



Planning Committee

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

**Tuesday, April 7, 2020
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-6 *Motion to adopt the minutes of the meeting of the Planning Committee held on March 3, 2020.*



NEXT COMMITTEE MEETING DATE

May 5, 2020, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 10118 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 9680 WILLIAMS ROAD**
(File Ref. No. 08-4057-05) (REDMS No. 6402916 v. 3)

PLN-54

See Page PLN-54 for full report

Designated Speaker: Cody Spencer

STAFF RECOMMENDATION

That Housing Agreement (9680 Williams Road) Bylaw No. 10118 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Rezoning Application RZ 15-715406.



2. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR THE REZONING OF 4051 CAVENDISH DRIVE AND THE WEST PORTIONS OF 10140, 10160 & 10180 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/B)” AND “SINGLE DETACHED (RS1/E)” TO “TOWN HOUSING (ZT88) - NO. 1 ROAD (STEVESTON)”;** AND FOR THE REZONING OF 4068 CAVENDISH DRIVE AND THE EAST PORTIONS OF 10160 & 10180 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/B)” AND “SINGLE DETACHED (RS1/E)” TO “SINGLE DETACHED (RS2/B)”.

(File Ref. No. 12-8060-20-010155/10156; RZ 18-820669) (REDMS No. 6282428 v. 3)

PLN-81

See Page PLN-81 for full report

Designated Speakers: Wayne Craig and Edwin Lee

STAFF RECOMMENDATION

- (1) *That Official Community Plan Amendment Bylaw 10155, to redesignate 4051 Cavendish Drive and a portion of 10140, 10160 & 10180 No. 1 Road from "Single-Family" to "Multiple-Family" in the Steveston Area Land Use Map to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading;*
- (2) *That Bylaw 10155, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 10155, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*

- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, to create the “Town Housing (ZT88) - No. 1 Road (Steveston)” zone, and to rezone 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road from “Single Detached (RS1/B)” and “Single Detached (RS1/E)” to “Town Housing (ZT88) - No. 1 Road (Steveston)”;* and to rezone 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road from “Single Detached (RS1/B)” and “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



3. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 7100 AND 7120 ASH STREET FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “TOWN HOUSING (ZT16) - SOUTH MCLENNAN AND ST. ALBANS SUB-AREA (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-010163; RZ 18-843479) (REDMS No. 6426161)

PLN-259

See Page PLN-259 for full report

Designated Speakers: Wayne Craig and Jordan Rockerbie

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone, be introduced and given first reading.



4. **FOOD SECURITY AND AGRICULTURAL ADVISORY
COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM**
(File Ref. No. 01-0100-30-AADV1-01) (REDMS No. 6426090)

PLN-300

[See Page PLN-300 for full report](#)

Designated Speaker: Barry Konkin

STAFF RECOMMENDATION

That the Food Security and Agricultural Advisory Committee 2020 Work Program, as presented in the staff report, titled “Food Security and Agricultural Advisory Committee 2019 Annual Report and 2020 Work Program”, dated March 26, 2020, from the Director of Policy Planning, be approved.



5. **FENCE REGULATIONS ADDRESSING HEIGHT AND MATERIALS**
(File Ref. No. 08-4430-01) (REDMS No. 6404835 v. 1B)

PLN-306

[See Page PLN-306 for full report](#)

Designated Speakers: James Cooper and Barry Konkin

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122, respecting changes to fence regulations, be introduced and given first reading, and*
- (2) *That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144, requiring a permit for fences constructed with concrete foundations, be introduced and given first, second and third readings.*



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ITEM

6. **RESIDENTIAL RENTAL TENURE ZONING**

(File Ref. No. 08-4057-08) (REDMS No. 6409560 v. 3)

PLN-327

See Page PLN-327 for full report

Designated Speakers: Barry Konkin

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw No. 8500 Amendment Bylaw No. 10014
(Residential Rental Tenure) be introduced and given first reading.*

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7. **MANAGER'S REPORT**

ADJOURNMENT

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Planning Committee

Date: Tuesday, March 3, 2020

Place: Council Chambers
Richmond City Hall

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

Also Present: Councillor Chak Au
Councillor Michael Wolfe

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

The Chair advised that the order of the agenda would be varied to consider the Manager's Report after Item 6.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on February 4, 2020, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM**

(File Ref. No. 01-0100-30-RIAD1-01) (REDMS No. 6388845 v. 3)

Committee thanked the Richmond Intercultural Advisory Committee for their work in the community.

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It was moved and seconded

That the staff report titled "Richmond Intercultural Advisory Committee 2019 Annual Report and 2020 Work Program," dated January 27, 2020, from the Director of Community Social Development, be approved.

CARRIED

2. RICHMOND SENIORS ADVISORY COMMITTEE 2019 ANNUAL REPORT AND 2020 WORK PROGRAM

(File Ref. No. 01-0100-30-SADV1-01) (REDMS No. 6369342)

Committee thanked the Richmond Seniors Advisory Committee for their work in the community.

It was moved and seconded

That the staff report titled "Richmond Seniors Advisory Committee 2019 Annual Report and 2020 Work Program," dated January 27, 2020, from the Director, Community Social Development, be approved.

CARRIED

3. UBCM 2020 POVERTY REDUCTION PLANNING AND ACTION GRANT SUBMISSION

(File Ref. No. 07-3190-01) (REDMS No. 6382338 v. 3)

It was moved and seconded

(1) That the application to the Union of British Columbia Municipalities (UBCM) 2020 Poverty Reduction Planning and Action Program for \$25,000 be endorsed; and

(2) That should the funding application be successful, that the Chief Administrative Officer and the General Manager, Planning and Development be authorized on behalf of the City to enter into an agreement with UBCM for the above mentioned project and that the Consolidated 5 Year Financial Plan (2020–2024) be amended accordingly.

CARRIED

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4. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD**

(File Ref. No. TU 20-890944) (REDMS No. 6407191)

Staff noted that (i) the permit would be for a temporary parking lot for 35 vehicles, (ii) there is an existing temporary use permit expiring in May 2020, (iii) landscaping was installed with the previous permit and is in good condition, (iv) the applicant has met with neighbours and is aware of concerns, (v) a landscaper makes monthly site visits and the applicant has agreed to pave the site with asphalt to alleviate dust concerns, (vi) a revision to Schedule B could be made to include paving provisions, and (vii) a revised permit and memorandum will be provided to Council.

It was moved and seconded

That the application of Fairchild Developments Ltd. for a Temporary Commercial Use Permit for property at 8320 Cambie Road and 8431 Brownwood Road be considered at the special meeting of Council (for the purpose of holding a Public Hearing) to be held on April 20, 2020 at 7:00 PM in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to Fairchild Developments Ltd. to allow ‘Non-accessory Parking’ as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.”

CARRIED

5. **APPLICATION BY HEADWATER LIVING INC. TO AMEND SECTION 3.3 OF OFFICIAL COMMUNITY PLAN BYLAW 9000, CREATE THE “HIGH DENSITY MARKET RENTAL RESIDENTIAL/LIMITED COMMERCIAL (ZMU45) – LANSLOWNE VILLAGE (CITY CENTRE)” ZONE, AND REZONE THE SITE AT 5500 NO. 3 ROAD FROM THE “DOWNTOWN COMMERCIAL (CDT1)” ZONE TO THE “HIGH DENSITY MARKET RENTAL RESIDENTIAL/LIMITED COMMERCIAL (ZMU45) – LANSLOWNE VILLAGE (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-010131; RZ 19-858804) (REDMS No. 6394422)

Correspondence from John Roston was referenced (attached to and forming part of these Minutes as Schedule 1).

Staff reviewed the application and highlighted the following information:

- the proposal will include 149 purpose-built market rental units;
- the rental units will be secured in perpetuity through the rental tenure zoning and a market rental agreement registered on title;

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- a new zone will be created, High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre);
- the applicant is working with BC Housing to secure financing;
- under the Housing Hub Provincial Rental Supply Program, units are restricted to no higher than market rent and household income is restricted to no higher than the 75th percentile;
- the new zone restricts all residential use to rental tenure only;
- the applicant will be providing voluntary contributions towards community planning and public art;
- the building will meet BC Energy Step Code step 2;

De Whalen, Chair, Richmond Poverty Response Committee (RPRC), expressed support for the use of the rental tenure tool, the incorporation of basic universal housing features, and family friendly units.

Kathryn McCreary, Richmond Resident expressed support for the proposed project and its prime location. She noted that it would be beneficial to include a small percentage of units that are below market rental and consider less expensive construction typology and locations.

Raymond Kwong, BC Housing, expressed support for the project noting that (i) it is based under the Provincial Supply Program, (ii) the Province works with communities to create purpose-built rentals and (iii) creating more rental supply will move the middle income bracket to new stock and open up the rental supply for the lower income bracket.

It was moved and seconded

- (1) ***That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131 to amend Section 3.3, Objective 4, Policy e) to include a provision that the market rental residential density bonus may be increased on a site specific basis for projects that provide additional rental housing to address community need, be introduced and given first reading;***
- (2) ***That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131, having been considered in conjunction with:***
 - (a) ***The City's Financial and Capital Program; and***
 - (b) ***The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;***

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

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- (3) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10131, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10130 to create the “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” zone, and to rezone 5500 No. 3 Road from the “Downtown Commercial (CDT1)” zone to the “High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)” zone, be introduced and given first reading.*

CARRIED

6. BC BUILDING CODE CHANGES TO SECONDARY SUITE PROVISIONS

(File Ref. No. 12-8060-02-01) (REDMS No. 6398750 v. 5)

In reply to queries from Committee, James Cooper, Director, Building Approvals, noted that (i) properties that have secondary suites and coach houses will have separate addresses, (ii) clarifying addresses will improve wayfinding for emergency response teams and postal services, (iii) suite sizes were studied and the focus is on the preservation of single family character neighbourhoods and the use of workable units, and (iv) the proposed changes to secondary suite provisions are comparable to other communities.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10139, to better define secondary suites and increase the maximum permitted size of secondary suites in dwellings from 90 m² to 110m², be introduced and given first reading;*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10142, to incorporate cost recovery charges for addressing secondary suites, be introduced and given first, second and third reading; and*
- (3) *That a 12 month grace period be authorized, from the date of Bylaw No. 10142 adoption, allowing legal secondary suite owners to secure a suite address without charge before the addressing fees take effect.*

The question on the motion was not called as a motion to increase secondary suite size was introduced, but failed to receive a seconder.

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

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8. MANAGER'S REPORT

Tour of the Roderick Building

Council is invited to attend the Tour of the Roderick Building taking place March 6, 3:00 p.m. at 12088 Third Avenue.

7. REFERRAL RESPONSE ON EDUCATION, DORMITORY AND CHILD CARE USES IN THE NO. 5 ROAD BACKLANDS POLICY AREA AND FOR SITES IN THE AGRICULTURAL LAND RESERVE
(File Ref. No. 08-4050-10) (REDMS No. 6396117 v. 6)

A memorandum from City Clerk was distributed (attached to and forming part of these Minutes as Schedule 2)

Correspondence regarding the proposed policy was received of 11 form letters (attached to and forming part of these Minutes as Schedule 3)

Barry Konkin, Director, Policy Planning, provided an overview of the referral response to review the backlands policy to ensure that only religious institutions are permitted in this area. Mr. Konkin noted that in order to achieve the terms of the referral the report proposes bylaw amendments to remove the education as a permitted use in the policy area and remove dormitory use and childcare would be an accessory use to religious assembly limited to 37 spaces. Should bylaws be adopted, all existing uses would be rendered legally non-conforming. Non-conforming uses are legally protected in perpetuity; however further expansion of non-conforming use is not allowed. The Agricultural Land Commission approval is required and is key to the process.

In response to queries from Committee, Mr. Konkin noted that (i) schools require a non-farm use application, (ii) the ALC and the Agricultural Land Reserve (ALR) are committed to preserving farm land, (iii) this policy area is unique to the City of Richmond, (iv) the permitted use remains with the land, (v) in response to questions about significant damage caused to existing schools due to fire, an application to rebuild the school would be required, and (vi) under the proposed bylaw amendments, new schools or expansion to existing schools would require an ALR and rezoning application.

Will Hsu, 8240 No. 5 Road, Dharma Drum Mountain Buddhist Association, expressed concern regarding the proposed bylaws noting that in 2019 the Association received approval from the ALC to expand dormitory use. Mr. Hsu noted that the dormitory expansion will provide modest, basic, living conditions for the nuns.

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In response to queries from Committee, Mr. Hsu noted that the Association is seeking an expansion of 1,000 sq. ft. and the addition is in the direction towards the main road and currently the temple farms fruit trees and vegetables.

In response to query from Committee, staff noted that if the bylaws were approved, the applicant would need to apply for a rezoning.

Roger Grose, 4598 Kensington Court, Delta, Superintendent, Richmond Christian School expressed concern regarding the proposed bylaws noting that Richmond Christian School would like the ability to expand and grow.

In response to queries from Committee, Mr. Grose noted that (i) the school uses the farmland by having bee apiaries, student gardens and aquaponics, (ii) the Richmond Christian School was partly grandfathered in as to not require a farm plan, and (iii) the middle campus was built before the backlands policy.

In response to query from Committee, staff noted that any future plans for expansion would require a farm plan for the ALC to review.

Eric Chu, 4266 Fortune Avenue, Richmond, expressed concern regarding the proposed bylaws noting that the proposed bylaws would hinder Richmond Christian School's plans for expansion for much needed space. Mr. Chu further noted that the Secondary School will need to be rebuilt in 40 – 50 years.

In response to a query from Committee, Mr. Chu noted that the Richmond Christian School is in the fundraising stage in expansion planning.

Oscar Pozzolo, 4640 Albert Street, Burnaby, Principal, Az-Zahraa Islamic Academy, expressed concern regarding the proposed bylaws noting that restrictions will limit student and school growth.

In response to questions from Committee, Mr. Pozzolo noted that (i) it has been difficult for independent schools to obtain existing school property, (ii) Az-Zahraa recently purchased an adjacent property, and (iii) the school is on the 2nd floor in the same building as the mosque.

Mohamad Al-Shakarchi, recent graduate of Az-Zahraa Islamic Academy, expressed concern regarding the proposed bylaws noting that it would be a disadvantage to not allow schools on No. 5 Road to expand.

Mahmood Jaffer, 11931 Seabrook Crescent, Richmond, representing the Shi'a Muslim Community of British Columbia, expressed concerns regarding the proposed bylaws noting that in the last 4 years their school has seen a 40% growth.

In response to a query from Committee, Mr. Jaffer noted that their school farms fruit trees and berries.

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Todd Chow, 7890 No. 5 Road, Richmond, Cornerstone Christian Academy, expressed concern regarding the proposed bylaws noting that the bylaw would affect the current plan to replace aging portables.

In response to queries from Committee, staff confirmed that the applicant's application is in the preliminary stages for staff review and will require rezoning under the new regulations and through Council direction, in-stream applications can be processed.

Leila Chen, Principal, 7890 No. 5 Road, Richmond, Cornerstone Christian Academy, expressed concern regarding the proposed bylaws noting that the bylaw would hinder the plan to move students out of portables and into a school building.

Charlotte Sakaki, 7890 No. 5 Road, Richmond, Vice-Principal and teacher, Cornerstone Christian Academy, expressed concern regarding the proposed bylaws noting that the bylaw would affect the current development plan to expand the school.

In response to query from Committee, Ms. Sakaki noted that at the time of the original application, Cornerstone Christian Academy was not required to farm the land as the land was designated as a sports field.

Sara Lam, 7890 No. 5 Road, Richmond, Cornerstone Christian Academy, expressed concern regarding the proposed bylaws and noting that expanding the school would benefit the community through the programs that the school offers.

Virginia Wong, 7890 No. 5 Road, Richmond, Cornerstone Christian Academy, expressed concern regarding the proposed bylaws noting that the school has grown over the years and requires expansion.

Kairavee Mulye, 7890 No. 5 Road, Richmond, expressed concern regarding the proposed bylaws and noting her positive experience attending Cornerstone Christian Academy.

Urvee Mulye, 7890 No. 5 Road, Richmond, expressed concern regarding the proposed bylaws and noting her positive experience attending Cornerstone Christian Academy.

Jonathon Warren, 10117 Lawson Drive, Richmond, expressed concern regarding the proposed bylaws noting that the Cornerstone Christian Academy has been waiting many years to build a new school.

Cheryl Cheung, 7890 No. 5 Road, Richmond, referenced materials (attached to and forming part of these Minutes as Schedule 4) and expressed concern regarding the proposed bylaws noting that restricting expansion would inhibit enrolment for Cornerstone Christian Academy and negatively affect the community.

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In response to a query from Committee, Ms. Cheung noted that there are approximately 200 families on the waitlist.

Fulton Jung, 7890 No. 5 Road, Richmond, expressed concern regarding the proposed bylaws noting that the students at Cornerstone Christian Academy would like to have a proper school building so that the school can offer programs to students with adequate facility space.

Karen Russell, 5260 Oak Place, Ladner, expressed concern regarding the proposed bylaws and requested Committee consider this issue on a case by case basis.

Melissa Flores, 4764 Cedar Tree, Delta, teacher, Richmond Christian School, expressed concern regarding the proposed bylaws noting that it would negatively affect the school's plans to combine their three campuses onto one site and restrict any maintenance and repair of aging buildings.

In response to a query from Committee, staff noted that maintenance and repair is allowed as long as the building size does not increase.

Shingo Kawamura, 23 - 8631 Bennett Road, Richmond, teacher, Richmond Christian School, expressed concern regarding the proposed bylaws.

Adrienne Ya-Yan Leung, 5431 Lackner Crescent, Richmond, expressed concern regarding the proposed bylaws and noted the positive experiences of learning about agriculture and community at Richmond Christian School.

Richard McDonald, 9478 Thomas Drive, Richmond, expressed concern regarding the proposed bylaws noting that the elementary school is at capacity and the Richmond Christian School's plans for expansion and seismic upgrades will be affected.

In response to a query from Committee, staff noted that the elementary school is not located on No. 5 Road and is not impacted by the bylaw.

Chi Kwong Tsui, 6380 Skaha Crescent, Richmond, expressed concern regarding the proposed bylaws and request clarity of the policy amendments.

Michael Lipton, 300 - 10991 Shellbridge Road, Richmond, expressed concern regarding the proposed bylaws noting that the Richmond Jewish Day School would like the ability to plan for future upgrades without exceptions.

In response to a query from Committee, Mr. Lipton remarked that under legal non-conforming status, the school may be denied any future rebuilding or obtaining insurance.

In response to a further query from Committee, staff noted that as a land use, schools are defined separately from religious institutions.

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Sean O'Brien, 3151 Springfield Drive, Richmond, Director of Finance, Roman Catholic Archdiocese, expressed opposition regarding the proposed bylaws noting that this would negatively affect future plans of building a regional high school as the property located at 9360 No. 5 Road was zoned for religious schools at the time of purchase.

In response to queries from Committee, Mr. O'Brien noted that (i) he cannot provide the specific size of the property, (ii) the property is not being farmed, and (iii) the church acquires lands with demographics in mind and plans for a regional school would typically be for 600-800 students.

Edward Wong, 12011 Woodhead Road, Richmond, expressed opposition to the proposed bylaw amendments noting that any changes will cause hardship to the Archdiocese of Vancouver.

In response to queries from Committee, Mr. Wong noted that the property is for a standalone school and if the Catholic community grows, there would be plans for a future church.

Lachmi Asnani-ma, 5471 Mytko Crescent, Richmond, expressed concern regarding the proposed bylaws noting that as the population grows, faith based schools should be allowed to expand as well.

Lawrence Lim, 4635 St. Brides Court, Richmond, expressed opposition regarding the proposed bylaws requesting Committee to consider grandfathering in existing schools and institutions. Mr. Lim also noted that it is very difficult for independent schools to compete on the market for land sales.

Murtaza Bachoo, 15 - 22800 Windsor Court, Richmond, Az-Zahraa Islamic Academy, expressed concern regarding the proposed bylaws noting that restricting the ability to expand at their current location would negatively affect the students as the connection to the mosque would be lost.

In response to queries from Committee, Mr. Bachoo noted that the school would be able to offer more programs in a larger space and currently they have 180 students enrolled in day school and 270 students attending weekend programs.

In response to query from Committee, staff noted that there could be customized zoning for sites with schools with no restrictions, or specify floor area maximum and student maximum.

Gary Wu, Lingyen Mountain Temple, expressed concern regarding the proposed bylaws noting that the temple's plans for a Buddhist school would be negatively affected.

Michael Bouchard, Pythagoras Academy, expressed concern regarding the proposed bylaws emphasizing the need for independent schools and offering a choice for education.

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Joe Erceg, General Manager, Planning, noted that the report to Council titled "Referral Response on the Education, Dormitory and Child Care Uses in the No. 5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve" is consistent with the referral resolutions from the Planning Committee and General Purposes Committee. The identification of options was not included in this report but a memorandum with options could be provided to Committee.

In response to queries from Committee, staff noted that (i) guidelines could be put in place for each school, in terms of student limits, size of school, or site area, (ii) each application would be considered based on its own merits, (iii) it is difficult to estimate the needs of each school, (iv) the proposed bylaw amendments do not restrict existing schools from making applications, (v) upgrades to the sanitary sewer and water would be assessed for large school expansions or new schools, (vi) the proposed bylaw amendments require another level of Council consideration by way of a rezoning application, (vii) the process for expansion remains the same in the initial stages for an ALR non-farm use application, (viii) each application for expansion would be considered case by case basis, (ix) the services required are determined at the time of receiving a building permit, and (x) zoning based on profit and non-profit status would not be advised.

Discussion ensued with regard to the range of expansions, including schools, dormitories and childcare facilities along No. 5 Road and the possibility of amending the bylaws so that the existing properties are exempt.

In response to further queries from Committee, staff noted that (i) legal advice will be required regarding exempting existing properties from the proposed bylaw amendments, (ii) the floor area ratio (FAR) is based on 110 metre depth of the lot dedicated to institutional use and varies depending on the width of the lot, (iii) establishing a cap would be challenging as each site has its own site specific configuration and needs of the organization, (iv) staff can provide a bulletin to explain the application process, and (v) the ALC allows applications but has ultimate authority to decide what use is permitted on agricultural land.

It was moved and seconded

- (1) That Richmond Official Community Plan (OCP) Bylaw 9000 and 7100, Amendment Bylaw 10132, to revise Section 7.3 of Schedule 1 of the OCP (No. 5 Road Backlands Policy) and Schedule 2.13A of the OCP (East Richmond Area McLennan Sub-Area Plan) to clarify permitted uses and related policies for religious institutional uses, be introduced and granted first reading;***
- (2) That Richmond Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10132, having been considered in conjunction with:***

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- (a) the City's Financial Plan and Capital Program; and*
- (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

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

- (3) That Richmond Official Community Plan (OCP) Bylaw 9000 and 7100, Amendment Bylaw 10132, having been considered in conjunction with Section 477(3) (b) of the Local Government Act, be referred to the Agricultural Land Commission for comment prior to a Public Hearing;*
- (4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10133, to revise the "Assembly (ASY)" zoning district contained in Section 13.3 to prohibit education and dormitory as permitted uses in this zone for areas within the No. 5 Road Backlands Policy area located in the Agricultural Land Reserve and revise the "Religious Assembly (ZIS7) – No. 5 Road" zoning district contained in Section 24.7 to prohibit education use in this zone, be introduced and granted first reading;*
- (5) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10141, to revise the "Assembly (ASY)" zoning district contained in Section 13.3 to prohibit education and dormitory uses for areas outside of the No. 5 Road Backlands Policy area and located in the Agricultural Land Reserve, be introduced and granted first reading;*
- (6) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10140, to revise the "Assembly (ASY)" zoning district contained in Section 13.3 to add site-specific dormitory use regulations for the property at 8100 No. 5 Road, be introduced and granted first reading;*
- (7) That final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10140 be considered in conjunction with Richmond Zoning Bylaw 8500, Amendment Bylaw 9586 (RZ 14-667707);*
- (8) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10146, to revise the "Assembly (ASY)" zoning district contained in Section 13.3 and revise the "Religious Assembly (ZIS7) – No. 5 Road" zoning district contained in Section 24.7 to regulate child care use in these zones for lands located in the Agricultural Land Reserve, be introduced and granted first reading;*

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- (9) *That staff bring to Council all building permit applications involving education, dormitory or child care uses for lands zoned “Assembly (ASY)” and “Religious Assembly (ZIS7) – No. 5 Road” located in the Agricultural Land Reserve, received more than 7 days after the date of first reading of Richmond Zoning Bylaw 8500, Amendment Bylaws 10133, 10141, and 10146, for consideration of a resolution that the building permit be withheld pursuant to Section 463 of the Local Government Act.*

The question on the motion was not called, as discussion ensued with regards to (i) approving the bylaw amendments as is, (ii) requesting staff to come up with solutions to ensure that existing institutions are able to rebuild schools in the event of fires, (iii) allowing smaller schools the ability to expand modestly, and (iv) preserving the religious assembly use along the No. 5 Road backlands.

Further discussion ensued with regard to (i) referring the report back to staff for further analysis on the issues with the current policy and providing options and solutions for future and existing schools, (ii) examining each institution’s needs, (iii) considering the impact to the City’s infrastructure, and (iv) exploring the future of the Highway to Heaven and the limits of expansion.

In response to further query from Committee, staff noted that the City would continue to accept and process applications under the existing policy with no guarantee of approval at the Council level and at the Provincial level.

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

It was moved and seconded

- (1) *That the staff report titled “Referral Response on Education, Dormitory and Child Care Uses in the No. 5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve” be referred back to staff to review, provide information and options, where applicable, on the following:*
- (a) *Exempting in-stream applications from the proposed bylaws;*
 - (b) *Exempting existing schools and religious institutions from the proposed bylaws;*
 - (c) *Overall expansion potential for institutional uses (size of school floor area) in the No. 5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve;*
 - (d) *Potential implications of expansion for institutional uses in the No.5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve on City infrastructure;*

Planning Committee
Tuesday, March 3, 2020

- (e) Traffic safety concerns, specifically speeding, on No.5 Road and proximity to schools; and,*
- (f) Developing an information bulletin that details the proposed application process;*
- (2) That applications for school expansion continue to be accepted from existing schools;*
- (3) That staff be directed to contact each of the existing land owners to obtain detailed assessments of each institution's expansion needs for schools, dormitories, and child care services.*

CARRIED

Opposed: Cllr. Loo

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (8:08 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, March 3, 2020.

Councillor Linda McPhail
Chair

Stephanie Walrond
Legislative Services Coordinator



City of Richmond

Schedule 2 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, March 3, 2020.

ON TABLE ITEM

Date: March 3, 2020
Meeting: Open PLN
Item: #7

Memorandum

Corporate Administration
City Clerk's Office

To: Mayor and Councillors

Date: March 3, 2020

From: Claudia Jesson
Director, City Clerk's Office

File: 12-8000-01/2020-Vol 01

Re: Update on Petitions received regarding the No. 5 Road Backlands Policy

Attached please find a detailed summary and one copy of each of the signed petition forms/letters received to date (as of 2:00 pm) in opposition to Item #7 - Education, Dormitory and Child Care Uses in the No. 5 Road Backlands Policy Area and for Sites in the Agricultural Land Reserve for Planning Committee on Tuesday, March 3, 2020.

Date Received:	Petition from:	Page #	Number received:
February 28, 2020	Lingyen Mountain Temple	1	1529
March 2, 2020	Dharma Drum Mountain Buddhist Association	14	651
March 2, 2020	St. Joseph The Worker	17	797
March 2, 2020	St. Paul Parish Roman Catholic Church	20	1455
March 2, 2020	Richmond Residents	22	1446
March 2, 2020	Canadian Martyrs Catholic Church	25	832
March 2, 2020	St. Monica Parish & Eastern Catholic Church	27	536
March 3, 2020	Total Submissions received		7246

The original petitions are in the City Clerk's Office and available for viewing at your convenience.

Claudia Jesson
Director, City Clerk's Office

cc: George Duncan, Chief Administrative Officer
Joe Erceg, General Manager, Planning and Development
Wayne Craig, Director, Development
Barry Konkin, Director, Policy Planning
Kevin Eng, Planner 2
Tony Capuccinello Iraci, City Solicitor and Senior Director, Legal and Legislative Services

Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 1,529 Petitions in total on Friday, February
28, 2020 from Lingyen Mountain Temple

Attached:

7 letters

1 form letter. 1,522 Received

Date: 14-02-2020

Dear Mayor and Councillors of the City of Richmond,

I, Josie Yu Jing, Xu, a resident of Richmond, B.C., am strongly opposed to the removal of "school use" from the No. 5 Road Backlands Policy. The No 5. Road Backlands Policy must continue to include "school use" as traditionally defined as daycare and kindergarten through grade 12. The proposed changes will negatively affect Lingyen Mountain Temple and other religious institutions on No. 5 Road, many of which are planning to establish religious schools. Lingyen Mountain Temple is a non-profit religious organization looking to fill the unmet need of a Buddhist school in the city. The proposed changes will have a detrimental impact on our efforts and those of other religious organizations.

Address: 5166 Lackner crescent. Richmond. B.C
V7E - 6R1

Phone: 778-859- 3705

Signature:



Feb 14, 2020

Dear Mayor and Councillors of the City of
Richmond,

I am James Shi, a resident of Richmond.

The purpose of this letter is asking city council not
to remove "school use" from the No. 5 road
Backlands Policy.

Lingyen Mountain Temple has already planned to
build Buddhist school which will benefit many residents
in Richmond. Right now there is no Buddhist school
in Richmond. Many people hope Lingyen Mountain
Temple works on Buddhist school.

If city pass the new rule, it will have a very
negative impact for Lingyen mountain Temple Buddhist
school. Also many residents will be disappointed for
losing Buddhist education opportunity.

Please do your best to keep "school use" for
No. 5 road Backlands Policy.

Thank you for your attention.

Best Regards

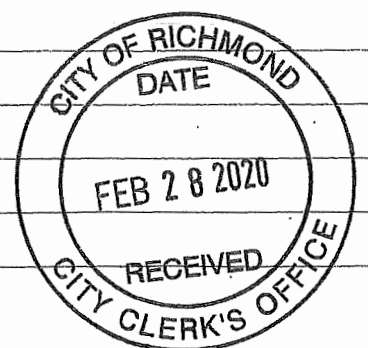
James Shi

604-7657701

352-7671 Minoru Blvd

PLN-23

V6Y 1Z3

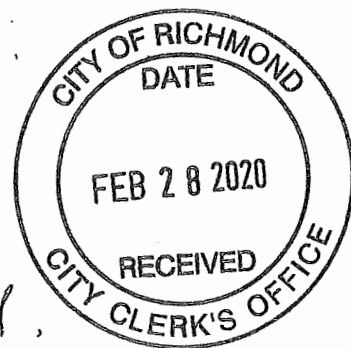


Date: Feb. 20, 2020

Li Ping Chen

517-10780 No. 5 Rd

Richmond, B.C. Canada V6W 0B8



Dear Mayor and Councillors of the City of Richmond,

I, Li Ping Chen, a resident of Richmond, B.C. and a citizen of Canada, am a mother of two boys. In order to give my sons a good education, my family immigrated to this lovely country.

Last year, when Lingyen Mountain Temple began to establish a Buddhist School, we have already decided to apply for this school for my two sons. I strongly believe that the Temple has the ability to train students to be kindness, respect, trustworthiness, integrity and humility, who will contribute to making our city and the world a better place.

Unfortunately, as we know, City Hall is going to remove school use as a permitted use in No. 5 Rd which will cause that the Temple have no chance to build up a school for kids. We are disappointed

with such a decision and hope you can reconsider it. As a
non-profit organization, Lingyen mountain Temple is not built
for profit, but for the benefit of more people. The Buddhist
School will train more people to help this society.

Thank you for your time.

Yours truly,

Li Ping Chen.

February 14, 2020

Dear Mayor and Councillors of the City of Richmond,



I, Liwen Zhang, a resident of Richmond, B.C., strongly oppose the removal of "school use" from the No. 5 Road Backlands Policy. This proposed change will have a detrimental impact on our efforts and those of other religious organizations. This letter will provide reasons why we strongly oppose the removal of "school use" from the No. 5 Road Backlands Policy.

1. Worshipping alone cannot raise individuals to a full character without educating at the same time.

The proposed changes will negatively affect Lingyen Mountain Temple, a non-profit religious organization, and other religious institutions, many of which are planning to establish religious schools. Based on research, religious schools benefit young children in the following 4 ways:

- 1) Everyday Exposure for an ultimate learning experience
Once-per-week religious education classes cannot offer the education young children will have in the everyday exposure by attending a religious school. Academics intertwining with religious teachings and vice versa, will give young children a unique and strong understanding of his or her faith.
- 2) A Strong Sense of Community
Students attending a faith-based school will have religion as a foundation for friendship building. Parents will also be able to build treasured friendships with fellow parents with the possibility of forming lifelong bonds. Parental involvement in the school and community-building cannot be emphasized enough in the healthy growth of children.
- 3) Stability
Religious schools provide stability that other schools cannot. Being around like-minded individuals allows students to feel comfortable and secure in their school environment, almost like a family. The comfort and care offered by religious school are indeed priceless.
- 4) High Quality Academics
Religious schools often offer higher quality academics than public schools with smaller class-size allowing more discussion and personal attention. Many religious institutions continue to be recognized for their academics by publications that produce rankings, such as U.S. News & World Report, The Princeton Review, and Forbes. Religious schools will also give students the freedom to celebrate their spiritual life without the fear of being judged like in other schools.

As illustrated above, religious education can provide advantages well beyond a strong sense of faith. Highly rated general academics, a community of friends, teachers and clergy with the same moral base, and a stable environment in which to learn, grow and thrive all make for a positive and inspiring school experience.

PLN - 26

2. A land to be better cultivated.

Based on statistics from City of Richmond, approximately 4,993 ha of Richmond's land base (39%) of the city, is within the Agricultural Land Reserve (ALR) but only 3,122 ha, 65%, is farmed by 189 farms. The outlook of the land has remained relatively stable in the last 30 years. From an economic perspective, a low turnover rate on the stock market could signal a worthless company. In order to realize and maximize the potentials of our land, without interfering the regular business that it serves, a religious school could be a resolution for a mutually beneficial situation.

Last but not least, Lingyen Mountain Temple is a non-profit religious organization looking to fill the unmet need of a Buddhist school in Canada. This would be a milestone to exhibit city Richmond, as well as the country's generosity and inclusiveness to embrace a multicultural society based on the ideology of liberalism, egalitarianism, love, and respect.

Address: 8-9051, Blundell Road, Richmond, B.C.

Phone: (778) 297-9930

Signature: 

Dear Mayor and Councillors of the City of Richmond



I Bi Yun Zhang, a resident of Richmond, B.C.,

Strongly opposed to the removal of "school use" from the

No. 5 Road Backlands Policy. The No. 3 Road Backlands Policy

must continue to include "school use" as traditionally defined

as daycare and kindergarten through grade 12. The proposed

change will negatively affect Lingren Mountain Temple

and other religious institutions on No. 5 Road, many

of which are planning to establish religious schools.

Lingren Mountain Temple is a non-profit religious

organization looking to fill the unmet need of a Buddhist

school in the city. The proposed changes will have a

detrimental impact on our effort and those of other

religious organizations. Buddha's concept is not only
a religion but an education. It can teach you to
realize yourself and to better serve for others. As a
follower of Buddha, I strongly opposed to the removal
of "School use" from the No. 5 Road Backlands Policy.



6760 Gamba Drive,

Richmond B.C. V7C 2G5

Phone: 778 999 8265

Handwritten signature

February 18, 2020

SQ Zhang
8031 Colonial Drive,
Richmond BC, V7C 5B7

Dear mayor and councilors of the city of Richmond:

I am a resident of Richmond, Every Sunday I sent my son to Sunday School of Lin Yen Mountain Temple Canada in order to get Buddha words of wisdom and hope my son to grow up with compassion and love for the peaceful world and in the peaceful world.

And as for many families' earnest expectations, Lin Yen Mountain Temple has planned to set up a private school for elementary and high school in 2020, named Lin Yen Buddhist Academy, which is near by the temple in No. 5 road. Parents are excited for the good news.

But recently It was heard that the No. 5 Road Backlands Policy will remove 'school use'. I am wondering whether this policy will effect on the setting-up of the academy? If the academy has to be cancelled, I will feel so sad and I think many families feel the same.

Lin Yen Mountain Temple has been helping people in the spirit level by using Buddha's teaching to get an insight into suffering, the end of suffering and get happiness for the past 20 years, and the future academy also aims to help the next generation to be open, compassion and server for more people, which has contributed and will contribute to our society a lot to protect the peace and resolve the conflictions.

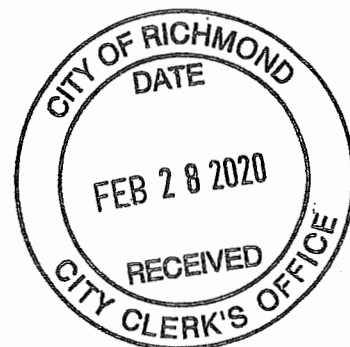
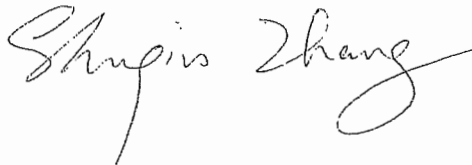
Lin Yen Mountain Temple is a non-profit organization, if the land can't be for school use, it is difficult to find a place and It will cost a lot to set up a school in Richmond. As you know, the land price is so high in Richmond.

I hope that the backlands could be used for religious school purpose and help our society happier.

Thank all of you for the helping.

Sincerely,

SQ Zhang



February 18, 2020

Andrew Liu
8031 Colonial Drive,
Richmond BC, V7C 5B7

Dear mayor and councilors of the city of Richmond:

I am a resident of Richmond, I sent my son to Sunday School of Lin Yen Mountain Temple Canada in order to get wisdom words and hope my son to grow up with compassion and love to contribute to the society.

Recently I heard that the No. 5 Road Backlands Policy will remove 'school use'. While Lin Yen Mountain Temple has planned to set up a private school for elementary and high school in 2020, named Lin Yen Buddhist Academy by using the temple's land. Lin Yen Mountain Temple is a non-profit organization, if the land can't be for school use, it is difficult to find a place and it will cost a lot to set up a school in Richmond. As you know, the land price is so high.

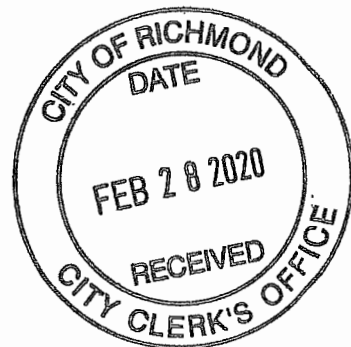
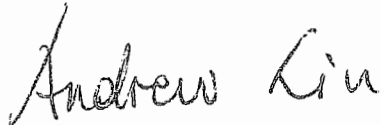
Lin Yen Mountain Temple has been helping people in the spirit level by using Buddha's teaching to get an insight into suffering and get happiness for the past 20 years, and the future academy also aims to help the next generation to be open, compassion and server for more people, which increases the verities of culture.

So, I hope that the backlands could be used for religious school purpose and help our society happier.

Thank all of you for the helping.

Sincerely,

Andrew Liu



Date: Feb. 22, 2020

Re: No. 5 Road Backland - Land Usage motion to modify



Dear Mayor and Councillors of the City of Richmond,

I, Clara Jones, age 12, am a Richmond resident currently attending James McKinney School. I would like to quote the Canadian Constitution upfront, specifically, the Charter:

the Canadian Charter of Rights and Freedoms, 1982 (section 29) recognizes specific rights of denominational (religious), separate or dissentient schools.

Therefore, I strongly oppose the proposed removal of "school use" from the No. 5 Road Backlands. Because by modifying the existing land use, my Constitutional right to seek alternative education is negatively affected. There are hundreds peers like me now, and there are many more further down the years. I have been attending Lingyen Mountain Sunday school for years and this weekly practice allows me to stay true to my ancestral root and culture. As a person who has learned many things about my own culture through the studies at Lingyen Mountain Temple, I feel that it is also partly my responsibility to ensure that the education also reaches the younger kids and teach them about our own culture and religion. As a loyal Richmond resident, I also view that family values and cultural diversity are the BACKBONES of the city of Richmond. By modifying current land use, un-necessary shadow is cast over this harmonious and diversified section of the City.

The proposed changes will negatively affect Lingyen Mountain Temple and other religious institutions on No. 5 Road, many of which are planning to establish religious schools. Lingyen Mountain Temple is a non-profit religious organization looking to fill the unmet need of a Buddhist school in the city. The proposed changes will have a detrimental impact on our efforts and those of other religious organizations.


I, and my family, relatives and neighbors, respectfully to urge the Concil to keep the No 5. Road Backlands usage, and allow it to include "school use" as traditionally defined for daycare and kindergarten through grade 12.


The undersigned understand and agree with the content of my letter, and by providing contact information and/or signing below, show their support to my advocacy. Dear Council, I thank you for your time to review my request, and reconsider the motion to change the pre-established land use.

Address: #3-5280 Williams Road Richmond

Phone: 604-330-6668

Signature:  Clara L. (Clara Jones)  (Mother Shi S. Zhong)

 (Grandmother Jian Mei Yuan) - same address

 (Grandfather Yan song Zhong) - same address

 (Aunt Arica Zhong) - same address

 (Uncle Simon H. Zhong) - same address

(Neighbor Taylor Wang) - #5 5280 Williams Road

(Neighbor Terry Wang) - #5 5280 Williams Road

(Family friend Zhenbao Guo) #11531 Williams Road. Richmond.

(Guiqing Wang) #11531 Williams Road. Richmond

(Family friend Terry Guo with Wife) #11531 Williams Road. Richmond

(Family friend Erik Yan & Wife) 9080 Desmond Road. Richmond

(Family friend Jiali Lin) #2x8 8451 Westminster Hwy

(Family friend Wei Zuo) #2x8 8451 Westminster Hwy

Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 651 Signatures in total on Monday, March
2, 2020 from Dharma Drum Mountain Buddhist
Association

Attached:

1 Form letter. 651 Signatures.

**PETITION TO THE MAYOR AND COUNCILLORS OF
THE CITY OF RICHMOND**

WHEREAS the City of Richmond has proposed changes to the Backlands Policy Zoning Bylaws to restrict education, dormitory and child care uses along No. 5 Road;

AND WHEREAS the proposed bylaw changes will prevent the **Dharma Drum Mountain Buddhist Association** from constructing an addition to the existing dormitory building at the Dharma Drum temple at 8240 No. 5 Road;

AND WHEREAS this addition is urgently needed because the temple needs more space for its resident monastics;

AND WHEREAS these changes will unfairly affect many other religious institutions along No. 5 Road;

THEREFORE, we the undersigned, petition the City of Richmond to withdraw these bylaw changes.

Enclosed in the packet are 651 signed petitions in a total of 57 pages.

FROM: DHARMA DRUM MOUNTAIN BUDDHIST ASSOCIATION
8240 NO. 5 ROAD RICHMOND, BC V6Y 2V4
(604) 277-1357



PETITION TO THE CITY OF RICHMOND

WHEREAS the City of Richmond has proposed changes to the Backlands Policy Zoning Bylaws to restrict education, dormitory and child care uses along No. 5 Road;

AND WHEREAS the proposed bylaw changes will prevent the **Dharma Drum Mountain Buddhist Association** from constructing an addition to the existing dormitory building at the Dharma Drum temple at 8240 No. 5 Road;

AND WHEREAS this addition is urgently needed because the temple needs more space for its resident monastics;

AND WHEREAS these changes will unfairly affect many other religious institutions along No. 5 Road;

THEREFORE, we the undersigned, petition the City of Richmond to withdraw these bylaw changes.

	Name	Address	Phone Number	Signed
1	Sharon Yeh	8240 Gibert Rd Richmond	(604) 838-9618	Sharon
2	Kenny Chan	"	(604) 908-8919	Kenny
3	phoebe chan	"	(604) 346-7577	Phoebe
4	Meiting chen	8380 mirabel court 42 Richmond V6C	(604) 731-5536	Meiting
5	Tiring chen	"	(604) 323-7958	Tiring
6	Jimmy tu	6140 Otter pl Richmond V7C 4A9	778-883-9639	Jimmy
7	Amy tu	"	778-883-9764	Amy
8	Peter HO	912-10780 NOS Richmond V6W 0B7	(604) 771-7718	Peter
9	Tenny Kan	"	(604) 339-4777	Tenny
10	Addy Yin	10640 Anahim Dr Richmond BC	(604) 543-7410	Addy
11	Chin Yin HSIU Ying	"	(604) 985-2179	Chin
12	YALI E. TANG	10411 Whistler Pl. Richmond BC	(604) 241-8068	YALI
13	Sunna Wang	730-5311 Cedarbridge Way Richmond BC	(604) 783-8939	Sunna
14	TSENG, LI-MEI	8240 No. 5 ROAD, RICHMOND	(604) 277-1357	TSENG, LI-MEI
15	趙盛輝	5011-88th Lansdowne Rd Richmond, B.C. V6X 3T7	(604) 273-5937	趙盛輝
16	趙朝尉	" PLN - 36	"	趙朝尉

Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 797 Signatures in total on Monday, March
2, 2020 from St. Joseph The Worker

Attached:

1 Form letter. 797 Signatures.

February 23rd, 2020

The Roman Catholic Archdiocese of Vancouver,
4885 St. John Paul II Way,
Vancouver, BC V5Z 0G3

Attn: Sean O'Brien

**Re: Petition from the General Public in support of the No. 5 Road of the
HIGHWAY TO HEAVEN Religious Organization members**

Enclosed please find the petition from St. Joseph the Worker Parish with 797
signed signatures from parishioners.

St. Joseph the Worker Parish



To: The Mayor and Councillors of The City of Richmond.

Signed Petition from the General Public in support of the No. 5 Road HIGHWAY TO HEAVEN Religious Organization members, the Roman Catholic Archdiocese of Vancouver, & Richmond Roman Catholic Churches:

- 1) ST. MONICA PARISH - 12011 Woodhead Road & No. 5 Road,
- 2) ST. PAUL PARISH - 8251 St. Albans Road,
- 3) ST. JOSEPH THE WORKER PARISH - 4451 Williams Road,
- 4) CANADIAN MARTYRS CATHOLIC CHURCH - 5771 Granville Avenue,
- 5) RICHMOND EASTERN CATHOLIC CHURCH - 8700 Railway Avenue.



We, the undersigned, are strongly opposed to any proposed changes to the existing Backlands Policy Zoning Bylaws to restrict Religious School Use & Expansion along No. 5 Road also known as HIGHWAY TO HEAVEN. The proposed zoning bylaws changes will affect the Roman Catholic Archdiocese of Vancouver from developing a religious school on the land it owns on No. 5 Road Backlands; and will also affect the Development & Expansion of existing Religious Schools on No. 5 Road Highway To Heaven members: Richmond Jewish Day School, Az-Zahraa Islamic Academy, BC Muslim School, Richmond Christian School, and Cornerstone Christian Academy.

No.	Name:	Address:	Phone Number:	Signed:
1.	Laura Carandang	11451 Seacrest Rd	604-612-1456	[Signature]
2.	MIKE CARANDANG	11451 SEACREST RD	604-612-8885	[Signature]
3.	MARY ANN MARSH	102-3571 Springfield Dr	604-818-8820	[Signature]
4.	Natalie Schaper	4160 PARKVIEW ST	604-868-6078	[Signature]
5.	Donna Encarnacion	#25-4933 Fisher Dr. Richmond	604-715-4842	[Signature]
6.	Claire Soom	226-8460 Ackroyd Rd Richmond BC V6X 3E9	604-704-701	[Signature]
7.	Peter Conway	#57-6454 Jordan Rd.	778-688-1000	[Signature]
8.	Lorna Lim	9991 Pearl Court	609-928-1022	[Signature]
9.	Lionel Zuzarte	20-11711 Steveston Hwy	778-903-1227	[Signature]
10.	JUDITH ZUZARTE	20-11711 STEVESTON HWY	604-230-4756	[Signature]
11.	MARCEL R. MATERI		604-277-9898	[Signature]
12.	WILLIAM T. C. UY	10331 HOLLYWOOD DR RICHMOND BC	604-271-5986	[Signature]
13.	Judie Orr	120-12633 #3 Rd		[Signature]
14.	Cecilia Jones	4497 Jordan Ave. Rd.		[Signature]
15.	MARY JANE YANKE	10240 FRESHWATER DRIVE	604-302-1185	[Signature]
16.	DAVID HEAD	#105-7580 MINORU BLVD	604-277-188	[Signature]
17.	PAULINE CHAM	10660 Furdy Dr. Richmond	604-312-1972	[Signature]
18.	Stephanie Namellini	6451 Rivendale Dr Richmond	604-277-9872	[Signature]
19.	SONIA SANDANARATNE	4520 CABOT RD RICHMOND BC		[Signature]
20.	Dianne de Souza	7246 Francis Rd, Richmond BC	606-270-6521	[Signature]
21.	Shawna McGee	9135 Evarcio Cres Richmond BC	778-789-7444	[Signature]
22.	Pierre Ducharme, Sr	4451 Williams Road Richmond, BC	778-222-9978	[Signature]
23.	Nancy Kisby	838 W. 24th Ave, Vancouver, B.C.	604-513-0962	[Signature]
24.	Mike Law	1458 Bonavista Dr. Richmond	604-271-8805	[Signature]
25.	FRANCES SOMURA	1906-7379 MURDOCH AVE	606-276-9915	[Signature]

Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 1455 Signatures in total on Monday,
March 2, 2020 from St. Paul Parish Roman Catholic
Church

Attached:

1 Form letter. 1455 Signatures.

To: The Mayor and Councillors of The City of Richmond.

Signed Petition from the General Public in support of the No. 5 Road HIGHWAY TO HEAVEN Religious Organization members, the Roman Catholic Archdiocese of Vancouver, & Richmond Roman Catholic Churches:

- 1) ST. MONICA PARISH - 12011 Woodhead Road & No. 5 Road,
- 2) ST. PAUL PARISH - 8251 St. Albans Road,
- 3) ST. JOSEPH THE WORKER PARISH - 4451 Williams Road,
- 4) CANADIAN MARTYRS CATHOLIC CHURCH - 5771 Granville Avenue,
- 5) RICHMOND EASTERN CATHOLIC CHURCH - 8700 Railway Avenue.



We, the undersigned, are strongly opposed to any proposed changes to the existing Backlands Policy Zoning Bylaws to restrict Religious School Use & Expansion along No. 5 Road also known as HIGHWAY TO HEAVEN. The proposed zoning bylaws changes will affect the Roman Catholic Archdiocese of Vancouver from developing a religious school on the land it owns on No. 5 Road Backlands; and will also affect the Development & Expansion of existing Religious Schools on No. 5 Road Highway To Heaven members: Richmond Jewish Day School, Az-Zahraa Islamic Academy, BC Muslim School, Richmond Christian School, and Cornerstone Christian Academy.

No.	Name:	Address:	Phone Number:	Signed:
1.	D. Santos	JONES RD.		
2.	A. Lantier	307-8975 Jones Rd.		
3.	C. MOO	STONESTON HWY		
4.	V Bonez	51-9460 Glenallan Dr		
5.	Marjorie Courte	24-9331 No. 5 Rd		
6.	DAVID WOLFE	4468 BLAIR DR.		
7.	Michael Cam	6691 Dunsany Pl.		
8.	WENDELL TAYLOR	6860 MAPLE RD		
9.	Ernie Cuyman	223-8600 Jackson Rd		
10.	KIERAN HARBOR	4575 BRITANNIA DR.		
11.	ANDREW CHAN	15-8600 NO 5 RD.		
12.	SEET LAM ONG	308-5560 ARCADIA RD, RMD.		Seet Lam Ong
13.	GEORGE PAREDES	8760 BLUNDELL RD.		
14.	MINI YEUNG	14-8520 GENERAL CARRIER RD.		
15.	MILA NAVAL	10611 ALESSI CRT		
16.	Sheela Salgado	22173 Westminster Hwy		
17.	RUFINO LACHICA	10740 ALTONA PL. RICHMOND		
18.	Julian Kato	10371 Odlin Road Richmond, BC		
19.	Jordan Kato	10371 Odlin Road Richmond, BC		
20.	Evangelina Santer	25-7651 Francis Rd. Richmond BC		
21.	Myrina A. Ricablanc	510-6068 No. 3 Road Richmond BC		
22.	Kathleen Bonez	51-9460 Glenallan Dr. Richmond BC		
23.	Manikou Libo	8031 CORLESS PL. RICHMOND		
25.	Carmen D'Souza	#9, 8531 Beane H Road, Richmond B.C.		

Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 1446 Signatures in total on Monday,
March 2, 2020 from Richmond Residents

Attached:

1 Form letter. 1446 Signatures.

MayorandCouncillors

From: Tom Leung <tomleung88@hotmail.com>
Sent: Sunday, 1 March 2020 23:45
To: MayorandCouncillors
Subject: Re: Petition 'to reject the removal of "school use" from the No. 5 Road Backlands policy'
Attachments: To_reject_the_removal_of__scho-2020-03-02_06_37.pdf

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

March 2 2020

Dear Mayor Brodie & Councillors,

Richmond City Council is considering a major policy change to disallow independent schools and child care facilities from being build on No. 5 Road. It is a threat to parents' freedom of choosing schools for their children according to their faith & values and is against by many people in the city. I therefore started a petition 'to reject the removal of "school use" form the No. 5 Road Backlands policy as proposed by the City of Richmond'

It is an online petition at <https://www.citizengo.org/en/177248-reject-removal-school-use-no-5-road-backlands-policy-proposed-city-richmond> begins on Feb 24 2020 and till Mar 2 2020 (actually mid-night on Feb 1 2020), it collected a total of 1446 signatures and is attached for your review. We ask the City of Richmond NOT to consider any changes to the current No. 5 Road Backlands Policy.

Sincerely,

Thomas Leung

Email: tomleung88@hotmail.com

Phone: 604.808.0782

PLN - 43



#	First name	Last name	ZIP	Country	Signed
1	Richard	Wong	V6Y2T4	Canada	2020-03-02 04:57:42
2	Josephine	Tong	V5s4k9	Canada	2020-03-02 03:25:40
3	Xinyin	Shao	V6X0L8	Canada	2020-03-02 01:58:11
4	Corrina	Wu	V7E 1S1	Canada	2020-03-02 01:19:34
5	Kerel	Siu	v6x 0j7	Canada	2020-03-02 01:12:31
6	Clark	Yao	V7c4k2	Canada	2020-03-02 01:07:37
7	Cherry	Lai	V6Y0E8	Canada	2020-03-02 01:05:16
8	Hubert	Mock	V5S 2L6	Canada	2020-03-02 00:31:42
9	Pamela	Ye	V7C2S1	Canada	2020-03-02 00:18:13
10	josh	yang	V6w1c6	Canada	2020-03-01 21:07:18
11	ivy	lin	V7E6M7	Canada	2020-03-01 18:37:21
12	wai man	chan	V6Y1L9	Canada	2020-03-01 18:25:54
13	Christine	Fu		United States	2020-03-01 18:20:04
14	Tasman	Ng		Canada	2020-03-01 18:07:12
15	Siu Ha	Tuet	V6V 2T2	Canada	2020-03-01 18:05:56
16	Nina	Liu	V7A1A8	Canada	2020-03-01 17:32:40
17	Dina	Badawy	V6T1R9	Canada	2020-03-01 08:41:08
18	Chiu	Godwin	V5S 1T8	Canada	2020-03-01 08:11:22
19	Isaac	Tang	V5H2X7	Canada	2020-03-01 07:21:31
20	Clara	Chew	V7C5A8	Canada	2020-03-01 07:15:22
21	Xuhong	Xing	V5K 2T7	Canada	2020-03-01 07:08:51
22	Cheryl	Cheung	V7C5E3	Canada	2020-03-01 07:06:37
23	Raymond Kin Man	Leung	V7E5H2	Canada	2020-03-01 07:05:27
24	Sun	Jun	V6S 0H6	Canada	2020-03-01 07:03:43
25	Ivy	Dong	V3c5x5	Canada	2020-03-01 07:01:24
26	Teresa	Lopes	V6Y4A8	Canada	2020-03-01 06:48:33

PLN - 44



Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 832 Signatures in total on Tuesday, March
3, 2020 from Canadian Martyrs Catholic Church

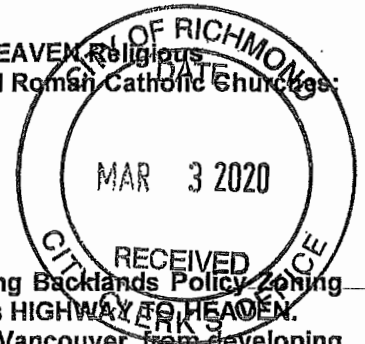
Attached:

1 Form letter. 832 Signatures.

To: The Mayor and Councillors of The City of Richmond.

Signed Petition from the General Public in support of the No. 5 Road HIGHWAY TO HEAVEN Religious Organization members, the Roman Catholic Archdiocese of Vancouver, & Richmond Roman Catholic Churches:

- 1) ST. MONICA PARISH - 12011 Woodhead Road & No. 5 Road,
- 2) ST. PAUL PARISH - 8251 St. Albans Road,
- 3) ST. JOSEPH THE WORKER PARISH - 4451 Williams Road,
- ✓ 4) CANADIAN MARTYRS CATHOLIC CHURCH - 5771 Granville Avenue,
- 5) RICHMOND EASTERN CATHOLIC CHURCH - 8700 Railway Avenue.



We, the undersigned, are strongly opposed to any proposed changes to the existing Backlands Policy Zoning Bylaws to restrict Religious School Use & Expansion along No. 5 Road also known as HIGHWAY TO HEAVEN. The proposed zoning bylaws changes will affect the Roman Catholic Archdiocese of Vancouver from developing a religious school on the land it owns on No. 5 Road Backlands; and will also affect the Development & Expansion of existing Religious Schools on No. 5 Road Highway To Heaven members: Richmond Jewish Day School, Az-Zahraa Islamic Academy, BC Muslim School, Richmond Christian School, and Cornerstone Christian Academy.

No.	Name:	Address:	Phone Number:	Signed:
1	VICTORIA BUTRI	6837 STATION HILL DR.	647-284-3378	[Signature]
2	Louise Ho	122-9388 Cambie Rd.	778-8639766	[Signature]
3	LAM MAN TAT	12886 Brunswick St. Blvd.	604-277-3770	[Signature]
4	AGNES LOUNG	9-9060 General Cinema Rd	778-829-2830	[Signature]
5	CHARLES CHAN	6211 GARDNER DR	604-278-7128	[Signature]
6	MARIA CHAN	✓	604-272-8728	[Signature]
7	Sam S'Hum	6280 GARISON COURT	604-271-6823	[Signature]
8	Arthur Pan	5840 Laurelwood crt	778 878 6627	[Signature]
9	Joyce Tang	5840 Laurelwood crt	778-683-3200	[Signature]
10	KITTY NG	612-9388 Cambie Road	604-723-1227	[Signature]
11	Jenny Ho	1105-8688 Hazelbridge Way	604-241-2018	[Signature]
12	Annie Lung	306-7788 Ackroyd Rd.	604-274-5930	[Signature]
13	LINA LI	#10-4791 Steveston Hwy Rd	604-619-6538	[Signature]
14	CHAN LAT WIA	119 Sinclair Ave New Westminster	604-721-8081	[Signature]
15	DAVID WONG	#28-7051 Ash Street	(604) 323-8238	[Signature]
16	Aimee Wong	303-8246 Panadowne Rd Richmond BC V6V3Y6	604-270728	[Signature]
17	Eric Wong	215-1511 SPRINGS BLVD, DELTA BC V4M0B6	604-270728	[Signature]
18	Joyce Lam	604-270728 Richmond BC	604-270728	[Signature]
19	Moses Zin	504-8246 Panadowne Rd	604-231-8958	[Signature]
20	Michael Chang	#9-8388 Park Rd 1 Richmond	604-271-8223	[Signature]
21	Paul Chang	1705-8180 Granville St. Rich.	778 713 8886	[Signature]
22	ANITA PONTO	7320 No 2 RD V7C 3L9	604 271-8484	[Signature]
23	Margaret Li	#403 6088 Memorial Blvd	604 233-1281	[Signature]
24	Jeanette Law	1506-7888 Saba Rd Richmond BC	604-284-1516	[Signature]
25	ANTHONY CHAN	8388 OSLER ST. VAN. BC V6A 4E4	604-263-8910	[Signature]

Planning Committee – March 3, 2020

Correspondence

Item #7 - Education, Dormitory and Child Care Uses
in the No. 5 Road Backlands Policy Area

Received 536 Signatures in total on Tuesday, March
3, 2020 from St. Monica Parish & Eastern Catholic
Church

Attached:

1 Form letter. 536 Signatures.



To:

The Mayor and Councillors of The City of Richmond

Re:

Petitions From The General Public In Support Of The
No. 5 Road - HIGHWAY TO HEAVEN Religious
Organization Members, Schools, The Roman Catholic
Archdiocese of Vancouver, and The Richmond
Roman Catholic Churches To Oppose Any No. 5 Road
Backlands Policy Zoning Bylaw Proposed Changes.

Signed Petition From:

The Richmond Roman Catholic Churches:

	<u>Pages:</u>	<u>Signed:</u>
1) Saint Monica Parish	20 x 25 =	500
2) Saint Paul Parish	60 x 25 =	1,500
3) Saint Joseph The Worker Parish	32 x 25 =	800
4) Canadian Martyrs Catholic Church	34 x 25 =	850
5) Richmond Eastern Catholic Church	+1 x 25 =	25
	Total = 147 x 25 =	3,675
	=====	

(Approximate Round-Up Numbers: +/- 25)

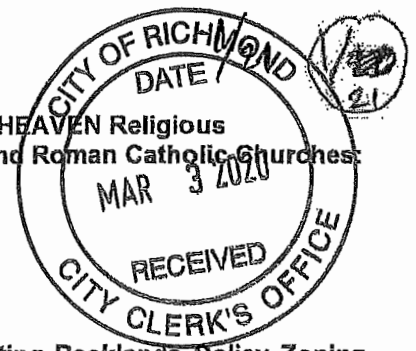
Total Pages: 147

Total People Signed: 147 pages X 25 / page = 3,675

To: The Mayor and Councillors of The City of Richmond.

Signed Petition from the General Public in support of the No. 5 Road HIGHWAY TO HEAVEN Religious Organization members, the Roman Catholic Archdiocese of Vancouver, & Richmond Roman Catholic Churches

- ✓ 1) ST. MONICA PARISH - 12011 Woodhead Road & No. 5 Road,
- 2) ST. PAUL PARISH - 8251 St. Albans Road,
- 3) ST. JOSEPH THE WORKER PARISH - 4451 Williams Road,
- 4) CANADIAN MARTYRS CATHOLIC CHURCH - 5771 Granville Avenue,
- 5) RICHMOND EASTERN CATHOLIC CHURCH - 8700 Railway Avenue.



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No.	Name:	Address:	Phone Number:	Signed:
1	Janelle Mahoney	112-91199 Tomicki Avenue	604-614-9006	✓
2	Nelisa Luna	7771 Ashcon Rd. Rm.		✓
3	FRANK SANDANAND	1009-3111 CORVETTE WAY	604-317-9006	✓
4	EDUARDO ORZA	24 12551 CAMBIE RD. RICHMOND	778-388-6553	✓
5	CLAYLL VALERIO	34 12551 CAMBIE RD RICHMOND	778-862-8136	✓
6	MICHAEL XAVIER	*13- 9731 CAPELLA DR	604-279-1825	✓
7	RICARDO M. AND AMELITA M. DELGUZMAN	11-11571 THORPE RD		✓
8	JOSE CAMPOS	10391 Birch Road	604-728-3215	✓
9	Sowmya Antony	204-8400 Landsdowne Rd	604-719-6065	✓
10	SAJU GIBORCH	204-8400 LANDSDOWN RD	604-368-4665	✓
11	GRACIANO BALDERAMA		788-903 0097	✓
12	ALDIN CANDIAS	10700 BIRD RD. RICHMOND	403-9203677	✓
13	Chelsea Ramos	12411 Jackbell Drive	778-8954465	✓
14	Elmer / JUDITH ROXAS	3088 Aiken Dr	604-279-0108	✓
15	Pauline Victorie	36-12411 Jack Bell Drive		✓
16	Hannah Tam	1506-1001 Mainasido Fr. Van.	778-318808	✓
17	Edwin B. Festajo	9-9671 Capella Dr	604-279-345	✓
18	Janelle Kerian	9-9399 ODLW RD. RICHMOND BC	604-728-6653	✓
19	Fabio La Vano	Richmond	604-2448425	✓
20	Kenneth Young	170W 40th Ave Vancouver	604-327-2856	✓
21	DONNA MACLEAN	11591 BIRA RD RICHMOND	604-276-2145	✓
22	Jay Wong	87-12500 MCNEELY DR	604-244-8911	✓
23	Tracy Paloma	72421 Jack Bell Dr.	604-274-431	✓
24	Patrick Diamond	12551-CAMBIE RD.	778-847-8098	✓
25	JAKE BIG	4-12311 CAMBIE RD	604-274-5466	✓

Schedule 3 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, March 3, 2020.

ON TABLE ITEM

Date: March 3, 2020
Meeting: Planning Committee
Item: #7 - 11 form letters

Date Feb 24, 2020

Dear City of Richmond Staff and Councillors,

I, Catherina Chan, a resident of Richmond, British Columbia expressly reject the removal of "school use" from the No. 5 Road Backlands policy as proposed by the City of Richmond's Planning Committee on December 3, 2019 and General Purpose Committee on January 7, 2020. The No 5. Road Backlands policy must continue to include "school use" as traditionally defined as daycare, and kindergarten through grade 12.

Address:

5271 Turquoise Drive, Richmond

Phone:

604-241-2887

Signature:

Catherina Chan



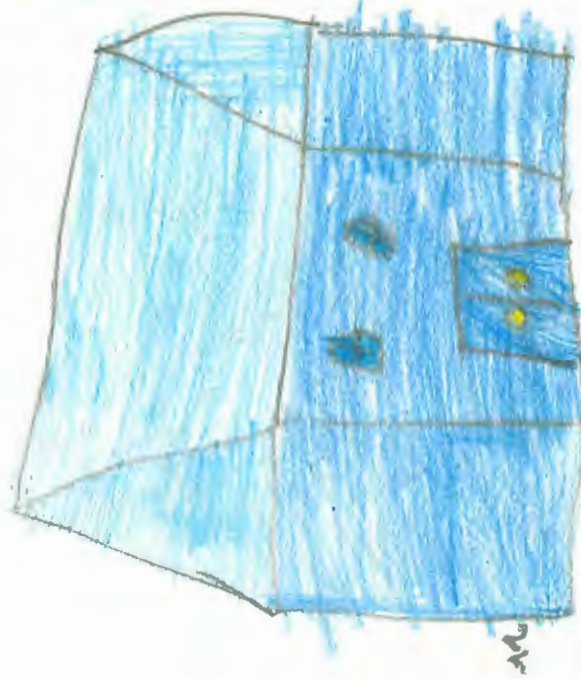
Name: Jacy♡ Maddisyn Grade: 4 and 2

This is the best thing about our school, CCA.



We get to know God.

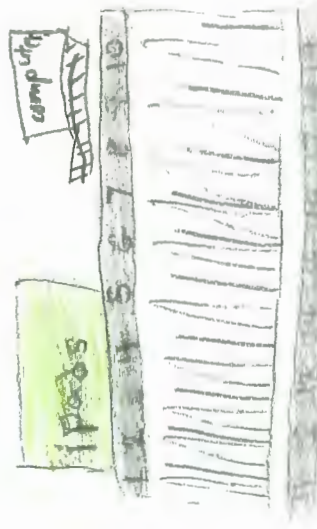
This is what would make our school even better!



Geting a new building.

Name: Orion Irwin Grade: 2nd

This is the best thing about our school, CCA.



Have ipeds and computers.

This is what would make our school even better!



Have more classroom space.

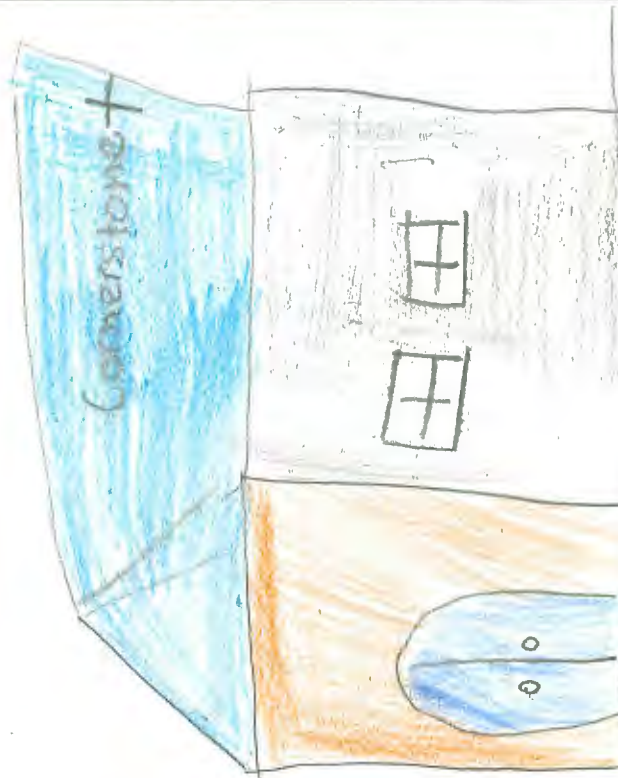
Name: Venice Harry **Grade:** graded and 4

This is the best thing
about our school, CCA.



2 floor in main building

This is what would make
our school even better!



Bigger school



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 20, 2020
From: Kim Somerville **File:** 08-4057-05/2020-Vol
Director, Community Social Development 01
Re: **Housing Agreement Bylaw No. 10118 to Permit the City of Richmond to
Secure Affordable Housing Units at 9680 Williams Road**

Staff Recommendation

That Housing Agreement (9680 Williams Road) Bylaw No. 10118 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the *Local Government Act*, to secure the Affordable Housing Units required by Rezoning Application RZ 15-715406.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 1

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

Staff Report

Origin

The purpose of this report is to recommend that City Council adopt Housing Agreement Bylaw No. 10118 to secure at least 481.2 m² (5,180 ft²) or six affordable housing units in the proposed development located at 9680 Williams Road (Attachment 1).

This report supports Council's Strategic Plan 2018-2022 Strategic Focus Area #4 An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

This report supports Council's Strategic Plan 2018-2022 Strategic Focus Area #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

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

Strategic Direction #1: Expand Housing Choices

This report is also consistent with the Richmond Affordable Housing Strategy 2017–2027, adopted on March 12, 2018, which specifies the creation of affordable rental housing units as a key housing priority for the City.

Rezoning Application RZ 15-715406 was given second and third reading at the Public Hearing on July 17, 2017 for the redevelopment of 9680 Williams Road. While the City's Affordable Housing Strategy and accompanying Policy Recommendations document typically requires a cash-in-lieu contribution for townhouse developments, the provision of Low End Market Rental Units instead of a cash-in-lieu contribution may be considered for additional density in townhouse developments along arterial roads. In order to achieve this additional density, the applicant has proposed six on-site affordable housing units. The registration of a Housing Agreement and Housing Covenant are conditions of the Rezoning Application, which secures a minimum of 15 per cent of the total floor area as affordable housing units with maximum rental rates and tenant income as established by the City's Affordable Housing Strategy.

It is recommended that the proposed Housing Agreement Bylaw for the subject development (Bylaw No. 10118) be introduced and given first, second and third reading. Following adoption of the Bylaw, the City will be able to execute the Housing Agreement and arrange for notice of the agreement to be filed in the Land Title Office.

Analysis

The subject development application involves the development of approximately 28 residential units including six affordable rental housing units. The six affordable housing units proposed represent approximately 15 per cent of the total residential floor area. Four of these units will be family-friendly, three-bedroom units and the remaining two units will be one-bedroom units. The six affordable housing units will be located in the north-east corner of the development.

The affordable housing units anticipated to be delivered are as follows:

Unit Type	Affordable Housing Strategy Requirements			Project Targets
	Min. Unit Area	Max. Monthly Unit Rent*	Total Max. Household Income*	# of Units
1-BR	45 m ² (480 ft ²)	\$975	\$38,250 or less	2
3-BR	91m ² (980 ft ²)	\$1,480	\$58,050 or less	4
TOTAL	481.2 m² (5,180 ft²)	Varies	Varies	6

*To be adjusted annually based on the terms of the Housing Agreement.

The Housing Agreement restricts the annual household incomes and maximum rents for eligible occupants and specifies that the units must be made available at affordable rental housing rates in perpetuity. The Agreement includes provisions for annual adjustment of the maximum annual housing incomes and rental rates in accordance with City requirements. In addition, the Agreement restricts the owner from imposing any age-based restrictions on the tenants of the affordable housing units.

The Agreement specifies that occupants of the affordable rental housing units shall have unlimited access to all required residential outdoor amenity spaces as well as all required affordable housing parking spaces and associated shared facilities (e.g. visitor parking and bike storage) in the development. Affordable housing tenants will not be charged any additional costs over and above their rent (i.e. move in/move out or parking fees). In order to ensure that the Owner is managing the affordable housing units according to the terms outlined in the Housing Agreement, the Agreement permits the City to conduct a statutory declaration process no more than once a year. Should the owner choose to sell the affordable housing units, the Housing Agreement requires that all six units be sold to a single owner.

The applicant has agreed to the terms and conditions of the Housing Agreement and to register notice of the Housing Agreement on title to secure the six affordable rental units.

Financial Impact

None.

Conclusion

In accordance with the *Local Government Act* (Section 483), adoption of Bylaw No. 10118 is required to permit the City to enter into a Housing Agreement. Together with the Housing

February 20, 2020

- 4 -

Covenant, this will act to secure six affordable rental units that are proposed in association with Rezoning Application RZ 15-715406.

A handwritten signature in black ink, appearing to read "Cody Spencer", with a long horizontal line extending from the end of the name.

Cody Spencer
Program Manager, Affordable Housing
(604-247-4916)

Att. 1: Map of 9680 Williams Road



**Housing Agreement (9680 Williams Road)
Bylaw No. 10118**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: 030-527-562 Lot 1 Section 34 Block 4 North Range 6 West New Westminster
District Plan EPP81018

2. This Bylaw is cited as **Housing Agreement (9680 Williams Road) Bylaw No. 10118.**

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (9680 Williams Road) Bylaw No. 10118.

HOUSING AGREEMENT BETWEEN SIAN GROUP INVESTMENTS INC. (INC. NO.
BC0739831) AND THE CITY OF RICHMOND

HOUSING AGREEMENT

(Section 483, *Local Government Act*)

THIS AGREEMENT is dated for reference the 2 day of ^{March} February, 2020

BETWEEN:

SIAN GROUP INVESTMENTS INC. (Inc. No. BC0739831), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at #6979 Victoria Drive, Vancouver, BC V5P 3Y7

(the "Owner")

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, BC V6Y 2C1

(the "City")

WHEREAS:

- A. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the registered and beneficial owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement.

NOW THEREFORE in consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) "**Affordable Housing Strategy**" means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (b) "**Affordable Housing Unit**" means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City

Housing Agreement (Section 483 *Local Government Act*) (Affordable Housing)
9680 Williams Road

Application Nos. RZ 15-715406, DP 18-797785, Housing Agreement Bylaw 10118

6405141.2

and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;

- (c) **“Agreement”** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **“Building”** means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel will be a Building for the purpose of this Agreement;
- (e) **“Building Permit”** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (f) **“City”** means the City of Richmond;
- (g) **“City Solicitor”** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (h) **“Common Amenities”** means all indoor and outdoor areas, recreational facilities and amenities that are designated for common use of all residential occupants of the Development, or all Tenants of Affordable Housing Units in the Development, through the Development Permit process, including without limitation visitor parking, the required affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage, fitness facilities, outdoor recreation facilities, and related access routes;
- (i) **“CPI”** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (j) **“Daily Amount”** means \$100.00 per day as of January 1, 2020 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2020, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to Section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (k) **“Development”** means the residential commercial development to be constructed on the Lands;
- (l) **“Development Permit”** means the development permit authorizing development on the Lands, or any portion(s) thereof;
- (m) **“Director of Community Social Development”** means the individual appointed to be the Director, Community Social Development from time to time of the Planning and Development Division of the City and his or her designate;
- (n) **“Director of Development”** means the individual appointed to be the chief administrator from time to time of the Development Applications Department of the City and his or her designate;

- (o) **“Dwelling Unit”** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (p) **“Eligible Tenant”** means a Family having a cumulative annual income of:
 - (i) in respect to a one-bedroom unit, \$38,250.00 or less;
 - (ii) in respect to a three or more bedroom unit, \$58,050.00 or less

provided that, commencing January 1, 2020, the annual incomes set-out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the annual incomes set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant’s permitted income in any particular year shall be final and conclusive;

- (q) **“Family”** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (r) **“GST”** means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (s) **“Housing Covenant”** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the use and transfer of the Affordable Housing Units;
- (t) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (u) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (v) **“Lands”** means certain lands and premises legally described as PID: 030-527-562, Lot 1 Section 34 Block 4 North Range 6 West New Westminster District Plan EPP81018, as may be Subdivided from time to time, and including a Building or a portion of a Building;

- (w) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (x) **"LTO"** means the New Westminster Land Title Office or its successor;
- (y) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (z) **"Permitted Rent"** means no greater than:
 - (i) \$975.00 (exclusive of GST) a month for a one-bedroom unit;
 - (ii) \$1,480.00 (exclusive of GST) a month for a three (or more) bedroom unit,

provided that, commencing January 1, 2020, the rents set-out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the permitted rents set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (aa) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (bb) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (cc) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (dd) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;
- (ee) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (ff) **"Tenant"** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and
- (l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action.

ARTICLE 2 USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.

- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 The Owner agrees that notwithstanding that the Owner may otherwise be entitled, the Owner will not:
- (a) be issued with a Development Permit unless the Development Permit includes the Affordable Housing Units;
 - (b) be issued with a Building Permit unless the Building Permit includes the Affordable Housing Units; and
 - (c) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any building, in part or in whole, constructed on the Lands and the City will not be obligated to permit final or provisional occupancy of any Dwelling Unit or building constructed on the Lands until all of the following conditions are satisfied:
 - (i) the Affordable Housing Units and related uses and areas have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;
 - (ii) the Affordable Housing Units have received final building permit inspection granting provisional or final occupancy of the Affordable Housing Units; and
 - (iii) the Owner is no otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Affordable Housing Units, the Affordable Housing Parking Spaces, and any shared indoor or outdoor amenities.

ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit to be subleased, or the Affordable Housing Unit Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act*.

- 3.2 The Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant or an Eligible Tenant.
- 3.3 If this Housing Agreement encumbers more than one Affordable Housing Unit, the following will apply:
- (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units on the Lands in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units on the Lands;
 - (b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a "building" for the purpose of this Section 3.3; and
 - (c) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.
- 3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:
- (a) includes the following provision:
- "By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the "City") and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City's strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant's occupation of the Affordable Housing Unit:
- (i) the number of occupants of the Affordable Housing Unit;
 - (ii) the number of occupants of the Affordable Housing Unit 18 years of age and under;
 - (iii) the number of occupants of the Affordable Housing Unit 55 years of age and over;
 - (iv) a statement of before tax employment income for all occupants 19 years of age and over;
 - (v) a statement of before tax income for any income other than employment income for all occupants 19 years of age and over; and
 - (vi) total annual before tax income of all occupants 19 years and over;

- (b) defines the term "Landlord" as the Owner of the Affordable Housing Unit; and
 - (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.
- 3.5 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor of the sale or transfer within three (3) days of the effective date of sale or transfer.
- 3.6 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities in the Development and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
 - (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees;
 - (ii) strata fees;
 - (iii) strata property contingency reserve fees;
 - (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation parking, bicycle storage, electric vehicle charging stations or related facilities;
 - (v) extra charged for the use of sanitary sewer, storm sewer, or water; or
 - (vi) property or similar tax;
- provided, however, that if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of:
- (vii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure); and

- (viii) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant;
- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in subsection 1.1(p) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for subsection 3.6(g)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in subsection 1.1(p) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to subsection 3.6(g)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.7 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

- 3.8 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect, unless expressly approved by the City in writing in advance.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation contrary to subsection 3.6(d).
- 5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle charging stations or related facilities

contrary to subsection 3.6(d). Notwithstanding the foregoing, the strata corporation may levy such parking, bicycle storage, electric vehicle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

- 5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:

- (a) an Affordable Housing Unit is used or occupied in breach of this Agreement;
- (b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent;
- (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under Section 483 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and

Housing Agreement (Section 483 *Local Government Act*) (Affordable Housing)
9680 Williams Road
Application Nos. RZ 15-715406, DP 18-797785

- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under Section 483 of the *Local Government Act* prior to the Lands having been Subdivided, then after the Lands are Subdivided, this Agreement will secure only the legal parcels which contain the Affordable Housing Units.

The City will partially discharge this Agreement accordingly, provided however that:

- (i) the City has no obligation to execute such discharge until a written request therefor from the Owners is received by the City, which request includes the registrable form of discharge;
- (ii) the cost of the preparation of the aforesaid discharge, and the cost of registration of the same in the Land Title Office is paid by the Owners;
- (iii) the City has a reasonable time within which to execute the discharge and return the same to the Owners for registration; and
- (iv) the Owners acknowledge that such discharge is without prejudice to the indemnity and release set forth in Section 7.5.

The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial discharge, otherwise unamended.

7.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 Modification

Subject to Section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.4 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lands, arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; and/or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 Survival

The obligations of the Owner set out in this Agreement, including but not limited to Sections 7.5 and 7.6, will survive termination or discharge of this Agreement.

