveston Village Conservation Strategy

The subject site is also located in the Steveston Village Conservation Area, as identified in the Steveston Area Plan OCP. Any construction activity or modification to buildings or land in the Conservation Area (including subdivision), requires approval of a Heritage Alteration Permit (HAP) in conjunction with the normal development applications required for redevelopment. The HAP application being considered in this report to allow for demolition, land clearing/excavation, tree removals, site preparation and lot consolidation complies with requirements in the Steveston Village Conservation Area. A second Heritage Alteration Permit application will be required as part of the forthcoming Development Permit application process to allow for construction of the project.

The Steveston Village Conservation Area references the importance of the historical subdivision pattern and lot lines associated with the 1892 survey plan and overall heritage character of the area. The proposed development on the subject site generally complies with the heritage character of historic lot lines as the mixed use development is designed to appear as four distinct buildings based on the historic subdivision pattern in Steveston.

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 Planning Committee endorse this application and should Council grant 1st reading to the rezoning bylaw, the rezoning application will be referred to a Public Hearing where any interested party will have the opportunity to address Council directly.

Richmond Heritage Commission

The proposed redevelopment was presented to the Richmond Heritage Commission on July 15, 2015, and was supported. Please refer to Attachment 3 for an excerpt of the Richmond Heritage Commission minutes.

Analysis**Built Form and Architectural Character**

The development will feature a three-storey building placed at zero lot line to the front and side yards, which is consistent with Development Permit guidelines in the Steveston Village Conservation Area. Ground floor elevation will match the elevation of the existing sidewalk consistent with the plan (Attachment 4 – Conceptual Development Plans).

The exterior design and architectural detailing suggests four different design approaches for the purpose of reflecting the existing property line boundaries, a character defining element of the Steveston Village Conservation Area. The detailing of the four different design approaches also draws architectural references to four existing buildings in the Steveston Village Conservation Area that are identified heritage resources, including the Steveston Methodist Church located on the neighbouring site to the west.

Proposed Commercial Mixed Use (ZMU32) – Steveston Village Zoning District

The new zone proposes similar permitted uses as compared to other mixed use zones in Steveston Village that generally includes retail and commercial services, personal and financial services, industrial/manufacturing activities and residential uses that are consistent with the surrounding area.

The new proposed zoning district has specific provisions to take into account:

- General base density of 1.0 FAR.
- Additional density related to affordable housing and Steveston Heritage Conservation Grant Program provisions up to 1.6 FAR.
- A maximum building height of 12 m (3 storeys) – Variance is being requested for rooftop access structures.
- Other regulations specific to permitted lot coverage and shared commercial and visitor residential parking.

Tree Retention and Replacement

The City's Tree Preservation Coordinator has reviewed the submitted report prepared by a Certified Arborist. Parks Department staff have also conducted a review of the report for the trees located on City road/lane allowances. Upon review of the arborist report, staff concur with the findings and recommendations of the report. A total of 29 trees are proposed to be impacted as a result of the development. 7 are off-site trees located on City property (road/lane allowances), 20 are on-site trees (17 are hedgerow trees) and 2 are located on or shared with a neighbouring property (See Attachment 5 for a Tree Removal and Retention Plan). The following is a summary of recommendations.

- Remove 7 off-site trees located on City property and provide a cash-in-lieu contribution of \$7,800 as compensation as recommended by City Parks staff.
- Remove 3 on-site trees, which are fruit trees in poor condition and in conflict with the proposed building envelope.
- Remove 1 cedar hedgerow consisting of 17 existing mature evergreen trees, which are in fair condition, but in conflict with the building envelope such that they cannot be retained.
- Remove 2 neighbouring trees along the site's west property line that cannot be retained due to its close proximity to the proposed development. The applicant has obtained written permission from the property owner to the west to remove the two referenced trees.
- Retain 1 neighbouring tree (62 cm caliper Western Red Cedar in good condition) located adjacent to the north east corner of the development site and protect it based on the recommendations of the consulting arborist.

Tree Replacement

A total of 20 bylaw sized on-site trees are proposed to be removed. As the site is not able to accommodate the required 2:1 ratio of replacement trees (40 trees) to be replanted on-site, a cash-in-lieu contribution (to the City's Tree Compensation Fund) to achieve the OCP tree replacement ratio of 2:1 (\$500 per replacement tree) is proposed for this rezoning. As a result, a \$20,000 cash-in-lieu contribution is being secured through the rezoning considerations for bylaw sized on-site tree removal (refer to Attachment 6 for a summary list of rezoning considerations for this project).

For the 7 off-site trees located on City land (road and lane allowances), Parks staff have reviewed these trees and recommend a cash-in-lieu contribution of \$7,800 as compensation for their removal to accommodate the proposed development. This cash-in-lieu contribution will facilitate tree replacement planting by the City at or near the subject site and is a rezoning consideration for this development.

For the 2 bylaw sized trees on a neighbouring site to the west, an appropriate tree permit is required for removal, with appropriate compensation determined through the review of the tree removal application. Through this rezoning, the applicant has obtained written permission from the property owner for tree removals.

Tree Protection

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

Transportation and Site Access

Vehicle access will be through an extension of the existing lane across the entire north edge of the site. The entrance to the parkade structure containing all of the residential parking for this development is proposed at the north east corner of the site. Shared commercial and residential visitor parking for this development will be provided directly off the lane. To enable ease of pedestrian access from the parking area off the lane to the commercial uses or residential entrance along Chatham Street, the proposal includes provisions for a pedestrian connection through the parkade structure and building to a dedicated access to the street.

Off-street parking and bicycle parking requirements are being met in accordance with the zoning bylaw regulations, with no reductions requested by the applicant. The development contains 26 parking spaces for the residential units and 9 spaces to be shared between the commercial and residential visitor parking uses. A legal agreement will be secured to prevent the assignment of the commercial/residential visitor parking to be shared.

The proposal also includes electrical vehicle charging features to ensure a minimum of 20% of parking stalls are serviced by a 120V receptacle to accommodate electrical vehicle charging equipment and an additional 25% of parking stalls that are designed to allow conversion through

pre-ducting. A legal agreement will be a rezoning consideration to secure the electrical vehicle infrastructure.

Variances Requested

The mixed-use project has been developed to comply with the proposed regulations contained in the zone, with the exception of the maximum building height of 12 m (39.37 ft.). The majority of the proposed flat roof line meets the maximum 12 m (39.37 ft.) height. A small 0.8 m (2.6 ft.) high parapet projection over a small portion of the overall roof line of the development to incorporate a historic design element referenced by the architect will require a variance to be reviewed as part of the Development Permit application.

Two additional building elements are proposed above the 12 m (39.37 ft.) maximum building height. These over height areas are required to provide access to the proposed incorporation of a rooftop outdoor amenity space. The variances would allow the rooftop area to be universally accessible for all users. The requested variances are:

- 1.1 m (3.5 ft.) height increase for two stair enclosures for access/exit purposes from the rooftop amenity area. Due to the size of the rooftop deck, BC Building Code requires a secondary means of exiting from the rooftop deck and these exits must be designed to meet exiting requirements (i.e., full height doors).
- 2.8 m (9.2 ft.) height increase for elevator and related mechanical equipment. The elevator to the rooftop amenity would enable the rooftop amenity to be universally accessible.

In considering the proposed variances to increase height as outlined above, staff note the following:

- The development of an amenity space is encouraged to benefit the development and residents by providing access to additional outdoor areas.
- The programming of the outdoor amenity includes opportunities for urban agriculture for all users.
- The number of access/egress points to the rooftop amenity is kept to a minimum and the rooftop deck area is situated in a manner that mitigates impacts (shadowing, overlook) to surrounding areas.
- Only two stairway structures are proposed in order to meet BC Building Code requirements.
- No trees or high level landscaping is proposed on the rooftop amenity area.
- The rooftop amenity area would be universally accessible with the inclusion of the elevator servicing the rooftop deck area.

The proposed building height variances will be reviewed as part of the forthcoming Development Permit application, should the zoning amendment bylaw proceed to Public Hearing.

Affordable Housing Strategy

The residential floor area of the proposed mixed-use project is subject to a cash-in-lieu contribution in accordance with the City's Affordable Housing Strategy. As the subject rezoning

application was in-stream at the time rate increases were approved in September 2015, the 2015 rate of \$4.00 per sq. ft. applies, for a total cash-in-lieu contribution of \$83,892, secured as a rezoning consideration for this development.

Steveston Village Heritage Conservation Grant Program

The Steveston Area Plan and Steveston Village Conservation Strategy provides additional density if developers provide voluntary financial contributions, to the Steveston Village Heritage Conservation Grant Program. The contribution amount is applicable to all developable floor area over 1.2 FAR density up to a maximum of 1.6 FAR. All buildable floor area above 1.2 FAR, up to a maximum of 1.6 FAR, is charged at \$47 per sq. ft. for contribution to the heritage grant program. In developments that also require an affordable housing response (i.e., cash-in-lieu at the applicable rates), the heritage grant program allows for the contribution to be reduced by the amount of the cash-in-lieu contribution required by the Affordable Housing Strategy.

Under this formula, the proposed developer contributions in accordance with the Steveston Village Heritage Conservation Grant Program is \$213,167, which reflects the \$83,892 affordable housing contribution, to be secured as a rezoning consideration.

Public Art Program

In accordance with the City's Public Art Program, this project is proposing to participate in the program by providing a voluntary cash contribution of \$18,335 to the City's Public Art Reserve fund, to be secured as a rezoning consideration.

Amenity Space

In accordance with the City's Cash In Lieu of Indoor Amenity Space Policy 5041, a voluntary contribution is being made in the amount of \$1,000 per residential unit (i.e., \$16,000).

A rooftop outdoor amenity space, which exceeds the OCP requirements of 6 sq. m. per residential unit, is proposed as part of this development. The proposed total area of 127 sq. m. (1,367 sq. ft.) is situated generally in the centre of the building to minimize overlook, shadowing and visibility of rooftop structures from the street. Generally, programming for this amenity area includes seating/benches, multi-use open space and low level planters proposed for urban agriculture.

Site Servicing and Frontage Improvements

Engineering and Transportation staff have identified the following works and upgrades along Chatham Street and the lane to the north.

- Along Chatham Street – Frontage upgrades involving the installation of a new 2.5 m wide grass and treed boulevard behind the existing curb and new concrete sidewalk between the boulevard and existing property line.
- In the lane – Install a new lane across the subject site's north frontage that will include 5.4 m wide pavement, curb and gutter, storm drainage and street lighting. Works will also include approximately 74 m of 200 mm storm main upgrade within the existing lane

from the development site's west property line to 1st Avenue and installation of a new driveway crossing to access the existing lane at the 1st Avenue entrance.

- As part of the staff streetscape review being undertaken for Chatham Street, should Council adopt streetscape visions for Chatham Street that differ from the frontage works identified as part of this rezoning, the above frontage works shall be adjusted to be consistent with the Council approved streetscape visions for Chatham Street.
- The above Chatham Street frontage and lane works are at the developers cost and will be completed through a Servicing Agreement required to be completed as a rezoning consideration.

Heritage Alteration Permit

A Heritage Alteration Permit on the subject site is being considered in conjunction with this rezoning application in order to allow for modification to building and lands involving demolition of existing buildings/structures, land clearing/excavation, tree removals, site preparation and lot consolidation. These works and lot consolidation are related to the rezoning application on the site. The Council issuance of the Heritage Alteration Permit should be subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 (RZ 15-697899)

A second Heritage Alteration Permit application will be required as part of the forthcoming Development Permit application process to allow for construction of the project.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to create a new "Commercial Mixed Use (ZMU32) – Steveston Village" zoning district and rezone 3735, 3751, 3755 and 3771 Chatham Street to this new zoning district. The proposed application will allow for development of a mixed use project, accessed through a new lane at the north (rear) portion of the site with street fronting commercial space at-grade and 16 residential units on the 2nd and 3rd levels of a three-storey development.

The subject site is also located in the Steveston Village Conservation Area, which requires Heritage Alteration Permits for any works or modification to land (including subdivision) in Steveston Village. As a result, a Heritage Alteration Permit is also being brought forward in conjunction with the rezoning application to allow for specific works, modification of land and lot consolidation to be done related to the rezoning application and proposed redevelopment.

Staff supports to the rezoning application and related Heritage Alteration Permit application as it is consistent with land use, density and design guidelines for development in the Steveston Village Conservation Area. This development also improves the overall viability of Steveston Village by allowing for a range of commercial activities and introduces additional residential development to the area that will help support all commercial businesses in the area.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9541 be introduced and given first reading.

It is further recommended that Heritage Alteration Permit (HA 15-697904) be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to authorize demolition of existing buildings/structures, land clearing/excavation, tree removals, site preparation and lot consolidation on the subject site.



Kevin Eng
Planner 2

KE:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpt of Richmond Heritage Commission Minutes (July 15, 2015)