7.8 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against

title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under Section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City to:

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

Attention: City Clerk
Fax: 604 276-5139

with a copy to the City Solicitor,

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.17 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the

Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

[remainder of this page is intentionally blank]

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

SIAN GROUP INVESTMENTS INC.,
by its authorized signatory(ies):

Pamela Chan Director
Name:
Title:

Name:
Title:

CITY OF RICHMOND, by its authorized signatories:

Malcolm D. Brodie
Malcolm D. Brodie, Mayor

Claudia Jesson
Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>BM</i>
Legal Advice
<i>LA</i>
DATE OF COUNCIL APPROVAL (if applicable)

Schedule A to Housing Agreement

**STATUTORY DECLARATION
(Affordable Housing Units)**

)	IN THE MATTER OF Unit Nos. _____ - _____
)	(collectively, the " Affordable Housing Units ") located
CANADA)	at
)	_____
PROVINCE OF BRITISH COLUMBIA)	(<i>street address</i>), British Columbia, and Housing
)	Agreement dated _____, 20____ (the
TO WIT:)	"Housing Agreement") between
)	_____ and
)	the City of Richmond (the " City ")

I, _____ (*full name*),
of _____ (*address*) in the Province
of British Columbia, DO SOLEMNLY DECLARE that:

1. ☐ I am the registered owner (the "**Owner**") of the Affordable Housing Units;
or,
☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;

2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units for each of the 12 months for the period from January 1, 20____ to December 31, 20____ (the "**Period**");

3. Throughout the Period:
 - a) the Affordable Housing Units, if occupied, were *not* all occupied only by Eligible Tenants (as defined in the Housing Agreement); and
 - b) the Owner of the Affordable Housing Units and occupants/tenants thereof may *not* have complied with the Owner's obligations and terms under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;

4. The information set out in the table attached as Appendix A hereto (the "**Information Table**") in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and
5. As of the date of this declaration, I:
 - a) am actively working towards obtaining the signatures of any occupant(s)/tenant(s) of Affordable Housing Units set out in the Information Table on the form of addendum attached hereto as Appendix B, which addendum provides that the such occupant(s)/tenant(s) has/have agreed to (i) the collection by the Owner of the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant(s)/tenant(s); and (ii) the disclosure of such information to the City, for purposes of complying with the terms of the Housing Agreement; and
 - b) have delivered or overseen the delivery of notice, in accordance with the terms of the Housing Agreement, to any occupant(s)/tenant(s) of Affordable Housing Units who does/do not qualify as an Eligible Tenant (as defined in the Housing Agreement) that any such occupant(s)/tenant(s) will be required to relocate from the applicable Affordable Housing Unit within the notice period required under the Housing Agreement.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

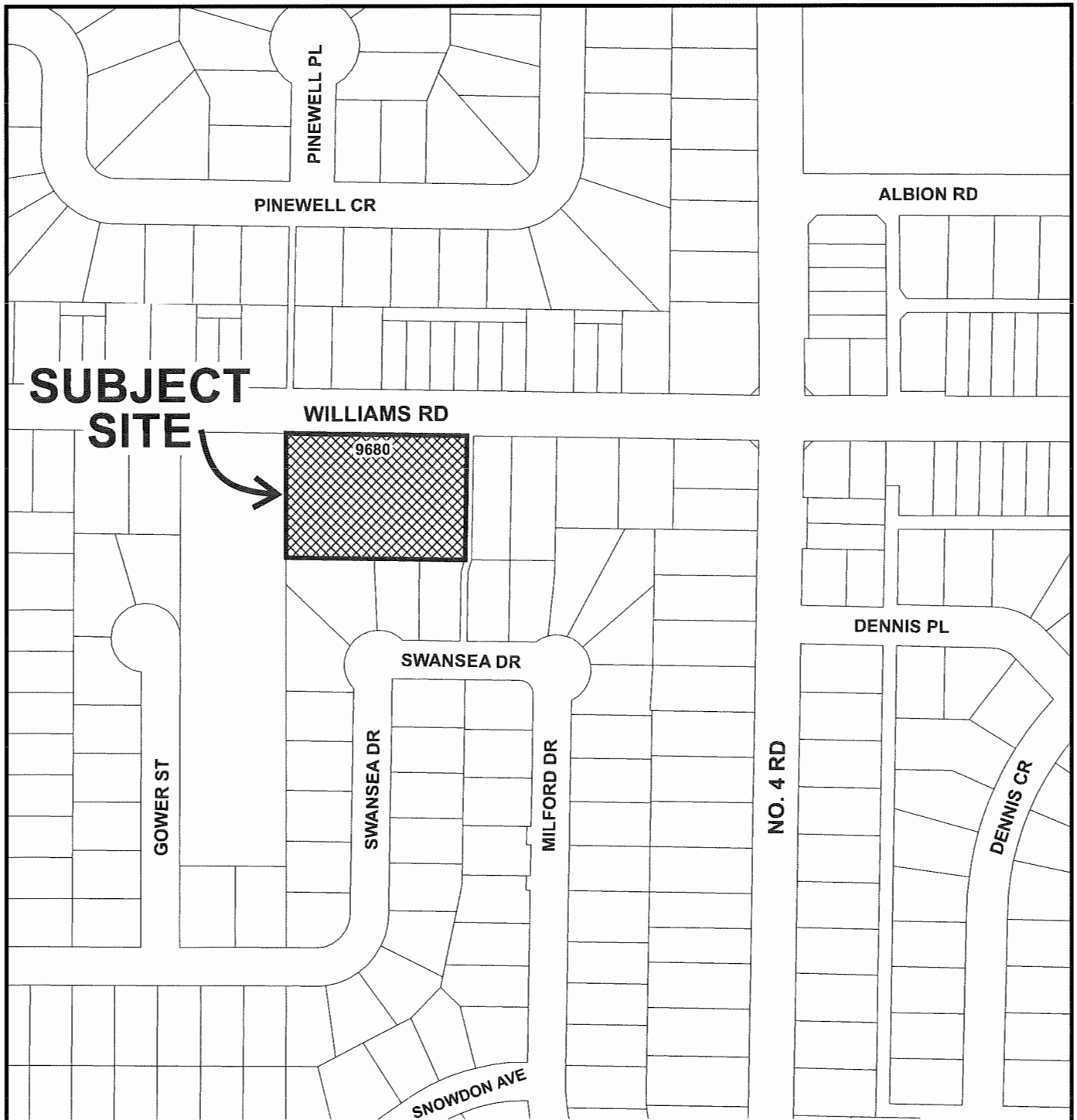
DECLARED BEFORE ME at _____)
 _____ in the _____)
 Province of British Columbia, Canada, this _____)
 _____ day of _____, 2020)
 _____)
 _____)
 A Notary Public and a Commissioner for taking Affidavits in and for the Province of British Columbia)

 (Signature of Declarant)
 Name: _____

Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits



City of
Richmond



9680 Williams Road

PLN - 80

Original Date: 01/30/20

Revision Date: 02/24/20

Note: Dimensions are in METRES



City of Richmond

Report to Committee

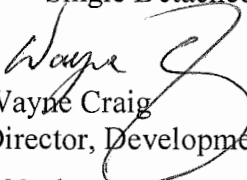
To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 16, 2020
File: RZ 18-820669

Re: Application by Yamamoto Architecture Inc. for the Rezoning of 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Town Housing (ZT88) - No. 1 Road (Steveston)"; and for the Rezoning of 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Single Detached (RS2/B)".

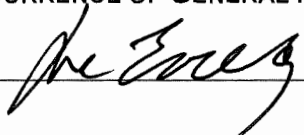
Staff Recommendation

1. That Official Community Plan Amendment Bylaw 10155, to redesignate 4051 Cavendish Drive and a portion of 10140, 10160 & 10180 No. 1 Road from "Single-Family" to "Multiple-Family" in the Steveston Area Land Use Map to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw 10155, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.
3. That Bylaw 10155, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, to create the "Town Housing (ZT88) - No. 1 Road (Steveston)" zone, and to rezone 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Town Housing (ZT88) - No. 1 Road (Steveston)"; and to rezone 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:el

Att. 17

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

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Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone lands at 10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive (Attachment 1). The applicant is proposing to rezone 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to a new site-specific zone entitled "Town Housing (ZT88) - No. 1 Road (Steveston)", to permit the development of 35 townhouses with vehicle access from No. 1 Road; and to rezone 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road from "Single Detached (RS1/B)" and "Single Detached (RS1/E)" to "Single Detached (RS2/B)" to permit the development of two single-family lots with vehicle access from Cavendish Drive. The townhouse development will include six affordable housing units and three secondary suites; and the single family lots will provide two secondary suites.

Project Description

The proposed development will extend Cavendish Drive through the site connecting the existing portions of Cavendish Drive, and create a townhouse site on the west side of Cavendish Drive and two single-family lots on the east side of Cavendish Drive (Attachment 2). The new Cavendish Drive road right of way area will be developed to function as an emergency access only. Bollards will be installed at each end to ensure no public vehicle access. The emergency access will also provide a pedestrian walkway between the northern and southern sections of the existing Cavendish Drive. A preliminary functional design of the new Cavendish Drive Connection emergency access/greenway can be found in Attachment 3.

35 townhouse units, including six Low-End Market Rental (LEMR) units, are proposed for the townhouse site on the west side of Cavendish Drive. Vehicle access is provided by a single driveway access to No. 1 Road. The site layout includes three two-storey units, five two-and-a-half-storey units, and 28 three-storey units in ten townhouse clusters. Three secondary suites and nine units designed to be convertible units are included in this proposal. The proposed density is 0.64 floor area ratio (FAR).

Two single family lots are proposed for the single family development site on the east side of Cavendish Drive. A separate Subdivision application will be required to create the two single family lots after the site is rezoned. Each proposed lot will have one vehicle access from the southern section of Cavendish Drive. Both proposed homes are 2-storeys with a side-by-side double car garage and each includes a two-bedroom secondary suite of approximately 64 m² (689 ft²).

Findings of Fact

A Development Application Data Sheet providing details about the townhouse development proposal can be found in Attachment 4 and a Development Application Data Sheet providing details about the single family development proposal can be found in Attachment 5.

Subject Site Existing Housing Profile

There are three houses on the development site. The applicant has advised that there is no secondary suite in any of these houses, but the three houses are currently operated as rental units.

Surrounding Development

To the North: An existing single family dwelling on a lot zoned “Single Detached (RS1/E)” fronting No. 1 Road, which is identified for townhouse development under the Arterial Road Land Use Policy; and the Richmond Chinese Alliance Church on a lot zoned “Assembly (ASY)”.

To the South: An existing 16-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL3)” fronting No. 1 Road, and existing single family dwellings on a lots zoned “Single Detached (RS1/B)” fronting the southern section of Cavendish Drive.

To the East: Existing single family dwellings on a lots zoned “Single Detached (RS1/B)” fronting the northern section of Cavendish Drive.

To the West: Across No. 1 Road, existing single family dwellings on a lots zoned “Single Detached (RS1/B)” fronting No. 1 Road, which are identified for Arterial Road Compact Lot Single Detached development under the Arterial Road Land Use Policy; and an existing 11-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL3)” fronting No. 1 Road.

Related Policies & Studies

Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal for 35 townhouses and two single family lots is consistent with this designation. An amendment to the Steveston Area Plan is required as described below.

Steveston Area Plan

The Steveston Area Land Use Map designation for the western portion of the subject site (i.e., for the area approximately 45 m east of No. 1 Road) is “Multiple-Family”, and the designation for the eastern portion of the subject site is “Single-Family” (Attachment 6). In order to allow the area between No. 1 Road and Cavendish Drive on the subject site to be redeveloped for townhouses, an OCP Amendment is required to redesignate a portion of the subject site from “Single-Family” to “Multiple-Family” in the Area Plan (see Attachment 7).

Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The western portion of the subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map.

The eastern boundary of the “Arterial Road Townhouse” uses on the Arterial Road Housing Development Map on this block was determined based on the land use designation identified on the Steveston Area Land Use Map. Should the proposed OCP Amendment mentioned in the last section be approved by Council:

- the area between No. 1 Road and Cavendish Drive on the subject site will be consolidated into one development parcel and will be designated “Multiple-Family” on the Steveston Area Land Use Map;

- the development parcel fronting on No. 1 Road, west side of Cavendish Drive, will be allowed to be redeveloped into Arterial Road Townhouses under the Arterial Road Land Use Policy; and
- no amendment to the Arterial Road Housing Development Map is required according to the Arterial Road Land Use Policy.

Additional Density

The Arterial Road Land Use Policy allows additional density along arterial roads to be considered subject to provision of Low End Market Rental (LEMR) housing units, as per the below conditions:

- Bonus density is used to provide built LEMR units secured through a Housing Agreement;
- Built LEMR units comply with the City's Affordable Housing Strategy with respect to the housing unit sizes, tenant eligibility criteria and maximum monthly rental rates; and
- The overall design of the development complies with the Arterial Road Guidelines for Townhouses.

The proposed development under this application is generally consistent with the Arterial Road Policy.

Property to the North

The proposed site assembly will leave a residual development site to the north that will not meet the minimum 50 m site frontage requirement. The residual development site to the north at 10120 No. 1 Road, located between the subject site and the Richmond Chinese Alliance Church, has a frontage of approximately 20 m along No. 1 Road.

The applicant advised staff in writing that they have made attempts to acquire the adjacent property, but cannot reach an agreement with the owners. The applicant has requested that this application proceed without the acquisition of the adjacent property to the north.

While the proposed development would create an orphan site situation on the north side of the subject site, staff support the proposed development based on:

- the adjacent property owners are not interested in redeveloping their properties at this time;
- the developer has provided a development concept plan for the adjacent site to the north (on file);
- the developer has agreed to provide vehicle access to future townhouse development on the adjacent site to the north; a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entry driveway on the subject site will be registered on Title of the subject site as a condition of rezoning to secure this arrangement.

Single Family Lot Size Policy 5426

The subject site is located within Single Family Lot Size Policy Area 5426 (Attachment 8), adopted by Council on December 18, 1989. The Single Family Lot Size Policy provides direction on the size of single family lots that may be created through rezoning and subdivision.

As per Section 2.3 of the Zoning Bylaw 8500, the proposed rezoning for the west portion of the site is not subjected to this Lot Size Policy 5426 since that portion of the site is located along an arterial road where the Lot Size Policy has been adopted more than five years ago, and is included/to be included

into an Area Plan which designates the site for “Multiple-Family” uses. Therefor, the townhouse portion of the development is consistent with the Policy.

The proposed rezoning for 4068 Cavendish Drive and the east portions of 10160 and 10180 No. 1 Road is subjected to this Lot Size Policy 5426 since a two lot subdivision for single family residential uses is being proposed. The Policy permits properties located within the policy area to be rezoned and subdivided as per “Single Detached (R2/B)” zone; where the minimum lot size is 360 m² and minimum lot width is 12.0 m (or 14.0 m in case of a corner lot). The proposed two lot single family subdivision is consistent with the Lot Size Policy. One lot will be approximately 360 m² in size and the other lot will be approximately 444 m² in size.

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. However, staff have received comments from the public about the proposed development in response to the open houses held by the applicant.

Open Houses

The applicant conducted two public open houses for the rezoning application; the first one was held on June 20, 2018 and the second open house was held on June 26, 2019. Both open houses were held at the Richmond Chinese Alliance Church, which is located to the immediate north of the development site. For each of the two open houses, flyers were delivered by the applicant to approximately 107 properties in the immediate area (see Attachment 9 for the Notification Area). Staff attended the open houses to observe the meetings and answer policy or process-related questions.

June 20, 2018 Open House

Approximately 40 people attended the event. Comment sheets were provided to all the attendees. A total of 11 completed comment sheets were received after the meeting. Three independent emails from residents within the notification area were also received after the meeting. A copy of the Open House Summary prepared by the applicant, including the comment sheets and emails received, is included in Attachment 10.

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

1. Security of the existing residences on Cavendish Drive

Concerns were raised about the proposed road extensions to connect the northern and southern sections of the existing Cavendish Drive through the subject site, and the proposed public walkway between No. 1 Road and Cavendish Drive. Residents concern that the proposed improvements would attract more vehicle and foot traffic, parking, and transients on Cavendish Drive and result in increased noise, theft and undesirable activities.

In response to the concerns raised, Transportation staff has accepted an alternative proposal by the applicant to construct an emergency access/pedestrian walkway within the proposed road extension, instead of a through road, to minimize increases in traffic and parking on Cavendish Drive. Bollards fitted with locks will be installed at each end of the emergency access/walkway to allow for emergency vehicle access only and to ensure no public vehicle access.

Transportation staff advised that the proposed walkway between No. 1 Road and Cavendish Drive and the proposed emergency access/walkway connecting the two ends of Cavendish Drive would improve walkability and transit connectivity to the neighborhood, which includes Diefenbaker Elementary School. The proposed improvements would re-route the existing informal walkways through undeveloped lots onto paved and lit pathways where safety and security on the pedestrian route could be enhanced.

As part of the townhouse development proposal, pedestrian entry for the units proposed along the public walkway will be designed to face the walkway in order to activate the public walkway and add to passive surveillance. The public walkway will be designed in accordance with the Crime Prevention Through Environmental Design (CPTED) principles.

2. Tree Preservation

A desire was expressed to retain the existing tall trees on site. Based on the initial review of the tree inventory on site, two bylaw-sized trees are considered in good condition; a 140cm cal Sequoia tree and a 56cm cal Spruce tree are proposed to be protected and retained. In response to this concerns, the project arborist had reviewed the tree preservation strategy but is not able to recommend additional trees to be retained on site. However, the developer has revised the site plan of the townhouse development and incorporated the protected trees into the outdoor amenity space.

3. Form and Character

Concern was expressed over the fit of new building design to the existing single family residences on Cavendish Drive. Preliminary architectural plans for the proposed single family homes and townhouses have been developed. The proposed form and character of the proposed buildings seem to compliment with the existing/surrounding single family houses.

4. Site Grading

Concerns were raised regarding site grade and adjacency. The applicant advised that the floor slabs would be raised to meet the required minimum flood plain construction level, but all site grading will occur within the development site and no grade changes will occur along the property lines of adjacent properties. Staff will work with the applicant at the Development Permit stage to ensure no grade changes will occur along the common property lines.

5. Sidewalk Configuration

Concerns were expressed that the varying sidewalk configuration between the northern and southern sections of Cavendish Drive but the opinions were split on how best to improve this. Currently, the sidewalk on the northern section of Cavendish Drive is on the south/east side of the road; and the sidewalk on the southern section of Cavendish Drive is on the west/north side of the road. The proposed 6m emergency access/walkway will provide a seamless connection between the sidewalks on the two sections of Cavendish Drive.

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6. Parking

Concerns were expressed for the potential increase in neighbourhood parking to the area with the proposed townhouse development. All vehicle traffic to the townhouse development will be via No. 1 Road. All townhouse units fronting on to the new Cavendish Drive Connection will have access from the internal drive aisles/walkways within the development. The numbers of residential and visitor parking spaces proposed on the proposed townhouse site are in compliance with the zoning bylaw requirements.

7. Unit Height

Concerns were raised about the proposed three-storey townhouse units. Townhouse units fronting onto Cavendish Drive have been reduced to a two-storey height from Cavendish Drive with a half storey in the roof space which will only be visible from within the townhouse site. This will ensure the character and form of the townhouses complement the existing single family homes on Cavendish Drive. In addition, townhouse units that have a side yard interface with existing adjacent single family homes on Cavendish Drive have been reduced to two storeys to address potential massing and shadowing concerns.

June 26, 2019 Open House

A second open house was held to provide area residents with information on the revised proposal and how the concerns raised in the first open house were addressed.

Approximately 20 people attended the event. Comment sheets were provided to all the attendees. A total of 7 completed comment sheets were received after the meeting. Two independent emails from residents within the notification area were also received after the meeting. A copy of the Open House Summary prepared by the applicant, including the comment sheets and emails received, is included in Attachment 11.

Concerns identified through the second open house are summarized below with responses to each of the concerns identified in bold italics:

1. Public Walkway Between No. 1 Road & Cavendish Drive

Two residents were still concerned that the construction of the public walkway would result in an increase in crime and undesirable activities. Transportation staff have reviewed the requirements and feel that a public walkway between No. 1 Road and Cavendish Drive through this site is still warranted.

Installation of a more direct pedestrian link from the surrounding neighborhood to No. 1 Road would make access to the transit stops on No. 1 Road more convenient for residents. This improvement facilitates walking, cycling and transit use; and a safe and accessible pathway with direct and connected links would support Richmond's mode shift targets in the Community Energy and Emissions Plan. Enhancements to support and encourage transit use is also consistent with the City's official Community Plan objectives.

Staff will work with the applicant at the Development Permit stage to ensure that the design of the walkway incorporates Crime Prevention Through Environmental Design principles, including appropriate lighting, fencing and landscaping to enhance passive surveillance.

2. Single Family Lots

Two residents requested that the front yard setbacks of the proposed single family lots be reduced to provide larger rear yard; and that the side yard setbacks be increased to reduce shadowing (in order to provide a larger building separation from the new homes to the existing homes). The applicant has agreed to increase the setbacks outlined in the bylaw to the proposed single family lots:

Setbacks (m)	Bylaw Requirements	Proposed Lot A	Proposed Lot B
Internal Side Yard:	1.2 m	East side – 2.0 m	South side – 1.45 m
Rear Yard – 1 st Floor:	Lot A: 6.0 m Lot B: 6.0 m	6.98 m	7.5 m
Rear Yard – 2 nd Floor:	Lot A: 7.46 m Lot B: 6.0 m	10.81 m	7.5 m

These setbacks have been reflected on the proposed site plan. The applicant has agreed to register a legal agreement on Title, prior to final adoption of the rezoning bylaw, to ensure that future Building Permit applications will be consistent with these additional setbacks.

3. Tree Planting

Concerns were expressed regarding tree replacement. According to the Preliminary Landscape Plan provided by the applicant (Attachment 14), the developer is proposing to plant 62 new trees on-site. Tree size and species will be reviewed in detail through Development Permit and overall landscape design. Comments related to street tree planting have been forwarded to Parks Planning, Design & Construction staff and will be considered at the Servicing Agreement stage.

OCP Consultation Summary

Staff have reviewed the proposed OCP and zoning amendments, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

The table below clarifies this recommendation as it relates to the proposed OCP.

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary.
Richmond School Board	No referral necessary.
The Board of Metro Vancouver	No referral necessary, as the proposed amendments are consistent with the Regional Growth Strategy.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary.
TransLink	No referral necessary, as no transportation road network changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary. PLN - 88

Stakeholder	Referral Comment (No Referral necessary)
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary.
Richmond Coastal Health Authority	No referral necessary.
Community Groups and Neighbours	No referral necessary.
All relevant Federal and Provincial Government Agencies	No referral necessary.

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

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

Analysis

Built Form and Architectural Character

The applicant proposes to subdivide the five subject properties into three lots – one townhouse development site and two single family lots.

Single Family Subdivision

The proposal includes a two lot subdivision on the east side of Cavendish Drive. Each lot will contain a single family home with a two-bedroom secondary suite. Vehicular accesses to these two new single family lots will be from the southern portion of Cavendish Drive. Driveway locations will be co-ordinated with the proposed bollard locations at south end of the Cavendish Drive Connection emergency access/greenway.

To illustrate how the future lots and dwellings interface with the existing adjacent single family homes, the applicant has submitted preliminary site plans, landscape plans and building elevations for the two proposed single family lots (Attachment 12). The proposed single family subdivision and dwellings are designed to meet the “Single Detached (RS2/B)” zoning regulations. The designs of the proposed dwellings match the orientations of the existing adjacent single family homes and provide wider side yards and deeper rear yards to reduce shadowing to the existing neighbours. A shadow study for the single family development may be found in Attachment 13. The applicant has agreed to register a legal agreement on Title, prior to final adoption of the rezoning bylaw, to ensure that future Building Permit applications will be consistent with these designs.

Townhouse Development

The proposal also includes a 35 unit townhouse development west of Cavendish Drive. The proposed townhouse site, approximately 6,166 m², will be located between No. 1 Road and the new Cavendish Drive Connection. Vehicular access to this townhouse development will be from No. 1 Road only, at the north edge of the site’s No. 1 Road frontage.

The townhouse development proposal consists of 35 townhouses, in a mix of two-storey, two-and-a-half-storey, and three-storey townhouse units in 10 clusters. Units will be oriented along No. 1 Road, the new Cavendish Drive Connection, and the proposed public walkway along the south property line. Three-storey units are proposed along No. 1 Road along the north property line (adjacent to the neighbouring assembly site), and in the middle of the site. Building heights are reduced to two-storey

along the side yard and rear yard interfaces with existing adjacent single family homes in order to provide an adequate transition to the neighbouring residential developments. Units proposed along the new Cavendish Drive Connection will be two-and-a-half-storey. The top/half storey will be provided within the primary roof form of the building above the second floor, with no windows fronting onto Cavendish Drive, in order to create a form and character that complements with the single family homes on Cavendish Drive.

The outdoor amenity area will be situated in a central open courtyard along the main entry drive aisle. Preliminary site plan, landscape plan, building elevations, section plans, and a shadow study for the proposed townhouse development can be found in Attachment 14.

Three ground level secondary suites are proposed to be included in the development: the size of two secondary suites would be approximately 25 m² each and the size of the other secondary suite would be approximately 51 m². Each secondary suite contains a living area, a sleeping area, a kitchenette and a bathroom. No additional residential parking spaces will be assigned to the secondary suites since a side-by-side double car garage is proposed to be included in each of the townhouse units containing a secondary suite, consistent with the parking requirements of Zoning Bylaw 8500.

To ensure that these secondary suites will not be stratified or otherwise held under separate title, registration of a legal agreement on Title, or other measures restricting stratification, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

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

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 64 resident vehicle parking spaces are proposed, of which 32 spaces (50%) are proposed in a tandem arrangement. Prior to rezoning approval, a restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on title. Also consistent with the parking requirements, a total of seven visitor parking spaces are proposed on-site, one of which will be a handicapped visitor parking space. In addition, a total of 64 resident (Class 1) bicycle parking spaces (in excess of bylaw requirement) and seven visitor (Class 2) bicycle parking spaces are proposed.

Density for Townhouse Development

The Arterial Road Land Use Policy specifies a typical density of 0.60 FAR (Floor Area Ratio) for townhouse developments along arterial roads, subject to the applicant providing a cash-in-lieu contributions to the City's Affordable Housing Reserve Fund prior to Council approval of any rezoning application.

This policy further provides for the consideration of additional density for townhouse development if the proposal includes built affordable housing units, secured by the City's standard Housing Agreement. The applicant is proposing medium density townhouses with a maximum density of 0.65 FAR, including six affordable housing units with a combined floor area of not less than 14% of the total floor area. These units would be secured through a restrictive covenant and Housing Agreement registered on property title prior to Council approval of the rezoning.

Conceptual development plans are contained in Attachment 14. The six affordable housing units are proposed to be located in the northerly building fronting No. 1 Road. Private outdoor spaces are provided for each unit in the form of a yard at-grade and a balcony on the second floor. Consistent with the OCP policies to provide for a variety of housing, the proposed affordable housing units would be ground-oriented in design, and family-oriented in type and size as detailed below:

Number of Units	Unit Type	Minimum Unit Area as per Affordable Housing Strategy	Proposed Unit Size	Maximum Monthly Unit Rent**	Total Maximum Household Income**
5	2BR + den	69 m ² (741 ft ²)	93.55 m ² (1,007 ft ²)	\$1,218	\$46,800 or less
1	2BR + den	69 m ² (741 ft ²)	97.27 m ² (1,047 ft ²)	\$1,218	\$46,800 or less
Total: 6			Total: 565.02 m ² (6,082 ft ²) (approx. 14.3% of total floor area proposed)		

** May be adjusted periodically as provided for under adopted City policy.

Staff note that 100% of the units are two-bedroom units. Staff also note that all units meet the minimum floor space requirements as outlined in the AHS. The Affordable Housing Strategy also targets 85% of LEMR units to meet Built Universal Housing (BUH) standards. Given that BUH standards are difficult to achieve in townhouse developments, the applicant is proposing to design five of the six LEMR units based on the convertible unit design standards.

Staff recommend that Council support this proposal as the community benefit is significant and the proposed form and massing of the townhouse cluster is generally consistent with the Arterial Road Land Use Policy.

New Site-Specific Zone

To accommodate the proposed development, a new site-specific zone “Town Housing (ZT88) - No. 1 Road (Steveston)” is proposed, with a maximum base density of 0.60 FAR and bonus density of 0.05 FAR, up to a total maximum of 0.65 FAR. The bonus density is conditional upon the provision of six affordable housing units with a combined net floor area of 14% of total net floor area. These units would be secured through a restrictive covenant and a Housing Agreement to be registered on title, prior to rezoning approval.

The ZT88 zone also reflects the applicant’s proposal to allow a minimum 4.5 m setback along both No. 1 Road and Cavendish Drive. The proposed road setback is smaller than the required 6.0 m front yard setback in the standard townhouse zones. Staff support the proposed minimum 4.5 m road setback based on:

- the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setbacks with appropriate streetscape design;
- the resulting reduced front yard setback does not compromise tree preservation or tree planting opportunity along the site frontages;
- the proposed architectural design provides appropriate building articulation and interface with neighbouring properties;
- existing single family homes on Cavendish Drive typically have a road setback back less than 4.5 m;
- a 15.0 m wide road dedication through the site to facilitate the Cavendish Drive connection is required;

- a 0.4 m wide road dedication along No. 1 Road is required to accommodate the required frontage improvements;
- the proposed 4.5 m setback from No. 1 Road would only be applied to proposed Building No. 1; the resulting distance from the back of curb along No. 1 Road to the building face would be approximately 7.5 m;
- Building No. 2 will be set back approximately 5.37 m from No. 1 Road in order to provide a transition from Building No. 1 (at a 4.5 m setback) to the existing adjacent townhouse development to the south (at a 6.0 m setback); and
- the proposed development will be designed to meet the interior noise limits as per the CMHC standards in order to address the road traffic noise from No. 1 Road. A report from a certified acoustical engineer will be required prior to the Development Permit Application for this project being forwarded to the Development Permit Panel for consideration.

Development Permit

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

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan (OCP).
- Refinement of the site plan to ensure all the aboveground utility infrastructure improvements for this development proposal will be located at the appropriate location and screened from street view;
- Refinement of the proposed building form to achieve sufficient variety in design to create a desirable and interesting streetscape along No. 1 Road, to reduce visual massing of the three-storey units, and to address potential adjacency issues with adjacent residential uses.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees, to provide appropriate transition between the proposed development and adjacent existing developments, and to ensure accessibility throughout the site including the public walkways.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on site.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the designs of convertible units.
- Review of a sustainability strategy for the development proposal.

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

Existing Legal Encumbrances

There is an existing utility Right-of-Ways (ROW) along the north property line of 4051 Cavendish Drive for existing sanitary sewer lines and connections. The developer is aware that no construction is permitted in these areas.

In addition, there is an existing tri-party utility right of way (City of Richmond, BC Hydro and Telus) on a portion of 4068 Cavendish Drive for the provision of utilities and services. In order to create the proposed two-lot single family subdivision at the southeast corner of the site, the developer is required to remove the existing inspection chamber, service connection and service lateral within the utility right of way; as well as to discharge the surplus portion (i.e., 5.0 m x 15.0 m) of the existing utility right of way located on 4068 Cavendish Drive prior to Subdivision Approval. The developer is responsible to coordinate with BC Hydro and Telus, as well as other private utility companies (i.e., Shaw and Fortis BC) to confirm that there are no existing private utilities within the utility right of way prior to the discharge.

Transportation and Site Access

Prior to final adoption of the rezoning bylaw, the developer is required to:

- provide a new road dedication, with a minimum width of 15.0 m, to link the two discontinuous ends of Cavendish Drive through the subject site, and to enter into a Servicing Agreement for the design and construction of a new emergency vehicle access/greenway within the road dedication. The exact road dedication and emergency vehicle access configurations are to be confirmed with survey information to be submitted by the applicant at Servicing Agreement stage;
- register a 6.0 m wide PROP (Property Right-of-Passage) SRW (Statutory Right-of-Way) on Title and enter into a Servicing Agreement for the design and construction of a new pedestrian access walkway along the south property line to provide legal means of public access between No.1 Road and Cavendish Drive;
- dedicate an approximately 0.4 m wide road across the entire No. 1 Road frontage to accommodate the required frontage improvements including a new sidewalk and grass and treed boulevard; and
- provide a vehicle access to the proposed townhouse development on No. 1 Road.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 61 bylaw-sized trees on the subject development site and seven trees on neighbouring properties.

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

- A 140 cm caliper Sequoia tree (specifically tag# 33) and a 56 cm caliper Spruce tree (specifically tag# 34) located on the development site are in excellent condition and should be retained and protected.
- 59 trees (specifically tag# 1-32 & 35-61) located on the development site either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions or are in conflict with the development. As a result, these trees are not good candidates for retention and should be replaced. A Tree Removal Permit (T2 19-875281) has already been issued for a dead (hazardous) Birch tree located on site.
- Seven trees located on neighbouring properties and city's property (specifically tag# OS1-OS3 on 10222 No. 1 Road, tag# OS4 on 4068 Cavendish Drive, tag# OS 5 on City's property, and

tag# OS6-OS7 on 4039 Cavendish Drive) are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant wishes to remove 59 on-site trees. The 2:1 replacement ratio would require a total of 118 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 14), the applicant proposes to plant 62 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$42,000 (\$750/tree) to the City's Tree Compensation Fund in lieu of planting the remaining 56 replacement trees should they not be accommodated on the site.

Tree Protection

Two trees on-site and seven trees on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 15). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$20,000 to ensure that the 140 cm caliper Sequoia tree (specifically tag# 33) and the 56 cm caliper Spruce tree (specifically tag# 34), both identified for retention, will be protected. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- Prior to demolition of the existing dwellings on the subject development site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant has proposed to provide a secondary suite in each of the two single family dwellings proposed at the subject site, for a total of two suites. Each secondary suite will contain a two bedrooms, with minimum suite sizes of 64 m² (689 ft²) each. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a two-bedroom secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.85 per buildable square foot (2018's rate) at the proposed townhouse development to the City's Public Art Reserve fund; for a total contribution in the amount of \$36,669.58.

Energy Step Code

This development application is subject to the Energy Step Code. Applicants are expected to conduct energy modelling early on as part of their development plans to confirm that their proposed design is able to meet the requirements of BC Energy Step Code that will be in place at the time of their Building Permit application. Attached is a statement from the applicant acknowledging that the proposed townhouse development will comply with this requirement (Attachment 16).

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on the townhouse site, as per the OCP. Based on the rate identified in the OCP (i.e., \$1,600 per unit for the first 19 units, plus \$3,200 per unit for the 20th to 35th unit), the total cash contribution required for the 35 unit townhouse development is \$81,600.00.

Outdoor amenity space will be provided on the townhouse site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces complies with the Official Community Plan (OCP) requirements (i.e., 6 m² of outdoor space per unit). Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP, including provision of children's play equipment.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct a new public walkway along the south property line of the site between No. 1 Road and Cavendish Drive, a new emergency access/greenway to connect the two discontinuous ends of Cavendish Drive, frontage beautification works on the road frontages, as well as water, storm sewer and sanitary sewer upgrades and service connections along both No. 1 Road and Cavendish Drive (see Attachment 17 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), Translink DCC's, School Site Acquisition Charge and Address Assignment Fee.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is \$5,500.00. This will be considered as part of the 2020 Operating budget.

Conclusion

The purpose of this application is to rezone the subject site to permit a 35 unit townhouse development on the west side of the new Cavendish Drive Connection and a two-lot single family residential subdivision on the east side of the new Cavendish Drive Connection. The proposal will provide a total of 42 residential units including six Low End Market Rental (LEMR) units, 29 townhouse units, two single family dwellings, and five secondary suites (two units as part of the single family development and three units as part of the townhouse development).

The proposal is consistent with the land use designation in the 2041 Official Community Plan (OCP) (i.e., "Neighbourhood Residential"). The proposed townhouse development is generally consistent with the Arterial Road Land Use Policy for townhouses. The conceptual development plans attached are generally consistent with all applicable OCP design guidelines, and would be further refined in the Development Application review process.

The application includes the significant benefit of six affordable housing units, which will be secured through a restrictive covenant and a Housing Agreement at the Development Permit stage.

The list of Rezoning Considerations, which must be completed by the applicant prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, is included in Attachment 17.

It is recommended that Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10155 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, be introduced and given First Reading.

Edwin Lee
Planner 2

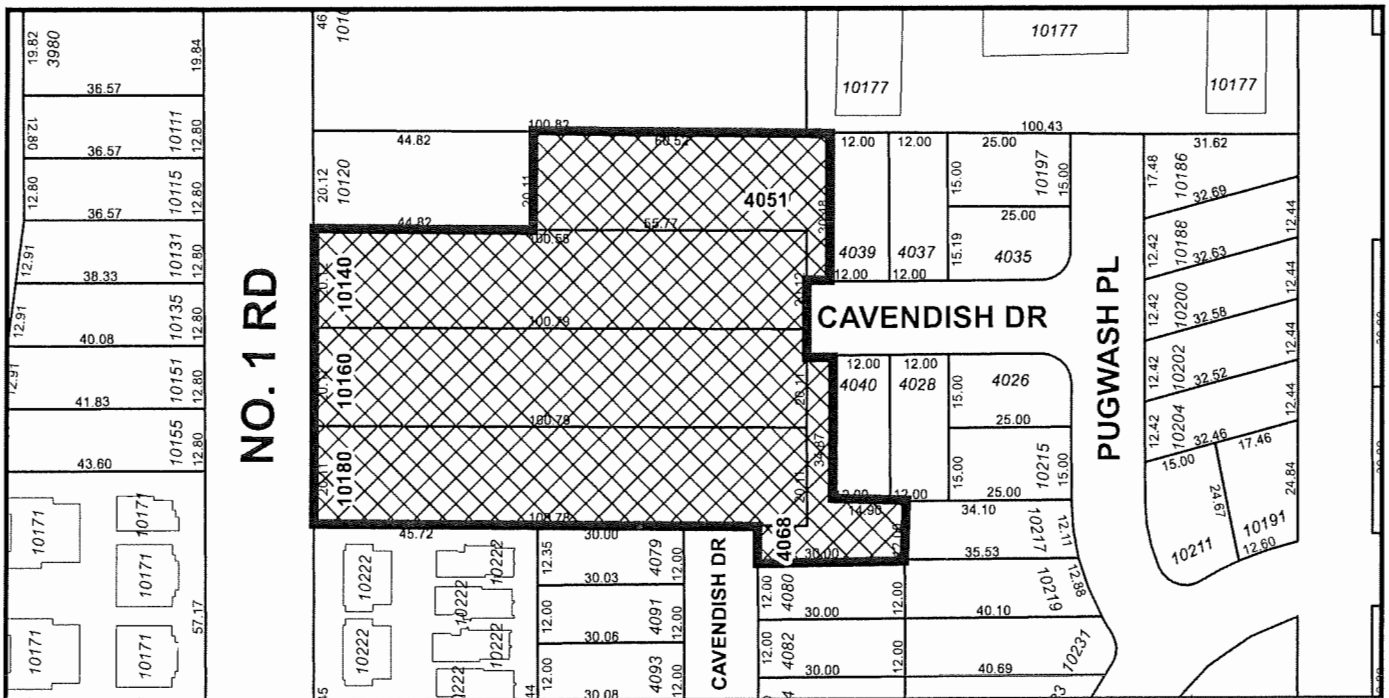
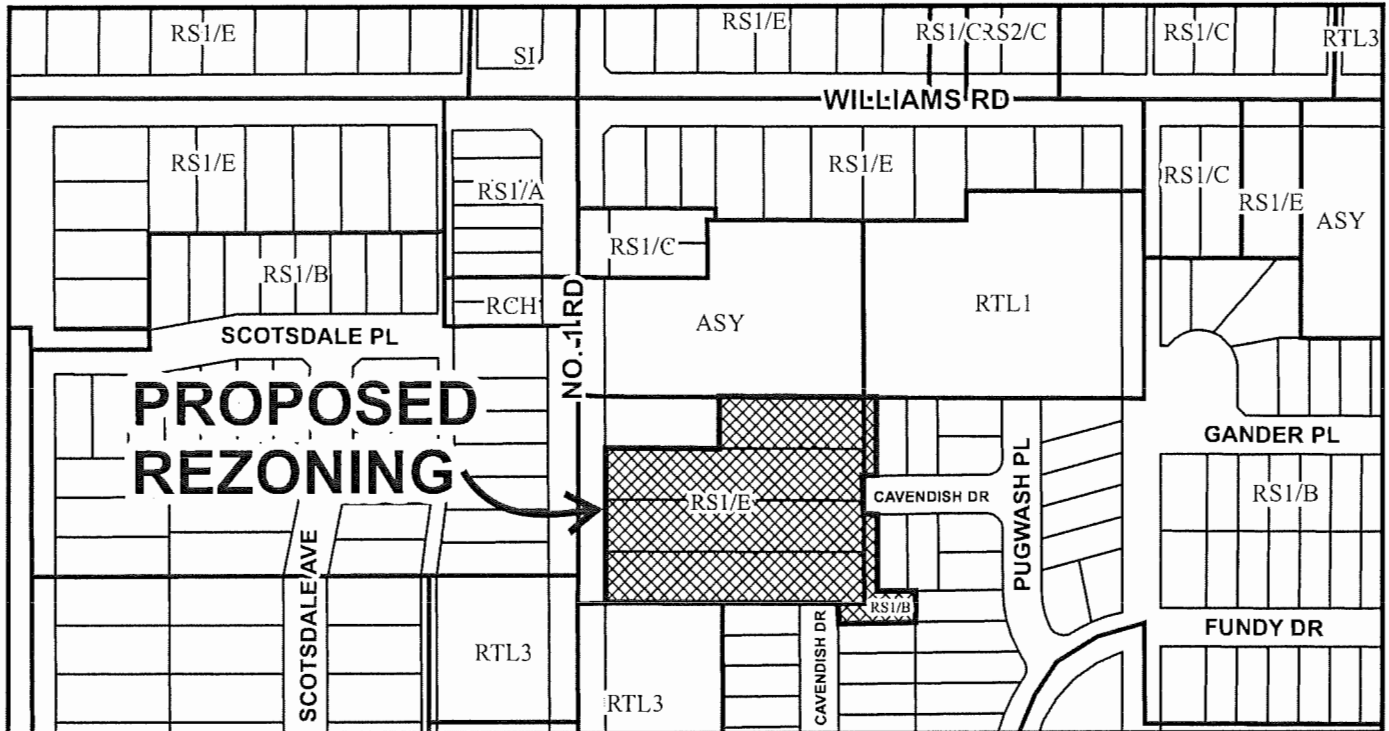
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- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plan
- Attachment 3: Preliminary Design of Cavendish Drive Connection Emergency Access/Greenway
- Attachment 4: Development Application Data Sheet – Proposed Townhouse Development
- Attachment 5: Development Application Data Sheet – Proposed Single Family Subdivision
- Attachment 6: Steveston Area Plan
- Attachment 7: Proposed Land Use Designation Amendment
- Attachment 8: Lot Size Policy 5426
- Attachment 9: Notification Area – Open Houses
- Attachment 10: Open House Summary – 2018
- Attachment 11: Open House Summary – 2019
- Attachment 12: Preliminary Development Plans - Proposed Single Family Subdivision
- Attachment 13: Shadow Study - Proposed Single Family Subdivision
- Attachment 14: Preliminary Development Plans - Proposed Townhouse Development
- Attachment 15: Tree Management Plan
- Attachment 16: Statement regarding BC Energy Step Code
- Attachment 17: Rezoning Considerations

PLN - 96



City of
Richmond



RZ 18-820669

PLN - 97

Original Date: 05/11/18

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 18-820669

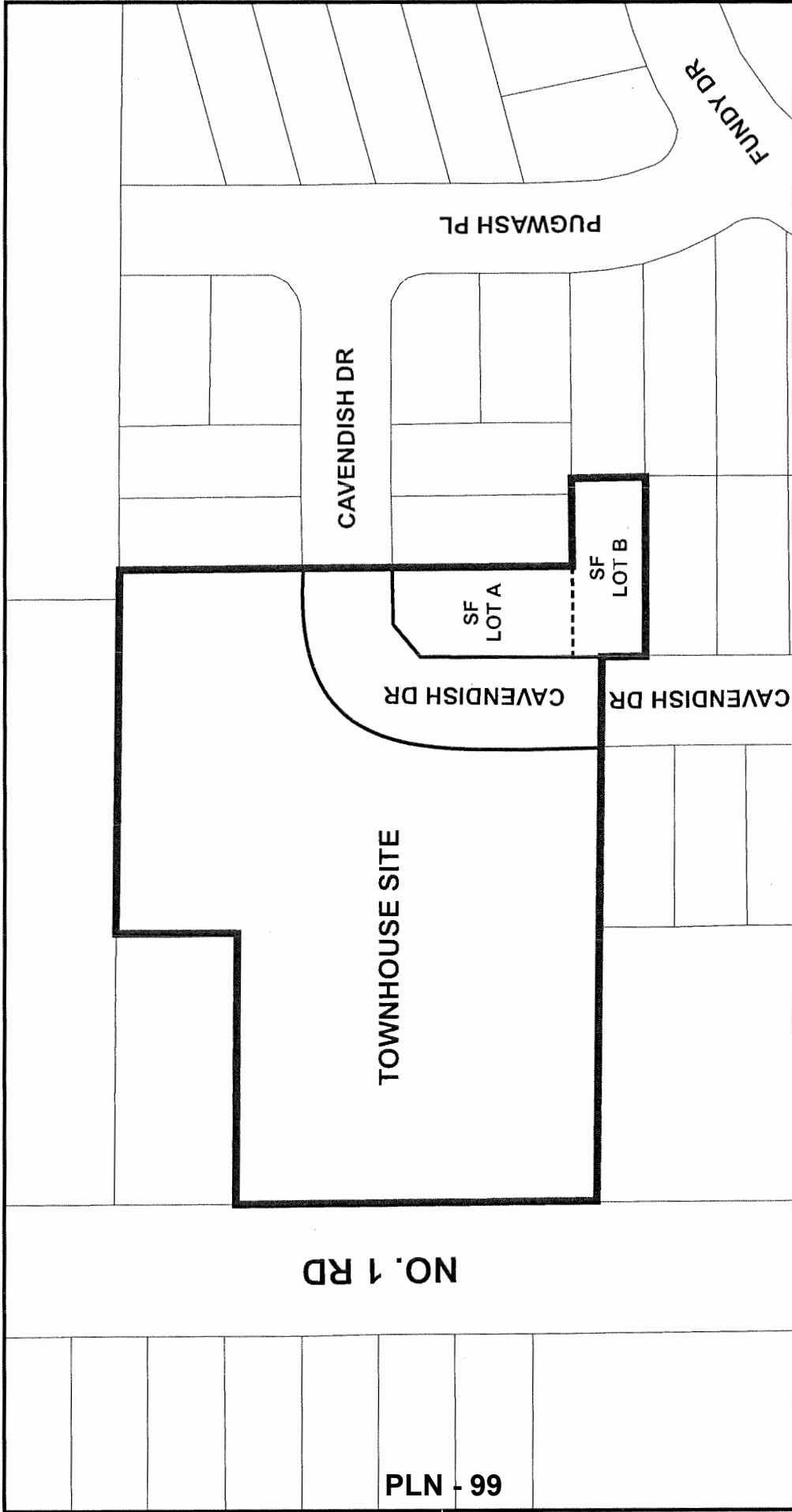
Original Date: 05/11/18

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



PLN - 99

ATTACHMENT 2

Original Date: 03/19/20

Revision Date:

Note: Dimensions are in METRES

“Proposed Development at 10140,
10160 and 10180 No. 1 Road and
4051 and 4068 Cavendish Drive”







RZ 18-820669

Attachment 4

Address: 4051 Cavendish Drive and the West Portions of 10140, 10160 & 10180 No. 1 Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	1050651 BC Ltd.	No Change
Site Size (m²):	7,803 m ² (Combined with SF site)	6,166 m ²
Land Uses:	Single Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	Steveston Area Plan: Single Family / Multiple-Family	Steveston Area Plan: Multiple-Family
702 Policy Designation:	Policy 5426 – Single Detached (RS2/B) or (RS2/G)	No Change
Zoning:	Single Detached (RS1/B) & Single Detached (RS1/E)	Town Housing (ZT88) - No. 1 Road (Steveston)
Number of Units:	3	35
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – No. 1 Road (m):	Min. 4.5 m	4.5 m Min.	none
Setback – Cavendish Drive (m):	Min. 4.5 m	4.5 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	60 m	none
Lot Depth:	Min. 35.0 m	106 m	none
Off-street Parking Spaces – Residential:	2 spaces per strata + 1 space per LEMR = 64	64	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Visitor:	0.2 spaces per unit = 7	7	none
Off-street Parking Spaces – Total:	71	71	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (64 x Max. 50% = 32)	32	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (71 x Max. 50% = 35)	2	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (71 x 2% = 2 spaces)	2	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.8 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	44 (Class 1) and 7 (Class 2)	64 (Class 1) and 7 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 35 units = 210 m ²	255 m ²	none

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



RZ 18-820669

Attachment 5

Address: 4068 Cavendish Drive and the East Portions of 10160 & 10180 No. 1 Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	1050651 BC Ltd.	No Change
Site Size (m²):	7,803 m ² (Combined with TH site)	444 m ² & 360 m ²
Land Uses:	Single Family Residential	No Change
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	Steveston Area Plan: Single Family	No Change
702 Policy Designation:	Policy 5426 – Single Detached (RS2/B)	No Change
Zoning:	Single Detached (RS1/B) & Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	0	2
Other Designations:	N/A	No Change

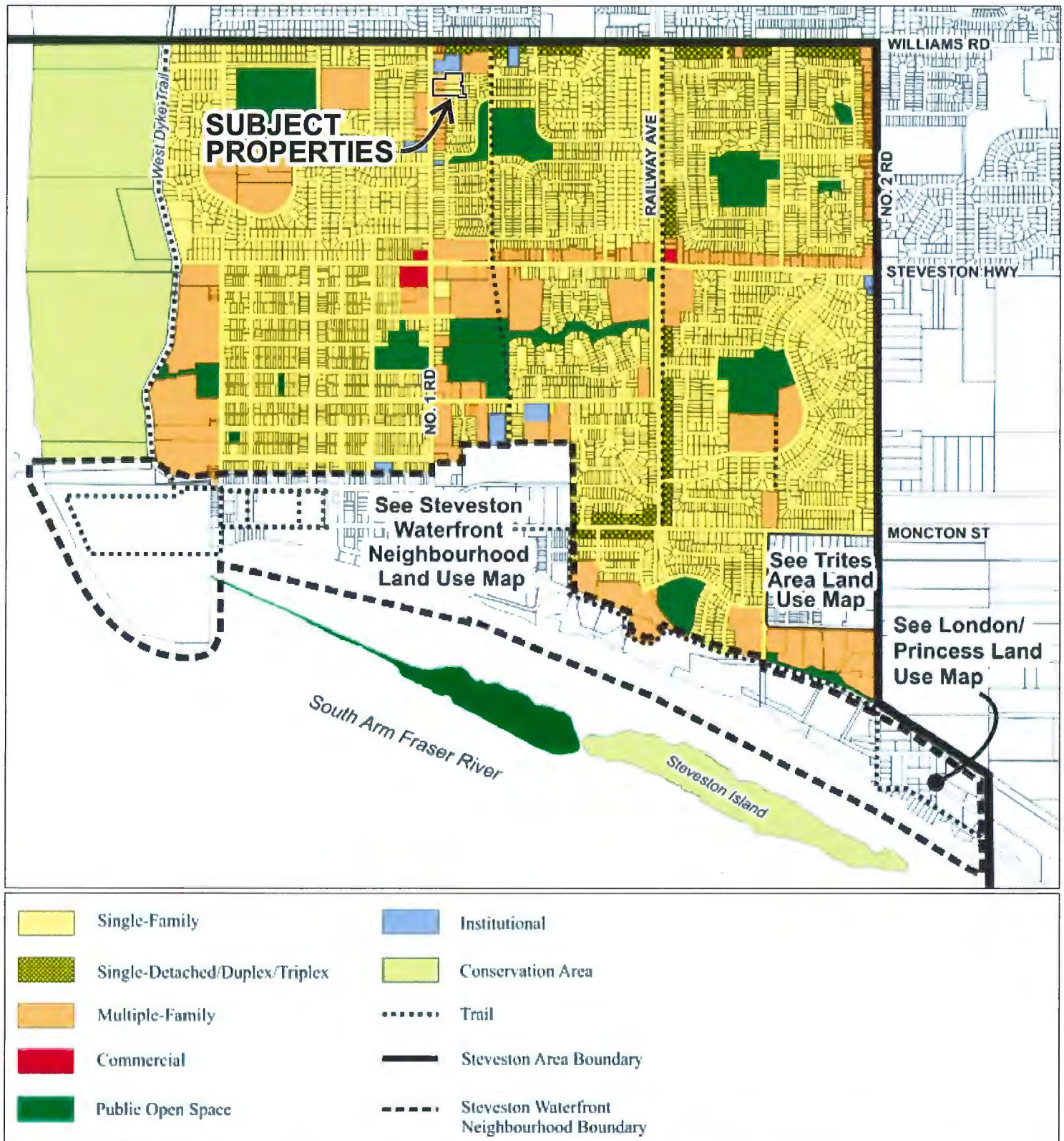
On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ²		0.55		none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 244 m ² (2,628 ft ²) Lot B: Max. 198 m ² (2,131 ft ²)		Lot A: Max. 221 m ² (2,398 ft ²) Lot B: Max. 197 m ² (2,131 ft ²)		none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 25%		Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 25%		none
Lot Size:	360 m ²		Lot A: 444 m ² Lot B: 360 m ²		none
Lot Dimensions (m):	Lot A Width: 14.0 m Depth: 24.0 m	Lot B Width: 12.0 m Depth: 24.0 m	Lot A Width: 14.72 m Depth: 30.01 m	Lot B Width: 12.26 m Depth: 29.98 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m Rear – 1 st Floor: Lot A: Min. 6.0 m Lot B: Min. 6.0 m Rear – 2 nd Floor: Lot A: Min. 7.46 m Lot B: Min. 6.0 m		Front: 6.0 m Min. Side: 1.2 m Min. Exterior Side: 3.0 m Min. Rear – 1 st Floor: Lot A: 6.0 m Min. Lot B: 6.0 m Min. Rear – 2 nd Floor: Lot A: 7.46 m Min. Lot B: 6.0 m Min.		none

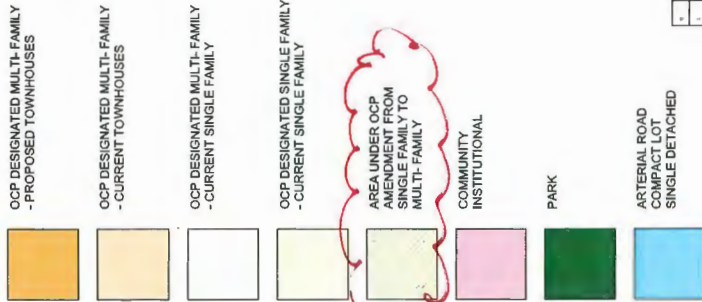
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	Max. 2 ½ Storeys	2 Storeys	none

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

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

Steveston Area Land Use Map

Bylaw 9813
2019/06/24



BOHAN PROPERTIES

202 - 331 East 8th Avenue
Vancouver BC V6T 1B5
T: 604.721.1127 F: 604.721.1327

YAMAMOTO ARCHITECTURE

202 - 331 East 8th Avenue
Vancouver BC V6T 1B5
T: 604.721.1127 F: 604.721.1327

TOWNHOUSE DEVELOPMENT

10045 10160 10180 10190 10200 4001 4002 4003 4004 4005 4006 4007 4008 4009 4010 4011 4012 4013 4014 4015 4016 4017 4018 4019 4020 4021 4022 4023 4024 4025 4026 4027 4028 4029 4030 4031 4032 4033 4034 4035 4036 4037 4038 4039 4040 4041 4042 4043 4044 4045 4046 4047 4048 4049 4050 4051 4052 4053 4054 4055 4056 4057 4058 4059 4060 4061 4062 4063 4064 4065 4066 4067 4068 4069 4070 4071 4072 4073 4074 4075 4076 4077 4078 4079 4080 4081 4082 4083 4084 4085 4086 4087 4088 4089 4090 4091 4092 4093 4094 4095 4096 4097 4098 4099 4100 4101 4102 4103 4104 4105 4106 4107 4108 4109 4110 4111 4112 4113 4114 4115 4116 4117 4118 4119 4120 4121 4122 4123 4124 4125 4126 4127 4128 4129 4130 4131 4132 4133 4134 4135 4136 4137 4138 4139 4140 4141 4142 4143 4144 4145 4146 4147 4148 4149 4150 4151 4152 4153 4154 4155 4156 4157 4158 4159 4160 4161 4162 4163 4164 4165 4166 4167 4168 4169 4170 4171 4172 4173 4174 4175 4176 4177 4178 4179 4180 4181 4182 4183 4184 4185 4186 4187 4188 4189 4190 4191 4192 4193 4194 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City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: December 18, 1989

POLICY 5426

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-4-7/35-4-7

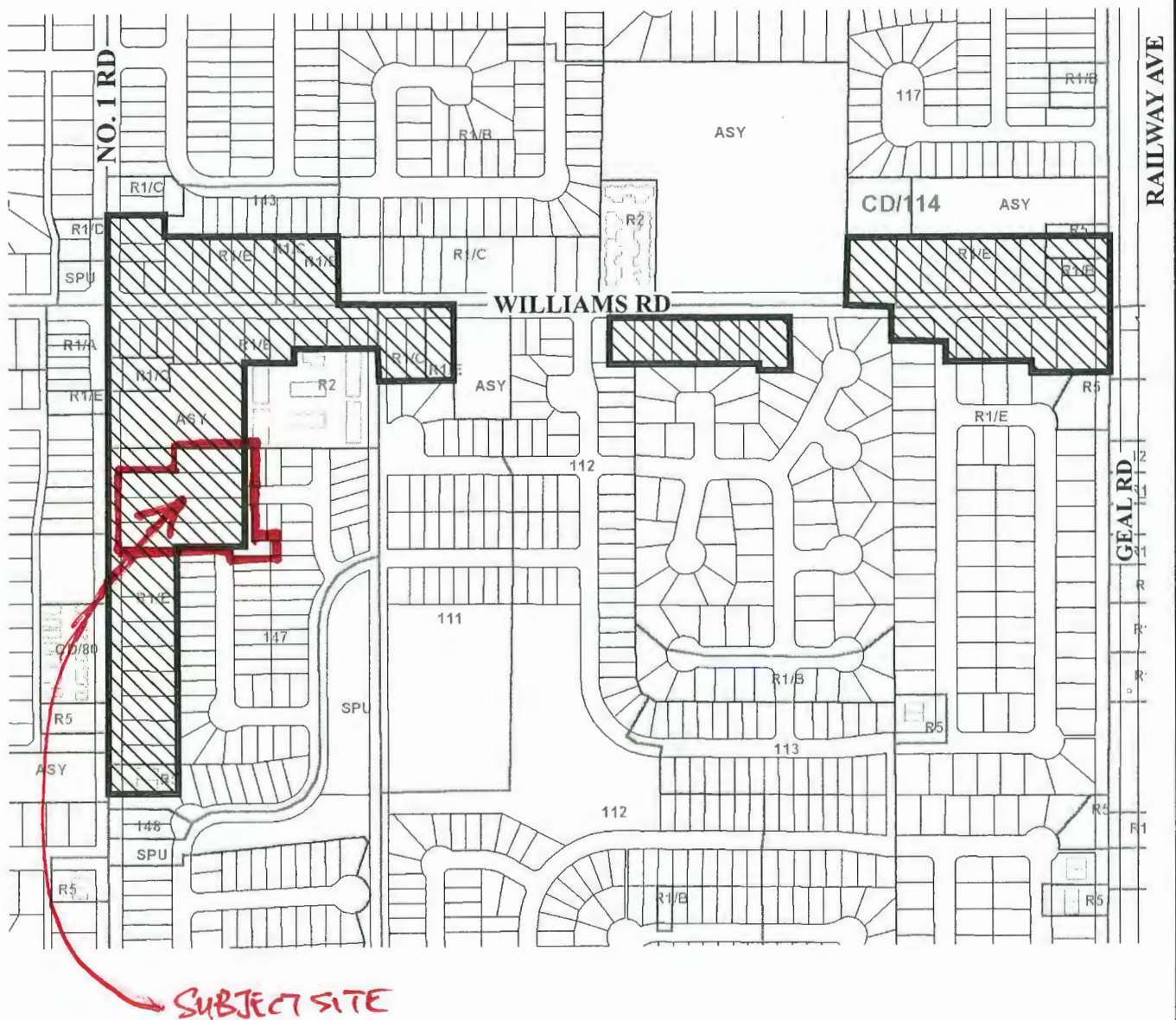
POLICY 5426:

The following policy establishes lot sizes for properties within the area located on **Williams Road, No. 1 Road and Geal Road**, in a portion of Section 26-4-7/35-4-7:

That properties within the area located on Williams Road, No. 1 Road and Geal Road, in a portion of Section 26-4-7/35-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along No. 1 Road would be restricted to Single-Family Housing District (R1/E).
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) zoning unless there is lane or internal road access in which case Single-Family Housing District (R1/B) would be allowed.

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per **R1/B** except

1. Williams Road - **R1/C** unless there is a lane or internal road access then **R1/B**
2. No. 1 Road - **R1/G** unless there is a lane or internal road access then **R1/B**.

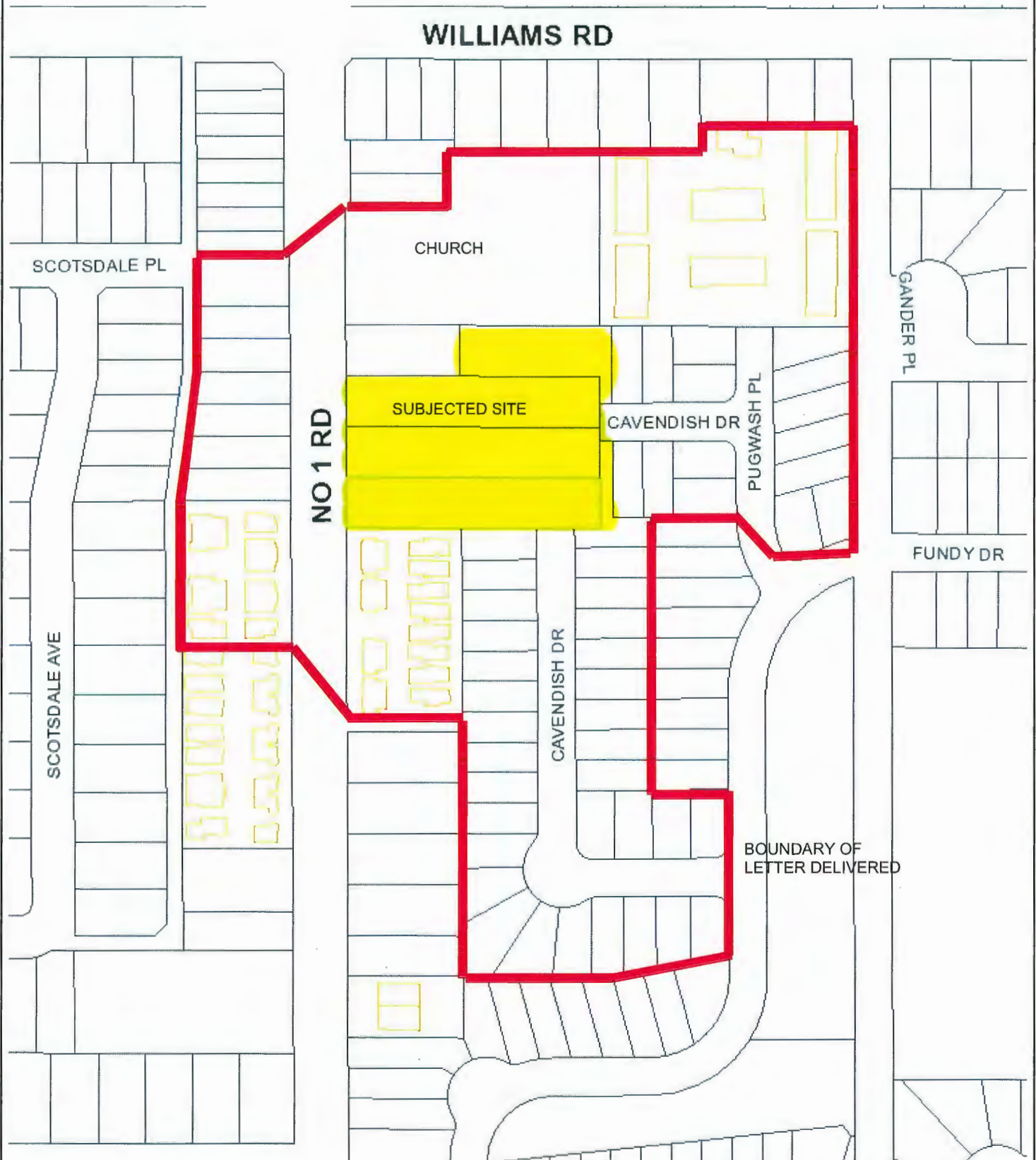


POLICY 5426
SECTION 26 & 35, 4-7
PLN - 108

Adopted Date: 12/18/89

Amended Date:

NOTIFICATION AREA



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



#220 – 2639 Viking Way
Richmond, BC, V6V 3B7

Phone: 604.249.5040
Fax: 604.249.5041

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

July 20, 2018

Attention: Edwin Lee

Reference: Summary of Public Information Meeting
10140 – 10180 No. 1 Road and 4051 and 4068 Cavendish Drive
City File: RZ 18-820669

Dear Edwin,

A Public Information Meeting for the proposed 35 unit townhouse and 2 single family lot development located at 10140 – 10180 No. 1 Road and 4051 and 4068 Cavendish Drive (City File RZ18-820669) was held between 5:00pm and 8:00pm on June 20, 2018 at the Richmond Chinese Alliance Church located at 10100 No. 1 Road.

Core Concept Consulting Ltd. prepared a Public Information Meeting invitation including a document outlining the synopsis of the proposed development. The invitation packages were hand-delivered by Core Concept Consulting staff to the residences in the vicinity of the proposed development during the period of June 5th and June 10th. Please refer to Appendix A for the Public Information Invitation Package and Appendix B for a map defining the notice distribution area.

There are 53 single family homes and 53 townhome residences and the church in the notice distribution area. 14 residences in the notice distribution area attended the Public Information Meeting (13%). There was one representative from the church who also attended the Public Information Meeting.

Attendees of the meeting were greeted upon entry and encouraged to sign the attendance sheet for the meeting. 32 attendees were formally recorded on the attendance sheet but several signatures represented households with multiple household members in attendance. We estimate a total turnout of 40 people in attendance during the course of the meeting – not counting City Staff, the Developer, or his consultants.

The Attendees were free to examine a series of presentation boards and Mr. Steven Yang (Developer), Taizo Yamamoto (Architect) and David Kozak and David Lu (Civil) were available to address any questions raised by the attendees in either small informal groups or one-on-one as preferred by the Attendee. Please refer to Appendix C for the Presentation Boards displayed.

Each participant was provided a feedback form that they could complete at the meeting or which they could take home and complete at their leisure. As

of July 11th we have compiled 11 feedback forms and 3 independent emails. A table summarizing each of the feedback forms received and our synopsis of the comments received is included in Appendix D. The synopses provided for each feedback form addresses what we interpret to be the key points raised by the Attendee. Not all points are necessarily addressed or identified. The reader should peruse each of the feedback forms to establish their own interpretation of the tone and content of the feedback forms supplied in Appendix E.

For the most part the attendees within the notice distribution area expressed concern over one or two issues that were of most concern to them. In general the responses tended to fall into the following categories (in no particular order).

- # Security of the existing residences: Several residences expressed concern that the construction of a public walkway between No. 1 Road and Cavendish Drive will result in increased theft and undesirable activities.
- # Increased Noise and Traffic: Several residences indicated a concern that the connection of the Cavendish Drive road ends will result in increased noise and traffic.
- # Cavendish Drive Improvements to Pugwash: A couple residents would like the existing roadway and sidewalk improved.
- # Tree Preservation: A few residences would like the existing tall trees to be retained.
- # Form and Character: Several residences identified that they wanted the two single family homes and the townhomes to suit the existing single family residences on Cavendish Drive.
- # Site Grading: A few residences indicated concern that the main floor of the new homes and site grading would be raised out of character with the existing neighbouring properties. A couple residences cited 10533 Fundy Drive as an example of their concerns.
- # Sidewalk Configuration: Several residences indicated that they wanted the varying sidewalk configuration between the two sections of Cavendish Drive to be improved but the opinions were split on how best to achieve this.
- # Parking: Several residences were concerned about the amount of street side parking for Cavendish Drive. The opinions were split between preferring no parking, to not having enough parking along Cavendish Drive.
- # Unit Height: A couple residences objected to 3 story townhome units.

In the next two weeks the project team will be meeting to review the community feedback and determine if the development proposal can be adjusted to suit feedback.

Please contact me if you have any questions.

PLN - 111



Yours Truly,

Core Concept Consulting Ltd.

A handwritten signature in blue ink that reads 'David R. Kozak'.

David R. Kozak
Senior Project Manager

APPENDIX A
PUBLIC INFORMATION INVITATION PACKAGE

June 5, 2018

To: Owner/Occupant

Subject: Notice of Public Information Meeting for the Proposed Development of 10140-10180 No. 1 Road & 4051/4068 Cavendish Drive (Rezoning No. 18-820669)

Dear Neighbour,

Bohan Properties, the owner of the above parcel would like to extend an invitation for you to attend a public information meeting related to a formal rezoning application to the City of Richmond for the above subject properties.

Public Information Meeting

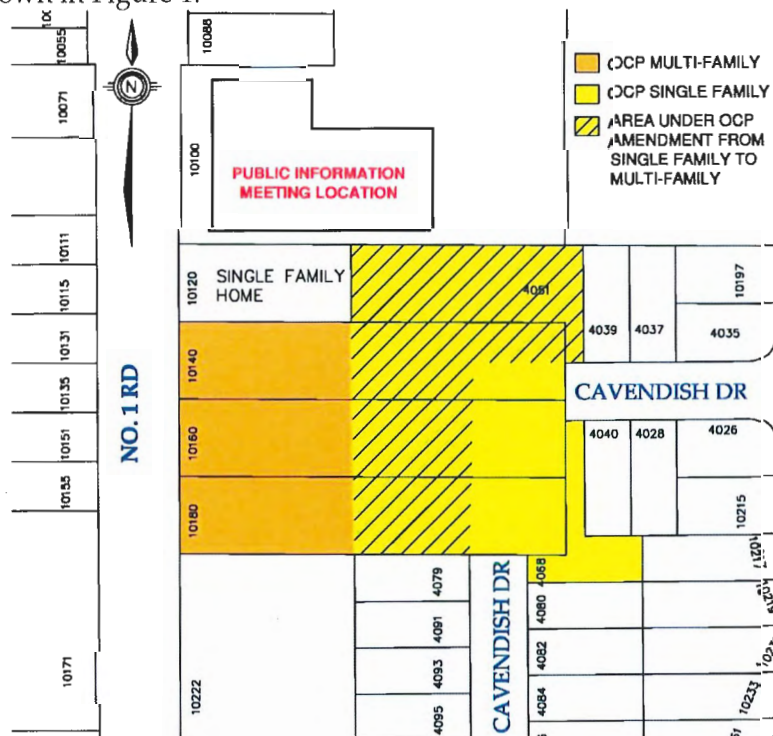
Location: Richmond Chinese Alliance Church
10100 No. 1 Road, Richmond

Date: June 20th, 2018

Time: 5:00pm – 8:00pm

This letter summarizes the key aspects of the proposed development and the anticipated impact to the neighbourhood.

The site is located in between No 1 Road on the west, Cavendish Drive on the east, single-family homes on the south, a church and a single-family home on the north side as shown in Figure 1.



The proposed development comprises 2 & 3 story townhouses north and west of Cavendish Drive as well as 2 single-family lots to complete the residential subdivision south and east of Cavendish Drive.

The proposed Cavendish Drive road layout will connect the two dead end sections of Cavendish Drive to complete the roadway (please see Figure 2 & 3 attached). This will provide several benefits to the neighbourhood:

- ⊕ improved vehicular circulation and virtually eliminate the need for turn arounds in private driveways;
- ⊕ improved fire truck, garbage, and recycling vehicle access and circulation;
- ⊕ improved fire protection once the watermains in both sections of Cavendish Drive are connected;
- ⊕ improved security and street lighting compared to the that present in the dead-end streets.

In addition, the development is proposing a public walkway along the south edge of the development between Cavendish Drive and No. 1 Road. We expect that this walkway will improve pedestrian circulation in the neighbourhood as well as access to public transit. The proposed architectural site plan is attached for your reference (please see Figure 4).

Please note that the developer intends for the townhouses of this proposed development to enter and exit the site through No. 1 Road with no vehicular access to Cavendish Drive. Therefore, we expect that the proposed development will not materially change the amount of vehicular traffic in Cavendish Drive, although some existing residents may change their driving patterns and exit north once the road is completed.

This application will proceed through the normal City of Richmond rezoning, subdivision application, and public consultation process. In addition, this application will also require an Official Community Plan (OCP) amendment from single family to multi-family zoning for a portion of the site (see Figure 1). We encourage you to attend the public information meeting where you can have the opportunity to ask questions and provide constructive feedback on a less formal setting. Should you be unable to attend the public information meeting, you can use the attached comments page and send them to the undersigned for consideration.

Please be advised that all comments received will be shared with the City of Richmond for consideration and will become public information. If you have any questions or concern, please feel free to contact Edwin Lee from the City of Richmond at (604) 276 4121 with reference to the Rezoning Number 18-820669.

We look forward to seeing you at the public information meeting.

Yours Truly,

Core Concept Consulting Ltd.



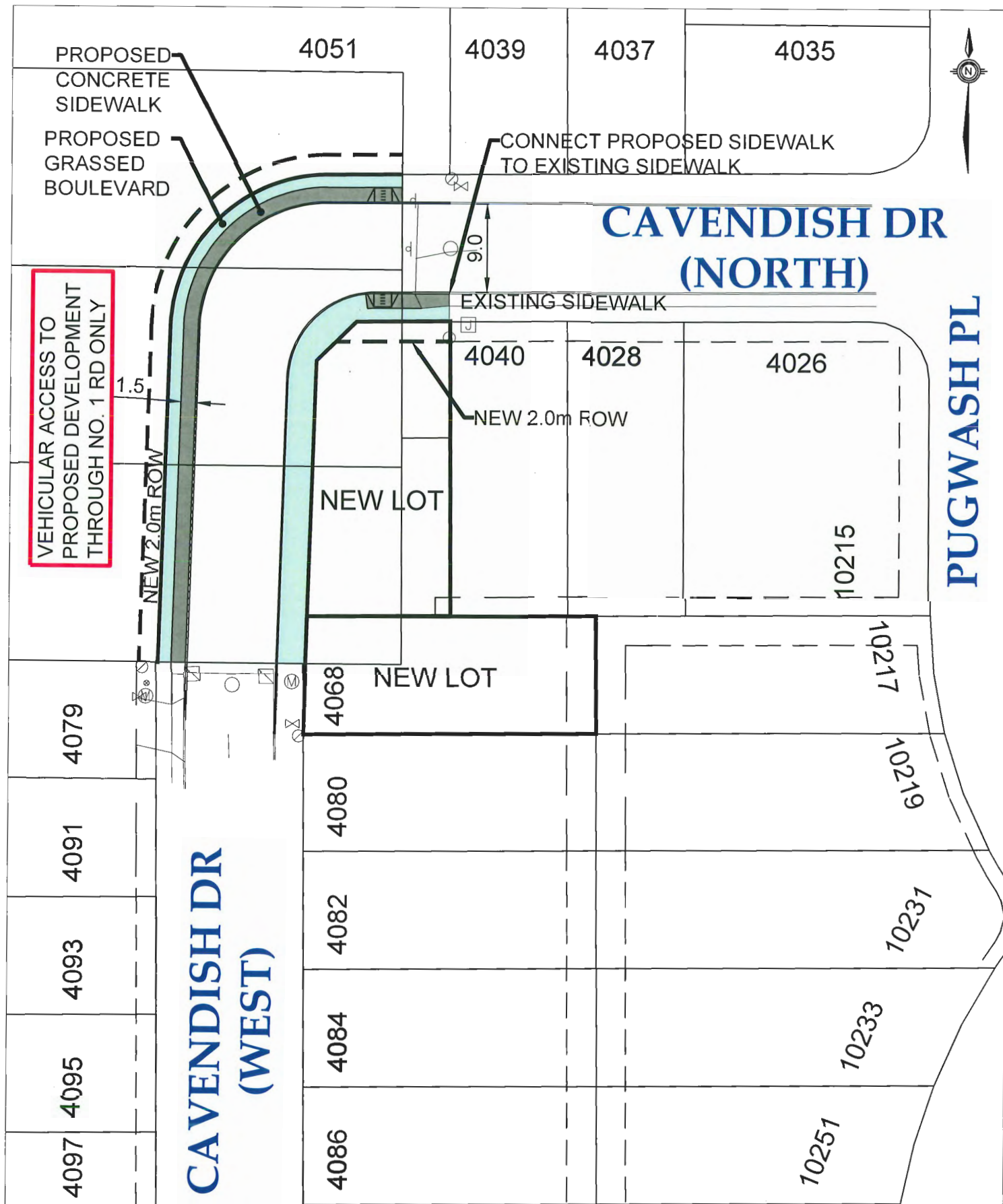
David R. Kozak

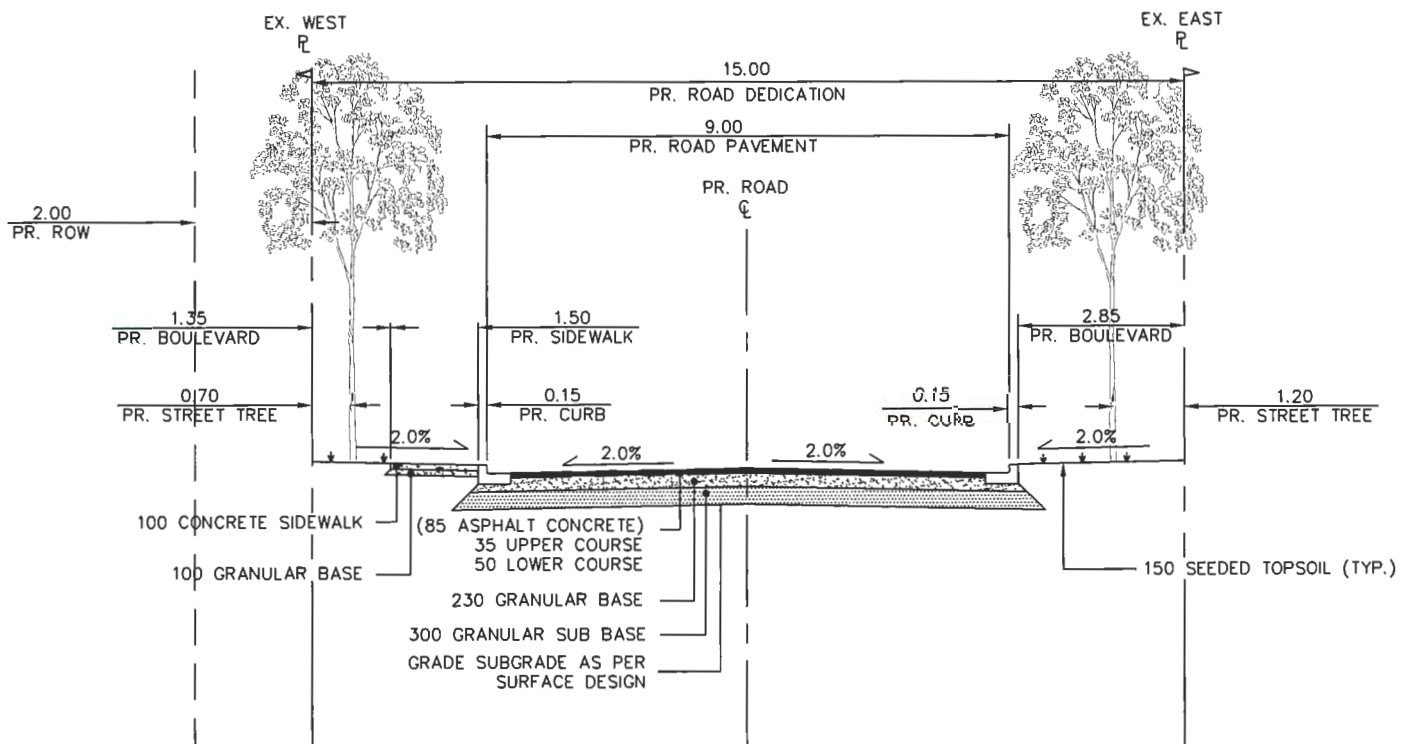
Senior Project Manager

Phone: (604) 249 5040

Fax: (604) 249 5041

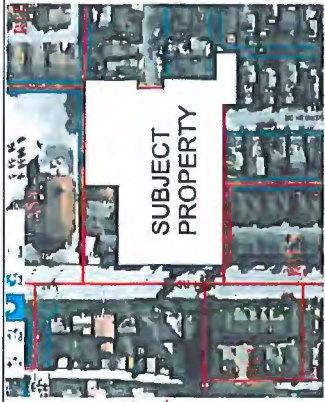
Email: drkozak@coreconceptconsulting.com





CAVENDISH DRIVE (WEST) PROPOSED TYPICAL SECTION - FACING NORTH

SCALE: 1:125 HOR., NTS. VERT.



SUBJECT
PROPERTY

CONTEXT PLAN

SCALE: N.T.S.

STATISTICS:

CIVIC ADDRESS: 10140, 10160, 10180 NO.1 ROAD AND
4051, 4068 CAVENDISH DRIVE, RICHMOND

PROPOSED ZONING:

LOT AREA BEFORE DEDICATIONS: 7803 SM (83,994 SQ.FT.)

LOT AREA AFTER DEDICATIONS: 6203 SM (66,780 SQ.FT.)

TWO SINGLE FAMILY LOTS:

PROPOSED DENSITY: 0.75 (50,085 SQ.FT.)

= 35 UNITS (6 LEMR AND 28 MARKET UNITS)

LOW-END MARKET RENTAL UNIT (15% OF FAR - 7512 SQ.FT.)

= 8 UNITS @ 1222 SF AVERAGE

MARKET UNITS

= 29 UNITS @ 1460 SF AVERAGE

PARKING:

REQUIRED:

2.0 SPACES x 29 UNITS = 58 SPACES (RESIDENTS)
1.0 SPACES x 6 UNITS = 6 SPACES (LEMR)
0.2 SPACES x 35 UNITS = 7 SPACES (VISITORS)
TOTAL = 71 SPACES

2 CAR GARAGES x 29 UNITS = 58 SPACES (RESIDENTS)
1 CAR GARAGES x 6 UNITS = 6 SPACES (LEMR)
0.2 SPACES x 35 UNITS = 7 SPACES (VISITORS)
TOTAL = 71 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE 1.25 SPACES x 35 UNITS = 43.75 SPACES (CLASS 1)
0.2 SPACES x 35 UNITS = 7 SPACES (CLASS 2)
TOTAL = 51 SPACES

PROVIDED BICYCLE 2 SPACES x 21 GARAGES = 42 SPACES (CLASS 1)
1 SPACE x 6 GARAGES = 6 SPACES (CLASS 1)
BICYCLE RACK = 4 SPACES (CLASS 2)
TOTAL = 52 SPACES

AMENITY AREA

REQUIRED

INDOOR

OUTDOOR

PROVIDED

INDOOR

OUTDOOR

PRIVATE OUTDOOR SPACE: MIN. 30 SQ.M. PER UNIT

FIGURE 4

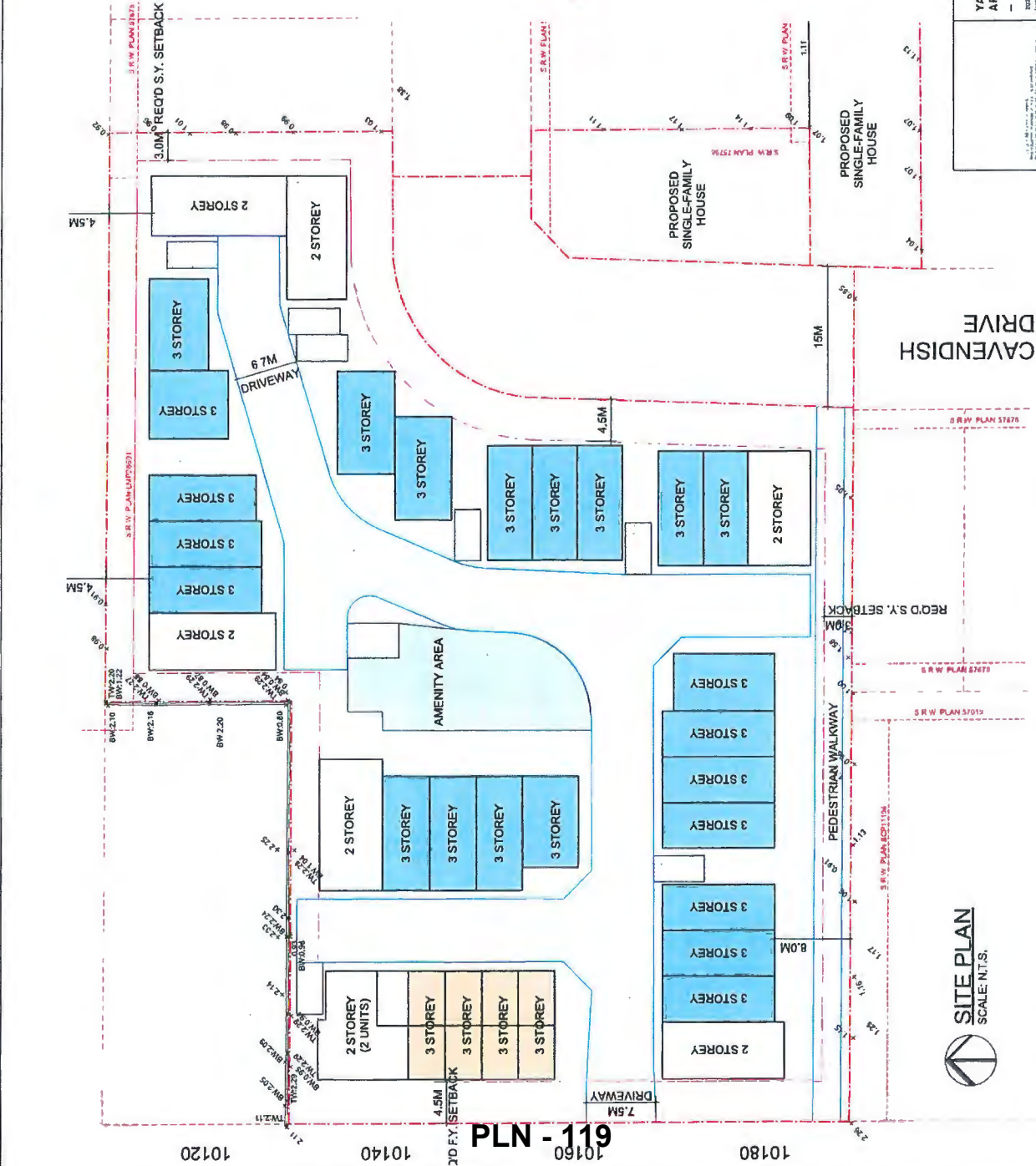
A1.0

15140-15180 (15160 NO.1 ROAD AND
4051 AND 4068 CAVENDISH DRIVE) RICHMOND BC

15140-15180 (15160 NO.1 ROAD AND
4051 AND 4068 CAVENDISH DRIVE) RICHMOND BC

15140-15180 (15160 NO.1 ROAD AND
4051 AND 4068 CAVENDISH DRIVE) RICHMOND BC

15140-15180 (15160 NO.1 ROAD AND
4051 AND 4068 CAVENDISH DRIVE) RICHMOND BC



SITE PLAN
SCALE: N.T.S.

CAVENDISH
DRIVE

REQ'D S.Y. SETBACK

PEDESTRIAN WALKWAY

DRIVEWAY

10160 - 11 - PLN

10120

10140

10180

RZ18-820669 - DEVELOPMENT APPLICATION FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC

Name: _____

Address: _____

Phone (Optional): _____

Email (Optional): _____

Date: _____

Comments:

[illegible]

Please Call Me to Discuss: ☐ Yes (Time: _____)

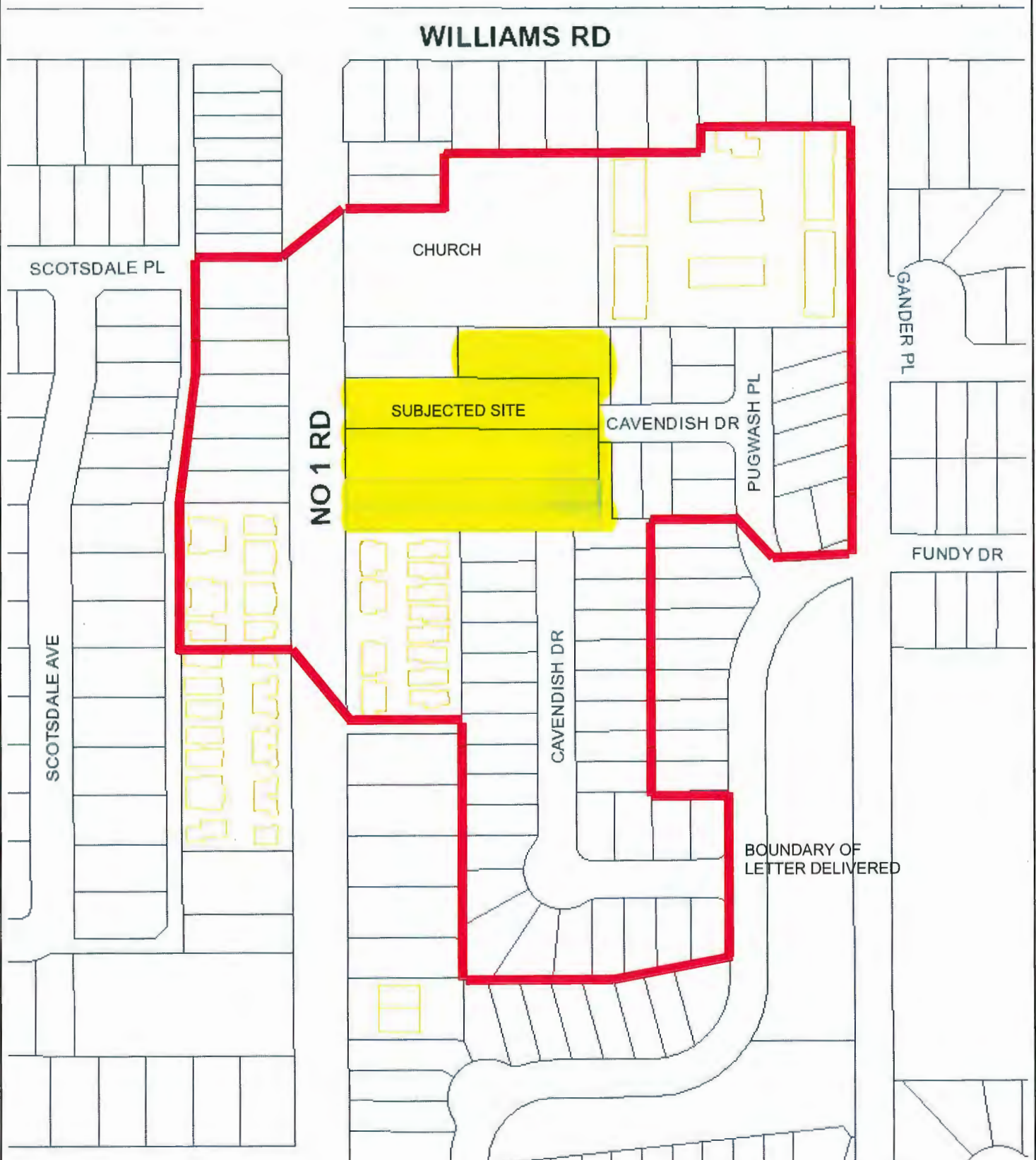
☐ **No**

(Please indicate above your preferred date and time)

Please note that a copy of this Feedback Form will be copied to the City

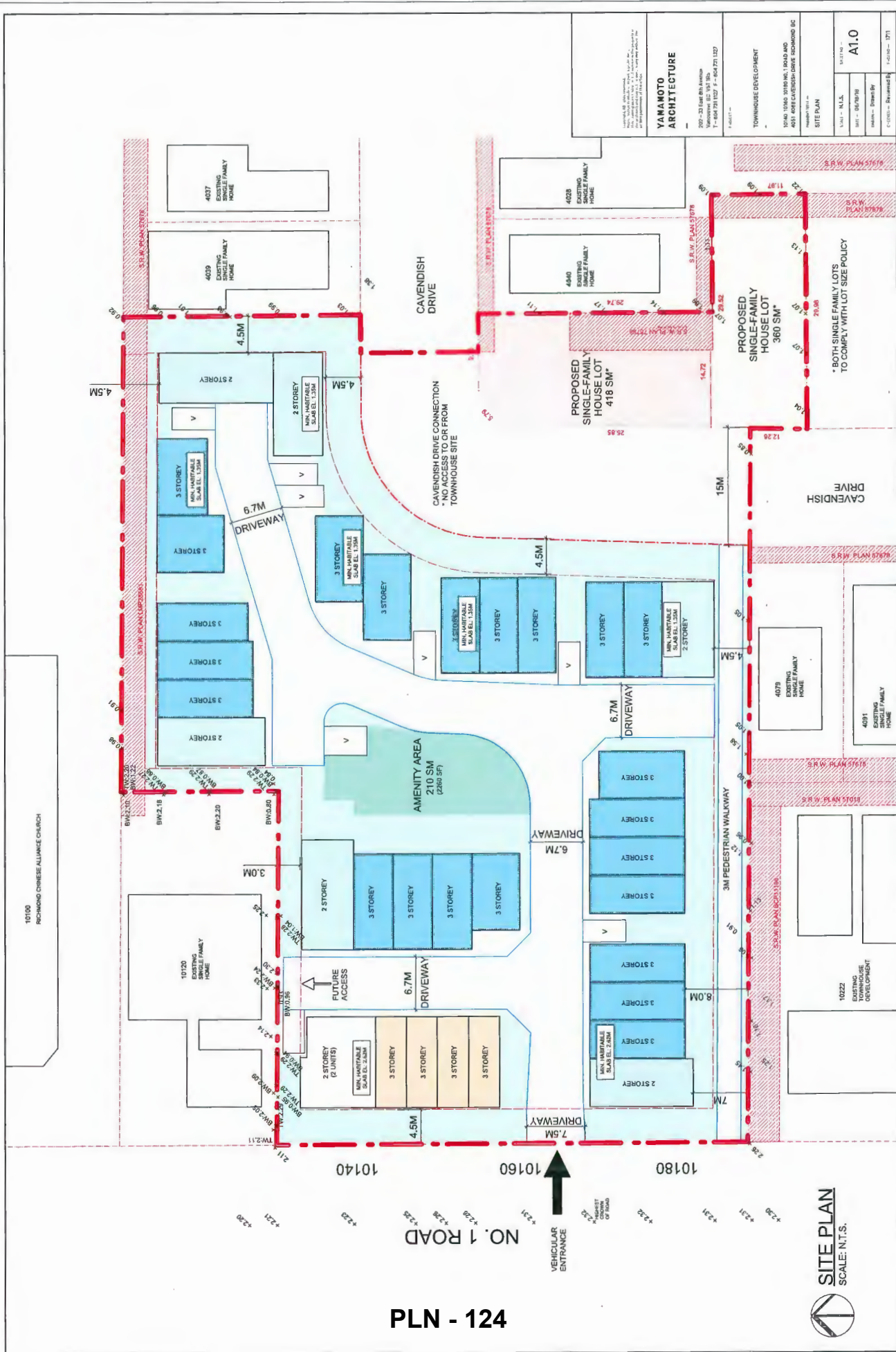
APPENDIX B
NOTICE DISTRIBUTION AREA

City of Richmond Interactive Map



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

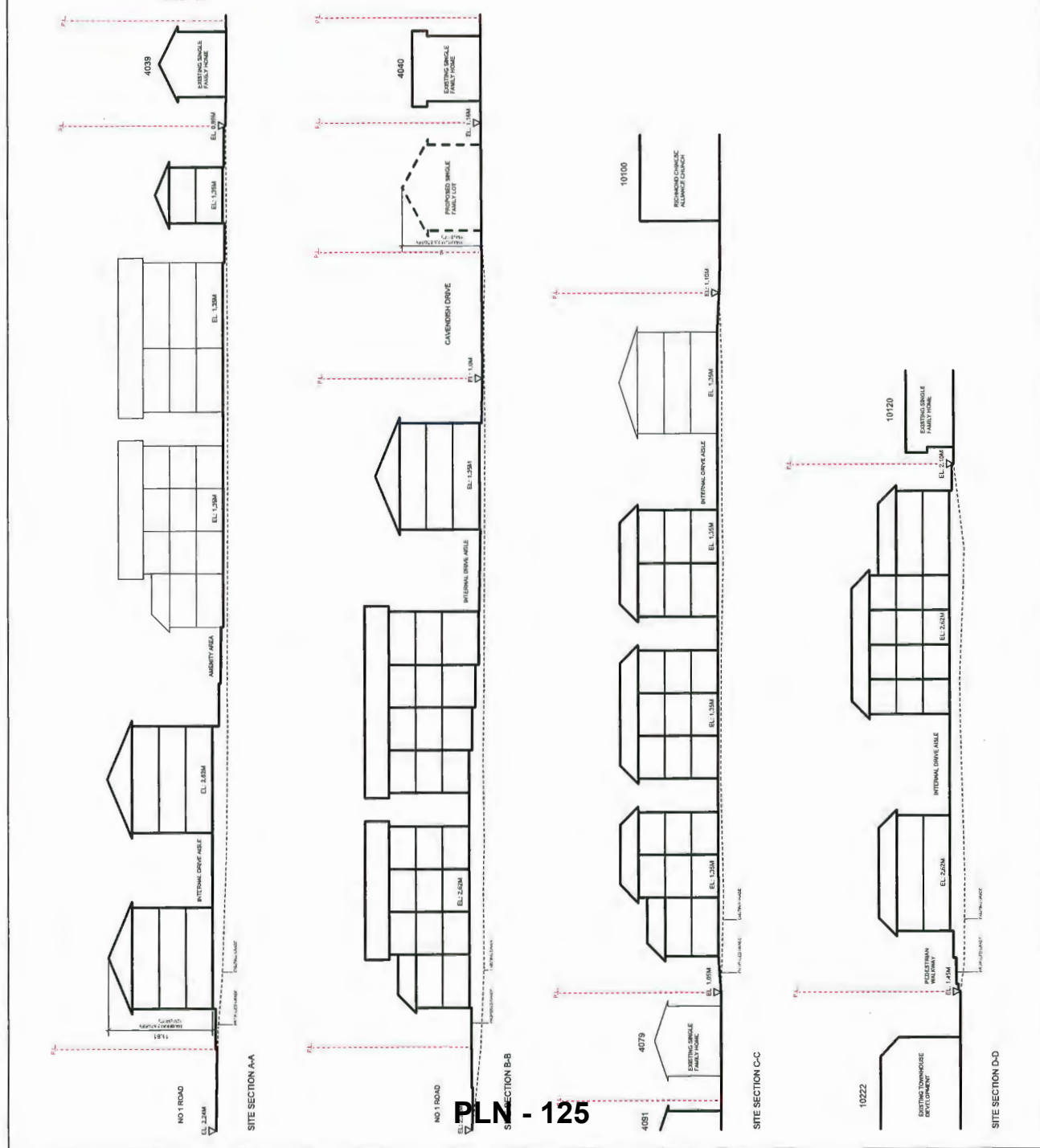
APPENDIX C
PRESENTATION BOARDS



YAMATO ARCHITECTURE
2002 - 2311 8th Avenue
Vancouver BC V5L 1B4
Tel: 604.771.1127
Fax: 604.771.1127

TOWNHOUSE DEVELOPMENT	
10140 10160 10180 HWY. 1 ROAD AND 4037 4039 CAVENDISH DRIVE RICHMOND BC	
SHEET NO. 1	
SHEET TOTAL 1	
DATE: 06/09/20	SCALE: N.T.S.
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
DATE: 06/09/20	SCALE: N.T.S.
PROJECT NO. 124	PROJECT NAME: RICHMOND CHINESE ALLIANCE CHURCH







1 - 100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'



2 - 100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'



3 - 100' ROAD - PROPERTY LINE BETWEEN 100' AND 100'



4 - 100' ROAD - 100'



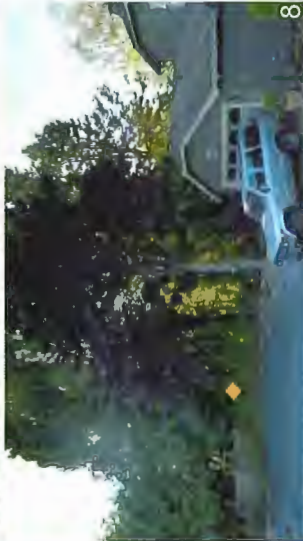
5 - 100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'



6 - 100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'



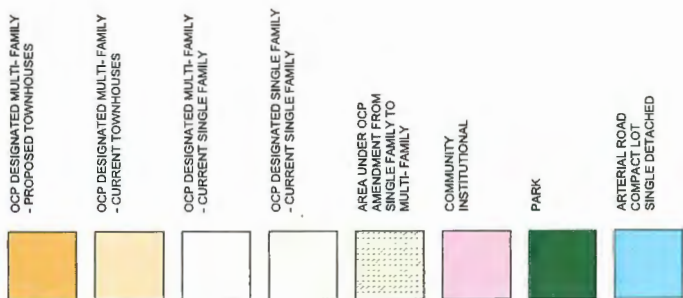
7 - 100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'



8 - 100' ROAD - FACING NORTHWEST



<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 8th Avenue Vancouver BC V5T 1B6 T: 604-731-1127 F: 604-731-1127</p>		<p>TOWNHOUSE DEVELOPMENT</p>	
<p>100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'</p>		<p>100' ROAD - FACING NORTHWEST</p>	
<p>100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'</p>		<p>100' ROAD - FACING NORTHWEST</p>	
<p>100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'</p>		<p>100' ROAD - FACING NORTHWEST</p>	
<p>100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'</p>		<p>100' ROAD - FACING NORTHWEST</p>	
<p>100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'</p>		<p>100' ROAD - FACING NORTHWEST</p>	
<p>100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'</p>		<p>100' ROAD - FACING NORTHWEST</p>	
<p>100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'</p>		<p>100' ROAD - FACING NORTHWEST</p>	
<p>100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'</p>		<p>100' ROAD - FACING NORTHWEST</p>	
<p>100' ROAD - FACING PROPERTY LINE BETWEEN 100' AND 100'</p>		<p>100' ROAD - FACING NORTHWEST</p>	



<p> YAMAMOTO ARCHITECTURE 200 - 231 East 8th Avenue Vancouver BC V5Y 1S6 Tel: 604-681-1157 F: 604-671-1327 Fax: 604-671-1157 </p>	<p> DOWNHOUSE DEVELOPMENT 10415 103RD STREET NO. 1 ROAD AND 45TH AVE. CAMDEN PARK, NEWNOM BC V2C 4G1 Tel: 250-731-1111 Fax: 250-731-1111 </p>	<p> OCF CONTEXT 1000-10111 161 ST V2C 6A5 Tel: 604-271-1111 Fax: 604-271-1111 </p>	<p> A - OCP 161 101 ST V2C 6A5 Tel: 604-271-1111 Fax: 604-271-1111 </p>
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APPLICABLE CITY POLICIES

RICHMOND 2041 OFFICIAL COMMUNITY PLAN

- GOALS:
- 1. Welcoming and Diverse
The City is inclusive and designed to support the needs of a diverse and changing population.
 - 2. Connected and Accessible
People are connected to and interact with each other. Places, buildings, and activities are connected and easily accessed by everyone.
 - 3. Valued for its Special Places
 - 4. Adaptable

ARTERIAL ROAD POLICY

"The City supports densification along its arterial roads. The purpose of this densification is to locate developments on arterial road properties in close proximity to commercial services, public amenities, schools, and transit service."

LOT SIZE POLICY

Minimum Lot Size: Subzone RS2/B
= 360 SM
= 3875 SF

2017 - 2027 AFFORDABLE HOUSING STRATEGY
LOW END MARKET RENTAL POLICY (LEMR)

"LEMR units are secured as affordable in perpetuity through legal agreements on title, which restricts the maximum rents and tenant eligibility by income. This policy is intended to ensure the development of mixed income communities and provide rental homes for low-moderate income households."

PROJECT SUMMARY

- Connect and complete Cavendish Drive, eliminating dead ends and improving pedestrian and vehicular circulation.
- Improve circulation for emergency vehicles and garbage and recycling vehicles.
- Improve infrastructure by connecting water mains on either side of Cavendish Drive.
- Improve security and passive surveillance by re-routing current walkway through undeveloped lot at 4068 Cavendish Drive onto new, standard City sidewalk and street lighting.
- Improve the Number 1 Road frontage with new sidewalk.
- Create two new single family lots to complete the single family character of the block.
- Minimize increase in traffic along Cavendish by providing all vehicular access to townhouse site from No. 1 Road.
- Provide six Low-End Market Rental units to provide affordable housing options
- Reduce scale of buildings fronting Cavendish to duplexes and triplexes that relate to scale of existing single family homes
- Reduce building heights adjacent to existing single family homes
- Orient windows away from existing single family homes and yards to maximize privacy for current homeowners
- Create pedestrian linkage from Cavendish Drive to No.2 Road.
- Amend OCP to provide additional townhouses in the eastern portion of the site to offset the cost of Cavendish Drive dedication and construction.

YAMAMOTO ARCHITECTURE 308-3310100 Avenue Vancouver, BC V5S 1B5 T: 604.791.1127 F: 604.791.1127	
TOWNHOUSE DEVELOPMENT	
10745 10745 10745 NO. 1 ROAD AND 4068 4068 CAVENDISH DRIVE RICHMOND BC	
PROJECT SUMMARY	
Scale: 1:100	Scale: 1:100
Drawn: 08/19/18	AS
Revised:	
Project No: 10745	Project No: 10745

PROJECT STATS

ADDRESS: 10140, 10160, 10180 NO.1 ROAD &
4051, 4068 CAVENDISH DRIVE

SITE AREA BEFORE ROADWAY DEDICATIONS: = 83,994 SF

TOWNHOUSE SITE AREA AFTER DEDICATIONS: = 66,780 SF

SINGLE FAMILY LOT 1 AREA: = 4500 SF*

SINGLE FAMILY LOT 2 AREA: = 3875 SF*

Both Single Family Lots to comply with Lot Size Policy

PROPOSED DENSITY TOWNHOUSE SITE:

- 29 MARKET TOWNHOUSES @ 1460 SF = 42,340 SF

- 6 LOW-END MARKET RENTAL UNITS @ 1222 SF = 7,332 SF

TOTAL: 35 UNITS

49,672 SF

0.74 FAR

AMENITY SPACE:

INDOOR AMENITY SPACE REQUIRED: = 753 SF

OUTDOOR AMENITY SPACE REQUIRED: = 2260 SF

INDOOR AMENITY SPACE PROVIDED

= CONTRIBUTION IN LIEU

OUTDOOR AMENITY SPACE PROVIDED = 2260 SF

PARKING

PARKING REQUIRED LOW-END MARKET UNITS: = 6 SPACES

PARKING REQUIRED TOWNHOUSE UNITS: = 58 SPACES

PARKING REQUIRED VISITORS: = 7 SPACES

TOTAL PARKING REQUIRED: = 71 SPACES

PARKING PROVIDED LOW-END MARKET UNITS: = 6 SPACES

PARKING PROVIDED TOWNHOUSE UNITS: = 58 SPACES*

PARKING PROVIDED VISITORS: = 7 SPACES

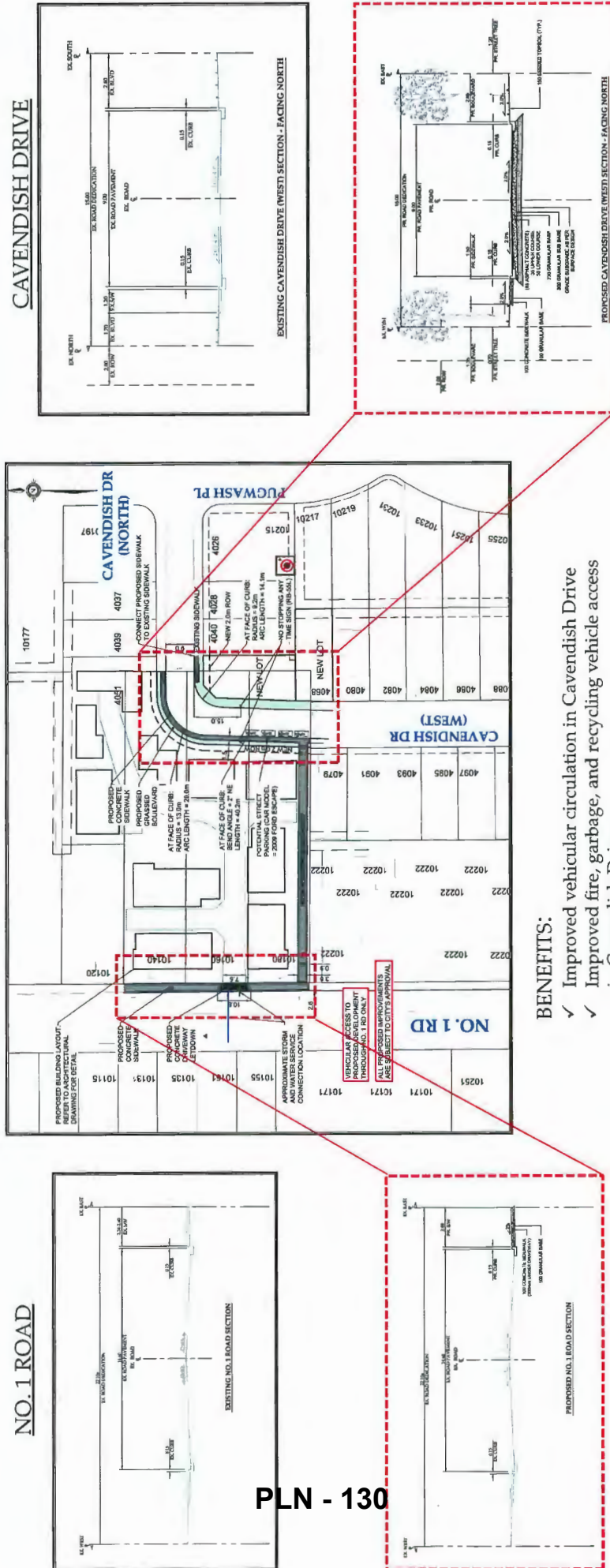
TOTAL PARKING PROVIDED: = 71 SPACES

* MAXIMUM 50% OF TOTAL UNITS HAVE TANDEM PARKING

<p>YAMAMOTO ARCHITECTURE</p> <p>2007 - 23 East 9th Avenue Minneapolis, MN 55415 T: 612-338-1127 F: 612-338-1127</p>	
<p>TOWNHOUSE DEVELOPMENT</p> <p>10140, 10160, 10180 NO.1 ROAD AND 4051, 4068 CAVENDISH DRIVE RICHMOND, MN</p>	
<p>PROJECT STATS</p> <p>Units: 35 Site: N.E.S. Date: 04/19/19 Owner: Doherty Developer: Doherty Architect: YAMAMOTO ARCHITECTURE</p>	
<p>AS</p>	

TOWNHOUSE DEVELOPMENT OF 10140-10180 NO. 1 ROAD & 4051/4068 CAVENDISH DRIVE, RICHMOND

PROPOSED SITE PLAN



TOWNHOUSE DEVELOPMENT OF 10140-10180 NO. 1 ROAD & 4051/4068 CAVENDISH DRIVE, RICHMOND

COMMUNITY FEATURE PLAN

ALFRED B DIXON
ELEMENTARY SCHOOL



Distance to development : 500m

PLAN - 131

MCNOAH STEVES PARK AND
ELEMENTARY SCHOOL



Distance to development : 450m

EMMANUEL CHRISTIAN
COMMUNITY



Distance to development : 175m



ST. JOSEPH THE WORKER
PARISH AND MINISTRY



Distance to development : 430m

RICHMOND CHINESE
ALLIANCE CHURCH

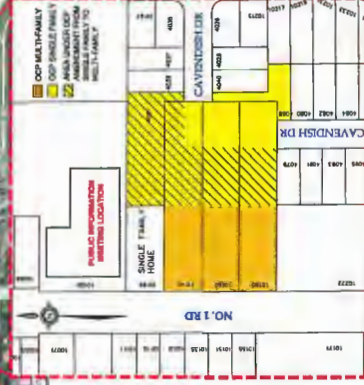


Distance to development : 20m

DIEFENBAKER ELEMENTARY
SCHOOL



Distance to development : 265m



APPENDIX D
SUMMARY OF FEEDBACK FORMS

PUBLIC INFORMATION MEETING - SUMMARY OF ATTENDEE FEEDBACK

Date: Wednesday, June 20, 2018
Location: Richmond Chinese Alliance Church

City File:
Development Location:

RZ18-820669
10140 – 10180 No. 1 Road &
4051 and 4068 Cavendish Drive

Name	Address	Site Distance	OCP Amend. Support	Road Connect. Support	New S/F Lot Support	Cavendish to No. 1				Building Height Support	Building Setback Support	Other Feedback
						Cavendish Support	Sidewalk Support	Road Walkway	No	No	No	
Belkin, Avital & Karmi	4026 Cavendish Drive, Richmond	90m	No	No	No	No	No	No	No	No	No	Against development. Fears increased noise and traffic. Is of opinion that they bought in cul-de-sac and neighbourhood should not change.
Michaels, Bard & Rick	4028 Cavendish Drive, Richmond	75m	-	-	-	-	-	-	-	-	-	Feedback by Letter (Refer to Appendix E). General summary is that the Michael's have concerns include building slab height, setbacks, and lot grading that should be consistent with the existing neighbours. Shadowing and privacy impact on neighbour. Would like sidewalk and road repairs on Cavendish Drive between the site and Pugwash place. Would like a contiguous sidewalk for the new Cavendish Drive. Architectural review of privacy and building massings requested. Would like a wider bulge in the Cavendish Drive bend to accommodate street side parking.
Sun, Ben & Theresa	4040 Cavendish Drive, Richmond	60m	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Unsure	Most concerned that the proposed single family homes on Cavendish Drive should have similar height and site grading as the immediate neighbours. Would prefer sidewalk along the single family lots to reduce the number of pedestrians crossing near the corner.
Randall, Craig	4082 Cavendish Drive, Richmond	80m	-	-	-	-	-	-	-	-	-	No feedback form completed
Melvin, Monica & Bryar	4084 Cavendish Drive, Richmond	90m	-	-	-	-	-	-	-	-	-	Feedback by Letter (Refer to Appendix E). The Melvin's concerns are mostly focused on the form and character of the single family homes and the townhomes. They want them to be consistent with the existing neighbourhood. 3 story townhomes should not be permitted. Would like the walkway to be removed from the development. Concerned about parking and traffic safety if Cavendish Drive is completed.
Smrekar, Winnie	4102 Cavendish Drive, Richmond	130m	-	-	-	-	-	-	-	-	-	No feedback form completed
Tretheway, Geneva	10177 Pugwash Place, Richmond	130m	-	-	-	-	-	-	-	-	-	No feedback form completed
Penson, Shawn	#7 - 10177 Pugwash PL., Richmond	130m	-	-	-	-	-	-	-	-	-	No feedback form completed

PUBLIC INFORMATION MEETING - SUMMARY OF ATTENDEE FEEDBACK

Date: Wednesday, June 20, 2018
Location: Richmond Chinese Alliance Church

City File:
Development Location:

RZ18-820669
10140 – 10180 No. 1 Road &
4051 and 4068 Cavendish Drive

Name	Address	Site Distance	OCP Amend. Support	Road Connect. Support	New S/F Lot Support	Cavendish to No. 1				Building Height Support	Building Setback Support	Other Feedback
						Cavendish Sidewalk Support	Yes	Yes	Yes			
Nielsen, M.	#8 - 10177 Pugwash Pl., Richmond	130m	No	Unsure	Unsure	Yes	Yes	Yes	Unsure	Unsure	Unsure	Would like the form and character of Cavendish Drive to remain single family residential. Would like tall trees retained.
Siefke, Eleanor	#17 - 10177 Pugwash Pl., Richmond	130m	-	-	-	-	-	-	-	-	-	No feedback form completed
Mak, T.K.	10188 Pugwash Pl., Richmond	140m	No	No	No	No	No	No	Unsure	Unsure	Unsure	Concerned that development will impede access to church. Would like existing Cavendish sidewalk to Pugwash moved to north side of street for church access, feels public walkway does not adequately compensate for current access.
Yan, Cha Feng & Xu	10215 Pugwash Pl., Richmond	95m	No	No	Unsure	No	No	No	No	No	No	Against development. Concerned that traffic, privacy, parking, child play safety, and property security will be compromised. Would like tall trees preserved. Opposed homes > than two floors.
Masson, Annelaure	10186 Pugwash Pl., Richmond	145m	Yes	No	No	No	Yes	Yes	Yes	Unsure	Unsure	Primary concern is the preservation of existing trees and greenery
Liu, Zhe	10219 Pugwash Pl., Richmond	100m	No	No	Unsure	No	No	No	No	No	No	Safety, Environment, and Cavendish Drive Street side parking concerns. Does not support changes to Cavendish Drive. Would like to preserve all existing trees.
Tong, Joseph	10100 No. 1 Road, Richmond	85m	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No comments on form
Nguyen, Tia	3333 Corvette Way, Richmond	6,600m	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Indicated Architectural preferences for modern aesthetics and open concept with natural plantings. Allowance for commercial suites on ground level
Yuen, Connor	10511 Palmberg Road, Richmond	7,600m	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No comments on form
Lee, Jason	#11 - 9079 Jones Road, Richmond	4,500m	-	-	-	-	-	-	-	-	-	No feedback form completed
Ma, Sharon	5686 Cornwall Place, Richmond	3,600m	-	-	-	-	-	-	-	-	-	No feedback form completed
Lu, Tommy	10880 Roselea Cres, Richmond	3,800m	-	-	-	-	-	-	-	-	-	No feedback form completed
Carter, Hugh	20780 Willoughby T.C. Dr., Langley	48,000m	-	-	-	-	-	-	-	-	-	No feedback form completed
No, Tommy	1351 Continental Str., Vancouver	18,000m	-	-	-	-	-	-	-	-	-	No feedback form completed
Momeni, Mehrdad	Partial Address, phone only	-	-	-	-	-	-	-	-	-	-	No feedback form completed
Chow, Connie	No Address, phone only	-	-	-	-	-	-	-	-	-	-	No feedback form completed

PUBLIC INFORMATION MEETING - SUMMARY OF ATTENDEE FEEDBACK

Date: Wednesday, June 20, 2018
 Location: Richmond Chinese Alliance Church

City File: RZ18-820669
 Development Location: 10140 – 10180 No. 1 Road & 4051 and 4068 Cavendish Drive

Name	Address	Site Distance	OCP Amend. Support	Road Connect. Support	New S/F Lot Support	Cavendish to No. 1			Building Height Support	Building Setback Support	Other Feedback
						Sidewalk Support	Road Walkway	Support			
Chieng, Alex	No Address, phone only	-	-	-	-	-	-	-	-	-	No feedback form completed
Tsui, Leon	No Address, phone only	-	-	-	-	-	-	-	-	-	No feedback form completed
Tong, Vincent	No Address, phone only	-	-	-	-	-	-	-	-	-	No feedback form completed

FEEDBACK FROM OTHERS NOT ATTENDING THE PUBLIC INFORMATION MEETING

Lopez, Ernesto & Flora	4104 Cavendish Drive, Richmond	130m	-	-	-	-	-	-	-	-	Feedback by e-mail (Refer to Appendix E). Have concerns about safety and increased pedestrian and vehicular through traffic. Would like cameras installed in the walkway as well as high illuminance.
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APPENDIX E
ORIGINAL FEEDBACK FORMS

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: Ben & Theresa Sun
Address: 4040 Cavendish Drive
Phone (Optional): 604-274-5090
Email (Optional): _____
Date: June 25, 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

After connecting both ends of Cavendish pedestrian and car traffic will increase. Parked cars on both sides of the street will block visibility of the traffic. Therefore we suggest to widen the street at the curve as shown on the plan for safety sake.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Provided the grade and the height of these houses are the same as the existing homes.

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Build the sidewalk on the east side of the street (on the side of two single lots) connecting to the existing sidewalk on the south side of Cavendish. This will increase the safety of the pedestrian traffic as one does not need to cross the street at the curve as proposed in the plan.

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

The plan do not show any buildings on the two single lots adjacent to 4040 and 4080 Cavendish Dr. It would be neighborly if the heights of these building limit to the same height as the neighbors'.

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☒

Comments:

The plan do not show any buildings on the lots adjacent to 4040 and 4080 Cavendish Dr. It would be neighborly to have the setback as the neighboring property.

What kind of Architectural style would you like to see on this site?

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: Avital Belkin
Address: 4026 Cavendish Dr
Phone (Optional): 604-551-8564
Email (Optional): avitalbel@hotmai.com
Date: June 20/18

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☒

Unsure ☐

Comments:

I am against! That would affect the price of our property negatively as well as make the area noisy and make traffic

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

We don't want traffic in front of our house.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☐

No ☒

Unsure ☐

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☒

Unsure ☐

Comments:

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

What kind of Architectural style would you like to see on this site?

Other recommendations or suggestion:

We bought the property in
quiet neighborhood in cistakesack.
If you purpose to turn this area
into something completely different.
That will change this area
bring noise, more people
more traffic, more garbage
pollution and bring the
price of our property down!
I hope you never do it
in this area!

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: Karmi Belkin
Address: 4026 Cavendish Drive
Phone (Optional): _____
Email (Optional): _____
Date: June 20, 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☒

Unsure ☐

Comments:

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☐

No ☒

Unsure ☐

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☒

Unsure ☐

Comments:

Please note that a copy of this Feedback Form will be copied to the City

What kind of Architectural style would you like to see on this site?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: Joe Li
Address: 10219 Pignash PL.
Phone (Optional): 604-600-1874
Email (Optional): el08ms@gmail.com
Date: June 29th 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☒

Unsure ☐

Comments:

For our safety and environment concern, I strongly do not support this amendment.

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

More than 20 units will be built here if this amendment can be submitted. Which means; quite a lot of vehicles may be parked on Cavendish Drive then the project is finished.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☐

Unsure ☒

Comments:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

I can not support any proposal relate with rebuilding or
change Cavendish Drive.

Do you support the proposed building heights?

Yes ☐

No ☒

Unsure ☐

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☒

Unsure ☐

Comments:

Please note that a copy of this Feedback Form will be copied to the City

PLN - 147

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

What kind of Architectural style would you like to see on this site?

Other recommendations or suggestion:

This proposal doesn't talk about the greens. Lots of trees is grown in the area under OCP amendment. Do not kill these trees for economic benefits or interests.

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: M. NIELSEN
Address: 8-10177 PUGWASH PLACE
Phone (Optional): 604 272 1746
Email (Optional): mark.nielsen@telmud.ca
Date: 10/6/20

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☒

Unsure ☐

Comments:

PREFER TO MAINTAIN SINGLE FAMILY DWELLINGS FRONTING
CAVENDISH, IN KEEPING WITH CURRENT CHARACTER OF THE DRIVE

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☒

Comments:

OK - BUT WORRY ABOUT INCREASED TRAFFIC AS A RESULT

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☐

Unsure ☒

Comments:

I AM CONCERNED ABOUT THE POTENTIAL LOSS OF THE TALL TREES
IN THE AREA, A NEIGHBOURHOOD LANDMARK

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☐

No ☐

Unsure ☒

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☒

Comments:

Please note that a copy of this Feedback Form will be copied to the City

PLN - 150

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

What kind of Architectural style would you like to see on this site?

TRADITIONAL, BLENDING WITH NEIGHBORING SITES

Other recommendations or suggestion:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: T.K. Mak
Address: 10188 Pugnash PL
Phone (Optional): 604-448-8871
Email (Optional): _____
Date: _____

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☒

Unsure ☐

Comments:

Difficult to access the church (North side).

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

children like to play at dead end road.
more cars can park for going to the church.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

No, because the proposed plan will
block accessing to the church in the
North.

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

support the side walk moving to the north for accessing the church

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

the south side is very bad idea for accessing the church.

Do you support the proposed building heights?

Yes ☐

No ☐

Unsure ☒

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☒

Comments:

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

What kind of Architectural style would you like to see on this site?

No change with Cavendish.

Other recommendations or suggestion:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
 Name: Chunfeng Yan & Bo Yan Xu
 Address: 10215 Pugwash Place
 Phone (Optional): 604-271-4158, 778-688-9853
 Email (Optional): Kcfyan@yahoo.com, Yanx_98@yahoo.com
 Date: June 20, 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☒

Unsure ☐

Comments:

negatively impact
 Building Multi-family houses will ~~be~~ ^{negatively impact} the current neighborhood ~~traffic~~ ^{privacy},
~~parking and~~ ^{the} ~~current~~ ^{all} tall trees will be cut which the green environment
 will be disappear. ~~Increasing density will heavily negatively impact privacy, safety and cause~~
~~much concerns.~~ ^{much concerns.} Kids in neighborhood will lose their

The proposed development will involve connecting both dead ends of Cavendish Drive. ^{play land}
 Do you support this proposal? ^{and security}
^{will be a big}
^{concern.}

Yes ☐

No ☒

Unsure ☐

Comments:

if Both ends are connected, our neighbour hood will become big parking lot.
 The developer only designed 7 visitor parking which is ~~now~~ ^{very} under the need of the families
 in the multi-house ~~area~~ ^{area}. The parking on ~~not~~ ^{local} is also limited and there are ~~some~~ ^{many} churches,
 schools and community areas around. After building multi-family house, no doubt that visitors and
 The proposed development will involve the addition of 2 new single-family lots. Do you ^{they will use our neighbour}
 support this proposal? ^{hood as parking}
^{comment}
^{lot Area.}

Yes ☐

No ☐

Unsure ☒

Comments:

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal? ~~At all~~

Yes ☐

No ☒

Unsure ☐

Comments:

~~It will give~~ All though we will have convenient access to No. 1. it also ~~increase~~ ^{provide} the convenient access to thieves and other ~~type~~ ^{criminal} behavior. We ~~to~~ prefer safety and security over convenience. The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☐

No ☒

Unsure ☐

Comments:

Privacy concern. Most of current houses are two floor and lower. Building the proposed building heights are higher ~~and it will~~ ^{rather}

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☒

Unsure ☐

Comments:

Prefer ~~big~~ longer.

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

What kind of Architectural style would you like to see on this site?

fit for our current neighborhood style.
Hate to see monster house or ~~flat~~^{houses} like tall towers.
We want no change to our neighborhood.

Other recommendations or suggestion:

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: Annelaure MASSON
Address: 10186 PLUGWASH BL
Phone (Optional): _____
Email (Optional): _____
Date: June 20 / 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☒

No ☒

Unsure ☐

Comments:

Connecting The streets does not provide any benefits -
Concern on trees being removed.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

Please note that a copy of this Feedback Form will be copied to the City

PLN - 158

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☒

Comments:

Concern on Trees being removed. Loss of
Greenery is an issue

Please note that a copy of this Feedback Form will be copied to the City

PLN - 159

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

What kind of Architectural style would you like to see on this site?

Other recommendations or suggestion:

Keep trees (very mature and Bird friendly)

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC

Name: JOSEPH TONG

Address: 10100 No.1 Road

Phone (Optional): _____

Email (Optional): tongjelly@gmail.com

Date: 2018-06-20

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Please note that a copy of this Feedback Form will be copied to the City

PLN - 161

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

What kind of Architectural style would you like to see on this site?

Other recommendations or suggestion:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: Tia Nguyen
Address: 3333 corvette way
Phone (Optional): 604-908-8978
Email (Optional): Hanguyen@outlook.com
Date: June 20, 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

What kind of Architectural style would you like to see on this site?

- modern aesthetics
 - open - concept
 - community - feel for families
 - plantations (nature)
 - commercial suites on ground level
- minimal
sleek

Other recommendations or suggestion:

central air condition

Please note that a copy of this Feedback Form will be copied to the City

PLN - 166

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: CONNOR QUEN
Address: 3333 CORVETTE WAY
Phone (Optional): 778 999 3353
Email (Optional): _____
Date: JUN 20 2018

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development will involve connecting both dead ends of Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on constructing a new, public sidewalk along the new Cavendish Drive. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

What kind of Architectural style would you like to see on this site?

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

David Kozak

From: Ernesto & Flora Lopez <ernie_flora@hotmail.com>
Sent: Monday, July 09, 2018 2:58 PM
To: David Kozak
Subject: Development Application Feedback

Dear Mr. Kozak,

RE: RZ18-820669 - DEVELOPMENT APPLICATION FEEDBACK

Site address: 10140-10180 No. 1 Road & 4051/4068 Cavendish Drive, Richmond, BC

Name: Ernesto & Flora Lopez
Address: 4104 Cavendish Dr., Richmond
Date: July 9, 2018

Comments:

Hello, we were unable to attend the public information meeting that occurred on June 20, however we would still like to provide our feedback. We have lived in this cul-de-sac for 16 years and have enjoyed a quiet, safe, no-through road neighbourhood. Our concerns now are regarding more traffic flow (pedestrians/cars) and safety. Should this proposal be approved we wish to see the following recommendations take effect and be provided by our tax dollars. To provide safety measures regarding more people coming in and out of our neighbourhood we strongly recommend having numerous bright lamp-posts throughout the pathways and possibly cameras. This is to deter and discourage any illegal/dangerous activities as sometimes there are people that drug-deal or break and enter in neighbourhoods that are really dark at night, and have an easy way to get in/out. Having bright lights and a couple of cameras throughout the pathways and streets we feel strongly would discourage such activities at night. This is a relatively safe neighbourhood full of children and we hope to keep it this way for many more years. We would appreciate a copy of this email be sent to Edwin Lee from the City of Richmond.

Sincerely,
Ernesto & Flora Lopez

RZ18-820669 - DEVELOPMENT APPLICATION FEEDBACK

Site Address: 10140 - 10180 No.1 Road & 4051/4068 Cavendish Drive
Richmond

Name: Monica Melvin

Address: 4084 Cavendish Drive

Date: June 20, 2018

I am concerned about proposed development and rezoning application put forth by Core Concept Consulting Ltd. for these reasons:

- 1) There is very limited information on the handout as to how the plot of land will be developed, there needs to be further drawings and explanations about the style and type of houses and townhouses. Will the architecture match what is currently in the neighbourhood?
- 2) If a developer is building into an existing neighbourhood they should be aware of the surroundings and build homes that will be harmonious to the neighbourhood. All the houses on Cavendish West, Cavendish North and Pugwash are **2 story homes**. Building 3 story townhouses will not fit in or be harmonious to the street. **There should only be 2 story homes and townhouses.**
- 3) The pedestrian walkway should not be included, it will bring vagrants and allow people to wander through our neighbourhood which might increase the crime rate. Right now, we have a very safe and private street due to the dead end. With this development, our privacy will be lost.
- 4) If the road of Cavendish Drive is joined, then the traffic will increase. The parishioners from the Chinese Alliance Church and people in the neighbourhood will use the parking on the extended Cavendish Road and due to the curve this will not be safe as cars will be parked on both sides. Drivers will not be able to see who is coming around the curved corner. This could cause an increase in accidents.

David Kozak

From: Rick Michaels <RickMichaels@Shaw.ca>
Sent: Sunday, June 10, 2018 8:08 PM
To: Lee, Edwin
Subject: Rezoning 18-820669 - No1 Rd & Cavendish Dr.

Hi Edwin, my name is Rick Michaels and I live at 4028 Cavendish Dr. We received a redevelopment package for this rezoning together with an invite to a public information meeting on June 20th. The plans are too preliminary to provide meaningful feedback at this time. Information in these meetings can be quite varied in level of detail and not complete to the degree necessary to properly evaluate its impact. Hence writing to you now before the meeting to request specific pieces of information that will assist me in formulating a proper opinion. Do you provide electronic access to rezoning applications and plans as is done in Vancouver? If not can you please arrange for electronic access to these plans for public viewing either thru the City or the applicant? The items I wish to gain a proper understanding of may take longer to figure out than provided for in a crowded noisy information meeting.

The information I am most interested in at the moment is the following:

4068 Cavendish Drive and the new lot west of 4040 Cavendish

- 1) Will the site grading be raised above that existing or will the current grading which is compatible with neighbouring sites be the maximum permitted?
- 2) Will the building form massing and design including setbacks, height in feet and storeys be required to be the same as the neighbouring sites?
- 3) Will the drawings at the information meeting clearly show site grading, the maximum permitted envelope, setbacks and design criteria including adequate design details to evaluate shadowing and privacy/ overlook into neighbouring residences?
- 4) What will be the extent of the sidewalk and road repairs on Cavendish Drive between the development site and Pugwash Place. Tree root damage at the west end of the current street is significant and posing tripping hazards and some drainage issues.
- 5) What will be the degree of boulevard improvement/change in front of the existing houses of 4039, 4037, 4028 and 4040.
- 6) I recall on your service maps that the current east-west sanitary line in the rear yards of 4040 and 4028 and 10215 Pugwash turns north-south immediately west of 4040. Will this north-south leg and what appears to be a manhole (in plan) be relocated or will it remain with an easement required for a portion of the east side yard of the new north-south lot?

4 TOWNHOUSE BLOCKS ON THE WEST SIDE OF NEW CAVENDISH EXTENSION

- 1) What will be the finish grade of the site in this part of the development site. I appreciate that the west side buildings on No 1 will be on a raised grade to meet No. 1 Rd but happens thereafter and at Cavendish Dr.?
- 2) What will be the maximum permitted height of the three storeys.
- 3) Similar to 3 above. Form, massing, site planning, design criteria?

4) Same as 5 what exactly is being proposed biting that boulevard treatment between the two Cavendish Drives are not the same. They were at one time until City had to to remove the majority of the trees because of the significant root damage to driveways, sidewalks and curbs (Qualico which built this subdivision in the early 80's planted maples in undersized landscape pockets between buildings and other hardscape. The longer Cavendish landscape is not the same as the shorter one and now we will have this new middle section. How will this potentially eclectic circumstance be handled? Digressing for a moment - I have never understood the logic of sidewalks not being continuous from street end to street end? This will be the case here – what is the science and logic for switching sidewalks midblock from one side of the street to the other?

5) The most northerly 2 two storey townhouses have significant facades directly facing the the only open spaces and some of the major windows of 4039. A 3m setback is shown. However even without the detailed plans this seems to be a severe impact to that existing residence and its open spaces and some of its windows and rooms. The sketch graphics show the proposed building to be set back from the 3m setback by about another 1.5 m. If this is the case then why not increase the setback to the setback shown on the sketch. Again it would be helpful to have detailed information on those buildings for the 4039 property owners to evaluate impact to their site.

My major concern at the moment is that the site grading along Cavendish is not raised to any new higher standard and matches that on both existing portions of Cavendish Dr. The house siting and design criteria for the two new lots be consistent with the existing built forms on Cavendish with due respect to shadowing, privacy/overlook. The street and boulevard treatments of the three sections of Cavendish be blended and harmonious not three eclectic compositions from three eras of landscape thinking. The townhouse form along Cavendish be neighbourly with and compatible and respectful interfaces with existing development.

Figure 2 of the package delivered is missing a property line between 4026 and 10215. One more question, the road alignment in figure 2 shows that the new piece of Cavendish will be skewed to the east and not aligned in the typical fashion with the other two sections of Cavendish – why? Why not have a wider bulge at the turn noting there will be more cars on the street and it isn't an atypical quiet street with the church traffic. The Church traffic and parking will probably increase with a fully developed road and proper pedestrian access to No. 1 RD. Have no issues with the church traffic and parking, they are great neighbours; however lets make this as safe as possible and easy for two way traffic to manage the corner. Lets not after the fact have to lose street parking to manage atypical traffic on this street. Visitors to our future new neighbours plus some of the new residents will also make use of the street frontage for their parking, and rightly so. They are entitled just like anyone else. So how about maxing out the number of spaces available plus increase the safety margin accordingly. The current schematic of the street seems to fall short in regards to these considerations? A wider turn similar to that at the other end of Cavendish (maybe not to the same extreme) might help or some other street geometry?

Thank you for time and patience.
Rick Michaels

YAMAMOTO ARCHITECTURE

DATE –

September 16th, 2019

TO –

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

PROJECT –

10140 – 10180 No. 1 Road &
4051 & 4068 Cavendish Drive
Richmond, BC

ATTN –

Edwin Lee

PROJECT NO –

RZ 18-820669

Summary of Public Information Meeting – Number Two
10140 – 10180 No. 1 Road and 4051 and 4068 Cavendish Drive
City File: RZ 18-820669

Dear Edwin,

A second Public Information Meeting for the proposed 35 unit townhouse and 2 single family lot development located at 10140 – 10180 No. 1 Road and 4051 and 4068 Cavendish Drive (City File RZ 18-820669) was held between 5.00pm and 8.00pm on June 26, 2019 at the Richmond Chinese Alliance Church located at 10100 No. 1 Road.

Core Concepts Consulting Ltd. Prepared a Public Information Meeting invitation including a document outlining the synopsis of the proposed development. The invitation packages were hand- delivered by Bohan Developments staff to the residences in the vicinity of the proposed development on June 12th, 2019. Please refer to Appendix A for the Public Information Invitation Package and Appendix B for the map defining the notice distribution area.

There are 53 single family homes and 53 residences and the church in the notice distribution area. 12 residences in the notice distribution area attended the second Public Information Meeting (11%). Two residents attended the second Public Information Meeting who had not attended the first one.

Attendees of the meeting were greeted upon entry and encouraged to sign the attendance sheet. 12 attendees were formally recorded on the attendance sheet but often one signature actually represented households with multiple household members in attendance. We estimate a total turn out of 20 people.

The attendees were free to examine a series of presentation boards (20 boards in total) and Mr Steven Yang (Bohan Developments) and Brian Sheehan (Yamamoto Architecture) were available to address any questions raised by the attendees in either small informal groups or one-on-one as preferred by the attendee. Refer to Appendix C for a reduced copy of the Presentation Boards displayed.

Each participant was provided a feedback form that they complete at the meeting or which they could take home and complete at their leisure. As part of the second Public Information Meeting the presentation boards and feedback were made available to attendees on the Bohan Development website.

YAMAMOTO ARCHITECTURE

As of September 6th, we compiled 7 feedback forms and 2 independent emails. A table summarizing each of the feedback forms received and our synopsis of the comments received is included in Appendix D. The synopses provided for each feedback form addresses what we interpret to be the key points raised by the Attendee. Not all points are necessarily addressed or identified. The reader should peruse each of the feedback forms to establish their own interpretation of the tone and content of the feedback forms supplied in Appendix E.

Overall a majority of the attendees were in support of the design changes that were made and felt that their feedback / concerns from the first Public Information Meeting were addressed. There were still one or two issues that were of most concern to them.

Public Walkway Between No. 1 Road & Cavendish Drive

Majority of attendees supported the proposal for the walkway connection between No.1 Road and Cavendish Drive after reviewing the design and landscape drawings. There two residence that still maintained their concerns that the construction of the public walkway would result in an increase in crime and undesirable activities.

Single Family Lots

Feedback from the attendees with regards to the single family lots were side yard setbacks to be increased to reduce shadowing and reducing the front yard setback to provide larger rear yard spaces to each single-family lot.

Trees Preservation / Planting

Attendees were able to review the landscape / tree management boards and understand the existing mature trees which are being retained and rationale for a large number of trees being removed. Attendees requested for street trees to be planted along the Cavendish Drive connection with the species matching the current city trees. Attendees would also prefer slow growing planting and non-invasive trees with wide spread root bases.

The community feedback has been reviewed and the proposal has been adjusted to suit.

Please contact me if you have any questions

Best Regards,

Brian Sheehan

APPENDIX D

SUMMARY OF FEEDBACK FORMS

YAMAMOTO ARCHITECTURE

APPENDIX A

PUBLIC INFORMATION INVITATION PACKAGE

To: Owner/Occupant

June 10, 2019

Subject: Notice of 2nd Public Information Meeting for the Proposed Development of 10140-10180 No. 1 Road & 4051/4068 Cavendish Drive (Rezoning No. 18-820669)

Dear Neighbour,

Bohan Properties, the owner of the above parcel would like to extend an invitation for you to attend a 2nd Public Information Meeting (PIM) related to the proposed 2 & 3 story townhomes and 2 single family residential lots for the above subject properties. The purpose of this meeting is to allow the public an opportunity to learn more about the revised project.

Public Information Meeting

Location: Richmond Alliance Church
10100 No. 1 Road, Richmond, BC
Date: June 26th, 2019
Time: 5:00pm to 8:00pm (Open house format)

The site is located in between No 1 Road on the west, Cavendish Drive on the east, single-family homes on the south, a church and a single-family home on the north side as shown in Figure 1.

The proposed development requires a formal rezoning and Official Community Plan (OCP) amendment application to the City of Richmond

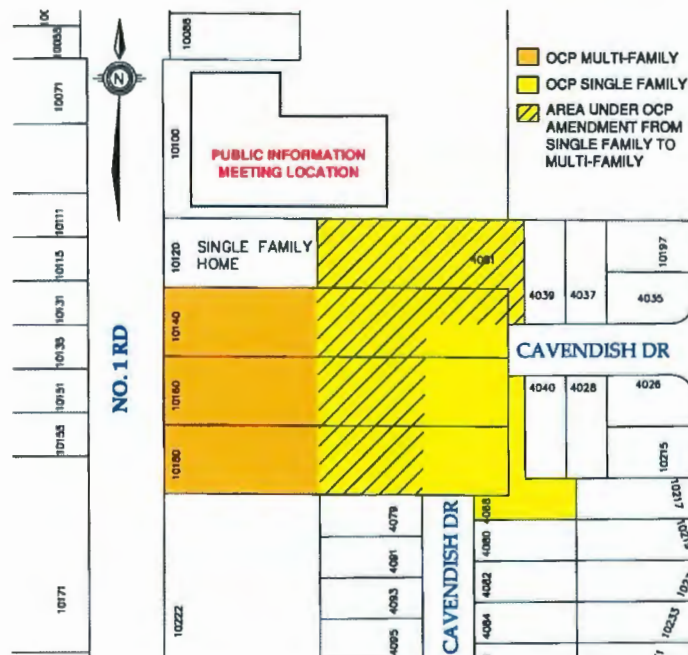


Figure 1. Proposed Parcels for Rezoning & OCP Amendment

The 1st Public Information Meeting was held for this application on June 20th, 2018 where we listened to community feedback. The application has been revised to incorporate this feedback.

Summary of Key Changes since the June 20th PIM:

- ⊕ The internal road and unit layouts have been revised to preserve mature and healthy trees.
- ⊕ Cavendish Drive has been reconfigured to permit only through pedestrian access (and emergency vehicle access through locked steel bollards). A Traffic Impact Assessment (TIA) report confirmed this configuration was favorable and had minimal impact on the neighbourhood. We believe this will address neighbourhood concerns regarding noise, traffic, and parking.
- ⊕ The TIA validated the proposed site entry from No. 1 Road.
- ⊕ The form and character of the townhomes fronting Cavendish will suit the character of the neighbourhood. The height of these units has been reduced from 3 stories to 2 and 2.5 stories.
- ⊕ The form and character of the two residential lots will suit the other homes in the neighbourhood. The main floor elevation of the lots will be 0.3m above the centerline of the fronting roadway in accordance with City Bylaw 8204.

We welcome your attendance anytime between 5:00pm and 8:00pm and look forward to your feedback on this project. The presentation materials may be viewed online on June 27th, 2019 or later at www.bohan.ca/cavendishrezoning.

If you cannot attend the meeting you may contact the City or the Developer to obtain more information or to provide feedback. They may be reached at:

Bohan Properties
Steven Yang, Managing Partner
Phone: (604) 341 7777
Email: steven@bohan.ca

City of Richmond Planning
Edwin Lee, Planner I
Phone: (604) 276 4121
Email: elee@richmond.ca

We look forward to seeing you at the public information meeting.

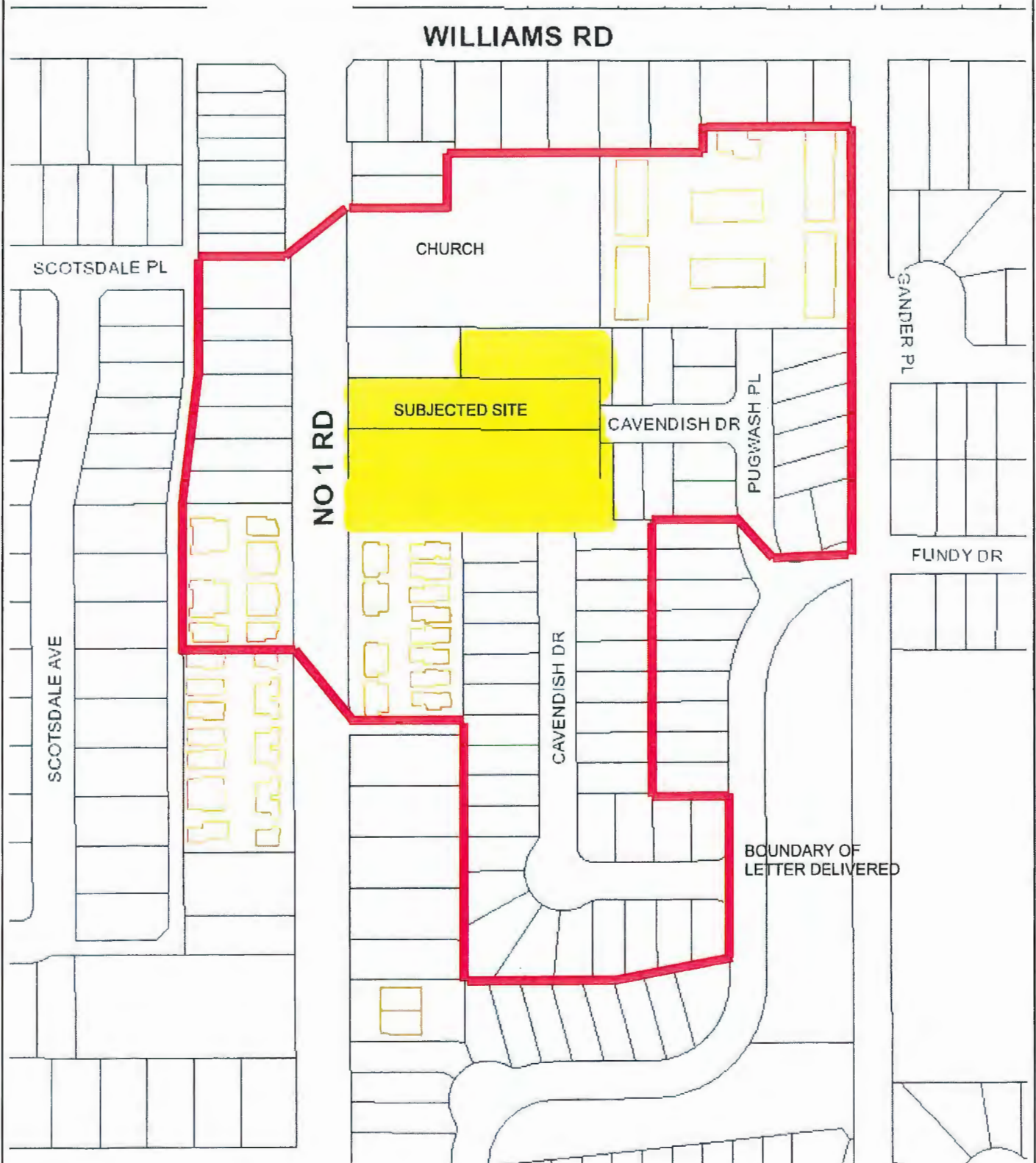
Yours Truly,
Core Concept Consulting Ltd.



David R. Kozak
Senior Project Manager
Phone: (604) 249 5040
Email: drkozak@coreconceptconsulting.com

YAMAMOTO ARCHITECTURE

City of Richmond Interactive Map



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© City of Richmond

PLN - 181

YAMAMOTO ARCHITECTURE

APPENDIX B

NOTICE DISTRIBUTION AREA

PROJECT STATISTICS

ADDRESS: 10140, 10160, 10180 NO.1 ROAD &
4051, 4068 CAVENDISH DRIVE.

SITE AREA BEFORE ROADWAY DEDICATIONS

83,990 SQFT (7,803 SM)

TOWNHOUSE SITE AREA AFTER DEDICATIONS

66,368 SQFT (6,166 SM)

PROPOSED DENSITY TOWNHOUSE SITE:

-35 TOWNHOUSES WHICH INCLUDE:

-29 MARKET TOWNHOUSES (INCL 4 CONVERTIBLE UNITS & 1 SECONDARY SUITE)

-6 LOW-END MARKET RENTAL UNITS (LEMR UNITS)

TOTAL: 35 UNITS

43,589 SQFT

0.65 FAR

PROPOSED AMENITY SPACE

INDOOR AMENITY SPACE REQUIRED:

775 SQFT (72 SM)

OUTDOOR AMENITY SPACE REQUIRED:

2,235 SQFT (216 SM)

INDOOR AMENITY SPACE PROVIDED:

CONTRIBUTION IN LIEU

OUTDOOR AMENITY SPACE PROVIDED:

3,592 SQFT (333.7 SM)

PROPOSED SINGLE FAMILY LOTS

PROPOSED SINGLE FAMILY LOT A AREA:

4,779 SQFT (444 SM)

PROPOSED SINGLE FAMILY LOT B AREA:

3,875 SQFT (360 SM)

*Both Single Family Lots to comply with Lot Size Policy

*Each Single Family dwelling will include a secondary suite

PARKING

PARKING REQUIRED LOW-END MARKET UNITS:

6 SPACES

PARKING REQUIRED TOWNHOUSE UNITS:

58 SPACES

PARKING REQUIRED VISITORS:

7 SPACES

TOTAL PARKING REQUIRED:

71 SPACES

PARKING PROVIDED LOW-END MARKET UNITS:

6 SPACES

PARKING PROVIDED TOWNHOUSE UNITS:

58 SPACES

PARKING PROVIDED VISITORS:

7 SPACES

TOTAL PARKING PROVIDED:

71 SPACES

*40% OF TOTAL UNITS HAVE TANDEM PARKING. MAXIMUM 50%

BOHAN
PROPERTIES

1000 10th Street, Suite 100
Baltimore, MD 21202
P: 410.527.1234 F: 410.527.1237

YAMAMOTO
ARCHITECTURE

300 N. 10th Street, Suite 100
Baltimore, MD 21202
P: 410.527.1234 F: 410.527.1237

TOWNHOUSE DEVELOPMENT

1000 10th Street, Suite 100
Baltimore, MD 21202
P: 410.527.1234 F: 410.527.1237

PROJECT SUMMARY

DATE: 08/08/2019

BY: 08/08/2019

SCALE: 1/8" = 1'-0"

PROJECT: 1000

APPLICABLE CITY POLICIES

RICHMOND 2041 OFFICIAL COMMUNITY PLAN

GOALS:

1. Welcome and Diverse
The City is inclusive and designed to support the needs of a diverse and changing population.
2. Connected and Accessible
People are connected to and interact with each other. Places, buildings, and activities are connected and easily accessed by everyone.
3. Valued for its Special Places
4. Adaptive.

ARTERIAL ROAD POLICY

"The City supports densification along its arterial roads. The purpose of this densification is to locate developments on arterial road properties in close proximity to commercial services, public amenities, schools, and transit service."

LOT SIZE POLICY

Minimum Lot Size: Subzone RS2/B
=360SM (3,875 SQFT)

2017 - 2027 AFFORDABLE HOUSING STRATEGY LOW END MARKET RENTAL POLICY (LEMR)

"LEMR units are secured as affordable in perpetuity through legal agreements on title, which restricts the maximum rents and tenant eligibility by income. This policy is intended to ensure the development of mixed income communities and provide rental homes for low-moderate income households."

PROJECT SUMMARY

Development Application:
Formal Rezoning & Official Community Plan (OCP) Amendment Application.

Connect Cavendish Drive, eliminating dead ends and improving pedestrian circulation. Bollards to be installed at each end to ensure no public vehicle access.

Improve infrastructure by connecting watermain on either side of Cavendish Drive.

Improve security and passive surveillance by re-routing current walkway through undeveloped lot at 4068 Cavendish Drive onto new, standard City sidewalk and street lighting.

Improve the No. 1 Road frontage with new 1.8m Boulevard & 1.5m sidewalk.

Create a pedestrian walkway between No1 Road and Cavendish Drive, increasing neighbourhood access to Cavendish Drive, schools, transit and neighbourhood circulation.

Create two new single family lots to complete the single family character of the block. Driveway access to each lot from teh south end of Cavendish Drive.

Proposed single family lots to include a secondary suite within the proposed dwelling.

Minimize increase in traffic along Cavendish by providing all vehicular access to townhouse site from No. 1 Road.

Within the 35 unit development there will be provide six Low-End Market Rental units (LEMR) to provide affordable housing options and 4 Convertible units to provide options for aging in place and provide housing opportunities for different needs.

Orient windows away from existing single family homes and yards to maximize privacy for current homeowners.

Amend OCP to provide additional townhouses in the eastern portion of the site to offset the cost of Cavendish Drive dedication and construction.

BOHAN PROPERTIES <small>BOHAN PROPERTIES INC. 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW.BOHANPROPERTIES.COM</small>	
YAMAKOTO ARCHITECTURE <small>YAMAKOTO ARCHITECTURE INC. 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW.YAMAKOTOARCHITECTURE.COM</small>	
TECHNOLOGUE DEVELOPMENT <small>TECHNOLOGUE DEVELOPMENT INC. 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW.TECHNOLOGUEDEVELOPMENT.COM</small>	
PROJECT SUMMARY	
NAME:	A1
DATE:	2024-08-20
BY:	BOHAN
REVISED:	

PREVIOUS PUBLIC CONCERNS

Below are public concerns on the previous proposal that came out of the first Public Information Meeting (PIM).

We have taken these concerns on board and addressed them in the new proposal.

REMOVAL OF EXISTING TREES

- mature tree being removed
- privacy concerns

BUILDING HEIGHT

- facing Cavendish Drive
- facing existing single family
- window locations

CAVENDISH DRIVE CONNECTION

- Increased traffic flow
- Townhouse access

HOW HAVE THESE BEEN ADDRESSED

EXISTING TREES

Interior drive aisle and townhouse layout revised to preserve mature and healthy trees.

Existing mature sequoia & spruce trees to be retained and incorporated into the proposed outdoor amenity space. Trees of good health and structure will be retained along the south, east and west property line. Existing trees will be integrated into the overall landscape design.

BUILDING HEIGHT

Townhouses fronting Cavendish Drive have been reduced from 3 storey to 2.5 storey. This will help relate to the scale of the existing single family homes within the neighbourhood.

Townhouses fronting onto the public walkway along the south property line have been reduced from 3 storey to 2 storey. With the public walkway and proposed landscaping this will reduce the exposure and limit the building massing.

Townhouses adjacent to existing single family lots have been reduced from 3 storey to 2 storey.

Townhouse windows will be orientated away from existing single family homes and yards to maximize privacy for current homeowners.

CAVENDISH DRIVE CONNECTION

Proposed Cavendish Drive connection will improve pedestrian circulation to No 1 Road, transit and neighbourhood circulation. Bollards to be installed at each end to ensure no public vehicle access.

Bollards will be fitted with locks to allow for emergency vehicle access only.

The Cavendish Drive road width has been reduced from 15m to 6m width. The reduced road width provides an increased landscaped boulevard between single family lots and townhouse development.

Cavendish Drive connection provides a closed off "open space" for neighbourhood activities.

Improve security and passive surveillance by re-routing current walkway through undeveloped lot at 4068 Cavendish Drive onto new, standard City sidewalk and street lighting.

Improve infrastructure by connecting watermain on either side of Cavendish Drive.

NO 1 ROAD FRONTAGE & PUBLIC WALKWAY TO CAVENDISH DRIVE

Improve the No. 1 Road frontage with new 1.8m Boulevard & 1.5m sidewalk with landscaped buffer. The wider 1.5m sidewalk will provide a safer walkway for pedestrian flow and will be set back from No 1 Road.

New paved pedestrian walkway between No1 Road and Cavendish Drive will increase neighbourhood access to Cavendish Drive, schools, transit and neighbourhood circulation.

The pedestrian walkway will be lit with street lights to provide a secure walkway for pedestrians and neighbouring houses.

BOHAN
PROPERTIES

BOHAN PROPERTIES is a registered real estate brokerage under the Real Estate Act of the Province of British Columbia. License No. 123456789. BOHAN PROPERTIES is not a real estate agent.

YANAMOTO
ARCHITECTURE

YANAMOTO ARCHITECTURE is a registered architectural firm under the Architect Act of the Province of British Columbia. License No. 123456789. YANAMOTO ARCHITECTURE is not an architect.

TOWNHOUSE DEVELOPMENT

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NO 1 ROAD FRONTAGE & PUBLIC WALKWAY TO CAVENDISH DRIVE

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NO 1 ROAD FRONTAGE & PUBLIC WALKWAY TO CAVENDISH DRIVE

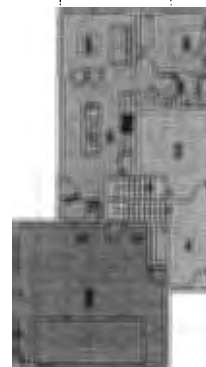
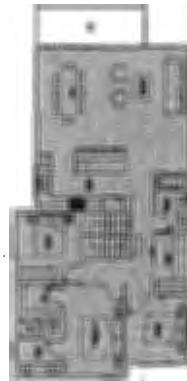
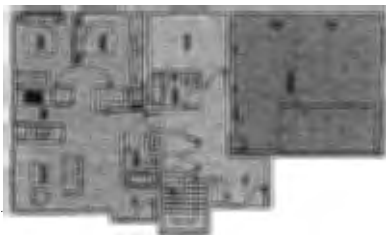
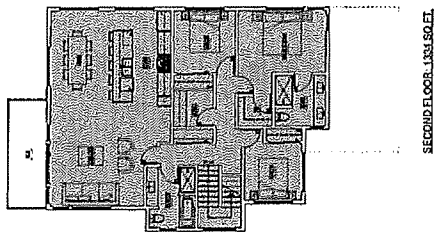
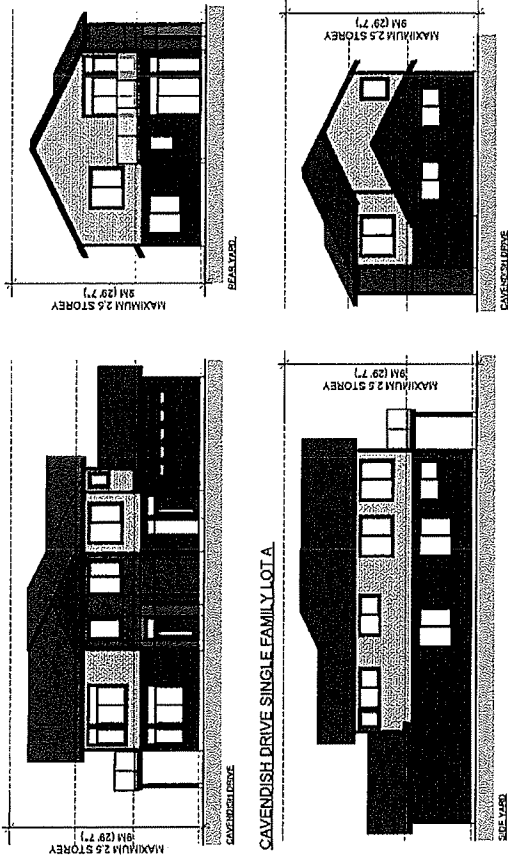
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BOHAN PROPERTIES <small>1000 10th Avenue SW, Suite 100 Vancouver, BC V6H 1A1 Tel: 604.278.1234 Fax: 604.278.1235</small>	
YAMAMOTO ARCHITECTURE <small>200 - 201 East 1st Avenue Vancouver, BC V6T 1A6 Tel: 604.771.1122 Fax: 604.771.1123</small>	
TERMINOLOGY DEVELOPMENT <small>1000 10th Avenue SW, Suite 100 Vancouver, BC V6H 1A1 Tel: 604.278.1234 Fax: 604.278.1235</small>	
SITE PHOTOS	
Project No.	AT.4
Date	May 29, 2019
Author	BO
Rev.	1.0
Page	1 of 1



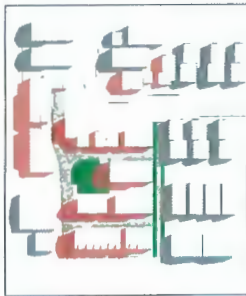
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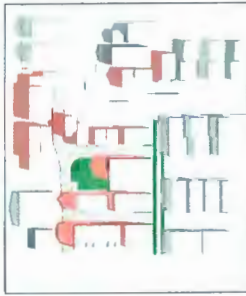
BOHAN PROPERTIES <small>BOHAN PROPERTIES INC. 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW.BOHANPROPERTIES.COM</small>	
YAMAKOTO ARCHITECTURE <small>252 - 3740 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW.YAMAKOTOARCHITECTURE.COM</small>	PROJECT: CAVENDISH DRIVE SINGLE FAMILY LOT B 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5 DATE: 01/10/2019 DRAWN BY: YJ CHECKED BY: YJ PROJECT: 192



21 MARCH 10AM



21 MARCH 12PM



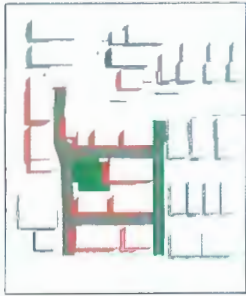
21 MARCH 2PM



21 MARCH 4PM



21 JUNE 10AM



21 JUNE 12PM



21 JUNE 2PM



21 JUNE 4PM



21 SEPTEMBER 10AM



21 SEPTEMBER 12PM



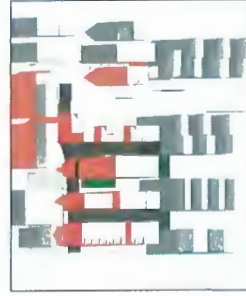
21 SEPTEMBER 2PM



21 SEPTEMBER 4PM



21 DECEMBER 10AM



21 DECEMBER 12PM



21 DECEMBER 2PM

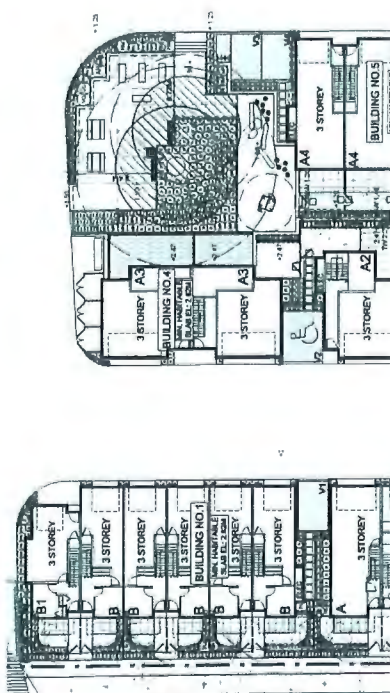
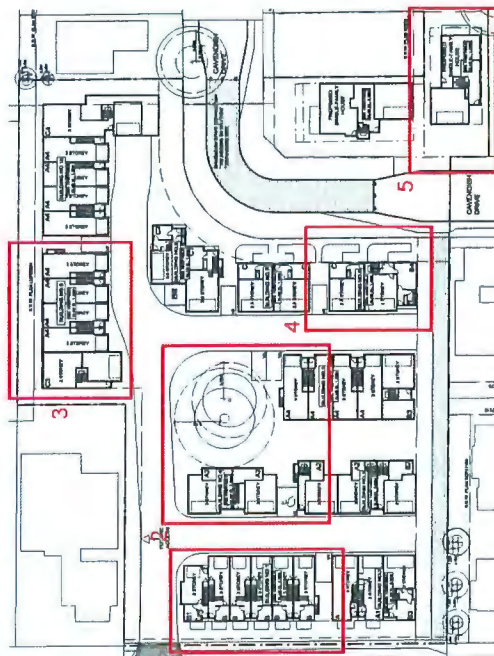


21 DECEMBER 4PM

BOHAN PROPERTIES <small>BOHAN PROPERTIES INC. 100-10100 160th Avenue, Suite 100, Richmond, BC V6V 2G9 Tel: 604.273.1234 Fax: 604.273.1235 Email: info@bohanproperties.com</small>	
YAMATO ARCHITECTURE <small>YAMATO ARCHITECTURE INC. 100-10100 160th Avenue, Suite 100, Richmond, BC V6V 2G9 Tel: 604.273.1234 Fax: 604.273.1235 Email: info@yamatoarchitecture.com</small>	
TOWNHOUSE DEVELOPMENT <small>100-10100 160th Avenue, Suite 100, Richmond, BC V6V 2G9 Tel: 604.273.1234 Fax: 604.273.1235 Email: info@bohanproperties.com</small>	
PROJECT SHADOW STUDY <small>100-10100 160th Avenue, Suite 100, Richmond, BC V6V 2G9 Tel: 604.273.1234 Fax: 604.273.1235 Email: info@bohanproperties.com</small>	
DATE	DATE OF STUDY
PROJECT	NAME
NO. 101	101
A8	

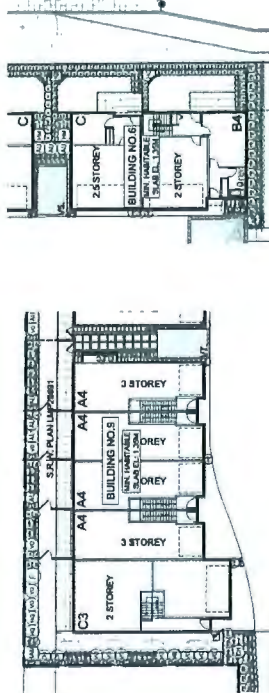


PLANT SCHEDULE		COMMON NAME		PLANTER SIZE (INCHES)		PLANTER REE (INCHES)	
LINE	ITEM	QTY	ITEM	QTY	ITEM	QTY	ITEM
1	ARBOREUS VIRENS COMPACTA	1	COMPACT STAMINEATED BUSH	45	POD	45	POD
2	ACQUA AMERICA STRIPED VARIETY	1	STRIPED VARIETY	45	POD	45	POD
3	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
4	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
5	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
6	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
7	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
8	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
9	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
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16	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
17	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
18	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
19	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
20	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
21	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
22	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
23	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
24	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
25	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
26	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
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28	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
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41	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
42	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
43	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
44	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
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46	CACTUS TITANUS TITANUS	1	CACTUS TITANUS	45	POD	45	POD
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48							



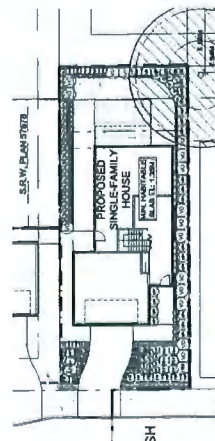
1 SHRUB PLAN ENLARGEMENT 1

2 SHRUB PLAN ENLARGEMENT 2



SHRIMP! AN ENI ARGUMENT?