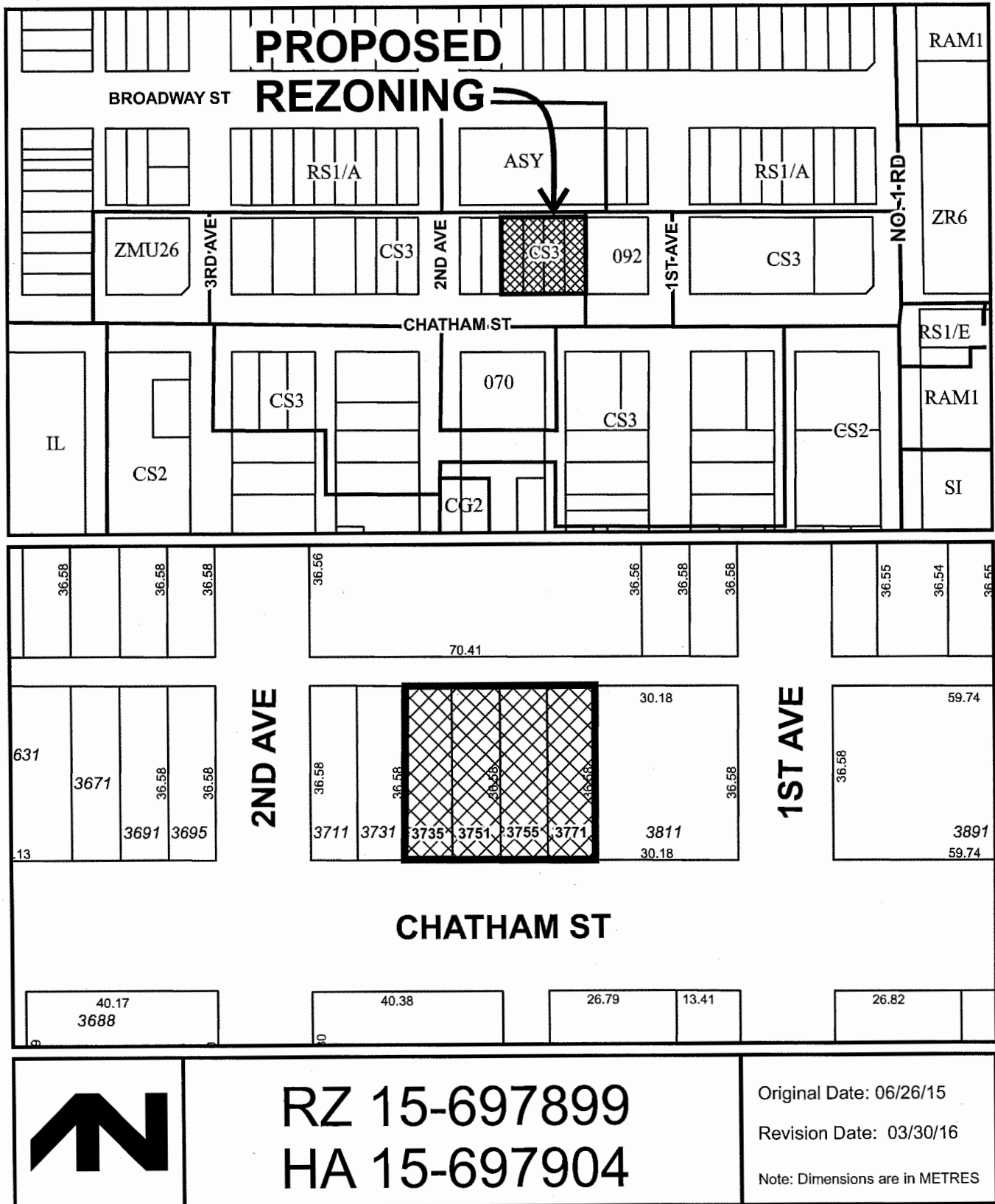
Attachment 4: Conceptual Development Plans

Attachment 5: Tree Removal and Retention Plan

Attachment 6: Rezoning Considerations



City of
Richmond





City of
Richmond



RZ 15-697899
HA 15-697904

Original Date: 06/26/15

Revision Date: 03/30/16

Note: Dimensions are in METRES

PLN - 52



RZ 15-697899

Attachment 2

Address: 3735, 3751, 3755 and 3771 Chatham Street

Applicant: Tien Sher Chatham Developments Ltd.

Planning Area(s): Steveston Area Plan

| | Existing | Proposed |
|---|--|--|
| Owner: | Tien Sher Chatham Developments Ltd. | No change |
| Site Size (m²): | Four lots each at 367 m ² | One consolidated development site at 1,468 m ² |
| Land Uses: | Existing single-family residential dwelling. Remaining area vacant with existing landscaping | Mixed-use commercial/residential development with access through a new lane. |
| Steveston Area Plan Designation: | Heritage Mixed Use (Commercial-Industrial with Residential and Office Above). | No change – complies |
| Zoning: | Steveston Commercial (CS3) | Commercial Mixed Use (ZMU32) – Steveston Village |
| Number of Units: | None | Approximately 4 commercial retail units and 16 residential units. |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|--|---|--|--------------------|
| Floor Area Ratio: | Max. 1.6 | 1.6 | none permitted |
| Lot Coverage – Building: | Max. 85% | 76% | none |
| Setback – Front Yard and Side Yard (m): | No minimum setback | 0 m | none |
| Setback – Rear Yards (m): | Min. 6.5 m | Min. 6.8 m | none |
| Height (m): | 12 m | 12 m (top of parapet) 12.8 m to 14.8 m for access/egress related rooftop structures to the outdoor amenity area | variance requested |
| Off-street Parking Spaces – Commercial Residential Shared Commercial Residential Visitor | 9 stalls (Commercial) 24 stalls (Residential) 9 stalls (Shared Commercial/Residential visitors) | 9 stalls (Commercial) 26 stalls (Residential) 9 stalls (Shared Commercial/Residential visitors) | none |
| Off-street Parking Spaces – Total: | 33 stalls | 35 stalls | none |
| Amenity Space – Indoor: | Min 50 m ² | Cash in lieu | none |
| Amenity Space – Outdoor: | 6 m ² per residential unit | 127 m ² | none |

**Excerpt of Richmond Heritage Commission Meeting Minutes
July 15, 2015**

Development Proposal - 3735, 3751, 3755, 3771 Chatham Street

Charan Sethi joined the Committee to present on the preliminary review of a rezoning proposal for 3735, 3751, 3755, 3771 Chatham Street. This will be a 3-storey commercial and residential mixed-use development in the Steveston Village Conservation Area.

Committee members provided comments to Mr. Sethi with respect to the roof, respecting the 1892 historical property lines (corresponds to current property lines) and details to the streetscape and façade finishes.

Mr. Sethi noted that he has consulted with other Steveston groups (like Steveston 2020) as well as city staff feedback in this project.

Commission members noted that they liked the idea of the staggered individual fronts to break up the façade as it gives the feeling of individual side by side buildings. Commission members also noted that they like the idea of a roof deck for use by residents of the development.

It was noted that the colours for the building have not been decided upon yet, but they will be consistent with the heritage palette. It was also noted that there will be different cladding materials and treatments on all building elevations.

Discussion ensued on the proximity to the protected united church building to the west, exterior lighting, potential for wall gardens, materials used, a public art contribution, affordable housing, and the Sakamoto guidelines. Discussion further ensued on the parking issue and having an adequate number of usable parking spaces with respect to the zoning bylaws.

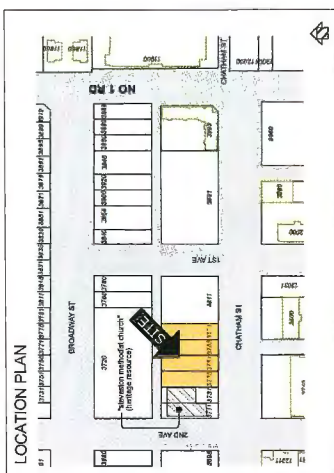
It was noted that this project requires a Development Permit application to address the external form and character of the development, which will be forwarded to the Richmond Heritage Commission for review and comment sometime in the future.

The developer will make a contribution to the Steveston Village Conservation Fund for this project based on the provisions of the Steveston Village Conservation Strategy.

It was moved and seconded

That the Richmond Heritage Commission support, in principle, the redevelopment of this site in the Steveston Village Conservation Area to allow for a commercial/residential mixed-use project, as presented.