SHRIMP AN ENI ARGUMENT



SHRIMP DI AN ENI ARGUMENT S



BACK BY THE BACK 150.1.8



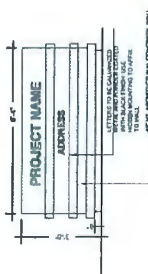
NONINFLAMMATORY PROPERTIES



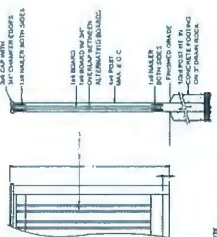
STYLING BY JANE TAYLOR



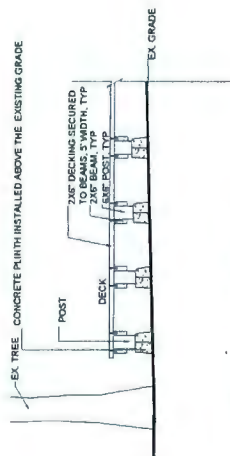
STUDY ON THE EFFECTS OF THE 1997-1998 ASIAN FINANCIAL CRISIS ON THE ECONOMIC GROWTH OF THE ASEAN-4 COUNTRIES



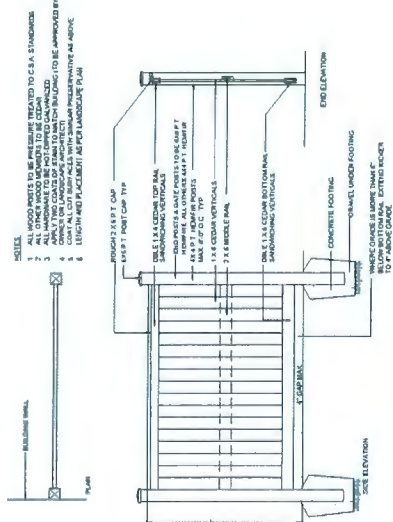
5 DEVELOPMENT SIGNAGE



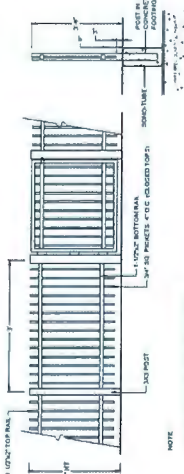
4 6' HEIGHT SOLID WOOD FENCE



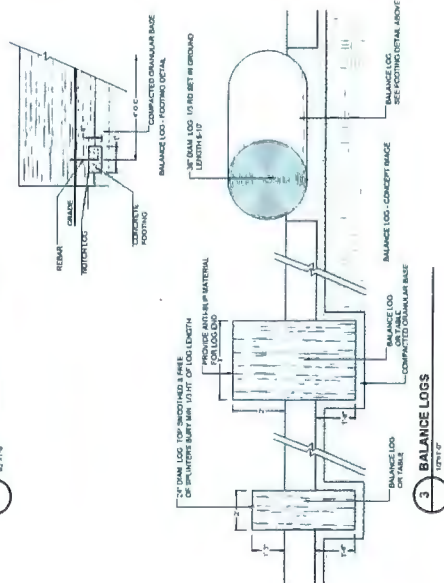
6 DECK UNDER THE EXISTING TREE



1 6' HT. WOOD PRIVACY FENCE



2 42" HT. METAL FENCE AND GATE



3 BALANCE LOGS

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LANDSCAPE
ARCHITECTS
3000
Baltimore, Maryland 21201
P: 410.528.0000 F: 410.528.0001

3/24

NO.	DATE	DESCRIPTION	BY
1	3/24/24	ISSUED FOR PERMIT	PMG
2	3/24/24	ISSUED FOR PERMIT	PMG
3	3/24/24	ISSUED FOR PERMIT	PMG
4	3/24/24	ISSUED FOR PERMIT	PMG
5	3/24/24	ISSUED FOR PERMIT	PMG
6	3/24/24	ISSUED FOR PERMIT	PMG
7	3/24/24	ISSUED FOR PERMIT	PMG
8	3/24/24	ISSUED FOR PERMIT	PMG
9	3/24/24	ISSUED FOR PERMIT	PMG
10	3/24/24	ISSUED FOR PERMIT	PMG

BOHAN
PROPERTIES

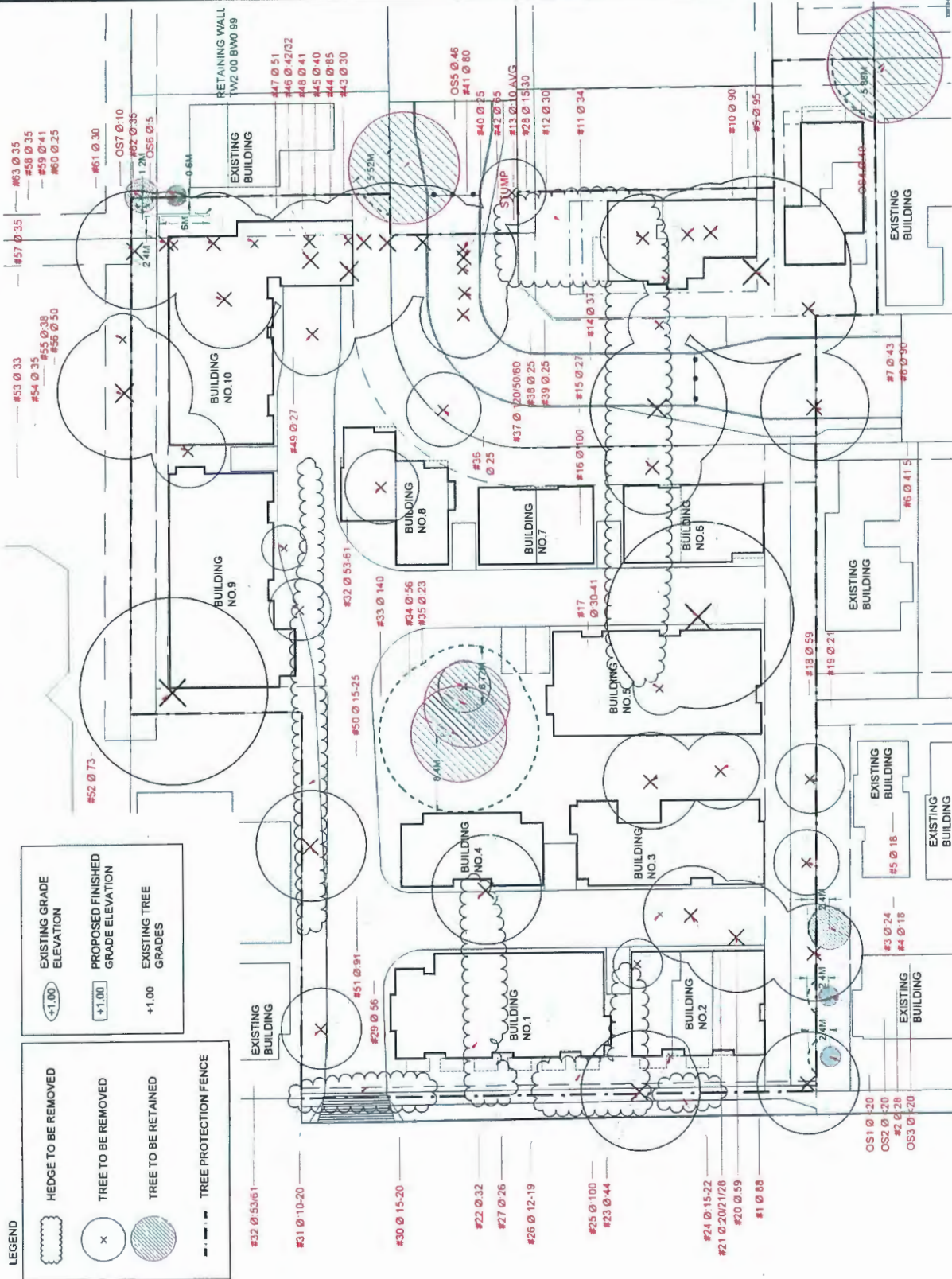
PROJECT
TOWNHOUSE DEVELOPMENT
10140, 10140, 10140 NO. 1 ROAD
RICHMOND, VA 23136
RICHMOND, VA

DRAWING TITLE
TREE MANAGEMENT
PLAN

DATE 3/24/24
SCALE 1/8" = 1'-0"
DESIGNER JH
CHECKER JH
DATE 3/24/24
PROJECT NUMBER 19-013

L4

OF 8



TREE INFORMATION TABLE

Tree #	Species	DBH (cm)	Health & Condition	CRZ (Min) (ft)	CRZ (Preferred) (ft)	Comments/Recommendations
1	Fir	88	Poor	5.28	10.56	<ul style="list-style-type: none"> Previously topped hydro pruned heavily covered in ivy Recommend: <ul style="list-style-type: none"> Remove.
2	Walnut	28	Good-Fair	1.68	3.36	<ul style="list-style-type: none"> Previously topped/pruned. Recommend: <ul style="list-style-type: none"> Consider for removal.
3	Pine	24	Poor	1.44	2.88	<ul style="list-style-type: none"> Previously topped. Recommend: <ul style="list-style-type: none"> Remove
4	Min Ash	18	Poor	1.08	2.16	<ul style="list-style-type: none"> Extensive decay. Recommend: <ul style="list-style-type: none"> Remove
5	Apple	18	Poor	1.08	2.16	<ul style="list-style-type: none"> Extensive decay. Recommend: <ul style="list-style-type: none"> Remove
6	Cherry	41.5	Fair	2.49	4.98	<ul style="list-style-type: none"> 1-sided canopy Recommend: <ul style="list-style-type: none"> Consider for removal.
7	Fir	43	Poor	2.58	5.16	<ul style="list-style-type: none"> 1-sided canopy Recommend: <ul style="list-style-type: none"> Remove
8	Poplar	90	Poor	5.4	10.8	<ul style="list-style-type: none"> Large limbs prev. Removed Visible decay. Recommend: <ul style="list-style-type: none"> Remove
9	Lombardy Poplar	95	Fair	5.7	11.4	<ul style="list-style-type: none"> Overmature Frequent shedding of limbs likely Recommend: <ul style="list-style-type: none"> Consider for removal.
10	Lombardy Poplar	90	Fair	5.4	10.8	<ul style="list-style-type: none"> Overmature Frequent shedding of limbs likely. Recommend: <ul style="list-style-type: none"> Consider for removal.
11	Fir	34	Poor	2.04	4.08	<ul style="list-style-type: none"> Lean towards east. Recommend: <ul style="list-style-type: none"> Remove

1	1/16" = 1'
2	1/8" = 2'
3	1/4" = 4'
4	1/2" = 8'
5	3/4" = 12'
6	1" = 16'
7	1 1/4" = 20'
8	1 1/2" = 24'
9	1 3/4" = 28'
10	2" = 32'
11	2 1/4" = 36'
12	2 1/2" = 40'
13	2 3/4" = 44'
14	3" = 48'
15	3 1/4" = 52'
16	3 1/2" = 56'
17	3 3/4" = 60'
18	4" = 64'
19	4 1/4" = 68'
20	4 1/2" = 72'
21	4 3/4" = 76'
22	5" = 80'
23	5 1/4" = 84'
24	5 1/2" = 88'
25	5 3/4" = 92'
26	6" = 96'
27	6 1/4" = 100'
28	6 1/2" = 104'
29	6 3/4" = 108'
30	7" = 112'
31	7 1/4" = 116'
32	7 1/2" = 120'
33	7 3/4" = 124'
34	8" = 128'
35	8 1/4" = 132'
36	8 1/2" = 136'
37	8 3/4" = 140'
38	9" = 144'
39	9 1/4" = 148'
40	9 1/2" = 152'
41	9 3/4" = 156'
42	10" = 160'
43	10 1/4" = 164'
44	10 1/2" = 168'
45	10 3/4" = 172'
46	11" = 176'
47	11 1/4" = 180'
48	11 1/2" = 184'
49	11 3/4" = 188'
50	12" = 192'

COUNT

BOHAN
PROPERTIES

PROJECT

TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4065 CAVENISH DRIVE
RICHMOND, BC

DRAWING TITLE

**TREE INFORMATION
TABLE**

DATE: 11 MAR 21
DRAWING NUMBER: **L5**
DRAWN BY: AJ
CHECKED BY: AJ
PROJECT NUMBER: 18-013
19/11/4

OS2	Excelsa	<20	Good	1.2	2.4	<ul style="list-style-type: none"> Neighbour's property. Recommend: Retain; install tree protection fencing at property line
OS3	Fir	<20	Good	1.2	2.4	<ul style="list-style-type: none"> Neighbour's property. Recommend: Retain; install tree protection fencing at property line
OS4	Deodar cedar	49	Good	2.94	5.88	<ul style="list-style-type: none"> Neighbour's property. Recommend: Retain; install tree protection fencing Arborist supervision is recommended during excavations required for proposed single family house
OS5	Maple	46	Good	2.76	5.52	<ul style="list-style-type: none"> Blvd./Neighbour's property. Recommend: Retain; install tree protection fencing
OS6	Walnut	5	Good	0.3	0.6	<ul style="list-style-type: none"> Neighbour's property. Recommend: Retain; install tree protection fencing at property line
OS7	Lilac	10	Good	0.6	1.2	<ul style="list-style-type: none"> Neighbour's property. Recommend: Retain; install tree protection fencing at property line

53	Fir	33	Poor	1.98	3.96	<ul style="list-style-type: none"> Previously topped Recommend: decay. Remove
54	Plum	35	Dying	2.16	4.32	<ul style="list-style-type: none"> Failed limbs Recommend: decay. Remove
55	Willow	38	Very poor	2.28	4.56	<ul style="list-style-type: none"> Multiple stems. Recommend: Remove
56	Willow	50	Very poor	3.0	6.0	<ul style="list-style-type: none"> Multiple stems Recommend: decay. Remove
57	Willow	35	Very poor	2.1	4.2	<ul style="list-style-type: none"> Multiple stems Recommend: decay. Remove
58	Willow	35	Very poor	2.1	4.2	<ul style="list-style-type: none"> Multiple stems Recommend: decay. Remove
59	Birch	41	Poor	2.46	4.92	<ul style="list-style-type: none"> Twin stems. Recommend: Remove
60	Willow	25	Very poor	1.5	3.0	<ul style="list-style-type: none"> Multiple stems Recommend: decay. Remove
61	Willow	30	Very poor	1.8	3.6	<ul style="list-style-type: none"> Multiple stems Recommend: decay. Remove
62	Willow	35	Very poor	2.16	4.32	<ul style="list-style-type: none"> Multiple stems Recommend: decay. Remove
63	Willow	35	Very poor	2.16	4.32	<ul style="list-style-type: none"> Multiple stems Recommend: decay. Remove
OS1	Excelsa	<20	Good	1.2	2.4	<ul style="list-style-type: none"> Neighbour's property. Recommend: Retain; install tree protection fencing at property line

1	DATE	10/11/2011	BY	BOHAN
2	DESCRIPTION	REVISION	BY	BOHAN
3	DATE	10/11/2011	BY	BOHAN
4	DESCRIPTION	REVISION	BY	BOHAN
5	DATE	10/11/2011	BY	BOHAN
6	DESCRIPTION	REVISION	BY	BOHAN
7	DATE	10/11/2011	BY	BOHAN
8	DESCRIPTION	REVISION	BY	BOHAN
9	DATE	10/11/2011	BY	BOHAN
10	DESCRIPTION	REVISION	BY	BOHAN
11	DATE	10/11/2011	BY	BOHAN
12	DESCRIPTION	REVISION	BY	BOHAN
13	DATE	10/11/2011	BY	BOHAN
14	DESCRIPTION	REVISION	BY	BOHAN
15	DATE	10/11/2011	BY	BOHAN
16	DESCRIPTION	REVISION	BY	BOHAN
17	DATE	10/11/2011	BY	BOHAN
18	DESCRIPTION	REVISION	BY	BOHAN
19	DATE	10/11/2011	BY	BOHAN
20	DESCRIPTION	REVISION	BY	BOHAN

BOHAN
PROPERTIES

PROJECT

TOWNHOUSE DEVELOPMENT
10140, 10140, 10140 NO. 1 ROAD
AND 4531, 4531 CAVENISH DRIVE
RICHMOND, BC

DRAWING TITLE

TREE INFORMATION
TABLE

DATE 10/11/2011 DRAWING NUMBER
SCALE L7
DESIGN BOHAN
CHECK BOHAN
DATE 10/11/2011 OF 1
PROJECT NUMBER 19-013

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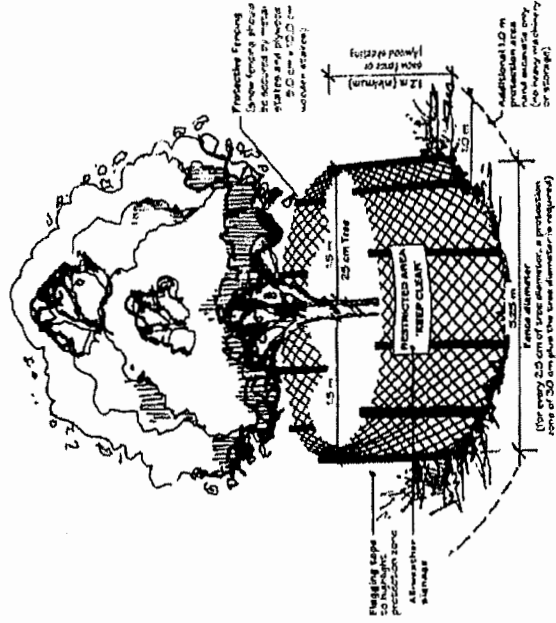
Suite C100 - 4185 Oak Street
Vancouver, BC V6N 1C1
Tel: 604.261.1111 Fax: 604.261.1122

SEA

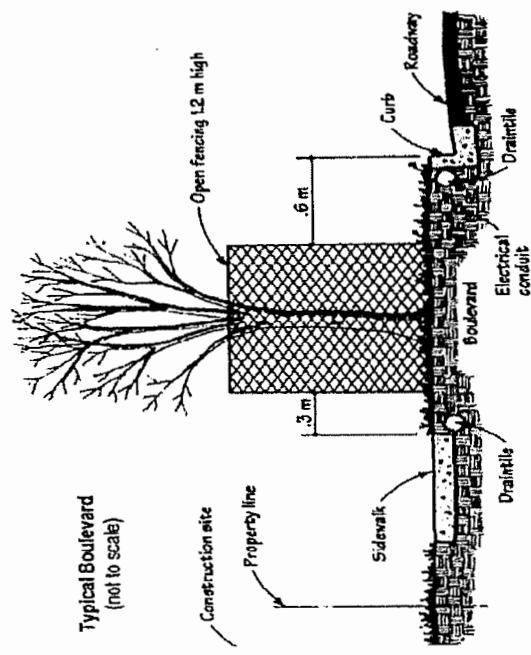
SUITABLE REPLACEMENT TREES

SPECIES		BOTANICAL NAME
COMMON NAME		
ACER PALMATUM		JAPANESE MAPLE
ACER RUBRUM 'RED SUNSET'		RED SUNSET MAPLE
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'		AUTUMN BRILLIANCE SERVICEBERRY
CERCIDIPHYLLUM JAPONICUM		KATSURA TREE
CORNUS KOUSA 'CHINENSIS'		CHINESE KOUSA DOGWOOD
LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'		SLENDER SILHOUETTE SWEETGUM
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'		WORPLESDON SWEET GUM
PINUS NIGRA 'ARNOLD SENTINEL'		ARNOLD SENTINEL AUSTRIAN BLACK PINE
PSEUDOTSUGA MENZIESII		DOUGLAS FIR
PYRUS CALLERYANA 'CHANTICLEER'		CHANTICLEER PEAR
QUERCUS PALUSTRIS 'GREEN PILLAR'		GREEN PILLAR PIN OAK

PLN - 201



1 TREE PROTECTION BARRIER



NO.	DATE	REVISION	OCCUPATION	USE
1	2011	1	REVISION	USE
2	2011	2	REVISION	USE
3	2011	3	REVISION	USE
4	2011	4	REVISION	USE
5	2011	5	REVISION	USE
6	2011	6	REVISION	USE
7	2011	7	REVISION	USE
8	2011	8	REVISION	USE
9	2011	9	REVISION	USE
10	2011	10	REVISION	USE
11	2011	11	REVISION	USE
12	2011	12	REVISION	USE
13	2011	13	REVISION	USE
14	2011	14	REVISION	USE
15	2011	15	REVISION	USE
16	2011	16	REVISION	USE
17	2011	17	REVISION	USE
18	2011	18	REVISION	USE
19	2011	19	REVISION	USE
20	2011	20	REVISION	USE

BOHAN
PROPERTIES

PROJECT

TOWNHOUSE DEVELOPMENT
10140, 10140, 10140 NO. 1 ROAD
AND 4051, 4051 CAVENDISH DRIVE
RICHMOND, BC

DATE: 11/11/11

**TREE MANAGEMENT
DETAIL**

SCALE: 1/4" = 1'-0"
DRAWN: JH
DESIGN: JH
CHECK: JH
DATE: 11/11/11
PROJECT NUMBER: 12-023

APPENDIX C
PRESENTATION BOARDS

PUBLIC INFORMATION MEETING - SUMMARY OF ATTENDEE FEEDBACK

RZ18-820669
10140 – 10180 No. 1 Road &
4051 and 4068 Cavendish Drive

Date: Wednesday, June 26, 2019
Location: Richmond Chinese Alliance Church
Summary Revised September 16th, 2019

Name	Address	Site Distance	OCP Ammend. Support	Road Connect. Support	New S/F Lot Support	Cavendish to No. 1 Road Walkway	Building Height Support	Building Setback Support	Other Feedback
Michaels, Rick	4028 Cavendish Drive, Richmond	75m	-	-	-	-	-	-	Feedback by Email (Refer to Appendix E). General summary is that Rick had concerns with the siting of the Single Family lots. Rick's suggests equalizing the side yards to 2m, reducing the front yard setback to provide a larger rear yard and reviewing options for reducing the separation between the second floor layouts between houses.
Sun, Ben & Theresa	4040 Cavendish Drive, Richmond	60m	-	-	-	-	-	-	Most concerned that the proposed single family homes on Cavendish Drive allow for overlook into their rear yard. Suggestions are provided to move the single family houses forward on the site (reducing the front yard setback) and aligning them with existing neighbouring houses.
Kozij, Grant	4080 Cavendish Drive, Richmond	60m	Unsure	Yes	No	No	Unsure	Unsure	Concerns that the walkway form No.1 Road to Cavendish Drive will increase crime in the area and does not link to buses.
Randall, Craig	4082 Cavendish Drive, Richmond	80m	-	-	-	-	-	-	No feedback form completed
Melvin, Monica & Bryan	4084 Cavendish Drive, Richmond	90m	-	-	-	-	-	-	Would like the proposed street trees along the Cavendish Drive connection to match the existing street trees. Proposed planting should also be slow growing and minimal root depth. No Fir or Maple trees.
Mah, Paul	4095 Cavendish Drive, Richmond	80m	Yes	Yes	Yes	No	No	Unsure	Does not want to have the Cavendish Drive Townhouses to have access to the Cavendish Drive connection due to concerns of increased pedestrian and vehicle traffic and parking. Would like to see a maritime architectural style incorporated into the building exterior detailing. Does not support the walkway between No.1 Road and Cavendish Road due to potential increase in crime. Would like to see non-invasive trees planted as part of the development and provided an alternative for the walkway location.
Danny,	4113 Cavendish Drive, Richmond	130m	Yes	No	No	No	No	Yes	REV. 190916 Form received from Edwin Lee on the 6th September. Does not want Cavendish Road connection, single family lots and would prefer two level buildings.
Masson, Anne & Neil	10186 Pugwash Pl., Richmond	145m	Yes	Yes	Yes	Yes	Unsure	Yes	Primary comment to plant more trees, Current trees are mature and provide a beautiful addition to the area and wildlife.

PUBLIC INFORMATION MEETING - SUMMARY OF ATTENDEE FEEDBACK

Date: Wednesday, June 26, 2019
 Location: Richmond Chinese Alliance Church
 Summary Revised September 16th, 2019

RZ18-820669
 10140 – 10180 No. 1 Road &
 4051 and 4068 Cavendish Drive

Name	Address	Site Distance	OCP Ammend. Support	Road Connect. Support	New S/F Lot Support	Cavendish to No. 1 Road Walkway	Building Height Support	Building Setback Support	Other Feedback
Nathan	No Address, phone only		Yes	Yes	Yes	Yes	Yes	Yes	Overall support of the development, No. 1 Road / Cavendish Drive walkway and Cavendish Drive connection.
Pearl	10222 No. 1 Road, Richmond	250m	-	-	-	-	-	-	No feedback form completed
Curtis	Partial Name, phone only	-	Yes	Yes	Yes	Yes	Yes	Yes	In support of the overall development.
Marco	Partial Name, phone only	-	-	-	-	-	-	-	No feedback form completed

APPENDIX E

ORIGINAL FEEDBACK FORMS

Cavendish Public Information Meeting, Sign-in Sheet

Location: Richmond
Chinese Alliance
Church

Address: 10100
No. 1 Road,
Richmond

Date: June 26,
2019

Time: 5pm to
8pm

Name	Phone Number	Address
1 RANDALL	604-278-5578	4082 CAVENDISH
2 Melvin	604-275-2274	4084 Cavendish Dr.
3 Nathan	604-764-8374	
4 Paul	778-297-1715	
5 Grant	604-241-4368	4095 CAVENDISH
6 Curtis	778-939-9884	4080 Cavendish
7 Marco	604-771-2449	
8 Anne	604-272-0537	PUGWASH PL.
9 NEIL	604-272-0537	10186 PUGWASH PLACE
10 Ben	604-274-5070	4040 CAVENDISH
11 Danny	778-846-1204	4113 Cavendish
12 Pearl	778-688-4420	10222 No. Rd

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: Nathan ~~Glachan~~
Address:
Phone (Optional): 604-764-8574
Email (Optional): nathan.glachan@gmail.com
Date: 06/26/2019

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

This provides more potential housing for Richmond citizens. This will increase efficiency of the usage of land.

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

This reduces the chance of potential congestion from non-emergency vehicles while opening up the dead ends.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Adding to the community, this is a nice touch. Most developments focus on one type of home. Rather, two new single family lots increases the diversity of the neighbourhood (property-wise).

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

~~With~~ with the aforementioned drive being for emergency vehicles only, the public walkway will allow residents to move between these areas without congesting the emergency vehicle area.

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

Heights are not too tall which is great. This will allow the development to better amalgamate into the other properties in the area.

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

N/A

What kind of Architectural style would you like to see on this site?

Ideally, something more architecturally pleasing in-line with Vancouver's newer styles. The development can take the lead in changing the architecture in the area.

Other recommendations or suggestion:

The plant/tree removal, of rotting ones, is excellent. The lot only allows so many amenities due to the limited space. However, it all makes sense and addresses existing community issues (rotting trees).

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: ANNE MASSON
Address: PUGWASH DL
Phone (Optional): _____
Email (Optional): _____
Date: June 26

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☐

No ☐

Unsure ☒

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

What kind of Architectural style would you like to see on this site?

Other recommendations or suggestion:

Plant more trees - Current trees are mature and provide a beautiful addition to the area and houses wildlife.

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: Monica Melvin
Address: 4084 Cavendish Dr.
Phone (Optional): 604-275-2274
Email (Optional): _____
Date: June 26 / 19

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☐

Unsure ☐

Comments:

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

On other Page.

Please note that a copy of this Feedback Form will be copied to the City



RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☐

No ☐

Unsure ☐

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☐

Comments:

What kind of Architectural style would you like to see on this site?

Other recommendations or suggestion:

**On landscape Drawing Code 14. "Street Tree 4" **
Re: Trees being replaced on the Pedestrian Access at the end of the Cavendish Drive. Please plant trees or shrubs that will grow slowly and not create deep ^{spreading} roots which damage driveways. If you can match the trees that are already on Cavendish Drive that would be nice. It would blend in better. They are slow growing and not so large with shallower roots. Please no firs or maples.

Please note that a copy of this Feedback Form will be copied to the City

PLN-213

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: CURTIS ELMES
Address: _____
Phone (Optional): _____
Email (Optional): _____
Date: June 26/2019

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

100% support this. This area
needs more multi-family and there is demand
for it

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Will improve pedestrian access

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

Yes will be a great addition to
the multi family development

Do you support the proposed building heights?

Yes ☒

No ☐

Unsure ☐

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

What kind of Architectural style would you like to see on this site?

modern ~~but~~ Moderna and
effective use of all space

Other recommendations or suggestion:

GREATER FSR

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC

Name: _____

Address: _____

Phone (Optional): _____

Email (Optional): _____

Date: _____

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☐

Unsure ☐

Comments:

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☐

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☐

No ☐

Unsure ☐

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☐

Comments:

What kind of Architectural style would you like to see on this site?

Other recommendations or suggestion:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: Ernest Kozij
Address: 4080 Cavendish Dr.
Phone (Optional): _____
Email (Optional): gkozij@shaw.ca
Date: July 3/19

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☐

Unsure ☒

Comments:

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: Ernest Kozij
Address: 4080 Cavendish Dr.
Phone (Optional): _____
Email (Optional): gkozij@shaw.ca
Date: July 3/19

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☐

No ☐

Unsure ☒

Comments:

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

Allows people to access neighbour hood, does not link to buses, could increase crime in area

Do you support the proposed building heights?

Yes ☐

No ☐

Unsure ☒

Comments:

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☒

Comments:

What kind of Architectural style would you like to see on this site?

Other recommendations or suggestion:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: Paul Mah
Address: 4095 Cavendish Drive
Phone (Optional): _____
Email (Optional): _____
Date: July 2, 2019

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

We agree as long as there is a fence border with landscaping separating the townhouses from the Cavendish neighbourhood. We do not want gated access along this fence border between the townhomes and Cavendish Drive.

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

We wish to ensure that there is adequate street lighting along the new connector. However, we do not want the front of the townhomes to face the new Cavendish connector because this will increase car traffic and parking congestion from the townhome owners/visitors entering Cavendish Drive.

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☒

No ☐

Unsure ☐

Comments:

We support the plan for the two new single family homes. However, we do have a concern about the home on lot A due to the amount of shadow and lack of sunlight it will receive throughout the year.

Can this be addressed in some way to improve this issue for the prospective home owner?

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

We prefer not to have a public walkway connecting No. 1 Rd to Cavendish. It will make our quiet street busier and give criminals easier entry/exit which is not good for our neighbourhood in particular because it is unique in that the design of our homes do not allow clear front view of the street. We have a history of thefts and property intrusions. We have strong concerns that a Cavendish walkway will only make crime worse for our neighbourhood. If the City deems the walkway a requirement, please reconsider its location (see comments below).

Do you support the proposed building heights?

Yes ☐

No ☒

Unsure ☐

Comments:

We would prefer the new townhouse development be consistent with existing 2 story townhouse height behind us on No. 1 Rd. We do not like the idea of 3 story townhomes over looking our neighbourhood for privacy reasons.

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☐

No ☐

Unsure ☒

Comments:

What kind of Architectural style would you like to see on this site?

We prefer the style to be consistent with Steveston / the Maritimes (hence our street names), as well as with our current neighbourhood house design and colour schemes. We do not wish to have big mansion style homes here.

Other recommendations or suggestion:

Do not plant trees with invasive roots that could damage property. Ensure adequate property line drainage between the new development (ie. single family homes / townhomes) and existing Cavendish homes to prevent their flooding. Keep plan for low end market rental units to be situated closer to No. 1 Rd and further away from Cavendish side. If a new pedestrian walkway becomes a City requirement, we prefer the new walkway be located north of the townhouse development and just south of the church connecting No. 1 Rd to Pugwash Place, thereby allowing the walkway to remain straight and without any angles. Building a walkway here makes the most sense because it would be nearby a major community gathering space, that is the church, and would therefore meet the City's goal for communities to be connected and accessible.

Please note that a copy of this Feedback Form will be copied to the City

From: **Steven Yang** steven@bohan.ca
Subject: Fwd: Cavendish Project
Date: July 17, 2019 at 4:49 PM
To: Brian Sheehan bsheehan@yamamotoarchitecture.com

SY

One of the feedbacks received FYI. Another to come.

----- Forwarded message -----

From: **ben sun** <ben_sun_bc@yahoo.ca>
Date: Wed, Jul 10, 2019 at 3:23 PM
Subject: Cavendish Project
To: steven@bohan.ca <steven@bohan.ca>, Edwin Lee <elee@richmond.ca>
Cc: Rick Michaels <rickmichaels@shaw.ca>

Hi, as a owner and resident of 4040 Cavendish I thank you for the opportunity to view your proposal. I like your green space idea with emergency vehicle access on this stretch of the street.


I have some concerns about the two new houses adjacent to me. They are overlooking my backyard and intruding my privacy. They also blocking western sunlight which my vegetable garden need. If the house on lot B moved forward toward west such that the front of the house align with its neighbouring site, it will provide me with more privacy. It will provide a bigger backyard which the two units can share.

Regarding the house on lot A, if the house is shift to the north and west will provide me better privacy and sunlight for my backyard. By shifting west by 4 feet (a total of 2.4m between my fence and side of the house) will provide ease of maintenance. By shifting north the new house will align with the neighbouring sites. I wonder if the garage should facing north instead of west.

Of course the green space and the bollard placements need to be adjusted accordingly.

Thank you
Ben

--
Steven Yang
Managing Partner | BOHAN Properties
D: 6043417777
E: steven@bohan.ca

From: **Steven Yang** steven@bohan.ca 
Subject: Fwd: Cavendish Project
Date: July 17, 2019 at 4:50 PM
To: Brian Sheehan bsheehan@yamamotoarchitecture.com

SY

Feedback from Rick Michaels.

----- Forwarded message -----

From: Rick Michaels <RickMichaels@shaw.ca>
Date: Thu, Jun 27, 2019 at 11:30 AM
Subject: Cavendish Project
To: Edwin Lee <ELee@richmond.ca>, Steven Yang <steven@bohan.ca>

Hi , thank you for the opportunity to view your proposal! I commend and congratulate you on making excellent improvements for the development and its neighbours.

I have attached a marked up plan for the two Cavendish Street houses that hopefully benefit those two houses and gain more alignment with neighbouring sites without one iota of change to the building designs and floor plans. Equalizing the side yards for the house west of me gives more separation to my neighbour but also gives the new house more side yard for mtce purposes. A side yard of 2m is all the difference in the world for ladder placements and the like. Pinching towards the greenway is no harm done and actually brings eyes closer to the street.

As for the house south of me; its neighbour is one storey at the front and rear. Decreasing the driveway by moving the house forward to align better with the existing house would create more useable rear yard for the development site This would also better align the two storey portions of both buildings. Yes, all cards on the table this also serves me as more rear yard on the development site means less overlook into my house from the second storey windows and deck. The second storey in the new houses are primary living spaces so far more active than our seconds storeys of bedrooms only. So a little more separation and less driveway would be helpful.

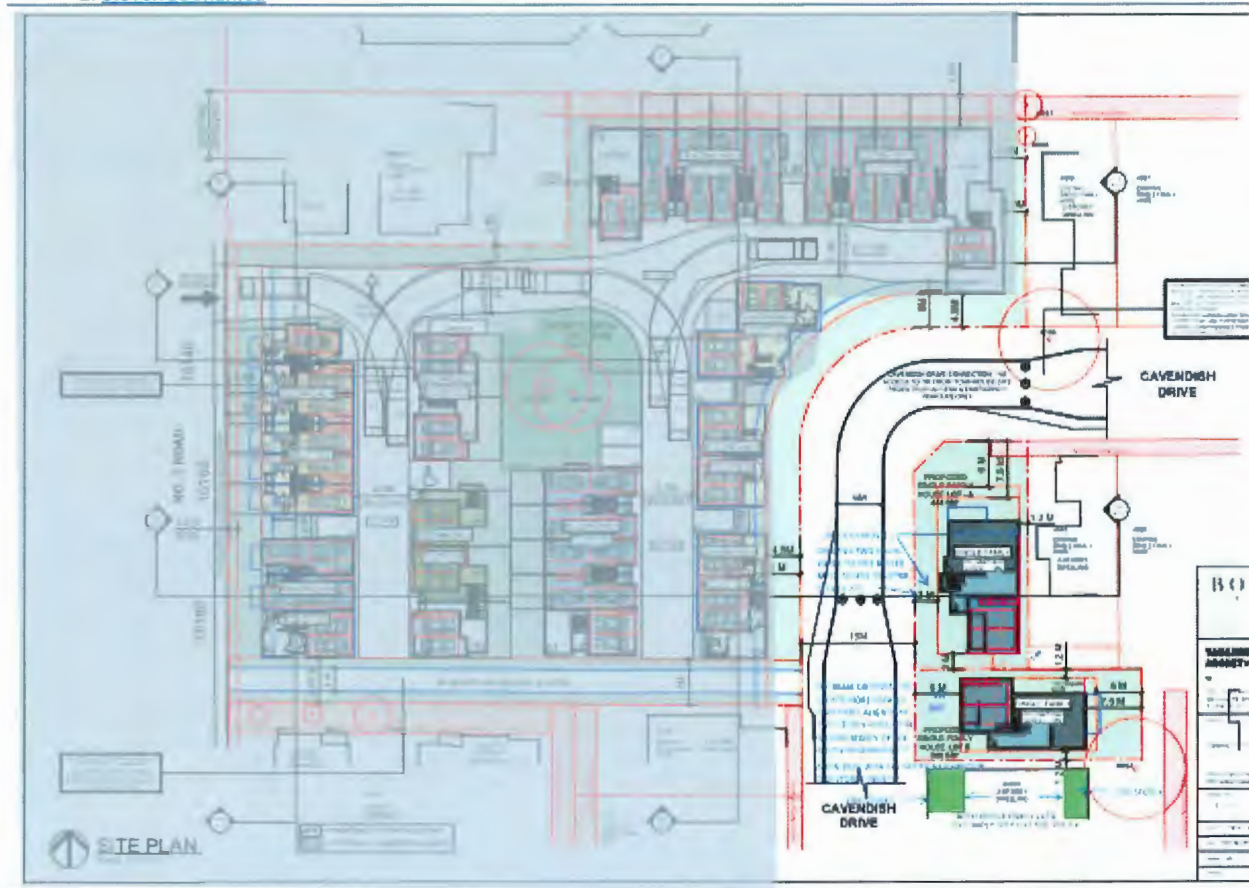
Shifting the house forward in creating the larger rear yard would pull the deck aback and perhaps a stair can be added to the deck. A larger rear yard would lend itself to creating private yard space for the secondary suite and the upper floor unit. The driveway and entry taking up so much space at the front when all other house are punched forward is questionable.

The only comment I would offer on the west house is would reversing the upper floor plan give the upper floor unit an improved greener distant outlook and more sun from the west? The impact to accommodate the stair change appears to be minor – both units might then gain benefit of a more distant outlook from key rooms? This might reduce the overlook into Ben's courtyard which is the substantive “outward” view window for his living room. Just a thought.

Hope this helps and looking forward to new neighbours !!!!

Thanks,
Rick

--
Steven Yang



RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

Site Address: 10140-10180 No.1 Road & 4051/4068 Cavendish Drive, Richmond, BC
Name: DANNY TU
Address: 4113 CAVENDISH DR.
Phone (Optional): _____
Email (Optional): _____
Date: 8/19/2019

The proposed development will involve amending the City of Richmond Official Community Plan for a portion of the parcel from Single Family to Multi-Family to allow townhouses along the eastern portion of the property. Do you support this amendment?

Yes ☒

No ☐

Unsure ☐

Comments:

Only because the architect is Tansanoto. If
changed to another architect then "no"

The proposed development will involve connecting both dead ends of Cavendish Drive with a Pedestrian and Emergency Access connector (no through traffic permitted). Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

The proposed development will involve the addition of 2 new single-family lots. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

Please note that a copy of this Feedback Form will be copied to the City

RZ18-820669 – PUBLIC INFORMATION MEETING FEEDBACK

The proposed development is planning on construction a new, public walkway that connects Cavendish Drive to No. 1 Road. Do you support this proposal?

Yes ☐

No ☒

Unsure ☐

Comments:

Do you support the proposed building heights?

Yes ☐

No ☒

Unsure ☐

Comments:

2-level building height is better

Do you support the proposed setbacks? (Distance between building and property line).

Yes ☒

No ☐

Unsure ☐

Comments:

What kind of Architectural style would you like to see on this site?

light color exterior wall with modern look.

Other recommendations or suggestion:

N/A.

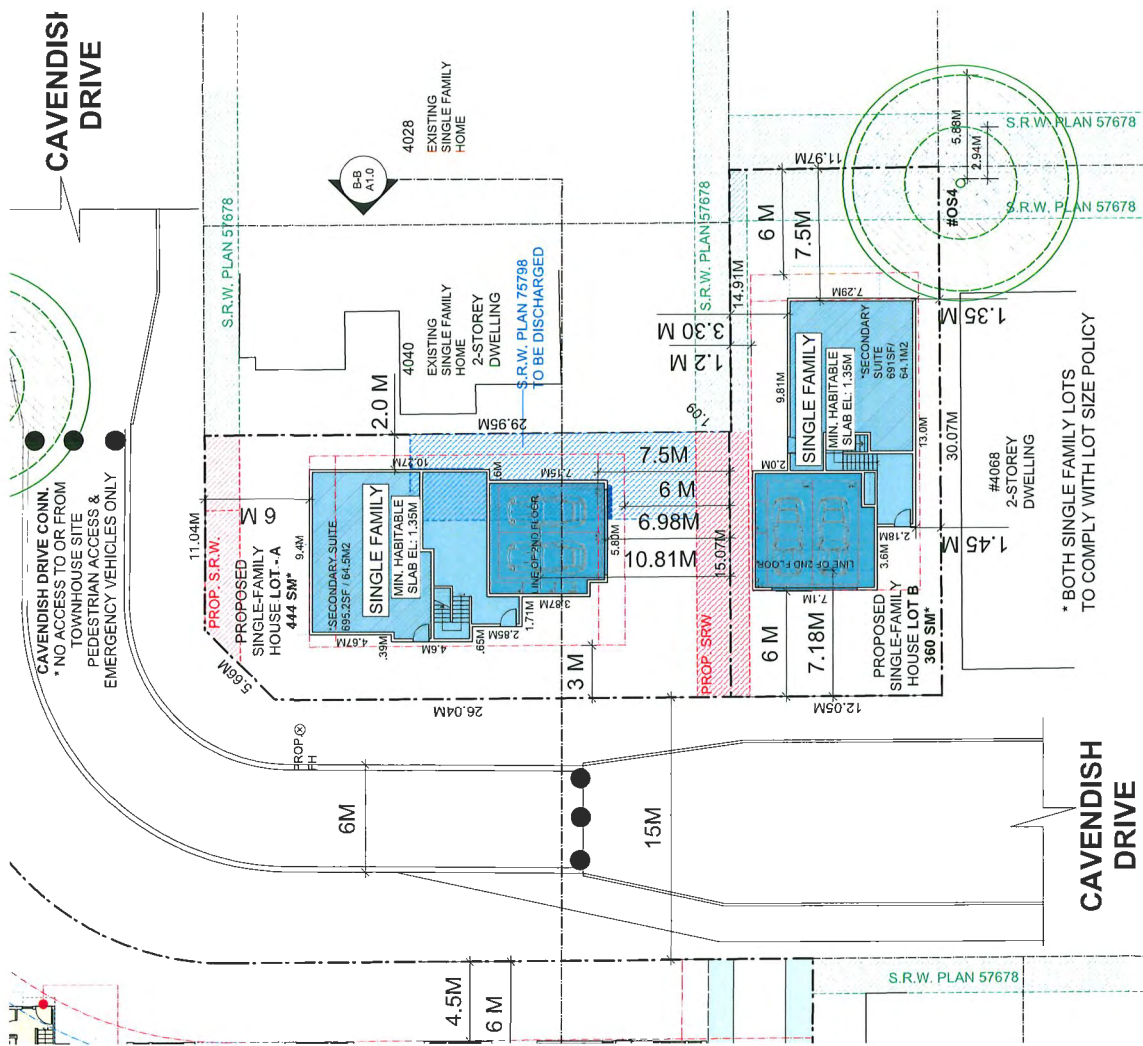
Please note that a copy of this Feedback Form will be copied to the City

STATISTICS: SINGLE FAMILY LOT A

ZONING:	RS2B
SITE AREA	4,779 SQ.FT. (444 SQ.M.)
LOT COVERAGE PERMITTED:	4,779 SQ.FT. X 45% = 2,151 SQ.FT.
LOT COVERAGE PROPOSED:	1,558 SQ.FT. X 33%
COMBINED AREA PERMITTED:	4,779 SQ.FT. X 70% = 3,345 SQ.FT.
COMBINED AREA PROPOSED:	2,335 SQ.FT. X 49%
FLOOR AREA RATIO PERMITTED:	2,628 SQ.FT. (0.55 FAR)
FLOOR AREA RATIO PROPOSED:	2,335 SQ.FT.
GROSS FLOOR AREA PROPOSED:	2,841 SQ.FT.
INCL. GARAGE AREA	

STATISTICS: SINGLE FAMILY LOT B

ZONING:	RS2B
SITE AREA	3,875 SQ.FT. (360 SQ.M.)
LOT COVERAGE PERMITTED:	3,875 SQ.FT. X 55% = 2,131 SQ.FT.
LOT COVERAGE PROPOSED:	1,584 SQ.FT. X 41%
COMBINED AREA PERMITTED:	3,875 SQ.FT. X 70% = 2,713 SQ.FT.
COMBINED AREA PROPOSED:	2,131 SQ.FT. X 55%
FLOOR AREA RATIO PERMITTED:	2,131 SQ.FT. (0.55 FAR)
FLOOR AREA RATIO PROPOSED:	2,131 SQ.FT.
GROSS FLOOR AREA PROPOSED:	2,831 SQ.FT.
INCL. GARAGE AREA	



* BOTH SINGLE FAMILY LOTS
TO COMPLY WITH LOT SIZE POLICY

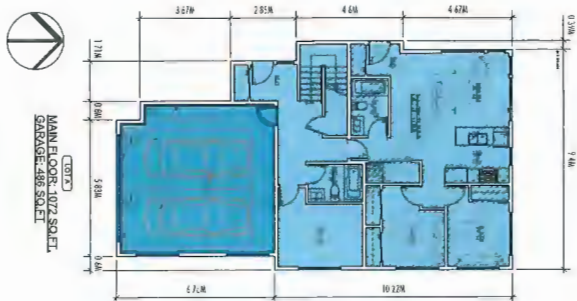
SITE PLAN - SINGLE FAMILY LOTS

SCALE: 3/32"=1'-0"

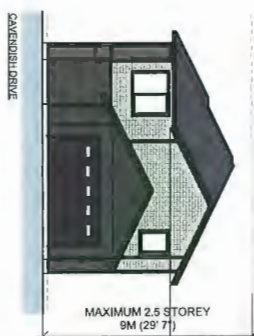


PLN - 228

BOHAN PROPERTIES 100-1000, 100-1000, 100-1000 100-1000, 100-1000, 100-1000 100-1000, 100-1000, 100-1000	
YAMAMOTO ARCHITECTURE 700-333 East 8th Avenue 700-333 East 8th Avenue 700-333 East 8th Avenue	
TOWNHOUSE DEVELOPMENT 100-1000, 100-1000, 100-1000 100-1000, 100-1000, 100-1000	
SITE PLAN 100-1000, 100-1000, 100-1000 100-1000, 100-1000, 100-1000	



CAVENDISH DRIVE SINGLE FAMILY LOT A



PLN - 229

BOHAN PROPERTIES 1000 10th Street Suite 100 North York, Ontario M2N 6L1 Tel: (416) 491-1111 Fax: (416) 491-1112	
YAMAMOTO ARCHITECTURE 1000 10th Street Suite 100 North York, Ontario M2N 6L1 Tel: (416) 491-1111 Fax: (416) 491-1112	
TOWNHOUSE DEVELOPMENT 1000 10th Street Suite 100 North York, Ontario M2N 6L1 Tel: (416) 491-1111 Fax: (416) 491-1112	
INTERIOR DESIGN & EXTERIOR ELEVATIONS (LOT A) 1000 10th Street Suite 100 North York, Ontario M2N 6L1 Tel: (416) 491-1111 Fax: (416) 491-1112	
DATE: MAY 2010 SCALE: 1/8" = 1'-0" PROJECT: 1000 10th Street CLIENT: BOHAN PROPERTIES PROJECT: 1000 10th Street	
A2.2	
PROJECT: 1000 10th Street	



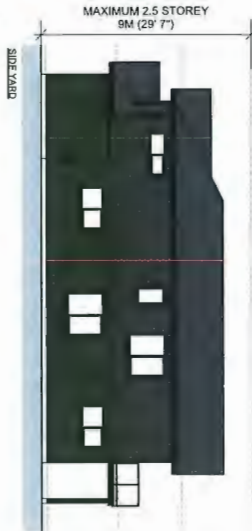
SECOND FLOOR: 1287 SQ. FT.



MAIN FLOOR: 864 SQ. FT.
GARAGE: 500 SQ. FT.



MAXIMUM 2.5 STOREY
9M (29' 7")



MAXIMUM 2.5 STOREY
9M (29' 7")



MAXIMUM 2.5 STOREY
9M (29' 7")



MAXIMUM 2.5 STOREY
9M (29' 7")

CAVENDISH DRIVE SINGLE FAMILY LOT B

PLN - 230

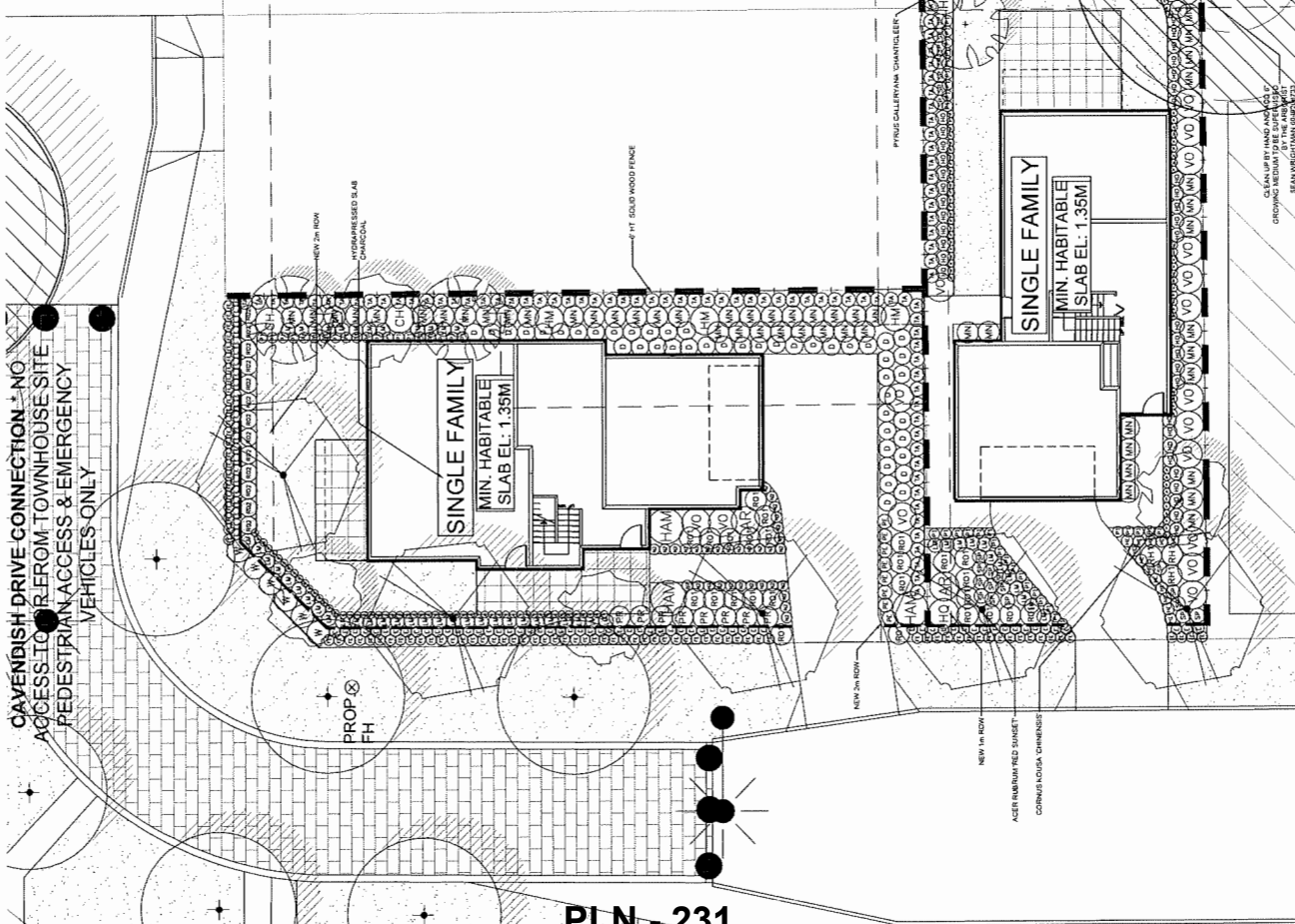
BOHANN PROPERTIES		202-238-8124 202-238-8125 T-604-721-1157 F-604-721-1287
YAMAMOTO ARCHITECTURE		202-238-8124 202-238-8125 T-604-721-1157 F-604-721-1287
TOWNHOUSE DEVELOPMENT		
1000 TOWN, 1000 TOWN, 1000 TOWN 1000 TOWN, 1000 TOWN, 1000 TOWN		
SINGLE FAMILY HOUSE AND 6 EXTERIOR ELEVATIONS (LOT B)		
DATE: MAY 08 2019	A2.3	
DRAWN: RS		
CHECKED:	1000	

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pmg
LANDSCAPE
ARCHITECTS
Suite C 102 - 1185 5th Ave
Richmond, BC V6X 1A1
P: 604-274-0111 F: 604-284-0022

SEAL

PLN - 231



PLANT SCHEDULE - SINGLE FAMILY			PMG PROJECT NUMBER: 19-013	
SYMBOL	SYMBOL NAME	CUSTOM NAME	PLANTED SIZE (FEET)	PLANTED SIZE (METERS)
1	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	10CM CAL. 2M PTD. 800	10CM CAL. 2M PTD. 800
2	PRUNUS CALIFORNICA CHANTICLEER	CHANTICLEER PEACH	10CM CAL. 1.5M PTD. 800	10CM CAL. 1.5M PTD. 800
3	ABUTILUS UNDO COMPACT 2	COMPACT 3 STRAWBERRY BUSH	#2 POT. 40CM	#2 POT. 40CM
4	HYDRANGEA MACROPHYLLA NIKKO BLUE	NIKKO BLUE HYDRANGEA	#2 POT. 80CM	#2 POT. 80CM
5	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
6	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
7	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
8	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
9	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
10	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
11	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
12	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
13	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
14	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
15	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
16	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
17	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
18	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
19	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
20	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
21	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
22	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
23	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
24	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
25	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
26	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
27	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
28	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
29	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
30	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
31	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
32	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
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39	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
40	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
41	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
42	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
43	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
44	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
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46	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
47	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
48	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
49	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
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52	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
53	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
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59	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
60	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
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64	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
65	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
66	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
67	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
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69	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
70	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
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73	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM
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75	HYDRANGEA MACROPHYLLA NIKKO BLUE	CHERRY BLOSSOM	#2 POT. 80CM	#2 POT. 80CM

NOTES - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHS STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DETAILED CONTAINER AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE GEORGE. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. RED WOOD NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

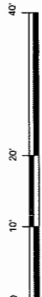
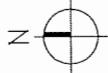
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73	19-01-13	ISSUED FOR PERMITTING	CP
74	19-01-13	ISSUED FOR PERMITTING	CP
75	19-01-13	ISSUED FOR PERMITTING	CP

BOHAN
PROPERTIES

PROJECT
TOWNHOUSE DEVELOPMENT
10140, 10140, 10140 NO. 1 ROAD
AND 4051, 4051 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE
SINGLE FAMILY
ENLARGEMENT

DATE 19 JAN 13
SCALE 1/8" = 1'-0"
DRAWN RJ
DESIGN RJ
CHKD POM
PMG PROJECT NUMBER 19-013



BOHAN
 PROPERTIES
10000 104th Ave. Suite 100, Richmond, BC V6V 1K6
 Tel: 604.271.1122 Fax: 604.271.1127

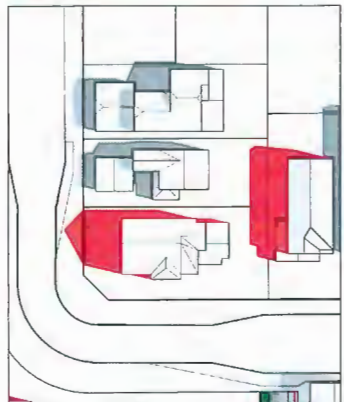
YAMAMOTO
 ARCHITECTURE
202 - 231 East 8th Avenue
 Vancouver, BC V6C 1E6
 Tel: 604.271.1122 Fax: 604.271.1127

TOWNHOUSE DEVELOPMENT
10440 104th Ave. Suite 100, Richmond, BC V6V 1K6
 Tel: 604.271.1122 Fax: 604.271.1127

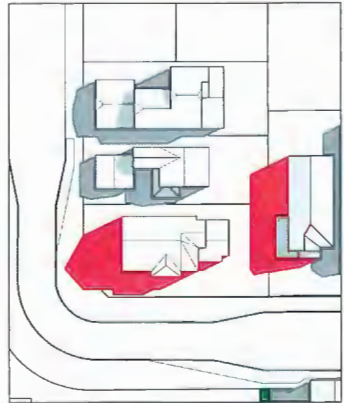
PROJECT SHADOW STUDY
 SINGLE FAMILY LOT 1 & 2
 DATE: MAY 08 2010
 SCALE: 1" = 10'-0"
 DRAWN BY: B2
 CHECKED BY:



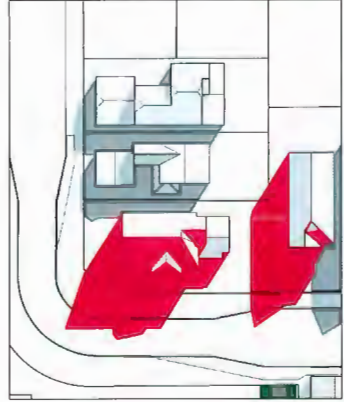
21 MARCH 4PM



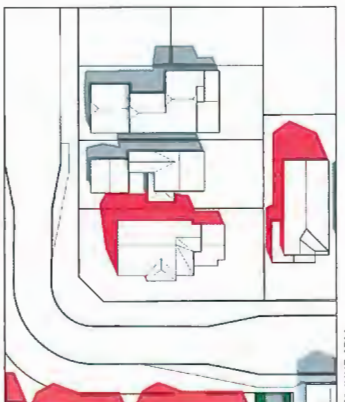
21 MARCH 2PM



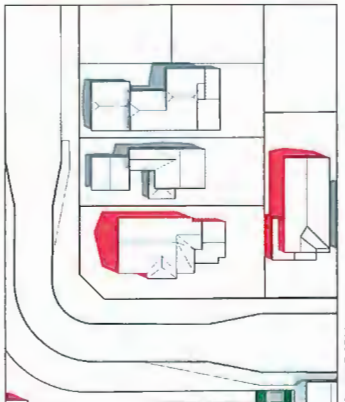
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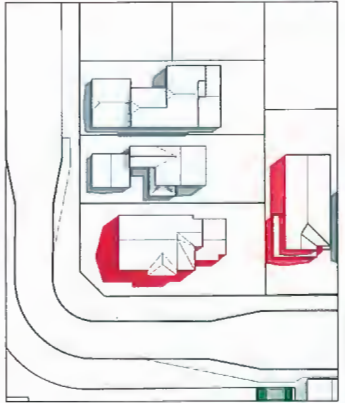
21 MARCH 10AM



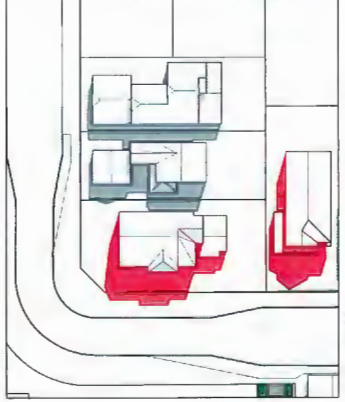
21 JUNE 4PM



21 JUNE 2PM



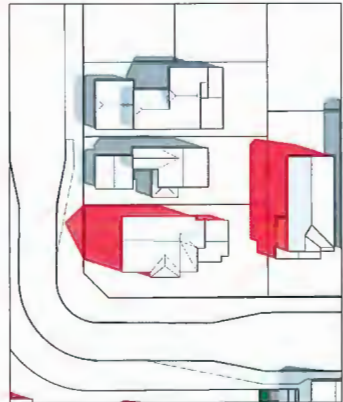
21 JUNE 12PM



21 JUNE 10AM



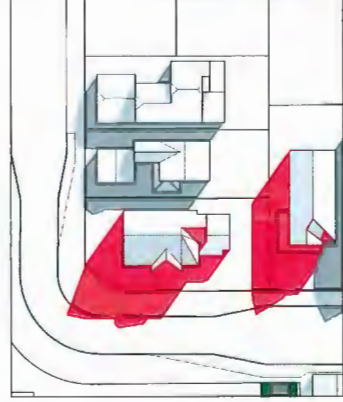
21 SEPTEMBER 4PM



21 SEPTEMBER 2PM




21 SEPTEMBER 12PM



21 SEPTEMBER 10AM

PARKING LEGEND:

STANDARD PARKING SPACE
2.5M x 5.5M



SMALL CAR
PARKING SPACE
2.3M x 4.6M



ACCESSIBLE PARKING SPACE
3.7M x 5.5M

STANDARD VISITOR
PARKING SPACE
2.5M x 5.5M

ACCESSIBLE VISITOR
PARKING SPACE
3.7M x 5.5M

BIKE SPACE LEGEND:

CLASS 1
HORIZONTAL BICYCLE SPACE
1.8M x 0.6M

CLASS 2 BICYCLE SPACE

AVENDISH
DRIVE

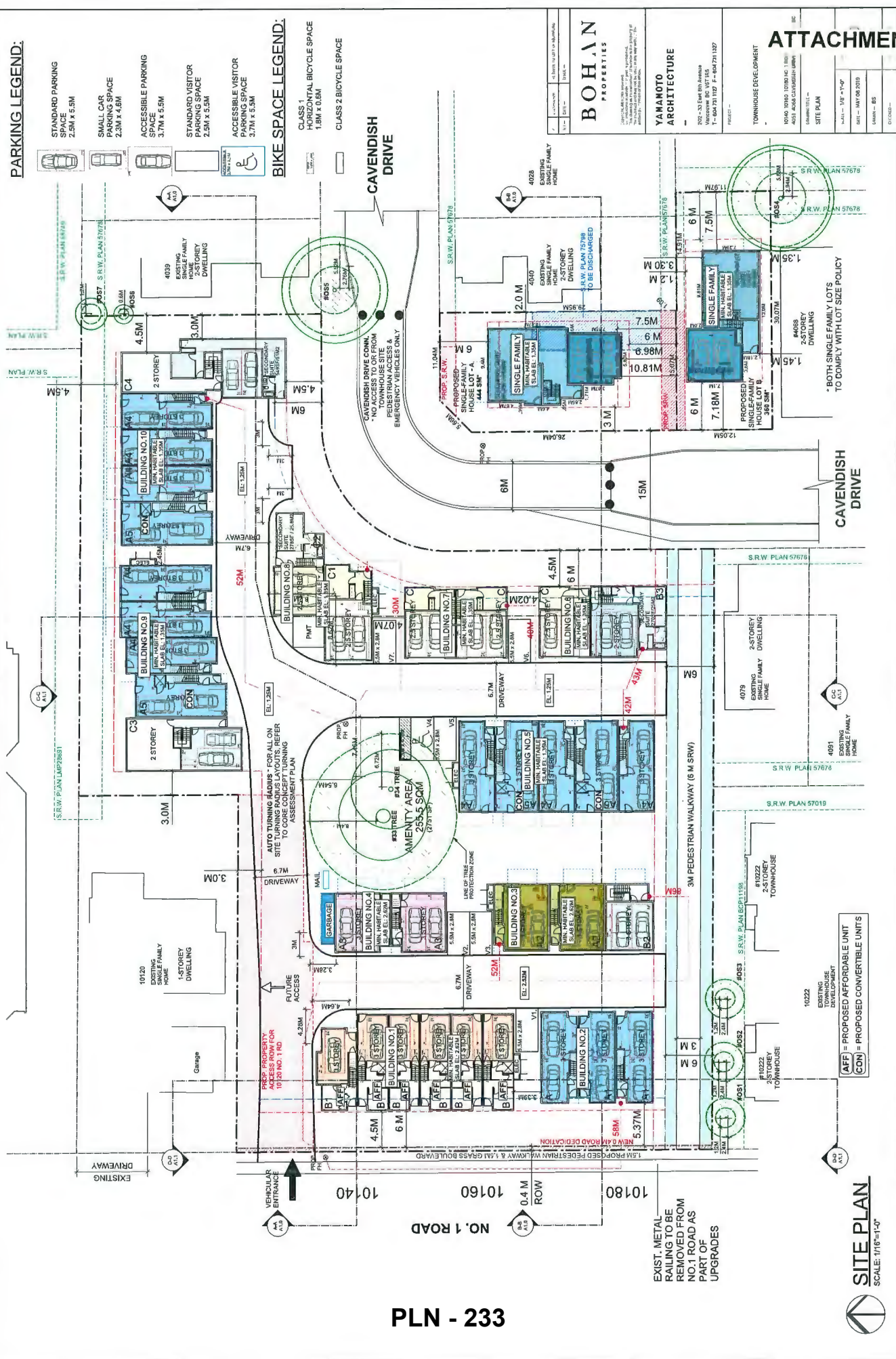
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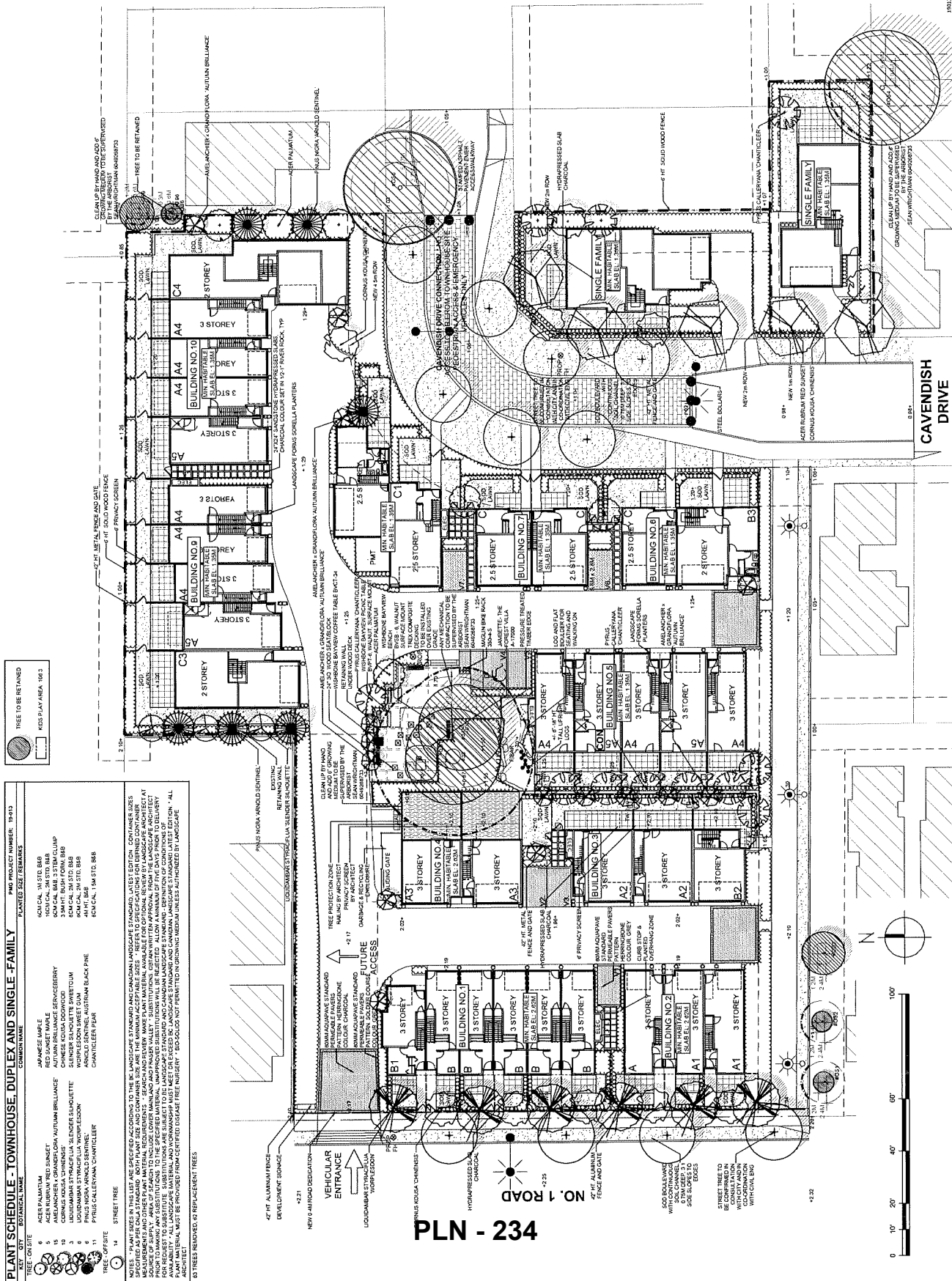
EXIST. METAL
RAILING TO BE
REMOVED FROM
NO.1 ROAD AS
PART OF
UPGRADES

AFF = PROPOSED AFFORDABLE UNIT
CON = PROPOSED CONVERTIBLE UNITS

SITE PLAN

SCALE: 1/16"=1'-0"





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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Richmond, BC V6X 2A6
P: 604.264.0031 F: 1 604.264.0022

SEA

NO.	DATE	REVISION DESCRIPTION
1	15 JAN 11	ISSUED FOR PERMIT
2	17 FEB 11	REVISED FOR COMMENTS
3	17 FEB 11	REVISED FOR COMMENTS
4	17 FEB 11	REVISED FOR COMMENTS
5	17 FEB 11	REVISED FOR COMMENTS
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BOHAN
PROPERTIES

PROJECT

TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENISH DRIVE
RICHMOND, BC

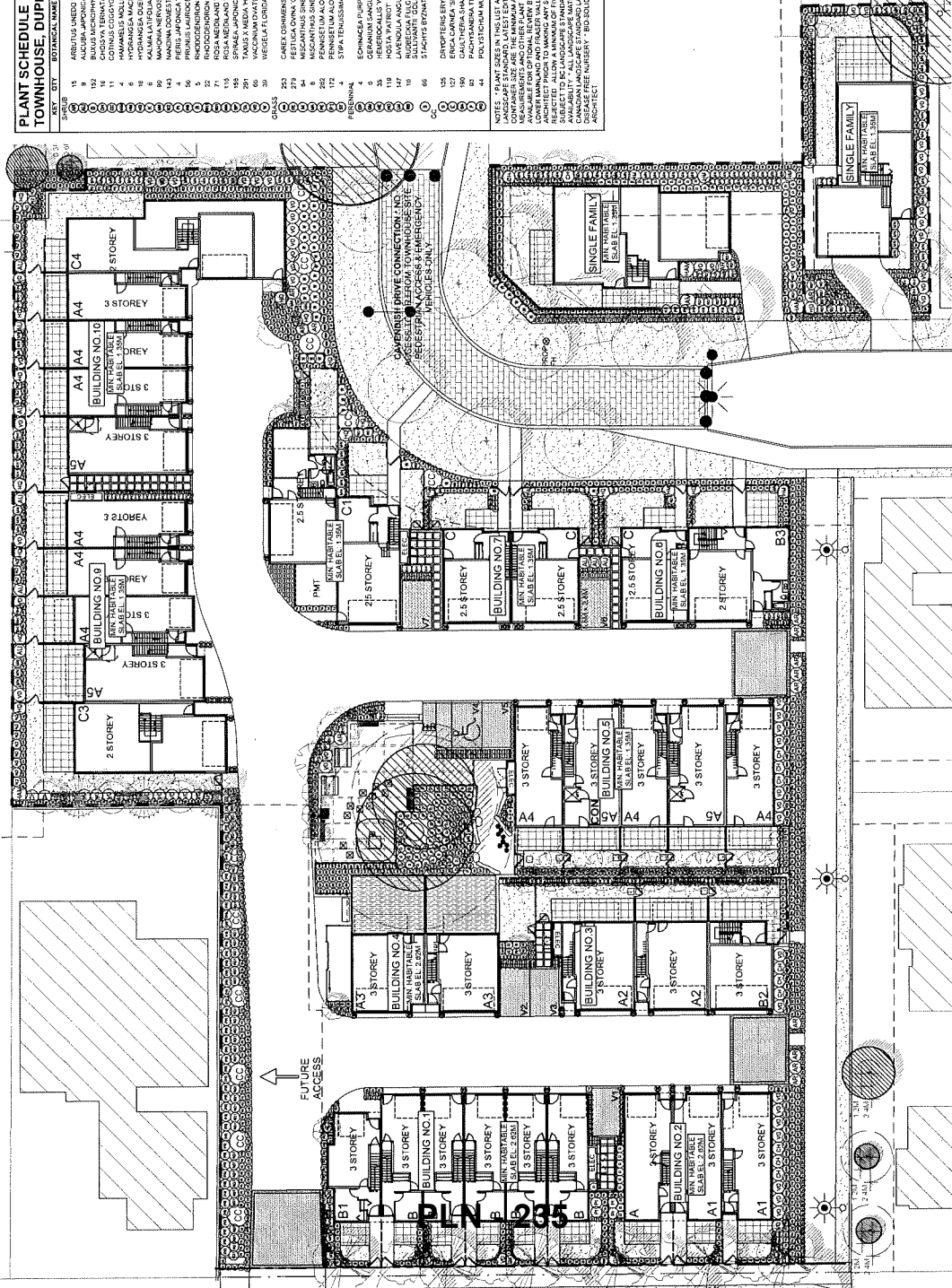
DRAWING TITLE

SHRUB
PLAN

DATE: 15 JAN 11
SCALE: 1/8" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHKD: POA
PMS PROJECT NUMBER: 19-013

SYMBOL	COMMON NAME	PLANTED SIZE / REMARKS
1	ABUTILON UNDO COMPACTA	#3 POT 60CM
2	ACUBA JAPONICA SERRA FOLIA	#3 POT 60CM
3	ADONIS AEMULUM	#3 POT 60CM
4	ADONIS AEMULUM	#3 POT 60CM
5	ADONIS AEMULUM	#3 POT 60CM
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100	ADONIS AEMULUM	#3 POT 60CM

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CONTAINER SIZE. THE MINIMUM ACCEPTABLE SIZES ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CONTAINER SIZE. THE MINIMUM ACCEPTABLE SIZES ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CONTAINER SIZE. THE MINIMUM ACCEPTABLE SIZES ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES.



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3/24



JAMETTE THE FOREST YULA



MAGLORE BLACK YOUNG



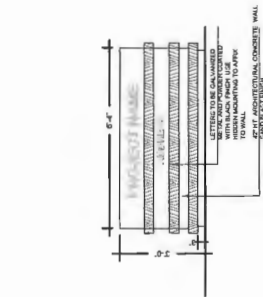
WISHONE BAYVIEW BENCH



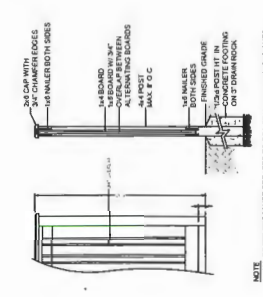
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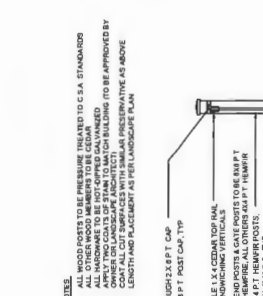
WISHONE BAYVIEW FENCE



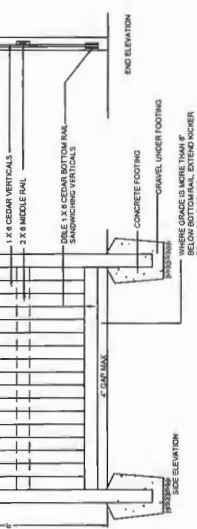
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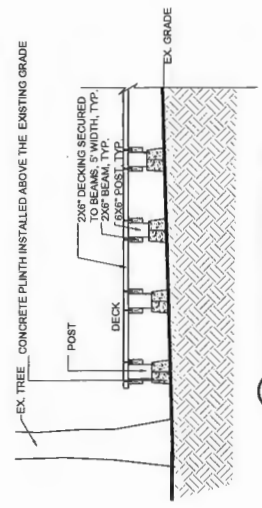
2 6' HEIGHT SOLID WOOD FENCE
12'x11'x2"



1 6' HT. WOOD PRIVACY FENCE
12'x11'x2"



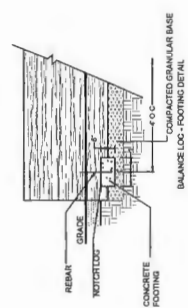
4 42' HT. METAL FENCE AND GATE
12'x11'x2"



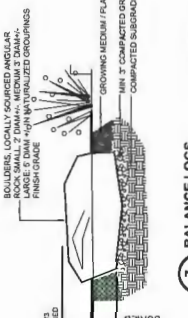
5 DECK UNDER THE EXISTING TREE
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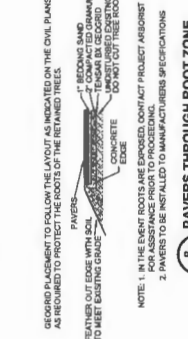
LANDSCAPE GIVES SHELTER PLANTERS



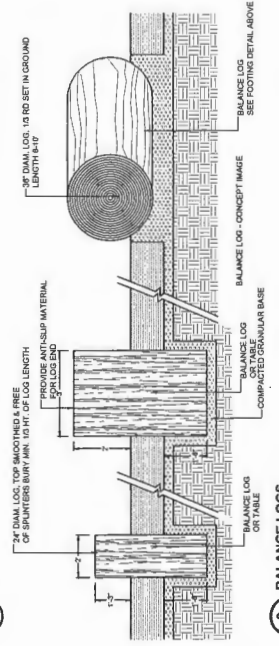
6 WOOD SEAT/BLOCK
12'x11'x2"



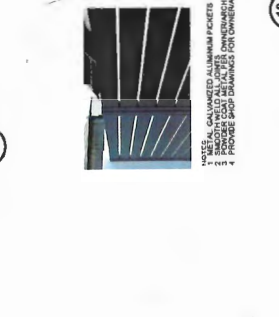
7 BALANCE LOGS
12'x11'x2"



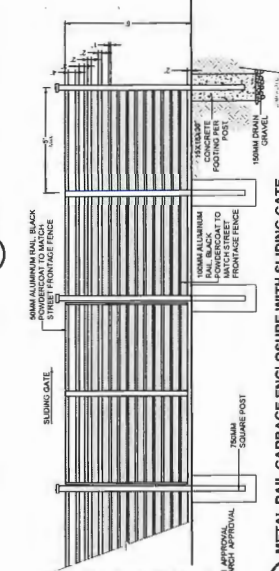
8 PAVERS THROUGH ROOT ZONE
12'x11'x2"



9 BALANCE LOGS
12'x11'x2"



10 METAL RAIL GARBAGE ENCLOSURE WITH SLIDING GATE
38'x11'x2"



8 SLIDING GATE
12'x11'x2"

NO.	DATE	REVISION DESCRIPTION	BY
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20	12/15/18	ISSUED FOR PERMIT	GR

BOHAN
PROPERTIES

PROJECT

TOWNHOUSE DEVELOPMENT

10150, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DESIGNING TITLE
**LANDSCAPE
DETAILS**

DATE 13 JAN 11
SCALE AS SHOWN
DRAWN RJ
DESIGN RJ
CHECK PM
PMG PROJECT NUMBER 19-013

19-013



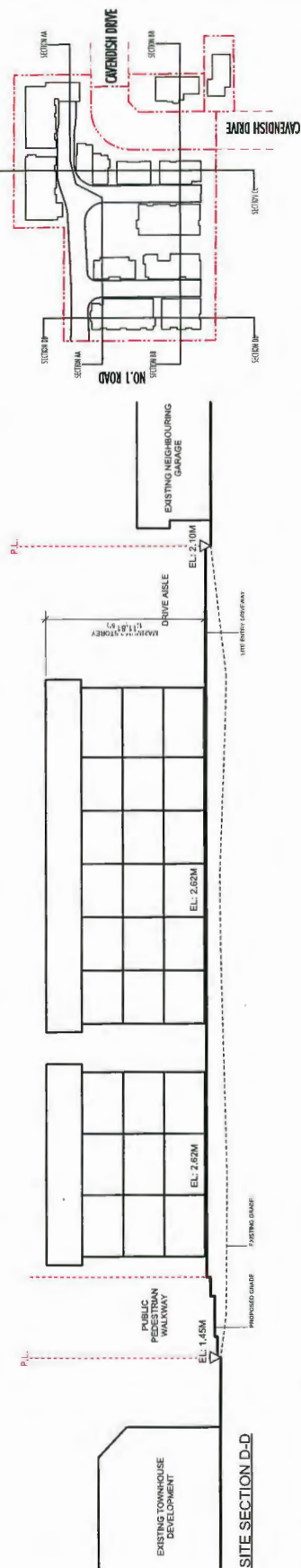
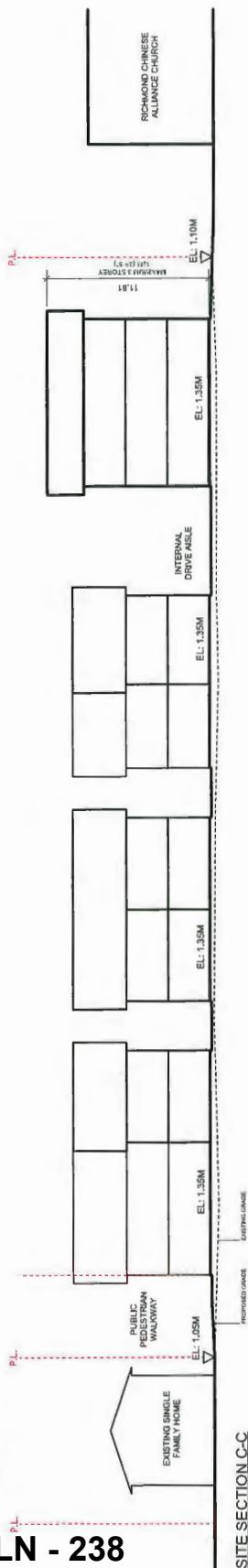
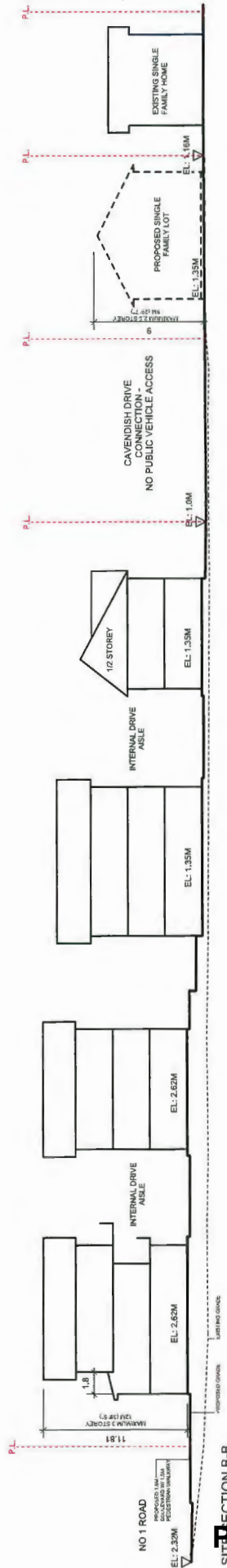
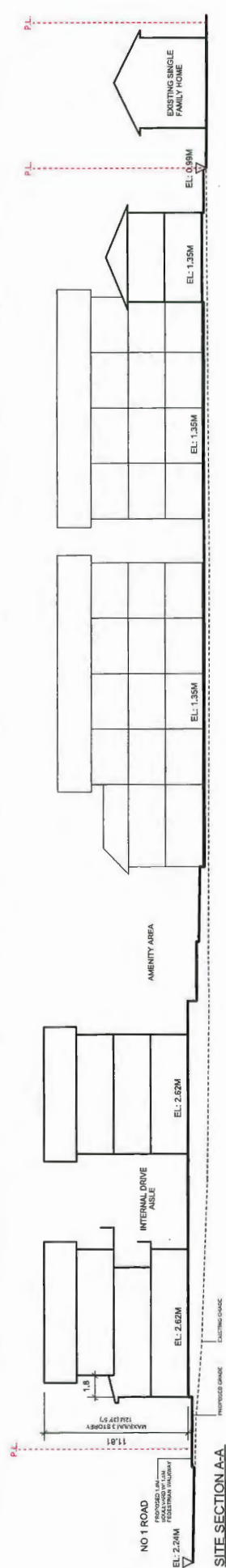
PLN - 237

NO. 1 ROAD STREETSCAPE

STREETSCAPES

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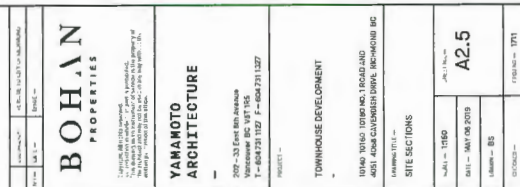
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YAMAMOTO ARCHITECTURE	707-335-1211	707-335-1211
TOWNHOUSE DEVELOPMENT	707-335-1211	707-335-1211
10741 10TH AVENUE, SUITE 100, VANCOUVER, BC V6P 1G5	707-335-1211	707-335-1211
NO. 1 ROAD & CAVENISH DRIVE, VANCOUVER, BC	707-335-1211	707-335-1211
STREETSCAPES	707-335-1211	707-335-1211
A2.4	707-335-1211	707-335-1211
DATE: 2023-08-20	707-335-1211	707-335-1211
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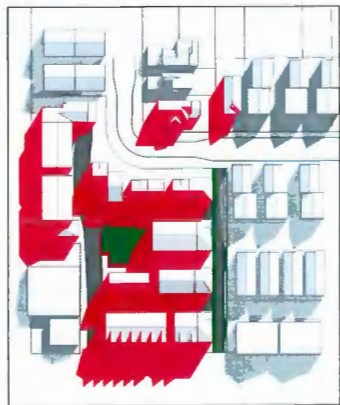


SITE SECTIONS

SCALE: 1:150

KEY PLAN





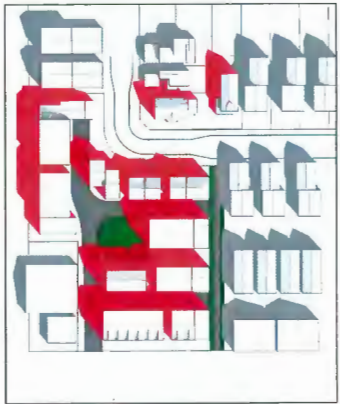
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21 MARCH 12PM



21 MARCH 2PM



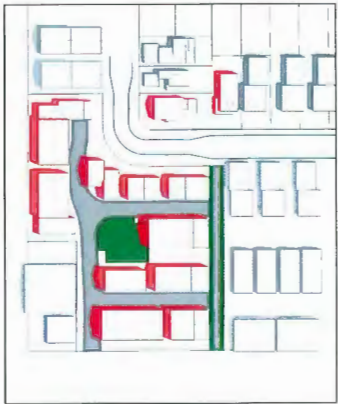
21 MARCH 4PM



21 JUNE 10AM



21 JUNE 12PM



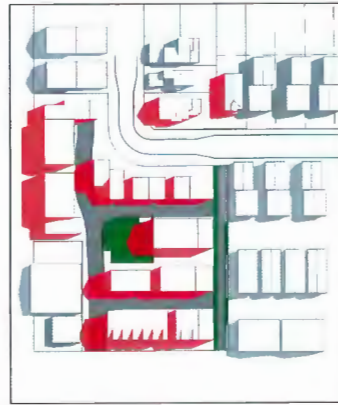
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21 JUNE 4PM



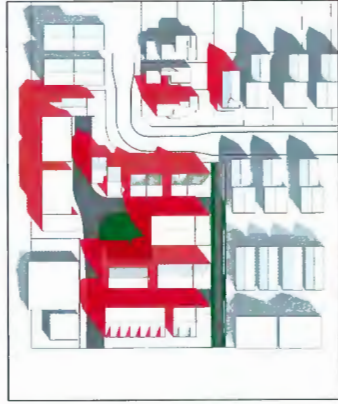
21 SEPTEMBER 10AM



21 SEPTEMBER 12PM



21 SEPTEMBER 2PM



21 SEPTEMBER 4PM

BOHAN
PROPERTIES

100-1000 BOHAN PROPERTIES
100-1000 BOHAN PROPERTIES
100-1000 BOHAN PROPERTIES

YAMATO
ARCHITECTURE

202-531-8811
202-531-8811
202-531-8811

PROJECT -

TOWNHOUSE DEVELOPMENT

100-1000 BOHAN PROPERTIES
100-1000 BOHAN PROPERTIES
100-1000 BOHAN PROPERTIES

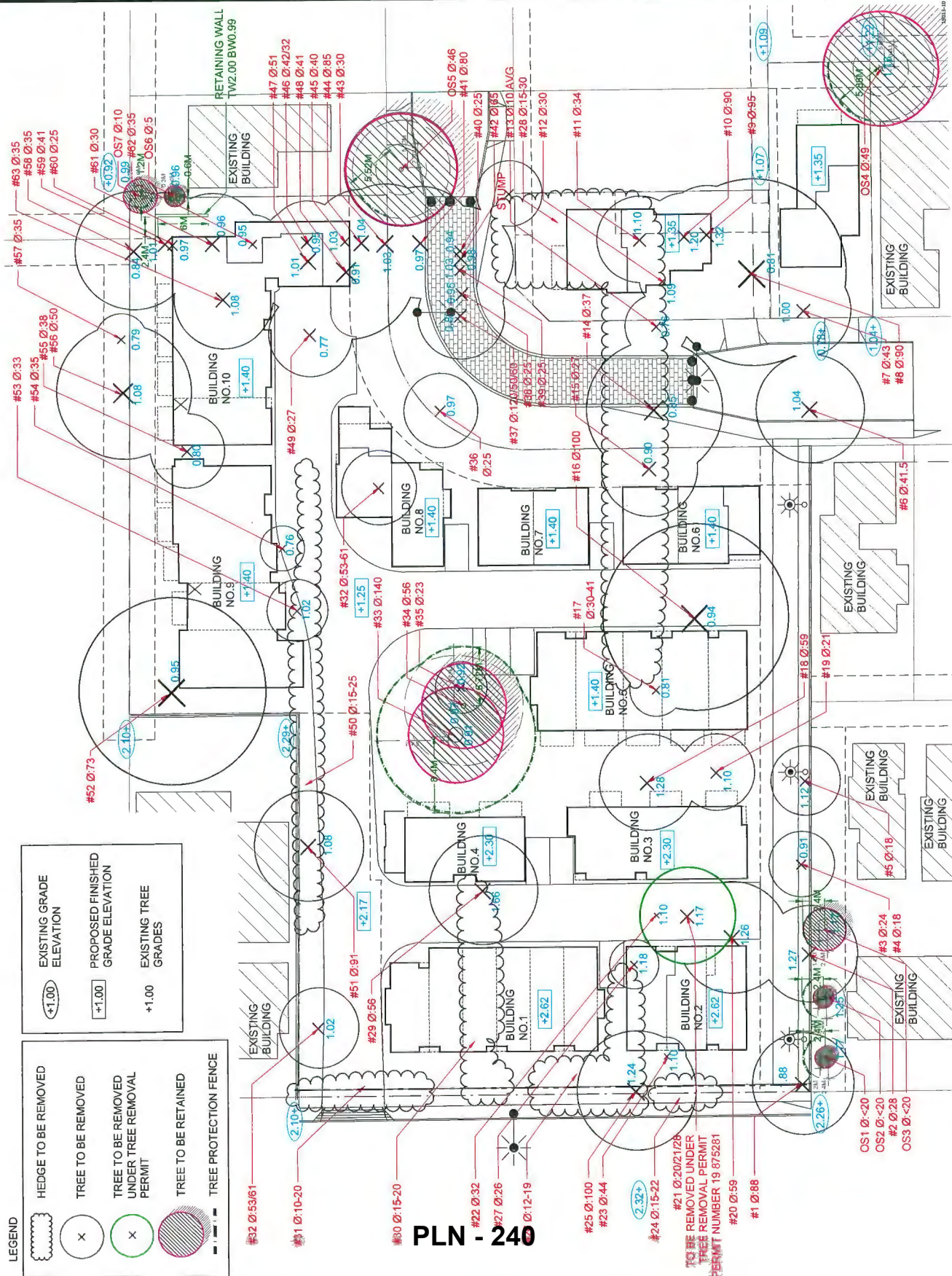
PROJECT SHADOW STUDY
TOWNHOUSE DEVELOPMENT

DATE - MAY 08 2018

SCALE - BS

FILE NAME - 071

A3.0



TREE INFORMATION TABLE

Tree #	Species	DBH (cm)	Health & Condition	CRZ (Min) (m)	CRZ (Preferred) (m)	Comments/Recommendations
1	Fir	86	Poor	5.28	10.56	<ul style="list-style-type: none"> Previously topped hydro pruned heavily covered in ivy. Recommend: <ul style="list-style-type: none"> Remove.
2	Walnut	28	Good-Fair	1.68	3.36	<ul style="list-style-type: none"> Previously topped/pruned. Recommend: <ul style="list-style-type: none"> Consider for removal.
3	Pine	24	Poor	1.44	2.88	<ul style="list-style-type: none"> Previously topped. Recommend: <ul style="list-style-type: none"> Remove
4	Ash	18	Poor	1.08	2.16	<ul style="list-style-type: none"> Previously topped. Recommend: <ul style="list-style-type: none"> Remove
5	Maple	18	Poor	1.08	2.16	<ul style="list-style-type: none"> Extensive decay. Recommend: <ul style="list-style-type: none"> Remove
6	Cherry	41.5	Fair	2.49	4.98	<ul style="list-style-type: none"> Consider for removal.
7	Fir	43	Poor	2.58	5.16	<ul style="list-style-type: none"> 1-sided canopy. Recommend: <ul style="list-style-type: none"> Remove
8	Poplar	90	Poor	5.4	10.8	<ul style="list-style-type: none"> Large limbs prev. Removed Visible decay. Recommend: <ul style="list-style-type: none"> Remove
9	Lombardy Poplar	95	Fair	5.7	11.4	<ul style="list-style-type: none"> Overmature Frequent shedding of limbs likely. Recommend: <ul style="list-style-type: none"> Consider for removal.
10	Lombardy Poplar	90	Fair	5.4	10.8	<ul style="list-style-type: none"> Overmature Frequent shedding of limbs likely. Recommend: <ul style="list-style-type: none"> Consider for removal.
11	Fir	34	Poor	2.04	4.08	<ul style="list-style-type: none"> Lean towards east. Recommend: <ul style="list-style-type: none"> Remove

* NOTE: TREE #21 TO BE REMOVED UNDER TREE REMOVAL PERMIT.
PERMIT NUMBER 19 875281

NO.	DATE	REVISION DESCRIPTION	BY
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100	12/10/19	FOR PRELIMINARY COMMENTS	PM

BOHAN
PROPERTIES

PROJECT

TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
10140, 10160, 10180 CAVENDISH DRIVE
RICHMOND, VA

DRAWING TITLE
TREE INFORMATION TABLE

DATE 12 JAN 21 DRAWING NUMBER

SCALE AS SHOWN
DRAWN BY
CHECKED BY
DESIGNED BY
PROJECT MANAGER

16 OF 9

19-013

NO.	DATE	REVISION DESCRIPTION	BY
1	2023.10.18	INITIAL LAYOUT (UNANIMOUS)	NJ
2	2023.10.18	REVISIONS TO LAYOUT (UNANIMOUS)	NJ
3	2023.10.18	REVISIONS TO LAYOUT (UNANIMOUS)	NJ
4	2023.10.18	REVISIONS TO LAYOUT (UNANIMOUS)	NJ
5	2023.10.18	REVISIONS TO LAYOUT (UNANIMOUS)	NJ
6	2023.10.18	REVISIONS TO LAYOUT (UNANIMOUS)	NJ
7	2023.10.18	REVISIONS TO LAYOUT (UNANIMOUS)	NJ
8	2023.10.18	REVISIONS TO LAYOUT (UNANIMOUS)	NJ
9	2023.10.18	REVISIONS TO LAYOUT (UNANIMOUS)	NJ
10	2023.10.18	REVISIONS TO LAYOUT (UNANIMOUS)	NJ

37	Poplar x 3	120 / 50 / 60	Poor	7.2	14.4	<ul style="list-style-type: none"> Row of 3 trees. Recommend: Remove
38	Cedar x 4	25	Poor	1.5	3.0	<ul style="list-style-type: none"> Row of 4 trees. Recommend: Remove
39	Dogwood	25	Poor	1.5	3.0	<ul style="list-style-type: none"> Recommend: Remove
40	Cedar	25	Poor	1.5	3.0	<ul style="list-style-type: none"> Recommend: Remove
41	Poplar	80	Fair-Poor	4.8	9.6	<ul style="list-style-type: none"> Recommend: Consider for removal.
42	Polar	65	Fair-Poor	3.9	7.8	<ul style="list-style-type: none"> Recommend: Consider for removal.
43	Pine	30	Poor	1.8	3.6	<ul style="list-style-type: none"> Recommend: Remove
44	Poplar	85	Fair-Poor	5.1	10.2	<ul style="list-style-type: none"> Recommend: Consider for removal.
45	Cedar	40	Poor	2.4	4.8	<ul style="list-style-type: none"> Recommend: Remove
46	Pine / Maple	42 / 32	Poor	1.92	3.84	<ul style="list-style-type: none"> Codominant trees. Recommend: Remove
47	Fir	51	Dead	3.06	6.12	<ul style="list-style-type: none"> Recommend: Remove
48	Willow	41	Poor	2.46	4.92	<ul style="list-style-type: none"> Previously topped. Recommend: Remove
49	Plum	27	Very poor	1.62	3.24	<ul style="list-style-type: none"> Actively failing broken limbs decay. Recommend: Remove
50	Holly / Excelsa cedar	15-25	Poor	1.5	3.0	<ul style="list-style-type: none"> Hedge row. Recommend: Remove
51	Pine	91	Poor	5.46	10.92	<ul style="list-style-type: none"> Previously topped at several heights twin stem included bark. Recommend: Remove
52	Willow	73	Very Poor	4.38	8.76	<ul style="list-style-type: none"> Extensive decay. Recommend: Remove

24	Holly x 4	15-22	Poor	1.32	2.64	<ul style="list-style-type: none"> Hedge row. Recommend: Remove
25	Fir	100	Poor	6.0	12.0	<ul style="list-style-type: none"> Previously topped, hydro pruned heavily covered in ivy. Recommend: Remove
26	Excelsa cedar	12-19	Fair-Poor	1.14	2.28	<ul style="list-style-type: none"> Hedge row. Previously topped Hard pruned. Recommend: Consider for removal.
27	Birch	26	Very poor	1.56	3.12	<ul style="list-style-type: none"> Recommend: Remove
28	Excelsa cedar	15-30	Fair	1.8	3.6	<ul style="list-style-type: none"> Hedge row. Previously topped. Recommend: Consider for removal.
29	Pine	56	Poor	3.36	6.72	<ul style="list-style-type: none"> Previously topped to hedge height. Recommend: Remove
30	Excelsa / Gerald Cedar	15-20	Fair-Poor	1.2	2.4	<ul style="list-style-type: none"> Previously topped. Recommend: Consider for removal.
31	Excelsa cedar	10-20	Fair-Poor	1.2	2.4	<ul style="list-style-type: none"> Hedge row. Previously topped. Recommend: Consider for removal.
32	Decid cedar	53 / 61	Poor	3.66	7.32	<ul style="list-style-type: none"> Twin stem previously topped. Recommend: Remove
33	Sequoia	140	Fair	8.4	16.8	<ul style="list-style-type: none"> Species is rapid grower Recommend: Retain per City request: install tree protection fencing Arborist supervision required during excavations for adjacent building.
34	Spruce	56	Poor	3.36	6.72	<ul style="list-style-type: none"> Recommend: Retain per City request: install tree protection fencing
35	Spruce	23	Poor	1.38	2.76	<ul style="list-style-type: none"> Conflict with proposed amenity area Recommend: Remove
36	Willow	25	Poor	1.5	3.0	<ul style="list-style-type: none"> Recommend: Remove

NO	DATE	REVISION DESCRIPTION	OK
1	10/14/10	REVISED TREE SCHEDULES	
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100	10/14/10	REVISED TREE SCHEDULES	

OS2	Excelsa	<20	Good	1.2	2.4	<ul style="list-style-type: none">Neighbour's property.Recommend:<ul style="list-style-type: none">Retain; install tree protection fencing at property line
OS3	Fir	<20	Good	1.2	2.4	<ul style="list-style-type: none">Neighbour's property.Recommend:<ul style="list-style-type: none">Retain; install tree protection fencing at property line
OS4	Deodar cedar	49	Good	2.94	5.88	<ul style="list-style-type: none">Neighbour's property.Recommend:<ul style="list-style-type: none">Retain; install tree protection fencingArborist supervision is recommended during excavations required for proposed single family house
OS5	Maple	46	Good	2.76	5.52	<ul style="list-style-type: none">Blvd./Neighbour's property.Recommend:<ul style="list-style-type: none">Retain; install tree protection fencing
OS6	Walnut	5	Good	0.3	0.6	<ul style="list-style-type: none">Neighbour's property.Recommend:<ul style="list-style-type: none">Retain; install tree protection fencing at property line
OS7	Lilac	10	Good	0.6	1.2	<ul style="list-style-type: none">Neighbour's property.Recommend:<ul style="list-style-type: none">Retain; install tree protection fencing at property line

53	Fir	33	Poor	1.98	3.96	<ul style="list-style-type: none">Previously toppedRecommend:<ul style="list-style-type: none">decay.Remove
54	Plum	35	Dying	2.16	4.32	<ul style="list-style-type: none">Failed limbsRecommend:<ul style="list-style-type: none">decay.Remove
55	Willow	38	Very poor	2.28	4.56	<ul style="list-style-type: none">Multiple stems.Recommend:<ul style="list-style-type: none">Remove
56	Willow	50	Very poor	3.0	6.0	<ul style="list-style-type: none">Multiple stemsRecommend:<ul style="list-style-type: none">Decay.Remove
57	Willow	35	Very poor	2.1	4.2	<ul style="list-style-type: none">Multiple stemsRecommend:<ul style="list-style-type: none">Decay.Remove
58	Willow	35	Very poor	2.1	4.2	<ul style="list-style-type: none">Multiple stemsRecommend:<ul style="list-style-type: none">Decay.Remove
59	Birch	41	Poor	2.46	4.92	<ul style="list-style-type: none">Twin stems.Recommend:<ul style="list-style-type: none">Remove
60	Willow	25	Very poor	1.5	3.0	<ul style="list-style-type: none">Multiple stemsRecommend:<ul style="list-style-type: none">Decay.Remove
61	Willow	30	Very poor	1.8	3.6	<ul style="list-style-type: none">Multiple stemsRecommend:<ul style="list-style-type: none">Decay.Remove
62	Willow	35	Very poor	2.16	4.32	<ul style="list-style-type: none">Multiple stemsRecommend:<ul style="list-style-type: none">Decay.Remove
63	Willow	35	Very poor	2.16	4.32	<ul style="list-style-type: none">Multiple stemsRecommend:<ul style="list-style-type: none">Decay.Remove
OS1	Excelsa	<20	Good	1.2	2.4	<ul style="list-style-type: none">Neighbour's property.Recommend:<ul style="list-style-type: none">Retain; install tree protection fencing at property line

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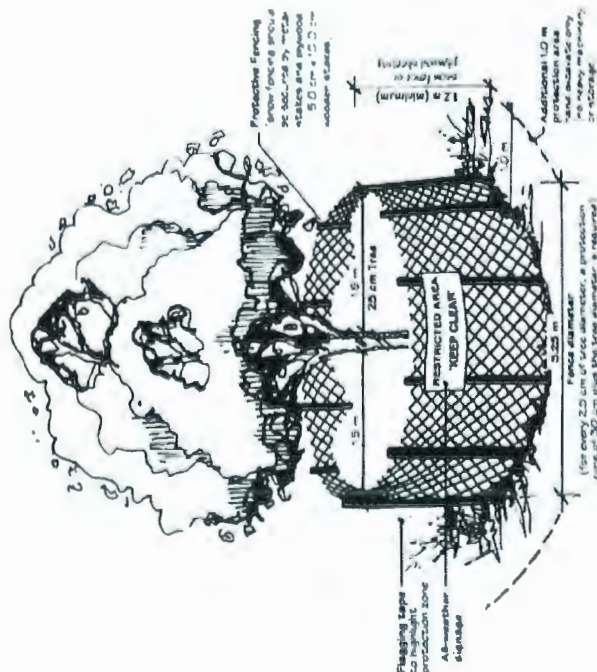
pmo
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 54th Street
Burnaby, British Columbia V5C 6C9
P: 604-294-0011 F: 604-294-9022

SEAL

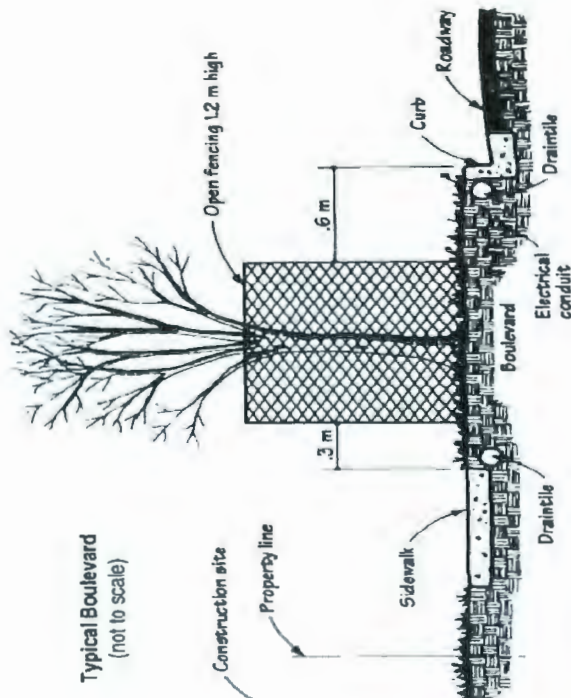
SUITABLE REPLACEMENT TREES

SPECIES	
COMMON NAME	BOTANICAL NAME
ACER PALMATUM	
ACER RUBRUM 'RED SUNSET'	JAPANESE MAPLE
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	RED SUNSET MAPLE
CORNUS KOUSA 'CHINENSIS'	AUTUMN BRILLIANCE SERVICEBERRY
LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	CHINESE KOUSA DOGWOOD
LIQUIDAMBAR STYRACIFLUA 'WOPLES DON'	SLENDER SILHOUETTE SWEETGUM
PINUS NIGRA 'ARNOLD SENTINEL'	WOPLES DON SWEET GUM
PSEUDOTSUGA MENZIESII	ARNOLD SENTINEL AUSTRIAN BLACK PINE
PYRUS CALLERYANA 'CHANTICLEER'	DOUGLAS FIR
	CHANTICLEER PEAR

PLN - 244



1 TREE PROTECTION BARRIER



NO.	DATE	REVISION DESCRIPTION	DR.
1	15 JAN 11	INITIAL PLAN	DR
2	15 JAN 11	INITIAL PLAN	DR
3	15 JAN 11	INITIAL PLAN	DR
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5	15 JAN 11	INITIAL PLAN	DR
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BOHAN
PROPERTIES

PROJECT

TOWNHOUSE DEVELOPMENT

10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENISH DRIVE
RICHMOND, BC

DRAWING TITLE

TREE MANAGEMENT
DETAIL

DATE 15 JAN 11 DRAWING NUMBER

SCALE A1

19

OF 9

PMO PROJECT NUMBER 19-013

YAMAMOTO ARCHITECTURE

DATE –

February 27, 2020

TO –

City of Richmond Planning Dept.
6911 No. 3 Rd.
Richmond, B.C. V6Y 2C1

DEVELOPER –

Bohan Properties

REFERENCE –

RZ 18-820669

ATTN –

Edwin Lee

PROJECT –

10140, 10160 No. 1 Road & 4051 & 4068
Cavendish Drive, Richmond, BC

Dear Edwin,

RE: Letter of Commitment for Energy Step Code Requirements for Rezoning

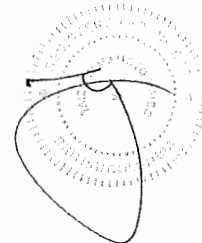
Project Address: 10140, 10160 & 10180 No. 1 Rd and 4051 & 4068 Cavendish Drive, Richmond, BC

Please accept this letter as confirmation that the townhouse development comprised of the following addresses 10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive, Richmond, BC will comply with the requirements of the Energy Step Code Part 9 Policy for the Rezoning Stage.

At this stage the preferred pathway for compliance has not yet been determined for this project.

Regards,

Taizo Yamamoto, AIBC



Professional Seal

Signed: _____

Name: Taizo Yamamoto, Architect AIBC



Address: 10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive **File No.:** RZ 18-820669

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10156, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 10155.
2. A minimum width of 15.0 m road dedication to link the two discontinuous ends of Cavendish Drive through the subject site. Exact width is to be confirmed with survey information to be submitted by the applicant.
3. An approximately 0.4 m wide road dedication across the entire No. 1 Road frontage to accommodate the required frontage improvements including a new sidewalk and grass and treed boulevard. Exact width is to be confirmed with survey information to be submitted by the applicant.
4. Granting of a 6.0 m wide statutory right-of-way along the south property line of the townhouse development site for the purposes of public access between No. 1 Road and Cavendish Drive. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA). The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. The property owner/strata are responsible for all maintenance of improvements, including but not limited to the public walkways/sidewalks, street furniture, lighting and landscaping within the SRW, and are responsible for all liability of SRW area.
5. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway on the townhouse site from No. 1 Road, in favour of future residential developments to the north, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is required.
6. Registration of a flood indemnity covenant on title.
7. Subdivision of the existing properties into two development parcels: one townhouse development site on the west side of Cavendish Drive and one single family development site on the east side of Cavendish Drive. (Note: demolition of the existing dwellings on site will be required).
8. Registration of a legal agreement on Title to ensure that no development on the single family development site on the east side of Cavendish Drive is permitted until the entire site is rezoned to "Single Detached (RS2/B)" and is further subdivided into two single family lots as per the "Single Detached (RS2/B)" zone.
9. Registration of a legal agreement on title to ensure that, at future development stages (i.e., Subdivision and Building Permit), the developments in the proposed single family subdivision are generally consistent with the preliminary site plans (including proposed setbacks), landscape plans and building elevations included as Attachment 13 to this report.
10. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) No final Building Permit inspection is granted until three secondary suites are constructed on the townhouse development site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 - b) The secondary suites cannot be stratified or otherwise held under separate title.
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space

12. Registration of the City's standard Housing Agreement to secure six affordable housing units, the combined habitable floor area of which shall comprise no less than 14% of the subject development's total residential building area on the townhouse development site. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
2 Bdrm + Den	6	69 m ² (741 ft ²)	\$1,218	\$46,800 or less

* Unit mix in the above table may be adjusted through the Development Permit Process provided that the total area comprises at least 10% of the subject development's total residential building area.

** May be adjusted periodically as provided for under adopted City policy.

13. City acceptance of the developer's offer to voluntarily contribute \$42,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
14. 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.
15. Submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the 140 cm caliper Sequoia tree (specifically tag# 33) and the 56 cm caliper Spruce tree (specifically tag# 34) to be retained.
16. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
17. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a two-bedroom secondary suite is constructed on both of the two future single family residential lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
18. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (e.g. \$36,669.58) to the City's public art fund.
19. Contribution of \$81,600.00 in-lieu of on-site indoor amenity space.
20. Submission of a Landscape Plan for the proposed single family subdivision, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
- include a mix of coniferous and deciduous trees; and
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
21. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise from No. 1 Road to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
- a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
22. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement* for the design and construction of a new public walkway along the south property line of the site between No. 1 Road and Cavendish Drive, a new emergency access/greenway to connect the two discontinuous ends of Cavendish Drive, frontage beautification works on the road frontages, as well as water, storm sewer and sanitary sewer upgrades and service connections along both No. 1 Road and Cavendish Drive. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

Water Works:

- Using the OCP Model, there is 368 L/s and 103 L/s of water available at a 20 psi residual at the hydrants located along No. 1 Road and Cavendish Drive respectively. Based on your proposed development, your townhouse development requires a minimum fire flow of 220 L/s and your single family home development requires a minimum fire flow of 95 L/s.
- At the Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection at the Building Permit stage. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs.
 - Coordinate with the City's Fire Department to determine whether an onsite fire hydrant is required to service the townhouse development.
 - Upgrade approx. 67m of watermain along Cavendish Drive (east-west) from 150 AC to 200 PVC. The tie in to the east shall be to the existing watermain along Pughwash Place.
 - Install approx. 51m of 200mm PVC watermain from the south property line of 10180 No. 1 Road towards north along the new Cavendish Road. Continue the new watermain approx. 13m towards the east. Tie in to the south shall be to the ex. watermain. Tie in to the east shall be to the upgraded. watermain.
 - Install a new service connection for each of the two single family units off of the new water main on Cavendish Dr., complete with water meter assembly.
 - Provide an adequately sized utility SRW for a new water meter and its chamber that shall be placed inside the proposed townhouse development. A plan showing the location and size of the required utility SRW shall be submitted to the City for review and approval at the servicing agreement stage.
- At the Developer's cost, the City will:
 - Cut and cap at main all existing water service connections to the developing property.
 - Reconnect all existing water service connection on Cavendish Drive to the new or upgraded watermain.
 - Install a new service connection for the townhouse development off of the existing 300mm watermain along No. 1 Road frontage, complete with water meter placed inside the development with in an adequate City utility ROW.

Storm Sewer Works:

- At the Developer's cost, the Developer is required to:
 - Install approximately 44m of new 600mm storm sewer from the existing manhole STMH5319 northwards and approximately 24m towards east and shall tie into ex. manhole STMH5328. Upgrade STMH5328 and STMH5319 to a 1200mm diameter manhole. The manhole at the intersection of the two storm sewers shall be the highpoint of the system.
 - Install approx. 90 m of 300mm storm sewer for road drainage for the proposed pedestrian walk way, Complete with manholes and CBs.
 - Install a service lateral off of the new storm sewer on Cavendish Road at the adjoining property line of the two single family homes, complete with one new IC and 2 service connections.
 - Appropriately sized manholes and catch basins are required for the new storm sewer, spaced as per City standard.
- At the Developer's cost, the City will:
 - Install a new storm service connection for the townhouse development off of existing box culvert located along the No. 1 Road frontage.
 - Cut and cap at main all existing storm service connections.
 - Remove all existing inspection chambers and storm service leads and dispose offsite.
 - Complete all tie-ins, cutting, and capping of all proposed works to the existing city infrastructure.

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Initial: _____

Sanitary Sewer Works:

- At the Developer's cost, the Developer is required to not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
- At the Developer's cost, the City will:
 - Install a new sanitary service connection for the townhouse development off of the existing sanitary manhole SMH4217.
 - Remove the existing IC SIC7205, the service connection to 10160 No. 1 Road, the service lateral extending northwards from SIC15873.
 - Upgrade the existing inspection chamber SIC15873 and install service connection to the new single family development west of 4040 Cavendish Dr. off of the new IC. Reconnect the connection to 4040 Cavendish Dr.
 - Confirm that inspection chamber SIC9376 is up to City standard. If confirmed, retain the existing IC and service connection to service the new single family lot north of 4080 Cavendish Road. If SIC9376 is not up to City Standard, upgrade it with a new IC and reconnect all connections.
 - Provide a 15m x 3m sanitary right of way along the north property line of the new single family development north of 4080 Cavendish Road, measuring 15m from the east property line.
 - Discharge 5m x 15m sanitary right of way located on 4068 Cavendish Drive.
 - Cut and cap at main all existing sanitary service connections to the proposed site.
 - Remove all existing inspection chambers and sanitary leads connected to the proposed site and dispose offsite.
 - Complete all proposed sanitary sewer service connections and tie-ins.

Frontage Improvements:

- At the Developer's cost, the Developer is required to:
 - provide frontage improvements:
 - No. 1 Road Frontage
 - i. Sidewalk, boulevard and curb/gutter:
 - Remove and replace the existing concrete curb and gutter.
 - Remove the existing sidewalk and railing, and construct a new 1.5m-wide concrete sidewalk next to the new west property line of the subject site. The functional plan does not show the s/w at PL and needs to be updated.
 - Construct a new minimum 1.5m-wide grass boulevard between the new sidewalk and the new curb.
 - The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
 - ii. All existing driveways along the No. 1 Road development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, concrete sidewalk, and grass boulevard as described under Item i above. Vehicle access to the proposed townhouse development is to be provided by a single driveway located on No. 1 Road.
 - iii. Provide a standard City of Richmond lighting system and other utility requirements along No. 1 Road. There are utility poles that may need to be relocated.

Cavendish Drive Frontage Improvements

- iv. Construct a new greenway linking the discontinuous sections of Cavendish Drive to the east and south of the subject site, with a road cross-section consisting of:
 - A stamped asphalt walkway with a minimum pavement width of 6.0 m.
 - Concrete edge banding along the outside edge of the asphalt walkway.

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Initial: _____

- Grass / tree boulevards over the remaining width between the walkway and the new property lines of Cavendish drive.
- Removable steel bollards to allow emergency vehicle access at the transitions to Cavendish Drive south and east of the subject site.
- Lighting is required as part of servicing agreement works.
- v. Construct new smooth transitions between the existing cross-sections of Cavendish Drive south and east of the subject site, and the new greenway described in Item iv, including:
 - Barrier curb and gutter on both sides of Cavendish Drive.
 - New driveways for 4068, 4040, and 4039 Cavendish Drive, as well as the new single family lot at the corner of Cavendish Drive.
 - 2.0m-wide concrete sidewalks along the back-of-curb to link the new greenway to the existing sidewalks on Cavendish Drive, as well as the new pedestrian walkway along the south of the subject site.
 - Grass/tree boulevards over the remaining width between the new curbs/sidewalks and the property lines of Cavendish Road.
 - The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and south of the subject site.
- vi. Remove and replace the full existing cross section of Cavendish Drive at the dead ends south and east of the subject site, including the existing pavement, curb and gutter, and sidewalk as described in Item iv. The precise extent of this work is to be determined at the City's sole discretion as part of the Servicing Agreement for the proposed development; however, it shall extend to the east property line of 4039 Cavendish Drive and the south property line of 4079 Cavendish Drive at a minimum.
- vii. Provide a standard City of Richmond lighting system and other utility requirements along Cavendish Drive. There are utility poles that may need to be relocated.

Pedestrian Access Walkway

- viii. Construct a new pedestrian access walkway along the south property line of the subject site to connect No. 1 Road and Cavendish Drive, with a cross-section consisting of:
 - A 3.0m-wide asphalt pedestrian walkway
 - A 1.5m-wide grass buffer strip on either side of the walkway
 - Wayfinding signage that clearly identifies the walkway as a public access route.
 - Pedestrian scale lighting to be included as part of servicing agreement works.
- ix. Provide required pedestrian lighting and other utility requirements for the proposed walkway along the south property line.
- Luminaires are to be LED and are to match the roadway lighting within the surrounding area.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of way requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro Vista - Confirm SRW dimensions with BC Hydro
 - BC Hydro PMT – Approximately 4mW X 5m (deep) – Confirm SRW dimensions with BC Hydro
 - BC Hydro LPT – Approximately 3.5mW X 3.5m (deep) – Confirm SRW dimensions with BC Hydro
 - Street light kiosk – Approximately 2mW X 1.5m (deep)
 - Traffic signal controller cabinet – Approximately 3.2mW X 1.8m (deep)
 - Traffic signal UPS cabinet – Approximately 1.25m X 2.2m (deep)

- Shaw cable kiosk – Approximately 1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Shaw
- Telus FDH cabinet - Approximately 1.1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Telus

General Items:

- The Developer is required to:
 - Provide, within the building permit application, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site) and provide mitigation recommendations.
 - 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.
 - Provide Private utility companies rights-of-ways to accommodate their equipment (i.e. above ground private utility kiosks, vista, transformers, etc. shall be designed to minimize the impacts on public space); the developer is required contact the private utility companies to learn of their requirements.
 - Pre-duct for future hydro, telephone and cable utilities along all property frontages.

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

1. Complete an acoustical and thermal 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. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. 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

Prior to Development Permit* issuance, the following must be completed:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

1. Payment of property taxes up to the current year, Development Cost Charges (City, Metro Vancouver and Translink), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements.

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

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

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$88,500 in total) to ensure the replacement planting will be provided.

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 energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. 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 Official Community Plan Bylaw 7100
Amendment Bylaw 10155 (RZ 18-820669)
10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive**

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.4 (Steveston Area Plan), is amended by replacing the Steveston Area Land Use Map with "Schedule A attached to and forming part of Bylaw 10155".
2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10155**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Manager or Solicitor <i>[Signature]</i>

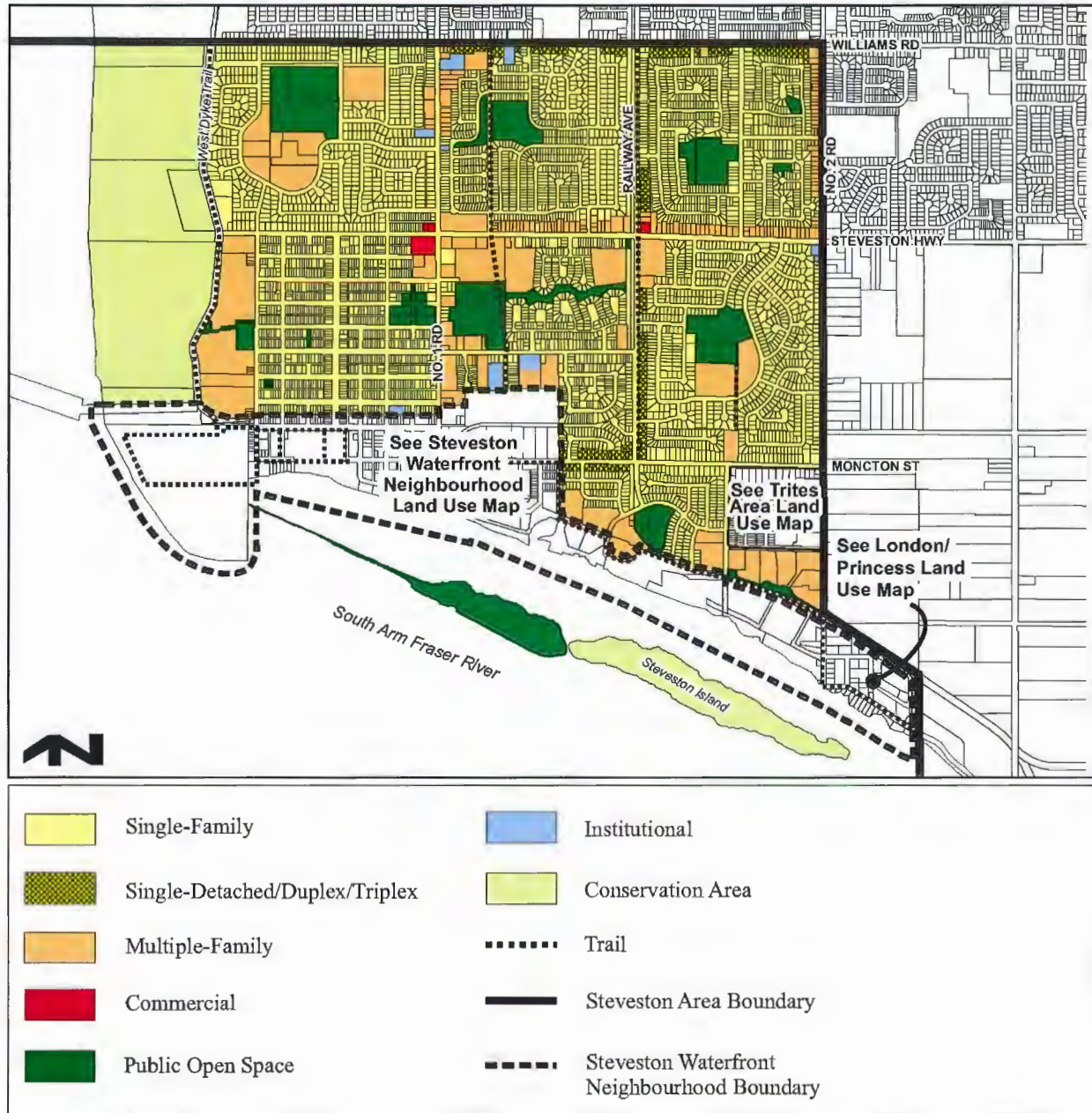
MAYOR

CORPORATE OFFICER

“Schedule A” attached to and forming part of Bylaw 10155

Schedule A

Steveston Area Land Use Map





**Richmond Zoning Bylaw 8500
Amendment Bylaw 10156 (RZ 18-820669)
10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the end of the table contained in Section 5.15.1c regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT88	\$8.50"

- b. Inserting as Section 17.88 thereof the following:

" 17.88 Town Housing (ZT88) – No. 1 Road (Steveston)

17.88.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.88.2 Permitted Uses

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

Secondary Uses

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

17.88.3 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.40, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.88.3.1, the reference to "0.4" is increased to a higher **density** of "0.60" if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT88 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

3. Notwithstanding Section 17.88.3.1, the reference to "0.4" is increased to a higher **density** of "0.65", if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT88 zone, and provided that prior to the first occupancy of the **building** the **owner**:
 - a) provides in the **building** not less than 6 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises not less than 14% of total **floor area** that is **habitable space**; and
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**.

17.88.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.88.5 Yards & Setbacks

1. The minimum **road setback** is 4.5 m from No. 1 Road and from Cavendish Drive.
2. Notwithstanding Section 4.9 of this bylaw, no **building** projection including fireplaces and chimneys, **bay windows** and **hutches, balconies** and **porches**, shall be permitted in the minimum **road setback**.
3. The minimum **side yard** and **rear yard** is 3.0 m.

17.88.6 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.88.7 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** on major **arterial roads** is 50.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.88.8 Landscaping & Screening

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

17.88.9 On-Site Parking and Loading

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

17.88.10 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "A" on "Schedule A" attached to and forming part of this bylaw as "**TOWN HOUSING (ZT88) – No. 1 Road (Steveston)**".
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area "B" on "Schedule A" attached to and forming part of this bylaw as "**SINGLE DETACHED (RS2/B)**".
4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10156**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

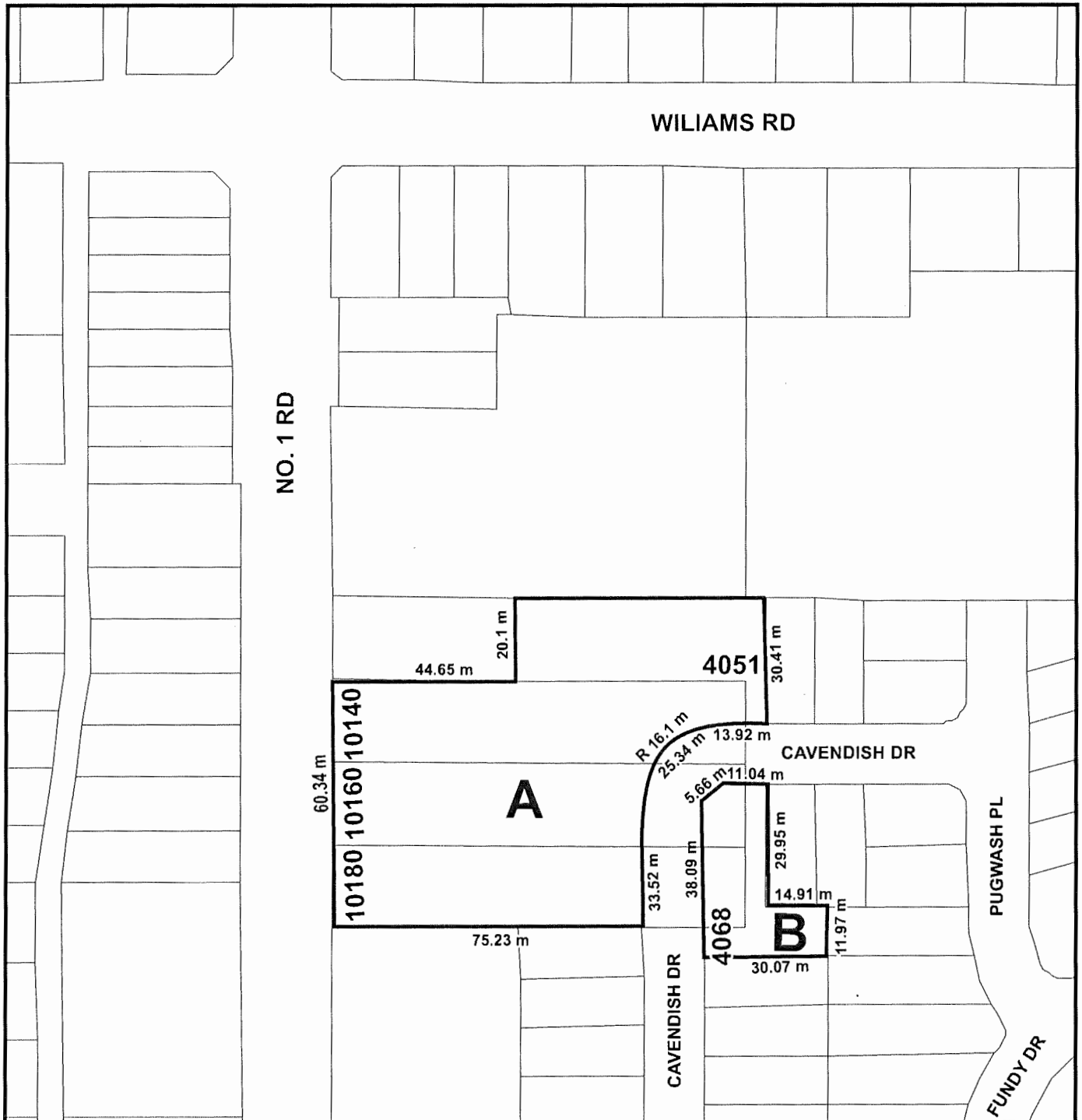
OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR_____
CORPORATE OFFICER



City of Richmond



“Richmond Zoning Bylaw 8500
Amendment Bylaw 10156”
“Schedule A”
PLN - 258

Original Date: 03/10/20

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Report to Committee

To: Planning Committee

Date: March 23, 2020

From: Wayne Craig
Director, Development

File: RZ 18-843479

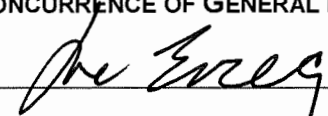
Re: Application by Fougere Architecture Inc. for Rezoning at 7100
and 7120 Ash Street from the "Single Detached (RS1/F)" Zone to the "Town
Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, for the rezoning of 7100 and 7120 Ash Street from the "Single Detached (RS1/F)" zone to the "Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)" zone, be introduced and given first reading.


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

WC:jr
Att. 7

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

Staff Report

Origin

Fougere Architecture Inc. has applied to the City of Richmond for permission to rezone 7100 and 7120 Ash Street from the “Single Detached (RS1/F)” zone, to the “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)” zone, in order to develop 17 two-storey townhouse units with vehicle access from Ash Street. A location map is provided in Attachment 1.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site consists of two lots, each containing a single-family dwelling. The applicant has indicated that one of the dwellings was previously owner-occupied, and one was rented. Neither dwelling contains a secondary suite. Both dwellings would be demolished.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Two-storey townhouses on a property zoned “Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)”, with access from Ash Street.
- To the South: A single-family dwelling on a property zoned “Single Detached (RS1/F)”, with access from Ash Street.
- To the East: Single-family dwellings on properties zoned “Single Detached (ZS14) – South McLennan (City Centre)”, with access from Sills Avenue.
- To the West: Across Ash Street, single-family dwellings on properties zoned “Single Detached (RS1/F)”, with access from Ash Street.

Related Policies & Studies

Official Community Plan/McLennan South Sub-Area Plan

The subject site is located in the City Centre planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). The proposed rezoning is consistent with this designation.

The subject site is located in the area governed by the McLennan South Sub-Area plan, and is designated “Residential, 2 ½ Storeys”, which permits development in triplex, duplex, and single-family forms (Attachment 3). Townhouses with units arranged in duplex or triplex

clusters are considered an appropriate development form in this area. The proposed rezoning is consistent with this designation.

The McLennan South Sub-Area Plan includes requirements for implementation of a new ring-road system, which would provide for greater vehicle and pedestrian circulation through the neighbourhood (Attachment 4). The northern part of this ring-road, Sills Avenue, has been partially constructed to the east and west of the subject site. A straight alignment of Sills Avenue would require dedication and construction of the new road through a portion of the subject site.

Staff propose an off-set alignment of Sills road further south. The City owns property between Ash Street and Armstrong Street which would facilitate construction of this road in coordination with the redevelopment of adjacent properties.

The McLennan South Sub-Area Plan allows new roads to deviate from the circulation map, and an amendment to the map is not required, provided the proposed deviation:

- Does not result in significant traffic impacts on or compromise access to adjacent properties.
- Does not result in a significant net increase in the amount of new road envisioned under the circulation map.
- Results in a coherent pattern that maintains the intended pedestrian scale of the area's blocks consistent with the neighbourhood's residential character.
- Provides a recognizable benefit to the area.

Transportation staff have reviewed the application and support the proposed scheme, as it supports the Sub-Area Plan objectives of breaking up large blocks and increasing pedestrian connectivity. Furthermore, the offset alignment of Sills Avenue will provide natural traffic calming and reinforce Granville Avenue and General Currie Road as the dominant east-west traffic routes.

To break up the block and provide an additional pedestrian connection, a mixed-use pathway is provided along the south property line of subject site. This pathway would be expanded through redevelopment of the properties to the south.

Affordable Housing Strategy

As per the City's Affordable Housing Strategy, townhouse rezoning applications are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution of \$190,468, which is consistent with the Affordable Housing Strategy.

Public Art Program Policy

The applicant will be participating in the City's Public Art Program by making a voluntary contribution to the City's Public Art Reserve Fund for City-wide projects on City lands. Since

this rezoning was received in 2018, the applicable rate for the contribution is \$0.85 per buildable square foot, for a total contribution in the amount of \$19,046.80.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

Site Planning

The applicant proposes 17 two-storey townhouse units with a central drive aisle. Conceptual development plans are included in Attachment 5.

The proposed site layout consists of seven duplexes and one triplex, all of which contain two-storey units. Two convertible units are proposed, and would be located on either side of the common outdoor amenity area. Garbage and recycling is located in two enclosures in the front yard of the site, allowing for easy access by service vehicles.

Each unit has a private outdoor space at grade off of the living room, and a second storey balcony off of the master bedroom.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing indoor amenity space on-site, at a rate of \$1,769 per unit as per the OCP. The total contribution for this 17-unit townhouse development would be \$30,073.

A common outdoor amenity space is proposed on the south side of the drive aisle in the middle of the site. This location is centrally located, will enjoy good solar exposure, and provides an additional connection between the drive aisle and the proposed pedestrian pathway. The proposed design includes landscaping, a concrete pathway for universal access, picnic table, sandbox, playhouse, and stepping logs in order to provide for a variety of social and play opportunities for children and adults.

Further refinement of the site plan, architectural character, outdoor amenity space, and convertible unit features of the proposed development will occur through the Development Permit process.

Transportation and Site Access

Vehicle access to the subject site is provided from Ash Street. A small vehicle turnaround is provided after the first triplex, which would allow passenger vehicles and small vans to access the site, perform a three-point turn, and exit the site in a forward motion.

Each unit has a garage with two parking spaces in a side-by-side arrangement, which exceeds the minimum 1.4 spaces per unit required by Richmond Zoning Bylaw 8500 for multi-family developments in the City Centre planning area. Four visitor parking spaces are proposed on site, including one van accessible parking space. Level 2 EV charging is provided in each garage as per Zoning Bylaw requirements. Staff support the proposed number of resident and visitor parking spaces, as it reduces the demand for street parking.

Pedestrian access is provided from multiple locations. The two end units fronting Ash Street have direct access to the sidewalk. Units on the north side of the site have access from the drive aisle, and units on the south side of the site have access from both the drive aisle and a proposed pedestrian walkway.

The pedestrian pathway would connect Ash Street to the intersection of Sills Avenue and Armstrong Street, improving pedestrian circulation through the neighbourhood in a manner generally consistent with the McLennan South Sub-Area Plan. This pathway would be expanded through the future redevelopment of 7140 and 7160 Ash Street. In its interim condition, the proposed pathway would consist of a 2.0 m wide pathway, 0.5 m wide landscaped strip, and pedestrian-scale lighting. The ultimate condition would consist of a 2.5 m wide pathway, 0.75 m wide landscaped strip on both sides, and pedestrian-scale lighting on the north side only. Construction of the pathway would be through the Servicing Agreement.

Prior to final adoption of the rezoning bylaw, the applicant must provide a 2.5 m wide Statutory Right-of-Way (SRW) for Public Rights-of-Passage (PROP) for the proposed pedestrian pathway.

An approximately 8.1 m by 8.1 m road dedication is required at the southeast corner of the subject site for the intersection of Sills Avenue and Armstrong Street. Design and construction of the road works will be through a Servicing Agreement.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 23 bylaw-sized trees on the subject property and 13 trees on neighbouring properties.

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

- Four Douglas Fir trees (Tag # 364, 365, 366, 367) located on the development site are in good condition and should be retained and protected if possible.
- Two Silver Maple trees (Tag # 358, 369) located on the development site are in poor condition and should be removed and replaced.
- Five Yellow Cedar trees (Tag # 359, 360, 361, 362, 363) located on the development site are in poor condition and should be removed and replaced.
- Ten Birch trees (Tag # 368, 370, 371, 373, 374, 375, 376, 377, 378, 379) located on the development site are in poor condition and should be removed and replaced.
- One Black Pine tree (Tag # 372) located on the development site is in poor condition and should be removed and replaced.
- One Black Pine tree (Tag # 380) is located within the future Armstrong Road right-of-way (ROW) and is in conflict with the required road works. Replacement is not required for trees within a required roadway.
- 13 trees (Tag # OS1-OS13) located on adjacent neighbouring properties are identified to be retained. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at a 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 18 on-site trees (Tag # 358-363 and 368-379) and one tree within the future roadway (Tag # 380). The 2:1 replacement ratio would require a total of 36 replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	11 cm	6 m
4	10 cm	5.5 m
10	8 cm	4 m
14	6 cm	3.5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant proposes to plant a minimum of 36 replacement trees in the development. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

Tree Protection

Four trees (Tag # 364-367) on the subject site and 13 trees (Tag # OS1-OS13) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development

stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$40,000 survival security for the four on-site trees to be retained.
- Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variance Requested

The proposed development is generally in compliance with the "Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)" zone in Richmond Zoning Bylaw 8500, with the exception of the following variances:

1. Reduce the minimum front yard setback from 6.0 m to 1.21 m for accessory structures only.

Staff are supportive of the proposal as it allows the garbage and recycling enclosures to be located near the entrance to the site, reducing the distance required for collection vehicles to back up out of the site. The proposal is consistent with existing development to the north of the site. Review of the design and screening of the proposed enclosures would be through the Development Permit process.

2. Reduce the minimum setback to Sills Avenue/Armstrong Street from 6.0 m to 2.53 m.

The reduced setback results from road dedication for the intersection of Sills Avenue and Armstrong Street. Staff are supportive of the proposal as it is a similar setback to what is proposed between the building and the edge of the pedestrian pathway. The building would be approximately 4.03 m from the edge of the sidewalk, which is greater than the 3.6 m setback from the building to the pedestrian pathway.

Additionally, the proposed setback is similar to with what would be achieved by the future redevelopment of the properties to the south. Single-family lots with a north-south orientation would result in the corner lot having a 3.0 m exterior side yard setback to Armstrong Street.

BC Energy Step Code

On July 26, 2018, Council adopted BC Energy Step Code requirements for all new residential developments. The proposed development consists of townhouses that staff anticipates would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be expected to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4).

Site Servicing and Frontage Improvements

The applicant is required to enter into a Servicing Agreement at Building Permit stage for the design and construction of the required site servicing and frontage works, as described in Attachment 7.

Frontage improvements on Ash Street include, but may not be limited to, the following:

- Road widening to a total width of 8.5 m.
- 1.75 m wide sidewalk at the property line, approx. 2.5 m wide landscaped boulevard, and 0.15 m curb and gutter.
- Removal of the two existing driveways and replacement with a new driveway crossing and frontage works as described above,
- Relocation or undergrounding of the hydro utility pole located within the proposed new driveway.

Frontage improvements on Sills Avenue include, but may not be limited to, the following:

- 1.5 m wide sidewalk, landscaped boulevard, and 0.15 m curb and gutter along the curved alignment of the intersection of Sills Avenue and Armstrong Street.

The on-site pedestrian pathway connecting Ash Street to Sills Avenue will include, but may not be limited to:

- 0.5 m landscaped strip with lighting; and
- 2.0 m wide paved surface, or other treatment as deemed appropriate in order to retain off-site trees.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape, and urban design will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with the Development Permit Guidelines for multi-family developments in the OCP and McLennan South Sub-Area Plan.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve a mix of coniferous and deciduous species.
- Review and refinement of tree retention measures to ensure the survival of the four Douglas Fir trees located on the north side of the site, as well as the trees located on the neighbouring property to the south in close proximity to the proposed pedestrian pathway.
- Design of the common outdoor amenity space, including choice of play equipment and other features to ensure a safe and vibrant environment for children's play and social interaction.
- Design of the proposed waste enclosures within the front yard setback, to ensure an attractive streetscape and adequate screening.
- Review of accessibility features, including aging-in-place features in all units, and the provision of two convertible units.
- Review of a sustainability strategy for the development proposal, including steps to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

Financial Impact

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

Conclusion

The purpose of this application is to rezone 7100 and 7120 Ash Street from the "Single Detached (RS1/F)" zone, to the "Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)" zone, in order to develop 17 two-storey townhouse units with vehicle access from Ash Street.

The rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10163 be introduced and given first reading.



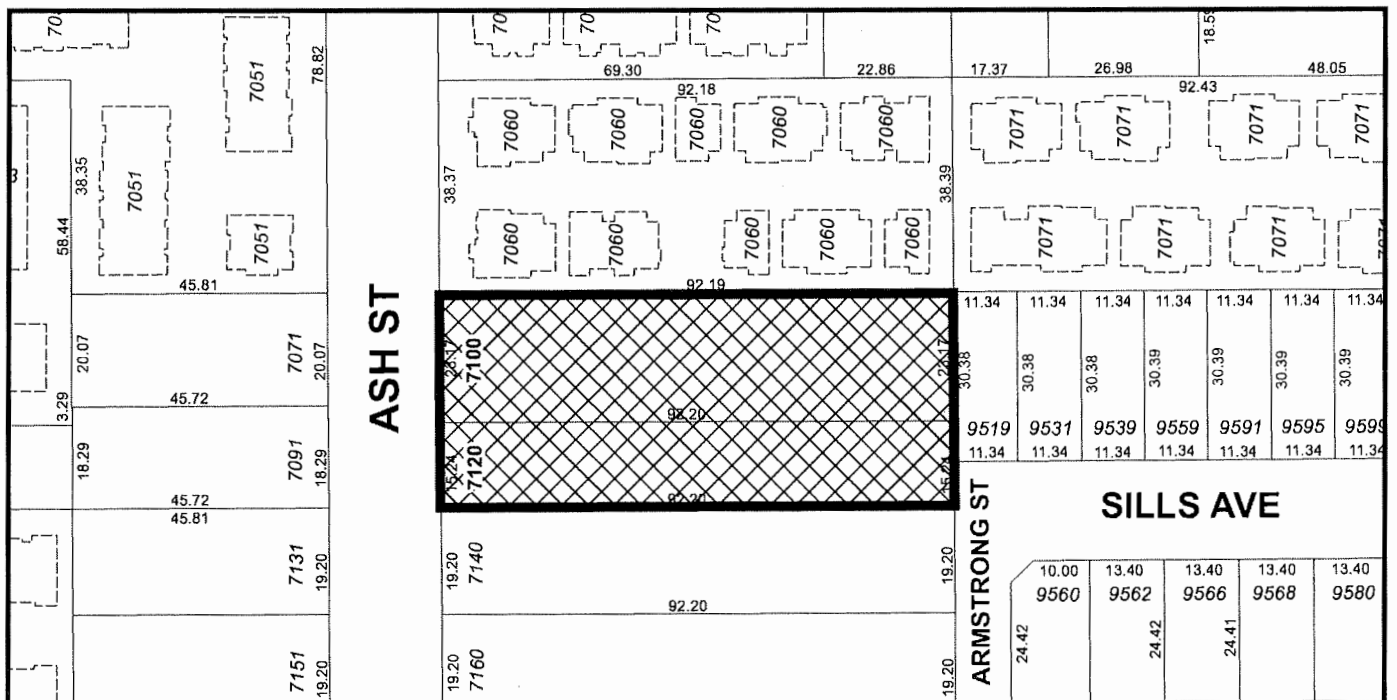
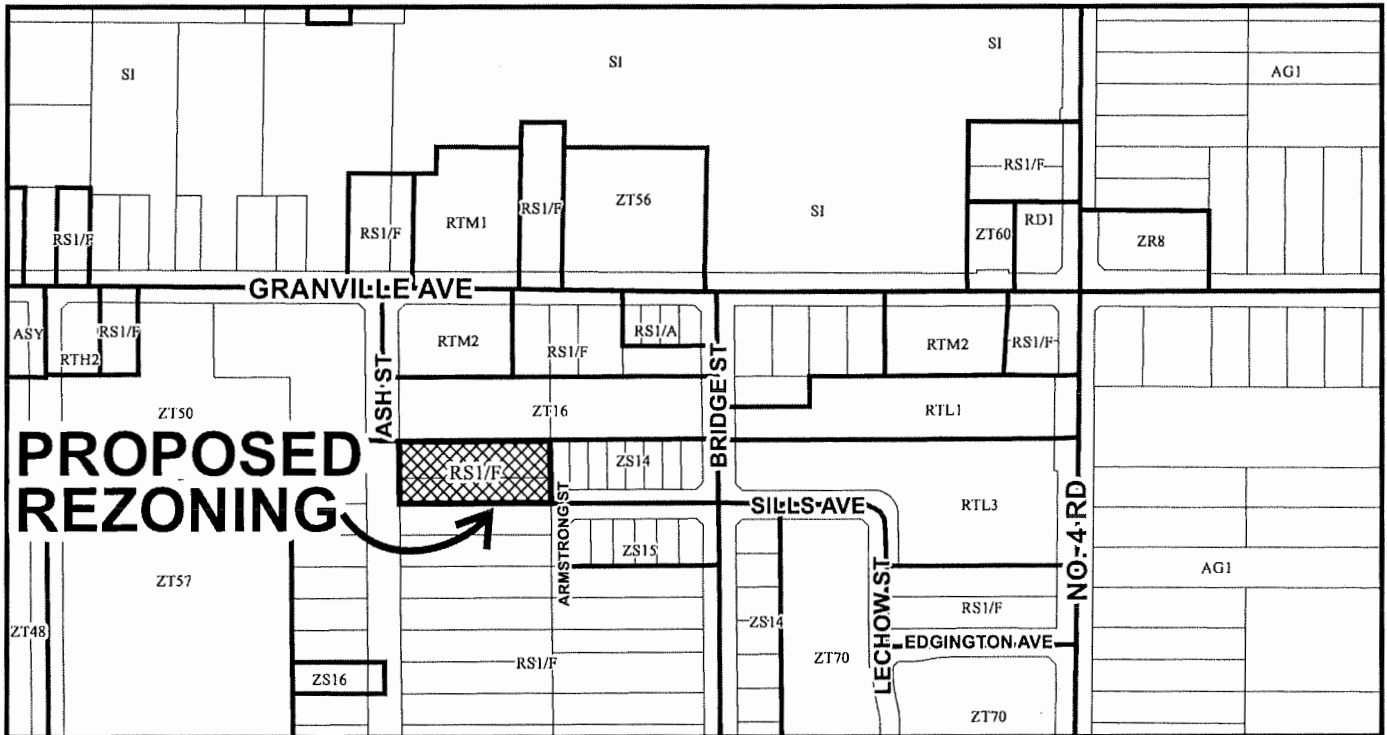
Jordan Rockerbie
Planner I
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: McLennan South Sub-Area Plan Land Use Map
- Attachment 4: McLennan South Sub-Area Plan Circulation Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of Richmond



RZ 18-843479

PLN - 269

Original Date: 01/09/19

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 18-843479

PLN - 270

Original Date: 01/09/19

Revision Date:

Note: Dimensions are in METRES



RZ 18-843479

Attachment 2

Address: 7100 & 7120 Ash Street

Applicant: Fougere Architecture Inc.

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
Owner:	1199445 BC LTD	To be determined
Site Size (m²):	3,535.3 m ²	3,469.7 m ²
Land Uses:	Single-family	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential, 2 ½ Storeys	No change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT16) - South McLennan and St. Albans Sub-Area (City Centre)
Number of Units:	Two single-family dwellings	17 townhouse dwellings

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Buildable Floor Area (m ²):*	Max. 2,081.8 m ² (22,408 ft ²)	2,081.7 m ² (22,407 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40%	Building: Max. 40%	none
Lot Size:	No minimum	3,469.7 m ²	none
Lot Dimensions (m):	Width: No minimum Depth: No minimum	Width: 38.38 m Depth: 92.13 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Side: Min. 3.0 m To Sills Ave: Min. 6.0 m	Front: 6.0 m for buildings, 1.21 m for accessory structures Rear: 3.02 m Side: 3.6 m To Sills Ave: 2.53 m	Front: vary by 4.79 m for accessory structures only To Sills Ave: vary by 3.47 m
Height (m):	Max. 11.0 m	Max. 11.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.24 (V) per unit	none

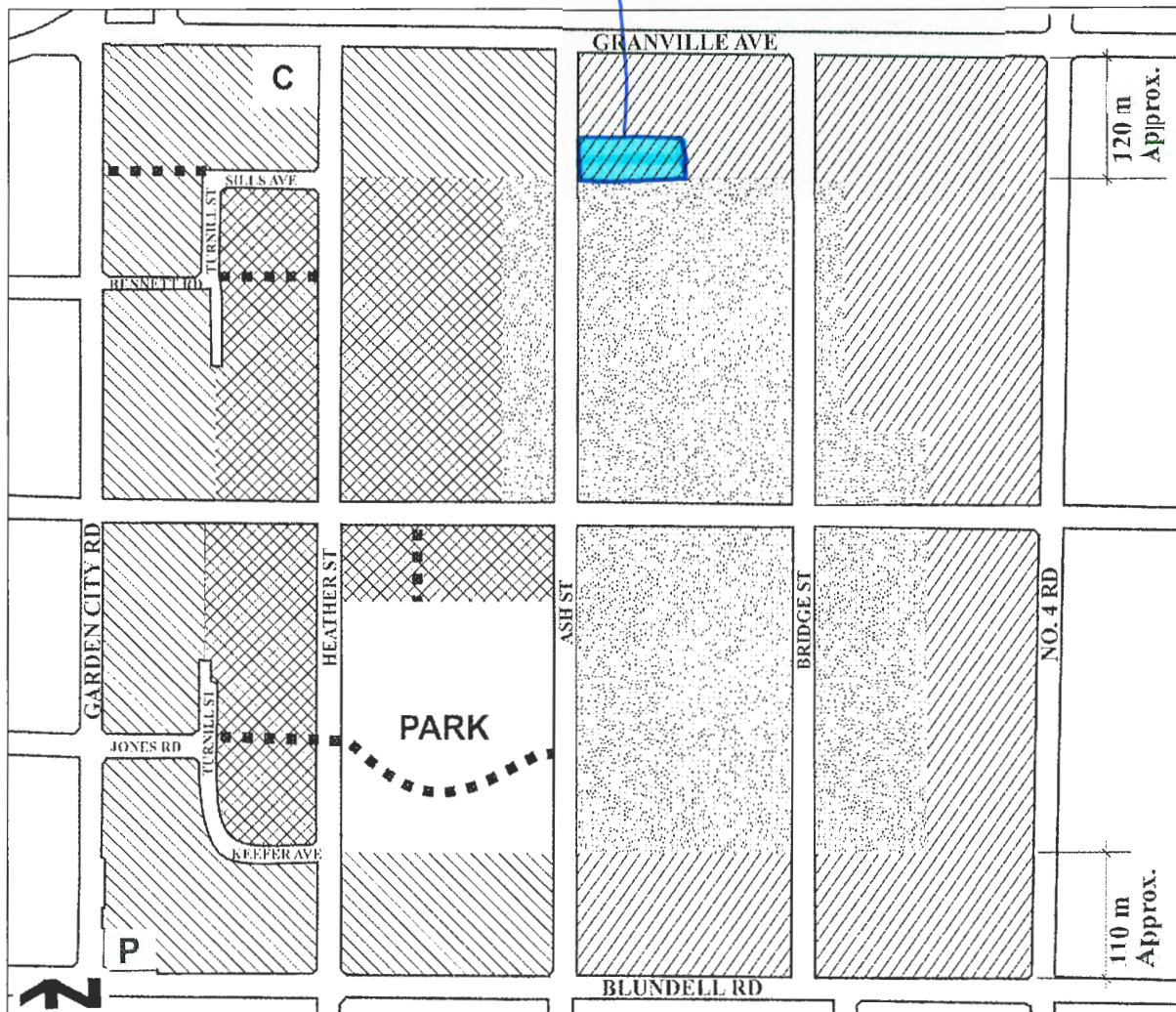
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	24 (R) and 4 (V)	34 (R) and 4 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	0%	none
Small Car Parking Spaces:	Permitted – Maximum of 50% of required spaces	45% (17 spaces)	none
Accessible Parking Spaces:	1	1	none
Amenity Space – Indoor:	50 m ² or cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	6 m ² per unit (i.e. 102 m ²)	102 m ²	none


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


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


City of Richmond


Land Use Map

Bylaw 9106
2015/09/14

 **Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.**

 **Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.**

 **Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.**

 **Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R.** Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/5,920 ft² min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/37 ft. min. frontage and 320 m²/3,444 ft² min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■■■■ Trail/Walkway

C Church

P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.

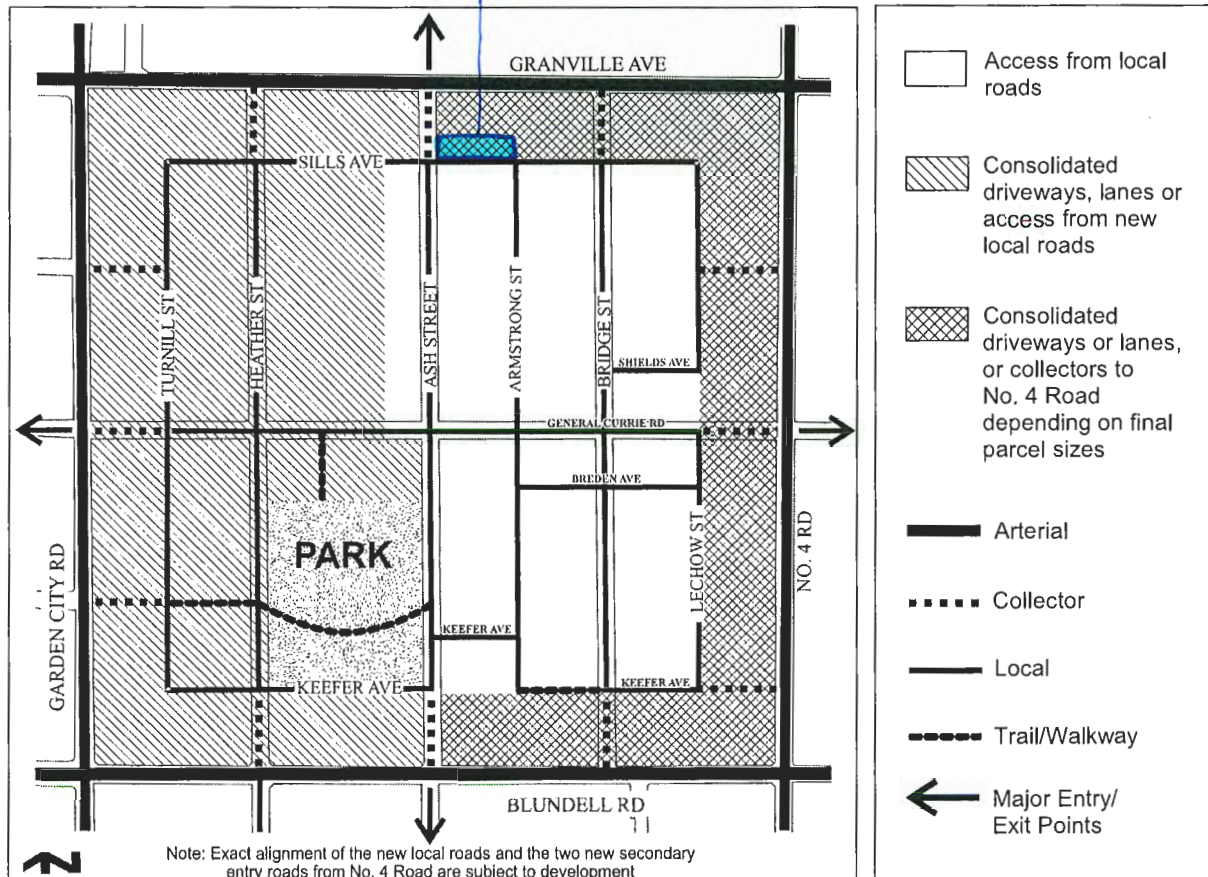
City of Richmond

- l) Encourage cycling as a means of travel by calming automobile traffic within McLennan South and supporting the City Centre policies and programs for bicycles.

Circulation Map

Bylaw 8803
2011/10/17

SUBJECT SITE





PLN - 275

ATTACHMENT 5

7100 ASH STREET

FEBRUARY 26, 2020

FOUGERE
architecture inc.
VANCOUVER, BRITISH COLUMBIA - ALBERTA - MANITOBA
100-1002 Columbia Street
Vancouver, BC V6T 1A6
604.673.2097
fo@fofougere.com

SCHEMATIC SITE DATA

GROSS SITE AREA	38,054 sq ft (0.874 Acres)
PERCUTATION	705 sq ft (0.017 Acres)
NET SITE AREA	37,349 sq ft (0.857 Acres)
UPA	19.8
EXISTING ZONING	RS1F
PROPOSED ZONING	Z16
FAR CALCULATION	
2 A10	1,340 sf
1 A20	1,340 sf
2 B10	1,258 sf
2 B20	1,258 sf
2 D1	1,258 sf
2 D2	1,305 sf
6 D1	1,305 sf
1 E	1,375 sf
17 Homes	22,407 sf
FAR CALC	22,407/348
0.60 FAR	
BUILDING FOOTPRINT	15,111 sf
BUILDING COVERAGE	40 %
IMPERMEABLE SURFACES	22,237 sf
SITE COVERAGE	60 %
OUTDOOR AMENITY	102 sq (6m x 17) homes
INDOOR AMENITY	CASH IN LEO
GARBAGE/RECYCLING	CENTRALIZED
ZONING VARIANCE	2.53m Sidewalk - 5.6m Avenue
NOTE:	MEASURED DISTANCES FROM MAP & RECORDING ATTACHED



7100
ASH STREET

SILLS AVENUE

ARMSTRONG STREET

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATES AND THE SIGNATURE OF THE ARCHITECT. THE ARCHITECT'S SIGNATURE IS REQUIRED TO VALIDATE THE DOCUMENT. THE ARCHITECT'S SIGNATURE IS REQUIRED TO VALIDATE THE DOCUMENT. THE ARCHITECT'S SIGNATURE IS REQUIRED TO VALIDATE THE DOCUMENT.