CARRIED



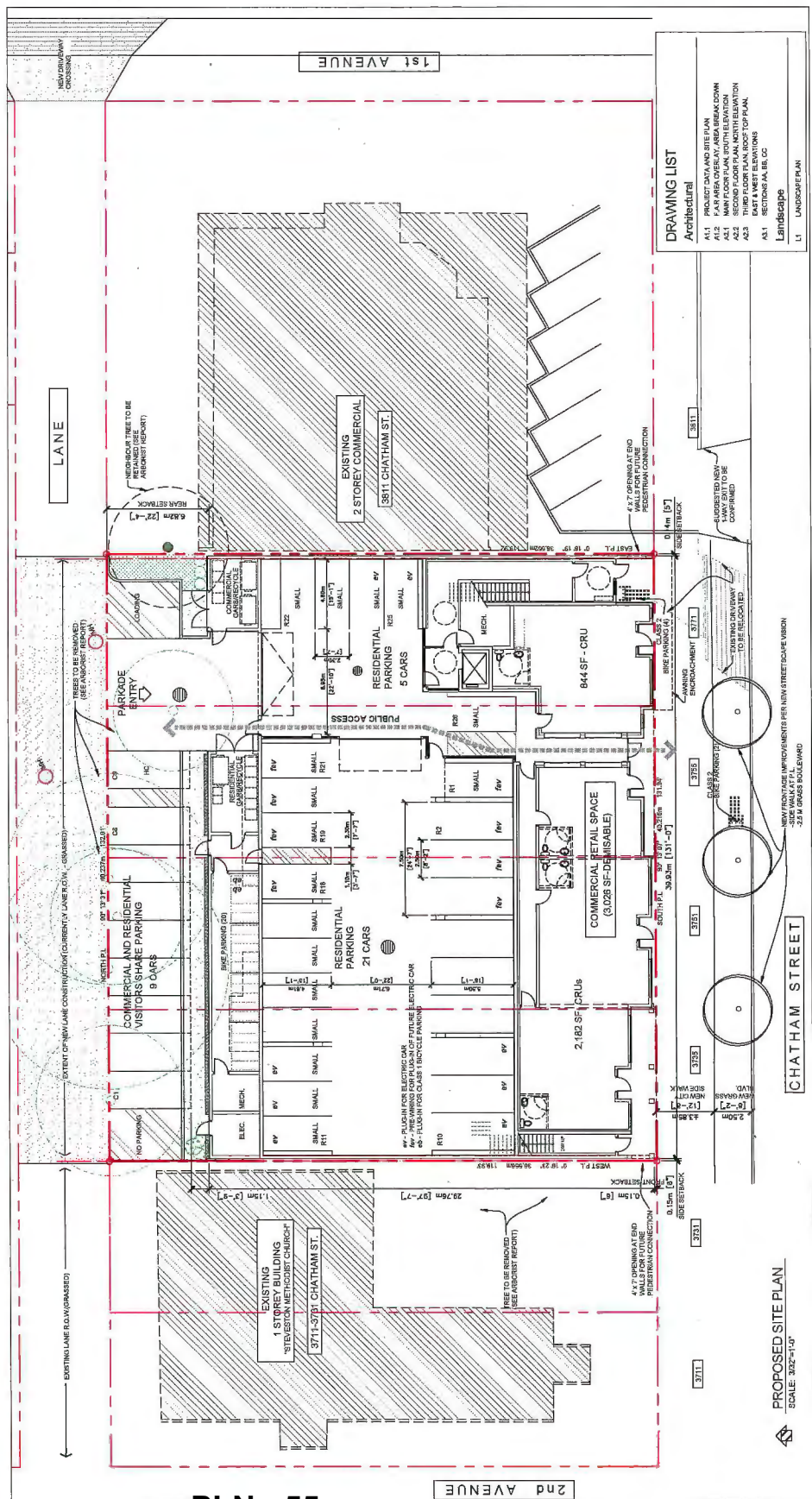
PROJECT DESCRIPTION

THE PROPOSED SITE IS A 1.0 ACRES (40,469 SQ. FT.) PARCEL LOCATED AT THE INTERSECTION OF CHATHAM STREET AND 371ST AVENUE. THE SITE IS CURRENTLY ZONED R1 (RESIDENTIAL SINGLE-FAMILY) AND IS BEING PROPOSED FOR REDEVELOPMENT AS A MIXED-USE BUILDING. THE SITE IS LOCATED WITHIN THE STATION MCDONALD CHURCH (A 1970) CHATHAM A HERITAGE RESOURCES, NOW USED AS THE COMMUNITY CENTRE. THE PROPOSED DEVELOPMENT IS A 1.0 ACRES (40,469 SQ. FT.) PARCEL LOCATED AT THE INTERSECTION OF CHATHAM STREET AND 371ST AVENUE. THE SITE IS CURRENTLY ZONED R1 (RESIDENTIAL SINGLE-FAMILY) AND IS BEING PROPOSED FOR REDEVELOPMENT AS A MIXED-USE BUILDING. THE SITE IS LOCATED WITHIN THE STATION MCDONALD CHURCH (A 1970) CHATHAM A HERITAGE RESOURCES, NOW USED AS THE COMMUNITY CENTRE.

Zoning Summary NOTE: * ZONING VARIANCE MAY BE REQUIRED

CITY ADDRESS: 375, 376, 377 CHATHAM STREET, BIRMINGHAM, BC
 PROJECT DESCRIPTION: 1.0 ACRES (40,469 SQ. FT.) PARCEL LOCATED AT THE INTERSECTION OF CHATHAM STREET AND 371ST AVENUE.
 PARCEL ID: 375, 376, 377

| PERMITTED/REQUIRED | PERMITTED/REQUIRED | PERMITTED/REQUIRED | PERMITTED/REQUIRED |
|--|---|---|---|
| LOT ZONING: R1 (RESIDENTIAL SINGLE-FAMILY) | CURRENTLY: C23 | PERMITTED/REQUIRED: 1.0 ACRES (40,469 SQ. FT.) | PERMITTED/REQUIRED: 1.0 ACRES (40,469 SQ. FT.) |
| DENSITY: 1.0 (1.0 PER 1,000 SQ. FT.) | PERMITTED/REQUIRED: 1.0 (1.0 PER 1,000 SQ. FT.) | PERMITTED/REQUIRED: 1.0 (1.0 PER 1,000 SQ. FT.) | PERMITTED/REQUIRED: 1.0 (1.0 PER 1,000 SQ. FT.) |
| LOT COVERAGE: 100% MAX FOR BLDGS | PERMITTED/REQUIRED: 100% MAX FOR BLDGS | PERMITTED/REQUIRED: 100% MAX FOR BLDGS | PERMITTED/REQUIRED: 100% MAX FOR BLDGS |
| FRONT YARD SETBACK: 10' MIN | PERMITTED/REQUIRED: 10' MIN | PERMITTED/REQUIRED: 10' MIN | PERMITTED/REQUIRED: 10' MIN |
| REAR YARD SETBACK: 10' MIN | PERMITTED/REQUIRED: 10' MIN | PERMITTED/REQUIRED: 10' MIN | PERMITTED/REQUIRED: 10' MIN |
| SIDE YARD SETBACK: 10' MIN | PERMITTED/REQUIRED: 10' MIN | PERMITTED/REQUIRED: 10' MIN | PERMITTED/REQUIRED: 10' MIN |
| MAXIMUM BUILDING HEIGHT: 10' MIN | PERMITTED/REQUIRED: 10' MIN | PERMITTED/REQUIRED: 10' MIN | PERMITTED/REQUIRED: 10' MIN |
| MAXIMUM LOT AREA: 1.0 ACRES (40,469 SQ. FT.) | PERMITTED/REQUIRED: 1.0 ACRES (40,469 SQ. FT.) | PERMITTED/REQUIRED: 1.0 ACRES (40,469 SQ. FT.) | PERMITTED/REQUIRED: 1.0 ACRES (40,469 SQ. FT.) |
| PERMITTED/REQUIRED: 1.0 ACRES (40,469 SQ. FT.) | PERMITTED/REQUIRED: 1.0 ACRES (40,469 SQ. FT.) | PERMITTED/REQUIRED: 1.0 ACRES (40,469 SQ. FT.) | PERMITTED/REQUIRED: 1.0 ACRES (40,469 SQ. FT.) |