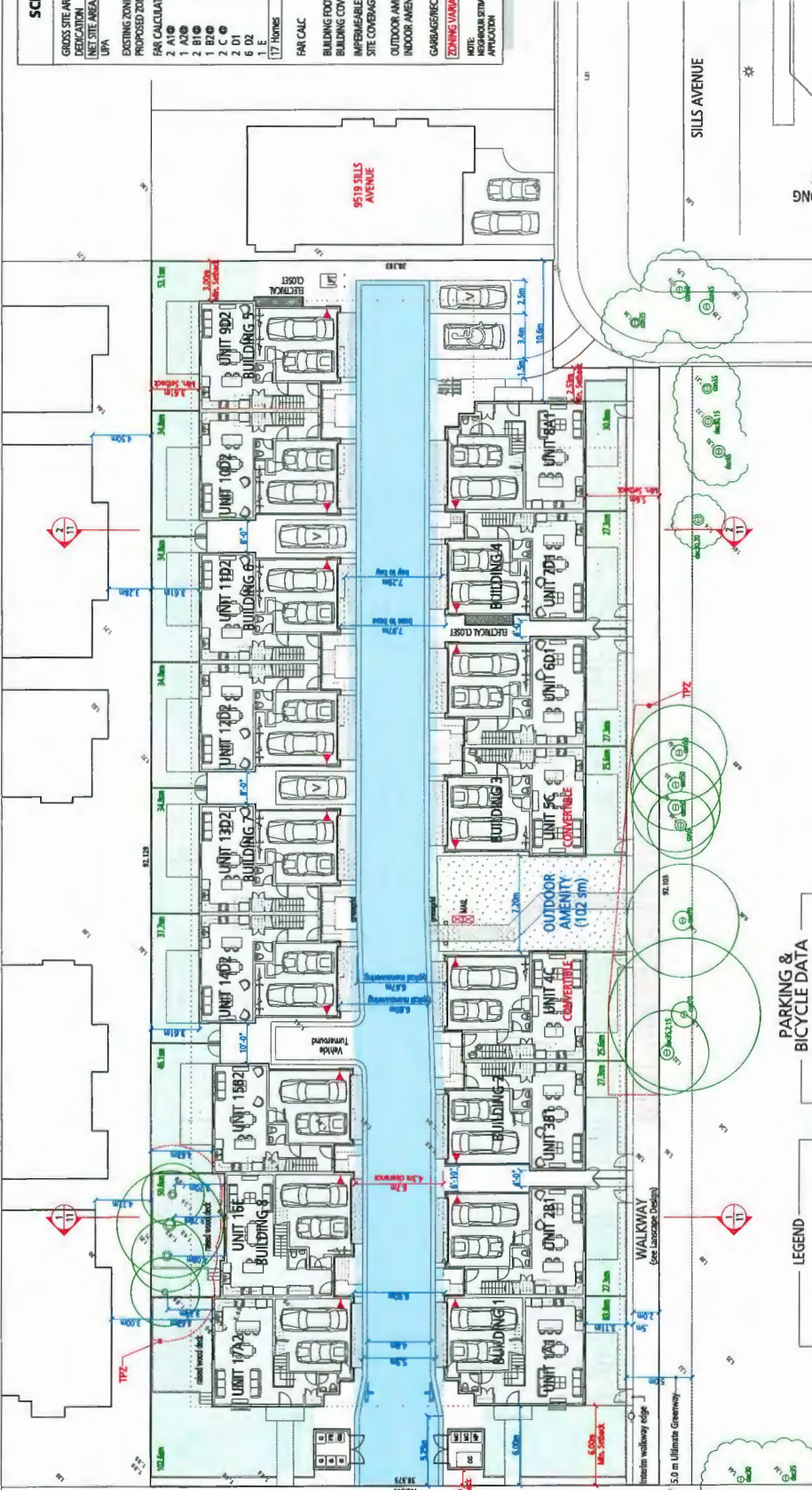


SITE PLAN

SCALE: 1:150
0' 5' 15' 30'

FEBRUARY 26, 2020

FOUGERE
architecture inc.
BRITISH COLUMBIA - ALBERTA - MANITOBA
202-2425-0000
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CODE ANALYSIS - PART 9

Project #1912 Ash	CODE INFORMATION
BCBC REF. Division A1.3.3.3.(1)(e)	British Columbia Building Code 2019
Applicable code	Group C
Major occupancy	(Proposed)
Building area (Permitted 600 m ²)	254.2 m ²
Building height	2 Storeys
Street frontage	1 Street
Floor FRC*	N/A
Load bearing wall FRC	N/A
Sprinkler system required	N/A
Construction type (Permitted combustible/noncombustible)	(Proposed) Combustible
Fire alarm required	N/A
Smokeproof required	N/A
Separation of residential units	N/A
Fire separation between dwelling and garage	N/A
Gas air barrier system required between unit and garage	Yes
* Fire Resistance Rating	

PARKING & BICYCLE DATA

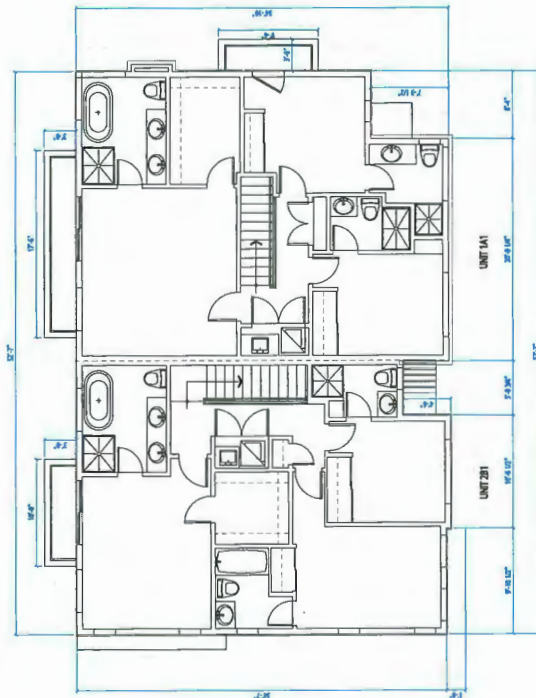
Residential 2 car garage	34
Motor 1/2 car garage	4
Total Required	38
Parking Provided	17
Standard Stall	17
Small Stall	4
Motor Provided	38
Total Provided	
On-site Bicycle Parking Requirements	
Class 1: 1.25 vehicles	22
Class 2: 1.25 vehicles	1
Class 3: 1.25 vehicles	4
Class 4: 1.25 vehicles	4
Total Class 1 Stalls Required	22
Total Class 1 Stalls Provided	25
Total Class 2 Stalls Required	4
Total Class 2 Stalls Provided	4
Horizontal Stalls Provided	19
Vertical Stalls Provided	6

LEGEND

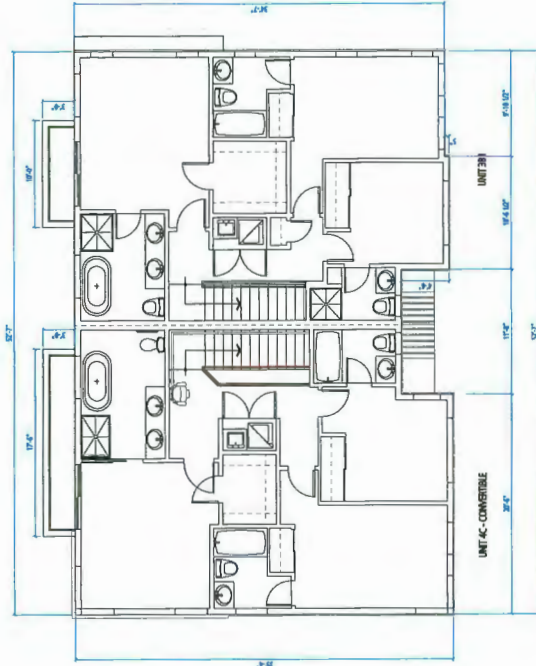
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SIZE: 1.8m x 0.6m
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- CLASS 98 BIKES STALL
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- CLASS 99 BIKES STALL
SIZE: 1.8m x 0.6m
- CLASS 100 BIKES STALL
SIZE: 1.8m x 0.6m

PLN - 277

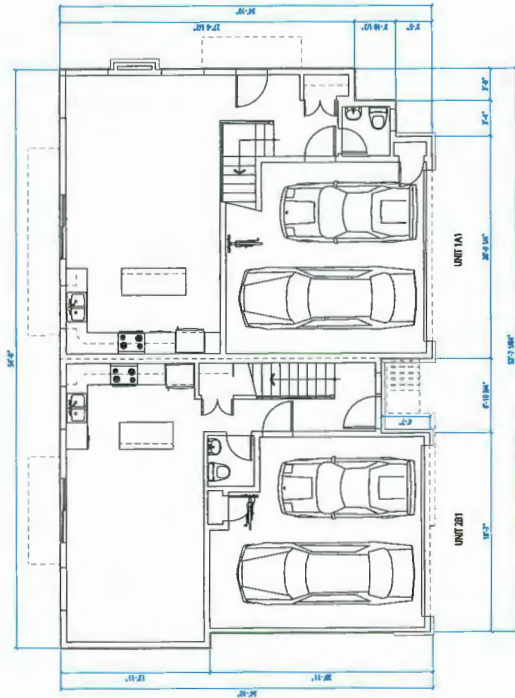
BUILDING 2



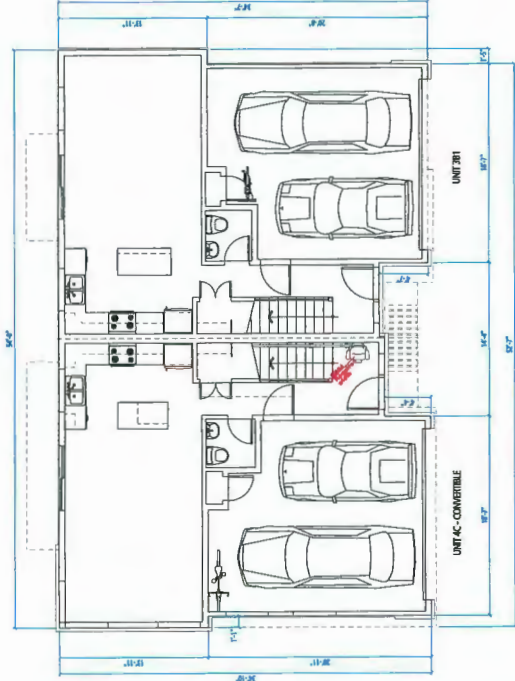
SECOND FLOOR



SECOND FLOOR



GROUND FLOOR



GROUND FLOOR

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BLOCK PLANS

BUILDINGS 1 & 2

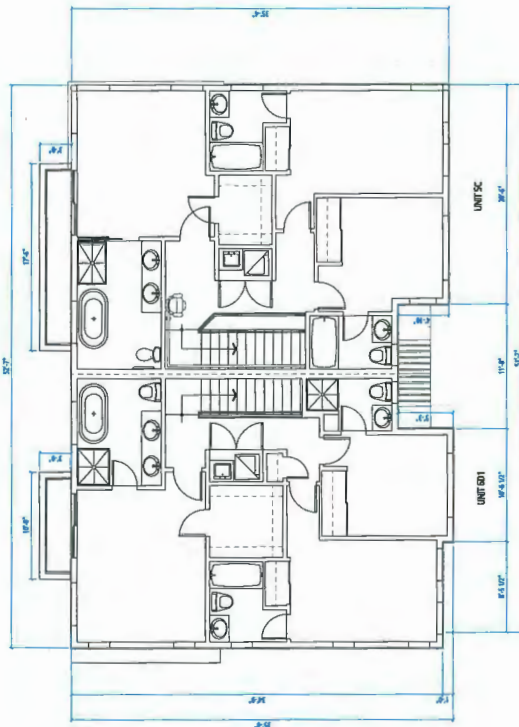
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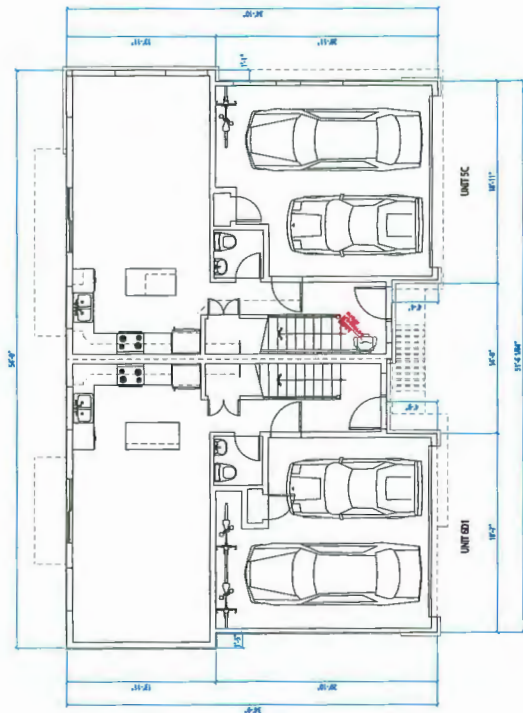


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202 - 7425 Quebec Street
Vancouver, BC V5T 4L5
604.873.2567
fougere@chickadee.ca

BUILDING 3

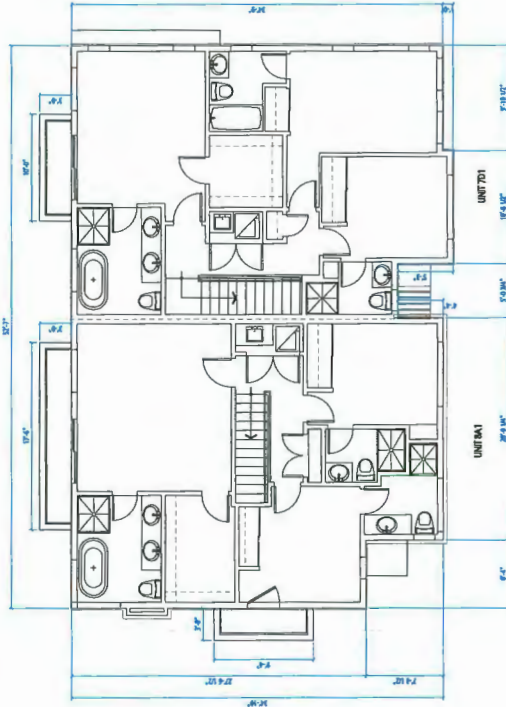


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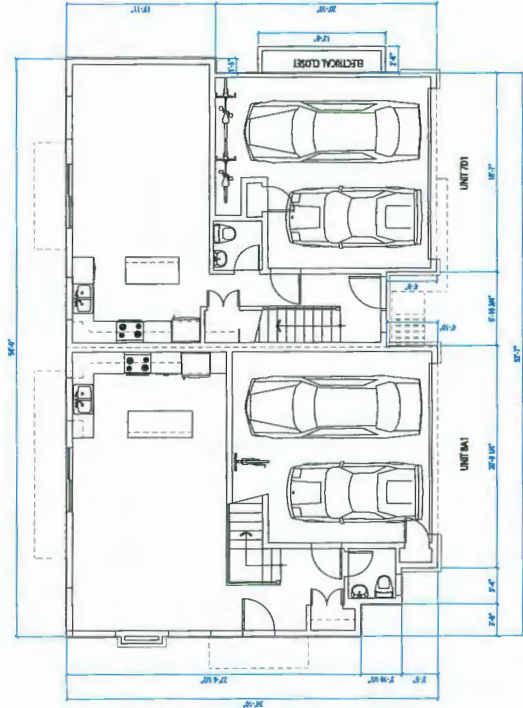


GROUND FLOOR

BUILDING 4



SECOND FLOOR



GROUND FLOOR

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BLOCK PLANS
BUILDINGS 3 & 4

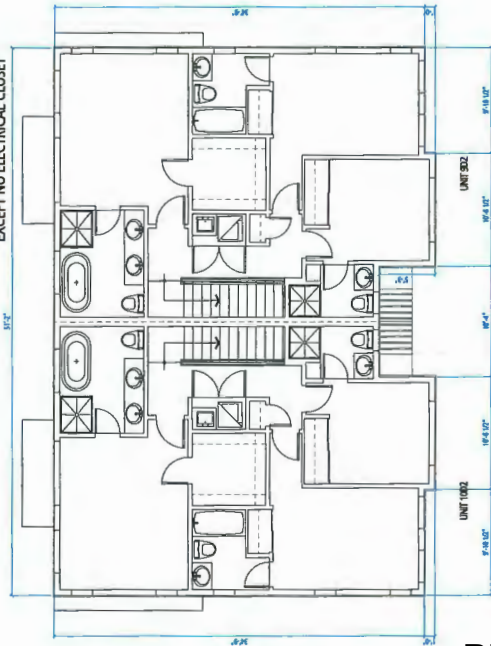
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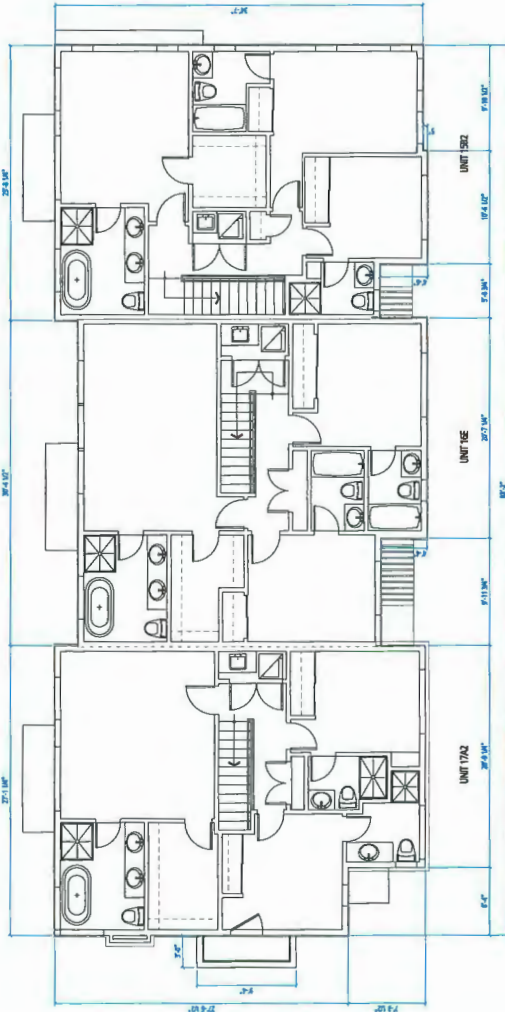
BUILDING 5

BUILDING 6 & 7 SIMILAR
EXCEPT NO ELECTRICAL CLOSET



SECOND FLOOR

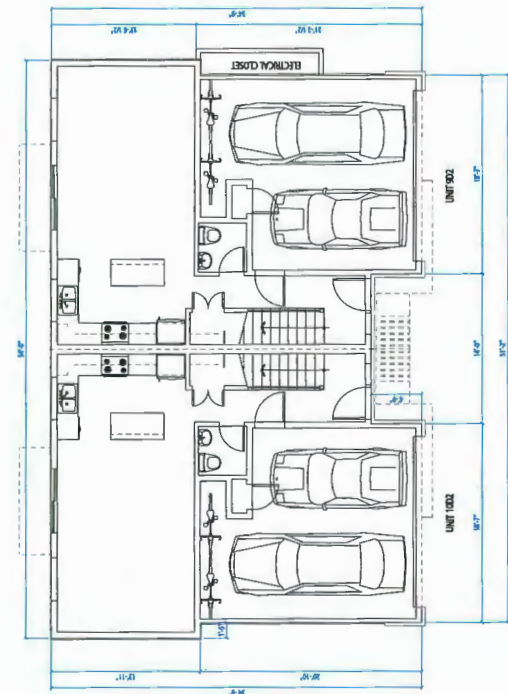
BUILDING 8



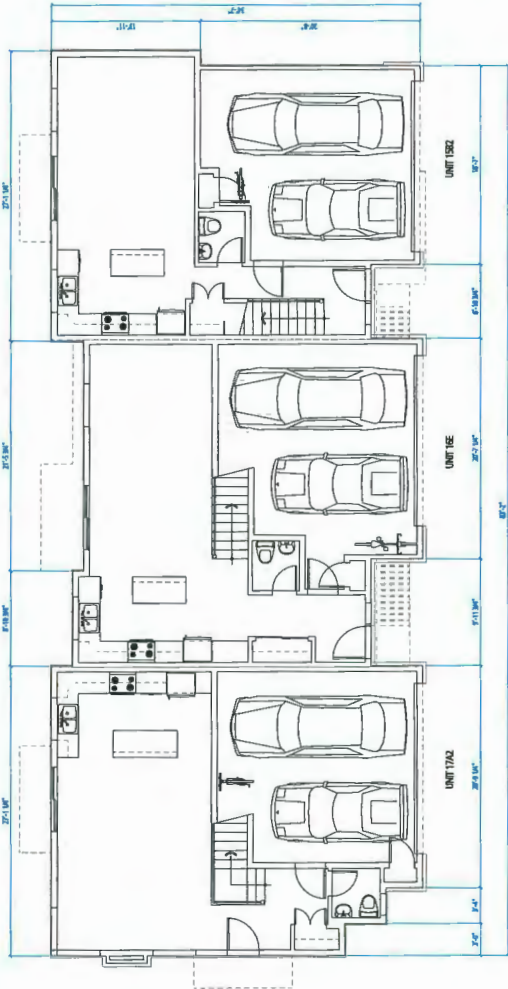
SECOND FLOOR

PLN - 280

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GROUND FLOOR



GROUND FLOOR

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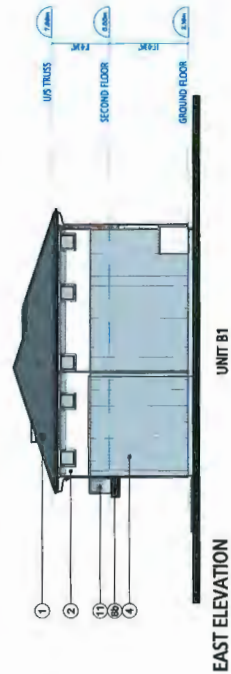
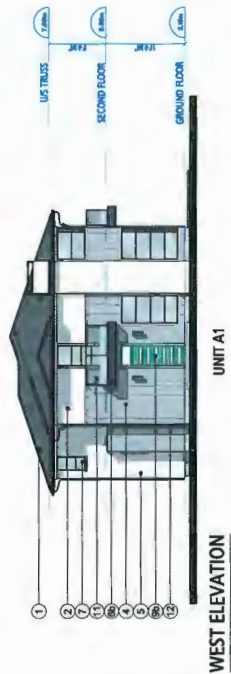


BLOCK PLANS
BUILDINGS 5 - 8

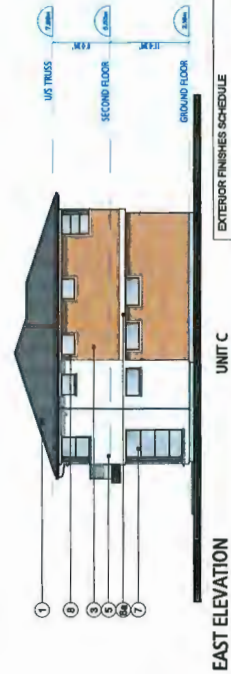
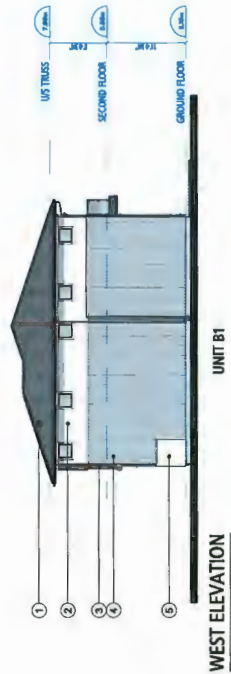
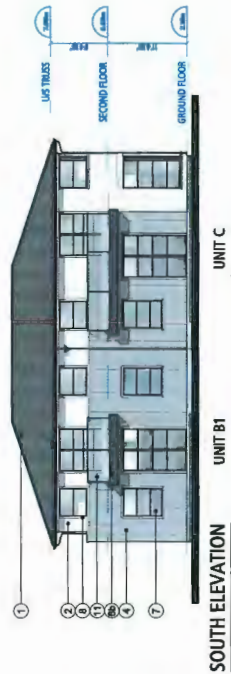
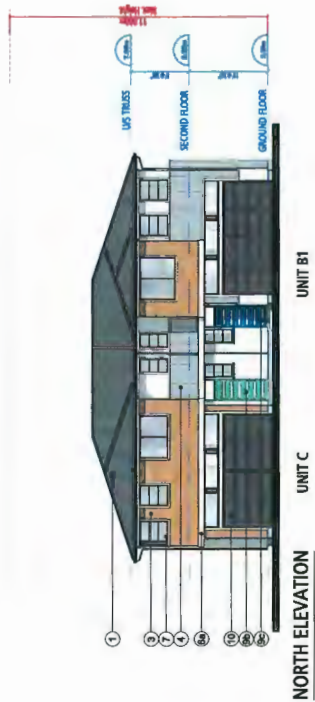
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0 5' 10' 20'

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1000 14TH STREET, SUITE 200
ALEXANDRIA, VIRGINIA 22304
703.836.2000
www.fougerearchitecture.com



BUILDING 1



BUILDING 2

EXTERIOR FINISHES SCHEDULE	
1	ASPHALT BRICKS
2	PAINTED BRICKS
3	PAINTED BRICKS
4	PAINTED BRICKS
5	PAINTED BRICKS
6	PAINTED BRICKS
7	PAINTED BRICKS
8	PAINTED BRICKS
9	PAINTED BRICKS
10	PAINTED BRICKS
11	PAINTED BRICKS
12	PAINTED BRICKS
13	PAINTED BRICKS

ACCENT (DOOR) COLOURS	
1	Shank Williams - RY 675 Themed Spruce
2	Shank Williams - RY 675 Themed Spruce
3	Shank Williams - RY 675 Themed Spruce
4	Shank Williams - RY 675 Themed Spruce
5	Shank Williams - RY 675 Themed Spruce
6	Shank Williams - RY 675 Themed Spruce
7	Shank Williams - RY 675 Themed Spruce
8	Shank Williams - RY 675 Themed Spruce
9	Shank Williams - RY 675 Themed Spruce
10	Shank Williams - RY 675 Themed Spruce
11	Shank Williams - RY 675 Themed Spruce
12	Shank Williams - RY 675 Themed Spruce
13	Shank Williams - RY 675 Themed Spruce

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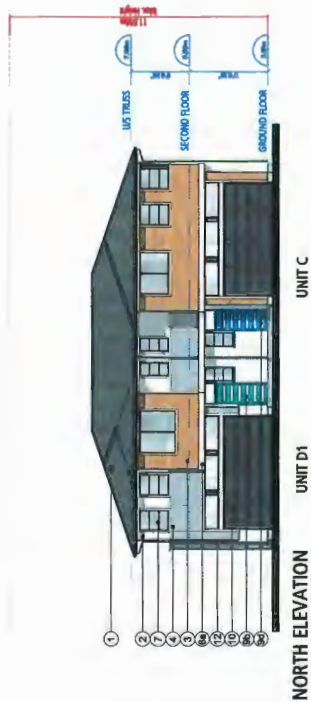


ELEVATIONS

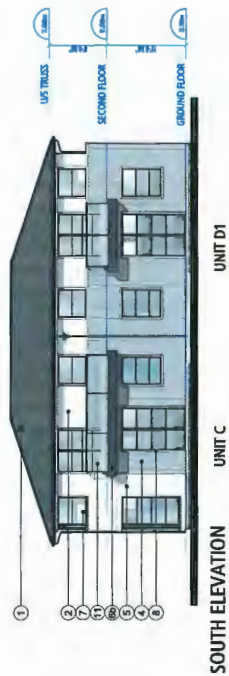
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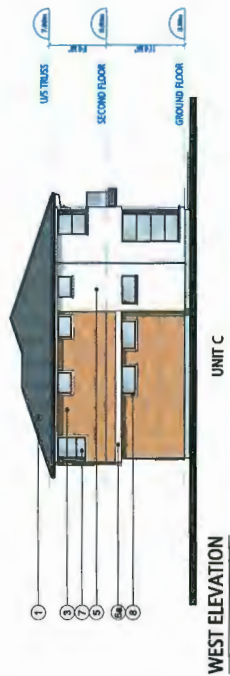
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BRITISH COLUMBIA, CANADA
VANCOUVER, BC V6T 1A1
TEL: 604.683.2807
FAX: 604.683.2808
WWW.FOUGEREARCHITECTURE.COM



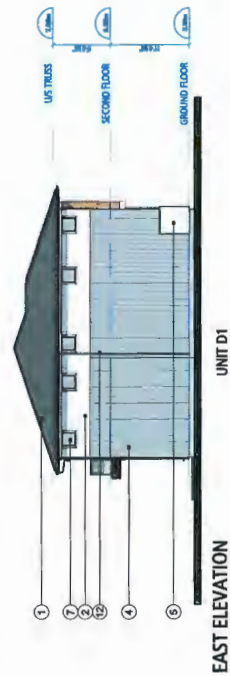
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

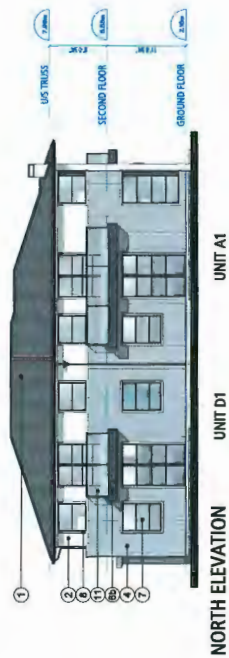


EAST ELEVATION

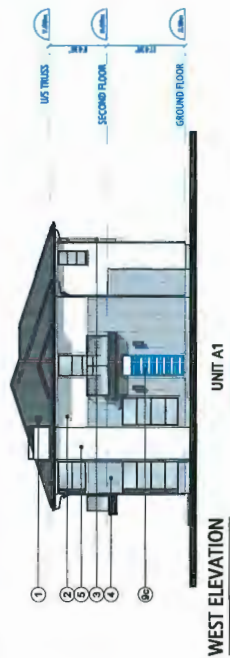
BUILDING 3



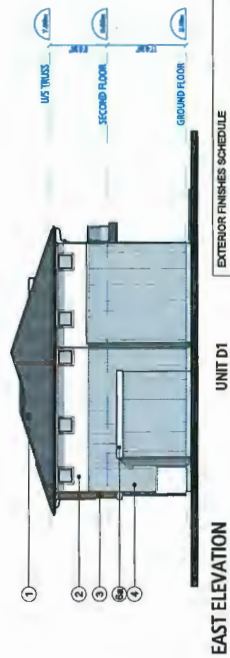
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

BUILDING 4

EXTERIOR FINISHES SCHEDULE	
1	CONCRETE
2	CONCRETE
3	CONCRETE
4	CONCRETE
5	CONCRETE
6	CONCRETE
7	CONCRETE
8	CONCRETE
9	CONCRETE
10	CONCRETE
11	CONCRETE
12	CONCRETE
13	CONCRETE

ACCENT (DOOR) COLOURS	
1	Black
2	Black
3	Black
4	Black
5	Black
6	Black
7	Black
8	Black
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11	Black
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ELEVATIONS

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0 5' 10' 15'

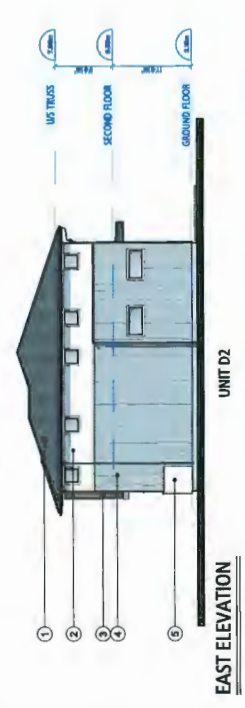
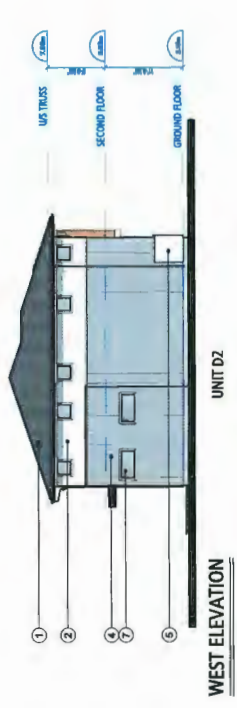
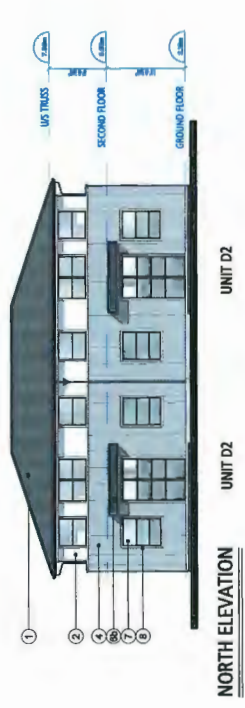
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Vancouver, BC V6T 1A1
604-673-2707
fougere@fougere.com

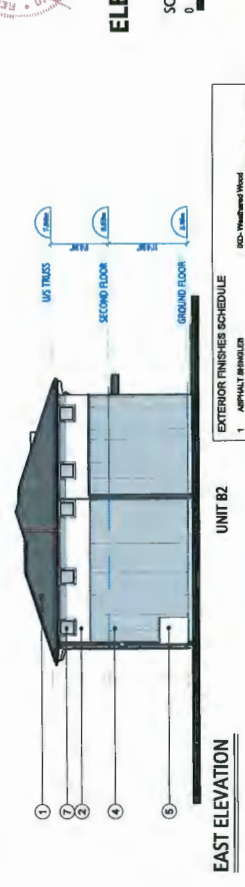
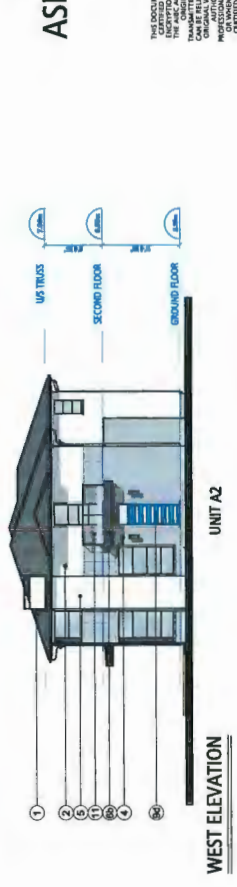


ACCENT DOOR COLOR

BUILDING 5	Red & Blue
BUILDING 6	Red & Blue
BUILDING 7	Red & Blue



BUILDINGS 5,6,7



BUILDING 8

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DALLAS, TEXAS 75207
PHONE: 214.444.4444
FAX: 214.444.4444
WWW.FOUGEREARCHITECTURE.COM

EXTERIOR FINISHES SCHEDULE

1	ASPHALT/SHINGLE
2	PRIMER PAINTING - CEMENT
3	PRIMER PAINTING - CEMENT
4	PRIMER PAINTING - CEMENT
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ACCENT (DOOR) COLOURS

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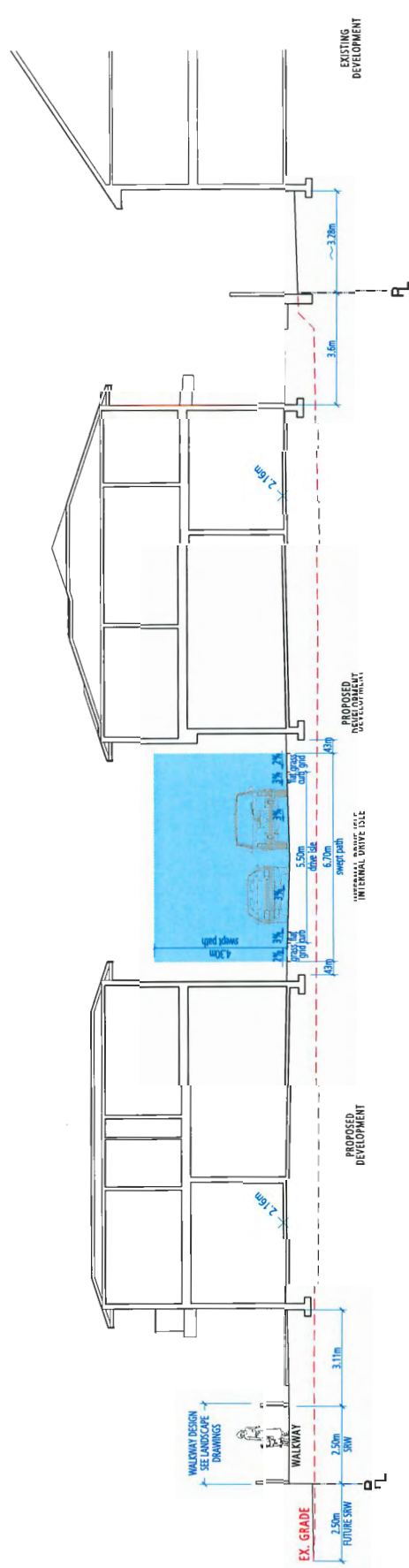
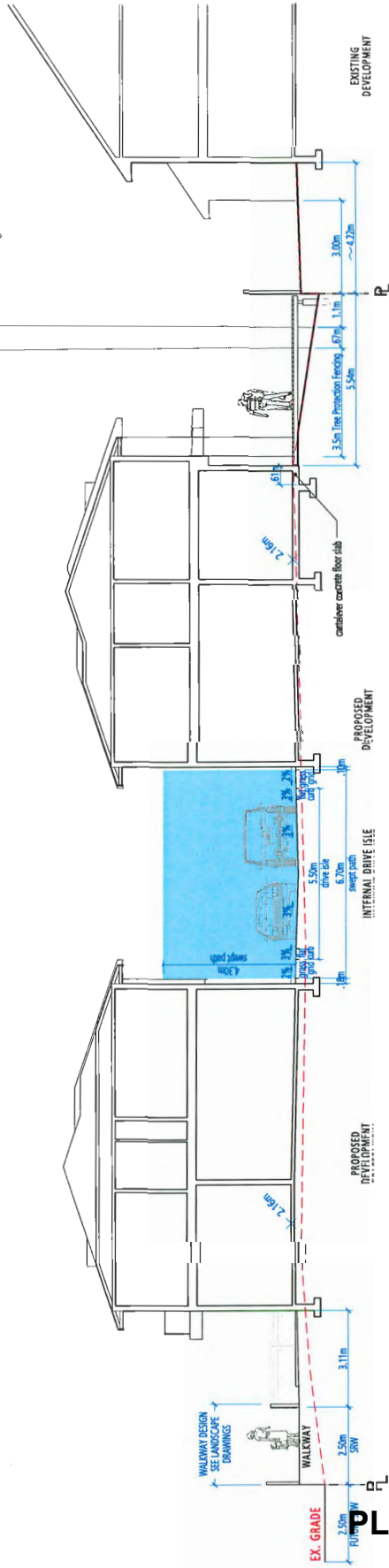


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SITZSECTION 1

- 284





VIEW FROM WEST- ASH STREET



VIEW FROM SOUTH WEST- ASH STREET

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PERSPECTIVES



INTERIOR VIEW FROM EAST



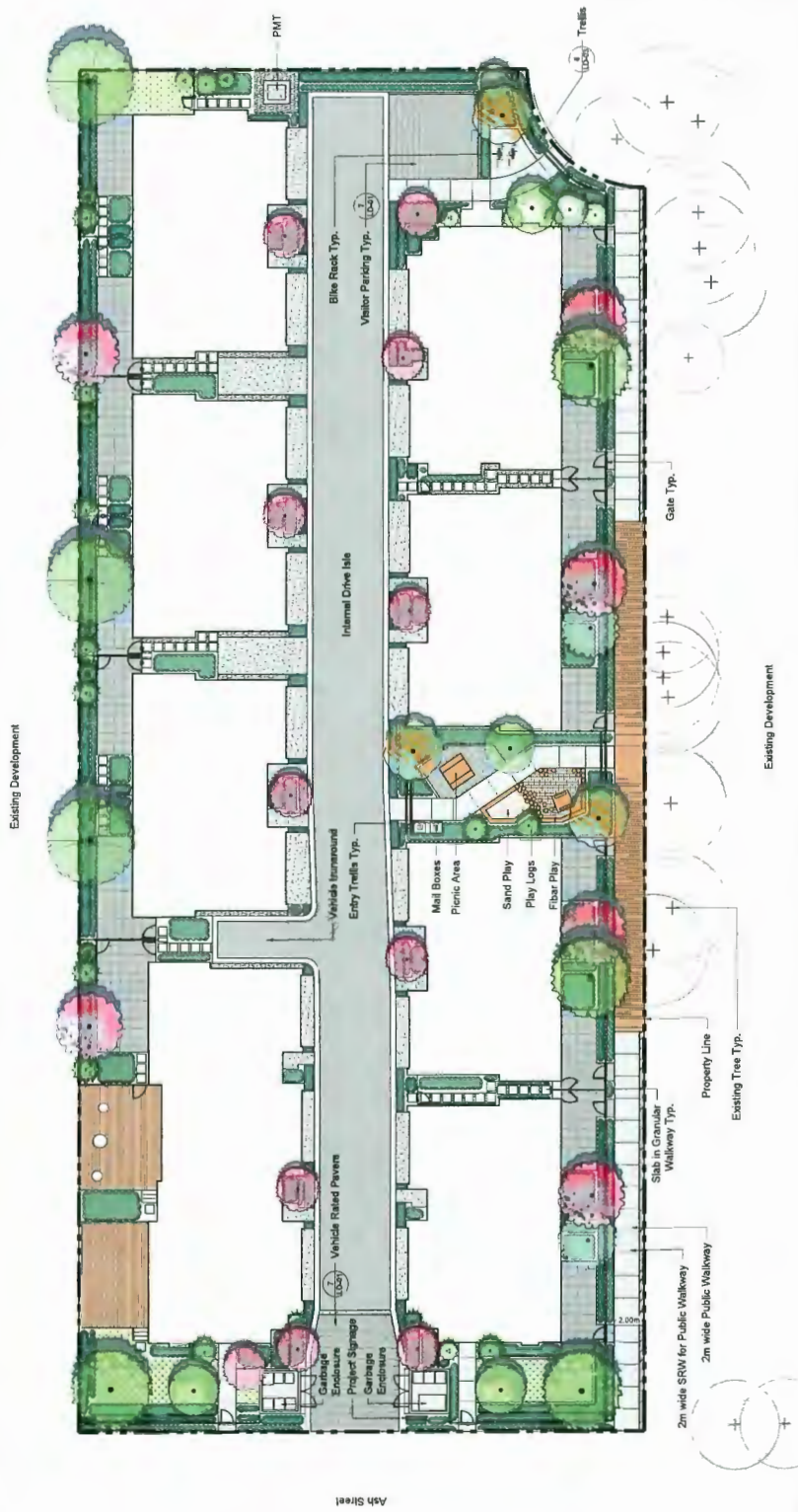
VIEW FROM SOUTH EAST

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PERSPECTIVES



KEY	REF.	DESCRIPTION
	5 (LD-01)	CONCRETE SLAB REFER TO OTHERS NOTES TO OTHERS
	4 (LD-02)	CONCRETE & SCRIMING REFER TO OTHERS NOTES TO OTHERS
	6 (LD-03)	HYDROPHOBIC SLAB REFER TO OTHERS NOTES TO OTHERS
	7 (LD-04)	VEHICLE RATED PAVERS REFER TO OTHERS NOTES TO OTHERS
	2 (LD-05)	GRAVEL REFER TO OTHERS NOTES TO OTHERS
	3 (LD-06)	GRASS PAVE REFER TO OTHERS NOTES TO OTHERS
	3 (LD-07)	SHRUB / HEDGE PLANTING REFER TO OTHERS NOTES TO OTHERS







PLANT SCHEDULE	SYMBOL	COMMON NAME	CONT.	SIZE	QTY.
	1	Aster dumosus / Fragrant Aster	10L	10cm	3
	2	Aster dumosus / Fragrant Aster	10L	10cm	4
	3	Aster dumosus / Fragrant Aster	10L	10cm	2
	4	Aster dumosus / Fragrant Aster	10L	10cm	11
	5	Aster dumosus / Fragrant Aster	10L	10cm	6
	6	Aster dumosus / Fragrant Aster	10L	10cm	3
	7	Aster dumosus / Fragrant Aster	10L	10cm	11
	8	Aster dumosus / Fragrant Aster	10L	10cm	2

LEGEND	SYMBOL	DESCRIPTION
	2 (LD-02)	SAND
	8 (LD-01)	ENGINEERED WOOD FIRM
	1 (LD-03)	CEDAR PRIVACY FENCE
	3 (LD-04)	LIFT PAVEMENT
	5 (LD-05)	PICNIC TABLE
	6 (LD-06)	BIKE RACK
	7 (LD-07)	REFER TO TREE SCHEDULE



LEGEND

KEY	REF.	DESCRIPTION
	REFER TO OTHERS	CONCRETE SLAB REFER TO OTHERS
	5 (LD-01)	CONCRETE & COARSE LINES (PEDESTRIAN)
	4 (LD-02)	HYDROSEAL SLAB Refer Manual Manufacturer's Catalogue
	6 (LD-01)	P&J ARE IN GRANULAR FILLING P&J ARE IN GRANULAR FILLING Manufacturer's Manufacturer's Catalogue
	7 (LD-01)	VEHICLE RATED FENCE Refer Manual Manufacturer's Manufacturer's Catalogue
		GRAVEL
	2 (LD-03)	GABLES PINE
		SOLID Refer Manual Manufacturer's Catalogue
	3 (LD-01)	SHRUB / HEDGE PLANTING
	2 (LD-02)	SAND
	8 (LD-01)	ENGINEERED WOOD FENCE
	1 (LD-03)	CEDAR PRIVACY FENCE
	3 (LD-02)	SPLIT PICKET FENCE
	5 (LD-03)	PICNIC TABLE
	6 (LD-03)	BIKE RACK
	REFER TO TREE SCHEDULE	PROPOSED TREE

PLANT SCHEDULE		ISO/TANK / COMPOUND NAME	CONT.	CAL.	SIZE	QTY
THESIS		For granules / For spray / Mfg.	MLB	mm		
		Alor palmatum / Sango Akai / Coral Bark Apple	MLB	6mm		4
		Amelanchier canadensis / Canadian Serviceberry	MLB	5mm		2
		Cercidiphyllum japonicum / Katsura Tree	MLB	6mm		4
		Chamaejasme obtusa / Gracile / Slender Hoop / Cypress	MLB	1.2m ball		11
		Coronilla bontia / Pink Flowering Dogwood	MLB	6cm		8
		Magnolia kobus / Kobus Magnolia	MLB	6mm		3
		Malus x Floribunda / Pinkie Coral Apple	MLB	6mm		11
		Picea glauca pendula / Weeping White Spruce		2.5m ht.		2
		Picea jeungiana / Fat Albert / Colorado Spruce	MLB		2.0m ht.	14
		Picea jeungiana / Hoopoe / Hoopoe Blue Spruce	MLB		2.5m ht.	2

No.	By	Description	Date
2.	TS	Issued for Pricing	Feb. 27, 2020
1.	TS	Issued for Pricing	Mar. 22, 2019

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
7100 & 7120 Ash StreetLocation:7100 & 7120 Ash Street, Richmond BC

Drawn TS	Stamp
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Checked	
TM	

Approved	Original Sheet Size
0J	24"x36"

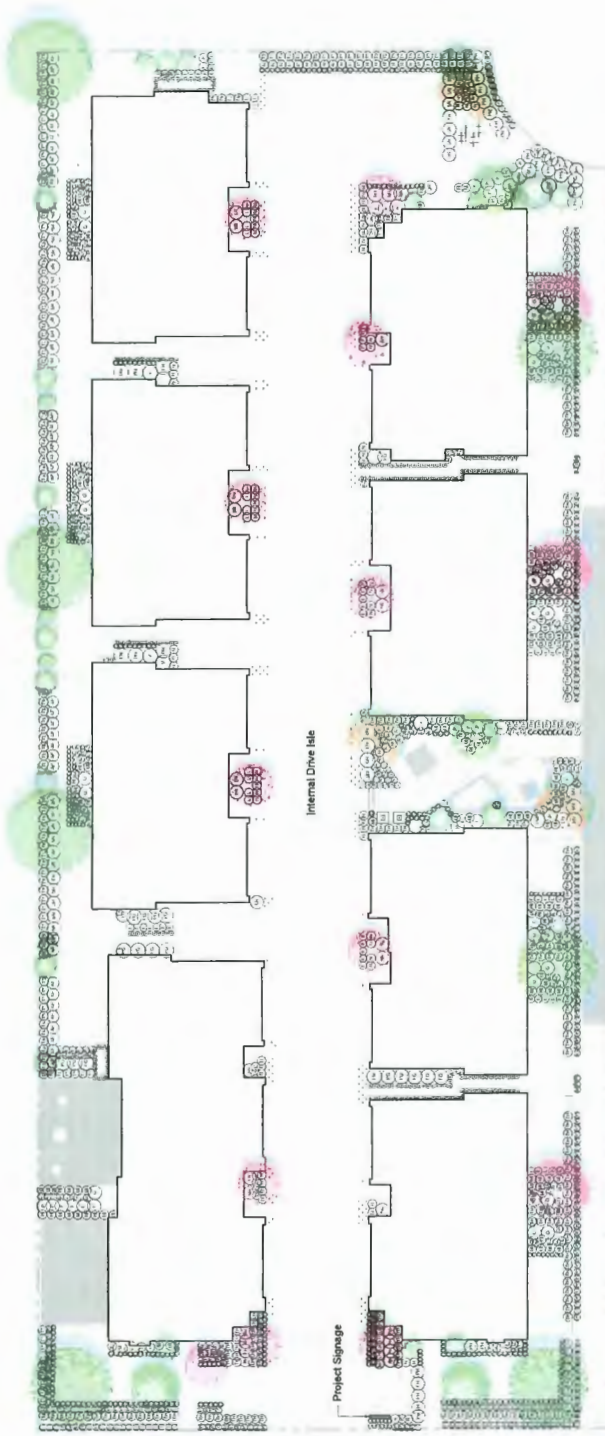
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H. A. WOOD, JR. is a research and development engineer at the Naval Air Station, Jacksonville, Florida. He has a B.S. degree in mechanical engineering from the University of Florida and is currently completing his M.S. thesis on the design of a high speed aircraft engine.



1 AMENITY SPACE - PLAN

Existing Development



Ash Street

PLANT SCHEDULE

SERIES	BOTANICAL / COMMON NAME	CODE	SPACING	QTY
AC	Asplenium platyneuron / Broadleaf Rock Fern	#1	0.50m	100
AD	Asplenium adnigrum / Black Rock Fern	#2	0.50m	35
AE	Asplenium adnigrum / Black Rock Fern	#3	1m	19
AF	Asplenium adnigrum / Black Rock Fern	#4	0.50m	120
AG	Asplenium adnigrum / Black Rock Fern	#5	0.50m	298
BA	Begonia rex / Rex Begonia	#1	0.50m	143
BB	Begonia rex / Rex Begonia	#2	0.50m	6
BC	Begonia rex / Rex Begonia	#3	0.50m	18
BD	Begonia rex / Rex Begonia	#4	0.50m	203
BE	Begonia rex / Rex Begonia	#5	0.50m	18
BF	Begonia rex / Rex Begonia	#6	0.50m	78
BG	Begonia rex / Rex Begonia	#7	0.50m	16
BH	Begonia rex / Rex Begonia	#8	0.50m	28
BI	Begonia rex / Rex Begonia	#9	0.50m	12

SERIES	BOTANICAL / COMMON NAME	CODE	SPACING	QTY
CA	Campanula medium / Bellflower	#1	0.50m	56
CB	Campanula medium / Bellflower	#2	1m	21
CC	Campanula medium / Bellflower	#3	0.50m	27
CD	Campanula medium / Bellflower	#4	1m	4
CE	Campanula medium / Bellflower	#5	0.50m	21
CF	Campanula medium / Bellflower	#6	0.50m	295
CG	Campanula medium / Bellflower	#7	0.50m	82
CH	Campanula medium / Bellflower	#8	0.50m	31
CI	Campanula medium / Bellflower	#9	0.50m	83
CJ	Campanula medium / Bellflower	#10	0.50m	218
CK	Campanula medium / Bellflower	#11	0.50m	146
CL	Campanula medium / Bellflower	#12	1m	13

1:100 0 1.0m 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100

1 DECIDUOUS TREE

Scale 1:25

Notes:
 1. Sackling/rip to be loosened and dropped to the bottom of the planting hole, all stumps.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem.

2 CONIFEROUS TREE

Scale 1:25

Notes:
 1. Do not damage main roots or destroy root ball when installing tree stake.
 2. Remove tree rings and stakes two years after installation.
 3. Provide drainage for planting pit in impermeable soil.

3 SHRUB PLANTING

Scale 1:25

Notes:
 1. Remove all stumps, stems, poles, legs from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 3. Minimum 150mm diameter to be 1.5X diameter of plant container.
 4. O.C. spacing per planting plan.

4 GROUND COVER PLANTING

Scale 1:10

Notes:
 1. Plant material installation @ 50mm higher than surrounding to facilitate mulch installation.
 2. Plant spacing as per plan.
 3. Granular mulch below 9" or approved pre-mulched herbicide. Apply according to manufacturer's directions above and below mulch to manufacturer's directions above and below mulch.
 4. 50mm decomposed bark mulch.
 5. Prepared planting soil 150mm min.
 6. Existing subgrade.

5 CONCRETE SLAB

Scale 1:10

Notes:
 1. Slope away from sidewalk.
 2. 20mm rounded edge TP.
 3. Light brown finish with minimum 1% cross slope.
 4. 125mm concrete slab.
 5. Asphalt integrated floor to be installed below top of concrete pathway with removable plastic mould strip. Resulting finished surface shall be grey joint filler treated.
 6. 6 gauge 4" x 4" wire mesh placed and mesh and form work prior to pouring.
 7. 100mm min of 95% MPO compacted sub grade.
 8. 100mm concrete curb concrete.
 9. 100mm aggregate base (150mm min) compacted to 95% MPO.
 10. 100mm aggregate base (150mm min) compacted to 95% MPO.

6 SLABS IN GRANULAR PAVING

Scale 1:10

Notes:
 1. Install all components as per manufacturer's specifications.
 2. Supplier: Abolition Concrete or approved Equal.
 3. Type: Resin.
 4. Colour: Black.
 5. Colour: Charcoal.

7 VEHICULAR UNIT PAVERS

Scale 1:10

Notes:
 1. Install all components as per manufacturer's specifications.
 2. Supplier: Abolition Concrete or approved Equal.
 3. Type: Resin.
 4. Colour: Black.
 5. Colour: Charcoal.

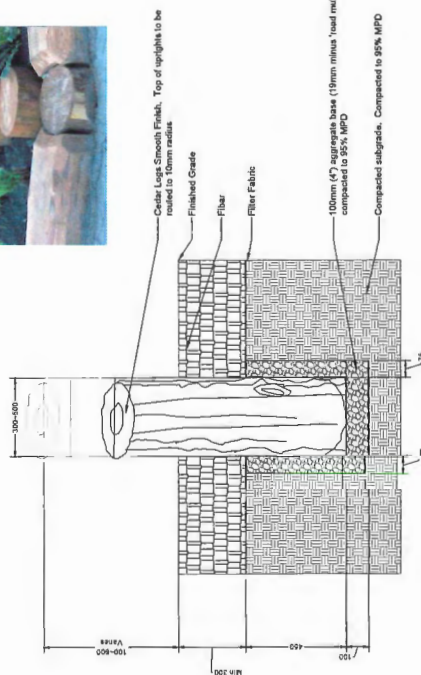
8 PLAY AREA FIBER AND EDGER

Scale 1:10

Notes:
 1. Install all components as per manufacturer's specifications.
 2. Supplier: Abolition Concrete or approved Equal.
 3. Type: Resin.
 4. Colour: Black.
 5. Colour: Charcoal.

Notes:

1. Loops to be stained with Sikbears Catol SRD - Colour 077-Cedar or approved equal. End sealer to be used on all areas below grade. Apply as per manufacturers specifications.
2. Size of log uprights as per plan.
3. All branches and trunk splits to be cut flush, routed and sealed. Bark to remain intact.

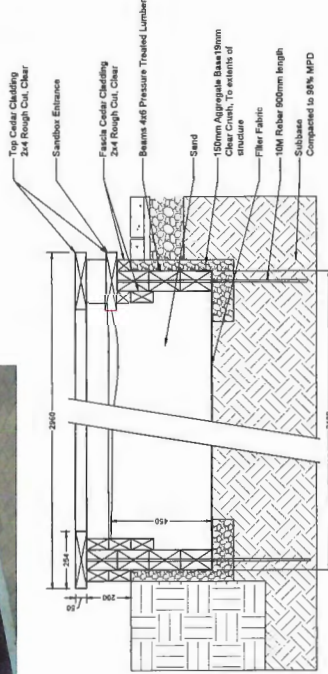


1 STEPPING STONE STUMPS
Scale 1:10



Notes:

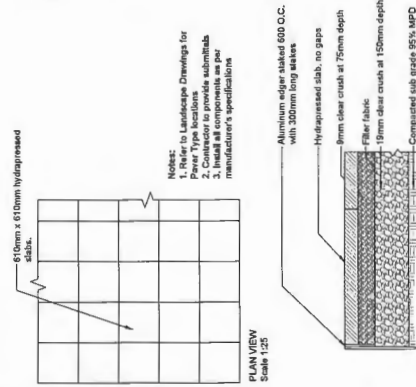
1. All exposed decking and fascia to be sanded smooth.
2. Apply Sikken's Cetol SRD to all Cedar elements. Colour: Oak.
3. All members to be fastened with hot dipped galvanized hardware.



2 **SANDBOX AND EDGER**
Scale 1.10



311 Pickel Fence



Hydrexpressed Slab Details:
Type: Texas
Size: 610mm x 610mm x 60mm
Colours: Refer to Legend
Pattern: Slack Bond
Manufacturer: Abbottford Concrete Products
www.pavingstones.com 1-800-663-1091

3 RAIL FENCE
NTS



CLIMATE: Warm, dry, with frequent strong winds from south-west.

5 SQUARE TREX DECK BUILT AROUND EXISTING TREES
NTS



Trans boardwalk with kick plate

6 SQUARE BOARDWALK WITH KICK PLATE
NTS

[illegible]Project:7100 & 7120 Ash StreetLocation:

7100 & 7120 Ash Street, Richmond E

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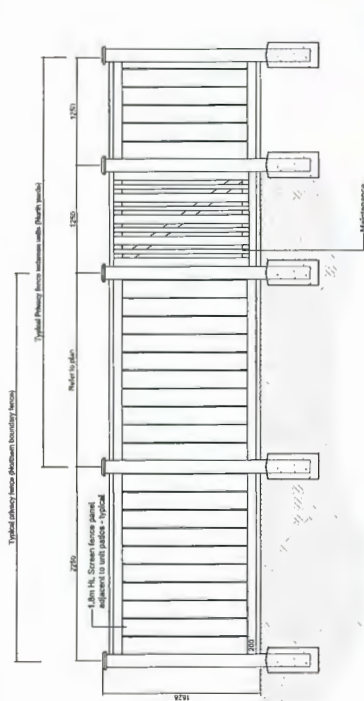
Approved.	Original Sheet Size
DJ	24"x36"

Scale.

MANAGES BY

© 2004 Wiley Periodicals, Inc. *J Polym Sci Part A: Polym Chem* 42: 1404–1411, 2004
Published online 10 May 2004 in Wiley InterScience (www.interscience.wiley.com). DOI: 10.1002/pola.20041

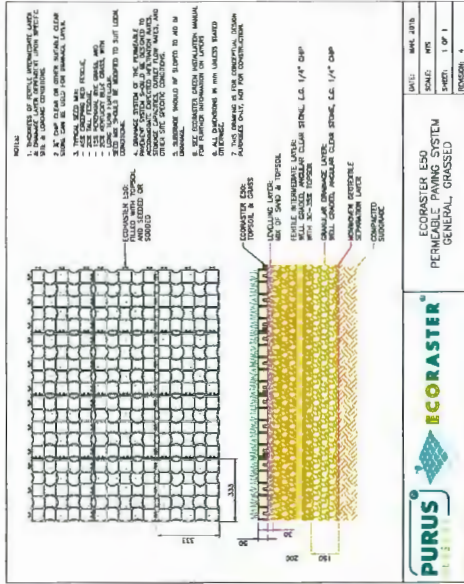
1 PRIVACY FENCE



1. All Lumber to be Western Red Cedar - Standard and Better, S4S.
2. Install all components as per manufacturer's specifications.
3. Strapping to be nailed to wooden slats.
4. All hardware and metal fasteners to be Hot Dipped Galvanized.
5. Lumber to be treated with Fireseal oil or stain to be approved by client.
6. Contractor to supply shop drawings for approval by the Landscape Architect and Structural Engineer.



GRASS PAVE (WITHIN FIRE ACCESS PATH)



ECORASTER E50
PERMEABLE PAVING SYSTEM
GENERAL, GRASSED

DATE:	MAR. 2018
SCALE:	MPS
SHEET:	1 OF 1
REVISION:	4

TRELLIS
ARTS

Underfoot: To match rail force

4 PLAY HOUSE



Supplier: Habitat Systems
Model name: Playhouse
Material: Yellow cedar
Contact: <https://www.habitat-systems.com/product/playhouse-2/>

5 PICNIC TABLE
NTS



Supplier: Maglin Site Furniture
Model Number: MLPT720
Finish: Black powder coat (fine textured matte finish)
Mount: Surface mount

6 BIKE RACK
NTS



Supplier: Magin S&S Furniture
Model Number: SCBR1600
Finish: Black powder coat (fine textured matte finish)
Mount: Surface mount

[illegible]

No.	Dy:	Description	Date
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REVISIONS TABLE FOR SHEET

Project7100 & 7120 Ash Street

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Location:

7100 & 7120 Ash Street, Richmond BC

100

Drawn:	Stamped:
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Checkmate	
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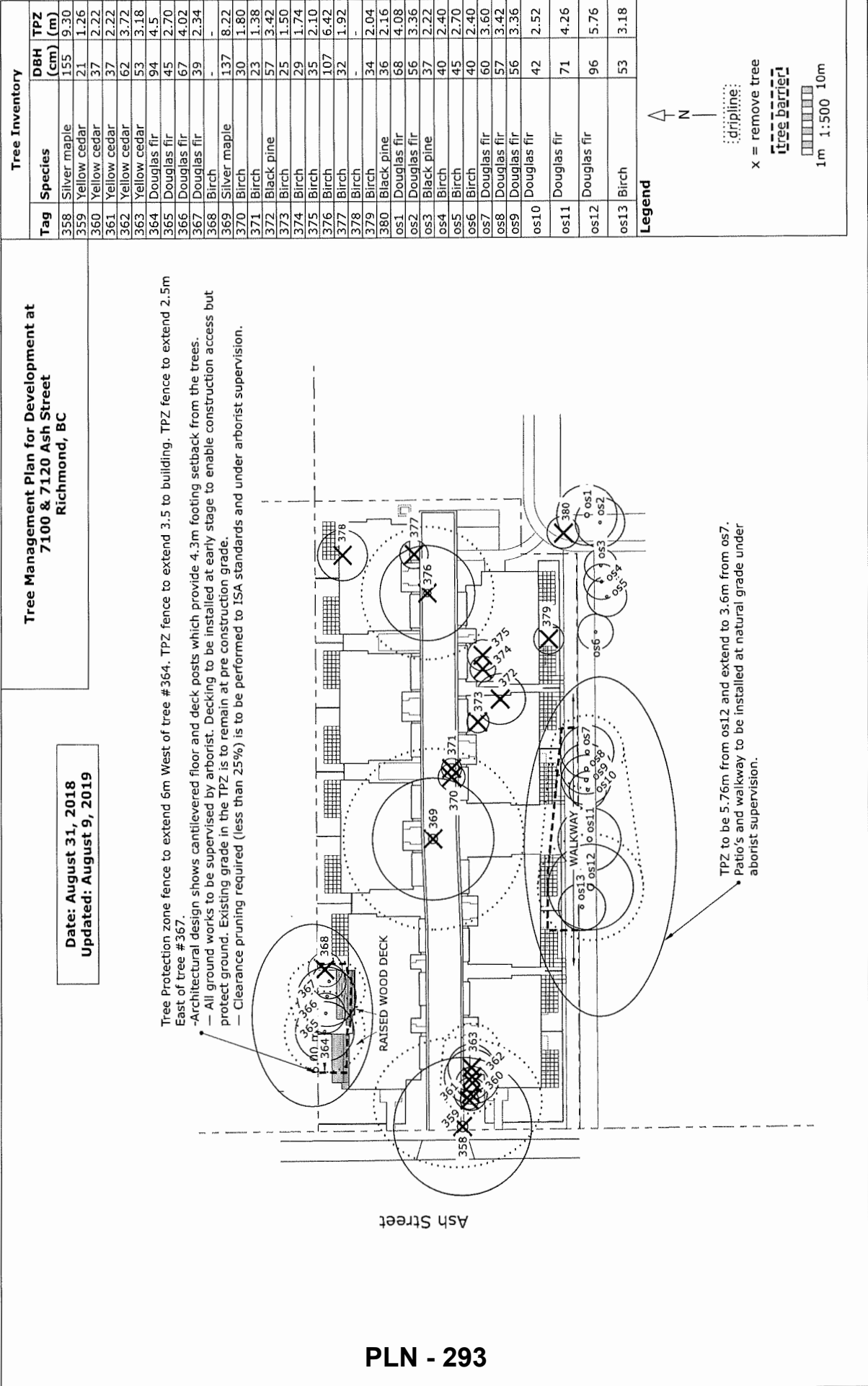
Approved:	Original Sheet Size:
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TM	24°C/0.8%
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Scale: CONTRACTORS SHALL OBTAIN ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS

AS SHOWN

GRANTS MUST NOT BE USED FOR
CUMULATIVE UNLTD. LABORED BLOOD
FROM TRADE SECOND HAND





Address: 7100 & 7120 Ash Street

File No.: RZ 18-843479

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10163, the developer is required to complete the following:

1. 8.1 m by 8.1 m road dedication at the southeast corner of the site, for the extension of Sills Avenue.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
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 \$40,000 for the four on-site trees to be retained (Tag # 364-367).
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Granting of an approximately 2.5 m wide statutory right-of-way for public rights-of-passage across the entire south property line for the construction of a pedestrian pathway. Design is to include 2.0 m wide pathway and 0.5 m wide landscaped shoulder with pedestrian-scale lighting.

Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. Works to be secured via DP (for multi-family, commercial or industrial (only those industrial sites within the City Centre Area Plan or otherwise required by the OCP DP Guidelines), or via Rezoning for single-family sites.

7. Registration of a flood indemnity covenant on title.
8. City acceptance of the developer's offer to voluntarily contribute \$\$0.85 per buildable square foot (e.g. \$19,046.80) to the City's Public Art Fund.
9. Contribution of \$1,769 per dwelling unit (e.g. \$30,073) in-lieu of on-site indoor amenity space to go towards development of City facilities.
10. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$190,468) to the City's Affordable Housing Fund.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
 - and

- include the 36 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	11 cm	6 m
4	10 cm	5.5 m
10	8 cm	4 m
14	6 cm	3.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (BC Energy Step Code Step 3 or better).

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

1. Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs.

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

1. Installation of appropriate tree protection fencing around all trees to be maintained as part of the development prior to any construction activities, including building demolition, occurring on-site. Should the developer wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Removal Permit (Rezoning in Process – T3).

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 energy efficiency and 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.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:

Water Works:

- a) Using the OCP Model, there is 452 L/s of water available at a 20 psi residual at the Ash Street frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplemental specifications) + any appurtenances (for example, the bypass on

W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.

- c) At Developer's cost, the City will:
 - i) Cut, cap, and remove all existing water connections and meters serving the development site.
 - ii) Install one new water connection to serve the proposed development. The water meter and meter box shall be located onsite in a right-of-way, as described above.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Upgrade approximately 40 m of storm sewer along the Ash Street frontage to minimum 600 mm diameter, from the north property line to the south property line, complete with new manholes at the tie-in points.
 - iii) Reconnect all existing services to the proposed storm sewer.
 - iv) Perform a capacity analysis to size the proposed storm sewer. The analysis shall be included in the servicing agreement drawing set.
 - v) Confirm the locations of inspection chambers STIC 43549 and STIC 43554. If the inspection chambers are located within the development site, the developer shall provide rights-of-ways to accommodate the inspection chambers. Alternatively, the developer can obtain written consent from the adjacent property owners for access to their properties to re-align the storm connections so that the inspection chambers can be relocated out of the development site. Prior to seeking consent from the adjacent property owners, the developer is required to coordinate with the City to ensure the form and content of the communication will satisfy the City's requirements.
- b) At Developer's cost, the City will:
 - i) Cut, cap, and remove all existing storm connections serving the development site. The connections at the north and south property lines of the development site shall be capped at the inspection chamber and the inspection chambers retained, to keep service to the adjacent properties as described above.
 - ii) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- c) At Developer's cost, the City will:
 - i) Cut, cap, and remove all existing sanitary connections and inspection chambers serving the development site.
 - ii) Install one new sanitary connection, complete with inspection chamber, to serve the proposed development.

Frontage Improvements:

- d) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To relocate or underground the hydro pole at the common property line of 7100 & 7120 Ash Street, as required to facilitate construction of the proposed driveway and sidewalk.
 - (2) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (3) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (4) To underground overhead service lines.
 - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter

Initial: _____

to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- (1) BC Hydro PMT – 4.0 x 5.0 m
 - (2) BC Hydro LPT – 3.5 x 3.5 m
 - (3) Street light kiosk – 1.5 x 1.5 m
 - (4) Traffic signal kiosk – 2.0 x 1.5 m
 - (5) Traffic signal UPS – 1.0 x 1.0 m
 - (6) Shaw cable kiosk – 1.0 x 1.0 m
 - (7) Telus FDH cabinet – 1.1 x 1.0 m
- iii) Provide street lighting along Ash Street.
- iv) Complete frontage improvements on Ash Street including:
- (1) Road widening to a total width of 8.5 m, which will require shifting the crown of the road east to match the existing road cross-section north of the subject site;
 - (2) New 1.75 m wide concrete sidewalk next to the property line; and
 - (3) New 2.5 m wide boulevard, including grass, trees, and road lighting;
- v) Complete frontage improvements on Sills Avenue including:
- (1) Construct new curb and gutter along the curved alignment of the intersection of Sills Avenue and Armstrong Street;
 - (2) Construct a new 1.5 m wide concrete sidewalk along the curved alignment of the intersection of Sills Avenue and Armstrong Street, within the new road dedication at the southeast of the subject site;
 - (3) Construct a new grass/tree boulevard of varying width between the new sidewalk and new north curb line of Sills Avenue, and infill the area between the new sidewalk and the property lines of the subject site and 9515 Sills Avenue with a new grass/tree boulevard; and
 - (4) Reconstruct the existing driveway to 9515 Sills Avenue to City design standards to suit the new curb and sidewalk alignment described above.
- vi) Construct a pedestrian pathway along the south property line, to include:
- (1) 0.5 m landscaped shoulder with lighting; and
 - (2) 2.0 m paved pathway, or other surface treatment to the satisfaction of the City

General Items:

- e) At Developer's cost, the Developer is required to:
- i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations. Based on the City's review of the geotechnical report, at the City's discretion, some or all of the following may be required:
 - (1) Provide a video inspection report of the existing storm and sanitary sewers fronting the development site prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - (2) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - (3) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - ii) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will

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Initial: _____

not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:

- (1) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (2) Pipe sizes, material and slopes.
 - (3) Location of manholes and fire hydrants.
 - (4) Road grades, high points and low points.
 - (5) Alignment of ultimate and interim curbs.
 - (6) Proposed street lights design.
- iii) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

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

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

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

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

[signed concurrence on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10163 (RZ 18-843479)
7100 & 7120 Ash Street**

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 **"TOWN HOUSING (ZT16) - SOUTH MCLENNAN AND ST. ALBANS SUB-AREA (CITY CENTRE)"**.

P.I.D. 000-788-597

The North 76 Feet of Lot 3 Block "C" of Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 000-751-359

Lot 3 Except: the North 76 Feet; Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10163"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING



THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



City of Richmond

Report to Committee

To: Planning Committee
From: Barry Konkin
Director, Policy Planning
Date: March 26, 2020
File: 01-0100-30-AADV1-
01/2020-Vol 01
Re: Food Security and Agricultural Advisory Committee 2019 Annual Report and
2020 Work Program

Staff Recommendation

That the Food Security and Agricultural Advisory Committee 2020 Work Program, as presented in the staff report, titled "Food Security and Agricultural Advisory Committee 2019 Annual Report and 2020 Work Program", dated March 26, 2020, from the Director of Policy Planning, be approved.

Barry Konkin
Director, Policy Planning
(604-276-4139)

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

The Food Security and Agricultural Advisory Committee (FSAAC) advises Council on food security and agricultural issues referred by Council or staff. In accordance with the Terms of Reference for the FSAAC, this report summarizes the activities of the Committee in 2019 (Attachment 1) and recommends a 2020 Work Program (Attachment 2) for consideration and approval by Council. The Committee reviewed and endorsed the proposed 2020 Work Program at the FSAAC meeting held on February 20, 2020.

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

2.3 Increase emphasis on local food systems, urban agriculture and organic farming.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

2019 Annual Report

The detailed 2019 Annual Report is contained in Attachment 1 and includes the following highlights:

- Reviewed and provided comments on a total of 6 development proposals related to or impacting agricultural activities and 3 soil deposit applications. This included Agricultural Land Reserve (ALR) subdivision proposals, non-farm use applications, and ALR exclusion applications.
- Received regular updates and provided comments on various City policies and initiatives (e.g., cannabis production in the ALR and the proposed Farming First Strategy).
- Received updates and provided comments on the Garden City Lands Project as presented by Parks staff.
- Received updates and provided comments on drainage and irrigation projects impacting agriculture as presented by Engineering staff, including the Flood Protection Management Strategy.

2020 Work Program

The detailed 2020 Work Program is contained in Attachment 2 and includes the following highlights:

- Review and provide comments on development proposals and soil deposit applications forwarded to the FSAAC from staff or Council.

- Continue to receive regular updates, and assist in preparing and providing comments on the proposed Farming First Strategy, as presented by Policy Planning staff.
- Continue to receive regular updates and provide comments on the Garden City Lands Project, as presented by Parks staff.
- Provide education and information sharing to the Committee regarding sustainable farm practices and agriculture-specific strategies for climate change resilience.
- Explore opportunities to raise public awareness of local farming and strengthen relationships with external organizations that promote agriculture.

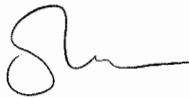
The work program will be revised as necessary, based on emerging issues and future Council priorities.

Financial Impact

None.

Conclusion

The Food Security and Agricultural Advisory Committee (FSAAC) serves an important role in providing advice and guidance to Council on food security and agricultural issues. The 2019 Annual Report for the FSAAC is submitted for information and the 2020 Work Program is recommended for Council's approval.



Steven De Sousa
Planner 1
(604-204-8529)

SDS:cas

- Att. 1: Food Security and Agricultural Advisory Committee 2019 Annual Report
2: Food Security and Agricultural Advisory Committee 2020 Work Program

**2019 Annual Report
Food Security and Agricultural Advisory Committee (FSAAC)**

Projects	Results	Accomplishments and Comments
City and ALC Development Applications	Agricultural advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on a total of 6 development applications forwarded to the FSAAC from staff. Projects covered issues related to ALR subdivision applications, ALR non-farm use applications, and ALR exclusion applications.
Soil Removal and Deposit Applications in the ALR	Agricultural advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on a total of 3 soil deposit applications forwarded to the FSAAC from staff.
Farming First Strategy (Agricultural Viability Strategy Update)	Agricultural advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on the proposed Farming First Strategy which is an update of the 2003 Agricultural Viability Strategy.
Garden City Lands	Agricultural advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on the implementation of the Garden City Lands Project as presented by Parks staff.
City Policy Initiatives	Agricultural advice to Council	<ul style="list-style-type: none"> Reviewed issues related to agriculture and food security policy forwarded to the FSAAC from staff. Projects covered issues related to regulations for cannabis production in the ALR and the proposed Farming First Strategy.
Drainage and Irrigation	Agricultural advice to Council	<ul style="list-style-type: none"> Received updates from Engineering staff on drainage and irrigation projects impacting agriculture. Reviewed and provided comments on the Flood Protection Management Strategy as presented by Engineering staff.

Development Applications Reviewed in 2019
Food Security and Agricultural Advisory Committee (FSAAC)

Application	Address	Proposal
ALR Development Applications		
SD 19-855340	PID 029-323-380, 001-704-214 & 001-754-475 (no civic addresses)	<ul style="list-style-type: none"> Subdivision consistent with the <i>Agricultural Land Commission Act</i> (ALCA) ALR General Regulation for farm succession planning.
AG 18-842960	9500 No. 5 Road	<ul style="list-style-type: none"> ALR non-farm use application to allow a school within the westerly 110 m, subject to farming the backlands.
AG 19-855723	14680 Burrows Road	<ul style="list-style-type: none"> ALR exclusion application to remove the property from the ALR.
AG 19-855800	14920 Burrows Road	<ul style="list-style-type: none"> ALR exclusion application to remove the property from the ALR.
AG 19-855911	14540 Burrows Road	<ul style="list-style-type: none"> ALR exclusion application to remove the property from the ALR.
AG 19-863866	Lands bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances.	<ul style="list-style-type: none"> ALR non-farm use application to revise the previously approved ALR non-farm use to expand and extend the timeline for the existing landfill operation.
ALR Soil Removal and Deposit Applications		
CD 68016	8611 No. 6 Road	<ul style="list-style-type: none"> Deposit 80,000 m³ of soil on the property to support the production of blueberries.
CD 68137	11300 & 11340 Blundell Road	<ul style="list-style-type: none"> Deposit 17,500 m³ of soil on the property to support the production of blueberries.
CD 60012	21700 River Road	<ul style="list-style-type: none"> Deposit 23,673 m³ of soil on the property to support the production of blueberries.

2020 Work Program
Food Security and Agricultural Advisory Committee (FSAAC)

Projects	Expected Results	Objectives and Deliverables
City and ALC Development Applications	Agricultural advice to Council	<ul style="list-style-type: none"> Review development applications forwarded to the FSAAC from staff or Council. Provide comments to applicants.
Soil Removal and Deposit Applications in the ALR	Agricultural advice to Council	<ul style="list-style-type: none"> Review soil applications (removal or deposit) forwarded to the FSAAC from staff or Council. Provide comments to applicants.
Farming First Strategy (Agricultural Viability Strategy Update)	Agricultural advice to Council	<ul style="list-style-type: none"> Review the proposed Farming First Strategy, and assist in the preparation and update of the Agricultural Viability Strategy. Provide comments to staff.
Garden City Lands	Agricultural advice to Council	<ul style="list-style-type: none"> Continue to review the implementation of the Garden City Lands Project as presented by Parks staff, including any non-farm use applications. Provide comments to staff.
City Policy Initiatives	Agricultural advice to Council	<ul style="list-style-type: none"> Review issues related to agriculture and food security policy forwarded to the FSAAC from staff or Council. Provide comments to staff.
Drainage and Irrigation	Agricultural advice to Council	<ul style="list-style-type: none"> Receive updates from Engineering staff on drainage and irrigation projects impacting agriculture. Provide comments to staff.
Transportation	Agricultural advice to Council	<ul style="list-style-type: none"> Receive updates from Transportation staff on projects impacting agriculture. Provide comments to staff.
Environment	Agricultural advice to Council	<ul style="list-style-type: none"> Education and information sharing regarding sustainable farming practices (incl. water conservation, renewable energy use, soil management). Education and information sharing regarding crop strategies that can adapt to climate change.
Public awareness and local food initiatives	Improved awareness and understanding of agriculture and food security issues	<ul style="list-style-type: none"> Raise public awareness of local farming, farmer's markets, and local food products, produce and programs. Strengthen relationships with outside organizations that provide agriculture-related educational opportunities and promote local farming.

*Note: the work program will be revised as necessary, based on emerging issues and future Council priorities.



City of Richmond

Report to Committee

To: Planning Committee
From: James Cooper, Architect AIBC
Director, Building Approvals

Date: March 5, 2020
File: 08-4430-01/2020-Vol
01

Barry Konkin
Director, Policy Planning

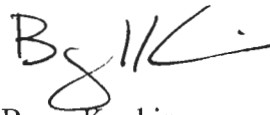
Re: Fence Regulations Addressing Height and Materials

Staff Recommendation

1. That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122, respecting changes to fence regulations, be introduced and given first reading, and
2. That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144, requiring a permit for fences constructed with concrete foundations, be introduced and given first, second and third readings.

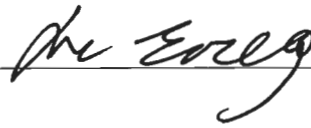




James Cooper, Architect AIBC
Director, Building Approvals
(604-247-4606)



Barry Konkin
Director, Policy Planning
(604-276-4139)

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law Finance	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

At the November 5, 2019 Planning Committee meeting, the following referral motion was passed:

That staff review Richmond Zoning Bylaw No. 8500 to examine:

- 1) regulations for building fences and walls, including the definition of a fence and a wall;*
 - 2) materials that can be used, including the possible elimination of masonry and iron; and*
 - 3) tree planting restrictions;*
- and report back.*

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 Ensure an effective OCP and ensure development aligns with it.

The referral was a result of public concerns regarding unpermitted construction of a concrete planter along the 181 m (594 ft) frontage of a property on No. 2 Road, which is zoned "Agriculture (AG1)." This report responds to the referral by providing information on current fence regulations in the City of Richmond and presents a bylaw for Council's consideration which would amend current fence regulations.

After investigating provisions to regulate tree planting, staff have determined that there are legal issues regarding imposition of regulations for fencing in the Agricultural Land Reserve (ALR) that are more appropriately addressed by the City Solicitor in a separate memorandum to Council offering legal advice on the matter.

Findings of Fact

Current Fence Regulations

Fences and walls are different types of structures. Richmond Zoning Bylaw No. 8500 and Building Regulation Bylaw No. 7230 contains existing interpretations and regulations for fences. Currently, both Richmond Zoning Bylaw No. 8500 and Building Regulation Bylaw No. 7230 provide a definition of 'fence,' but not 'wall.'

Bylaw No. 8500 Section 3.4 defines a fence:

“Fence means a structure used as an enclosure or for screening purposes around all or part of a lot.”

Bylaw No. 7230 Section 3.4 defines a fence:

“Fence means a structure bounding an area of land designed to limit access to or from the area or to screen the area from view.”

Fence regulations are provided in Section 6 of Richmond Zoning Bylaw No. 8500 and limit fence heights along arterial roads and in residential and non-residential zones. Barbed wire, razor wire and barbed tape obstacle, and electrified wire are prohibited in residential zones and permitted in other zones under certain conditions. Other materials, including masonry and iron (ornamental metal), are not currently regulated. See Attachment 1 for an excerpt of Richmond Zoning Bylaw No. 8500 current fence regulations.

In addition, in a report to committee dated June 6, 2017, staff noted that it is unlawful for the City to prohibit front yard fences or gates, but as per the *Local Government Act*, Council is able to regulate these structures, including siting, height, materials and setbacks.

Fence Regulation Research

In examining Richmond’s fence regulations, staff have conducted an environmental scan of fence requirements in other municipalities in and around Metro Vancouver (Attachment 2). The results of the scan indicate the following:

- Some municipalities do not define ‘fence’; however, some definitions of ‘structure’ include fences.
- Most municipalities do not define ‘wall.’
- All municipalities limit fence height in residential zones.
- Some municipalities limit fence height in agricultural zones.
- Most municipalities do not regulate fence material with the exception of Coquitlam which has prohibited unadorned cast in place concrete which is termed “wall” and not fence.

Following the environmental scan, staff examined the City’s current regulations and identified a series of recommended bylaw amendments for Council’s consideration. The proposed amendments are included in Bylaw No. 10122.

Analysis

The public and Council recently raised concerns regarding concrete supported structures on agriculturally zoned properties and how such structures are regulated by existing zoning definitions. In order to address the November 5, 2019 Planning Committee referral, staff have examined existing fencing regulations and related definitions in Richmond Zoning Bylaw No. 8500, to identify areas where these regulations could be improved.

Based on the analysis, it is recommended that regulations pertaining to fence construction in agriculture zones be amended to achieve the intended agrarian character of these areas. Ornate or masonry style fences will be prohibited in agricultural zones outside of the street frontage associated with the principal dwelling. Fencing materials outside of the street frontage shall be agrarian in character consisting of materials and dimensions as defined in this report. This report also proposes amendments to clarify how the vertical height of fences is measured. Proposed Bulletins 43 and 44 (Attachments 3 and 4) have been created to clarify this information for the public.

Amendments to Richmond Zoning Bylaw No. 8500

Staff have identified opportunities to improve regulations to provide more clarity regarding fencing. The following amendments to Richmond Zoning Bylaw No. 8500 are recommended:

Amendments to Section 3.4 – Use and Term Definitions (Applicable to All Zones)

Proposed Amendments		Comments
Height, fence	Means the vertical distance between the average finished site grade measured at a point 1.0 m from both sides of the property line to the top of the fence.	<ul style="list-style-type: none"> - Replacement of 'average landscape grade' with 'average finished site grade.' Finished site grade is consistent with the language in the zoning bylaw and is defined. - Replacement of 'both sides of the fence' to 'both sides of the property line.' This accounts for fences that may be built 1.0 m or more from the property line. - This amendment will be applicable in all zones.
Agrarian Materials, fence	<p>The following are suitable materials and design for construction of agrarian fencing in the agriculture zones.</p> <ol style="list-style-type: none"> 1. Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m; <ol style="list-style-type: none"> a. Diagonal cross bracing permitted if bracing between posts; 2. Metal post and rail, minimum 0.3 m spacing between horizontal members; 3. Wood Post and welded wire mesh; 4. Steel Post and welded wire mesh; 5. Wood pickets, 8 cm minimum distance between pickets. 	<ul style="list-style-type: none"> - No current definition exists.

Amendments to Section 6.8 – Fence Limitations in Residential Zones

Proposed Amendments	Comments
<p>6.8.3 Fence height shall be measured at the average finished site grade between points measured 1.0 m from both sides of the property line to the top of the fence.</p>	<p>- Replacement of 'measured at the point at which the fence intersects the ground' to reflect the same fence height measurements as prescribed in the definition of 'height, fence.'</p>

Amendments to Section 6.9 – Fence Limitations in All Other Zones

Proposed Amendments	Comments
<p>6.9.1 No fence constructed in the agricultural zones and site specific zones that govern farm businesses shall exceed 2.4 m in height, with the following exceptions:</p> <ul style="list-style-type: none"> a) Fence height shall not exceed 2.0 m where the fence is located in the side yard of a single detached housing unit; b) Fence height shall not exceed 1.2 m where the fence is located in the front yard (or yard fronting a public way) of a single detached housing unit. 	<p>- Amend the height limitations from 2.0 m to 1.2 m in the front yard of a single detached housing unit on agricultural properties, to create consistency of height in the front yard.</p>
<p>6.9.3 Fence height shall be measured at the average finished site grade 1.0 m from both sides of the property line to the top of the fence.</p>	<p>- Addition of the same fence height provision in Section 6.8.3 to regulate fence height in non-residential zones as well.</p>
<p>6.9.4 The following are suitable materials and design for construction of agrarian fencing in the agriculture zones.</p> <ul style="list-style-type: none"> a) Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m; <ul style="list-style-type: none"> i. Diagonal cross bracing permitted if bracing between posts; b) Metal post and rail, minimum 0.3 m spacing between horizontal members; c) Wood Post and welded wire mesh; d) Steel Post and welded wire mesh; e) Wood pickets, 8 cm minimum distance between pickets. 	<p>- No current definition exists.</p>

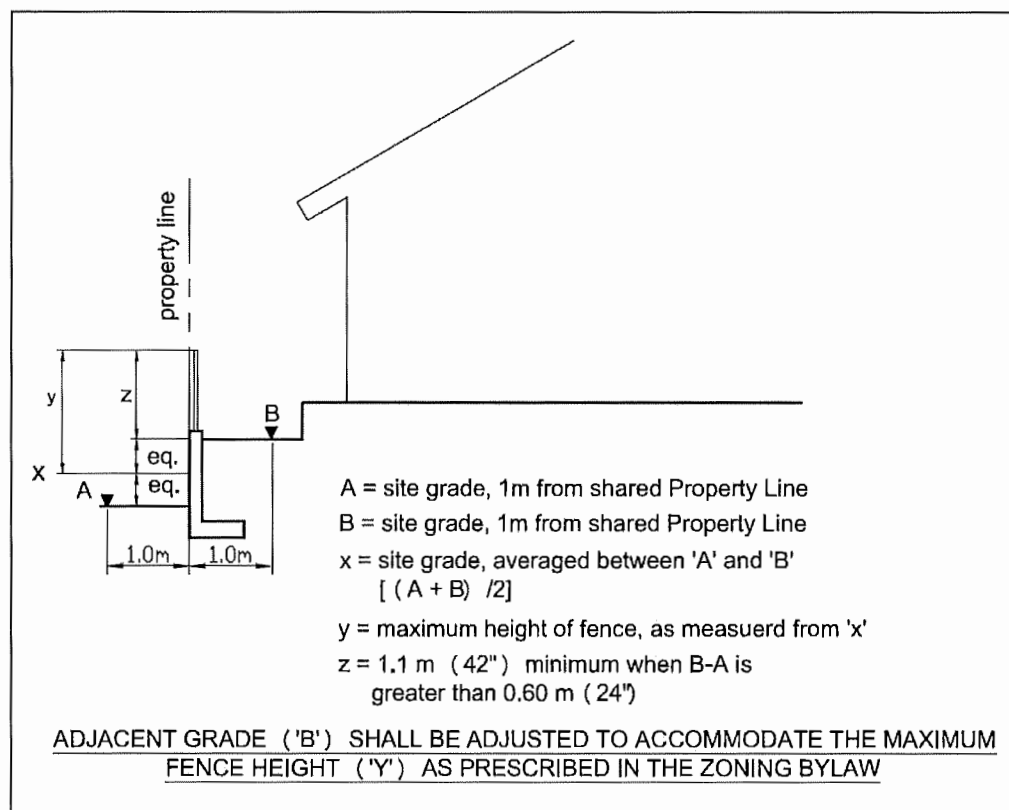
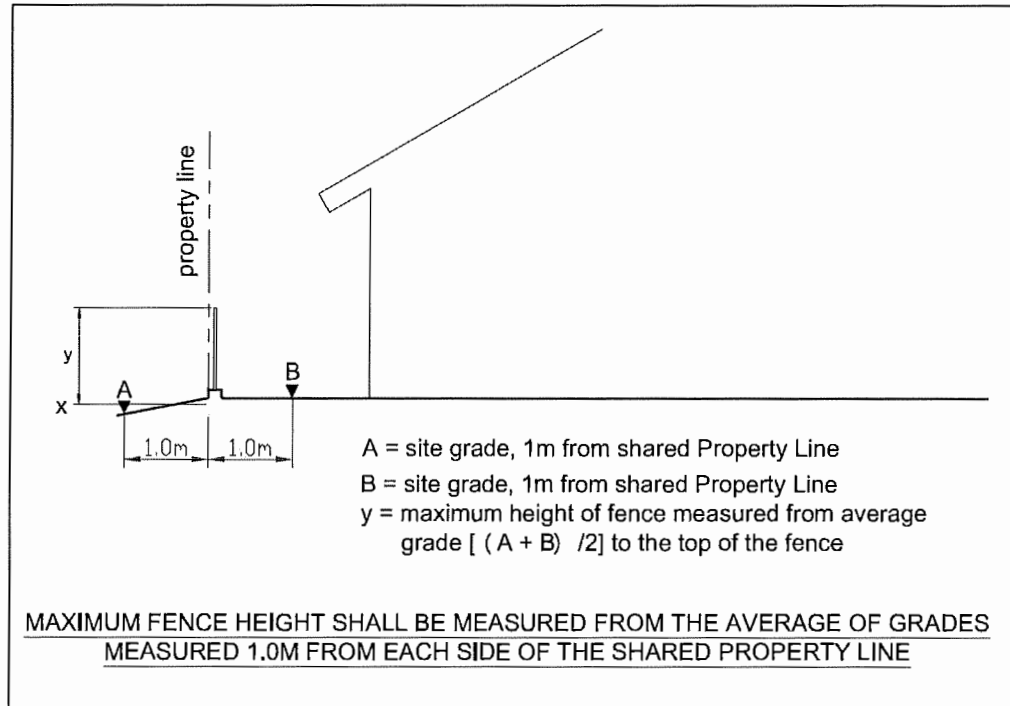
<p>6.9.5 In agricultural zones,</p> <ul style="list-style-type: none"> a) The fence shall be constructed of materials limited to fence agrarian materials, to the satisfaction of the Director, Building Approvals. b) Any gate providing farm access (even when such gate also provides access to a single detached housing unit) is required to comply with the agrarian materials. c) Masonry fences shall only be permitted along property lines fronting a public road. <ul style="list-style-type: none"> i. No masonry fence or its above grade components shall exceed 1.2 m in height and 0.3 m in width. Height to include an additional 0.15 m appurtenance allowance for piers spaced no closer than 3.65 m edge to edge. ii. No masonry fence below grade components shall exceed 0.43 m in width of fence footing and 0.8 m square for pier footings. iii. Total masonry fence length shall be further limited to the width of the single detached dwelling fronting the public road plus 6 m. 	<ul style="list-style-type: none"> - Addition of provisions to regulate the materials, height, width, and location of fences in agricultural zones.
---	--

Amendments to Section 4 – General Development Regulations (4.12 Projections into Yards in All Zones)

Proposed Amendments	Comments
<p>4.12.1 No building, structure, feature or portion thereof shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, maintained or added to within any required yard except as follows, provided that they meet the provisions of the British Columbia Building Code. The exceptions below do not apply to the 4 m side yard setback in properties with an AG1 agricultural zone when that same setback is used to accommodate farm access."</p>	<ul style="list-style-type: none"> - Amend the projections into side yards such that they do not apply to farm access roads that are 4 m or less.

In order to provide clarity, Staff have created the following diagrams to illustrate some aspects of the Amendments. These illustrations will be contained in proposed Bulletins 43 & 44.

Illustrations clarifying the Amendments:



Amendments to Building Regulation Bylaw No. 7230

Current Building Regulation Bylaw No. 7230 does not require a permit for a fence. In order to enforce proposed limitations on the footing sizes as recommended in Richmond Zoning Bylaw No. 8500, and encourage applicants to limit the use of concrete, the following amendment to Building Regulation Bylaw No. 7230 is recommended to require that a building permit be secured for fencing with a concrete foundation.

Amendments to Part SIXTEEN – INTERPRETATION

Proposed Amendments		Changes to Existing Provisions
Structure	Means all or part of a construction, whether fixed to, supported by, sunk into, or located in land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a sewage holding tank, but excludes landscaping, paving, a fence without concrete foundations, or a retaining wall under 1.0m in height.	- Clarifying that a fence with a concrete foundation requires a permit.

Financial Impact

None.

Conclusion

This report responds to a Council referral to examine regulations for fences and fence materials, particularly masonry. Staff recommend regulating fence heights and materials in agricultural zones. It is recommended that Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122 be introduced and given first reading and that Richmond Building Bylaw No. 7230, Amendment Bylaw No. 10144 be introduced and given first, second and third readings.



Serena Trachta
Manager, Plan Review
(604-204-8515)



John Hopkins
Senior Policy Coordinator
(604-276-4279)

ST:aa

Attachment 1: Excerpt from Richmond Zoning Bylaw No. 8500 of Current Fence Regulations

Attachment 2: Summary Table of Environmental Scan

Attachment 3: Building Bulletin 43 Residential Zones: Fence Heights

Attachment 4: Building Bulletin 44 Agricultural Zones: Fence Heights and Materials

Current Fence Regulations in Richmond Zoning Bylaw No. 8500Section 3.4 – Use and Term Definitions

Fence	Means a structure used as an enclosure or for screening purposes around all or part of a lot.
Height, fence	Means the vertical distance between the average landscape grade 1.0 m from both sides of the fence to the top of the fence.
Screen	Means a continuous wall, fence, compact evergreen hedge or combination thereof, supplemented with landscape planting, which would effectively screen from view the area that it encloses.
Structure	Means a construction of any kind whether fixed to or supported by or sunk into land or water including towers, flag poles, swimming pools, docks, signs and tanks, but does not include areas of hard-surfacing.

Section 6 – Landscaping and Screening**6.2 General**

- 6.2.9 For a lot fronting onto a local arterial road or a major arterial road, a solid masonry or brick fence up to a maximum fence height of 1.2 m is permitted within the required front yard setback area, but any mechanical or manual gate must be located at least 6.0 m from the front lot line.

6.8 Fence Limitations in Residential Zones

- 6.8.1 No fence constructed in residential zones and site specific zones that include residential uses shall exceed 2.0 m in height. Furthermore, a fence located in the front yard, or any part of a yard between the principal building and the front lot line, shall not exceed 1.2 m in height.
- 6.8.2 Where a fence is located along a lot line that abuts:
- a) a zone other than a residential zone; or
 - b) a site specific zone that governs residential uses;
- the maximum fence height shall be 2.4 m along that lot line only.
- 6.8.3 Fence height shall be measured at the point at which the fence intersects the ground.
- 6.8.4 An outdoor play space provided on a property zoned for residential child care use shall be enclosed by a solid fence of a minimum height of 1.2 m but not exceeding a maximum height of 2.0 m. The minimum and maximum heights apply to all fences enclosing the outdoor play space, including fences located in the front yard of the zoned property, notwithstanding Section 6.8.1.

- 6.8.5 The use of barbed wire, electrified wire, razor wire and barbed tape obstacles as fencing material is prohibited in all the residential zones or site specific zones that govern single detached housing.

6.9 Fence Limitations in All Other Zones

- 6.9.1 No fence constructed in the agricultural zones and site specific zones that govern farm businesses shall exceed 2.4 m in height. Furthermore, a fence shall not exceed 2.0 m in height where:
- a) the fence is located in the front yard and side yard of a single detached housing unit;
 - b) the fence extends in the front of the foremost portion or portions of the single detached housing unit; and
 - c) the single detached housing unit is situated on a lot that is used as a farm business, and the lot is assessed as a “farm” under the *Assessment Act*.
- 6.9.2 No fence constructed in all the other zones shall exceed a maximum height of 2.4 m.
- 6.9.3 The use of electrified wire as a fencing material is prohibited except where it is used to confine domestic farm animals.
- 6.9.4 Barbed wire, razor wire and barbed tape obstacle, and electrified wire may only be used as a fencing material:
- a) where it is used to confine domestic farm animals; or
 - b) the purpose of the fence is to limit access to a lawful commercial, industrial, community or institutional use of land, provided that the wire component of the fence is no closer to the ground than 2.0 m.

Current Fence Regulations in Building Regulation Bylaw No. 7230

Part Sixteen: Interpretation

- Fence** means a structure bounding an area of land designed to limit access to or from the area or to screen the area from view.
- Structure** means all or part of a construction, whether fixed to, supported by, sunk into, or located in, land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a sewage holding tank, but excludes landscaping, paving, a fence, or a retaining wall under 1.0 m in height.

Summary Table of Environmental Scan

Municipality	Definition of 'Fence'	Definition of 'Wall'	General Height Limitations in Residential Zones			General Height Limitations in Agricultural Zones			Regulated Fence Materials Other than Wire (Barbed, Razor, Electrified)
			Front Yards	All Other Locations		Front Yards	All Other Locations		
Richmond	A structure used as an enclosure or for screening purposes around all or part of a lot	N/A	1.2 m	2.0 m 2.4 m on lot lines abutting non-residential zones		2.0 m	2.4 m		N/A
Richmond Proposed	No change	No change	No change	No change		1.2 m	2.0 m		Agrarian (Rural Farm) materials required in AG zones.
Burnaby	N/A	N/A	1.07 m	1.8 m		N/A	N/A		Open mesh / chain link
Coquitlam	A structure, not being a building, intended for the purpose of total or partial physical and/or visual separation or enclosure of a property or portion thereof; includes a wall, not being part of a building, intended for the purpose of total or partial physical and/or visual separation or enclosure of a property, does not include retaining wall. Materials used to construct a fence are limited to wood, masonry materials (excluding poured concrete), metal, pre-cast manufactured perforated or decorative concrete blocks or panels, and any combination thereof.	Any building element with a slope of 60 degrees or more to the horizontal; does not include a wall which is utilized as a fence, or a retaining wall.	1.3 m	1.8 m		N/A	3.1 m		See definition of fence.
Delta	A structure used as an enclosure or for screening purposes, and includes gates and walls, but excludes retaining walls and arbors.	N/A	1.2 m	1.8 m 2.4 m on lot lines abutting non-residential zones		1.2 m	2.4 m		Chain link Concrete blocks for retaining walls
City of Langley	N/A	N/A	N/A	2.0 m		N/A	N/A		N/A
Township of Langley	N/A	N/A	1.0 m	2.0 m		N/A	N/A		N/A
Maple Ridge	A structure constructed of materials including wood, masonry, concrete, or metal, intended for the purpose of total or partial physical and/or visual separation or enclosure of a property or portion thereof, and includes chain link fences, however	N/A	1.2 m	2.0 m		1.2 m 3.6 m	2.0 m 3.6 m		N/A

Municipality	Definition of 'Fence'	Definition of 'Wall'	General Height Limitations in Residential Zones				General Height Limitations in Agricultural Zones		Regulated Fence Materials Other than Wire (Barbed, Razor, Electrified)
			Front Yards	All Other Locations	Front Yards	All Other Locations	Front Yards	All Other Locations	
	does not include retaining walls.								
New Westminster	Closed fence: one that has more than fifty percent (50%) of its area closed.	N/A	1.22 m	1.83 m	N/A	N/A	N/A	N/A	Open mesh / chain link
City of North Vancouver	Structure, accessory: a structure used for an accessory use, including fences, radio and television antennae and satellite dishes.	N/A	1.22 m	1.829 m	-	-	-	-	N/A
District of North Vancouver	N/A	N/A	1.8 m	2.4 m	-	-	-	-	N/A
Pitt Meadows	A structure used as an enclosure or as a visual barrier around all or part of a lot	N/A	1.2 m	1.8 m on lot lines abutting agricultural or industrial zones	1.8 m	2.4 m	1.8 m	2.4 m	N/A
Port Moody	A vertical structure used for enclosure or screening where the thickness is equal to or less than 8 cm (0.26 ft) excluding top and bottom rails and posts.	A vertical structure used for enclosure, screening or soil retention constructed of brick, masonry, stone, or timbers or any other material where the thickness of the wall is greater than 8 cm (0.26 ft).	1.2 m	2.5 m	1.2 m	2.5 m	1.2 m	N/A	See definition of wall.
Surrey	N/A	N/A	1.2 m	1.8 m	N/A	N/A	N/A	N/A	For properties on railway land, stones, cement, bricks, similar durable materials, chain link, or combination thereof.
Vancouver	Includes arbors, archways, boundary fences, gates, pergolas, screens, trellises, walls and similar structures.	N/A	1.2 m	1.9 m	N/A	N/A	N/A	N/A	Permitted: wood, brick, concrete block, metal
West Vancouver	A vertical structure used as an enclosure or a screen of all or part of a site, not exceeding 0.08 metre in thickness, excluding posts and rails, but shall not include a garden wall.	A vertical structure used as an enclosure or screening about all or part of a site constructed of concrete masonry, timbers, rock, or any other material where the thickness is more than 0.08 metre.	1.2 m 1.8 m	1.8 m 2.4 m	-	-	-	-	See definition of wall.



City of
Richmond

Bulletin

Building Approvals Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

This information is provided for clarification purposes only and is not in substitution of any applicable City Bylaws or Provincial or Federal Codes or laws. In the case of any contradictions, legislative Codes, laws or Bylaws take precedence. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws.

Residential Zones: Fence Heights

No.: BUILDING-43
Last Revised: 2020/02/06
Date Created: 2020/02/06

This bulletin is to inform Owners and Builders of the height regulations for fences in residential zones recently adopted in Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122 and Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144.

Summary

- Definition of fence height has been clarified to identify measurement parameters.
- Maximum fence heights in residential zones have been clarified.

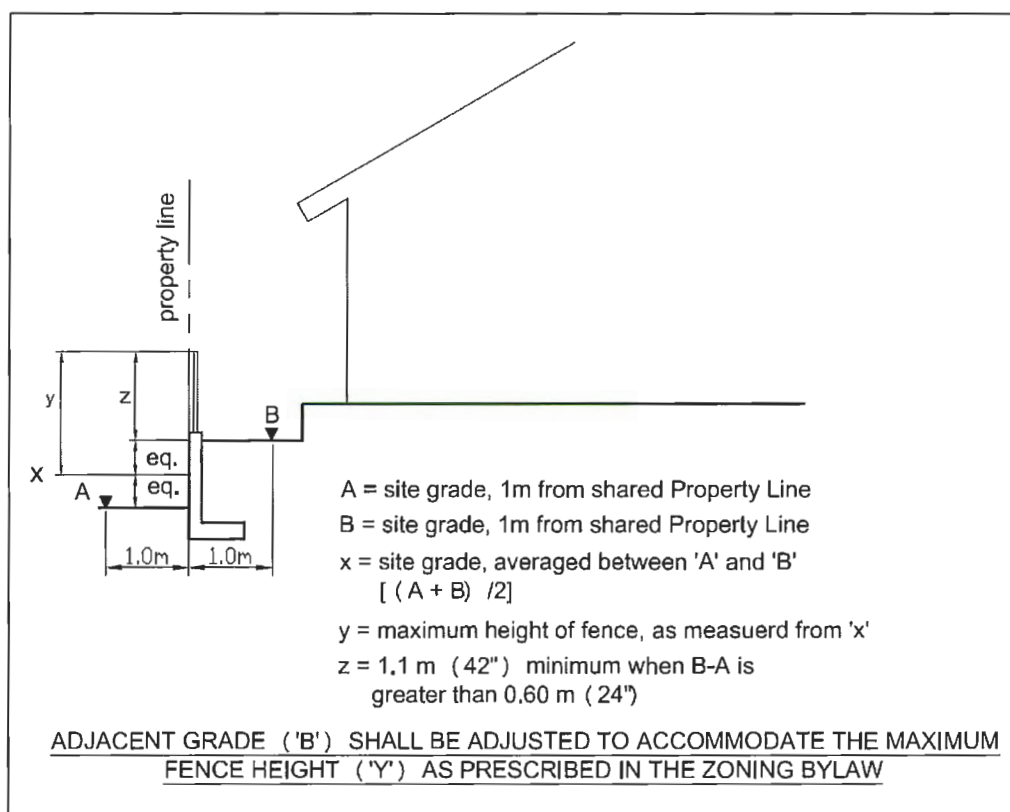
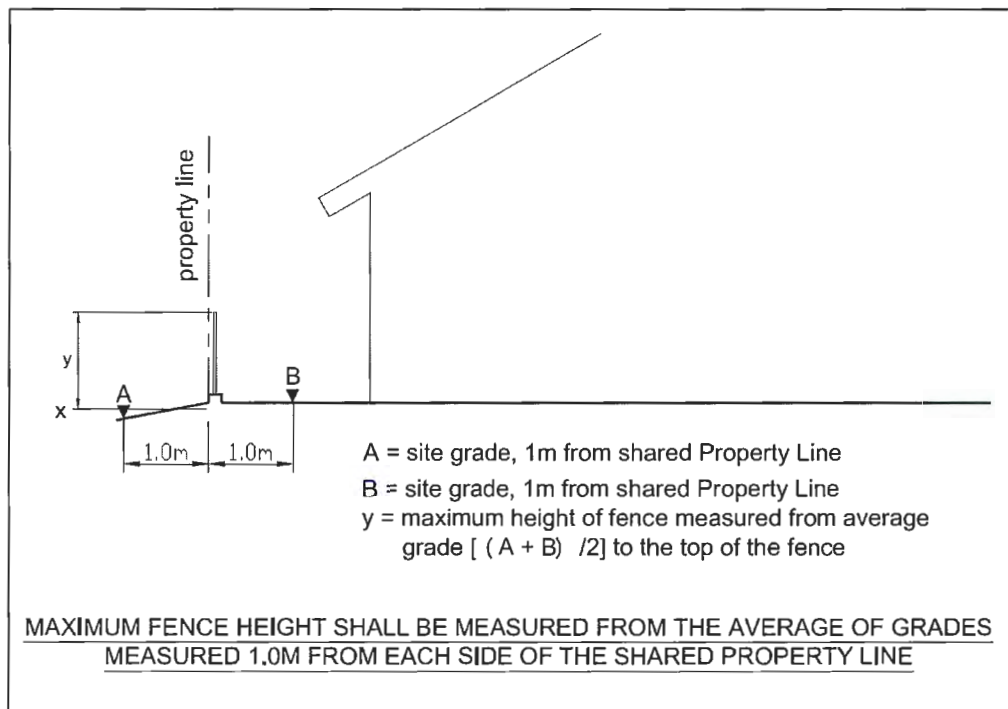
Fence Height Requirements

- The maximum fence height of 2.0 metres (m) is permitted for fences constructed in residential zones and site specific zones that include residential uses. (Richmond Zoning Bylaw No.8500:6.8.1)
 - A maximum fence height of 1.2 m is permitted for fences located in the front yard or between the principal dwelling unit and the front property line or public road.
 - A maximum fence height of 1.83 m is permitted for fences when located elsewhere within a required yard. (Richmond Zoning Bylaw No. 8500:Residential Zones)
- The use of barbed wire, electrified wire, razor wire, and barbed tape obstacles as fencing material is prohibited in all residential zones and in site specific zones that govern single detached housing. (Richmond Zoning Bylaw No. 8500:6.8.5)
- A building permit is required for any fence construction with concrete foundations. (Building Regulation Bylaw No. 7230:16.1)

Measuring Fence Height

- Fence height is determined by measuring the vertical distance between the average finished site grade, measured 1.0 m from both sides of the property line, to the top of the fence. (Richmond Zoning Bylaw No. 8500:6.8.3)
- Grading must be strategically managed to avoid impact with the maximum fence height limit shown.
- Please refer to the diagrams attached.

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at **604-276-4118**.



References

Please see Bulletin BUILDING-44 for regulations regarding fences in agricultural zones.

City of Richmond Zoning Bylaw, Landscaping and Screening:

<https://www.richmond.ca/shared/assets/LandscapingScreening24225.pdf>

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at **604-276-4118**.



City of
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Agricultural Zones: Fence Heights and Materials

No.: BUILDING-44

Last Revised: 2020/02/06

Date Created: 2020/02/06

This bulletin is to inform Owners and Builders of the fence height and material regulations in agricultural zones recently adopted in Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122 and Building Regulations Bylaw No. 7230, and Amendment Bylaw No. 10144.

Summary

- Definition of fence height has been clarified to identify measurement parameters.
- Maximum fence heights in agricultural zones have been clarified.
- Acceptable materials for use in agricultural zones have been clarified in order to promote and maintain the agrarian character.

General Requirements

- The maximum fence height of 2.4 metres(m) is permitted for fences constructed in agricultural zones and site specific zones that govern farm businesses. (Richmond Zoning Bylaw No. 8500:6.9.1)
 - A maximum fence height of 1.2 m is permitted for fences located in the front yard or between the single detached housing unit and the front property line or public road.
 - A maximum fence height of 2.0 m is permitted for fences located in the side yard or between the single detached housing unit and the side property line.
- The use of barbed wire, electrified wire, razor wire, and barbed tape obstacles as fencing material is prohibited in all residential zones and in site specific zones that govern single detached housing. (Richmond Zoning Bylaw No. 8500: 6.8.5)
- A building permit is required for any fence construction with concrete foundations. (Building Regulation Bylaw No. 7230:16.1)

Measuring Fence Height

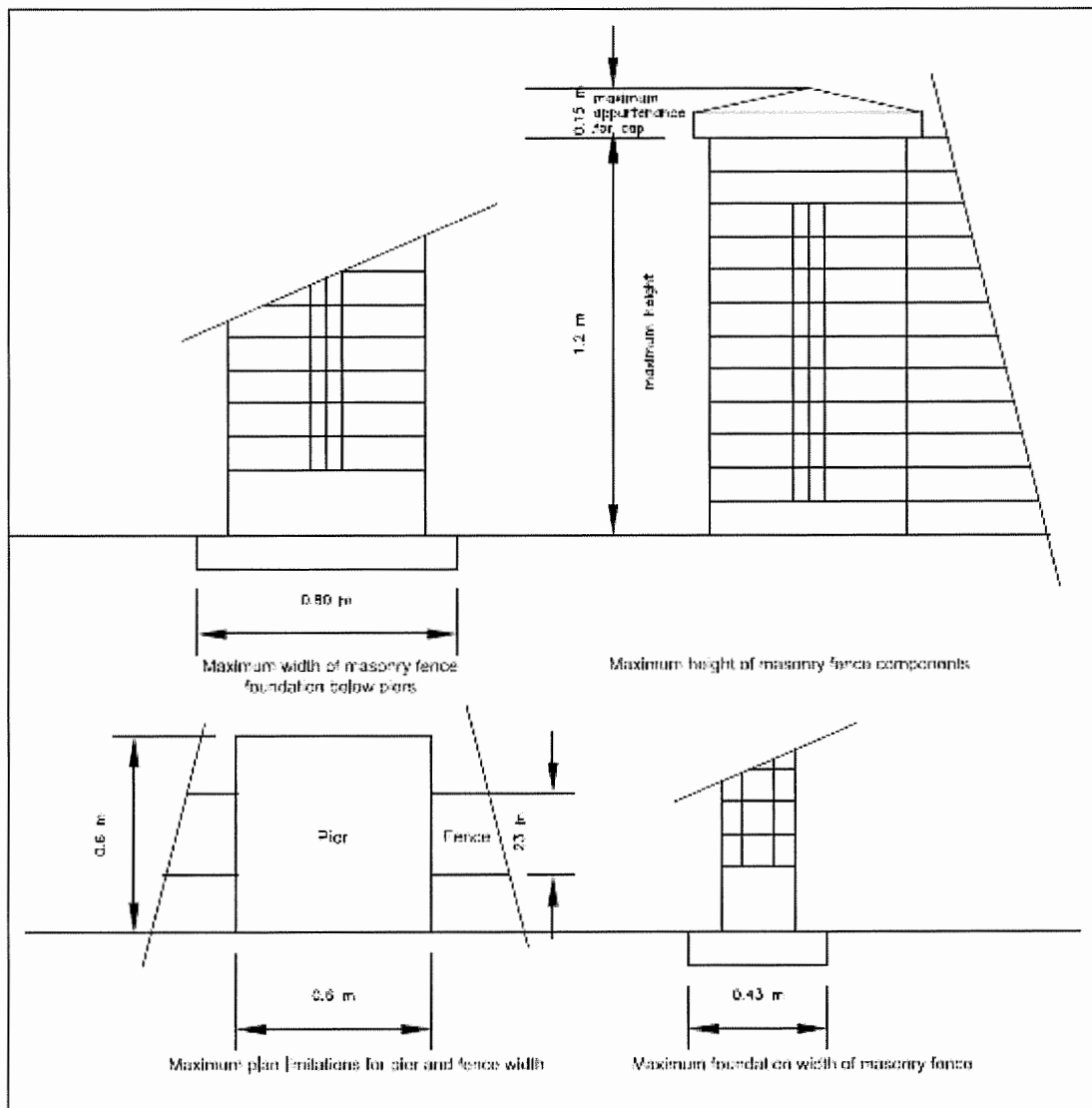
- Fence height is determined by measuring the vertical distance between the average finished site grade, measured 1.0 m from both sides of the property line, to the top of the fence. (Richmond Zoning Bylaw No. 8500:6.9.3)
- Grading must be strategically managed to avoid impact with the maximum fence height limit shown. See Building Bulletin-43 for additional information.

Material Regulations

- The following are suitable materials and design for construction of agrarian fencing in the Agriculture zones. (Richmond Zoning Bylaw No. 8500:6.9.4)
 - Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m;

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at **604-276-4118**.

- Diagonal cross bracing permitted if bracing between posts;
 - Metal post and rail, minimum 0.3 m spacing between horizontal members;
 - Wood Post and welded wire mesh;
 - Steel Post and welded wire mesh; and/or
 - Wood pickets, 8 cm minimum distance between pickets.
- Fences in agriculture zones shall be constructed of materials limited to fence agrarian materials, except as noted below (Zoning Bylaw 8500:6.9.5):
 - Masonry and concrete fences shall only be permitted along property lines fronting a public road.
 - Masonry and concrete fences are defined as fences composed either partially or entirely of stone, brick, concrete, concrete block, or other similar building materials.
 - No masonry or concrete fence or its components shall exceed 1.2 m in height.
 - An appurtenance allowance of 0.15 m for pier caps is permitted provided the piers are spaced no closer than 0.365 m edge to edge.
 - The width of the masonry fence shall not exceed 0.3 m in width.
 - Footings shall limited as shown in the attached diagrams.
 - Total masonry fence length shall be further limited to the width of the single detached dwelling fronting the public road plus 6 m.
 - Beyond that length, fences shall be constructed of materials limited to agrarian materials.
- Please refer to the diagrams attached for additional information.



Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at **604-276-4118**.



**Richmond Zoning Bylaw No. 8500
Amendment Bylaw No. 10122 (Fence Regulations)**

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

1. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definitions of “Height, fence” in its entirety and replacing it with the following:

“**Height, fence** means the vertical distance between the average **finished site grade** measured at a point 1.0 m from both sides of the **property line** to the top of the **fence**.”

2. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by inserting the following definition in alphabetical order:

“**Agrarian materials, fence** The following are suitable materials and design for the construction of agrarian fencing in **agriculture zones**.

1. Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m.
 - a. Diagonal cross bracing permitted if bracing between posts.
2. Metal post and rail, minimum 0.3 m spacing between horizontal members.
3. Wood Post and welded wire mesh.
4. Steel Post and welded wire mesh.
5. Wood pickets, 8 cm minimum distance between pickets.”

3. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 6.8 [Fence Limitations in Residential Zones] by deleting Section 6.8.3 in its entirety and replacing it with the following:

“6.8.3 **Fence height** shall be measured at the average **finished site grade** measured at a point 1.0 m from both sides of the **property line** to the top of the **fence**.”

4. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 6.9 [Fence Limitations in All Other Zones] by deleting Section 6.9.1 in its entirety and replacing it with the following:

“6.9.1 No **fence** constructed in the **agricultural zones** and **site specific zones** that govern **farm businesses** shall exceed 2.4 m in **height**. Furthermore, a fence shall not:

- a) exceed 2.0 m in **height** where the **fence** is located in the **exterior side yards** of a **single detached housing unit**; or
- b) exceed 1.2 m in **height** where the **fence** is located in the **front yard** (or yard fronting a public street) of a **single detached housing unit**.”

5. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 6.9 [Fence Limitations in Residential Zones] by deleting Section 6.9.3 in its entirety and replacing it with the following:

“6.9.3 **Fence height** shall be measured at the average **finished site grade** measured at a point 1.0 m from both sides of the **property line** to the top of the **fence**.”

6. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 6.9 [Fence Limitations in All Other Zones] by inserting the following, in numerical order, and adjusting the numbers thereafter:

“6.9.4 The following are suitable **fence agrarian materials** for the design and construction of fencing in **agriculture zones**.

- a) Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m.
 - i. Diagonal cross bracing permitted if bracing between posts.
- b) Metal post and rail, minimum 0.3 m spacing between horizontal members.
- c) Wood Post and welded wire mesh.
- d) Steel Post and welded wire mesh.
- e) Wood pickets, 8 cm minimum distance between pickets.

6.9.5 In **agricultural zones**:

- a) **Fences** shall be constructed of materials limited to farm **agrarian materials** for fencing to the satisfaction of the Director, Building Approvals.
- b) Any gate providing farm **access** (even if also serving the **single detached housing unit**) is required to comply with the **agrarian materials**.

- c) Masonry **fences** shall only be permitted along **property lines** fronting a public road.
- a. No masonry **fence** or its above **grade** components shall exceed 1.2 m in **height** and 0.3 m in width. **Height** may increase an additional 0.15 m as an appurtenance allowance for piers spaced no closer than 3.65 m edge to edge.
 - b. No masonry **fence** below **grade** components shall exceed 0.43 m in width for **fence** footing and 0.8 m square for pier footings.
 - c. Total masonry **fence** length shall be further limited to the width of the house fronting the public road plus 6 m.”
7. Richmond Zoning Bylaw No. 8500, as amended, is further amended as Section 4.12.1 [Projections into Yards in All Zones] by deleting Section 4.12.1 in its entirety and replacing it with the following:
- “4.12.1
- a) No **building, structure**, feature or portion thereof shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, maintained or added to within any required **yard** except as follows, provided that they meet the provisions of the British Columbia Building Code. The exceptions below do not apply to the 4 m **side yard setback** in properties with an AG1 **agricultural zone** when that same **setback** is used to accommodate farm **access**.”
8. This Bylaw is cited as “**Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122**”.



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	<div style="text-align: center;">CITY OF RICHMOND</div> <div style="text-align: center;">APPROVED by</div> <div style="text-align: center;"></div> <div style="text-align: center;">APPROVED by Director or Solicitor</div> <div style="text-align: center;"></div>

MAYOR_____
CORPORATE OFFICER



**Building Regulation Bylaw No. 7230,
Amendment Bylaw No. 10144**

The Council of the City of Richmond enacts as follows:

1. Building Regulation Bylaw No. 7230, as amended, is further amended at Section 16.1 by deleting the definition of Structure and replacing it with the following:

 “Structure means all or part of a **construction**, whether fixed to, supported by, sunk into, or located in, land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a **sewage holding tank**, but excludes landscaping, paving, a **fence** without concrete foundations, or a retaining wall under 1.0 m in height.”.
2. This Bylaw is cited as **“Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating Division 59
APPROVED for legality by Solicitor BRS



City of Richmond

Report to Committee

To: Planning Committee
From: Barry Konkin
Director, Policy Planning
Re: Residential Rental Tenure Zoning

Date: March 27, 2020
File: 08-4057-08/2020-Vol
01

Staff Recommendation

That Richmond Zoning Bylaw No. 8500 Amendment Bylaw No. 10014 (Residential Rental Tenure) be introduced and given first reading.

Barry Konkin
Director, Policy Planning
(604-276-4139)

Att. 7

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

Staff Report

Origin

At the April 2, 2019 Planning Committee meeting, a staff report titled ‘Market Rental Housing Policy and Approaches for Residential Rental Tenure Zoning’ from the Manager, Policy Planning, dated March 25, 2019, was presented. The report presented recommended approaches to residential rental tenure zoning for Council’s consideration, including proposed amendments to Richmond Zoning Bylaw No. 8500 (Amendment Bylaw No. 10014) to rezone 60 existing purpose-built rental housing sites. Bylaw 10014 was drafted to restrict the tenure of these properties to residential rental tenure.

At Planning Committee the following referral motion was passed:

- (1) *That the staff report titled “Market Rental Housing Policy and Approaches for Residential Rental Tenure Zoning” from the Manager, Policy Planning, dated March 25, 2019, be referred back for public consultation; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10014 (Residential Rental Tenure) to amend the zoning for 60 parcels with purpose-built rental housing be brought back at a future date.*

This report provides:

- (1) a recommendation to grant first reading to Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10014 to implement residential rental tenure zoning for the identified 60 purpose-built rental housing sites; and
- (2) a summary of the public consultation process undertaken in response to the referral.

This report supports Council’s Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.5 Ensure diverse housing options are available and accessible across the housing continuum.

6.6 Growth includes supports and/or services for Richmond's vulnerable populations, including youth, seniors, individuals with health concerns, and residents experiencing homelessness.

This report supports Council’s Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.1 Increased opportunities for public engagement.

Analysis

The ability to utilize zoning to secure tenure is a new tool for local government. Prior to this legislation, rental units could only be secured through a housing agreement registered on title of a property, paired with a Housing Agreement Bylaw adopted by Council. The power to zone for rental tenure is the strongest tool that Council and staff have at their disposal to secure rental units in perpetuity.

While staff have been responding to the referral, a number of new site-specific development proposals have been considered by Planning Committee and Council, where rental tenure has been established through the zoning amendment bylaws for each project. The inclusion of rental tenure zoning in these applications has provided a clear direction to the development community and the public regarding the City's objectives with regards to rental housing.

While the zoning tool has been used for new developments to secure rental units in perpetuity, these powers also provide Council with a strong, effective tool to protect existing rental housing stock. Although the City's Market Rental Housing Policy protects existing rental sites to be used only for rental housing, applying residential rental tenure zoning to existing rental housing would ensure those sites are protected, and in particular for those situations where an existing rental site is being redeveloped and does not require rezoning approval.

Residential Rental Tenure Zoning to Protect Existing Rental Housing Stock

As outlined in previous reports to Council, staff have identified 60 existing purpose-built rental housing sites, representing a total of 4,125 housing units, which fall within the following categories:

- Non-market housing;
- Cooperative housing; and
- Market rental housing that is not strata-titled.

Attachment 1 identifies the number of parcels and units that are recommended for residential rental tenure zoning, along with a series of maps indicating the location of these parcels. The April 2019 staff report to Planning Committee recommended first reading for Bylaw 10014 to amend the zoning for these properties to ensure that the tenure of the residential units on these sites would be limited to rental only.

As directed by Planning Committee through the referral motion, staff have conducted stakeholder and public engagement and recommend that zoning bylaw amendments be introduced to secure these sites as rental tenure only. Feedback on the proposal was wide-ranging, but there was overall support for the proposed implementation of rental tenure zoning.

Staff continue to recommend that proposed Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10014 be given first reading. Amending the zoning on the identified sites for residential rental tenure zoning would reflect the importance of rental housing in the City's overall housing stock. Rezoning these sites for rental tenure – together with the Official Community Plan's 1:1 replacement policy – would make it abundantly clear that the City's

expectation is for these purpose-built rental, non-market rental and cooperative housing sites to be maintained as rental sites for the long term.

Staff have completed an environmental scan on how other municipalities have utilized the rental tenure zoning powers to protect existing rental buildings. The District of Squamish has implemented similar zoning, applicable to 12 separate buildings and 309 units. The City of Victoria has begun a consultation program to apply similar zoning to a number of buildings, accounting for nearly 500 rental units in the city. The bylaws to achieve this have not yet been forwarded to Victoria's Council for consideration.

Proposed Zoning Changes

Bylaw 10014, if adopted by Council, would amend Richmond Zoning Bylaw No. 8500 to define rental tenure, amend the zones applicable to the 60 subject properties to stipulate that they can be used for rental tenure only.

Bylaw 10014 is attached to this report, with details on the proposed zoning amendments.

There are a total of 16 separate residential zones which have been utilized to develop the 60 purpose built, co-operative, and non-market housing units. These zones are listed in Attachment 2. These 16 zones will be amended to identify that residential rental tenure zoning is permitted in the zone and specify which site is being rezoned through Richmond Zoning Amendment Bylaw No. 10014 to limit tenure to residential rental tenure only.

Should Planning Committee endorse proposed Bylaw 10014 and Council grant first reading, the amending Bylaw will be forwarded to a public hearing, where any resident or interested party will have an opportunity to comment. Public notification for the public hearing will be provided as per the *Local Government Act*.

A specific letter advising property owners and tenants of the proposed bylaw amendment will be mailed out if the bylaw receives first reading. There will also be the standard public hearing notice in the local newspaper, in accordance with the notification requirements set out in the *Local Government Act*.

Stakeholder and Public Consultation

As directed by Council, staff conducted stakeholder and public consultation on residential rental tenure zoning in May and June 2019. Public and stakeholder consultation consisted of two separate workshops with key stakeholders, a public open house, a feedback form available through LetsTalkRichmond.ca (LTR), and a direct mail-out to the owners of the 60 sites that would be affected by the proposed Zoning Bylaw amendment. The public consultation results and findings are summarized in Attachment 3.

The two stakeholder workshops were held with the development industry, landlords, housing agencies, and non-profit groups. Twenty (20) people attended the workshops. A summary of the workshop consultation can be found in Attachment 4. The public open house was attended by 40 individuals and a total of 134 people completed the feedback form between May 21 and June 16, 2019 either in paper form or online through LTR. A copy of the public open house

presentation boards can be found in Attachment 5 and a copy of the results from LTR can be found in Attachment 6.

Almost two-thirds of respondents on LTR supported using residential rental tenure zoning to secure existing purpose-built rental buildings for rental only. Although there was general support from residents, some of the stakeholder groups expressed concerns about rental properties being devalued if rental tenure zoning were applied. This concern is discussed under the Property Value Impacts section of this report.

Through the consultations, some concerns were also raised about the inclusion of cooperative housing sites in the proposed residential rental tenure bylaw. Staff are of the opinion that cooperative housing is a form of rental tenure and if a cooperative housing site were to redevelop, any redevelopment of that site should be in the form of either purpose built rental housing, social housing, or cooperative housing. There were also other concerns that a mix of rental and strata should be considered if an existing rental site were redeveloped. If Council wishes to increase the supply of rental housing, then all existing rental sites should remain rental only.

Letters were mailed directly to owners of the 60 purpose-built rental sites identified for rezoning under proposed Bylaw 10014, providing a summary of the proposed residential rental tenure zoning, and detailed information on how feedback could be provided. Staff have met and corresponded with several property owners to inform them of the potential bylaw amendments.

Written responses were received from the Urban Development Institute, the Richmond Chamber of Commerce, and the Metro Vancouver Housing Corporation (MVHC) which can be found in Attachment 7. The three organizations outline a number of concerns about the implementation of residential rental tenure zoning and possible implications for property owners. Most of the concerns were similar to concerns expressed during the stakeholder consultation. Despite the range of concerns raised, staff are of the opinion that the community benefits arising from protecting existing rental housing sites is considerable, and the benefits off-set the range of concerns.

Property Value Impacts

Staff are of the opinion that implementation of residential rental tenure zoning for the 60 existing rental sites would have minimal effect on these properties, as these lands are existing rental sites, and existing OCP policy would only allow redevelopment of these lands as rental housing.

Implementing rental tenure zoning does not alter the development potential of these lands, but provides a bylaw underpinning for the OCP policy regarding retention of existing rental housing. Council's adopted policy in the OCP (Market Rental Housing Policy) states that any existing rental housing development can only be replaced with a rental project; that is, the 60 sites with existing rental housing stock can only be redeveloped for rental housing as per OCP policy and all replacement rental units would be required to be low-end market rental (LEMR) units.

Financial Impact

None.

Conclusion

The City of Richmond has been a leader in protecting, securing and incentivizing rental housing. In 2018, City Council approved the updated Affordable Housing Strategy and adopted the new Market Rental Housing Policy which are both critical policy tools to incentivize and secure new market rental and non-market rental housing units. The residential rental tenure zoning legislation in the *Local Government Act* is another tool for municipalities to explore which would provide an additional level of protection for existing rental buildings.

The City of Richmond is currently utilizing the residential rental tenure zoning legislation to secure new market rental housing units through site-specific re-development proposals. Utilizing the new legislative powers to zone for rental tenure and applying it to existing rental sites would assist in protecting Richmond's existing rental stock. In addition, amending the zoning on the identified sites for residential rental tenure zoning would reflect the importance of rental housing in the City's overall housing stock and would make it abundantly clear that the City's expectation is for these market rental, non-market rental and cooperative housing sites to be maintained as rental sites for the long term.

It is recommended that Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10014, to rezone 60 existing purpose-built rental housing sites to specify that these properties must be used for residential rental tenure only, be introduced and given first reading.



John Hopkins
Senior Policy Coordinator
(604-276-4279)

JH:cas

- Att. 1: Recommended Sites for Residential Rental Tenure Zoning
- 2: List of Zones Proposed to be Amended
 - 3: Summary of Residential Rental Tenure Zoning Public Consultation Results and Findings
 - 4: Stakeholder Consultations Summary
 - 5: Residential Rental Tenure Zoning Open House Boards
 - 6: LetsTalkRichmond Consultation Summary
 - 7: Letters Received from the Urban Development Institute, Richmond Chamber of Commerce, and Metro Vancouver

Number of Parcels and Units Recommended for Residential Rental Tenure Zoning

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



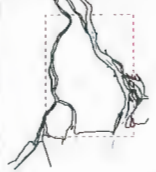
Legend

- Market Rental Housing (Non-Strata) (30 Addresses)
- Non-Market Housing (23 Addresses)
- Cooperative Housing (17 Addresses)

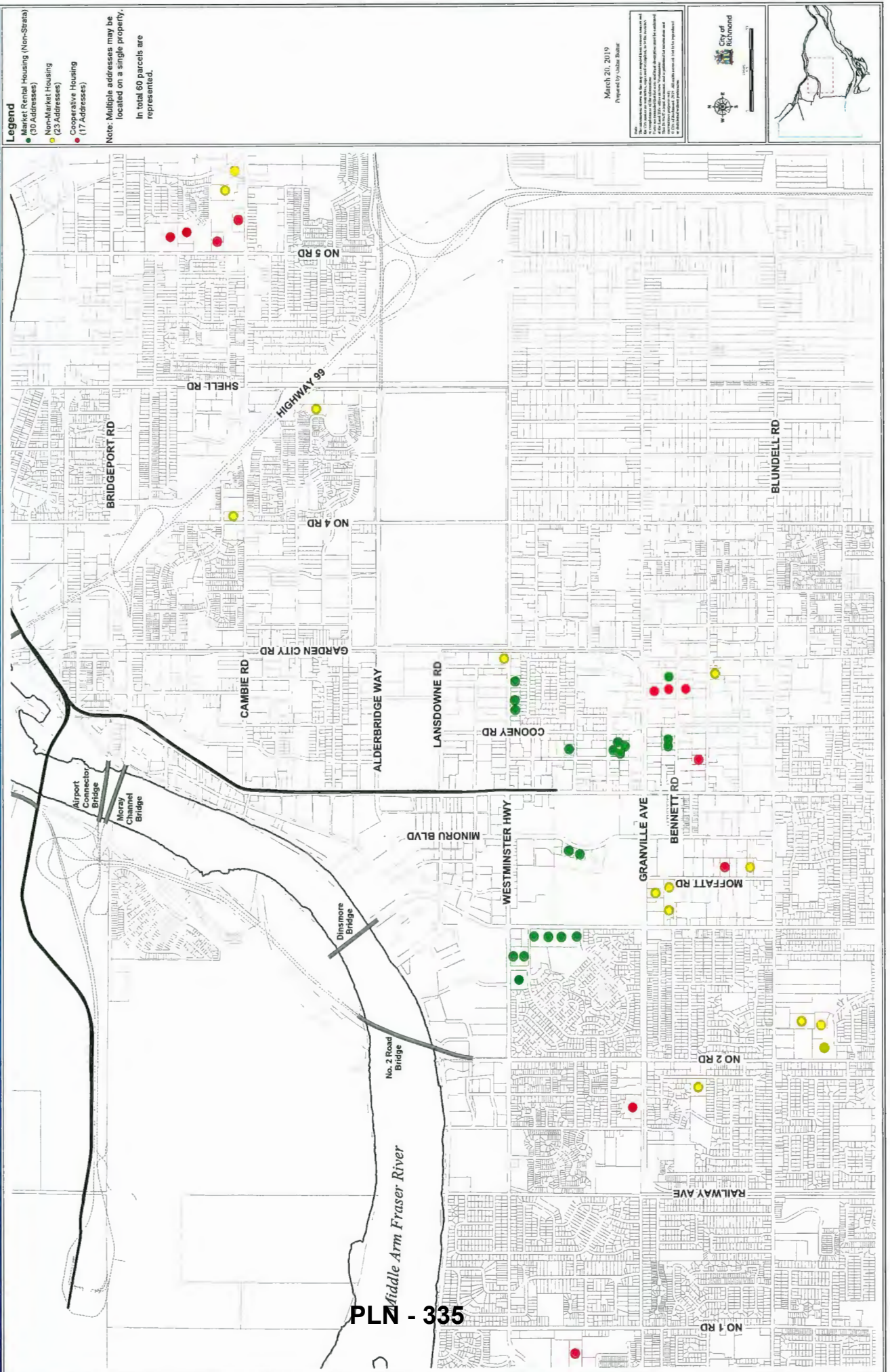
Note: Multiple addresses may be located on a single property. In total 60 parcels are represented.

March 20, 2019
Prepared by Urban Studio

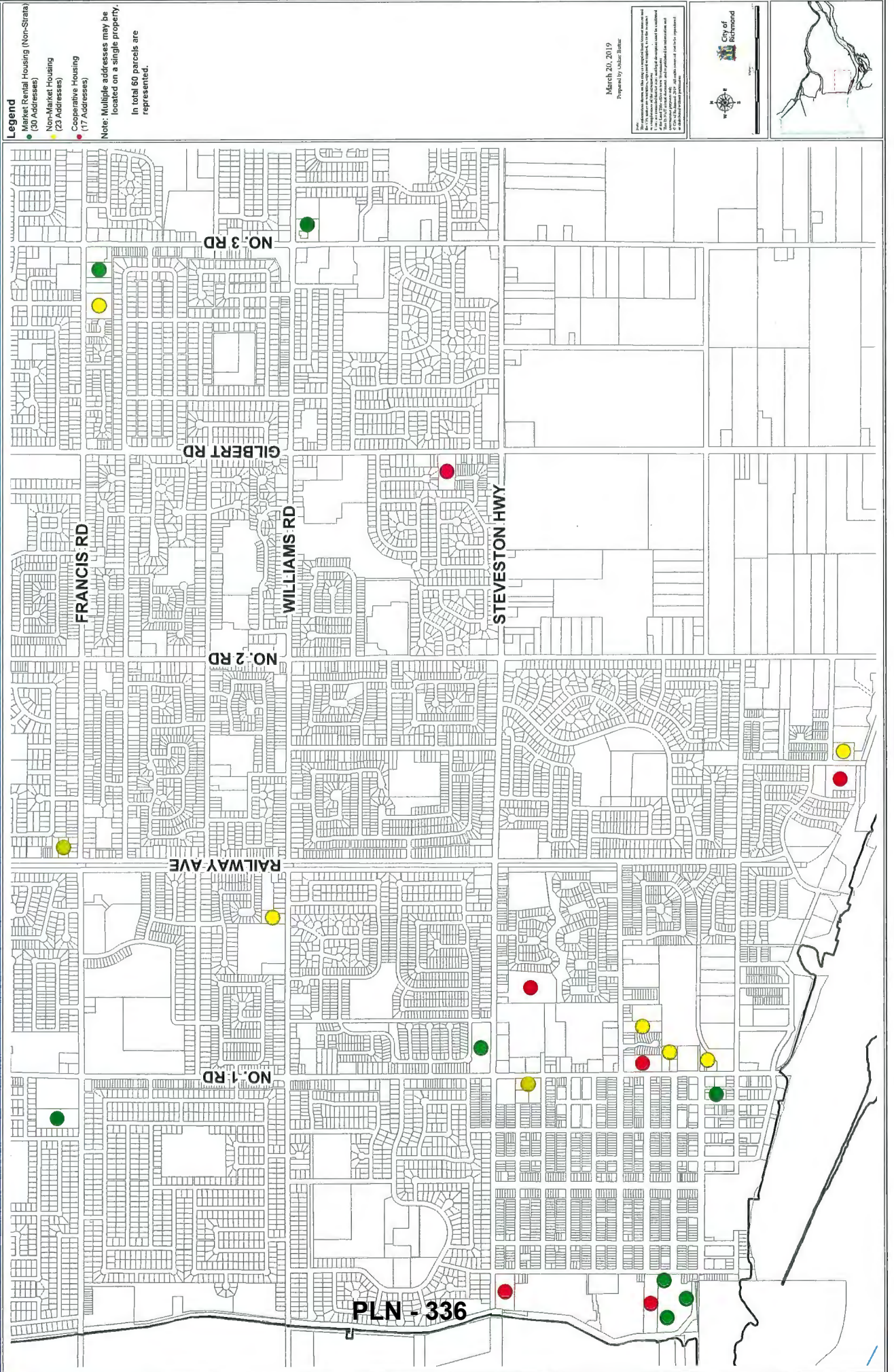
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Recommended Sites for Residential Rental Tenure Zoning - Area 1



Recommended Sites for Residential Rental Tenure Zoning - Area 2



Recommended Sites for Residential Rental Tenure Zoning - Area 3

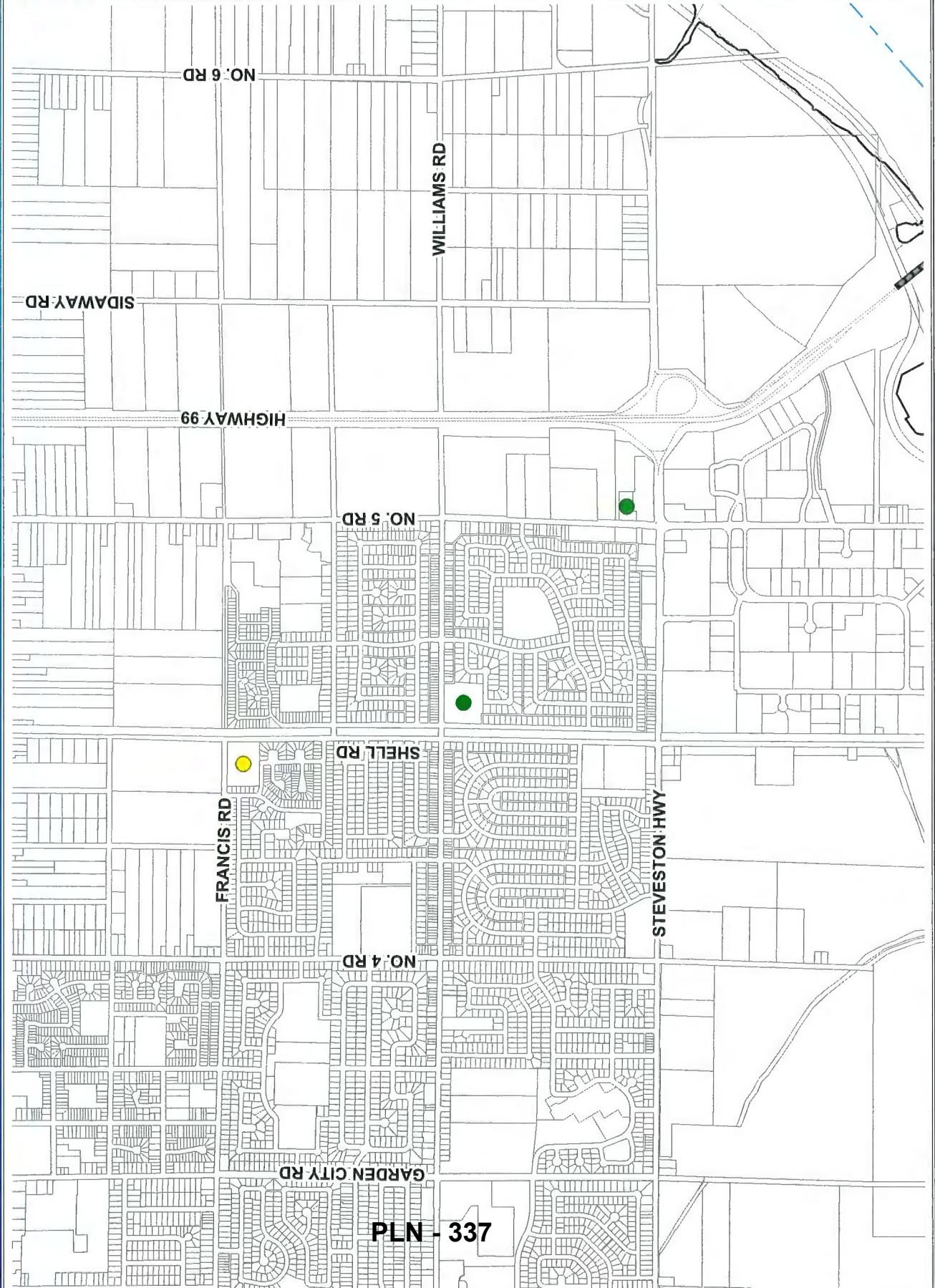
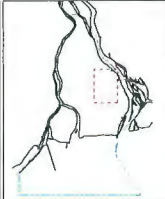
Legend

- Market Rental Housing (Non-Strata) (30 Addresses)
- Non-Market Housing (23 Addresses)
- Cooperative Housing (17 Addresses)

Note: Multiple addresses may be located on a single property. In total 60 parcels are represented.

March 20, 2019
Prepared by: Urban Planner

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List of Zones to be amended by Bylaw 10014:

- Low Density Townhouses (RTL1, RTL2, RTL3, RTL4);
- Low Density Low Rise Apartments (RAL1, RAL2);
- Medium Density Low Rise Apartments (RAM1, RAM2, RAM3);
- Steveston Commercial (CS2, CS3);
- Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5);
- Town Housing (ZT28) – Odlinwood (West Cambie);
- Town Housing (ZT38) – Williams Road (Shellmont);
- Town Housing (ZT75) – Rosewood (Blundell);
- Town Housing (ZT76) – Steveston;
- Town Housing (ZT78) – Thompson and Steveston;
- Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre);
- Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre);
- Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre);
- Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre);
- Commercial Mixed Use (ZMU18) – The Gardens (Shellmont); and
- Non-Profit Residential (ZR3) – Williams Road (Seafair).

Summary of Residential Rental Tenure Zoning Public Consultation Results and Findings (May and June 2019)

Tables 1 and 2 provide a summary of the consultation meetings and feedback received.

Table 1: Summary of Residential Rental Tenure Zoning Consultation Process		
Consultation Initiative	Date	Engagement
Workshop with UDI Sub-Committee	May 28, 2019	10 sub-committee members and UDI staff members
Workshop with General Stakeholders	May 30, 2019	10 participants, representing 9 organizations
Public Open House	June 6, 2019	40+ participants attended
LetsTalkRichmond.ca and survey	May 21 – June 16, 2019	134 responses received

Table 2: Summary of Comments from Residential Rental Tenure Zoning Consultation		
Topic/Issue	LetsTalkRichmond (LTR)	Workshops, Open House, and Other Correspondence
Use residential rental tenure zoning to secure existing purpose-built rental buildings for rental only	<ul style="list-style-type: none"> Support (65%) 	<ul style="list-style-type: none"> Strong preference to not rezone existing rental properties. Concern about negative effect on property values and the ability to obtain loans for upgrades or to finance new projects. Concern about the inclusion of cooperative housing sites as not considered a form of rental. Consider allowing mixed rental and strata buildings through redevelopment. 1:1 replacement policy provides enough protection (zoning not necessary). Economics of owning rental buildings already challenging enough without further restrictions.
Use residential rental tenure zoning to increase the supply of rental housing	<ul style="list-style-type: none"> Support (71%) 	<ul style="list-style-type: none"> Incentives need to be offered. Consider using rental tenure zoning to up-zone properties and incentivize rental development.
Implement a mandatory market rental requirement in all existing high-density apartment zones	<ul style="list-style-type: none"> Support (62%) 	<ul style="list-style-type: none"> Incentives need to be offered to developers. Concern that mixed rental and strata apartment buildings are difficult to manage.

Table 2: Summary of Comments from Residential Rental Tenure Zoning Consultation		
Topic/Issue	LetsTalkRichmond (LTR)	Workshops, Open House, and Other Correspondence
		<ul style="list-style-type: none"> Consider a mandatory requirement based on the specific area, and not city-wide. Consider a cash-in-lieu option.
Implement a mandatory market rental requirement for all future apartment rezoning applications	<ul style="list-style-type: none"> Support (66%) 	<ul style="list-style-type: none"> Incentives need to be offered to developers. Concern that mixed rental and strata apartment buildings are difficult to manage. Consider a mandatory requirement based on the specific area, and not city-wide. Consider a cash-in-lieu option.
10% mandatory market rental requirement	<ul style="list-style-type: none"> Preference for a greater requirement: <ul style="list-style-type: none"> 41% of LTR support a higher requirement, 29% of LTR stated 10% is the right amount. Comments received against mandatory requirement. Comments received that the requirement should be greater than 20%. 	<ul style="list-style-type: none"> Concern that a market rental requirement in addition to the existing affordable housing requirement would be too burdensome. Mixing forms of ownership/tenancy in single building is operationally challenging.
Provision of incentives to developers	<ul style="list-style-type: none"> Mixed response: <ul style="list-style-type: none"> 45% of LTR do not support incentives to developers, 41% of LTR support incentives to developers. Comments that developers have a social responsibility and should not be compensated. Comments that incentives should be negotiated on a case-by-case basis. 	<ul style="list-style-type: none"> Existing incentives are not enough to encourage rental. Consider parking reductions, especially near transit, with reductions to TDM measures. Consider significant density bonus. Consider property tax exemptions. Consider a new City housing fund to assist with developing rental housing.
Locations in need of additional market rental housing	<ul style="list-style-type: none"> No strong preference: <ul style="list-style-type: none"> 29% of LTR prefer near frequent transit routes, 19% of LTR prefer in the City Centre, 25% of LTR prefer near specific amenities. Comments that market rental should be everywhere across the city. 	<ul style="list-style-type: none"> Consider additional density for market rental housing where schools have low enrollment. Within residential neighbourhoods and near schools.

Table 2: Summary of Comments from Residential Rental Tenure Zoning Consultation		
Topic/Issue	LetsTalkRichmond (LTR)	Workshops, Open House, and Other Correspondence
Moderate income rental housing	<ul style="list-style-type: none">• Support (74%) for rental housing for moderate income households.	<ul style="list-style-type: none">• Concern that existing market rents are not affordable.• Rents geared to incomes are important to ensure moderate income earners live near where they work.



**City of
Richmond**

Consultation Summary
Planning & Development

**Workshops with Stakeholders
Residential Rental Tenure Zoning
Thursday, May 30, 2019
9:00 am to 11:00 am
Richmond City Hall, 6911 No. 3 Road, Room M.2.002**

ATTENDEES:

- *Stakeholders: Jessica Hayes, Kim Schuss, Tiffany Duzita, Umar Olcay, Joseph Balderston, Mandy Luong, Raman Kooner, De Whalen, Naomi Brunemeyer, Tabitha Geraghty*
- *City Staff: Jeanette Elmore, Tina Atva, Jessica Lee, Sarah Badyal, Jordan Rockerbie, Cynthia Lussier, Beth Davies, Cody Spencer, Cathy Swan*

KEY INPUT:

- Placing rental tenure zoning on properties would amount to downzoning.
- Rental tenure zoning may impact the ability of property owners to purchase and develop other rental housing sites.
- The mandatory market rental requirement should be based on area, and not city-wide.
- Approximately 30% of strata buildings are currently rented, and they should be considered when setting a mandatory market rental percentage.
- Market rental units are not considered affordable.
- Greater density for market rental housing would be beneficial within residential neighbourhoods and near schools.

DETAILED SUMMARY OF COMMENTS:
Stakeholder Workshop (May 30, 2019)

#	Question	Detailed Feedback
1	What are your thoughts on the proposed use of residential rental tenure zoning to secure existing market rental, cooperative, and non-market rental buildings for rental only?	<ul style="list-style-type: none"> Some participants perceived this step as a devaluation of properties. These properties would not be able to redevelop.
2	What other comments, insights or concerns do you have about using rental tenure zoning to protect existing rental housing?	<ul style="list-style-type: none"> It will be a small group of people that would be shored up while others will find their hands tied to create more rental housing. Owners who are looking to sell one rental housing site to help develop another will not be able to get the value out of their building. Profits would be smaller if rental zoning was put in place.
3	What are your views on including a mandatory number of proportion of market rental units in existing high density apartment zones?	<ul style="list-style-type: none"> The percentage should be higher, especially in areas of the city that currently have high-density buildings that were built as strata units. The City should increase the market rental requirement to make up for the lack of market rental units built during the building boom that had just occurred. Market rental unit requirements should be based on the rental demand within a particular area. A minimum number of units should be stated rather than a percentage.
4	What are your comments on a 10% mandatory requirement for market rental units? And on using floor area vs. the number of units?	<ul style="list-style-type: none"> Rental housing is a moving target, from community to community. Many strata apartment developments have designated 15-30% of units for rental uses. The current changes in the market are resulting in people deciding to rent out their private units rather than trying to sell them. <ul style="list-style-type: none"> Landlord BC helps to manage many of these units, and believes there are a lot of existing rental units in Richmond that are not accounted for.
5	With a 10% mandatory requirement, what do you anticipate the outcomes would be with this proposed approach?	<ul style="list-style-type: none"> If the opportunity to provide market rental housing is easier in another municipality, the developer will go work with that municipality.
6	What are your comments on Option 1 – a mandatory requirement for market rental with incentives?	<ul style="list-style-type: none"> No comments.

#	Question	Detailed Feedback
7	What incentives would be required to make this option viable in Richmond?	<ul style="list-style-type: none"> One participant felt that development cost charge (DCC) waivers are not a small incentive, and every little bit helps developers do their job. <ul style="list-style-type: none"> If the City provided extra reductions in DCCs so that developers could provide more rental housing than is required, that would go a long way in helping to make it more attractive to developers. Other levels of government could help with property tax reductions to help spread around the cost of providing market rental housing. All levels should work together to provide some incentives via taxes.
8	If residential rental tenure zoning is applied to new apartment residential developments, should a portion of units also be secured at rents affordable to moderate income households?	<ul style="list-style-type: none"> Much of the rental housing that is being produced right now is too expensive for the average family to afford. For instance, rents at the new units at Richmond Centre will be quite high, yet it is referred to as market rental housing. The question still remains "What is Market Rental Housing?" Incomes are low and the cost of housing has skyrocketed. It's not just about supply, it's about building housing suitable for market rental.
9	In your opinion, what are some ways the housing gap for moderate income rental households be addressed?	<ul style="list-style-type: none"> Functional homes that people can actually move into within subdivisions would be extremely helpful with a lot of the affordability issues and the issue of schools closing. Million dollar homes are not attractive to the average family.
10	In your view, what is the most effective option for the City to increase the supply of market rental housing in Richmond?	<ul style="list-style-type: none"> Spot zoning could help which Richmond can't do right now because of the 702 Lot Size Policy. The 702 Lot Size Policy needs to be relaxed to help with the supply of affordable housing. The City needs to look at different building massing rules. Some places are being built in England that are 15 feet wide. Lifestyles have changed and people don't need enormous backyards anymore. It would be helpful to make it faster to provide laneway housing and coach houses.
11	If additional density is offered to incentivize market rental housing, are there any locations that would be suitable?	<ul style="list-style-type: none"> Nimbyism is difficult in residential neighbourhoods, people don't want the character of their neighbourhood to change.

#	Question	Detailed Feedback
12	What questions do you suggest should be answered as part of further analysis related to this work on rental tenure zoning and market rental housing in Richmond?	<ul style="list-style-type: none"> No comments.
13	Can you comment on other tools available to better increase the supply of rental housing in Richmond?	<ul style="list-style-type: none"> One participant mentioned that pre-zoning properties would be beneficial so that the developers don't have to go through the process. Zoning needs to be more responsive to provide different types of density along arterials. Not necessarily townhouses, but small buildings that could be more affordable.
14	Are there any other comments, questions or concerns about the use of residential rental tenure zoning in Richmond or market rental housing generally?	<ul style="list-style-type: none"> The City should take into account the private owners, people who provide coach houses or a suite in their home. Or perhaps they own a unit in the City Centre that they rent out. This topic warrants "digging deeper"; maybe a panel or session with experts and planners to delve further into proposed Steps 2 and 3.

GENERAL COMMENTS:

- The issue of translation during public consultation processes was brought up, and how Richmond needs to offer this service for its non-English speaking population. (Having translators at Open Houses, posters printed in Traditional Chinese, Punjabi and English, etc.).
- The School District finds it very helpful to know how many bedrooms a development will contain because they base their enrollment predictions on these numbers.
- CMHC would like to work together to explore if their covenants can be noted on title first, before the City's.
- There is concern that once the market changes back to what it was, there will be fewer units available for rent (amongst the private suites).

LIST OF STAKEHOLDERS:

	Name	Organization
1	Jessica Hayes	Metro Vancouver
2	Kim Schuss	Dorset Realty
3	Tiffany Duzita	Community Land Trust
4	Umar Olcay	School District #38 (Richmond)
5	Joseph Balderston	School District #38 (Richmond)
6	Mandy Luong	CMHC
7	Raman Kooner	Richmond Home Builders Association
8	De Whalen	Richmond Poverty Response Committee
9	Naomi Brunemeyer	BC Housing
10	Tabitha Geraghty	Chimo



**Workshop with UDI Subcommittee
Residential Rental Tenure Zoning
Tuesday, May 28, 2019
1:00 pm to 4:00 pm
Richmond City Hall, 6911 No. 3 Road, Room M.2.002**

ATTENDEES:

- *UDI Subcommittee Members: Max Bruce, Jesse Galiez, Harp Saran, Jas Sandhu, Tom Johnston, Dana Westermarck, John O'Donnell, Rob Blackwell, Jeff Fisher, Cassandra McColman*
- *City Staff: Tina Atva, Suzanne Carter-Huffman, Jeanette Elmore, Jessica Lee, Cathy Swan*

KEY INPUT:

- Rental tenure zoning should be used as 'the carrot' not 'the stick' and act as an incentive rather than a deterrent to providing rental housing.
- Placing rental tenure zoning on properties would amount to downzoning.
- Rental tenure zoning may impact the loans banks are willing to give property owners; therefore, impacting their ability to maintain older rental buildings or fund other rental housing projects.
- Additional rental housing requirements may deter developers from doing projects in Richmond in the future.
- Existing parking requirements are too restrictive.
- Existing density bonus provisions are not enough to incentivize market rental housing.

DETAILED SUMMARY OF COMMENTS:
UDI Subcommittee Workshop (May 28, 2019)

#	Question	Detailed Feedback
1	What is the view of the UDI subcommittee on the proposed use of residential rental tenure zoning to secure existing market rental, cooperative, and non-market rental buildings for rental only?	<ul style="list-style-type: none"> Cooperative housing units should not be considered as a form of rental housing (they are a form of home ownership), and therefore should be excluded from the list of purpose-built rental. <ul style="list-style-type: none"> Many co-ops have reached the end of their building usability and are ripe for redevelopment; however, residents do not want to change how they're living right now. The opportunity to become a nicer place will be lost. The opinion around the table was to not apply rental tenure zoning to any of the proposed 60 sites.
2	What other comments, insights or concerns do you have about using rental tenure zoning to protect existing rental housing?	<ul style="list-style-type: none"> Rental tenure zoning could affect the property's value, thereby affecting the amount of loans banks are willing to give owners; such loans could be used to upgrade or create other rental housing projects. Rental buildings are currently suffering a property tax increase of 20% in some cases, and rent increases are restricted to 2.5%. This makes building and operating a rental property more difficult financially. The proposed bylaw appears negative from a developer standpoint. Increased rental requirements may impact the interest in doing business in Richmond. Participants anticipate that existing purpose-built rental buildings will become locked in a state of continual decay in the absence of incentives to keep them up to date or to redevelop them. <ul style="list-style-type: none"> Cities are dynamic and changing, and older buildings should be replaced.
3	What is the view of the UDI subcommittee on including a mandatory number or proportion of market rental units in existing high density apartment zones?	<ul style="list-style-type: none"> A cash-in-lieu option for smaller projects could be a better approach to increase the rental stock.
4	What comments does the subcommittee have on a 10% mandatory requirement for market rental units? And on using floor area vs. the number of units?	<ul style="list-style-type: none"> Mixing market rental, affordable, and strata housing in a single development is complex. <ul style="list-style-type: none"> It is difficult to service both tenants and strata owners. Developers prefer to have stand-alone rental/strata buildings. A 20% rental unit requirement (10% affordable housing plus a potential 10% market rental requirement) would be significant.

#	Question	Detailed Feedback
5	With a 10% mandatory requirement, what does the UDI subcommittee anticipate the outcomes would be with this proposed approach?	<ul style="list-style-type: none"> • There are multiple fees associated with strata units and rental units. The proposed requirement may not work within smaller projects (i.e., less than 100 units). • The current market conditions are creating an opportunity for more market rental projects, but developers may be unwilling to work in Richmond if the requirements are onerous. • The City should obtain input from non-profit organizations with regard to mixing different types of units. • Concrete is too expensive, and participants felt that the rental requirement would be too punishing to the developer. • It was suggested that tenants would pay extra per month to use the same amenities as strata owners. <ul style="list-style-type: none"> ◦ <i>City staff explained that tenants are not allowed to be charged an additional fee to access building amenities.</i>
6	What are your comments on Option 1 – a mandatory requirement for market rental with incentives?	<ul style="list-style-type: none"> • Participants felt that the existing incentives provided by the City are not enough to encourage rental housing. • Incentives need to be updated so that they work better, such as increased density and lower parking requirements.
7	What incentives would be required to make this option viable in Richmond?	<ul style="list-style-type: none"> • One current rezoning application involving market rental housing in the Broadmoor neighbourhood (file in circulation) involved a significant density increase, yet the developer is struggling to keep the project viable. • Participants expressed a desire to have additional density to achieve the goal that Richmond is trying to reach, rather than passing the costs on to the strata purchasers.
8	If residential rental tenure zoning is applied to new apartment residential developments, should a portion of units also be secured at rents affordable to moderate income households?	<ul style="list-style-type: none"> • No comments.
9	In the view of the UDI subcommittee, what are some ways the housing gap for moderate income rental households be addressed?	<ul style="list-style-type: none"> • No comments.
10	In the view of the UDI subcommittee, what is the most effective option for the City to increase the supply of market rental housing in Richmond?	<ul style="list-style-type: none"> • More incentives should be offered.

#	Question	Detailed Feedback
11	If additional density is offered to incentivize market rental housing, are there any locations that would be suitable?	<ul style="list-style-type: none"> Participants identified opportunities for additional density where schools are at risk of being closed, despite a desire to maintain the neighbourhood's (primarily single family) character.
12	What questions do you suggest should be answered as part of further analysis related to this work on rental tenure zoning and market rental housing in Richmond?	<ul style="list-style-type: none"> No comments.
13	Can the UDI subcommittee comment on other tools available to better increase the supply of rental housing in Richmond?	<ul style="list-style-type: none"> Amend the 1:1 replacement policy so that market rental units are replaced with market rental units. <ul style="list-style-type: none"> Replacing market rental units with affordable housing units creates an additional financial burden. Parking requirements could be significantly reduced for all types of units. <ul style="list-style-type: none"> Current rates are too high for residential units. Many new buildings were observed with many empty parking spots, especially where they are located close to major transit corridors. Developers are looking to eliminate parking. Underground parking in Richmond is very expensive due to the water table. Reducing the requirement would help with the creation of rental housing. Transportation Demand Management measures are too high. There should be more incentives to reduce parking. Examples of municipalities with effective parking management mechanisms: <ul style="list-style-type: none"> Kelowna: sets maximum parking requirements rather than minimums. Seattle: there are no parking requirements. <i>Note – Participants will follow up on information regarding Seattle's parking requirements.</i> Lock-off units could be included in apartment units. Kiwanis is a good example of how building market housing with affordable housing works. The City should consider using the Affordable Housing Fund to help fund new rental housing.
14	Are there any other comments, questions or concerns about the use of residential rental tenure zoning in Richmond or market rental housing generally?	<ul style="list-style-type: none"> Implementing residential rental tenure zoning on existing properties and future developments may deter developers from doing projects in Richmond. <ul style="list-style-type: none"> May result in mistrust between developers and the City.

#	Question	Detailed Feedback
		<ul style="list-style-type: none">• This appears to be a downzoning of properties.• May undermine the financial viability of projects as rental developers do realize profits in the long run.• Concrete buildings are the most expensive form of housing, with most of the cost being passed down to the end purchaser.• The Step Code is also interfering with developers building more purpose built rental.• If interest rates rise (which is expected in the new few years), it will be increasingly difficult to provide purpose built rental housing.• The rental tenure zoning should be used as 'the carrot' not 'the stick' and act as an attraction rather than a deterrent.

LIST OF UDI SUBCOMMITTEE MEMBERS:

	Name	Organization
1	Max Bruce	Mosaic Homes
2	Jesse Galiez	Vanprop Investments
3	Harp Saran	Wesgroup Properties
4	Jas Sandhu	Brixton Properties
5	Tom Johnston	Cressey Group
6	Cassandra McColman	UDI Staff
7	Dana Westermarck	Oris Consulting
8	John O'Donnell	Townline
9	Rob Blackwell	Anthem Properties
10	Jeff Fisher	UDI Staff



Residential Rental Tenure Zoning

Open House

Welcome

Background to Residential Rental Tenure Zoning

Residential Rental Tenure Zoning Powers Granted by Province

In May 2018, the Provincial government amended the *Local Government Act* to allow local governments to zone for rental tenure. The intent is to give local governments **a greater ability to preserve existing areas of rental housing and to increase the supply of rental housing** in their communities.

Through amendments to their Zoning Bylaws, local governments can require a certain number, percentage or portion of residential units or floor area in a building to be rental only.

Residential rental tenure zoning can be applied to any location where multi-family residential use is permitted, including:

- Multi-family residential zones, such as townhouse and apartment zones, in accordance with the City's Official Community Plan (OCP) and Area Plans; and
- Mixed zones that permit multi-family use along with other uses, such as commercial.



City of Richmond Council Adopts Market Rental Housing Policy

In September 2018, Richmond City Council adopted the Market Rental Housing Policy (MRHP), which seeks to:

- Protect the stock of existing market rental housing;
- Support tenants of market rental housing who may be displaced by redevelopment; and
- Incentivize the construction of new market rental housing.

Council adopted the MRHP and directed staff to report back on additional potential incentives to developing market rental housing, and to review the potential application of residential rental tenure zoning.

Staff Present Report on Approaches to Residential Rental Tenure Zoning to City of Richmond Planning Committee

In April 2019, staff presented to the City of Richmond's Planning Committee a report on potential approaches to implementing residential rental tenure zoning (Report to the City's Planning Committee).

Rental Housing in Richmond

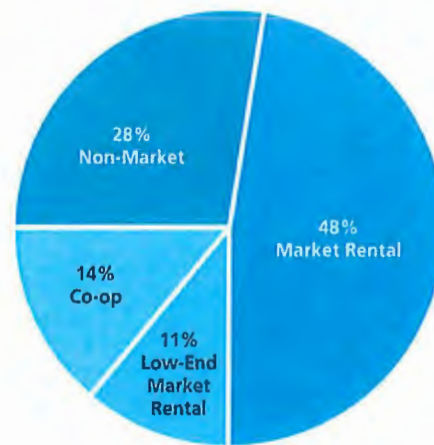
According to the 2016 Census, Richmond had 18,910 renter households and a median household income of \$48,989 for renters (compared with owners at \$71,840). In 2018, the vacancy rate in Richmond was 0.7%.

Renter households find housing in Richmond within a variety of rental housing types, including an estimated 7,296 **purpose-built** rental units:

- **Market rental housing:** rental units provided by the private sector and rented at prevailing market rates
- **Low-end market rental housing:** rental units secured by the City in private developments and rented at below market rates
- **Cooperative housing:** units owned and managed by cooperative associations
- **Non-market housing:** below market or subsidized rental units owned and managed by various not-for-profit organizations

Renter households also find housing in privately rented apartments, secondary suites and coach houses.

Summary of Purpose-Built Rental Housing in Richmond*



* based on best data available

Current Policy Framework

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

- **2041 Official Community Plan (OCP), adopted 2012**
The City's OCP has long included policies to encourage rental housing, to limit demolition or strata conversion, and to require 1:1 replacement of rental units through redevelopment.

- **Market Rental Housing Policy (MRHP), adopted 2018**
Embedded within the OCP, the MRHP is intended to protect the supply of market rental housing units, support tenants displaced through redevelopment of market rental buildings, and encourage the development of new market rental housing.
- **Affordable Housing Strategy (AHS), updated 2018**
The AHS addresses the supply of affordable housing in the city over the next 10 years, and addresses a continuum of housing, focusing on transitional, non-market and social housing, and low-end market rental housing.

Consultation Summary: Market Rental Housing Policy

City staff conducted consultation on the draft Market Rental Housing Policy in January and February 2018 through 6 workshops with key stakeholders and members of the public. Stakeholders included landlords, housing agencies, non-profit groups and the development industry. Over 50 individuals participated, representing 40 organizations. Information about the draft policy and a feedback form were available on **LetsTalkRichmond.ca**; 97 people completed the feedback form.

What We Heard

The following table summarizes comments from the consultation on the draft Market Rental Housing Policy that are applicable to the current analysis being undertaken on Residential Rental Tenure Zoning.

Issue/Policy Direction	LetsTalkRichmond (LTR)	Workshops and Correspondence
Protect the Existing Stock of Market Rental Housing in Richmond	<ul style="list-style-type: none"> Strong support (83.5%) for this policy direction. 	<ul style="list-style-type: none"> This should be balanced with the objective of increasing the number of market rental housing units as some buildings will reach the end of their life cycle.
Increase the Supply of Market Rental Housing 3 options proposed (incentives; mandatory; or hybrid)	<ul style="list-style-type: none"> Mixed response: <ul style="list-style-type: none"> - incentives: 22.9% of LTR - mandatory: 36.5% of LTR - hybrid: 32.3% of LTR Comments about not being in favour of density bonus. 	<ul style="list-style-type: none"> The more incentives offered, the more will be built; Density bonus has to be much higher.
What Else the City Should be Doing to Encourage Market Rental Housing	<ul style="list-style-type: none"> Pre-zone for market rental housing; Don't put up too much red tape; More options to rent and potentially rent-to-own; More suites and coach houses in single family dwellings. 	<ul style="list-style-type: none"> Encourage non-profits to have a role in delivering market rental units; City should invest more in market rental housing and pre-zone; Partnerships with all levels of government.

Approaches to Residential Rental Tenure Zoning

The Report to the City's Planning Committee outlined potential steps to implementing residential rental tenure zoning, summarized here and detailed on subsequent boards:

STEP 1: Rezone existing purpose-built housing

This approach would secure existing tenure on 60 market rental, cooperative housing and non-market rental sites identified as 100% rental.

STEP 2: Assess a mandatory market rental requirement in all existing high-density apartment residential zones

This approach would apply rental tenure to existing high-density zones where there is potential for redevelopment to apartments without the need for rezoning, and 'future proofs' the use of various zones to ensure that rental units are provided at the time of redevelopment.

STEP 3: Assess the feasibility of a mandatory requirement for market rental units in all future apartment developments

This approach would apply rental tenure to new high-density zones at the time of rezoning.

3 potential options were identified:

- **Option 1:** Mandatory market rental requirement through rezoning, with incentives.
- **Option 2:** Mandatory market rental requirement through rezoning, with no incentives.
- **Option 3:** Voluntary provision of market rental housing through rezoning, with current incentives.

TIMELINE

MAY 2018

Residential Rental Tenure Zoning Powers Granted by Provincial Government

- Allows local governments to zone for rental tenure

SEPTEMBER 2018

City of Richmond Council Adopts the Market Rental Housing Policy

APRIL 2019

Staff Present Report to City's Planning Committee on Approaches to Residential Rental Tenure Zoning

- Council directed staff to undertake public and stakeholder consultation

— WE ARE HERE LATE MAY / EARLY JUNE 2019

Public and stakeholder consultation on approaches to residential rental tenure zoning and further analysis

FALL 2019

Anticipated report back to Planning Committee on public and stakeholder feedback and implementation approaches to Residential Rental Tenure Zoning

Residential Rental Tenure Zoning

Proposed
Step 1

Proposed
Step 2

Proposed
Step 3

Rezone existing purpose-built rental housing

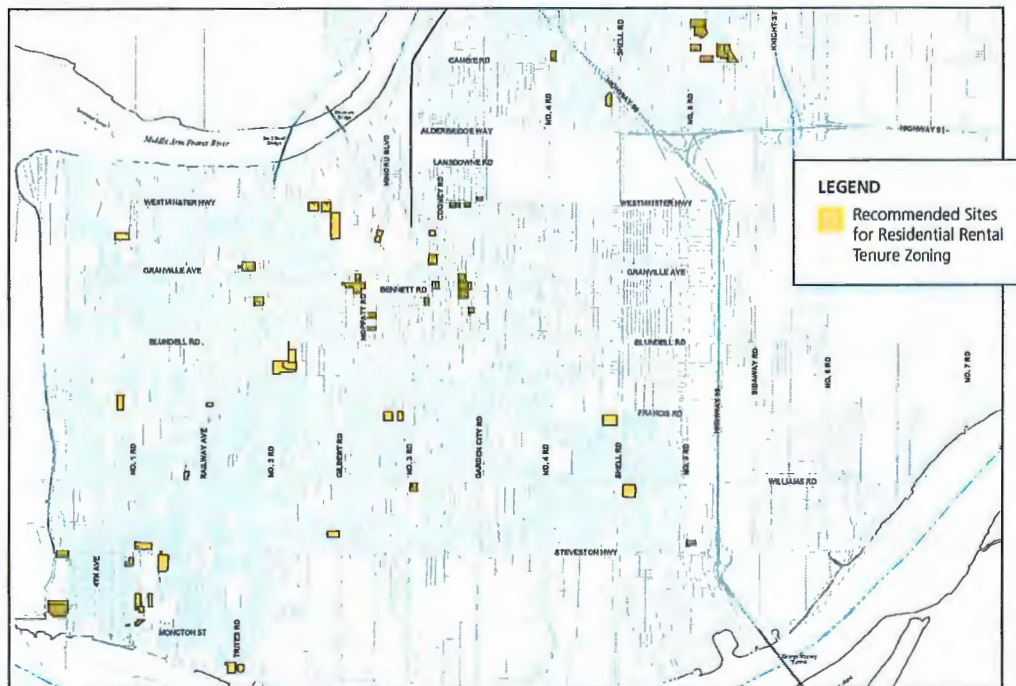
Proposed Step 1 would preserve rental tenure on properties that are 100% rental. This would reflect the importance of rental housing in the city, and together with existing OCP policy, make it clear that the City's expectation is for these rental units to be maintained for the long term.

60 properties that are 100% purpose-built rental have been identified as potential candidate sites for residential rental tenure zoning, including:

- **21 market rental sites** (non-strata)
- **17 cooperative housing sites**
- **22 non-market housing sites**

Market rental buildings that were strata when they were built, congregate housing and care facilities governed under the *Community Care and Assisted Living Act*, and rental units secured through legal agreements, are not being considered under this approach.

Letters were sent to the property owners of the identified sites on May 7, 2019. Letters included information on the proposed bylaw amendments, and listed opportunities to learn more and to provide feedback.



Residential Rental Tenure Zoning

Proposed
Step 1

Proposed
Step 2

Proposed
Step 3

Mandatory market rental requirement for all existing
high-density residential zones (apartments)

Proposed Step 2 would use the new residential rental zoning power to require market rental housing units in existing high-density zones. This could be particularly effective for a number of properties, especially in the City Centre, where redevelopment to higher densities could occur without a rezoning application.

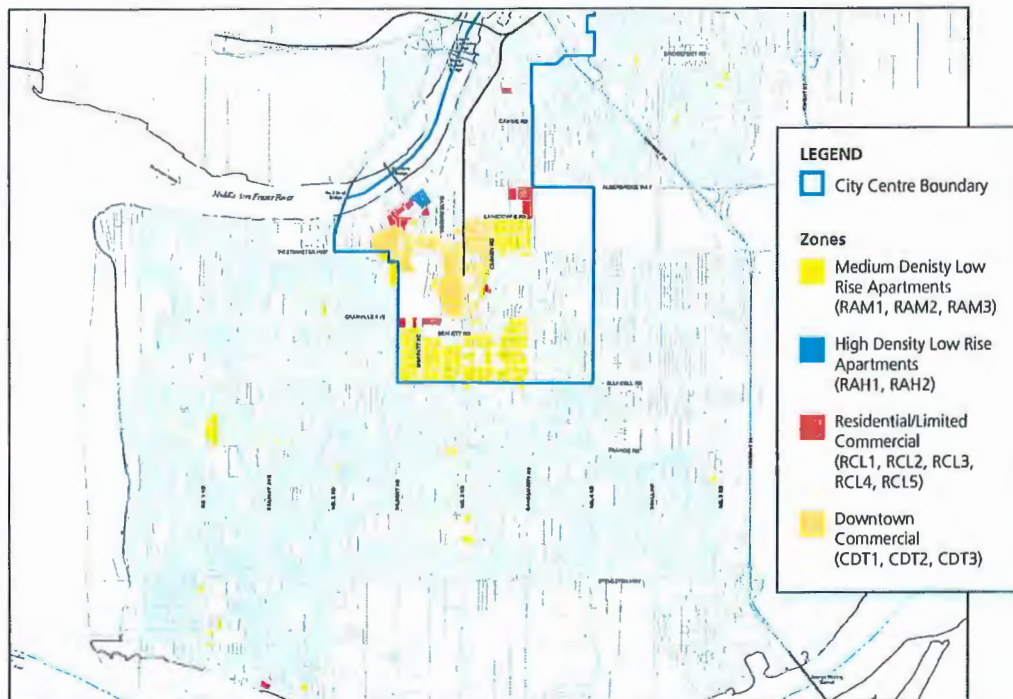
Adding rental tenure to these zones will also ensure that any future development that would be created under a rezoning application would also be required to provide the mandatory market rental requirement.

Residential rental tenure would not affect existing uses or tenure, but would apply at the time of redevelopment.

In this approach, it is recommended that a minimum of 10% of units or floor area be secured as market rental units.

A 10% requirement would help Richmond meet its projected annual demand estimates for new rental housing.

The amount of the mandatory requirement has not been decided by Council. Public and stakeholder input from this consultation process will be an important part of Council's consideration.



Residential Rental Tenure Zoning

Proposed
Step 1

Proposed
Step 2

Proposed
Step 3

Mandatory market rental requirement for all
future high-density apartment rezoning applications

The Report to the City's Planning Committee explored options to secure market rental units in new apartment buildings through the rezoning process. Three options were proposed:

Staff preference

OPTION 1: Mandatory market rental requirement through rezoning, with incentives

Implement residential rental tenure zoning at the time of rezoning to secure a mandatory number, portion or percentage of market rental units or floor area within all new apartment developments, with a moderate density bonus* and other incentives provided to offset any potential financial impacts to developers.

OPTION 2: Mandatory market rental requirement through rezoning, without incentives

Similar to Option 1, this option proposes to implement residential rental tenure zoning at the time of rezoning to secure a mandatory number, portion or percentage of market rental units or floor area within all new apartment developments. No density bonus or incentives would be provided.

OPTION 3: Voluntary provision of market rental units with current incentives

This option proposes to implement residential rental tenure zoning at the time of rezoning to reflect the number of market rental units that were voluntarily provided within new apartments or negotiated through the development process. This option is similar to the incentives-based approach of the existing Market Rental Housing Policy.

For Options 1 and 2, it is recommended that a mandatory minimum of 10% of units or floor area be secured as rental units.

A 10% requirement would help Richmond meet its projected annual demand estimates for new rental housing.

Between 2016 and 2018, 3,069 apartment units were issued Building Permits. Had a policy been in place to secure 10% of units as market rental housing during this time, the City would have secured approximately 100 market rental units per year.

The amount of the mandatory requirement has not been decided by Council. Public and stakeholder input from this consultation process will be an important part of Council's consideration.

**density bonus allows for a specified increase in floor area in exchange for providing market rental housing, on a site-specific basis.*

Moderate Income Rental Housing

There is growing recognition across Metro Vancouver of the need to provide housing that meets the needs of residents earning moderate income levels. Moderate income rental housing is considered a form of affordable housing, and, while there are policies to address low income rental housing needs, there are no City policies that specifically provide for moderate income housing in Richmond.

The City of Richmond has been successful in securing almost 800 Low End Market Rental (LEMR) units in private developments since 2007, in order to serve low income households. LEMR units are secured by the City in private developments and rented at below market rates to serve very low and low income households.

The Report to the City's Planning Committee suggested that, while continuing to secure LEMR units, residential rental tenure zoning could be used to secure residential units rented at a rate affordable to households earning around the median household income in Richmond, which was \$65,241 in the 2016 Census.

Please share your feedback on this topic through the online feedback form at [LetsTalkRichmond.ca](https://lets-talk-richmond.ca)



Six Month Referral on Market Rental Housing Policy

The Report to the City's Planning Committee also provided a six-month report back on the Market Rental Housing Policy (MRHP), which was adopted by Council in September 2018, as summarized here:

Incentives

Parking: Based on a comprehensive parking study conducted in 2017, reduced parking rates for market rental housing were adopted into the Zoning Bylaw as part of the MRHP. More recently, staff identified potential opportunities to further reduce parking rates with the provision of enhanced Transportation Demand Management measures. At this time, no further parking rate reductions are proposed.