DRAWING LIST

Architectural

A1.1 PROJECT DATA AND SITE PLAN
 A1.2 PLAN AREA OVERLAY AREA BREAK DOWN
 A1.3 SECOND FLOOR PLAN NORTH ELEVATION
 A1.4 THIRD FLOOR PLAN NORTH ELEVATION
 A1.5 SECTION A-A
 A1.6 SECTION B-B

Landscaping

L1 LANDSCAPE PLAN

INTERFAC:

Suite 200
 11800 Cambie Road
 Richmond, BC V6X 3Z5
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1162
 www.interfac.ca

PROJECT: 16 UNIT COMMERCIAL MIXED-USE BUILDING
 3755 / 3761 / 3775 / 3771
 Chatham Street
 Richmond, B.C.
 PROJECT NO: 14501M
 SCALE: AS NOTED
 DATE: MARCH 23, 2016
 DRAWN BY: KVC RS, VT
 CHECKED BY: KVC
 SHEET TITLE: PROJECT DATA, SITE PLAN
 DRAWING: A1.1

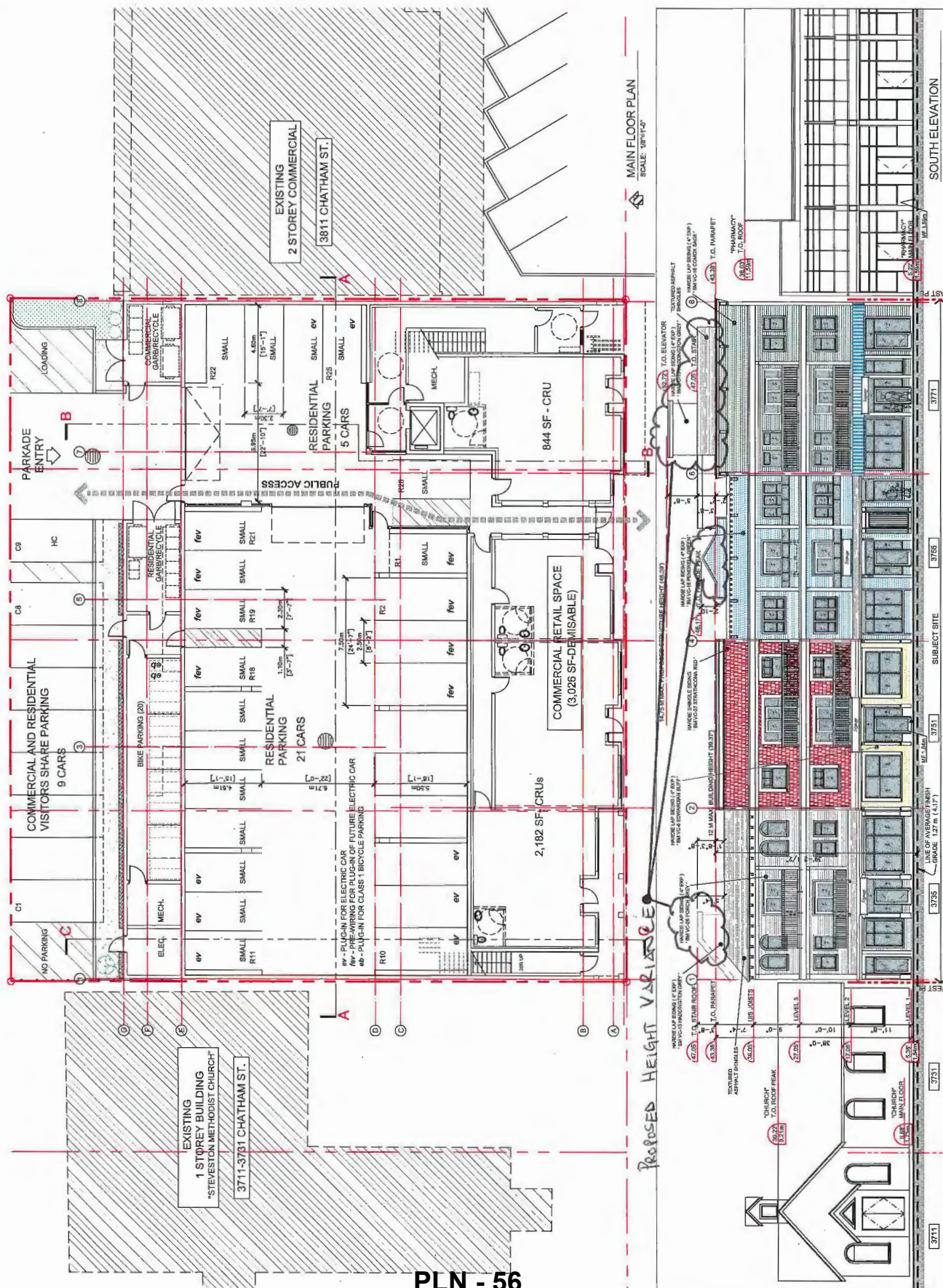
[illegible]

INTERFACE:

Suite 230
11590 Camblo Road
Richmond BC
Canada V6X 3Z5
T 604 821 1152
F 604 821 1145

| | |
|--------------|--|
| PROJECT | 16-UNIT COMMERCIAL MIXED-USE BUILDING |
| PROJECT NO. | 3735 / 3751 / 3765 / 3771 |
| PROJECT NAME | Chatham Street Richmond, B.C. |
| PROJECT NO. | PROJECT NO. |
| SCALE | 1/2"=1'-0" |
| AS NOTED | |
| DATE | MARCH 22, 2016 |
| DRAWN BY | KYC, B.S., V.T. |
| CHECKED BY | CHENDEBY |
| PROJECT NO. | KYC |
| SHEET TITLE | |
| | MAIN FLOOR PLAN, SOUTH ELEVATION |
| DRAWING | |

A2.1

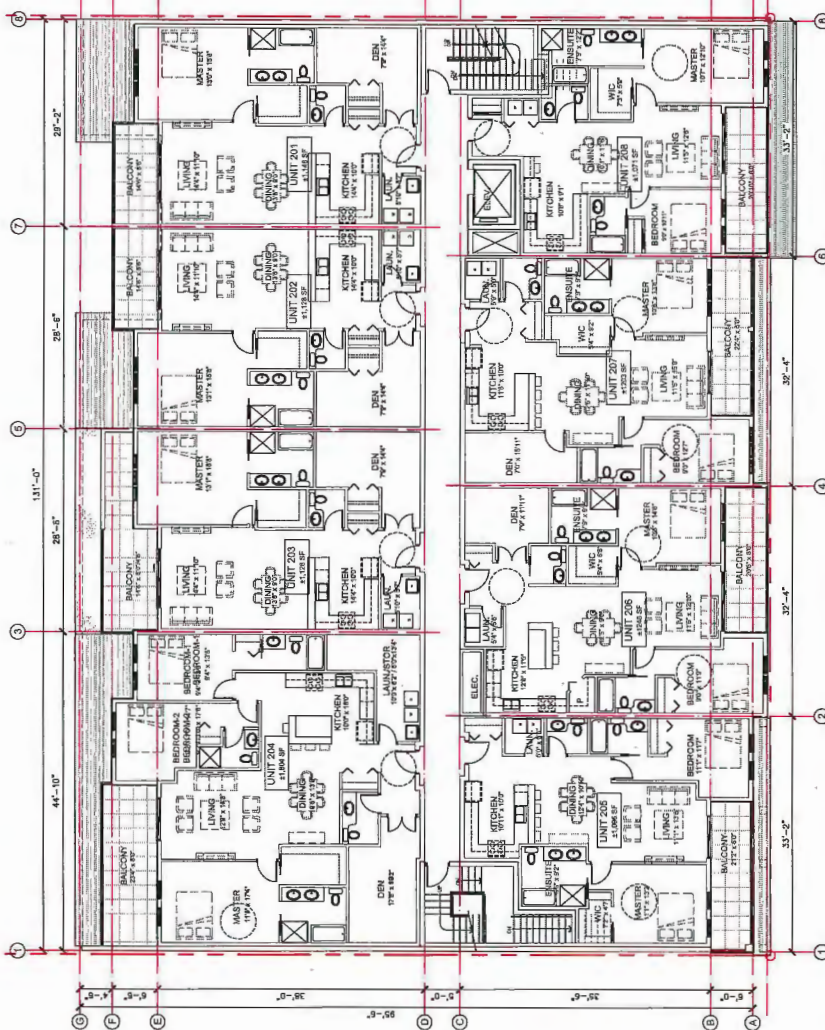


Gulla 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

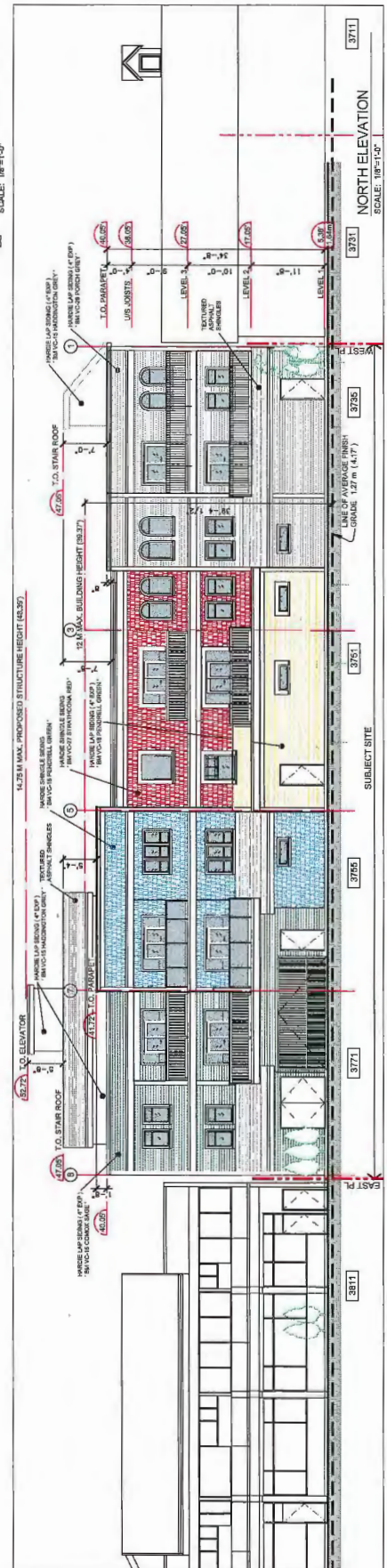
T 604 821 1162
F 604 821 1146

| | |
|-------------|---|
| PROJECT | 16-UNIT COMMERCIAL MIXED-USE BUILDING |
| PROJECT NO. | 3735 / 3751 / 3755 / 3771 Chatham Street Richmond, B.C. |
| SCALE | 1/4"=1' M |
| DATE | AS NOTED |
| DATE | MARCH 23, 2016 |
| DRAWN BY | KYC, RS, VT |
| CHECKED BY | KYC |
| SHEET TITLE | SECOND FLOOR PLAN, NORTH ELEVATION |
| DRAWING | A2.2 |

A2.2



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



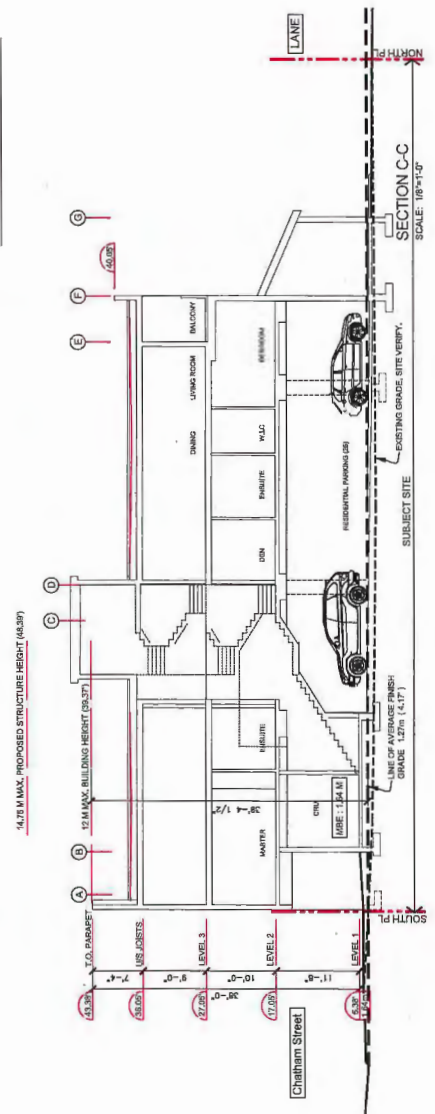
The floor plan illustrates a multi-unit residential building with five units, labeled UNIT 301 through UNIT 305. The units are arranged in two rows: units 301, 302, and 303 on the left, and units 304 and 305 on the right. Each unit is shown with its internal layout, including bedrooms, living areas, kitchens, bathrooms, and balconies. Dimensions for each room and the overall unit footprint are provided. The plan also shows common areas, including a central staircase and a laundry room. The building's overall dimensions are indicated by red lines and labels: 44'-10" (width), 131'-0" (length), 25'-4" (width), 25'-6" (width), 25'-2" (width), 33'-2" (width), 33'-4" (width), and 33'-2" (width). The plan is oriented with North at the top.

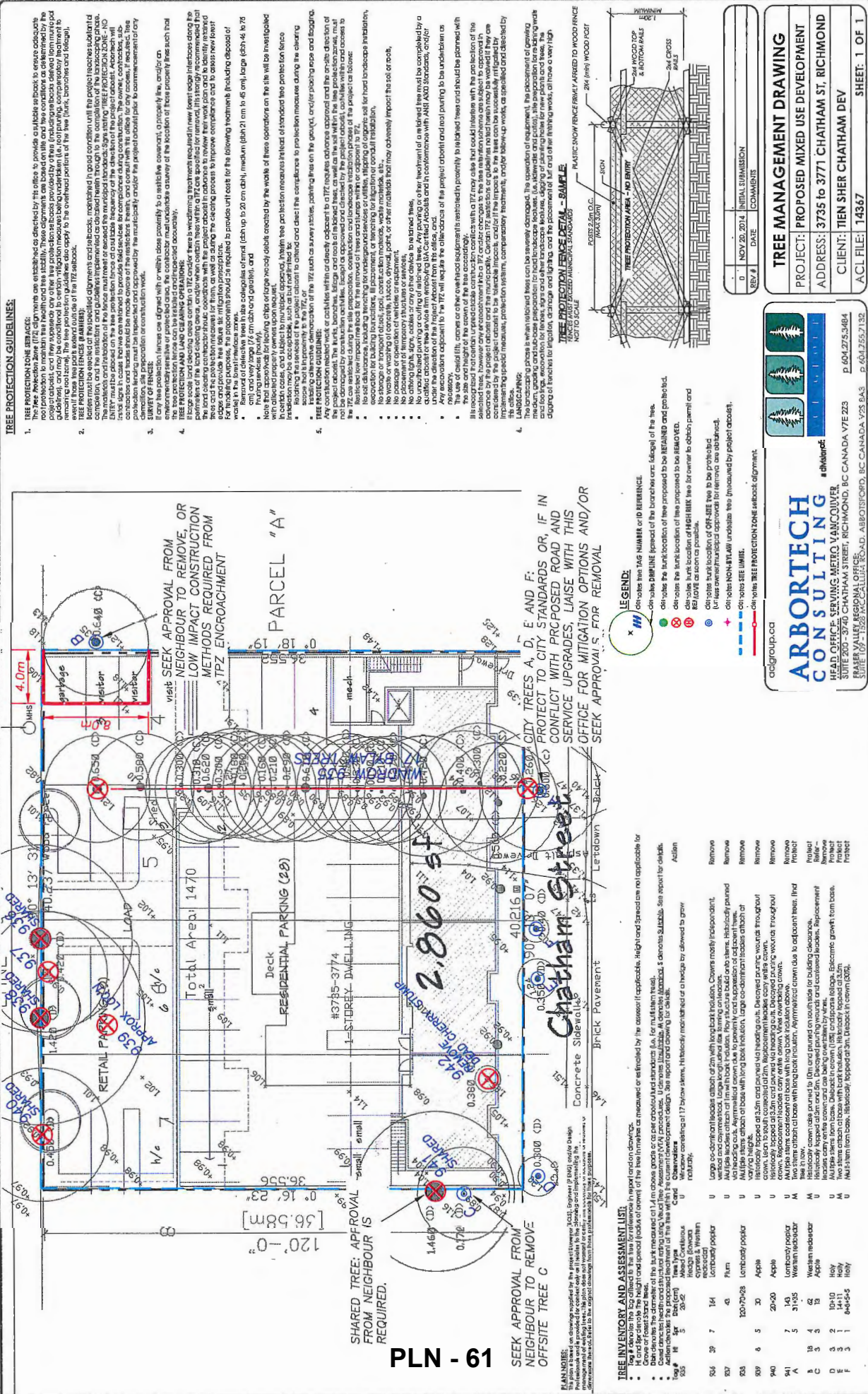
PLN - 58

Suite 230
11580 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.intellectresources.com

Architectural drawing of the exterior elevation of the 1st floor of the "KAYAK" building. The drawing shows a multi-story building facade with a grid of windows and doors. Key features include a "KAYAK" sign above the entrance, a "KAYAK" sign on the upper floor, and a "KAYAK" sign on the lower floor. The drawing is labeled with "1ST FLOOR" and "KAYAK".

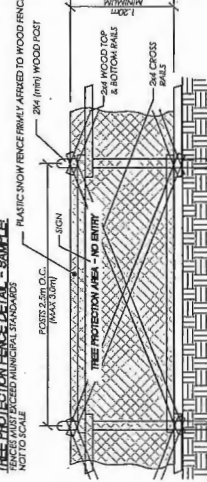
| | |
|-------------|---|
| PROJECT | 16-UNIT COMMERCIAL MIXED-USE BUILDING |
| PROJECT NO. | 3735 / 3751 / 3755 / 3771 Chatham Street Richmond, B.C. |
| SCALE | 1/8"=1'-0" |
| DATE | MARCH 23, 2016 |
| DRAWN BY | KYC, B.S., VT |
| CHECKED BY | KYC |
| SHEET TITLE | SECTIONS AA, BB |
| DRAWING | A3.1 |





TREE PROTECTION GUIDELINES:

1. **TREE PROTECTION FENCE:** The fence shall be erected by the contractor to provide a visible barrier to ensure adequate protection to the trees and the root zone. The fence shall be made of 1.5m high plastic sheeting supported by wooden posts. The fence shall be erected around the trees and the root zone. The fence shall be erected around the trees and the root zone. The fence shall be erected around the trees and the root zone.
2. **ROOT ZONE PROTECTION:** The root zone shall be protected by the contractor to ensure adequate protection to the trees and the root zone. The root zone shall be protected by the contractor to ensure adequate protection to the trees and the root zone. The root zone shall be protected by the contractor to ensure adequate protection to the trees and the root zone.
3. **SOIL PROTECTION:** The soil shall be protected by the contractor to ensure adequate protection to the trees and the root zone. The soil shall be protected by the contractor to ensure adequate protection to the trees and the root zone. The soil shall be protected by the contractor to ensure adequate protection to the trees and the root zone.
4. **LANDSCAPING:** The landscaping shall be completed by the contractor to ensure adequate protection to the trees and the root zone. The landscaping shall be completed by the contractor to ensure adequate protection to the trees and the root zone. The landscaping shall be completed by the contractor to ensure adequate protection to the trees and the root zone.



| REV # | DATE | COMMENTS |
|-------|--------------|------------------|
| 0 | NOV 20, 2014 | INITIAL DRAFTING |

TREE MANAGEMENT DRAWING

PROJECT: PROPOSED MIXED USE DEVELOPMENT

ADDRESS: 3735 TO 3771 CHATHAM ST, RICHMOND

CLIENT: TIEN SHER CHATHAM DEV

ACI FILE: 14367

SHEET: 1 OF 1

ARBORTECH CONSULTING

HEAD OFFICE: SERVING METRO VANCOUVER
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3
P: 604.275.3484
F: 604.255.7192

FRASER VALLEY REGIONAL OFFICE
SUITE 109 - 1528 MCCALLUM ROAD, ABOTSFORD, BC CANADA V2S 8A5
P: 604.255.7192

ARBORTECH CONSULTING is a member of the

ARBORTECH CONSULTING GROUP



Address: 3735, 3751, 3755 and 3771 Chatham Street

File No.: RZ 15-697899

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9541, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of any existing dwellings).
2. City acceptance of the developer's offer to voluntarily contribute \$20,000 (removal of 20 trees at 2:1 replacement or \$500 per replacement tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City (for on-site tree removals).
3. City acceptance of the developer's offer to voluntarily contribute \$7,800 to the City's Tree Compensation Fund for the planting of replacement trees within the City (for tree removals on City land).
4. The applicant is required to install tree protection fencing around the tree to be retained on the adjacent site (north east). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site are completed.
5. Registration of a legal agreement on title that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on title to prohibit the conversion of the bicycle parking area into habitable space and requiring that the rooms remain available for shared common use for the sole purpose of bicycle parking.
8. Registration of a legal agreement on title ensuring the provision of electric vehicle charging features: a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment; and an additional 25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring).
9. Registration of a legal agreement on title ensuring the shared use of the commercial and residential visitor parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
11. City acceptance of the developer's offer to voluntarily contribute \$18,335 to the City's public art reserve fund.
12. Contribution of \$16,000 (e.g. \$1,000 per dwelling unit) in accordance with the City's Cash In-Lieu of Indoor Amenity Space Policy 5041.
13. City acceptance of the developer's offer to voluntarily contribute \$4 per buildable square foot (e.g. \$83,892) to the City's affordable housing fund.
14. City acceptance of the developer's offer to voluntarily contribute \$47 per buildable square foot for the density increase from 1.2 to 1.6 FAR (e.g. \$297,059) minus the applicable affordable housing contribution for the development (\$83,892) in accordance with the Steveston Village Conservation Grant Program (Policy 5900). The total required amount being \$213,167.
15. Enter into a Servicing Agreement* for the design and construction of the following works (all works are at the developers cost):
 - a) Along the Chatham Street frontage

- Installation of a new 2.5 m wide grass and treed boulevard behind the existing curb and a new concrete sidewalk to occupy the remaining space between the boulevard and existing property line (Note: Should Council adopt streetscape visions for Chatham Street prior to the adoption of the rezoning, the above frontage works shall be adjusted, if necessary, to be in keeping with streetscape visions for Chatham Street as approved by Council).
- Removal of existing driveway crossings and reinstallation of concrete barrier curb.
- These frontage works will also need to adjust a driveway crossing (currently extends over the east portion of the subject site's street frontage) that services the medical building to the east to accommodate the above frontage works and also allows for the reconfiguration of this existing driveway crossing to a functional crossing directly servicing the neighbouring site to the east.
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- Cut and cap existing storm and water connections to the subject site (including removal of any inspection chambers) and install new storm and water (meter and meter box) connections along Chatham Street (including securing any necessary statutory right-of-ways).
- Assess lighting levels on Chatham Street and relocate/upgrade lighting as required.

b) Lane works

- Install a new lane across the subject site's north frontage that will include 5.4 m wide pavement, curb and gutter, storm drainage and street lighting.
- Lane works will also include approximately 74 m of 200 mm storm main upgrade within the existing lane from the development site's west property line to 1st Avenue.
- Installation of a new driveway crossing to access the existing lane along 1st Avenue.
- Cut and cap the existing sanitary sewer connections to the subject site (including removal of any existing inspection chambers) along the site's lane frontage and install a new sanitary connection, inspection chamber and tie-in to the existing sanitary manhole (SMH5499) c/w external drop.

c) General

- The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground overhead service lines.
 - 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 on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- 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.

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

1. Complete an acoustical and mechanical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

| Portions of Dwelling Units | Noise Levels (decibels) |
|---|-------------------------|
| Bedrooms | 35 decibels |
| Living, dining, recreation rooms | 40 decibels |
| Kitchen, bathrooms, hallways, and utility rooms | 45 decibels |

2. Provide a landscaping security and contingency for proposed on-site landscaping.

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

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

Note:

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

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

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

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

-Signed Copy on File-

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9541 (RZ 15-697899)
3735, 3751, 3755 and 3771 Chatham Street**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following table into the existing table contained in Section 5.15.1:

| Zone | Sum Per Buildable Square Foot of Permitted Principal Building |
|-------------|---|
| ZMU32 | \$4.00 |

- b. Insert the following into Section 20 – Site Specific Mixed Use Zones, in numerical order:

“20.32 **Commercial Mixed Use (ZMU32) – Steveston Village**

20.32.1 **Purpose**

The **zone** provides for a combination of commercial, industrial and residential **uses** in the Steveston Village Conservation Area.

20.32.2 **Permitted Uses**

- **animal grooming**
- **broadcasting studio**
- **child care**
- **education**
- **education, commercial**
- **government service**
- **health service, minor**
- **housing, apartment**
- **industrial, general**
- **liquor primary establishment**
- **manufacturing, custom indoor**

- microbrewery, winery and distillery
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.32.3 Secondary Uses

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

20.32.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.32.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.2” **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **site** in the ZMU32 **zone**.
3. Notwithstanding Section 20.32.4.2, the reference to “1.2” **floor area ratio** is increased to a higher **density** of “1.6” **floor area ratio** if the owner pays into the **City’s** Heritage Trust Account, Steveston Village Heritage Conservation Grant Program the sum of \$213,167 (calculated at \$47/sq. ft. multiplied by the “0.4” **floor area ratio density** increase from “1.2” to “1.6” **floor area ratio** multiplied by the **lot area** less the sum paid into the **affordable housing reserve** in accordance with Section 20.32.4.2.)
4. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 85% for **buildings**.

20.32.6 Yards & Setbacks

1. The minimum **rear yard setback** is 6.5 m.
2. There is no minimum **front yard** or **side yard setback**.

20.32.7 Permitted Heights

1. The maximum **building height** is 12.0 m (not to exceed 3 **storeys**).

20.32.8 Subdivision Provisions/Minimum Lot Size

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

20.32.9 Landscaping & Screening

1. **Landscaping** and screening shall be provided according to the provision of Section 6.0.

20.32.10 On-Site Parking

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) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.

20.32.11 Other Regulations

1.
 1. For **apartment housing**, no portion of the first **storey** of a **building** within 9.0 m of the **lot line** abutting a **road** shall be used for residential purposes.
 2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 6.0 m in width.
 3. Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as it applies to **development** in the Steveston Commercial (CS3) **zone**.
 4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the

following area and by designating it **"COMMERCIAL MIXED USE (ZMU32) – STEVESTON VILLAGE"**.

P.I.D. 011-483-041

Lot 7 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 011-483-016

Lot 5 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 011-483-024

Lot 6 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 003-643-719

Lot 4 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9541"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





File No.: HA 15-697904

To the Holder: Tien Sher Chatham Developments Ltd.

Property Address: 3735, 3751, 3755 and 3771 Chatham Street

Legal Description: PID: 011-483-041
LOT 7 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 249
PID: 011-483-016
LOT 5 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 249
PID: 011-483-024
LOT 6 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 249
PID: 003-643-719
LOT 4 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 249

(s.972, *Local Government Act*)

1. (Reason for Permit)
 - ☐ Designated Heritage Property (s.967)
 - ☐ Property Subject to Temporary Protection (s.965)
 - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
 - ☒ Property in Heritage Conservation Area (s.971)
 - ☐ Property Subject to s.219 Heritage Covenant
2. The purpose of the Heritage Alteration Permit is to permit the following activities on the subject site:
 - a. Demolition and removal of any existing structures and buildings;
 - b. Tree and landscaping removal, land clearing, excavation and any necessary site preparation activities.
 - c. Site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works.
 - d. Deposit of a consolidation plan at the Land Title Office for the consolidation of the four lots into one development parcel.
4. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
5. This Heritage Alteration Permit is issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 (RZ 15-697899).

6. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF
DELIVERED THIS DAY OF , 2016

MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.