Property Tax Exemptions/DCC Waivers:

A comprehensive financial analysis was undertaken to assess the potential impacts of property tax reductions and Development Cost Charge (DCC) waivers for new purpose-built market rental housing developments. While both measures would enhance the financial viability of market rental projects, the impacts would be relatively small and would not offset the high land costs. Conversely, the negative financial impacts of the potential property tax exemptions and/or DCC waivers would result in a financial burden placed on the City and municipal taxpayers.

Density Bonus: Increasing the density bonus structure could help offset some of the development costs associated with a market rental project. Detailed analysis is required to determine suitable locations where additional built form could functionally accommodate higher density.

Neighbourhoods in need of market rental housing

With a vacancy rate of 0.7%, more market rental housing is needed in all areas of Richmond. The MRHP established locational guidelines where a modest density bonus was considered appropriate: City Centre, within 400 m of a Frequent Transit Network, and within OCP identified Neighbourhood Service Centres. These locations continue to have merit.

1:1 Replacement ratio

In September 2018, Council identified a need to re-visit the current 1:1 replacement policy as required in the OCP for all rental housing. There have been very few redevelopment applications for properties occupied by existing rental housing, indicating that the current no net loss policy has been successful in preserving rental units. No changes to the policy are proposed at this time.

Future cooperative housing opportunities

There are 17 cooperative associations located in Richmond. 16 of these have operating agreements that will expire between 2020 and 2024. Staff have reviewed City-owned land for potential new cooperative and affordable housing developments; however, based on the current inventory, there are limited options available. The City will continue to work with Federal and Provincial agencies to identify opportunities to increase the supply of cooperative housing in Richmond.

Thank you

Please take a moment to share your feedback:

1. Fill in a feedback form today,
2. Visit **LetsTalkRichmond.ca** by 11:59pm on Sunday, June 16, 2019, or
3. Add your thoughts on a sticky note below:

Share your thoughts here using the sticky notes and pens provided

Your input will be presented to Richmond City Council as they consider how residential rental tenure zoning is best used in Richmond.

For more information, contact: communityplanning@richmond.ca or 604-276-4164

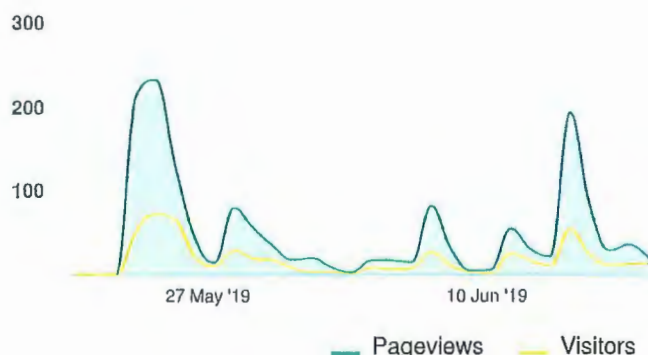
Project Report

19 May 2019 - 17 June 2019

Lets Talk Richmond Residential Rental Tenure Zoning

engagementhq
by Bang the Table

Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
580	72	
NEW REGISTRATIONS		
18		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
134	291	466

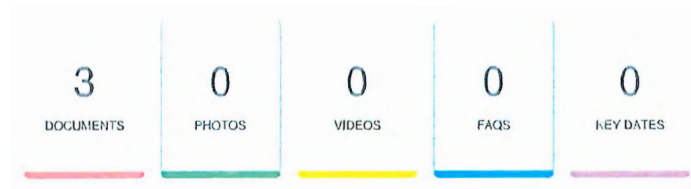
Aware Participants	466	Engaged Participants	134		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	466				
Informed Participants	291	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	134	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	72	Posted on Guestbooks	0	0	0
Visited the Key Dates page	15	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	166	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	134				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Residential Rental Tenure Zoning	Published	261	134	0	0

INFORMATION WIDGET SUMMARY



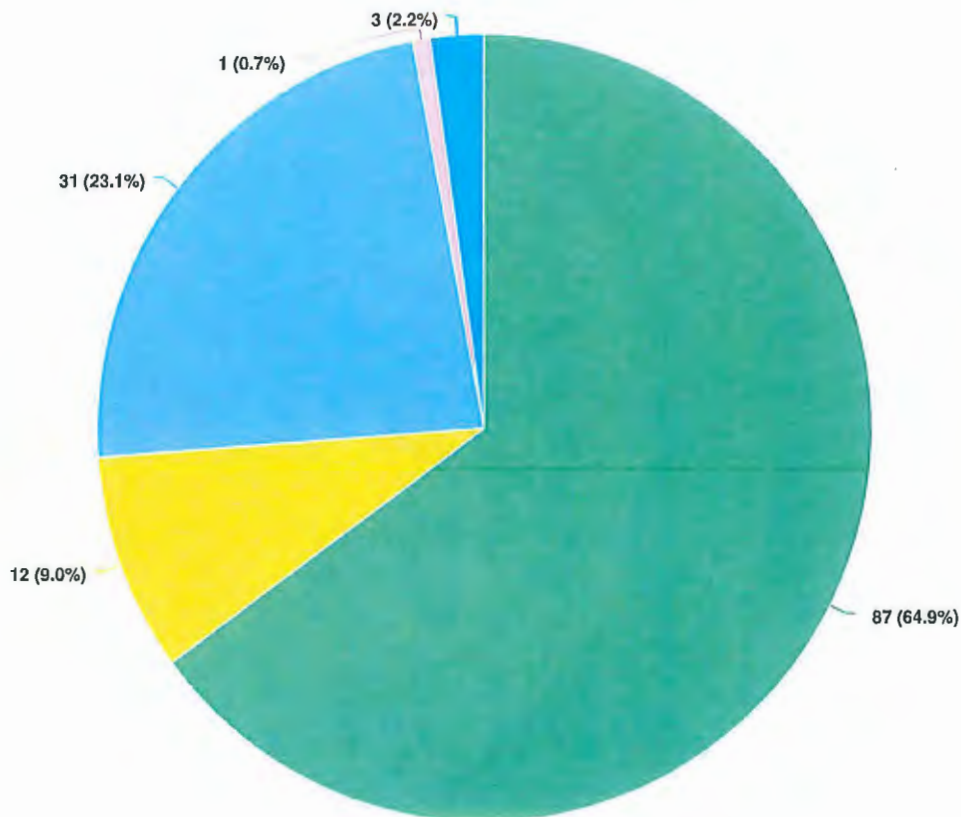
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	April 2019 Staff Report	57	68
Document	April 2019 Planning Committee Minutes	27	28
Document	2019_LTR_Residential Rental_Display Boards_24x36in	20	20
Key Dates	Key Date	15	16

ENGAGEMENT TOOL: SURVEY TOOL

Residential Rental Tenure Zoning

VISITORS	261	CONTRIBUTORS	134	CONTRIBUTIONS	134
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1. The City of Richmond should use residential rental tenure zoning to secure existing market rental, cooperative and non-market rental buildings for rental only:
(pick one)

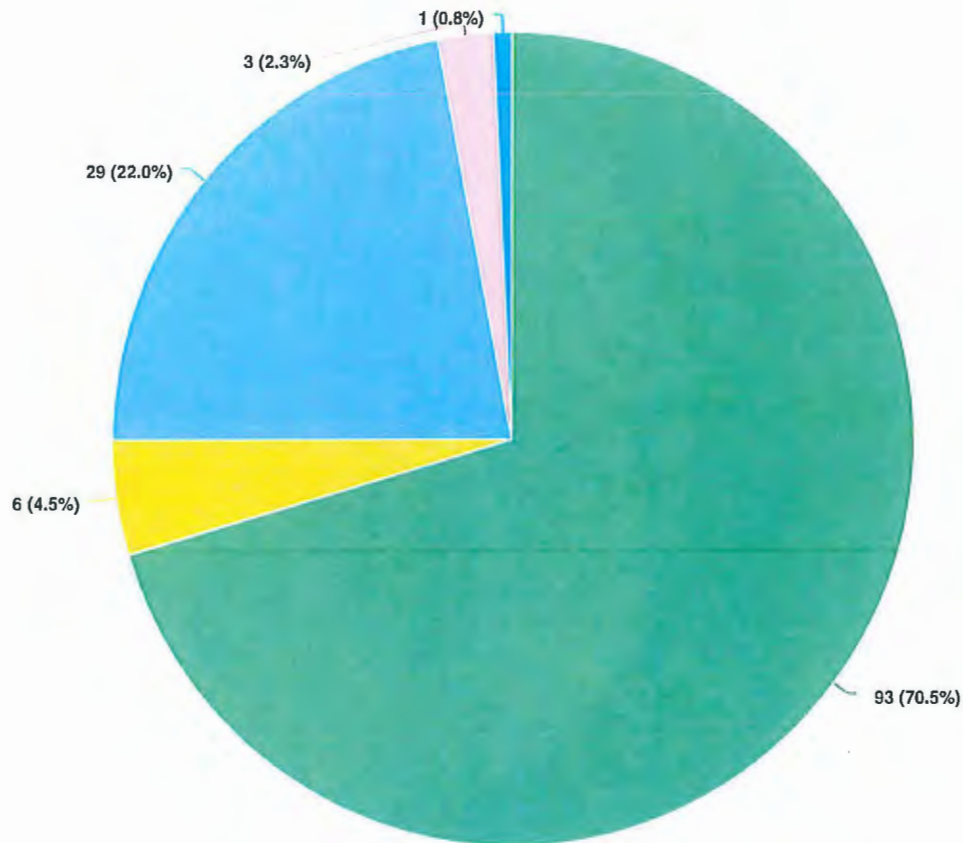


Question options

Support Neutral Do not support I don't know Other:

Optional question (134 responses, 0 skipped)

2. An objective of using the new residential rental tenure zoning tool is to increase the overall supply of rental housing by applying it to selected multi-family housing. My general level of support for this objective is: (pick one)

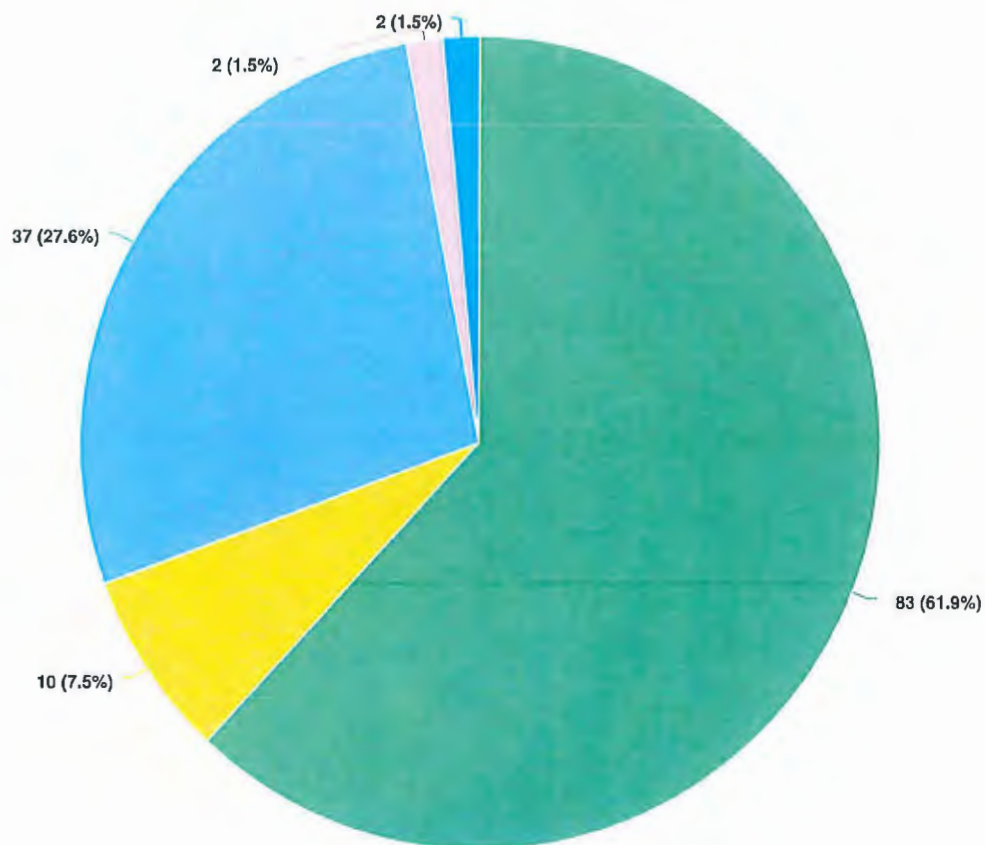


Question options

Support Neutral Do not support I don't know Other:

Optional question (132 responses, 2 skipped)

3. I believe that requiring market rental units in existing higher density apartment zones should be mandatory. (pick one)

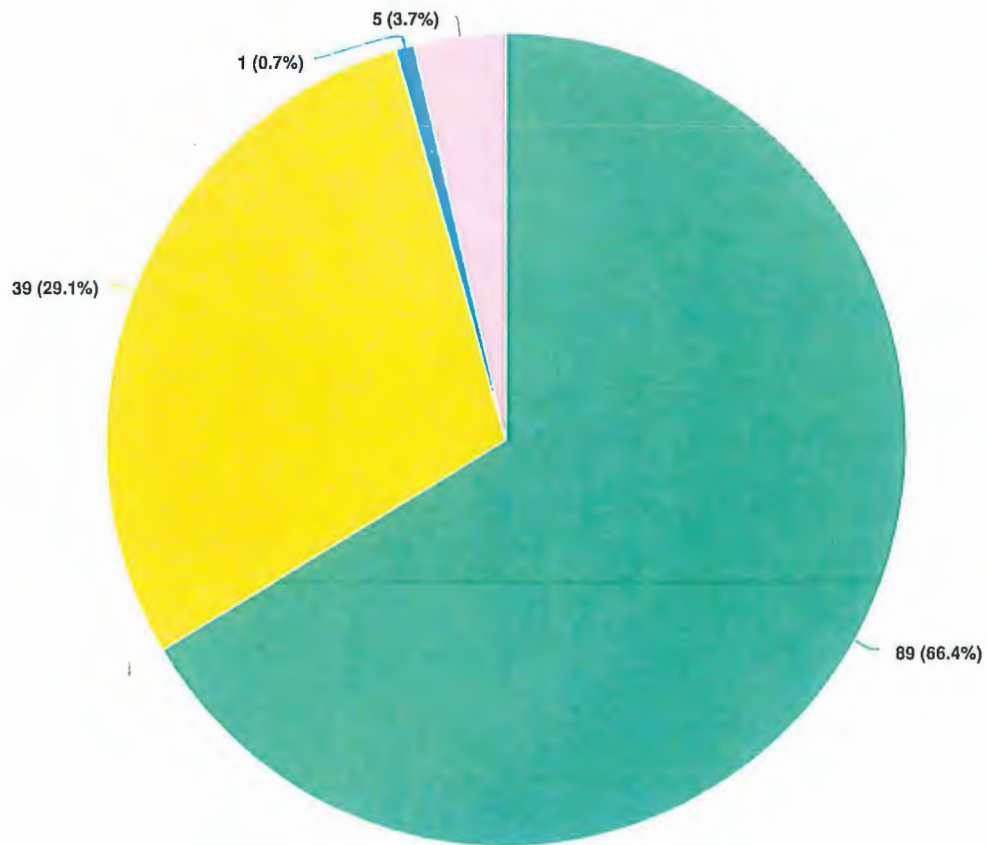


Question options

Support Neutral Do not support I don't know Other:

Optional question (134 responses, 0 skipped)

4. Market rental units should be mandatory in all new apartment developments that require a rezoning application: (pick one)

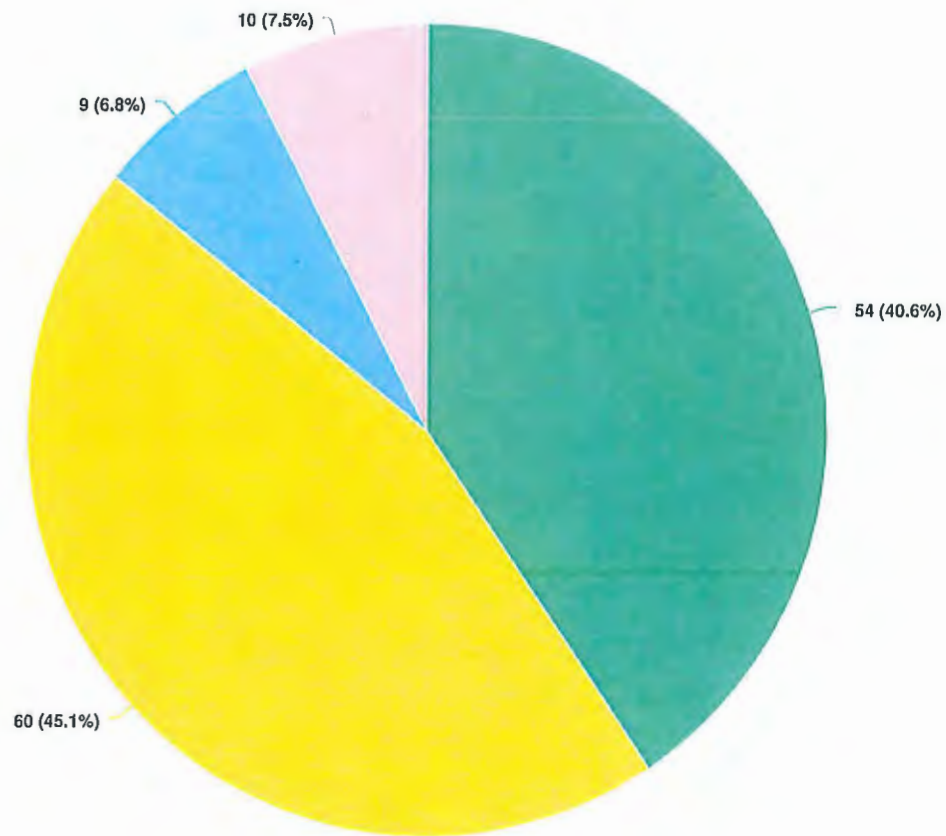


Question options

☒ I agree, all new apartments should include market rental units ☐ I do not agree ☐ I don't know ☐ Other:

Optional question (134 responses, 0 skipped)

5. The City should offer incentives to developers as compensation for the inclusion of market rental units in new apartments: (pick one)

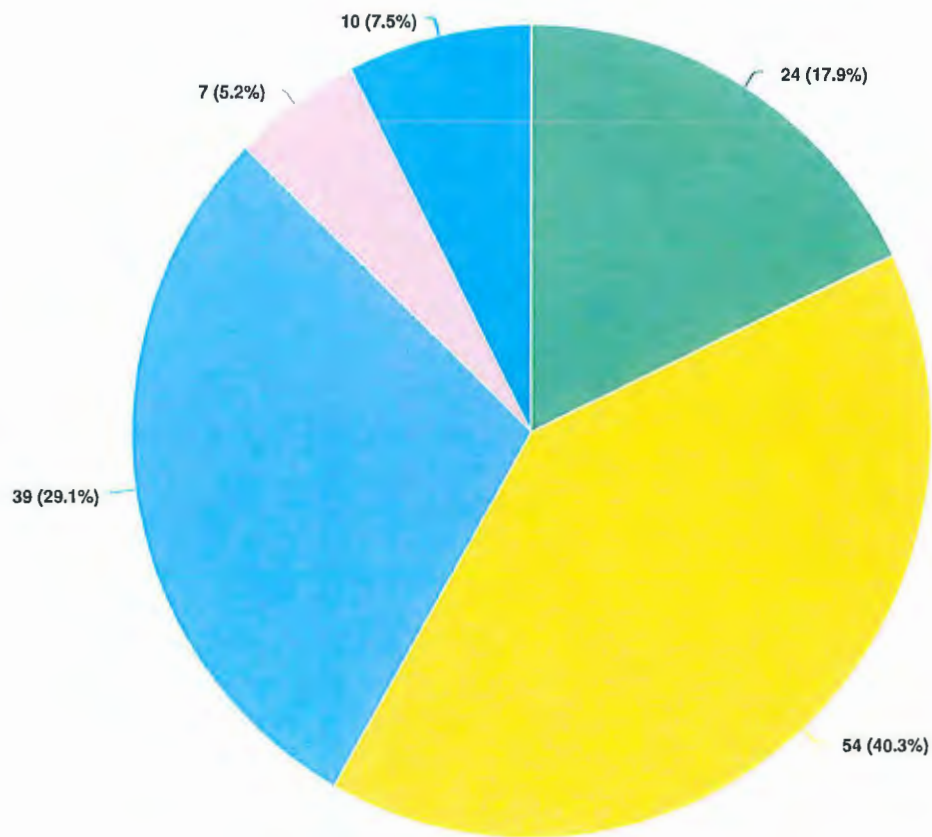


Question options

☒ I agree, the City should offer Incentives ☒ I do not agree ☐ I don't know ☐ Other:

Optional question (133 responses, 1 skipped)

**6. I think a 10% requirement for market rental housing in apartment developments is:
(pick one)**

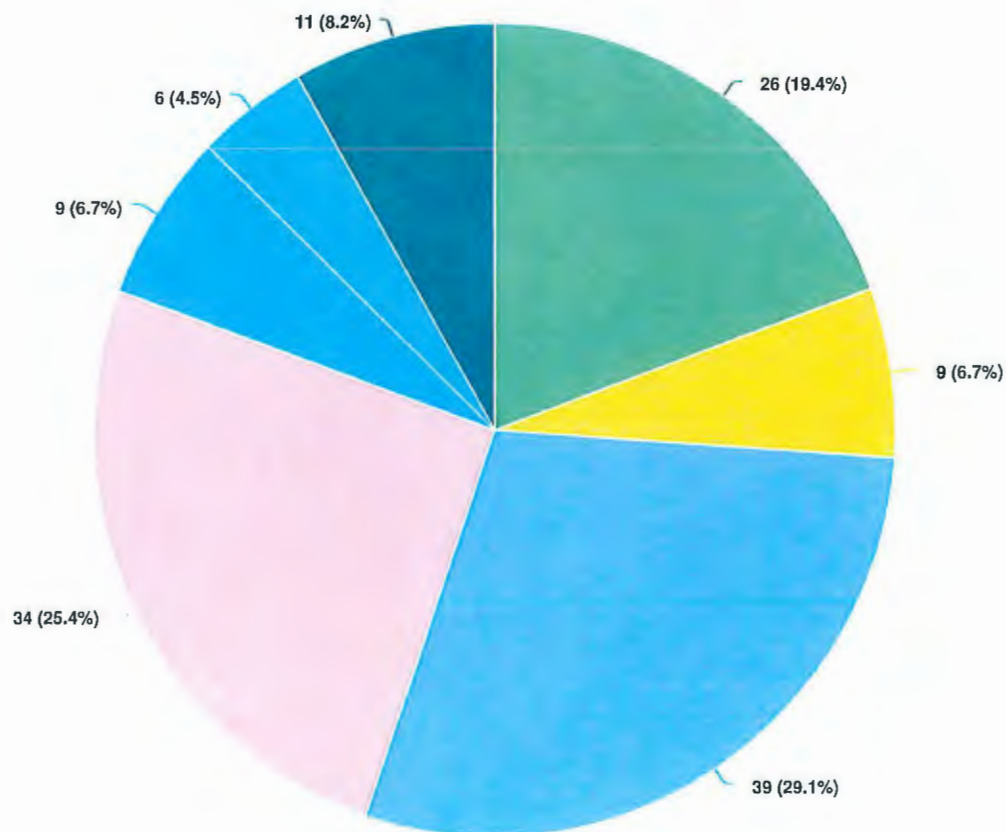


Question options

● Too high ● Too low ● The right amount ● I don't know ● Other:

Optional question (134 responses, 0 skipped)

7. If additional density is offered to incentivize market rental housing, I believe the most suitable locations would be: (pick one)

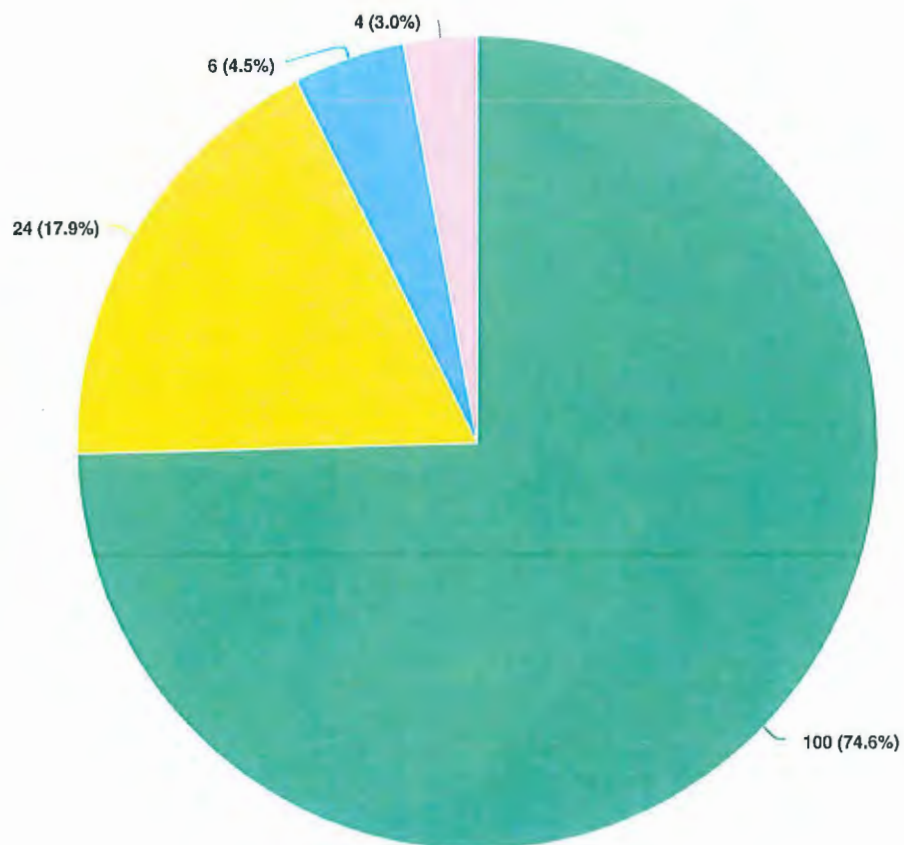


Question options

- Within City Centre
- Near neighbourhood shopping centres
- Within 400 m of a frequent transit route (key public transit corridors with higher levels of transit service throughout the day)
- In close proximity to specific amenities (school, parks, or local transit routes)
- Nowhere
- I don't know
- Other:

Optional question (134 responses, 0 skipped)

8. If residential rental tenure zoning is applied to new apartment residential developments, I believe a portion of units should also be secured at rents affordable to moderate income residents: (pick one)

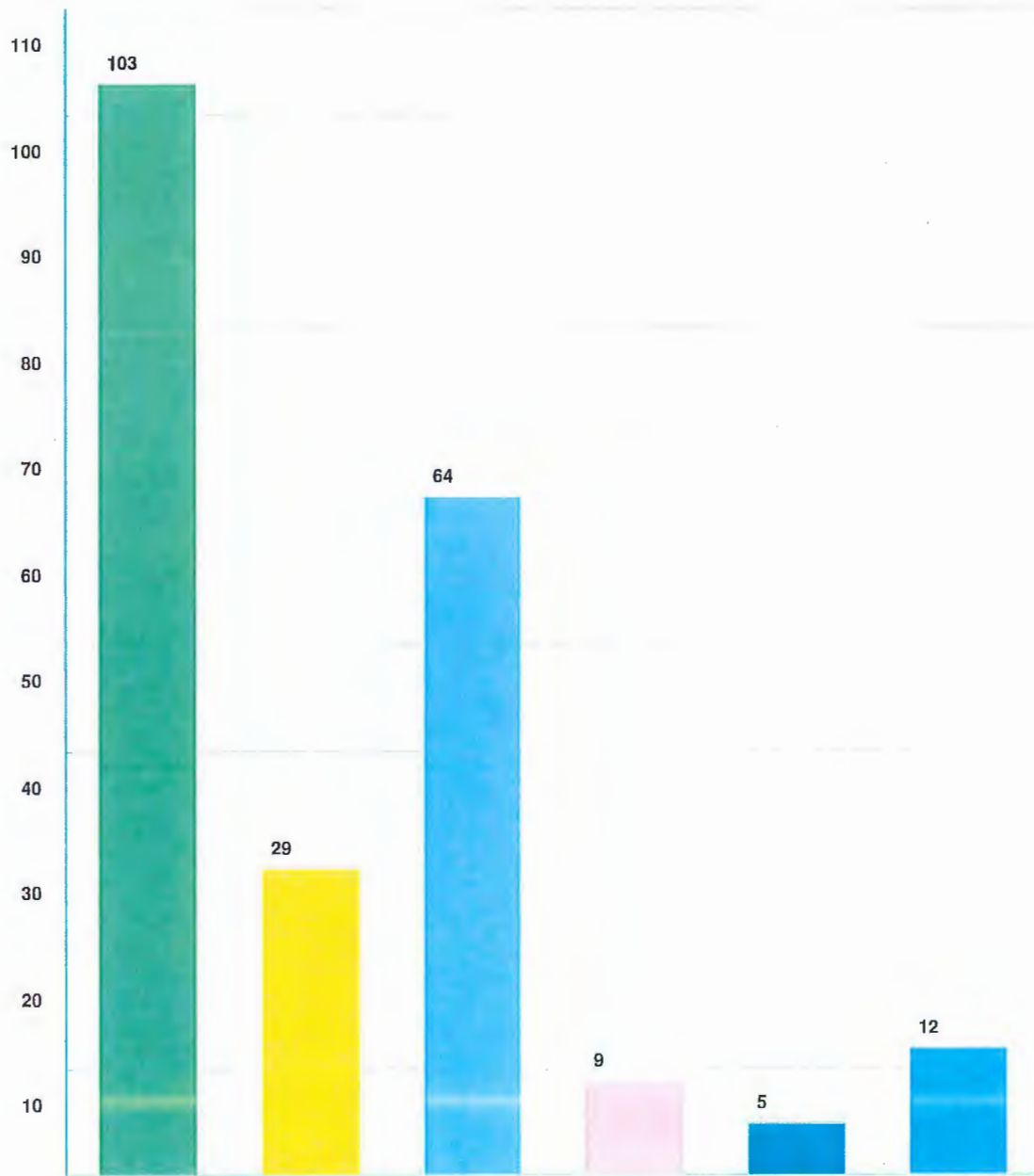


Question options

● Yes ● No ● I don't know ● Other:

Optional question (134 responses, 0 skipped)

I am interested in residential rental tenure zoning because I am: (check all that apply)

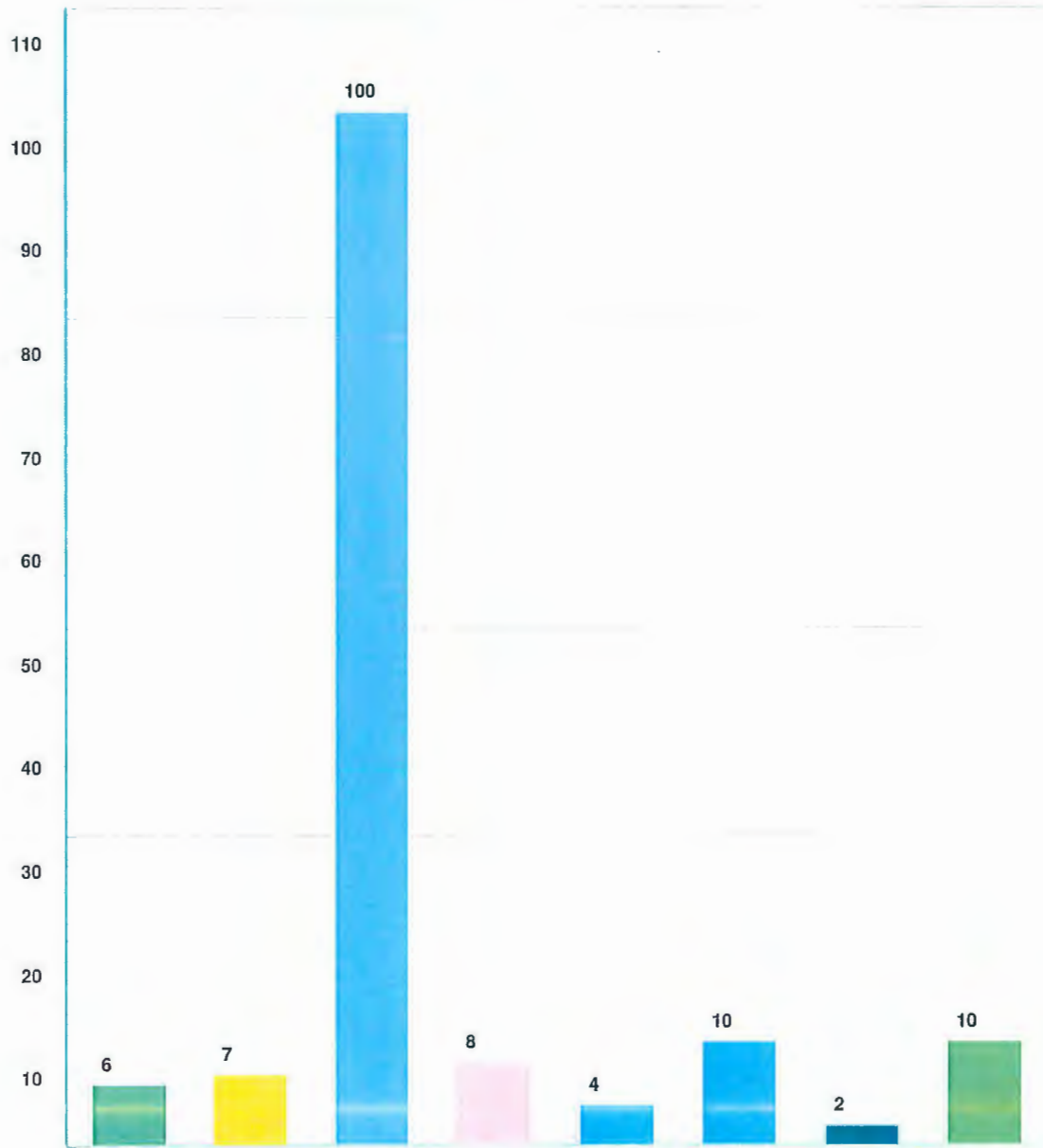


Question options

- ☒ A Richmond resident ☒ A Richmond renter ☒ A Richmond property owner ☐ A Richmond rental property owner
☒ A builder and/or developer ☒ Other:

Optional question (132 responses, 2 skipped)

I heard about this public consultation opportunity via: (check all that apply)



Question options

- Newspaper advertisement: Richmond News
- City of Richmond website: www.richmond.ca
- Email sent to me from LetsTalkRichmond.ca
- LetsTalkRichmond.ca website
- Facebook
- Twitter
- Word of Mouth
- Other:

Optional question (134 responses, 0 skipped)

Residential Rental Tenure Zoning

LetsTalkRichmond Feedback Form

Written Comments

May 21 – June 16, 2019

1. The City of Richmond should use residential rental tenure zoning to secure existing market rental, cooperative and non-market rental buildings for rental only: (pick one)

Support	64.9%
Neutral	9.0%
Do not support	23.1%
I don't know	0.7%
Other (comments below)	2.2%
<ul style="list-style-type: none">• Only if current tenants are not forced to move.• There should be mixed use buildings with rental and ownership. I don't like the idea of rental 'ghettos'.• I generally agree. BUT this should be considered in conjunction with a comprehensive rental and affordable housing strategic plan, and not in isolation.	

2. An objective of using the new residential rental tenure zoning tool is to increase the overall supply of rental housing by applying it to selected multi-family housing. My general level of support for this objective is: (pick one)

Support	70.5%
Neutral	4.5%
Do not support	22.0%
I don't know	2.3%
Other (comments below)	0.8%
<ul style="list-style-type: none">• This should only be used in the planning of new areas without current development potential in excess of existing uses. You should not be down zoning (or classifying through OCP or Community Plans) the use of properties.	

Residential Rental Tenure Zoning
LetsTalkRichmond Feedback Form
Written Comments
May 21 – June 16, 2019

3. I believe that requiring market rental units in existing higher density apartment zones should be mandatory: (pick one)	
Support	61.9%
Neutral	7.5%
Do not support	27.6%
I don't know	1.5%
Other (comments below)	1.5%
<ul style="list-style-type: none"> • This should be done in conjunction with density bonuses or be grandfathered for existing landowners so as not to unduly burden private citizens/enterprises • I do support the requirement for more rental stock however, I wonder if having all-rental buildings would work better for administration of the homes. 	

4. Market rental units should be mandatory in all new apartment developments that require a rezoning application: (pick one)	
I agree, all new apartments should include market rental units	66.4%
I do not agree	29.1%
I don't know	0.7%
Other (comments below)	3.7%
<ul style="list-style-type: none"> • Not all apartments, but should be offered and rewarded when provided. Thru incentives or bonuses. • Since the requirement is for market rental (affordable only to the well-off), I would not be supportive of incentives to developers. I would supportive incentives only for low-end or co-op housing. • Incentivize developers to build new rental through density bonussing or financial rebates which may be conditioned on the provision of the rental units • I agree, but I have questions about how the buildings will be managed. I'm not sure, on a practical level, how stratas/owners will make collective decisions if a percentage of the units are rentals. Questions I have: Who owns the rental units? Who has voting rights for the units? etc. • I do not agree. I thinks should include townhouses. (if apts. are large enough for for a family - yes). 	

Residential Rental Tenure Zoning
LetsTalkRichmond Feedback Form
Written Comments
May 21 – June 16, 2019

5. The City should offer incentives to developers as compensation for the inclusion of market rental units in new apartments: (pick one)	
I agree, the City should offer incentives	40.6%
I do not agree	45.1%
I don't know	6.8%
Other (comments below)	7.5%
<ul style="list-style-type: none"> • I believe that homeowners should be allowed to create Laneway homes for rent. More B&B options not just 1 home in a large area, 2 or 3 in one area should be allowed • There must not be any requirement for rental only applied to private property. • It should be mandated and not compensated. Cost of doing business. They make enough money. • It really depends upon the incentives offered and the effectiveness of such incentives. I am an advocate for City or a specified not for profit managing ALL such units to ensure the impact is as expected at time of rezoning. I am aware that, in the past, Onni promised to provide rental units for low income renters, in buildings for which they were seeking approval. These units may have been provided but fell entirely to Onni to rent out - they were rented to Onni staff and friends and never managed by the City, which was certainly what rental and poverty advocates understood would be the case. I wonder if there should also be incentives for single family homes to build rental units within house over a certain size - say 2500 sq ft and for these, as well to be managed by the City? • Incentives to private developers are a waste of time. Do not let them buy out their obligations like you have in the past • Developers have enough money, they should have to pay higher taxes for not including rentals, why would we pay them? • the developers are already amassing profits from foreign and local investors not including the money launderers so its their social responsibility to set aside affordable rental units. • I agree that incentives should be offered in order to increase the construction of market rental units. However, this should be negotiated on a case by case basis with an understanding that a minimum number of units will be market rental regardless, with a large percentage listed at below-market rates. 	

Residential Rental Tenure Zoning
LetsTalkRichmond Feedback Form
Written Comments
May 21 – June 16, 2019

6. I think a 10% requirement for market rental housing in apartment developments is: (pick one)	
Too high	17.9%
Too low	40.3%
The right amount	29.1%
I don't know	5.2%
Other (comments below)	7.5%

- The correct requirement is 0%.
- Should be no requirement
- The government should not be involved in regulating market rental housing in existing or future apartment developments. The City of Richmond is such a popular vacationing and retirement destination especially for citizens from other Canadian provinces because of its lack of housing regulations. A strong real estate market equals a healthy economy and a vibrant city.
- N/A due to answers in 3 to 5
- I agree on the %, but should not be mandatory.
- should not impose any market rental housing, private owners can rent their homes out if they want to.
- I may not want to live with a bunch of irresponsible tenants
- Reflects current approaches employed in the city for affordable housing only, nothing else. To suggest that it will create a significant portion of new market rental units is pure speculation. What if no one builds any new developments because the economics don't work? Same with the estimate of how many units would have been built: no one knows. It could have been zero.
- Depends on many factors, too numerous to list. 10% seems reasonable.
- Absolutely too low - if we are going to get serious about housing affordability we need to have more rentals ASAP - 50% to 100% rental should be required starting immediately.
- it should be 20% to 30%

Residential Rental Tenure Zoning
LetsTalkRichmond Feedback Form
Written Comments
May 21 – June 16, 2019

7. If additional density is offered to incentivize market rental housing, I believe the most suitable locations would be: (pick one)	
Within City Centre	19.4%
Near neighbourhood shopping centres	6.7%
Within 400 m of a frequent transit route (key public transit corridors with higher levels of transit service throughout the day)	29.1%
In close proximity to specific amenities (school, parks or local transit routes)	25.4%
Nowhere	6.7%
I don't know	4.5%
Other (comments below)	8.2%
<ul style="list-style-type: none"> • Airport - Sea Island should have more options for B&B and Laneway Programs. • More legal rental in all areas of Richmond BC • it should be all over the city not just in certain areas • There should have been an "all of the above" option for this question. Renters are people and should be included in ALL areas of the city, not just on arterials or city centre • See 6 • On top of fire stations, police stations, ambulance stations this way drugs or others issues can be dealt with immediately with out delay and renters will no destroy the housing • Near schools that would benefit from more kids • Close to amenities and transit. • Where market demand is lowest so not to affect supply and demand. Renting a unit is already well below par. The mid income range group are disadvantaged so will see working hard a hindrance to getting housing support. • Sites to be assessed on individual merits • in all sections of Richmond. • Everywhere across the City. 	

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8. If residential rental tenure zoning is applied to new apartment residential developments, I believe a portion of units should also be secured at rents affordable to moderate income residents: (pick one)

Yes	74.6%
No	17.9%
I don't know	4.5%
Other (comments below)	3.0%
<ul style="list-style-type: none"> Rental zoning must not be applied to any private property. Are you kidding me? This is simply increasing the already very high requirement for affordable housing under existing policies. Who do you think pays for this? It is not the developer, it is the purchaser of new homes. Why is the City trying to drive up the cost of housing for our kids? Incentivize developers to build new rental through density bonussing or financial rebates conditioned on the provision of the rental units at either market or moderate rates 	

9. My comments, questions or concerns about using rental tenure zoning in Richmond:

- There's already a large amount of condos and houses on the market looking to rent out. Since the new speculation tax got added, many owners are trying to rent out their properties by lowering the monthly rent. The rental income can't even cover the mortgage + strata fee + insurance + property tax. I don't think we need to add rental tenure zoning to Richmond any more.
- more than one B&B in Burkeville - near the airport. Laneway homes should be available for all homeowners in Richmond.
- The market is already reeling from too many taxes and now you want to further restrict a property owner's rights. When you kill the goose that laid the golden egg, where are your tax revenues going to come from?
- I appreciate the efforts of the city to create opportunities for those who are not wealthy to live here. I encourage city officials to continue to find ways to provide housing opportunities for people who do not have \$1500 or more each month to put towards rent (not even ownership).
- All this does nothing if rental are over priced. Tou just said the median income is 65000 - a third of that should then be the max rent/month.
- I don't want my taxes to go up for this project, if implemented. Keep governments nose out of business.
- Let market decides or build 100% government rental units and keep zoning as is
- Rent controls and other government efforts, distort the market. The problem is the lack of high tech jobs, earning high income.

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- You have renal instead of rental in #6.
- This seems like an obvious ploy to attract more voting base that will support the current left leaning / NDP friendly Mayor and Council to further cement the grip on power.
- Needs to happen. As a renter I see less and less affordable options pushing more and more young families out of neighbourhoods and the city in general
- It's important to correctly quantify what is affordable especially for moderate income family because they have more expenses than low income family. E.g. \$2000/month for moderate income family is not affordable.
- Apply the Rental zoning to new buildings would be fair and equitable. Applying it to old and existing buildings would be unfair as no compensation or density offsets would have been accounted for in constructing the building.
- This survey does not nearly have enough context to properly answer the questions. It is critical to understand how this will impact values of properties, so the City must make their proposed ideas more clear. Will these changes apply to sites with existing higher density classifications withing community plans?
- On paper sounds nice. How is this enforced? My mind goes the developer in Steveston that backed out of their deal.
- RENTAL UNITS OF ALL TYPES ARE SADLY LACKING IN RICHMOND .
- It is so important that the City responds to this urgent need. I am in full support of any mechanism we can use to increase designated affordable housing. Another important piece is ensuring the City is managing the existing and new LEMR units so they are actually available and offered to the families that need it and not at the developers/property managers discretion.
- This is a great initiative that should have been in place years ago.
- I do not object to the rental zoning idea per se but I have the following concerns. First, developers can be rewarded with density bonus. But how are owners of such high-density housing projects be compensated since they take most responsibility of affordable housing for the whole city (compared with owners of detached houses and townhouse) and have to bear extra costs of living in higher density (e.g. more congestion, competition for school spaces, etc.)? In order to make everyone a winner in this proposal, I think municipal government should provide more funding for community services and amenity in these places. But I don't see this issue address in this survey. Second, I don't know how density bonus is going to be implemented given the restriction on building height due to the airport and perhaps higher earthquake risks for Richmond. Third, I am not quite clear about the zoning methods. Does the policy apply to all new rezoning high-density projects? Or only selectively (if yes by what criteria in selection)? Will existing apartments buildings be affected?
To make the idea an viable and sustainable one, I think it is important to make it clear that providing adequate affordable housing is the responsibility of the whole city, not just part of the city or that of some of the residents.

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- Rents need to be affordable for all incomes so that we do not lose our young and family renters and become an aged population.
- 1. How can the City ensure that rental units are not used for Air B&B and similar short-term rentals?
2. How will stratas with defined limits on rentals be affected?
- I think affordable market rentals should include our growing senior population.
- I have concerns for the existing cooperative housing townhouse properties being extinguished to provide high density rental apartments and do not agree that should be permitted.
- Just do it already. I live in an apartment that was slated to be rental only. I can't afford to move anywhere else or rent anywhere else and I'm a full time teacher in Richmond. I was finally relieved that maybe I would be protected from renoviction but you guys backed down. Just do it.
- In 2011, we purchased a condo unit in Richmond for vacationing and spending time with close relatives. The complex we are in does not allow rentals which is one of the deciding factors for choosing this location. We have dealt with numerous renters in the past and in 9 out of 10 cases, the headaches had far outweighed the financial gains if any. We think that the new residential rental tenure zoning should only apply to new developments while the existing condo complexes should be protected under a 'grandfather' clause.
- We are not doing enough nor fast enough.
- Under no circumstances should *any* property be rezoned (especially down-zoned as proposed here) without the owner's consent. This proposal will *not* result in an increase in rental housing, it will do the opposite. It will also severely devalue existing rental properties. The problem is not zoning. The problem is that rental housing is a highly unattractive investment these days, primarily because the residential tenancy laws and regulations are highly stacked in favour of tenants. If you want to keep the number of rental units exactly where it is today, and ensure they are never renovated or upgraded, do the rezoning. If you want to increase the number of units available for rent you need to make it a much more attractive investment. And no amount of incentive that the City can afford to offer will get you into that range. It must be recognized that landlords of rental units actually own the property, not the tenants. Owners should be at liberty to manage their investment as they can with any other investment. As things are headed with this type of zoning change, renoviction bylaws, etc. the problem is only going to get worse because investment in rental housing is becoming *less* attractive. (By the way, I have been a landlord twice in my life, many years ago when the laws were more favourable. I will never, ever do it again. It's just not worth it. Therein lies the problem.)
- Question 7 only allowed for one choice. I would also choose locating the housing beside neighbourhood shopping centres.

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- Trying to target rental units at market and low income is hard enough. Adding moderate income to the mix only makes the application more difficult.
More effort should be made to transform non market housing done in the 70's and 80's into higher density rental projects'
- I feel that the city isnt doing enough to improve the infrastructure yet they keep increasing the amount of housing units. There is so much traffic congestion already and if we dont improve the roads there will be even more!
- I don't agree with forcing rental tenants into higher end condos. I believe whole projects hould be zoned as rental and require some two and three bedroom units. It should also have a low income component.
- All this densification in Richmond and YET, we are still grossly under served by Transit systems. Many of the highest density areas require 1km or more walk to transit, have limited or infrequent service - you know it is not the 1980s, we need transit that reflects that people live, work and play 7 days a week! Canada Line is so over capacity that during morning peak hours at the first stop at Richmond Brighthouse it is standing room only. Anyone living in West or South richmond who wants to go south of the tunnel has to go all the way to Bridgport for the privilege of coming all the way BACK across town via the 351 etc. Bring back 98 B-Line, why on earth did you ever remove the only bus service to the city? Stupid and extremely short-sighted to have allowed Translink to do that.
We are sorely lacking in adequate hospital space and yet you want to keeping building building building. Kids can't get into their catchment schools due to over crowding and you want to keep ripping down single family homes and replacing with multi-unit dwellings. You keep raking in all these property taxes from us, but what are they being used for?? Our infrastructure is outdated, cramped and woefully below what a city of this size should be.
- There are a lot of condos coming to market within the next year
the market will supply rental units
- Without doubt, we need new rental stock, particularly affordable & social.
- The rental units in Richmond are not entirely inadequate, just that people are greedy. I believe in protecting the welfare of the renters, impose more stringent regulation on rent increase, or reno-eviction. Affordability is more critical for renters, and the number of rental is second to it.
- It's an obvious thing that needs to be done. What I don't see here is a policy that addresses situations where up-zoning is being considered, ie, where single family dwellings are converted to condos, or where retail is being converted to ground-floor retail with residential on top. Why can there not be rental units in these situations as well?
- It's important to not only preserve the rental stock in Richmond, but to also increase it for those who are of moderate income.
- City Centre is already too crowded and unpleasant, please don't make it worse.

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- Do not support this mandate ... it is up to the developers to build and operate rental housing so renters will have to pay rent on time and not destroy the property and there should be a 100% no drug use policy that include marijuana.
- You are too slow and this is long overdue; The time introduce rental zoning was when condo construction was picking up. Not now when construction and demand is slowing down.
- We are living in the Robert Owen housing co-op since 1997 and do not want to move as we are happy in this neighbourhood. We support rental tenure zoning.
- This is such a tough one. Most developments are strata now, but stratas don't want to manage rental pools and developers want to develop, sell and move on...so who will own the rental units in these developments? I think we probably need federal legislation to encourage investors to buy such units for management by not for profits or some efficient arm of government (BC Housing?). I think there are hundreds of thousands of existing small landlords in Canada who have one or two units they manage themselves who might rather be shareholders in a larger entity that provides rental accommodation to those who need it.
- It is unfair to include the land that Co-ops already own in this rental tenure zone. If something happens to the co-op and the co-op wants to move I believe the financial amount we would get for the property is much less than the actual value.
You as a municipal entity do not have the right to change that mid game.
I believe you are trying to boost your rental amounts and look good with things already in place. Do something on your own and make empty land part of this rental tenure.
- that is a bad idea, the land value will be depreciated due to this zoning.
- Zoning for rental tenure will reduce the property value of existing rental properties, making it more difficult for owners to access equity for repairs, maintenance or to develop and build new rental project. Requiring a percentage of rental housing in new developments will increase costs, in turn stifling building starts and the supply of new housing that could be rented out. Richmond's market rental housing policy should be voluntary with meaningful incentives.
- Needs to be mix of rental for different sized families/needs
- I have many important concerns about the proposal for Residential Rental Tenure Zoning, particularly with respect to inconsistencies and a lack of transparency and sufficient outreach regarding the perspectives of Co-ops and Co-op members.
(*** NOTE: Just because a City staff member, or several, belong(s) to a Co-op does not mean they represent Co-ops).

My concerns are primarily about inconsistencies within and between this proposal and the April 2019 staff report (<https://www.letstalkrichmond.ca/rentaltenurezonin>) and Richmond's Affordable Housing Strategy (<https://www.richmond.ca/plandev/socialplan/housing/strategy.htm>).

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A few things simply do not add up. First, at the beginning of the report it states: Metro Vancouver's "Regional Affordable Housing Strategy" (2016) identified a potential demand for an additional 3,200 rental units across all incomes in Richmond between 2016 and 2026. Of this, 2,000 rental units are required over ten years to meet the needs of households with very low to low incomes and 1,200 rental units are required for households with moderate, above-moderate and high incomes. To meet this estimated demand, approximately 320 new rental units per year would need to be constructed- broken out as 200 LEMR or lower (e.g. subsidized) units per year, and 120 market rental units per year. Implementation of the new residential rental tenure zoning powers is a new tool that Council can utilize to secure rental housing.

The April staff report goes to say, on p. 5, that a benefit of this revised definition is:

- the ability to secure rental units without the need for a Housing Agreement or other legal agreements (emphasis added)

This is important because later (bottom of page 55) that Housing Agreements would be necessary for the creation of purpose-built low-cost housing. Does this mean then, that the City has no intention of creating purpose-built low-cost housing to address the very need that is outlined in the staff report as well as the Affordable Housing Strategy?

The April report seems to give conflicting messages particularly about co-ops, and it is curious that Co-op representatives were not listed as stakeholders to be invited to their community consultation workshops. Some key points ignored in the staff report are:

1. the properties to merge under this definition of “residential rental tenure” are already rental properties;
2. These rental properties are considered non-profit/social housing within the spectrum of rental properties identified in the Affordable Housing Strategy (see p. 4); i.e., they are specifically not considered to be market housing
3. As such, they fit with one of the 5 key strategic directions that the City has identified, namely: to build capacity with non-profit housing and service providers
4. (as above) 2000 rental units would be needed to meet the needs of households with very low to low incomes (and as per Policy 3.1 of Affordable Housing Strategy, p.24)

Finally, the report talks a lot about “the power to zone” but does not provide convincing rationale that this would actually preserve the rental housing stock that Richmond actually requires. With regard to Co-ops, this is particularly conspicuous. For example, on p. 15 it states the City will work hard to increase the supply of Co-op housing while at the same time propose to merge Co-ops under a market housing banner – when currently there are still some paying below market rates and the city has indicated there is a need for MORE not less, low income/below market housing stock.

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- Rental tenure zoning must not be mis-used by cities. Cities should take care not to downzone value of existing property owners by implementing rental tenure zoning. At the very minimum, extra density and lower parking requirements must accompany rental tenure zoning in order to not downzone property values and allow for more rental housing development.
- Required inclusions into all new development will reduce overall supply of housing - Bad. Incentive zoning to add density and remove costs to create 100% rental housing projects (at market rates) is proven policy. Adding affordability requirements to new rental building requires even further incentives, take a "bigger view" of problem, new rental is occupied from former tenant in existing stock and frees space at more affordable rate.
- This is completely the wrong path. This entire survey is grossly misleading.
Question 1: does not explain that rental property is already very well protected.
Question 2: Leading: you tell the person filling out the survey what your preferred answer is.
Question 3: same problem
Question 4: Again, leading. Where do you explain that building rental housing results in a loss of almost \$50,000 per unit for the developer? How about rephrasing the question to ask: do you agree that your kids should have to pay between \$30,000 and 50,000 more to buy an apartment so someone else can have a unit to rent?
Question 5: OMG, can you get more misleading? How about asking if, by allowing developers to use space currently occupied by unused parking for market rental housing, we could solve our rental crisis. Would you agree with this approach?
Question 6: Read the comment I left. This question is completely misleading and dishonest.
Question 7: How about you don't project your own biases on the question? What about single family neighbourhoods? Shouldn't renters be entitled to live in the same places as the affluent?
Question 8: See the comment.
- Many of the houses that have been demolished to make way for new 2 million dollar mansions included some rental suites. I realize that zoning in areas where redevelopment is occurring is complex but could we make sure that the development of mansions does not continue to remove rental options for families? In west Richmond this is adding to the problem of lower enrollment in schools while renters can find no housing.
- We need rent control. We need actual ramifications for landlords who renovict and illegally raise tenants rent via threats of eviction. We need harsher penalties for lying about renovictions for personal use. Please protect renters, we are vulnerable.
- I support No. 8 immensely. The city should encourage hard workers and those trying hard to raise a family. These people should be given priority in getting government subsidization. Extra consideration should be given to those who live with their parent(s)

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- Who is the spokesman of the tenure zoning committee or who set up what everyone should be have a final vote on?
- I live in a building with affordable housing units. Biggest issue I have is that as a community within a housing complex that we maintain a common appearance from the outside. What I see is that C of R does not have regulations or adopt regulations similar to the homeowner units. This creates animosity amongst the residences as the owner units wish to maintain value of the complex by having these regulations. Regulations such as garden furniture only on balcony whereas the affordable housing units use it like storage which from a curb appeal lowers the perceived value of the owner units. If we are to go ahead with market based and subsidizes housing there needs to be similar non invasive regulations so that we are one community.
- I do not support higher density
- 1. I am alarmed at the escalation evident in "Staff will be reporting back on Council referrals related to the Lot Size Policy in the second quarter of 2019, which may identify opportunities to consider a range of housing options in neighbourhoods, including rental housing." Homeowners on 4000 sq ft SFD cul-de-sacs are at risk of property devaluation if permanent, family/neighborhood environment is lost.
2. I cannot see the logic behind suggested DCC/deferral incentives. City costs will escalate without commensurate tax revenues - obviously and unjustly inflicting the burden upon SFD homeowners.
- Too many of rental units are out of bounds for the average Canadian. We need affordable rents for moderate income residents.
- Over the 30 years I have lived in Richmond I have seen it change from a place families could live and raise children to a place exclusive to the rich. Anything the city can do to provide more affordable housing stock would benefit the city and its citizens.
- All new developments should have rental units. I would like to see some developments that are entirely rental, 100%. These developments should include below-market units, not just market rentals. The City should fast track rental development proposals.
- There are already plenty of brand new apartments within Richmond that are owned, but not lived in. There are also plenty of houses in Richmond that are owned but sitting empty. What can be done to incentivize owners to rent those since they are not being lived in? Some older strata complexes require major upgrades which will cost much more than owners can afford or what the building is worth, so it makes better sense to sell the complex to a developer to redevelop. By requiring the developer to include a percentage for low income housing, it will affect the potential sale to the developer, then the owners who are trying to sell will suffer as a result.
- I am a senior - own my own home. I will eventually have to sell and want to stay in Richmond (Steveston). There is hardly anything to rent at a reasonable price. I am not ready for a seniors home. I think there should be more rental tenure zoning in Richmond.

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- Communicate with builders and developers to see how incentives can motivate them to accept the idea of rental tenure zoning without affect the current housing market. If they decide to increase the price for the unit for sale in order to maintain their profit as a result of rental tenure zoning policy, then it is fair for people who actually want to buy a condo as their primary residential unit.
- Letter to follow
- I do not support this because "proposed step 2" does not nearly go far enough in ensuring rental housing is built. All housing developments within 500 meters of a Canada Line station should be required to at least be 50% rental housing to ensure a healthy stock of rental options and to ensure that those who are renting (who often have less disposable income in our expensive region) have safe, reliable, affordable transportation options. Luxury developments such as those going up near 3 Rd / Bridgeport are close to the Canada Line, but realistically how many wealthy homeowners who drive Lamborghini's up and down 3 Rd are going to be squeezing onto the Canada Line?
- Get to the root of the housing disaster, stop foreign buyers with all their stolen money from owning property.
- 1. What will happened to the current rental stock with pending rezoning application which eventually be converted into market housing stock.
2. The affordable rental rate should be defined in dollar terms. Example one bedroom \$1,000 - \$1,200. The current rental rate in Vancouver is around \$1,900 to \$2,000. And I suppose once these rental stock are built the rental rates would be more. This would not be within the reach of a family of 2 or 5 who are earning the minimum wage rate of \$13.85 per hour.
- I commend the city for acting taking this much needed course of action to ensure there is rental accommodation available for individuals and families with different levels of income who live in Richmond. I believe the use of residential rental tenure zoning will be an effective tool.
- How much density bonus is available in Richmond with the airport restricting building size?
More energy should be put on encouraging standalone rental buildings near existing commercial centres, transit lines, and schools with lower enrolment.
- Rental tenure zoning should also be used to protect older stock rental buildings that supply lower income renters with sustainable housing. Precarious housing is a real danger with new market rental housing set at a rate that is unattainable for elderly/low income renters.

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10. Additional comments:

- It is vital to preserve and increase purpose built rental housing, particularly for low and moderate income households.
- We need to cater to all needs not just the rich and a certain demographics of the city. There are low income and moderate income people who need rental units and have lived in Richmond for years but can no longer as they can not afford to live here. Richmond is becoming non inclusive city of everyone especially people who have lived here there whole lives. I
- Do not proceed with any rental only zoning. Let the free market decide.
- FURNISHED RENTAL UNITS ARE NOT RECOMMENDED . RENTAL RATES MUST BE SET ACCORDING TO MEANS TESTING .
- We are losing skilled workers (nurses, teachers, service & retail staff etc.) and young families to other communities because many cannot afford to work and live in Richmond. It is so vital that we have affordable housing for those who provide services to our community in order to keep the city vibrant and growing now and in the future.
- more city funded shelters for those in housing crisis and a process that is with dignity
- I think Richmond needs to get its act together and work harder to put effective housing plans in place that reflect modern needs. All of these multi-unit housing structures you are allowing to be built have ZERO facilities and green space for children to play and grow. Maybe that should be a requirement. Imagine that? Doing things that improve the lives of our kids and inspire them to be outside like their parents were as youngsters.
- If developers aren't willing to wrk together for the good of our community, we can readily do without those ones.
- Please, help those of us who are working and wanting to live in Richmond. The rental stock is dwindling and the prices keep going up and up. What are families supposed to do?
- I would like to see much more co-op housing (new developments) in Richmond. This model allows for affordable housing and as the residents participate in the administration of the development, increased sense of community.
- the government received a lot of tax money, the government should partner up with a builder and build its own rental building and can provide more affordable rental unit. Don't impose this on homeowners to take care of the low income. We paid enough tax
- This entire survey is wildly misleading, structurally flawed and an affront to any meaningful attempt to gather unbiased opinions. To top it off, it perpetuates social and class preconceptions that distort the results further. This survey is completely without value and should be tossed and replaced with one developed by a professional who is not predetermining the outcome.
- A board of directors made up of volunteers could glorify themselves and not listen to others eg) [REDACTED]
- Fully support the initiative.

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- We need to change the criteria for rentals, including seniors, where our apartments are being used by persons able to hide their incomes. Enough is enough!
- Questions for planning staff:
 1. Why were the Co-ops in Richmond not identified as stakeholders to be invited to workshops?
 2. Who benefits from side stepping the Housing Agreements? Who would stand to benefit by using Housing Agreements to create purpose-built low-income housing?
 3. What is the City's intention with Co-op's whose mortgages will be paid off in the next 2-6 years?
 4. Why is the city not looking at ways to preserve and increase Co-Ops specifically – by protecting this housing stock and finding creative ways of partnering perhaps with provincial government to preserve some subsidies for low income tenants? Why are more efforts being undertaken to bolster Co-op housing in Richmond, a priority identified in the Affordable Housing Strategy - as is pointed out on P.25, 3.3, redevelopment would be an option for those who want it, however, it appears that the City is assuming Co-ops will want this option without including meaningful engagement to understand their views and needs
 5. If the City owns Co-op land, would that defacto mean that this property would be re-developed at the time the mortgage is paid off?
 6. How would re-development impact rents?
 - a. Even if (as stated at bottom of P. 14) at the time of redevelopment current tenants get right of first refusal to return to replacement unit without meeting income threshold, they may still have to then pay market value even if perhaps before they were below market value before.
- Rather than forcing new developments to include rental housing, find a way to fill the empty apartments, townhouses and houses that are already in Richmond. Stop turning a blind eye all the money laundering that is getting filtered through home purchases in Richmond.
- You should be finding out what the foreign buyers' incomes are. All a country needs to do is put numbers on pieces of paper and they can buy up all our land. The international Chinese student's are telling the local students that their parents are transferring money out of the country into their and friends accounts.
- The City should have a political will and the real concern for the long time residents and taxpaying citizens who are renters instead of investors who satisfy only the developers and realtors.

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Theme	Notes
Preserving existing purpose-built rental housing	<ul style="list-style-type: none"> • Mixed support for using rental tenure zoning to secure existing rental properties • Support for protecting existing low-income renters in the older rental stock • Concern that rental zoning would down-zone and decrease property values • Consider allowing mixed rental and ownership buildings • Concern that existing rental properties would not be maintained
Mandatory market rental requirement	<ul style="list-style-type: none"> • Significant majority desire at least a 10% requirement for market rental units in new apartment developments • Need to offer density bonuses or other meaningful financial incentives • Concern about the effect on Richmond's housing market due to increased rental requirements • Feeling that new and existing condominiums would contribute to the rental housing stock • Concern that mixed rental and strata apartment buildings will be difficult to operate compared to 100% rental buildings
Incentives	<ul style="list-style-type: none"> • Mixed support for providing incentives to developers for building market rental housing • Opinion that developers have a social responsibility to provide affordable or rental housing • Consider parking requirement reductions, a significant density bonus or other financial incentives • Consider negotiating incentives on a case-by-case basis • Need to make rental housing an attractive investment
Moderate income rental housing	<ul style="list-style-type: none"> • Strong support for moderate income rental housing • Fear of losing families and skilled moderate income workers • Feeling that market rents are not affordable, and rents need to be geared to incomes • Concern that the existing affordable housing requirement is too high • Concern that strata unit prices will increase as a result of increased rental housing requirements in apartments

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Theme	Notes
Appropriate areas for additional density	<ul style="list-style-type: none"> • Most respondents indicated a desire for more market rental housing along transit routes, parks, and schools • Rental housing is needed across the city • Important to consider rental housing near Canada Line stations where there is access to affordable transportation options • Concern that the City Centre is already too dense • Consider additional density on a case-by-case basis
Affordability	<ul style="list-style-type: none"> • Concern that there is a lack of high paying jobs in Richmond • Concern that there is a lack of affordable options for families and those that work and desire to live in Richmond • Concern that those most in need of affordable or moderate rental housing are excluded (e.g., seniors, families)
Local government action	<ul style="list-style-type: none"> • Desire for government-funded rental units • Need a solution to empty homes • Need a strategic housing plan that reflects current needs • City should focus on renters instead of investors • Let the market decide
Community services	<ul style="list-style-type: none"> • Concern that the population is increasing without an increase in public transportation services • Concern that there is a lack of capacity in existing schools and hospitals
Ground-oriented housing	<ul style="list-style-type: none"> • Include townhouses • Increase laneway homes across the City for rental • Redevelopment of single-family houses used as rental housing is reducing rental options for families
Cooperative housing	<ul style="list-style-type: none"> • Concern that cooperative housing sites will be redeveloped • Increase cooperative housing in Richmond
Family-friendly housing	<ul style="list-style-type: none"> • Need more two and three bedroom units • Need more green space or child amenities in new apartment developments



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July 15, 2019

Barry Konkin
Manager of Policy Planning
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Dear Mr. Konkin:

Re: Proposed Rental Tenure Zoning and Inclusionary Zoning Policies

I would like to thank your staff for meeting with representatives from the Urban Development Institute (UDI) to discuss proposals to utilize the new rental tenure zoning power and increase the rental housing stock in Richmond. We appreciated the opportunity to provide our comments at the UDI Sub-committee meeting held on May 28, 2019 and the Richmond Liaison Committee meeting on June 12, 2019. This issue is important to our membership, as many are actively seeking to build rental housing. Since our meetings, we have had the opportunity to receive further feedback from our members, and respectfully provide our comments below.

Consultation

While the consultation process thus far has been positive for our Richmond Liaison Committee members, concerns have been raised about some aspects of the engagement process. We have heard from landowners and rental housing operators who have received little information regarding the proposals to rezone their sites to rental only, and that outreach was only conducted after the initial report to Council. We recommend that the City have further direct discussions with impacted owners.

In addition, as discussed at the June 12 meeting, our members were concerned that the survey on the rental policies was written in a way that could skew the results to support staff's proposals. For example, the survey provided background regarding the potential of inclusionary zoning in High Density Apartment Residential Zones, describing the benefits associated with this type of policy and inferring that it was the vehicle to secure rental units. Following this introduction, respondents were asked whether, "[They] believe that requiring market rental units in existing higher density apartment zones should be mandatory." We feel that a balanced approach was not achieved through this survey and that it may not have provided respondents with comprehensive information to inform their responses. We suggest that the City consider this when assessing the results of the survey.

Rental Tenure Zoning

UDI was originally supportive of rental tenure zoning if it was used to encourage the construction of more purpose built rental housing, in conjunction with incentives. For example, if a local government up-zoned a single-family area to multi-family, or a commercial zone into residential, it would be appropriate to require the new use and/or density to be purpose built rental housing. However, this is not what is being proposed under the proposed Rental Tenure Zoning policy. The power is instead being used to downzone sites.

As was clearly conveyed in our consultation sessions, our members are very concerned with local governments using their new rental tenure zoning power to downzone properties. This would send the wrong signal to builders who are interested in providing purpose-built rental housing units in Richmond. Our members and the lending institutions who finance their projects rely on stable and predictable regulatory frameworks. This is even more true for rental projects, which have investment timeframes that are decades long. Downzoning and devaluing sixty sites would undermine the confidence of investors and may have lasting impacts on Richmond's housing market.

Reducing the value of properties also has another unintended consequence. Builders, whether they be for-profit, non-profit or government, use the value of their sites to leverage loans for future projects. If their portfolios are worth less, their borrowing capacity to build future projects is reduced.

It is not clear why it is necessary for the City to apply rental tenure zoning to existing rental buildings. The City already mandates a 1:1 replacement policy for any rezonings of the current rental stock. It does not make economic sense for a builder to redevelop an existing rental housing building without density increases (which would require a rezoning and Council approval). This is what Burnaby staff found in their municipality. Last year in New Westminster, [Coriolis conducted an analysis](#) for their Rental Replacement Policy and the sites they "*... analyzed have higher values under existing use as rental apartment buildings (i.e. the value supported by the net income generated by existing improvements) than the existing zoned land value.*" We recommend that the City hire an independent third party to conduct a pro-forma analysis to determine, which of the sixty sites require further protection before proceeding with a mass downzoning. If there are a few sites that may be vulnerable, we suggest that staff explore negotiating Housing Agreements (that include incentives) with the owners of those properties.

Inclusionary Rental Zoning

Given the findings in Richmond's Coriolis report, we have serious concerns if the City moves forward with a mandatory inclusionary zoning policy in which a minimum of 10% of the floor area would have to be market rental housing. As described in the City's own report, under the current incentives provided, building purpose-built rental housing is not a viable option. For concrete build forms under existing conditions, building market rental would result in a loss of over \$45,000 per rental unit. Even with the potential DCC and tax waivers analysed in the report, costs were still prohibitive to build market rental housing in all case studies explored.

While the report cited the significant construction cost increases in 2018 and recent changes to the Residential Tenancy Act Rent Regulations limiting the ability of

landlords to increase rents over time, builders will soon face even higher costs as the following changes are put into place:

- Increasing Energy Step Code requirements for new construction;
- New [TransLink DCCs](#) coming into effect on January 1, 2020; and
- And potentially the [Budget 2018](#) provincial taxes that apply to development lands, including the [Additional School Tax](#) and the [“Luxury” Property Transfer Tax](#).

These cost pressures are also occurring at a time when the housing market is slowing down - in part because of tax and fee increases - but also because of Government demand side measures such as the Office of the Superintendent of Financial Institutions [B-20 Guideline](#) that came into effect in 2018. The current market conditions are making it more difficult to construct all forms of housing, including strata, which would be necessary to subsidize market rental units.

According to [MLA](#) in the Greater Vancouver and Fraser Valley, about 5,000 concrete units within 17 development projects have been postponed and there have been “... *decreases in housing starts by up to 20 per cent province-wide ...*”. [Altus](#) notes in the City of Vancouver, 20% of the approved units are in projects that have been abandoned. In fact, Vancouver staff recently informed UDI that “*As a result of the current residential market downturn, staff are recommending that Council waive the 2019 inflationary rate adjustment for all residential rate categories,*” for Development Cost Levies, Community Amenity Contributions and Density Bonuses.

Despite these challenges, many of our members are interested in delivering more rental housing in Richmond and in other municipalities. This includes pension funds, REITs and builders who want to expand their portfolios to leverage financing for future projects and to have improved cash flow/ongoing revenues. UDI recommends that the City move away from establishing mandatory inclusionary requirements for market rental housing to creating additional voluntary incentives for builders to invest in it. We specifically recommend the following:

- The City should consider amendments to the application of the current waiver system, exempting market rental housing buildings and units from a number of City requirements such as the *LEMR policy/Affordable Housing Strategy* charges, DCCs, Public Art fees and requirements, the Daycare policies, and the Community Planning Contribution Fee. Proponents would still need to comply with those policies for the strata units within their mixed tenure buildings – but we ask that they not apply to any market rental units that are incorporated into projects.
- The City review reducing its parking requirements further – especially for rental units. Parking stalls cost \$25,000 to \$40,000. UDI has supported the City’s previous progressive steps to lower parking standards. However, we still believe more can be done because of improved transit in the City and societal changes. Metro Vancouver’s Transit Oriented Affordable Housing Study released earlier this year, found that on average 42% of parking stalls across the region were unused. Any reduction in these substantial costs would be a key incentive for our members to build rental housing.

- We also recommend that the savings from lower parking requirements not be diluted by increased Traffic Demand Measures (TDM) if parking is reduced. Originally TDM were designed to help residents avoid owning cars and also to compensate municipalities if there were higher off street parking use. With the current shift towards other modes of transportation, the incentive is no longer needed to reduce car usage.
- The City could go even further and allow the equivalent space saved from the parking reductions to be added to the FAR of a project - if that space is used for market rental housing. Although, it is difficult to add density in Richmond because of the issues with soils, those soil issues mean the replaced parking spaces will be located on or above the main floors of buildings, which is appropriate for housing.
- Beyond parking requirements, the City could also look at lowering construction costs by reducing Richmond's requirements for electric vehicle charging, the Energy Step Code and District Energy for purpose built rental buildings. Long-term owners who have an interest in protecting the value of their investments would purchase these rental buildings. As such, they are in a good position to determine what is needed in their buildings.
- As noted in our March 16, 2018 letter on the draft *Market Rental Housing Policy*, "*Richmond needs to be much more aggressive with the density bonusing to meaningfully increase market new rental housing projects in the City.*" We recommended that the City review density on a site-by-site basis to determine where densities could be increased enough to add a substantial number of market rental housing units on key sites. The focus of such a review would be for properties outside the YVR flight paths. Specifically, we suggested "*... older shopping centres (and adjacent properties), older strata projects that are facing high maintenance costs, and sites along Spires Road and Citation Drive.*"

As we suggested last March, if the City were to adopt such an approach, "*Richmond would need to make it clear to the land market that new density increases (or a percentage of them) on these sites are for rental housing, or land prices will escalate, and make building rental difficult.*" We acknowledge the unique challenges facing Richmond, particularly the soil conditions and overhead flight path, however these considerations make it even more important for the City to allow increased density in areas less impacted by these conditions.

- In addition to the above, there is a good opportunity to explore increasing densities around schools with low enrollments, which could be candidates for closure. Neighbourhoods may be more inclined to accept growth to ensure that their local schools remain open. These areas could be prime areas for family-sized rental housing units.
- The City could also improve development review times for projects by formalizing a fast-track system for rental and removing steps from the

process for purpose built rental projects. For example, these projects could be exempted from the Urban Design Panel, or as noted above the Public Art Committee if the Public Art requirement is waived. By creating a formal fast-track program with fewer steps it would send a clear signal to the industry that these projects will be approved more efficiently.

- Finally, we would like to reiterate our support for waiving property taxes for market rental units. Coupled with other incentives (eg. DCC waivers and reductions in construction costs), property tax exemptions could encourage builders to add market rental units to their projects - even if it is for a set period (e.g. five to ten years). This incentive is particularly advantageous because through *Budget 2018* the Province is committed to matching local government property tax exemptions. As shown in the Coriolis report, the combined impact of these incentives would be substantial, however additional incentives will be required in order to make market rental projects viable.

We thank staff again for meeting with UDI regarding these proposals, and ask that you consider our recommendations and reflect them in the report to Council. Our members believe these suggestions will make the policies workable so that builders can help the City achieve its goals. UDI would be pleased to discuss our ideas further with staff. We look forward to working with Richmond on this and other initiatives.

Yours sincerely,



Anne McMullin
President & CEO

June 10, 2019

Mayor & Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor & Council,

RE: Residential Rental Tenure Zoning

Richmond is truly an amazing place to base one's business, but businesses are facing significant housing related challenges. A recent survey by the Richmond Chamber (RCC) confirmed that employers are reporting rising stress due to the city's cost of housing and its impact on their ability to recruit and keep workers. 87% of business owners indicated that housing affordability has moderately or significantly impacted their ability to recruit talented workers. This represents a 25% increase from the RCC's 2016 Housing Affordability survey.

The RCC recognizes Council's recent intent to preserve and expand affordable housing stock in Richmond using the new provincial *Residential Rental Tenure Zoning*. While well intentioned, we believe the initial proposal would have had an adverse effect on the current situation, and we greatly appreciate that Council hit the pause button to consult with builders, landlords, and other key stakeholders to ensure the intended outcomes are achieved.

We would agree that more rental homes are urgently needed in Richmond to address the 0.7% vacancy rate and have spent a significant amount of time consulting with key stakeholders to explore how the RCC can best support the building of more rental housing supply.

From our consultations, key stakeholders are supportive in principle of the Local Government Statutes (Residential Rental Tenure Zoning) Amendment Act, as long as this new tool is used as an incentive to **up-zone** property to stimulate the building of more rental homes. However, it has become evident that this new tool is being used heavy-handedly by local governments to arbitrarily **down-zone** properties.

By applying rental tenure zoning without the addition of substantial density, it will devalue properties at the expense of the owners. In the case of Metro Vancouver and other large investors, it makes it more difficult to leverage existing assets to build new rental buildings. Additionally, rental housing stock is already well protected under the recently strengthened '1:1 policy' which ensures any replacement units "have the same built form and number of bedrooms as the existing market rental units."

The Residential Rental Tenure Zoning should act as a carrot, and not a stick. For example, in areas near schools that have low enrollment, developments could be eligible for a significant bump in density and be encouraged to construct an economical multi-level 'wood frame' structure, while also implementing

the new residential rental tenure zoning. In this fashion, this new tool can be used in a positive way to reinvigorate our City and create the affordable rental stock we need. We could create rental housing that supports the families and young people needed to keep our schools and local neighbourhoods viable and vibrant.

Downzoning is a critical concern for our members because they rely on a stable regulatory framework in which land is not devalued arbitrarily by governments. This is a key factor in their ability to obtain funding for projects. If rental-tenure zoning is imposed without substantial incentives and a stable regulatory framework, it will discourage investment in new rental homes - the opposite of the desired outcome.

While density is the most effective incentive for rental provision, it cannot always be provided in sufficient quantities due to Richmond's unique height and depth constraints. Other incentives, such as lower parking minimums could be used to support more rental development.

Metro Vancouver recently released a [parking study](#) that shows an average of 41% of parking stalls across the region were unused. If Richmond were to allow a reduction in parking requirements by similar margins for developments near transit, this additional space could be dedicated for market rental housing, and significantly increase supply in a short period of time. Ultimately every square foot built for parking, is a square foot that could serve as much needed market rental space.

In closing, there has recently been a major shift in the real estate market. It is crucial that municipalities across the region recognize this change when crafting policies that could unintentionally strain the viability of desired projects. It is imperative that bold incentives be provided to rental builders if Richmond wants to aggressively achieve its goal of building more rental homes. For over 30 years, the development of new rental housing has fallen behind demand. There simply aren't enough economic incentives to building purpose-built rentals over market housing. However, Vancouver, Seattle and Kelowna have all recently used substantial incentives to tip the scales in favour of more rental stock, and that has worked very well. Richmond should follow suit.

Thank you for your time and consideration,



Fan Chun
Chair, Richmond Chamber of Commerce

Received June 17, 2019

Metro Vancouver Housing
Tel. 604 432-6300

June 14, 2019

File: HO-02-02

Ms. Tina Atva, Senior Planning Coordinator
Policy Planning Department, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Ms. Atva:

Re: City of Richmond Residential Rental Tenure Zoning – Response to Proposed Rezoning

This letter is in response to the City of Richmond's notice for Rental Tenure Zoning – Proposed Rezoning and Public Consultation dated May 7, 2019. The purpose of this letter is to provide feedback on the initiative, specifically with regards to the City's consideration of rezoning the following Metro Vancouver Housing Corporation (MVHC) owned properties:

- 12551 Cambie Road
- 12751 Cambie Road
- 7500 Francis Road
- 7260 Granville Avenue
- 7660 Moffat Road
- 4151 Regent Street (not listed in the City of Richmond's letter).

Metro Vancouver Housing provides safe and affordable rental homes for more than 9,000 people on 49 sites across the Metro Vancouver region. Our sites are diverse, mixed-income communities that include families, seniors, and people with disabilities. Homes are offered at below-market rates and rates based on tenants' incomes. Supported primarily by our tenants' rents, we are a non-profit organization that has partnered with tenants, governments, and service providers to support healthy and engaged communities since 1974.

In the City of Richmond, Metro Vancouver Housing manages ten buildings; four of which are on land leased from the City of Richmond, and six where the land is owned directly by MVHC.

With a mandate to provide below market rental housing, Metro Vancouver Housing is committed to providing safe, secure and affordable housing for people across the region. It has operated sites in Richmond since 1977.

Our understanding is that Richmond council has directed staff to initiate a public consultation with regards to residential rental tenure zoning. We have concerns regarding the impact that this rezoning would have on future redevelopment opportunities for MVHC.

Reduction in Land Value and Equity

One of the main ways that Metro Vancouver Housing accesses financing and funding for new buildings is through partnerships with other orders of government. These partnerships often require MVHC to bring some form of equity to the partnership. For an organization primarily funded by tenant rents, that equity is usually through land value. A rental-only zoning designation will likely reduce land value and thus the equity MVHC can bring forward, which ultimately determines project feasibility and the level of affordability that can be offered to tenants.

Relatedly, if municipalities were to apply rental-only zoning to MVHC owned sites across the region, this would likely have a significant, negative impact on MVHC's overall equity. We are concerned that rezoning of sites in Richmond could create such a precedent.

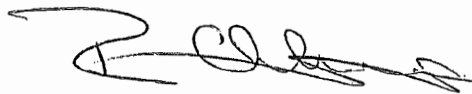
Change in Tenure

If the purpose of this initiative is to protect the land for rental housing, the governance of MVHC should provide assurance of these protections. Metro Vancouver Housing staff report regularly to the Housing Committee and the MVHC Board. The Committee and Board are made up of elected officials from member municipalities. Any sale of land, partnership agreement or capital project would require authorization from the MVHC Board, of which the City of Richmond is a member.

Our request is that the City consider that the governance of the MVHC already works to protect the interests of rental housing. Additional regulations would both be unnecessary and potentially hinder future redevelopment, which would be in the interest of renewing and/or increasing rental housing.

Thank you for your attention. Do not hesitate to contact me if you would like to discuss any of this further or if we can provide any additional information to your council.

Sincerely,



Ravi Chhina
General Manager, Parks and Housing Services
Metro Vancouver

RC/lc

cc: Jason Hingley, Division Manager – Finance, Policy & Planning

30061375



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

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

- 1) Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

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

“Cooperative housing unit

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

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

“Non-market housing unit

means a **dwelling unit** that

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

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

“Residential rental tenure

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

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

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

“8.6.11 Residential Rental Tenure

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

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

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

"8.10.11 Residential Rental Tenure

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

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

“8.11.11 Residential Rental Tenure

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

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

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

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

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

“9.2.11 Residential Rental Tenure

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

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

“9.4.11 Residential Rental Tenure

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

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

“17.28.11 Residential Rental Tenure

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

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

“17.38.11 Residential Rental Tenure

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

“17.75.11 Residential Rental Tenure

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

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

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

“17.76.11 Residential Rental Tenure

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

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

“17.78.11 Residential Rental Tenure

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

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

“18.33.11 Residential Rental Tenure

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

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

"18.34.11 Residential Rental Tenure

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

"18.35.11 Residential Rental Tenure

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

“18.36.11 Residential Rental Tenure

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

“20.18.11 Residential Rental Tenure

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

“21.3.11 Residential Rental Tenure

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

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

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER