



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Wednesday, May 21, 2014
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on Tuesday, May 6, 2014.*



NEXT COMMITTEE MEETING DATE

Tuesday, June 3, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

COUNCILLOR LINDA MCPHAIL

1. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE COMMUNICATION TOOL FROM RICHMOND ADDICTION SERVICES & RICHMOND YOUTH MEDIA PROGRAM**
(File Ref. No.)

PLN-31

See Page PLN-31 for materials

RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE COMMUNICATION TOOL – SOCIAL POLICY FRAMEWORK
(File Ref. No.)

PLN-41

See Page PLN-41 for materials



COMMUNITY SERVICES DEPARTMENT

2. **HOUSING AGREEMENT BYLAW NO. 9051 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8380 LANSDOWNE ROAD (CCM INVESTMENT GROUP LTD.)**

(File Ref. No.) (REDMS No. 3939414)

PLN-46

[See Page PLN-46 for full report](#)

Designated Speaker: Dena Kae Beno

STAFF RECOMMENDATION

That Bylaw No. 9051 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 9051 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit Application DP 12-600815.



PLANNING & DEVELOPMENT DEPARTMENT

3. **APPLICATION BY KUTNY'S LANDSCAPING LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE (SUBDIVISION) AT 9811 AND 9771 NO. 6 ROAD**

(File Ref. No. AG 12-613731) (REDMS No. 4223361)

PLN-70

[See Page PLN-70 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That authorization for Kutny's Landscaping Ltd. to apply to the Agricultural Land Commission for a non-farm use to subdivide in order to adjust the lot lines at 9811 and 9771 No. 6 Road, be granted.



Pg. # ITEM

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

(File Ref. No. TU 14-653009) (REDMS No. 4210925)

PLN-83

[See Page PLN-83 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That the application by Fairchild Developments Limited for a Temporary Use Permit for the properties at 8320 Cambie Road and 8431 Brownwood Road to allow an outdoor parking lot be considered for a period not to exceed three years; and*
- (2) *That this application be forwarded to the June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.*



5. **APPLICATION BY TRASCHET HOLDINGS LTD. FOR A TEXT AMENDMENT TO THE “INDUSTRIAL BUSINESS PARK (IB2)” ZONE**

(File Ref. No. 12-8060-20-009145, ZT 14-660990) (REDMS No. 4222637 v. 5)

PLN-99

[See Page PLN-99 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9145 to amend the “Industrial Business Park (IB2)” zone to allow animal grooming and indoor recreation uses on the ground floor be introduced and given first reading.



6. **APPLICATION BY PENTA HOMES (PRINCESS LANE) LTD. FOR REZONING AT 4160 GARRY STREET FROM “SINGLE DETACHED (RS1/E)” TO “TOWN HOUSING (ZT35) - GARRY STREET (STEVESTON)”**

(File Ref. No. 12-8060-20-009108, RZ 13-641596) (REDMS No. 4227336)

PLN-111

[See Page PLN-111 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be given second reading as amended by replacing Section1 (i) with the following:*

“1. Richmond Zoning Bylaw 8500 is amended by:

- i. Inserting the following new subsection directly after Section 17.35.6.3:*

4. The minimum setback to Yoshida Court is 2.0 m.”

- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be referred to the Monday, June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.*



7. MANAGER’S REPORT

ADJOURNMENT





Planning Committee

Date: Tuesday, May 6, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves

Also Present: Councillor Derek Dang

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

MINUTES

It was moved and seconded

That the minutes of the meetings of the Planning Committee held on Tuesday, November 19, 2013 and Wednesday, April 23, 2014 be adopted.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY COTTER ARCHITECTS INC. FOR REZONING AT 3471 CHATHAM STREET FROM THE “STEVESTON COMMERCIAL (CS3)” ZONE TO A SITE SPECIFIC “COMMERCIAL MIXED USE (ZMU26) - STEVESTON VILLAGE” ZONE**

(File Ref. No. 12-8060-20-009138; RZ 13-643436) (REDMS No. 4188666 v. 2)

Wayne Craig, Director, Development, briefed Committee on the proposed application and highlighted the following:

- the site is designated within the Steveston Conservation Strategy area;

Planning Committee

Tuesday, May 6, 2014

- the proposed development will have three-storeys and include residential and commercial units;
- access to the proposed development is through a rear lane parallel to Chatham Street;
- the proposed development will include salvaged art panels from the Gulf and Fraser Credit Union building; and
- the proposed development will provide contributions to the Steveston Village Heritage Conservation Grant Program and the City's Affordable Housing Strategy.

In reply to queries from the Chair, Mr. Craig advised that three-storey developments could be permitted on both sides of Chatham Street.

Discussion ensued with regard to the building height allowances in the Steveston Conservation Strategy and in reply to queries from Committee, Mr. Craig and Sara Badyal, Planner 2 advised that (i) the existing zoning would allow for a three-storey building on the site; (ii) some areas of the proposed building would exceed the 12 metre height; and (iii) the proposed development's design would include heritage and modern characteristics.

Discussion ensued with regard to the form and character of the proposed development, and Committee raised concern that the proposed development does not conform to the heritage character of the neighbourhood.

Discussion then ensued regarding the approval process and Mr. Craig noted that any form and character concerns can be discussed at the Development Permit stage. Joe Erceg, General Manager, Planning and Development, added that staff are not anticipating any changes to the proposed height and density on the site as part of the Area Plan review.

The Chair commented on the heritage guidelines included in the Steveston Heritage Strategy and was of the opinion that the proposed development's design does not conform to the Steveston Heritage Strategy, and as such should not proceed to the Development Permit stage. Also, he raised concern that the Steveston area is losing many of its heritage structures.

Rob Whetter, Architect, Cotter Architects commented on the proposed development's form and character, noting that the design was not intended to mimic the existing structures, but to create an evolving design that would complement the heritage aspects of the neighbourhood. He added that salvaged art panels from the Gulf and Fraser Credit Union building will be incorporated into the proposed development.

In reply to queries from Committee, Mr. Whetter noted that changes can be made to incorporate more heritage aspects into the design of the proposed development.

Planning Committee

Tuesday, May 6, 2014

Discussion ensued with regard to current structures in Steveston that comply with the Sakamoto Guidelines and in reply to queries from Committee Mr. Whetter noted that the proposed development complies with most aspects of the Sakamoto Guidelines; however, he added that the applicant can work with staff to change design aspects of the proposed development.

In reply to queries from Committee, Mr. Erceg advised that details for architectural form and character are typically discussed at the Development Permit Panel; however staff may receive direction from Council regarding any changes to design at the Public Hearing stage.

Loren Slye, 11911 3rd Avenue, commented on the heritage status of the Gulf and Fraser Credit Union building, and was of the opinion that the building was not a heritage building. Mr. Slye was of the opinion that structures in Steveston does not have a homogenous heritage architectural theme.

Terry Crowe, Manager, Policy Planning, noted that the Sakamoto Guidelines will be included in a forthcoming staff report on amendments to the Steveston Village Conservation Strategy, anticipated to be presented to Council in June 2014.

Edith Turner, 3411 Chatham Street, referenced speaking notes, (attached to and forming part of these minutes as **Schedule 1**) and expressed concern with regard to the (i) architectural form and character; (ii) size and height; (iii) lot size in proportion to the building size; (iv) proposed construction materials; (v) rear lane bench features; (vi) potential of loitering in the rear lane after business hours; and (vii) loss of privacy for nearby residents.

Ralph Turner, 3411 Chatham Street, expressed concern with regard to the proposed development and in particular height restrictions. He was of the opinion that the proposed development's design was not appropriate for the site and added that he has relayed his concerns to the developer. Also, he commented on the potential shadow that would be cast on his property and the potential loss of privacy

Janie Slye, 11911 3rd Avenue, expressed support for the proposed development and was of the opinion that the proposed development will enhance the neighbourhood.

Robert Matthewson, 3520 Broadway Street, expressed concern with regard to the (i) shadowing effect due to the proposed from building height; (ii) potential noise from mechanical rooftop units; (iii) potential rodent issues; and (iv) potential excessive water run-off from the roof.

In reply to queries from Committee, Mr. Craig advised that drainage will be contained within the site and that the mechanical units will need to conform to the City's Noise Regulation Bylaw No.8856. He added that it is anticipated that the proposed development utilize more efficient mechanical systems than those installed on the Credit Union building.

Planning Committee
Tuesday, May 6, 2014

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9138 to: create “Commercial Mixed Use (ZMU26) - Steveston Village”; and to rezone 3471 Chatham Street from “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU26) - Steveston Village” be introduced and given first reading.

The question on the motion was not called as discussion ensued regarding (i) building height and the effects of shadowing; (ii) architectural form and character; and (iii) potential changes to the design prior to the development permit stage.

In reply to queries from Committee, Mr. Craig advised that the building height allows for access to amenities on the rooftop; however he noted that changes in the slope of the roof and reductions in floor-to-ceiling height can reduce the overall height of the building.

Mr. Craig advised that in addition to the receiving approval for a development permit, the application requires Council approval for a heritage alteration permit prior to construction. He noted and that staff can work with the applicant to make the necessary changes to the proposed design.

Discussion ensued with regard to the placement of the art panels and the park benches in an open area. In reply to queries from Committee, Ms. Badyal noted that staff can work with the applicant to relocate the art panels and park benches.

Discussion then ensued regarding the height maximums permitted in the neighbourhood.

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

It was moved and seconded

That the staff report titled, Application by Cotter Architects Inc. for Rezoning at 3471 Chatham Street from the “Steveston Commercial (CS3)” Zone to a Site Specific “Commercial Mixed Use (ZMU26) - Steveston Village” Zone, dated April 29, 2014, from the Director, Development, be referred back to staff to examine changes to the design of the proposed development that would address aspects of building height and architectural form and character.

CARRIED

Opposed: Cllrs. Barnes
Halsey-Brandt

Planning Committee
Tuesday, May 6, 2014

2. APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND THE STEVESTON MARITIME MIXED USE (ZMU12) ZONE AND THE STEVESTON MARITIME (ZC21) ZONE

(File Ref. No. 08-4105-20; RZ 13-633927) (REDMS No. 4211729)

Mr. Craig briefed Committee on new aspects of the proposed application and highlighted the following:

- lease options and building space required for the expansion of the Steveston library;
- amenity package enhancements which would include either additional cash contributions or options for leasing building space;
- potential development of a marina; and
- the implementation and administration of the lease termination clause provisions.

Discussion ensued with regard to the industrial zoning leasing rates and it was noted that such rates range approximately \$8.00 to \$15.00 per square foot.

In reply to queries from Committee, Mr. Craig noted that it is anticipated that there would be adequate parking on the site to accommodate a library; however any leasing arrangement that includes parking space would need to be discussed with the applicant.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, advised that provisions for the expansion of the library is currently not included in the budget. She noted that capital costs for such expansion is estimated to be \$3.35 million with an annual operating budget of \$400,500.

Discussion then ensued with regard to (i) the most suitable location for a library in Steveston; (ii) the area that will be allocated for the new library in relation to the total area of the subject site; and (iii) negotiating lower lease rates. It was suggested that City-owned land adjacent to the current library would be more appropriate for a new expanded library.

Discussion ensued with regard to the amenity contributions and in reply to queries from Committee, Mr. Erceg advised that the proposed zoning application can proceed without necessarily having provisions for the library; however, he noted that there is a need to ensure that the value of the amenity contribution remains. Also, he noted that rezoning only portions of the site would not be practical.

Planning Committee

Tuesday, May 6, 2014

Discussion ensued with regard to (i) the value from the proposed rezoning application; (ii) the leasing rate applied for a potential library; (iii) the inclusion of a library on the subject site and the effects on commercial development.

Danny Leung, Wydanco Development Corp., (representing Onni Development Corp.) referred to letters addressed to the City, dated April 30, 2014 and May 6, 2014 (attached to and forming these minutes as **Schedule 2** and **Schedule 3**) and commented on the proposed contribution enhancements options. He noted that approval of the space or cash contribution options would be at the discretion of the City.

In reply to queries from Committee, Mr. Leung advised that the lease rate for a portion of the library would be zero; therefore, the average lease rate for the entire library space would fall below market industrial zone lease rates.

Discussion ensued with regard to the duration of the proposed reduced lease rates and the possibility to extend the terms of the reduced lease rates.

Peter Hume, Hume Consulting Corp., commented on the methodology used in the retail analysis of the proposed zoning application and noted that the analysis factored the addition of commercial development in their assessment of lease rates.

Discussion ensued with regard to the leasing the library space at industrial zone rates and using the land lift value for the community in cash or amenity space contributions.

In reply to queries from Committee, Mr. Erceg noted that the net present value of the proposed lease would be approximately \$400,000 to \$800,000.

Mr. Leung suggested that the proposed application proceed to first reading and that any changes requested by Council following first reading can be referred back to the applicant.

The Chair expressed concern with regard to the short time frame associated with the proposed application proceeding to first reading and suggested that the proposed application be referred back to staff.

Discussion ensued with regard to the potential value gained from rezoning the site and the size of the amenity contribution proposed by the applicant.

Cllr. Dang left the meeting (5:27 p.m.) and did not return.

The Chair cautioned that other aspects of the proposed application require further discussion and cannot be addressed in the suggested time frame. It was then suggested that other members of Council be included in the discussion to approve the proposed application.

Discussion then ensued with regard to the land lift calculations and the proportion of the land lift that will be allocated for the community.

Planning Committee
Tuesday, May 6, 2014

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

It was moved and seconded

That the staff report titled, "Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to amend the Steveston Maritime Mixed Use (ZMU12) zone and the Steveston Maritime (ZC21) zone," dated April 30, 2014, from the Director of Development be referred back to staff to review:

- (1) options to enhance the community amenity contribution;*
- (2) options to determine the preferred type of community amenity contribution; and*
- (3) potential sites for the expansion of the Steveston Library.*

and report back to a forthcoming General Purposes Committee.

The question on the referral was not called as discussion ensued regarding potential sites for an expanded Steveston Library.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:41 p.m.).

CARRIED

Planning Committee
Tuesday, May 6, 2014

Planning Committee

Date: Tuesday, May 6, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 5:52 p.m.

The Chair invited members of the public to delegate on Item No. 2.

2. **APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND THE STEVESTON MARITIME MIXED USE (ZMU12) ZONE AND THE STEVESTON MARITIME (ZC21) ZONE**

(File Ref. No. 08-4105-20; RZ 13-633927) (REDMS No. 4211729)

Peter Tong, Owner, Pharamasave, expressed concern with regard to the proposed application and commented on (i) current rezoning and lease rates of the site; (ii) efforts by the applicant to lease the site; and (iii) the potential effects to existing businesses if large commercial tenants occupy the subject site.

In reply to queries from Committee, Mr. Tong expressed that he was of the opinion that large commercial tenants on the subject site will negatively affect existing businesses and Steveston's neighbourhood character. He added that the he does not expect that new commercial development will attract more business traffic to the area.

Planning Committee

Tuesday, May 6, 2014

Mr. Tong added that the business traffic in the area is seasonal in nature and was of the opinion that the proposed rezoning will adversely affect business traffic during the low season.

Referring to notes (attached to and forming these minutes as **Schedule 4**), John Roston, 12262 Ewen Avenue commented on potential uses for the buildings on the proposed rezoning site. He suggested that some of the buildings be leased for a library, maritime museum or a river ecology museum.

In reply to queries from Committee, Mr. Roston noted that museums do not necessarily require large spaces and that the exhibits could be interactive and electronic in nature.

Jim van der Tas, Steveston Merchants Association, commented on the methodology of the retail analysis report submitted by the applicant. He calculated that the statistics detailing community demand for commercial amenities were exaggerated. Mr. van der Tas added that a survey of Steveston Merchants Association members indicate that there is little support to completely rezone the site for retail space.

Also, Mr. van der Tas spoke of the applicant's effort to lease the subject site under the current zoning and noted that he observed very little marketing material available for the subject site.

In reply to queries from Committee, Mr. van der Tas stated that the Steveston Merchants Association anticipates that the Steveson Merchants Association's proposal of a 25% Maritime Mixed Use, 50% Office Space, 25% Retail space for the subject site would increase available parking space after business hours.

Sarah Gordon, Owner, Pieces in Steveston, expressed her support for an expanded Steveston Library and noted that the community is growing and current library facilities are inadequate for the demand.

Gerry Biggar, Owner, Shady Island Seafood Bar and Grill, spoke of his support to zone the subject site for amenities that would benefit seniors and children. Referring to letters and a petition from local merchants and residents, (attached to and forming these minutes as **Schedule 5**) Mr. Biggar indicated that many community members are not in favour of the proposed rezoning application. Also, Mr. Biggar expressed that the area should maintain its heritage character and referenced a newspaper article, (attached to and forming these minutes as **Schedule 6**) which outlined Steveston being nominated as a World Heritage site.

Dominique Jarry, 12000 1st Avenue, expressed his opposition to the proposed rezoning application and was of the opinion that due to the seasonal nature of business traffic in the area, new large commercial developments in the neighbourhood will adversely affect existing merchants.

Planning Committee

Tuesday, May 6, 2014

Davood and Eileen Khatmi, Owners, Bean & Beyond Cafe Bistro, suggested that the subject site be used for a children's museum. They were of the opinion that such a facility would provide amenities and attract families to the Steveston area.

Janice Sieg, Owner, Pierside Deli, expressed her opposition to the proposed rezoning application and was of the opinion that commercial development would negatively affect existing merchants in the area.

Iqbal Ladha, Owner, Steveston Marine and Hardware, spoke of his opposition to the proposed application. He was of the opinion that there is demand to lease industrial spaces at the industrial lease rates. He also suggested that developing a marina in the area would attract more businesses willing to lease industrial spaces. He added that he would also be in favour of alternate uses for the subject site such as a museum or library.

Discussion then ensued with regard to the current lease rates for existing merchants in the area.

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

It was moved and seconded

That staff examine options suggested by Steveston residents and merchants for alternative uses of the Imperial Landing site and report back.

CARRIED

Discussion ensued with regard to consumer choice and the response by existing merchants in Steveston to competition. In reply to queries from Committee, Mr. Tong advised that due to the seasonal nature of the business environment in Steveston, current business models would not be able to sustain the loss of business traffic in the low season if large-scale commercial development is introduced in the area.

Discussion then ensued with regard to the role of the municipal government and the role private sector to provide amenities in the community.

Mr. Tong commented on the current industrial lease rates and efforts by the applicant to lease the site. He suggested that the subject site would not be vacant if current industrial lease rates are offered by the applicant. Mr. van der Tas also commented on the efforts by the applicant to lease the site and noted that he has observed very little marketing material promoting the subject site.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:49 p.m.).

CARRIED

Planning Committee
Tuesday, May 6, 2014

Certified a true and correct copy of the Minutes of the meetings of the Planning Committee of the Council of the City of Richmond held on Tuesday, May 6, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk

- almost my worst nightmare
- wrong in so many ways - where to begin - not enough time
- long ^{Feb.} letter - staff managed to turn everything in favour of developer - PLN 27- conservation strategy, reviews etc

Meeting Initiate a process to rezone.

- rezone back to residential

- 1928

- commercial - we were nonconforming
- late 1970's ^{commercial sprawl outside village core} changed to residential. - Do Duck Inn
- preference for 5th Ave style that fits the neighborhood
- this one's a bad fit

- doesn't "transition" from village commercial to residential when it's bigger than everything around it
- doesn't "anchor" the corner - it overwhelms the corner overshadowing adjacent residences on N & W.

① Massing. size is our biggest concern.

- over allowable height - add tower. 15m. 10x10

PLN 44 - monotony makes our house look like a cottage ^{vegetation}

② Design - reflection of small buildings on small lots

- 1 & Moncton / Mahai bldg
- 3rd & Bayview

③ Cladding - ^{Dev. Permit Guidelines on industrial buildings} corrugated metal - we're going to be looking at a whole wall of it. - backdrop for our yard. ^{staff accepts it}
PLN 30

- last summer - owner moved panel to

PLN -16th side -> Jan plan - now

they've been moved to rear

- placement of bench is done to allow people to admire panel
 - pull partitions - after hours water hole
 - garbage / glass / cigarettes
 - picnic area here - perfect screening
 - camp site.
- I could go on - haven't even broached the
 - rooftop garden issue
 - privacy concern from 3rd floor balconies overlooking our back yard

The guidelines (Section 9.3.2.1; page 53) further suggest in part that "...new development of greater scale should ensure that larger structures do not unnecessarily block views from or impact the privacy of smaller ones."

New growth should not "disrupt the character and existing fabric of the community which is so valued" (Steveston Area Plan Overview 1.0). Unfortunately, this proposal is intrusive and disruptive and we would appreciate it if the City would abide by its own regulations and reject this proposal as currently presented.

contravenes accepted urban policy of the city for building in Steveston

**Schedule 2 to the Minutes of the
Planning Committee meetings
held on Tuesday, May 6, 2014.**

April 30, 2014

Ms. Sara Badyal
Planner 2
Development Applications Division
City of Richmond

Dear Sara,

Re: Community Amenity Contribution - Imperial Landing

As a consultant to Onni Group, I have been authorized by the developer to present **three options** for providing some additional community amenity contributions related to its Imperial Landing commercial development in response to Planning Committee's direction:

Option 1

- **4,000 square feet of floor area within Imperial Landing will be leased to the City of Richmond for a 5-year term at a below market rate of \$25 per square foot (triple net). One 5-year renewal option would be provided at the same rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer in the range of \$340,000 to \$500,000.**
- **Future lease rates (i.e. after Year 10) for the 4,000 square feet of space will be calculated based on the average annual increase in the Consumer Price Index over the preceding 10 years.**
- **An additional \$500,000 cash contribution would be contributed to the Steveston Community Amenity provision account.**
- **A lease termination clause will be inserted in all leases entered into for Building 6 to provide for possible maritime related uses in the future. Modifications have been made to the proposed termination clause since the Planning Committee meeting of April 8.**

Option 2

- **4,000 square feet of floor area within Building 6 would be leased to the City of Richmond at \$0 per square foot (triple net) for one 5-year lease term. There would be one 5-year renewal option at a below a market rental rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer of approximately \$840,000 to \$1,000,000.**

- The balance of the commercial floor area in Building 6 (approximately 5,000 square feet) would be leased to the City of Richmond for one 5-year term at a below market rental rate of \$25 per square foot (triple net). One 5-year renewal option would be provided at the same rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer in the range of \$425,000 to \$625,000.
- Future lease rates (i.e. after Year 10) will be calculated based on the average annual increase in the Consumer Price Index over the preceding 10 years.
- A \$500,000 cash contribution would be contributed to the Steveston Community Amenity provision account.

Option 3

- 4,000 square feet of floor area within Building 5 would be leased to the City of Richmond at \$0 per square foot (triple net) for one 5-year lease term. There would be one 5-year renewal option at a below a market rental rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer of approximately \$840,000 to \$1,000,000.
- The balance of the commercial floor area in Building 5 (approximately 8,828 square feet) would be leased to the City of Richmond for one 5-year term at a below market rental rate of \$25 per square foot (triple net). One 5-year renewal option would be provided at the same rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer in the range of \$750,380 to \$1,103,500.
- Future lease rates (i.e. After Year 10) for entire Building 5 (approximately 12,828 square feet) would be leased to the City of Richmond at following rate which is below Market rental rate
 - Year 11- 15, at a below Market rental rate of \$28 per square foot (triple net).
 - Year 16-20, at a below Market rental rate of \$30 per square foot (triple net).
- A \$500,000 cash contribution would be contributed to the Steveston Community Amenity provision account.

These options are offered on the basis that if either Option 1 or Option 2 or Option 3 is accepted, the developer (Onni) would be free to lease and operate the remaining commercial space in compliance with the zoning guidelines as per the Zoning Text Amendment application. No other conditions, restrictions, or limitations would be applied.

It should be noted that Onni has previously committed to:

- voluntarily contribute \$1,500,000 towards the Steveston Community Amenity provision account
- voluntarily contribute \$136,206 to go towards development of the Road Works DCC projects
- voluntarily contribute \$605 to go towards development of the Storm Drainage DCC projects
- a Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation

We trust that the additional community amenity contributions offered in Option 1 or Option 2 or Option 3 address Planning Committee direction as per the Planning Committee meeting of April 8.

Sincerely yours,



Danny C. F. Leung
Consultant

Encl.

Schedule C
Change Retail/ Commercial Use to Maritime Mixed Use (MMU).

The Landlord reserves the right to terminate this Lease or to relocate the leasee in order to facilitate City of Richmond when the Marina is built and agree to covert Building Six to Mixed Maritime Use. The premises to which the Tenant is relocated shall be referred to as the "New Premises".

1) Landlord's Right of Termination

If the Landlord intends to expand or make alternations to Building Six for the use of Maritime Mixed Use, it may, upon providing at least eighteen (18) months written notice to the Tenant, elect to either:

- a) Cancel this Lease without any compensation whatsoever to the Tenant, in which case this Lease shall terminate on the date set out in such notice without prejudice, however, to any rights or obligations arising hereunder or accruing to either party before the date of such termination; or
- b) No reduction or discontinuance of service under this Article shall be construed as a breach of the Landlord's covenant for quiet enjoyment or as an eviction of the Tenant or entitle the Tenant to any abatement of Basic Rent, Additional Rent and Percentage Rent or release the Tenant from any obligation under this Lease.

2. Tenant's Right to Elect Relocation After the Early Termination

- a) Should the Tenant or Landlord elect to relocate the Tenant on or before the 5th anniversary of the Commencement Date, the Landlord shall be responsible for the cost of improving the New Premises to a standard which is, in the reasonable opinion of the Landlord, similar to that of the Lease Premises as of the date of relocation (the " Previous Standard"); and
- b) Should the Tenant or Landlord elect to relocate the Tenant after the 5th anniversary of the Commencement date, the Landlord and the Tenant shall bear equally the cost of improving the New Premises to the Previous Standard.

3. Owner's obligation After Early Termination from the change of Retail/ Commercial Use of to MMU in Building Six

- a) After the marina is built and in operation, the owner have the obligation to present all the future Lease offers of the MMU in Building Six to City of Richmond for pre-approval before accepting the offer and enter into the head lease.
- b) the owner consent the City of Richmond to post the MMU usage to the city website in conjunction with Marina usage in Building Six Only on the property.

May 6, 2015

Sara Badyal

Planner 2

Development Applications Division

City of Richmond

Dear Sara,

Re: Comparable Retail Leasing Rates

I was asked by Danny Leung to review the Staff Report to Planning Committee dated April 30, 2014 and provide some market data that indicates current rental rates for retail space in developments comparable to Imperial Landing. Grocery store anchored developments that serve Steveston residents as the best comparable as these developments would be most directly competitive and attract similar types of uses and traffic.

Retail Project	Unit #	Size (sq. ft.)	Base Rent (per sq. ft.)	Additional Rent	Comments
Blundell Centre	140	3109	\$36.00	\$14.48	Supermarket anchor
	180	1278	\$35.00	\$14.67	Supermarket anchor
Seafair Centre	6	1016	\$42.00	\$9.28	Supermarket anchor
Ironwood Plaza	n/a	2500	\$28.00	14.00	Sublease at lower than market rate; market rate is \$35-\$40
Terra Nova Plaza	Recent	850-2,000	\$25.00-\$30.00	\$12.00-\$13.00	Supermarket anchor
Broadmoor S.C.	Recent	850-2,200	\$30.00-\$35.00	\$12.00-\$13.00	Supermarket anchor
The Gardens	New (u/c)	750-5,000	\$32.00-\$40.00	\$11.00-\$12.00	New, Supermarket anchor; 75,000sf, mixed use; no office
Sands Plaza (11180 No. 5 Rd)	New (u/c)	862-2,083	\$28.00-\$30.00	n/a	Near Ironwood; 30,000 sf strip plaza; no supermarket anchor

I spoke with several commercial leasing agents/developers active in the Richmond/Steveston markets during the process of gathering this information. They have confirmed that rental rates for good quality, well-located, supermarket-anchored developments, base rents are currently in the range of \$30-\$40 per square foot with additional charges (i.e. CAM and taxes) in the range of \$10-\$14 per square foot. Leasing agents indicated that rental rates along Bayview for newer and/or high quality spaces are in the \$30-\$35 per square foot range. Based on my research and discussions, Imperial Landing can be expected to achieve rental rates in the low to mid \$30's (triple net) due to the high quality of development, desirable waterfront location, potential supermarket anchor, and the resulting strong tenant mix that it will attract.

The review of comparable retail rental rates demonstrates that the City of Richmond would be receiving a significant additional non-cash community amenity contribution through the below

market rental rates being offered under the 3 Options presented by the developer. For example, Under Option 3 the effective rental rate for Building 5 would be \$17.27 per square foot (triple net) for the first five years compared to a market rental rate of \$32-\$35 per square foot (triple net). This represents a rent reduction (contribution) totalling \$950,000-\$1,146,000 in the first 5 years alone.

Sincerely yours,

HUME CONSULTING CORPORATION

A handwritten signature in black ink, appearing to read 'P Hume', with a stylized 'P' and 'H'.

Peter Hume

Richmond Planning Committee – May 6, 2014 – Onni Re-zoning Application

Suggestions from John Roston, 12262 Ewen Ave. (Imperial Landing resident)

1. Re-zone Buildings 1-4 for commercial use as currently requested by the applicant on the conditions already specified.
2. Insert a condition to set aside for 6 months an appropriate amount of space at market rents in Building 4 for marina services while a marina feasibility study is done.
3. Re-zone Buildings 5 and 6 for “Library and Exhibit” use with Building 5 used for a new Steveston Library and Building 6 for a Maritime museum on agreed long term rental terms.
4. Consider following rental terms that seem reasonable given long term reliability of tenant, large amount of space and increased rental value for Buildings 1-4 given traffic generated by a library and museum:
 - a) Rent to be paid only on half the space in Buildings 5 and 6.
 - b) Rent to be \$20 sq.ft. in years 1-5 with options to renew each building’s lease @ \$22 in years 6-10, \$24 in years 11-15 and \$26 in years 16-20.
 - c) Total Onni revenue and costs to City at these rates shown on reverse side of this sheet.
5. Insert a condition that there is an option to abandon the Maritime Museum lease on Building 6 after a 6 month feasibility study is done. In that case, Building 6 to be re-zoned on the same basis as Buildings 1-4.

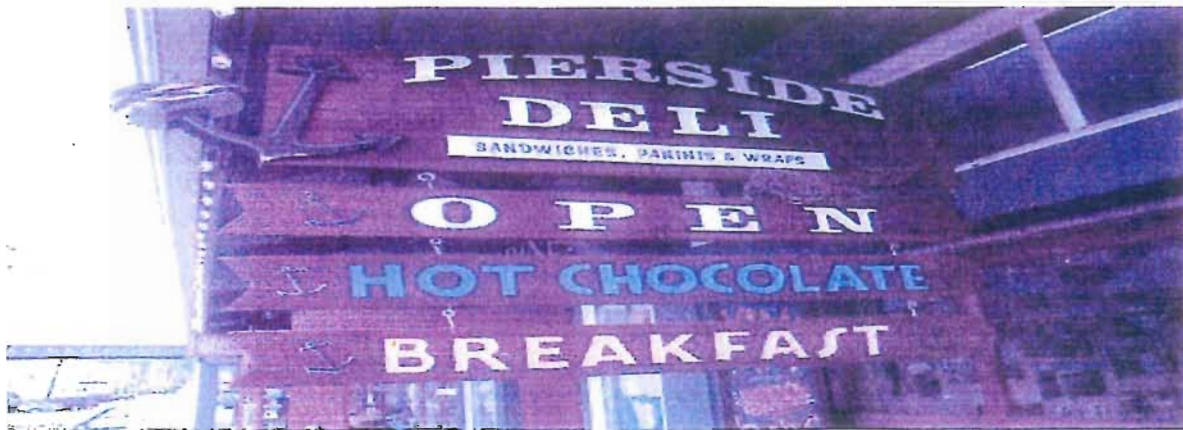
Suggestion that the Maritime Museum be a River Ecology Museum

1. There are a number of successful small museums throughout the world that are of similar size to Building 6 (9,000 sq.ft.). There would primarily be large interactive touchscreen computer-driven displays showing text, animated drawings and live and recorded video with a limited number of physical artifacts displayed.
2. A River Ecology Museum could possibly attract shipping industry funding that would minimize the cost to the City. It would not be a replacement for the major purpose-built destination museum plan. It could be part of a “Shoreline Museum Trail” from Gulf of Georgia Cannery to Britannia Heritage Shipyard.
3. It is worth taking 6 months to commission an independent study that considers various maritime museum possibilities and costs involved for both Building 6 and other possible Steveston locations.
4. Building 6 is particularly well suited to a minimum cost River Ecology Museum. Possible exhibits include:
 - a) animation showing evolution of the mouth of the Fraser River including formation of islands, movement of silt, settlement by First Nations and Europeans and establishment of the fishing industry;
 - b) description of UVic Ocean Networks underwater observatory off Iona Jetty studying marine life and deposition of silt with live data feeds from instruments and possibly video;
 - c) display of ship and fishing vessel traffic in the Gulf of Georgia and passing by Steveston using live transmission of ship transponder data and recorded video of Steveston based vessels;
 - d) live and recorded video from Steveston based pilot boat showing rendezvous with large ships and subsequent radio contact with pilots describing what they are doing;
 - e) temporary exhibits on current activities such as dredging and local issues such as presenting both sides of the controversy over what sorts of cargo should be allowed to pass by Steveston, including jet fuel and coal, so that residents can educate themselves on managing their environment.

Comment: The City should be responsible for soliciting public feedback at the applicant's expense. The feedback solicited by Onni continues to ignore the option of a library and/or a maritime museum. This includes the latest local resident petition submitted by Onni. Public feedback solicited by the City always presents all of the options clearly. The Onni solicited feedback is solely aimed at selling its point of view.

Size	Current Location 4000 ft. Steveston CC	9,197 ft. Building 6 as Museum	12,929 ft. Building 5 as Library	Onni Revenue
Programmable space	3,750 ft.	8,597 ft.	12,329 ft.	
Non-public space	250 ft.	600 ft.	600 ft.	
A. Operational Costs (utilities, staffing, janitorial, collections)	\$646,200	\$700,000	\$720,000	
Technology Maintenance		\$20,000		
B. Common Area Fees on entire space (\$10/ ft.)	Nil	\$91,970	\$129,290	\$221,260
C. Rent only on half of the space	Nil			
Year 1-5 - \$20 ft.		\$ 91,970	\$129,290	\$221,260
Year 6-10 - \$22 ft.		\$101,167	\$142,219	\$243,386
Year 11-15 - \$24 ft.		\$110,364	\$155,148	\$265,512
Year 16-20 - \$26 ft.		\$119,561	\$168,077	\$287,638
Subtotal (A+B+C)				
Year 1-5		\$903,940	\$ 978,580	\$442,520
Year 6-10		\$913,137	\$ 991,509	\$464,646
Year 11-15		\$922,334	\$1,004,438	\$486,772
Year 16-20		\$931,531	\$1,017,367	\$508,898
Deduct		\$100,000 Admission revenue	\$646,200 Current operating costs	
Increase to Operating Budget				
Year 1-5		\$803,940	\$332,380	
Year 6-10		\$813,137	\$345,309	
Year 11-15		\$822,334	\$358,238	
Year 16-20		\$831,531	\$371,167	
Capital Costs		\$3,000,000 *	\$3,655,460	

* As a Capital Cost comparison, the U.S. National Naval Aviation Museum recently added a 9,000 sq.ft. wing of the Museum called the Flight Adventure Deck at a cost of U.S. \$2 million including 38 interactive devices, 11 educational kiosks, an interactive wind tunnel and four computer-based flight simulators.



May 5 2014

To whom it may concern:

I am writing this letter in regards to the rezoning application east of #1 road and Bayview (The Omni Project). In regards to the commercial units I do not believe that this would be beneficial to any small business owners or their establishments in Heritage Steveston.

Steveston is built on the foundation of small businesses and small close community standards. Big box businesses such as Tim Hortons, franchises businesses that can carry their own in the slow months would be detrimental to any small business trying to survive in Steveston.

If this rezoning is approved many small businesses, coffee shops and such will be phased out and will no longer be apart of this community and it's small town feel. While we understand growth is a part of any community, Steveston has always been a small town community that thrives on businesses helping one another out and supporting the small town business feel. Please strongly reconsider this change in rezoning and consider the small business owners personal lives, and livelihood. In no way will it be a positive move for any small business owners in our community.

Best Regards,

Owners: Janice Sieg, Rainer Sieg, Kirsten Gaiser

PLN - 26



CHARTHOUSE RESTAURANT AT STEVESTON HARBOUR

200-3866 Bayview Street

Richmond, B.C. V7E 4R7

Tel: 604 271-7001

May 5, 2014

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

Dear Sirs:

Re: Proposed Omni Developments Bayview Street Rezoning

I, George Triantafillou the owner of Charthouse Restaurant located at 200-3866 Bayview Street, wish to express my opposition to the rezoning application by Omni Developments for their project on Bayview Street from Maritime Mixed Use to Commercial.

I feel that the addition of approximately 62,000 square feet of commercial space in the Steveston area is far in excess of the demand for retail space in this area and would result in many vacancies with some smaller retail businesses going out of business. Further, I feel that the parking situation for commercial space in that development is extremely inadequate.

Yours truly,



George Triantafillou

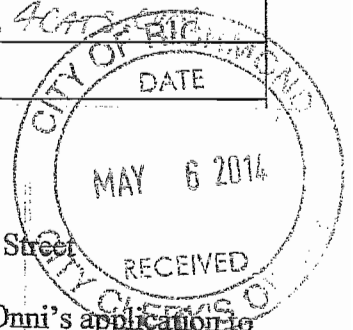


PETITION TO RICHMOND CITY COUNCIL

RE: Rezoning Application by Onni Development Regarding 4300 Bayview Street

The undersigned business owners of the community of Steveston wish to petition against Onni's application to change the existing MMU zoning to additional commercial uses. We feel that Steveston is over-built commercially without the population density to support the existing businesses year round and that additional commercial use space will have a major negative impact on the existing businesses.

NAME	BUSINESS NAME	PHONE NO.	EMAIL ADDRESS
Ran Hill	Village Books & Coffee House	272-6601	villagebooks@shaw.ca
Robin Forgrave	Steveston Marine	604-277-7031	robin@stevestonmarine.com
ES FRANK		778-999-9014	TARIES@TELUS.NET
Doug Fraser	Salt & Sand Sea	604-519-7233	doug@saltandsandseacity.com
Nick Kallakis	CHIMNEY PIPE	604-272-1222	nick.kallakis@shaw.ca
Greg LeBlond	Rod's Building	604-277-1191	greg@rds65.com
NADIS PADAMSI	UNICUTTERS	604-272-4247	nadis@unicutters.com
Dianne Nielsen	NIELSEN COMPANY COA	604-275-3244	dianne-nielsen@shawbiz.ca
Sosel Hamburger	Srpps Pkg Htg	604-837-5220	S. S.
Peter Chiu	PAT'S GALLERY	604-277-1112	titap@patsh.com
R. BUTTERWORTH	ELVES EMBRO	604-275-8191	ELVES EMBROIDERY TELUS.NET
Suzanne Stritton	SERENDIPITY'S	604-275-1683	serendipity@telus.net
LYSA KAYRA	4CATS ARTS	778-628-4692	STEVESTON@4CATSARTS.COM



PETITION TO RICHMOND CITY COUNCIL

RE: Rezoning Application by Onni Development Regarding 4300 Bayview Street

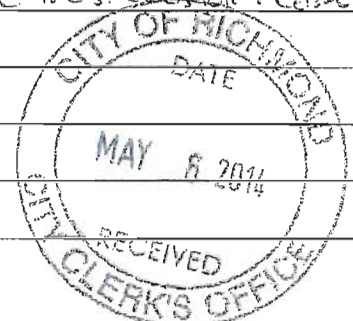
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NAME	BUSINESS NAME	PHONE NO.	EMAIL ADDRESS
THOMAS CHAN	338 KITCHEN	604-720-8710	KILBYTHOMAS@HOTMAIL
Ramona Bianco	Focus Pictos	604-591-6593	ramonabianco@gmail.com
DR. M. LU	DML INC	604-271-3507	manager@tenderloin.ca
Scott LUNGSOME	STEVESON ACUPUNCTURE	604-916-3833	STEVESONACU@GMAIL.COM
RYAN WALKER	STEVESON TATTOO	604-284-5030	WALKERTATTOO@HOTMAIL
Sam Lu	SUPERGROWER	604-271-2822	Sam@supergrower.ca

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RE: Rezoning Application by Onni Development Regarding 4300 Bayview Street

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NAME	BUSINESS NAME	PHONE NO.	EMAIL ADDRESS
<i>[Signature]</i>	South Steveston	604-277-3008	
JOSTIN	STEVESTON PHO	604 870 3703	
C Heringer	Heringers Meats	274-MEAT	
K Heringer	" "	" "	
David	Beam & Beyond	604-277-7687	clavood11a@hotmail.com
<i>[Signature]</i>	" "	604-277-2687	
STP	SEPO'S AUTO	604/204-0415	
JEREMY BE	STEVESTON PHARMACY	604-271-2820	
SIDE SIGALES	MAMA'S PIZZA	604 271 6400	
PHILIPPE LEROUX	Damien's Waffle	604 304 28 84	Damienswaffles@hotmail.com
Mark Westlake	Pacific North West	604-274-7238	
Lina Wong	Meat + Park	604 271-3647	meatparkavenue@shaw.ca
Glenda Walliser	BON RETOUR	604-370-1951	glenda@bonretour.com
D STONER	SHIP STORE	604 272 4822	
Shel Kindrick	Nurse's Office	604.644.5524	richmond@nursesoffice.com
Zilgen Duh	Tefferson Cleaners	604-271-8223	
Jay Kim	Golden Apple	604-468-9918	
Nafada Langdon	Alegria Cafe	604-274-1215	nlangdon@msn.com
E. M. YASHITA	NIKKA FISHING Tackle	604-271-6332	
ANDREW FLORENDO	BUDGET APPLIANCE Rtl.	604-271-0666	budgetappliance@live.com
Gennesse Langdon	The Steveston Hotel	604.277.9511	gennesse@thebuckanddon.com
<i>[Signature]</i>	Buck & SA BARTOLINI	604-277-9511	david@the-steveston.com



Steveston nominated as heritage site

MICHAEL MUI

24 hours

michael.mui@sunmedia.ca

Richmond City Hall is trying to take Steveston back from the big screen to its roots as a fishing village that was once a significant supplier of food for the war effort during the First and Second World Wars.

Those unfamiliar with the southwestern Richmond village might see the former B.C. port of call as the home of hit television series *Once Upon a Time*, or be excited to see it appear in an upcoming *Godzilla* movie.

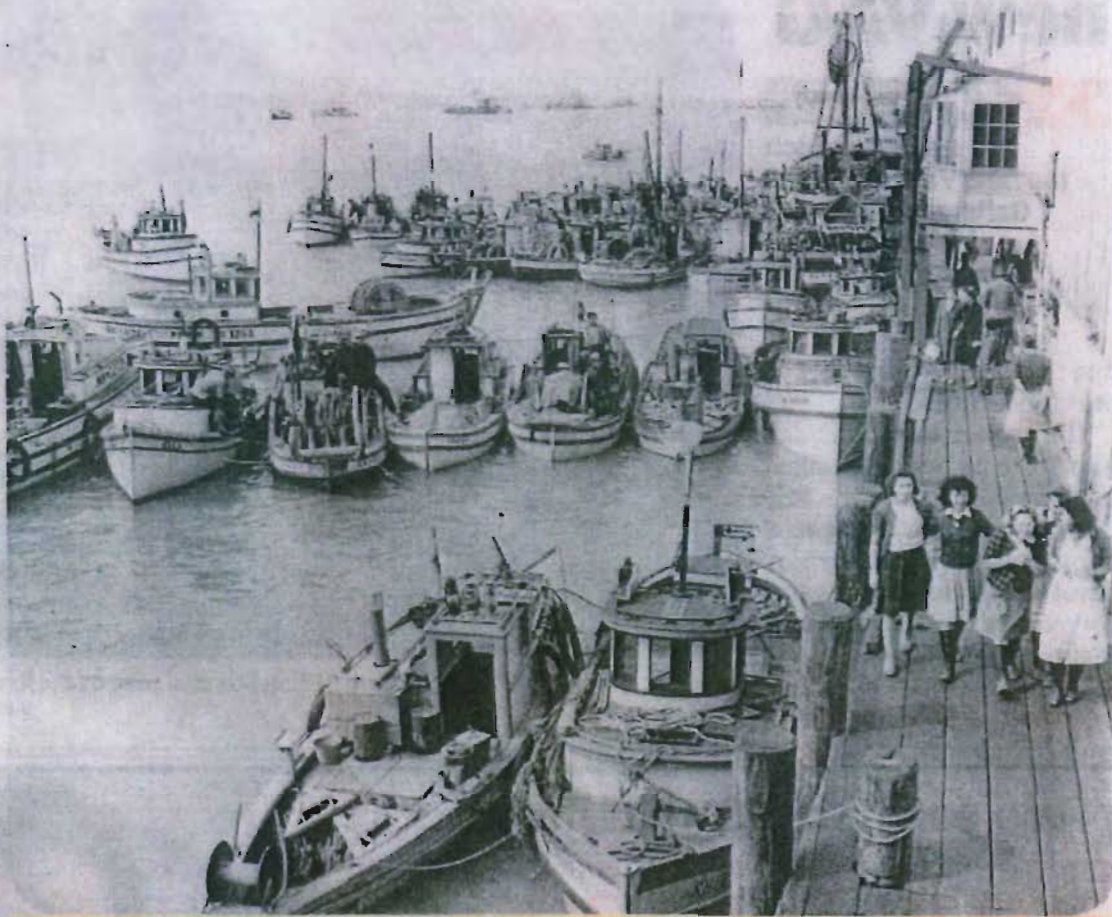
Coun. Bill McNulty said council is partly to blame for the historical site's now-famous silver screen ties.

"That's not what it should be known for. It should be known for historical significance," he said on Tuesday.

"We've not done a good job of selling it in that aspect. We've picked it up for tourism, but also we need to push for the significance with regards to history."

That push, McNulty said, is the reason council has approved \$20,000 for a consultant to write an application to nominate Steveston Village as a UNESCO World Heritage Site.

The village is still home today to former "Monster" Gulf of Georgia Cannery — the largest of 43 at the turn



1940s photograph of fishing boats docked at Imperial cannery in Steveston with five young women fish cannery workers walking along the dock. CITY OF RICHMOND ARCHIVES, PHOTOGRAPH #1985.4.14

In 1887, the first ship from Liverpool came to Canada ... anchored there, and loaded up with salmon and took the first load of salmon back to England. »

— Coun. Bill McNulty,
Richmond

of the century at Steveston's waterfront. At its peak, the

cannery produced 2.5 million cans of salmon in one year.

"And it's still going today as a museum with Parks Canada," McNulty said.

The village — which runs little more than a few blocks in each direction near the intersection of No. 1 Road and Moncton Street — is also home to Canada's second oldest post office, still functioning today.

In more recent years, development has sprung up around the village and many of its buildings are now being re-done — or in some cases, even torn down and rebuilt.

McNulty said council continues to try to "curtail" the development of the village and maintain its rustic character.

[Comment at vancouver.24hrs.ca](http://vancouver.24hrs.ca)



Richmond Community Services Advisory Committee

To: Mayor Brodie and Councillors

From: Lisa Whittaker (FSGV) & Colin Dring (Richmond Food Securities Society)

CC: Cathy Carlile, Lesley Sherlock and John Foster

Date: April 7, 2014

Re: Richmond Addiction Services Society and the Richmond Youth Media Program

Issue	Potential impact	Agency or individuals affected	Suggested action
<p>1. To advise Council of renewed support for the Richmond Youth Media Program (RYMP) from the VCH-SMART fund in partnership with RASS. This will be the 4th year of funding for the RYMP at the Richmond Cultural Centre.</p> <p>2. That the RYMP funding has only been secured for 2014 at this time and it depends currently on outside grants and donors for funding operations.</p>	<p>The Richmond Youth Media Program continues to operate for one more year within the Richmond Media Lab, whose facilitator is partly funded through the VCH-SMART Fund for attracting vulnerable youth, to help support the development of multi-media skills and mentoring – see attached 2013 annual report.</p>	<p>Youth accessing the Richmond Youth Media Program, and The City of Richmond's Youth Media Lab. Richmond Addiction Services Society (RASS) is striving to access funds to support its internal programming but also programming within the community through partnerships such as RYMP.</p>	<p>To inform Richmond City Council of the partnerships that are funding a very worthwhile resource (RYMP) that is demonstrating successful outcomes for Richmond Youth!</p>



Richmond Youth Media Program Annual Report 2013

Prepared by: Lauren Burrows Backhouse

The Richmond Youth Media Program (RYMP) is a free program for youth (13-24 years old) and is presented in partnership with the Richmond Collaborative Committee for Children and Youth (RCCCY) and supported by the Vancouver Coastal Health Sharon Martin Community Health (SMART) Fund.

RYMP sessions are held in the Richmond Media Lab, located in the Cultural Centre at 7700 Minoru Gate, on Thursdays from 3-8pm and Saturdays from 12-4:30pm. Programming includes drop-in sessions, where supervised youth can work independently, and a variety of structured classes. Participants learn media literacy skills that are relevant to their interests in a supportive environment where they can engage with positive role models

Attendance data for 2013

In 2013, the RYMP received 27 referrals, bringing the total number of active members to 68.

Referrals came from a variety of sources, including Family Services of Greater Vancouver, Richmond's Roving Youth Leaders, Kaleidoscope, Vancouver Coastal Health, Richmond Art Gallery, Richmond Youth Service Agency, Richmond Addictions Services, family members, and from youth themselves.

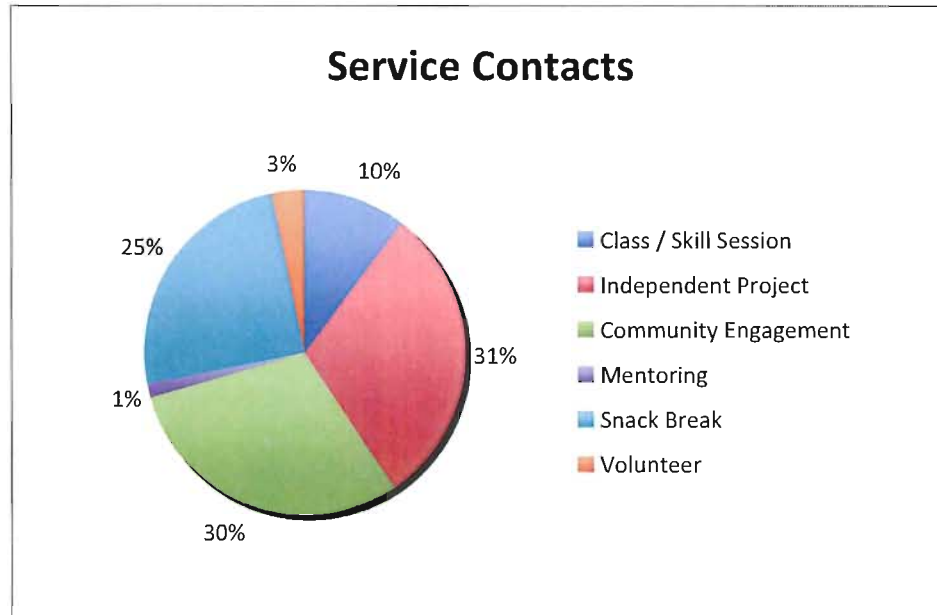
The program gained a new adult volunteer, musician Rob Fillo, and also hosted "meet and greet" sessions with local musicians and producers Amanda Silvera, Grainfield, Kuma and Stevie Ross.

RYMP 2013 Attendance Summary Statistics	
Number of RYMP members who attended a session in 2013	68
Number of new RYMP referrals in 2013	26
Number of RYMP volunteers in 2013	7
Number of hours spent by all members and volunteers in 2013	3,587.5
Average number of members and volunteers in attendance each session	14
Number of total service contacts in 2013	2,279
Percentage of members who spent less than 10 hours at RYMP sessions/events	40%
Percentage of members who spent between 10-99 hours at RYMP	48%
Percentage of members who spent between 100-400 hours at RYMP	12%

Skill Development

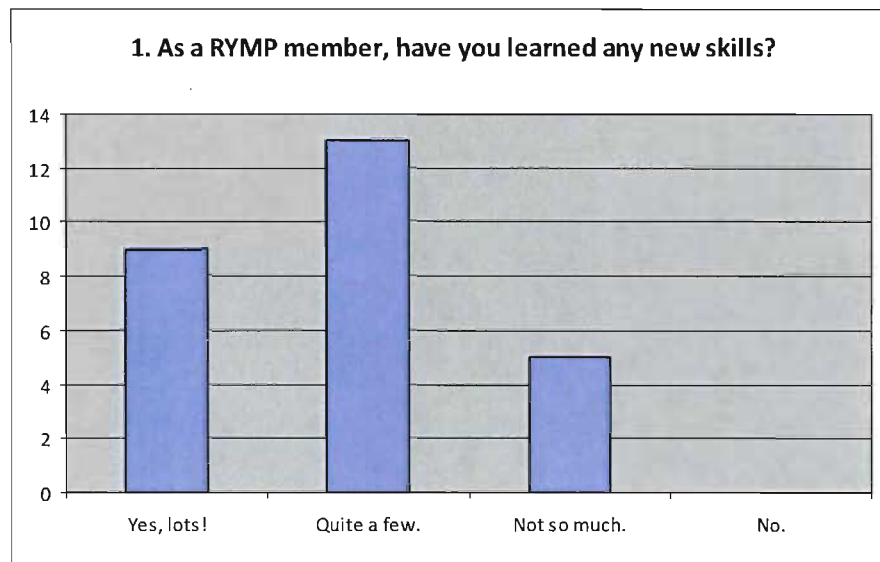
The activities undertaken by the RYMP fall under 4 main categories:

1. Skill Sessions
2. Independent Projects
3. Community Engagement Opportunities
4. Mentoring Sessions



The aim of these activities, overall, is to help participants develop multimedia skills as well as make new connections in the community. To determine how well this is happening, participants are asked:

- As a RYMP member, have you learned any new skills?
- Have you experienced any other benefits?
- In the future, will you continue to use the skills developed in the Media Lab?



Skills that participants report learning include: Photoshop, Illustrator, After Effects, Blender, "how to DJ," video editing, animation, Garageband, "Interesting computer programs that are free to access," beatmaking, "Getting

better at art,” basic coding, HTML, “Relational Skills with people,” using a green screen, ascii art, and “a few new keyboard shortcuts.”

Skill Sessions are presented on Thursday evenings from 6-8pm. In 2013, the Skill Sessions included tutorials on:

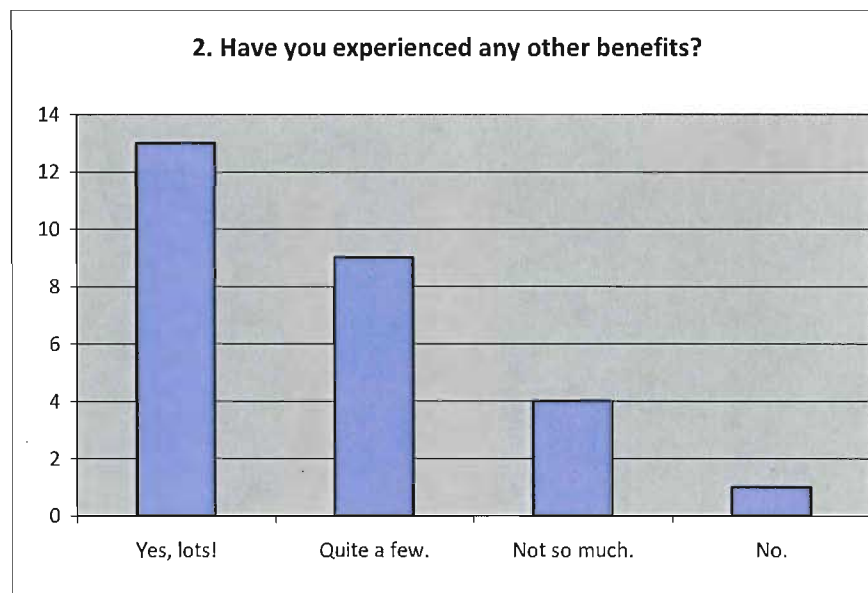
- Photoshop (Kaleidoscope Image, Zombie Face, Button designs)
- Illustrator (Trace Your Face, Cartoon Duckie, Design a Business Card)
- After Effects (Talking Photo, Ye Olden Days (fx), Making Fire)
- Elements of Filmmaking (Scriptwriting with Celtx, Storyboarding, Roles on Set, Video Poem)
- Garageband (Sampling/Looping)
- Logic Pro X (Introduction)
- Blender (3D Text)
- Learn to Code (with CodeAcademy.com)
- Podcasting (with Amanda Silvera interview)
- Ascii Art

Additional comments:

“Learned how to use camera and laser graffiti art, as well as some basic using adobe premier software”

“I learned to scratch today!”

“I’m so into this”



Benefits that RYMP participants report experiencing include: volunteer and work opportunities, “made new friends,” “meet new people,” and “Youth Kontinent Festival” [Your Kontinent Film Festival].

Additional comments:

“Access to equipment to practice and further my skills, as well as opportunities to showcase those skills and use them.”

“Met more people who have the same interests as me”

“Was given Opportunity to work with city employees by referral and create network relationships. Thanks Lauren!”

“Meeting many wonderful people”

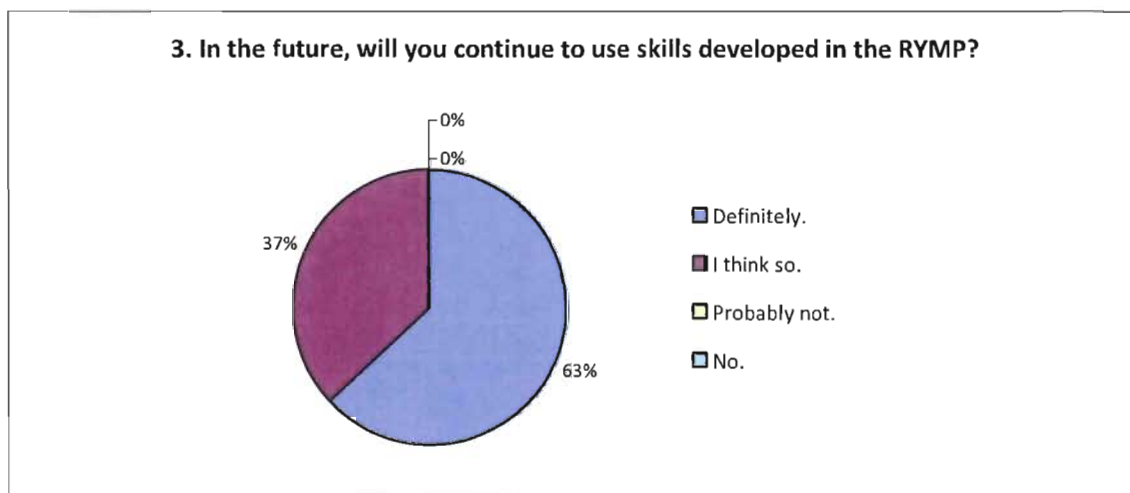
“The best benefit for me is meeting Lauren”

"Producing cool video projects in the summer, making friends, the great warm feeling of helping other members"
"Citywide events, networking opportunities, work opportunities with external artists/organizations."
"Photographing/filming Natalia's quince was so much fun. I really learned a lot about photographing huge events. I think Natalia liked my photos because one of them is her [Facebook] profile picture"

Facilitator observation:

"I have friends!"
"I was surprised I was able to do it!"
"I think it's perfect. I think I love it."
"Dude, I'm so stoked about my video!"

When asked about future use of skills developed in the lab, **100% of participants** said yes.



RYMP Youth Advisory Board

The Youth Advisory Board (YAB) leads the programming of the RYMP. This group of 5 youth met quarterly in 2013, and is scheduled to increase meeting frequency to bi-monthly in 2014.

In addition to providing feedback on how the program is running, and suggesting topics to cover in future skill sessions, the YAB is also responsible for updating our participant surveys, sending friendly survey reminders out to program participants, and developing a RYMP recognition plan. Here is an overview of the plan:

RYMP Superstar Recognition Program

You're a hard-working Richmond Youth Media Program member – let's celebrate!

Everything you do here is worth points. Points = achievement and prizes ☺

5 Categories	5 Levels	Points	Superstar?
Photography / Photoshop	Noob / Wallflower (Intro)	4 X 25 pts = 100	A RYMP superstar has mastered all 5 categories (earning 2500 points) and an
Graphic Design / Illustrator	Start-up (Beginner)	4 X 25 pts = 100	

DJ / Audio Editing	Manager (Intermediate)	4 X 25 pts = 100	additional 500 points through community engagement and special events programming.
Audio / music production	Champ (Expert)	4 X 25 pts = 100	
Filmmaking	Mastermind /Guru (Pro)	4 X 25 pts = 100	

Every time you complete a class or activity (estimated time: 2 hrs), you earn 25 points.

There are at least 5 activities per level for each category – and you don't have to do these specific things! Propose a project to the RYMP facilitator and it can be eligible for points too ☺

Or, try earning bonus points by combining two categories on a project (for example, designing your own soundtrack for a video).

What can you earn?

Complete 1 level (100 points) = Certificate of Achievement

Complete 1 category (500 points) = Category Button

Collect 1000 points = \$20 gift card (your choice) / Branded USB drive/lanyard

Collect 2500 points = RYMP Medal of Achievement

Collect 3000 points = RYMP Grandmaster trophy!

Stories of Change

1. A youth-led Pink Shirt Day poster campaign, designed in the Media Lab, grew into a school-wide initiative at R.C. Palmer Secondary school. This project began when a RYMP participant asked for help with a personal matter. She felt like she was being bullied at school, which is a situation she had faced in the past, and she was feeling extremely anxious about it.

Here is the story of what happened, as told by the youth involved:

"There was a problem with bullying going on at school, and it was starting to stress me out pretty badly, so I mentioned it to Lauren one day when I went to the Media Lab. We came up with the idea of a poster project, but before we could put our idea into action, I had to go to my school's principal and ask him if he was alright with the idea. There was only positive feedback and other ideas from him, so next time I went to the Media Lab Lauren and I started on making the posters. I also ran the idea by a few of my friends, and when the posters were finished, they helped put the posters in the school hallways, and also helped put a bunch of the posters together to make a big posters in which was placed in the gym for our mini We-Day. A lot of other students noticed the posters and commented about them, saying things such as 'that's a cool idea' and 'nice job'. It was really fun to do, and my friends and I were pretty proud of ourselves."

BULLIES ARE...

- ☐ UNCOOL
☐ NOT RESPECTED
☐ OFFENSIVE
☐ NOT WELCOME
☐ ALL OF THE ABOVE

DON'T BE A BYSTANDER!



2. One of the RYMP members is described in his high school as being a “special needs” student, and as he approaches graduation, he has been thinking a lot about post-secondary education and possible career paths. His biggest passion is film, and he has an encyclopedic knowledge of the art form. He would also like to work in the film industry. In the summer, we started talking about working as an extra. This youth was inspired by the idea, so we looked up a few casting companies online, took some headshots in the Media Lab, and worked together to establish a profile on two different websites. By the end of the summer, he had been on a casting call and was selected to work as an extra on the new George Clooney / Disney movie *Tomorrowland*. This is an incredible achievement for this young man, and he is very proud of his accomplishment.

3. After being referred to Cambie Community Centre as an Earth Day volunteer photographer, a RYMP member was referred to the Richmond Review and she is now a backup freelancer for this local paper.

4. Another story comes from one of the original RYMP members, a young man who joined the program in 2011. His interests lie in music production, and one of the first skills he wanted to develop was as a DJ. He spent many hours practicing on the turntables, and over the years, became a top pick for community outreach DJ opportunities. In 2013, the Richmond Arts Centre launched a “Learn to DJ” class for preteens, and this RYMP “alumni” was hired as the instructor! Here are some thoughts from this youth as he reflects on his experiences with RYMP:

“My experience with RYMP has been amazing! I was given lots of opportunities and was also able to formulate great relationships with the members. I was always informed in projects that were being taken place and was able to collaboratively work with a couple members applying my knowledge and helping them achieve their goals while also strengthening mine. Examples projects such as “Arts in the park” I helped with managing the sound and being technical while working with other RYMP members to create a city exclusive community show. I also was able to sit in on pod cast interviews and was offered work experience with city members. RYMP has definitely help me establish myself in the city and as a person seeking to develop life skills.”

Program Highlights

U-ROC Awards

The RYMP was a big part of the U-ROC Awards ceremony this year; RYMP members were running a photo booth for attendees and performing as DJs. Plus, facilitator Lauren Burrows Backhouse co-hosted the show.

The U-ROC (ROC stands for Richmond Outstanding Community) Awards recognize outstanding youth, youth groups, and asset champions in the community. Two RYMP members won Outstanding Youth Awards, and Lauren was recognized as an Asset Champion.

Lauren’s nomination came from a RYMP participant, who has this to say:

“Lauren runs the amazing Richmond Youth Media Program (RYMP) at the Richmond Cultural Centre. RYMP is an awesome place that youth go to learn new media skills, meet interesting people, and have fun. One of the reasons that this program is so successful is because Lauren puts so much love, time and energy into it, and she genuinely cares for each and every youth in the RYMP. Helping youth to develop on their weaknesses and build on their strengths, Lauren is a patient and supportive mentor and role model, and the RYMP is very lucky to have her!”

Your Kontinent Festival / YOU+ME Day & “My Kontinent”

Cinevolution Media Arts Society presents the annual Richmond International Film and Media Arts Festival “Your Kontinent” each summer. This year, RYMP members were heavily involved in the planning and production of both

the YOU+ME Youth Media Day and a public poster project called "My Kontinent." Based on the Inside Out project, participants were asked to complete this sentence, "My Kontinent is _____." As a group, we photographed close to 40 people, made poster-sized prints of the images, and displayed them for the duration of the festival. In this way, many of the RYMP youth became the face of the festival.

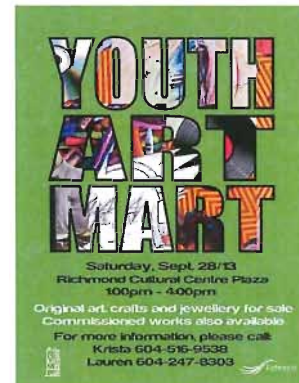


Culture Days - RYMP Presents "Sing Like A Robot"

The Richmond Youth Media Program hosted an open house on Saturday, September 28 (as part of Culture Days) where members of the public could "sing like a robot" using an audio effect (like "auto-tune") in Garageband. There were nine RYMP members on hand to share their skills with 73 community members of all ages.

Culture Days - Youth Art Mart

Youth Services, in partnership with the Richmond Youth Media Program, presented the Youth Art Mart on Saturday, September 28. Inclement weather prevented the Art Mart from setting up in the Cultural Centre plaza, and the organizers gratefully accepted the use of Minoru Activity Centre's lounge (providing an opportunity for youth to interact with seniors) to host the event. There were 14 youth artists selling their handmade goods, with about 50 people in attendance, and approximately \$150 worth of sales.



Remembrance Day Simulcast

At the beginning of the year, the RYMP was approached by the Richmond Remembrance Day Ceremony planning committee. Mayor Malcolm Brodie had suggested an idea - to create a video broadcast of the Remembrance Day Ceremony, so that community members who would not otherwise attend, would have a chance to take part and watch the ceremony from inside City Hall.

The RYMP suggested building a team of experienced youth to work with professional filmmakers. Kryshan Randel, of Frames Film School in Vancouver, became the technical lead for the project, and he brought in Flick Harrison (who teaches at a Media Lab in Burnaby's Shadbolt Centre) to help him mentor the youth. A total of 3 camera operators and 3 production assistants were recruited from RYMP, Kaleidoscope and Frames Film School.

The group members were able to experience a new and unique opportunity, and the planning committee was thrilled with the result (a mixed feed of 3 camera angles "simulcast" live into Council Chambers). The audience members in Council Chambers gave positive feedback, and one woman even asked for a DVD copy!

Everyone involved agreed that this pilot project was a success, and the RYMP has been invited back to do it again next year.

Additional Feedback from RYMP Members

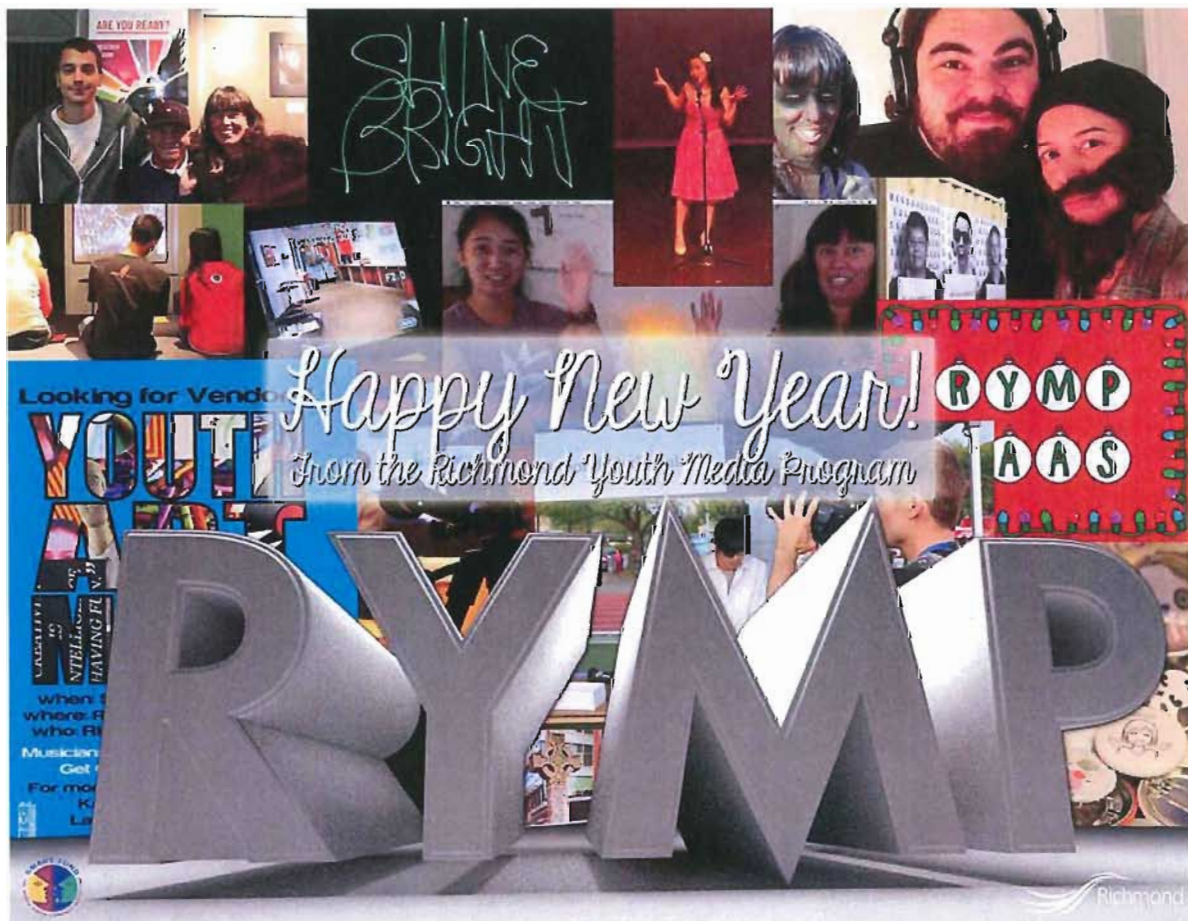
Before the RMCS Culture Club Diversity Talent show, "Pre-talent show finals tonight! So excited to share my thoughts on diversity and send a positive message!! Having a blast backstage."

Describing a cosplay self-portrait made in Photoshop, "My friends don't like it, 'cause it creeps them out – but I'm so happy! You told me these steps before, but it took me like 2 hours to do it... and I learned all sorts of other things while I was trying."

Listening back to a freshly produced song, "Do you think this song is emotional?" "Why?" "Cause I really feel moved by it."

"My name is Maria and I go to the Richmond Media Lab quite often. Maybe once a month. I have been going for a couple of years now. It has provided a place of support where I can be myself, learn skills that I can use to create art and socialize with like minded people, and has provided community events as well. I am now considering going to school for design."

"Wow! It's been three years! Even I can't believe how old I am now (LOL). I'm super glad that I got to be a part of RYMP – it has changed me in to many ways that I think, without these experiences, I would have become a totally different person. Thank you for sticking it through with us and continuing to help mentor and inspire new participants. Thank you for your endless patience and silly jokes. Thank you for being there, even if it's for an extra cable or a quick run to the DVD dispenser. There are so many more less moody teenagers because of you!"



RYMP member referrals for 2013

Date(s)	Event/Group	Type of support	RYMP referral?
Jan-Mar	Lulu Series Artist Lectures	Video production support	Julia, Zach, Daphne
Feb-May	Richmond SD38 Enex project	Recording Arts mentor for youth	
Feb-Dec	RAG Tear It Up! Collage Night	Event and promotion partner	Rob Fillo, Luan
Feb 18	Children's Arts Festival / Family Day	DJ referrals	Luan, Steven, Iggy, Josh
Feb 21-22	RMCS Culture Club video shoot	Equipment / facility coordination	Emily May, Lawrence
Feb 26-17	Youth Services video production	Support for Sisters Surfari video	Holly
Mar 7	RYDC performance "Omilia"	Photographer	Iggy
Mar 20	Kaleidoscope Gala	Venue partner / host / DJ referral	Cooper
Spring Break	RAC / Media Lab spring break camps	Volunteer recruitment	Elsa, Christina
Spring Break	Brighthouse Library spring break camps	Videographer recruitment	Daphne
April 18	RAG Tear It Up! Collage Night	Event partner / DJ referral	Luan
April-May	Localvore Cooking Contest (Ian Lai)	Video/photographer referral	Zach, Emily May
May 2	U-ROC Awards ceremony	Host / DJs / Photo Booth team	Luan, Iggy, Eva, Daphne, Johnson
May 3	Richmond Pecha Kucha #1	Sound engineer referral	Steven
May 10	Move For Health Day event	Media Lab booth / DJs	Luan, Elliot
June 8	West Richmond private party	Video/photographer referral	Julia, Jasmine, Jenna
June 4-16	RYDC recital at Gateway theatre	Projectionist training / referral	Clayton
June	RYDC recital at Gateway theatre	Video production for projection	Emily May
July	StoreFront, objects of desire (Nicole Dextras Pubic Art @ Lansdowne)	Video/photographer referral, to support professional production	Luan, Silvia
July	Media Lab summer camps	Volunteer recruitment	Clay
July 1	Steveston Salmon Festival	Video/photographer referral	Emily May
July 11	Steveston Community Centre event	DJ referral	Steven, Iggy
July 12	Richmond Pecha Kucha #2	Sound / video production referral	Steven
July 20	City Centre Summer Concert Series	DJ referral	Luan
July 20	Your Kontinent: YOU+ME Day	Planning, implementation, promo	Lawrence
July 25	Kaleidoscope Gala screening	Host / DJ referral	Cooper
July 27	Your Kontinent: Digital Carnival	Planning, implementation, promo	Lawrence
August 8	Thompson Community Centre video	Videographer referral	Emily May
August 9-11	Richmond Maritime Festival	Emerging artist referral	Silvia
August	RAC Resident Arts Group photo shoot	Photo support	Emily May
Sept 14	RYMP Back-to-school BBQ	DJ Referral	Elliot
Sept 27-29	Culture Days – various events	Host / photo and video referrals	Colin, Daphne
Sept 27-29	Culture Days – "Cabinet of Curiosities"	Media documentation	Silvia
Sept 28	Richmond Pecha Kucha #3	Host / event support	Steven
October	Media Lab "Learn to DJ" program	Instructor recruitment	Steven
Oct 25	Minoru Arena youth skate event	DJ referral	Iggy
Oct 31	South Arm Hallowe'en event	Photographer referral	Colin, Brian, Silvia
Nov 11	Remembrance Day Ceremony	Live simulcast to Council Chambers	Daphne, Emily May
Nov 29	Minoru Arena youth skate event	Equipment / DJ referral	Elliot, Angus
Nov 29	Richmond Pecha Kucha #4	Host / event support	Steven
Dec 28	RYMPmaas Party	Organizers	Dimitri, Florence



**Richmond Community Services
Advisory Committee**

To: Mayor Brodie and Councillors

From: Colin Dring and Lisa Whittaker, Co-Chairs, RCSAC

CC: Cathy Carlile, Lesley Sherlock, John Foster

Date: April 27, 2014

Re: Social Policy Framework

Issue	Potential impact	Agency or individuals affected	Suggested action
<p>Social Policy Framework in BC</p> <p>Board Voice, 26 social services agencies and a number of municipalities are calling on the BC government to develop a social policy framework in British Columbia.</p> <p>For information about the Board Voice see excerpt from their website attached.</p> <p>The City of Duncan will be introducing a resolution at fall UBCM calling on Province of BC to develop a social policy framework for the Province.</p> <p>An example of a Provincial Social Policy Framework can be seen in the Province of Alberta http://socialpolicyframework.alberta.ca/</p>	<p>Government policy would be integrated with respect to decision making to address larger social issues such as poverty, health determinants, early childhood, healthy communities, seniors care and support etc. In addition the impact of economic decisions would be considered relative to social impact for communities.</p>	<p>Policy initiative at provincial level could have positive impact on all citizens of British Columbia</p>	<p>That Richmond City Council support the resolution going forward to the UBCM, which has been created by City of Duncan and supported by City of Nelson. Work is underway across different communities in BC to have strong support for this resolution prior to the UBCM conference in fall 2014.</p> <p>The RCSAC offers to meet with Richmond City Council to review and discuss the Social Policy Framework along with a Board Member from Board Voice.</p> <p>For information - documents related to this initiative can be found at: http://boardvoice.ca/public/initiatives/social-policy-framework/</p>



About the Board Voice - Excerpt from Board Voice website

Visit website for more information:

<http://boardvoice.ca/public/about/vision-mission-and-principles/>

Board Voice - Vision, Mission and Principles

Vision

A clear and effective voice for volunteer community-based boards supporting high quality social services and strong vibrant communities.

Mission Statement

Provincial champions of healthy communities who promote the value of collaborative high quality community-based social services through: advising, influencing and counselling governments concerning the aspirations and concerns of the sector; strengthening governance capacity and empowering boards; promoting collaborative cross-sectoral thinking, innovation and planning at both the community and provincial levels; and promoting community social services to the general public as critical to the social fabric of our communities.

Principles

Respectful – We show respect for those with whom we work by demonstrating courtesy, honesty, integrity and fairness.

Collaborative - We envision an integrated system of community-based services that is driven by the needs of the people who utilize our services. We are committed to collaborative engagement with our board members across agencies and within communities to create a service delivery system that is integrated and makes the best use of available resources.

Transparent – We engage our agency board members and other stakeholders in an open process, with transparent purpose, goals, expectations and accountabilities, expectations and constraints.

Responsive – We respect, and respond to, advice received from our fellow board members and other stakeholders. Wherever appropriate, we modify our plans and actions to reflect their advice.

Timely and Appropriate – We engage our fellow board members and other stakeholders early and often in the planning process, allowing sufficient time for meaningful dialogue, consultation and plan modifications. We utilize levels and methods of engagement that are appropriate to the purpose of engagement.

Inclusive and Balanced – We engage our fellow board members and other stakeholders who have a stake in, or will be represented by, our actions. We respect the diversity represented by the people working in our agencies and the people who receive our services. We balance the participation and influence of stakeholder groups.

Accessible – We provide clear, accessible and comprehensive information in order to facilitate involvement of our fellow board members and other stakeholders to assist us with addressing issues and making decisions.

Accountable – We monitor and evaluate the effectiveness of our engagement with our fellow board members and other stakeholders and are accountable for our actions and for the appropriate utilization of resources.

Innovative – We seek innovative ways to improve our communications and plans. We are committed to continuous learning.



CITY OF DUNCAN

January 22, 2014

0230-20 AVICC

Via E-mail: avicc@ubcm.ca

AVICC

Local Government House
525 Government Street
Victoria, BC V8W 0A8

Attn: Ms. Iris Hesketh-Boles, Executive Coordinator

Dear Ms. Hesketh-Boles:

RE: AVICC Resolution – Social Policy Framework

Please be advised that Council, at its January 20, 2014 regular meeting, unanimously passed the following resolution for consideration at the 2014 AVICC Conference:

Social Policy Framework

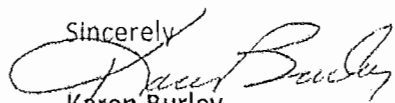
WHEREAS every British Columbian depends on social services, health care, justice and education services;

AND WHEREAS our communities are partners in the delivery of many of these services and are facing increasingly complex social challenges requiring coordination between multiple social ministries of government, municipalities and the community agencies and organizations that deliver services to the public;

THEREFORE BE IT RESOLVED that the municipal governments of British Columbia call upon the Premier to begin a consultation with British Columbians to initiate the development of a Social Policy Framework that will set out key policy directions, values, priorities, roles and expectations, and guide the creation of public policy to meet our social needs now and into the future.

As noted in the submission requirements, a hard copy of this letter will follow by mail and additional background information to accompany the resolution.

Should you have any questions regarding the above, please do not hesitate to contact me at (250) 746-6126.

Sincerely,

Karen Burley,
Director of Corporate Services

/kb

PO BOX 820 200 Craig Street, Duncan, BC V9L 3Y2

Tel: (250) 746-6126 Fax: (250) 746-6125 E-mail: duncan@duncan.ca Web: www.duncan.ca

PLN-44

cowichan

Social Policy Presentation Outline

Background

The Board Voice Society of B.C. is seeking support for the development of a social policy framework for the province. We ask that municipalities support a resolution to the provincial government to initiate a province-wide consultation leading to the development of such a framework.

- Board Voice represents more than 70 boards of community social service agencies across the province. It exists to advise governments on issues of concern to community benefit organizations, to improve governance and to bring boards together locally and provincially in the desire to create strong, vibrant communities. We believe a social policy framework will improve the lives of all BCers. www.boardvoice.ca
- The community social services sector: Helps people: find employment, find housing, deal with addictions, escape abuse; Provides services for sexually abused children, seniors needing in home support, persons with developmental and other disabilities, families and children in the protection system, and for children and adults living on the street; Creates child care and early learning services, safe houses, detox programs, language programs, transition services, skills training, immigrant programs.
- Other provinces, most recently Alberta <http://socialpolicyframework.alberta.ca/files/documents/ahs-nonannotatedfmwrk-webfinal.pdf>, and some municipalities have created social policy frameworks.

What's the Issue to be Resolved?

- Our population is growing and becoming more diverse. Housing, jobs, education, health, public spaces, recreation facilities are all affected. Issues are getting more complex.
- There is an increasing gap between the rich and the poor in our communities. We know social and health problems are connected to growing inequalities.
- Currently in B.C. there is no overarching framework to guide the work of social ministries and related community organizations in the province - no all-embracing vision, goals, and accountabilities, which could assist in bringing new approaches to difficult to solve issues.
- While collaboration is recognized as critically important to ensure the best and most efficient use of resources, there are few mechanisms either at a provincial or community level to bring this about.
- Broad ministry plans, which drive change, are often not well linked to other plans and most ministries continue to operate largely in silos. Horizontal leadership is not focused.
- At a community level, there are few planning mechanisms that bring organizations together within their sector or across sector boundaries and those that do exist are often ad hoc.
- Few resources exist to support this type of work within agency or municipal budgets.
- Linkages between social policies and economic policies are difficult to discern, although upon reflection, are obvious and need to be understood and managed.

What is a social policy framework?

Social policy is about the things that affect the quality of day-to-day life - the values, strategies, plans, and actions that affect people most directly — individually and in their relationships and networks with their friends, families, and communities. Policy frameworks are tools that can guide decision making, set future direction, identify important connections, and support the alignment of policies and practices both inside and outside an organization.

Why are we coming to you?

Municipal governments see first hand the day-to-day results of systemic failure on their neighbours and communities. A broad consultation process to generate a social policy framework is critical and local governments through the BC Healthy Communities initiative are already involved in conversations and actions. The community social service sector delivers programs and services through local agencies. As a result, there is an alliance between local government and agencies. We need to come together to build the capacities of local government and agencies to come to terms with the very real social problems facing citizens by asking the Premier to undertake the development of a social policy framework for British Columbia.



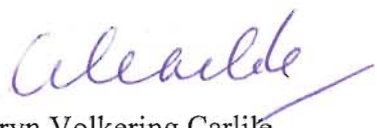
City of Richmond

Report to Committee

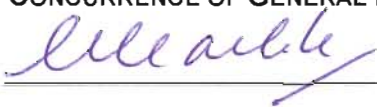


To: Planning Committee **Date:** April 28, 2014
From: Cathryn Volkering Carlile
General Manager, Community Services **File:** 12-8060-20-
009051/Vol 01
Re: **Housing Agreement Bylaw No. 9051 to Permit the City of Richmond to Secure Affordable Housing Units located at 8380 Lansdowne Road (CCM Investment Group Ltd.)**

Staff Recommendation

That Bylaw No. 9051 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 9051 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit Application DP 12-600815.


Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)

Att. 1

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

Staff Report

Origin

The purpose of this report is to recommend Council adoption of a Housing Agreement Bylaw (Bylaw No. 9051, Attached) to secure 483.65 m² (5,206 ft²) or seven affordable housing units in the proposed development located at 8380 Lansdowne Road (Attachment 1).

The report and Bylaw are consistent with Council's Term Goal Community Social Services 2.6 Community Social Services:

Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.

The report and Bylaw are also consistent with the Richmond Affordable Housing Strategy, adopted on May 28, 2007, which specifies the creation of affordable low end market rental units as a key housing priority for the City.

IBI-HB Architects has applied on behalf of CCM Investment Group Ltd. (the registered owner) to the City of Richmond for a Development Permit that would allow construction of a mixed-use development that includes a 12-storey residential tower over a three storey podium at 8380 Lansdowne Road on a site zoned "Downtown Commercial (CDT1)". The proposal includes a total of 131 residential units (122 apartment units, two live/work units and seven affordable housing units), 270.80 m² (2,915 ft²) of retail commercial space and 654.38 m² (7,044 ft²) of restaurant commercial space.

No Public Hearing was held, because there is no rezoning associated with this project.

The Development Permit was endorsed by the Development Permit Panel on October 24, 2012, subject to a Housing Agreement being registered on title to secure seven affordable housing units with maximum rental rates and tenant income in keeping with the City's Affordable Housing Strategy, and which meet the Basic Universal Housing features under Section 4.16.23 of the Zoning Bylaw. The proposed Housing Agreement Bylaw for the subject development (Bylaw No. 9051) is presented as attached. It is recommended that the Bylaw 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 a development consisting of 131 residential units, including seven affordable rental housing units. The affordable rental housing units consist of five one-Bedroom plus Den units and two two-Bedroom units. All affordable housing units in this development must satisfy the Richmond Zoning Bylaw requirements for Basic Universal Housing.

The Housing Agreement restricts the annual household incomes for eligible occupants and specifies that the units must be made available at low end market rent rates in perpetuity.

The Agreement includes provisions for annual adjustment of the maximum annual housing incomes and rental rates in accordance with City requirements.

The applicant has agreed to the terms and conditions of the attached Housing Agreement, and to register notice of the Housing Agreement on title which, together with the Housing Covenant, will act to secure the seven affordable rental housing units.

Financial Impact

None.

Conclusion

In accordance with the Local Government Act (Section 905), adoption of Bylaw No. 9051 is required to permit the City to enter into a Housing Agreement which together with the housing covenant will act to secure the seven affordable rental units proposed in association with Development Permit Application 12-600815.

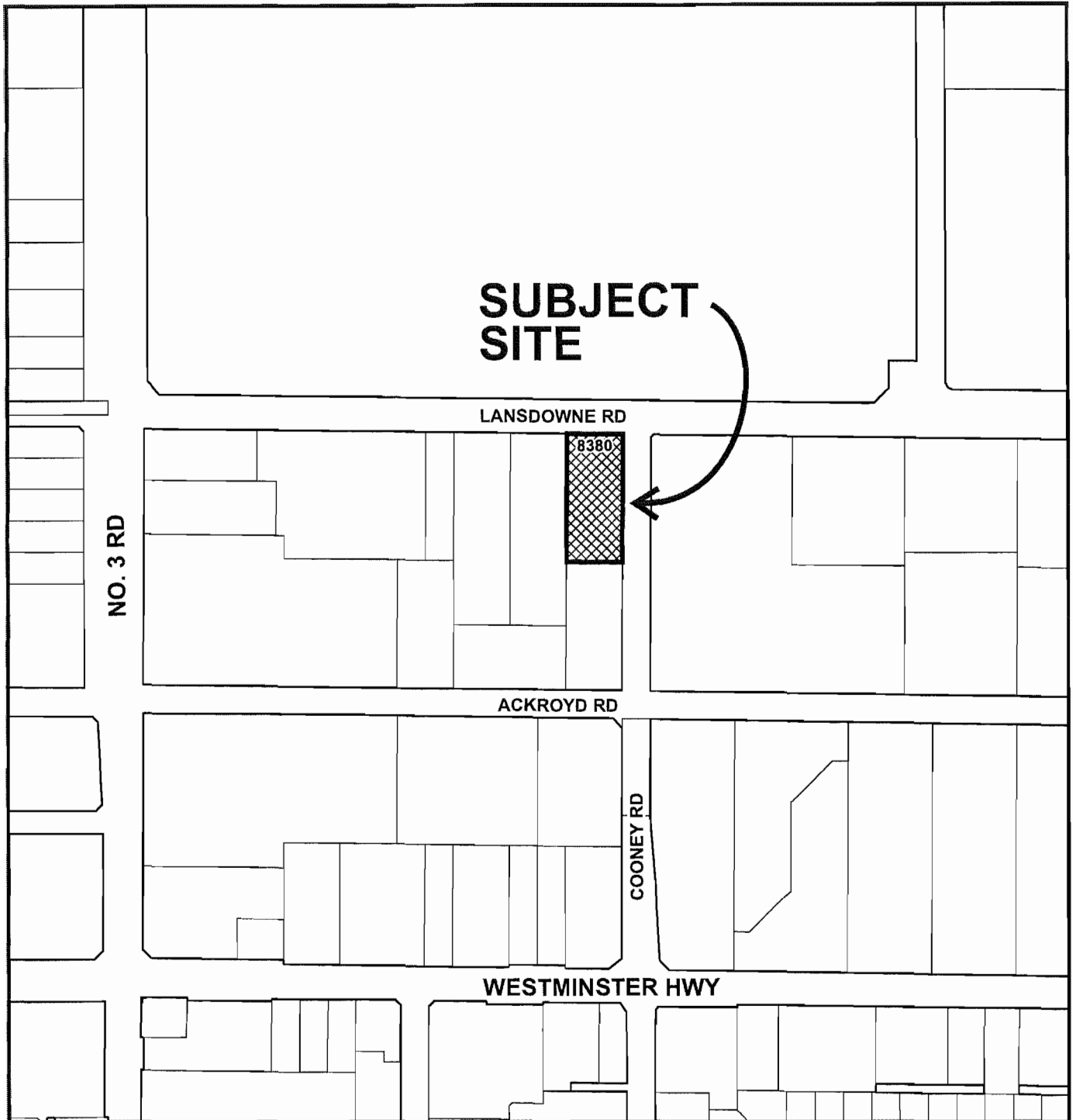


Dena Kae Beno
Affordable Housing Coordinator
(604-247-4946)

Att. 1 – Map of Subject Property



City of
Richmond



8380 Lansdowne Road

Original Date: 10/29/13

Revision Date:

Note: Dimensions are in METRES



Housing Agreement (8380 Lansdowne Road) Bylaw No. 9051

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 in Schedule A to this Bylaw, with the owner of the lands legally described as

No PID Lot A Section 4 Block 4 North Range 6 West New Westminster District,
Plan EPP27071

2. This Bylaw is cited as **“Housing Agreement (8380 Lansdowne Road) Bylaw No. 9051”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (8380 Lansdowne Road) Bylaw No. 9051

HOUSING AGREEMENT BETWEEN the City of Richmond and CCM Investment Group Ltd.

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the 28th day of April, 2014.

BETWEEN:

CCM INVESTMENT GROUP LTD. (Inc. No. 0804127),
a company duly incorporated under the laws of the Province of British
Columbia and having its registered office at 8C - 6128 Patterson
Avenue, Burnaby, British Columbia, V5H 4P3

(the "Owner" as more fully defined in section 1.1 of this
Agreement)

AND:

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

(the "City" as more fully defined in section 1.1 of this Agreement)

WHEREAS:

- A. Section 905 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 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,

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 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 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;
- (b) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"City"** means the City of Richmond;
- (d) **"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;
- (e) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, 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;
- (f) **"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;
- (g) **"Eligible Tenant"** means a Family having a cumulative annual income of:
 - (i) in respect to a bachelor unit, \$34,000 or less;
 - (ii) in respect to a one bedroom unit, \$38,000 or less;
 - (iii) in respect to a two bedroom unit, \$46,500 or less; or
 - (iv) in respect to a three or more bedroom unit, \$57,500 or less

provided that, commencing July 1, 2013, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. 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*. 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;

- (h) **"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
- (i) **"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 registered on ____ day of _____, 20__, under number _____, as it may be amended or replaced from time to time;
- (j) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (k) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (l) **"Lands"** means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:

NO PID
Lot A Section 4 Block 4 North Range 6 West NWD Plan EPP27071
- (m) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (n) **"LTO"** means the New Westminster Land Title Office or its successor;
- (o) **"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;

(p) **“Permitted Rent”** means no greater than:

- (i) \$850.00 a month for a bachelor unit;
- (ii) \$950.00 a month for a one bedroom unit;
- (iii) \$1,162.00 a month for a two bedroom unit; and
- (iv) \$1,437.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2013, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. 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*. 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;

(q) **“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;

(r) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(s) **“Strata Property Act”** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

(t) **“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*;

(u) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and

(v) **“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) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (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; and
- (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".

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.
- 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 Appendix 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.

ARTICLE 3

DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units 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 five (5) Affordable Housing Units.
- 3.3 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 not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, 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 providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
 - (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;

- (e) 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;
- (f) 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 section 1.1(g) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector 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 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 section 3.3(f)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(g) 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 section 3.3(f)(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;

- (g) 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
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.4 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.

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 will have no force and effect.
- 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 property, limited common property or other common areas, facilities, or amenities of the strata corporation.
- 5.5 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 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 any common property, limited common property or other common areas, facilities or amenities of the strata corporation by 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.

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 an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) 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 905 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
- (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 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The

Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

7.2 **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.

7.3 **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.

7.4 **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 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
- (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.5 **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; and/or
- (b) the exercise by the City of any of its rights under this Agreement or an enactment.

7.6 **Survival**

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.7 **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 905(5) of the *Local Government Act* will be filed on the title to the Lands.

7.8 **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.

7.9 **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.

7.10 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.

7.11 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 addressed:

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

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

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.

7.12 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.

7.13 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.

7.14 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.

7.15 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.

7.16 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.

7.17 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.

7.18 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.

7.19 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.

7.20 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.

7.21 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.

7.22 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.

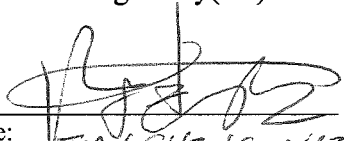
7.23 Limitation on Owner's Obligations

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.

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

CCM INVESTMENT GROUP LTD.

by its authorized signatory(ies):

Per: 
Name: JIAN SHENG CHEN

Per: _____
Name: _____

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

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF A
)	HOUSING AGREEMENT WITH
PROVINCE OF BRITISH COLUMBIA)	THE CITY OF RICHMOND
)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from _____ to _____, the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]

4. The rent charged each month for the Affordable Housing Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$_____ per month;
 - (b) the rent on the date of this statutory declaration: \$_____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$_____.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

6. 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 pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of _____, in the Province of British Columbia, this _____ day of _____, 20____.

A Commissioner for Taking Affidavits in the Province of British Columbia

DECLARANT

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and **CCM INVESTMENT GROUP LTD.** (the "Owner") in respect to the lands and premises legally known and described as:

NO PID

Lot A Section 4 Block 4 North Range 6 West NWD Plan EPP27071

(the "Lands")

THE BANK OF EAST ASIA (CANADA) (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers CA843382 and CA843383, respectively ("the Bank Charges").

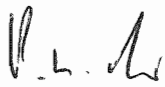
The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder), hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.


INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)

FORMERLY KNOWN AS

THE BANK OF EAST ASIA (CANADA)

by its authorized signatory(ies):

Per: 
Name: Ping K. Chan

Per: 
Name: Grace Guo



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: May 5, 2014
File: AG 12-613731

Re: Application by Kutny's Landscaping Ltd. for an Agricultural Land Reserve
Non-Farm Use (Subdivision) at 9811 and 9771 No. 6 Road

Staff Recommendation

That authorization for Kutny's Landscaping Ltd. to apply to the Agricultural Land Commission for a non-farm use to subdivide in order to adjust the lot lines at 9811 and 9771 No. 6 Road, be granted.


Wayne Craig
Director of Development

WC:ke
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Kutny's Landscaping Ltd. has applied to the City of Richmond for permission to apply to the Agricultural Land Commission (ALC) for a non-farm use for the properties at 9811 and 9771 No. 6 Road (**Attachment 1** – Location Map). The ALR non-farm use application would allow a subdivision to permit a lot line adjustment to allow 9811 No. 6 Road (currently 35,756 sq. m or 3.57 ha) to be 4,047 sq. m (0.4 ha) in area and 9771 No. 6 Road (currently 4,044 sq. m or 0.4 ha) to be 35,906 sq. m (3.59 ha) in area. This proposed lot reconfiguration will not result in the creation of any new lots and does not require any new road extension or construction in the Agricultural Land Reserve (**Attachment 2**).

This ALR non-farm use application requires consideration and endorsement by Council. If endorsed by Council, the ALR non-farm use application will be forwarded to the ALC for their consideration.

Project Description

The subject site at 9811 No. 6 Road is currently used for a soil processing business that provides landscaping topsoil for a variety of users. A family member and part owner of the business resides on 9811 No. 6 Road that contains a house and majority of the soil processing operations. Another family member and part owner of the business resides at 9771 No. 6 Road that contains a house and other accessory buildings.

The proposal involves a subdivision to adjust the lot lines that will allow the current principal family member owner/operator of the soil processing business at 9771 No. 6 Road to have all business operations on this property, while also allowing the family member and former principal owner/operator (retired) of the business to continue to live at 9811 No. 6 Road in the existing house.

Findings of Fact

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

In 1993, a previous ALR non-farm use application to subdivide 9811 No. 6 Road to allow for the creation of a 0.2 ha (2,000 sq. m), in addition to the existing lot at 9811 No. 6 Road (35,756 sq. m or 3.57 ha) and 9771 No. 6 Road (4,044 sq. m or 0.4 ha) was made by the same proponent. This land use application was not supported by Council and as a result, was not considered by the ALC.

The operations on the subject site are processing of soils for various commercial, agricultural and landscaping top soil applications. As the subject site is contained in the Agricultural Land Reserve (ALR), application to and approval from Council and the ALC is required to allow the soil processing activities. The site has had a permit to operate from the ALC since 1982. The latest ALR non-farm use application (for purposes of soil processing) was endorsed by Council on June 28, 2010 and forwarded to the ALC who approved the application on October 13, 2010. It is anticipated that the proposed subdivision to permit a lot line adjustment will not impact this

previous approval allowing the soil process activities. If the lot line adjustment is supported by Council, any necessary amendments to the soil processing approval can be addressed by the ALC when they consider this application.

Surrounding Development

To the North: an “Agriculture (AG1)” zoned property that contains a single-family house and farm activities.

To the East: across No. 6 Road, an “Agriculture (AG1)” zoned property that contains a single-family house and farm activities.

To the South: across the Williams Road unopened road allowance, “Agriculture (AG1)” zoned property that contains a single-family house and farm activities.

To the West: an “Agriculture (AG1)” zoned property containing a single-family house and farm activities on a property that fronts onto Sidaway Road.

Related Policies & Studies

2041 Official Community Plan

The subject site is designated for “Agriculture” in the 2041 Official Community Plan (OCP), which permits primarily farming, food production and supporting activities, including those activities permitted in the ALR. The proposed lot line adjustment requires approval from the ALC and therefore complies with the existing 2041 OCP land use designation and no OCP amendment is required.

Zoning – Agricultural (AG1)

Both subject properties have “Agricultural (AG1)” zoning. There is an existing provision in this zoning district that does not allow for further subdivision of lands and requires a minimum 20,000 sq. m (2 ha) lot size. The exception to this zoning regulation is if a subdivision is approved by the ALC (through a non-farm use application) that can specify a lot size that is less than the 20,000 sq. m (2 ha) minimum. As a result, the proposal to subdivide in order to adjust the lots and create a parcel less than the identified minimum area would comply with existing zoning as the proposal is subject to an ALR non-farm use application process.

Flood Plain Designation and Protection Bylaw 8204

In accordance with the City’s Flood Plain Designation and Protection Bylaw 8204, a flood plain covenant identifying a minimum flood construction level of 3.0 m will be secured and registered on title of 9811 and 9771 No. 6 Road through the subdivision application.

Consultation

The subject proposal was reviewed by the City's Agricultural Advisory Committee (AAC), with the following motion supported by the AAC (Please see **Attachment 4** for an excerpt of the December 13, 2012 AAC meeting minutes):

That the proposed lot reconfiguration at 9771 and 9811 No. 6 Road be supported subject to a notification to be placed on the lots to inform existing and all future property owners about surrounding agricultural activities.

In response to the AAC comments, staff advise that the proposal does not involve a sale of the properties and has been requested for the purposes of long-term estate and business planning matters. The subject sites will remain designated as Agriculture in the 2041 OCP, zoned "Agriculture (AG1)" and within the Agricultural Land Reserve. Staff also reviewed the legal title of both properties and confirmed there is an existing notation on each title that references the site's are impacted by the ALR and ALC Act. Information on these existing notations on title were not known when the AAC considered the application. These notations will remain on title and not be impacted by the proposed lot line adjustment; therefore, no further notations on title of each property is recommended.

Staff Comments

Driveway Provisions

The subdivision layout involves a driveway access for the proposed adjusted southern lot at 9811 No. 6 Road (4,047 sq. m or 0.4 ha) to No. 6 Road, which will be required at the property owners sole cost. Transportation staff have no objections over the proposed driveway to No. 6 Road for 9811 No. 6 Road. The northern lot at 9771 No. 6 Road has an existing vehicle driveway to No. 6 Road and no changes are proposed for this access arrangement.

Environmentally Sensitive Area Designation

A small portion of 9811 No. 6 Road has an existing Environmentally Sensitive Area (ESA) designation located at the south west corner of the property (See **Attachment 5**). The proposed subdivision to adjust the lot lines does not impact this ESA or result in any development activities that would disturb this area. The proponent has indicated that the existing soil processing activities will not disturb or remove any of the trees within the ESA. Furthermore, no tree removals on agricultural land is permitted unless it is for bonafide farm activities (based on the 2041 OCP).

Riparian Management Area

A 5 m wide Riparian Management Area (RMA) exists along the subject site's south property line (along the unimproved Williams Road allowance) and overlaps with the existing ESA at the southwest corner of the site (**Attachment 5**). The proposed lot line adjustment does not result in any development activity or modification within the 5 m RMA and as a result does not require any specific response and/or mitigation measures.

Analysis

The proposed lot line adjustment to 9811 and 9771 No. 6 Road is a minor subdivision that requires an ALR non-farm use application that will result in:

- A reduction of area at 9811 No. 6 Road from 35,756 sq. m (3.57 ha) to 4,047 sq. m (0.4 ha).
- An increase in area at 9771 No. 6 Road from 4,044 sq. m (0.4 ha) to 35,906 sq. m (3.59 ha).
- No increase in the number of lots in the ALR.
- No additional development on either of the proposed lots.

The proposed subdivision to adjust the lot lines is supported on the following basis:

- An exchange of the lots (as they are currently configured) amongst family members rather than adjusting the lot lines as proposed is not feasible given recent investment at 9811 No. 6 Road for the construction of a new house to replace the existing one for a family member.
- The proposed lot line adjustment does not involve further subdivision involving the creation of a new lot on agricultural land (previously not supported by Council in 1993). In the previous 1993 ALR subdivision application that was not supported, a lot line adjustment was suggested as a potential alternative to be considered by the owners. As a result, the current proposed lot line adjustment is consistent with the City's direction on the previous proposal tabled in 1993.
- Although the existing soil processing operation is not involved in farming or production of a specific commodity sector, the activities provide supporting agricultural functions to assist in providing soils to local farmers and greenhouse/horticultural operators.

This lot line adjustment addresses long-term estate and business management related to the owner's succession planning for the soil processing operations associated with the subject site. If the application is endorsed by Council, it will be forwarded to the ALC for consideration. If approved by the ALC, a subdivision application will be processed by staff, to address all remaining technical components of the proposal. Please refer to **Attachment 6** for the subdivision considerations identified to be completed through the processing of this ALR non-farm use application.

Financial Impact

None.

Conclusion

Staff recommend that the ALR non-farm use application at 9811 and 9771 No. 7 Road to subdivide in order to adjust the lot lines as outlined in this report be endorsed by Council and that the ALR non-farm use application be forwarded to the ALC.

Kevin Eng
Planner 2

KE:cas

Attachment 1: Location Map

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

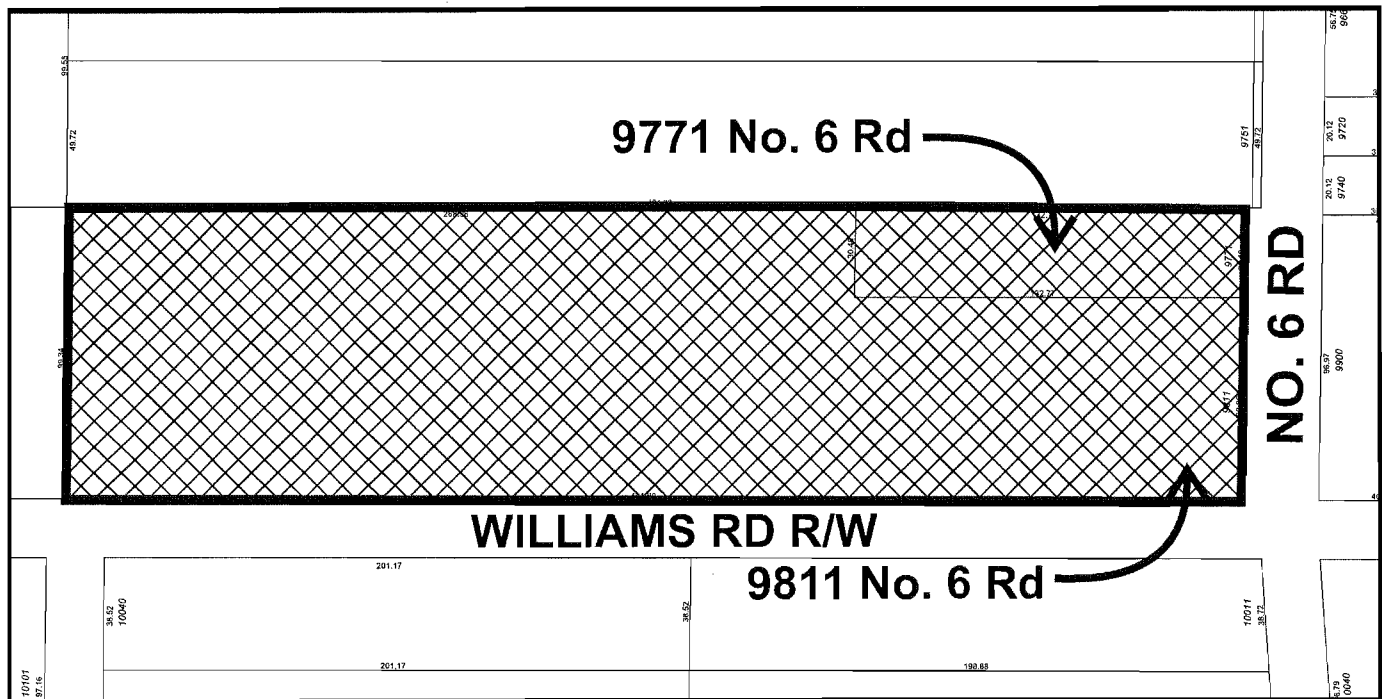
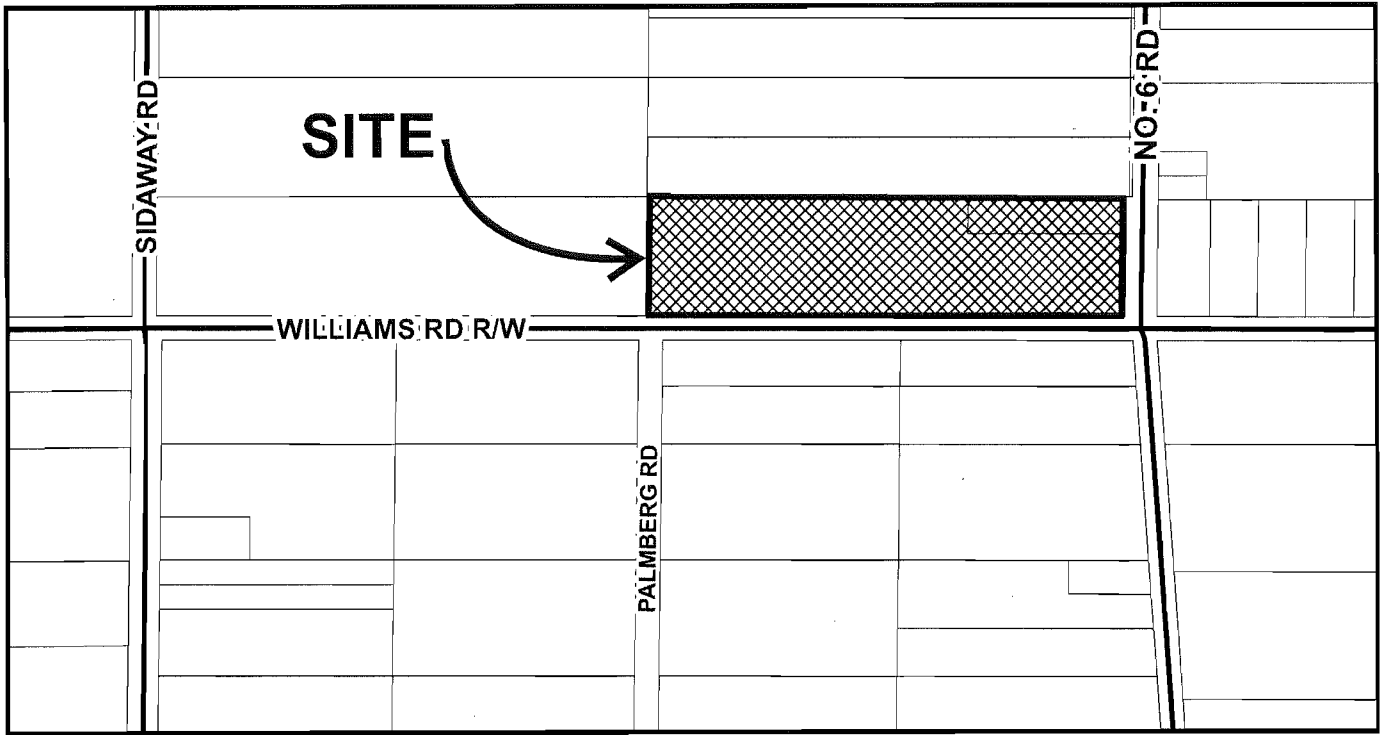
Attachment 4: Excerpt of Agricultural Advisory Committee Meeting Minutes

Attachment 5: Environmentally Sensitive Area and Riparian Management Area Map

Attachment 6: Subdivision Considerations



City of
Richmond



AG 12-613731

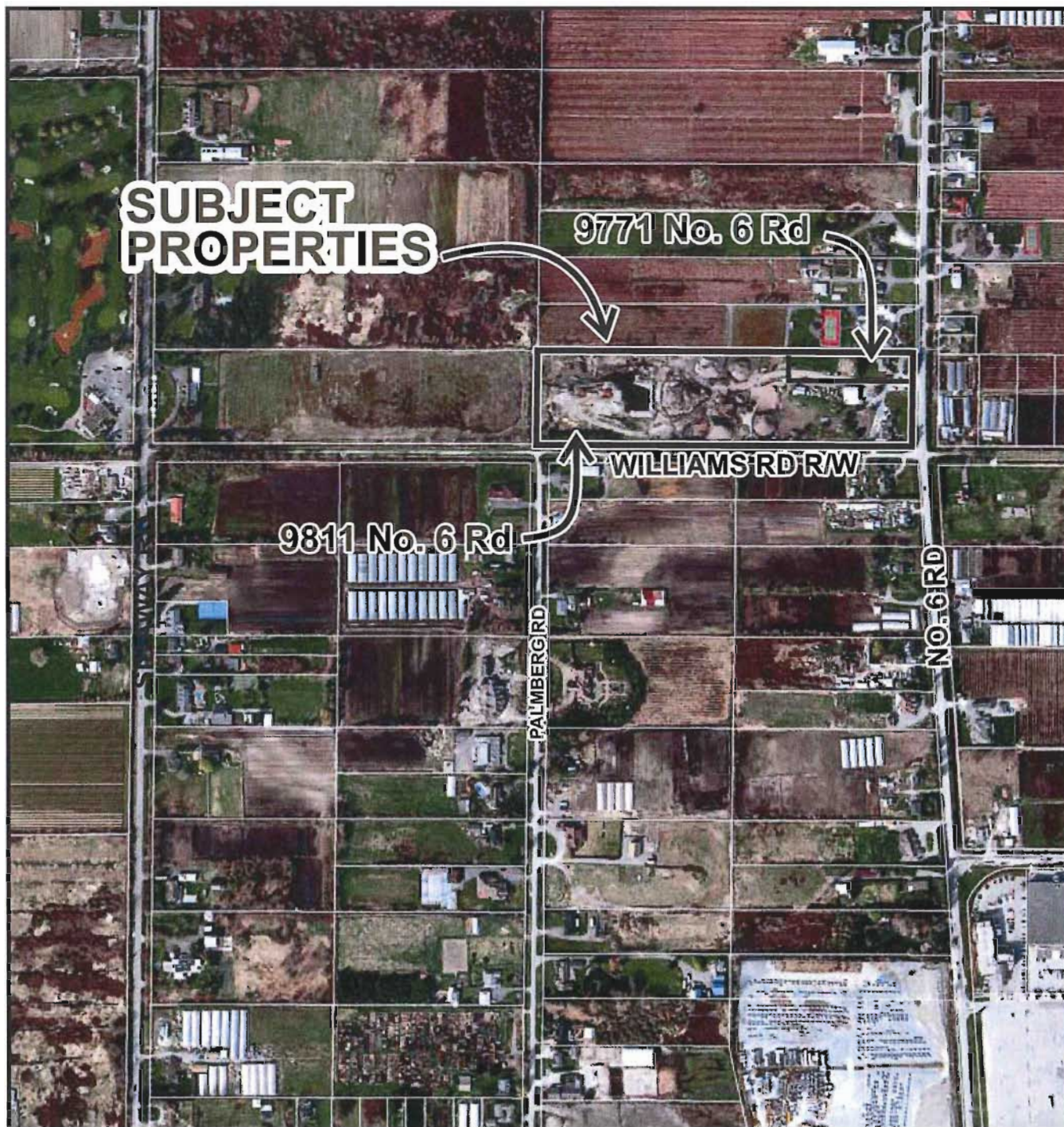
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Revision Date: 05/08/14

Note: Dimensions are in METRES



City of Richmond



AG 12-613731

Original Date: 05/01/14

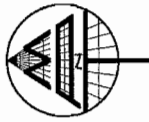
Revision Date: 05/05/14

Note: Dimensions are in METRES

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION
SHOWING BUILDINGS ON PROPOSED LOTS A AND B SECTION 29
BLOCK 4 NORTH RANGE 5 WEST NWD PLAN BCP - - - -

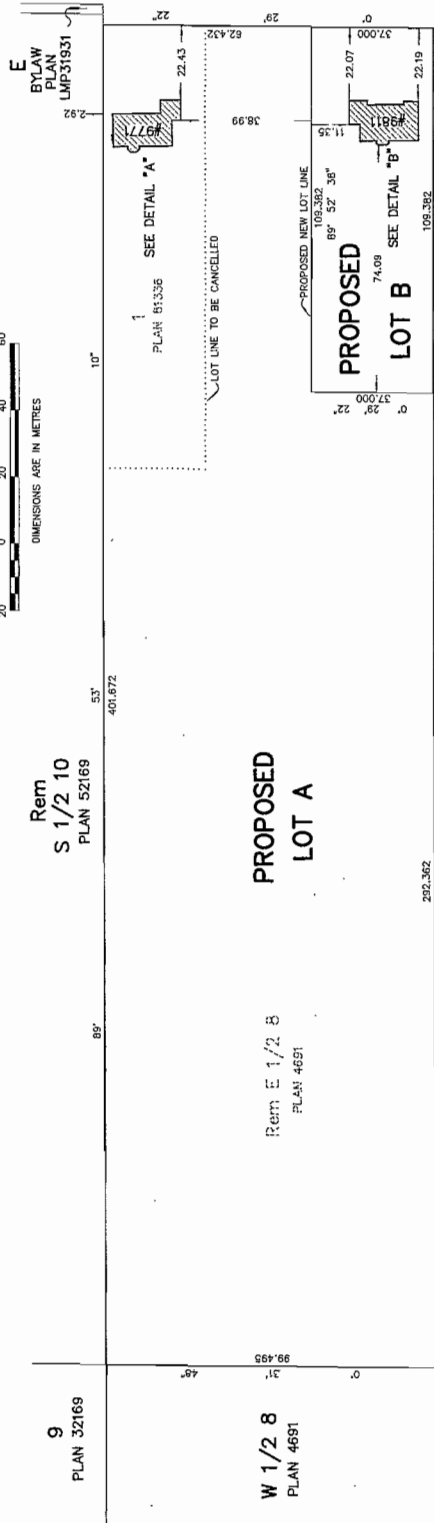
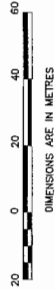
ADDRESS:

- (1) PROPOSED LOT A: #9771 NO. 6 ROAD, RICHMOND
- (2) PROPOSED LOT B: #9811 NO. 6 ROAD, RICHMOND



LEGEND

SCALE 1:1000



WILLIAMS ROAD

NOTES:

MEASUREMENTS ARE TO SIDING OR STUCCO.
THIS PLAN IS INTENDED ONLY TO SHOW THE POSITION OF CERTAIN IMPROVEMENTS WITHIN THE SUBJECT PARCEL. NO OTHER INFORMATION IS INTENDED TO BE USED FOR THE LOCATION OF PROPERTY LINES OR FOR BUILDING MODIFICATIONS. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

THIS CERTIFICATE IS VALID ONLY UNDER THE ORIGINAL TERMS AND CONDITIONS OF OUR CONTRACT WITH THE PARTY FOR WHICH IT WAS PREPARED, AND AS SUCH ONLY ON THE DATE CERTIFIED HEREON. SUBSEQUENT ADDITIONS AND MODIFICATIONS TO TITLE, PROPERTY LINES, OR IMPROVEMENTS AND THE ASSOCIATED FINE WILL CAUSE IT TO BE INVALID AND OUT OF DATE.

MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS
#120 - 11120 HORSESHOE WAY
RICHMOND, B.C. V7A 5H7

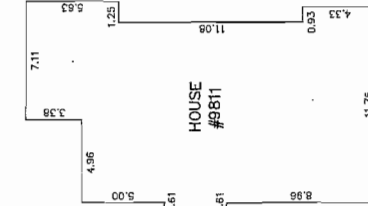
PH: 604-270-8331

FAX: 604-270-4137

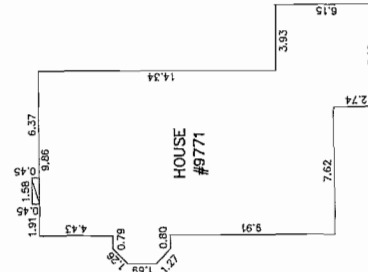
CADFILE 15172-003-CERT-000.DWG

CLIENT REF: DERRICK KUTNY

DETAIL "B"
HOUSE #9811 NO. 6 ROAD
1:200



DETAIL "A"
HOUSE #9771 NO. 6 ROAD
1:200



DATE OF SURVEY: JUNE 28, 2011

St. Langdon

B.C. LAND SURVEYOR (F712)
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.



AG 12-613731

Attachment 3

Address: 9811 and 9771 No. 6 Road

Applicant: Kutny's Landscaping Ltd

	Existing	Proposed
Owner:	9811 No. 6 Road – Kutny's Landscaping Ltd. 9771 No. 6 Road – D. and J. Kutny	No change.
Site Size (m²):	9811 No. 6 Road – 35,756 m ² 9771 No. 6 Road – 4,044 m ²	9811 No. 6 Road – 4,047 m ² 9771 No. 6 Road – 35,906 m ²
Land Uses:	9811 No. 6 Road – Single-family dwelling and soil processing operation. 9771 No. 6 Road – Single-family dwelling.	9811 No. 6 Road – Single-family dwelling. 9771 No. 6 Road – Single-family dwelling and soil processing operation.
Agricultural Land Reserve:	Both sites are contained in the ALR.	No change – both sites will remain in the ALR.
OCP Designation:	Agriculture	No change – complies.
Zoning:	Agriculture (AG1)	No change - complies
Other Designations:	Environmentally Sensitive Area (ESA) at south west corner of 9811 No. 6 Road 5 m Riparian Management Area (RMA) along south edge of 9811 No. 6 Road	No impacts to ESA or RMA as a result of the proposed lot line adjustment

Excerpt of AAC Meeting Minutes
December 13, 2012

Development Proposal at 9771/9811 No. 6 Road (Non-farm Use – Subdivision)

Staff provided background on the proposed subdivision/lot line reconfiguration at 9771/9811 No. 6 Road which facilitates the “flipping” of the existing lots so that a proposed larger north lot (containing the soils operation) would be associated with the house to the north and that a smaller parcel (1 acre) would be maintained on the south. The owners of Kutny’s soil operation also confirmed that rationale for the reconfiguration of lots is to enable the transfer of the soil operation to the son and enable the father to remain in his existing house (proposed southern lot). Staff confirmed that currently, two lots exist and that the proposed lot reconfiguration does not result in the creation of any additional lots.

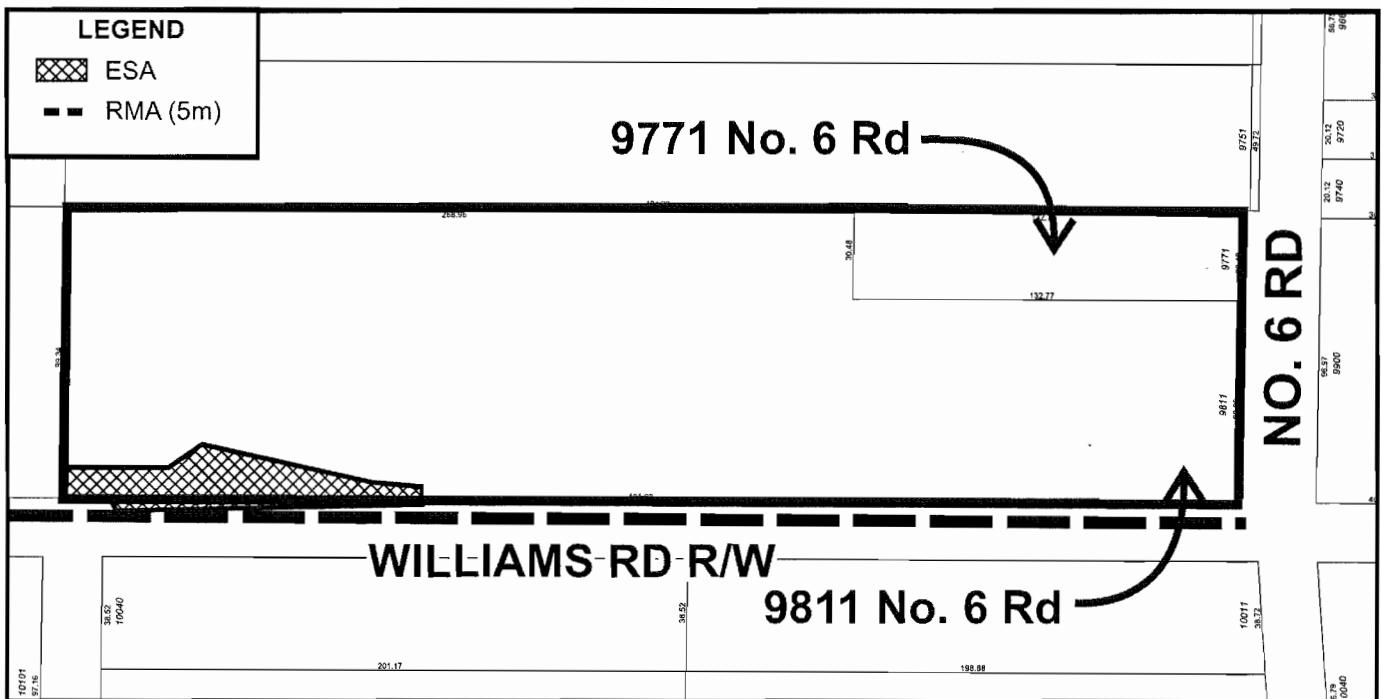
Information was provided about the ALC approval to allow the soils operation to continue in 2010 and that the approval is specific to the existing operators and cannot be transferred to a different individual or owner. AAC members suggested that options be looked at to place a notification to inform about surrounding agricultural activities. Staff confirmed that if the lot reconfiguration is approved, the proposed two lots could be sold independently as they are two separate lots currently.

AAC members forwarded the following motion:

That the proposed lot reconfiguration at 9771 and 9811 No. 6 Road be supported subject to a notification to be placed on the lots to inform existing and all future property owners about surrounding agricultural activities.

Carried Unanimously

A map showing the location of the site. The site is a rectangular area bounded by Williams Rd R/W to the north and Palmberg Rd to the east. Sidaway Rd is to the west and No. 6 Rd is to the east. The site is labeled "SITE" with an arrow pointing to it.



Environmentally Sensitive Area (ESA) and Riparian Management Area (RMA-5m) Reference Map

Note: Dimensions are in METRES



City of
Richmond

ATTACHMENT 6

Subdivision Considerations

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

Address: 9811 and 9771 No. 6 Road

File No.: AG 12-613731

In addition to the conditions to be identified in the Preliminary Letter of Approval associated with the forthcoming subdivision application, the property owners are required to complete the following:

1. Implementation of a driveway access to 9811 No. 6 Road to No. 6 Road at the owners sole cost.
2. Registration of a flood plain covenant on title of 9811 and 9771 No. 6 Road identifying a minimum habitable elevation of 3.0 m GSC.
3. Confirmation of Agricultural Land Commission approval of the ALR non-farm use (subdivision) application.



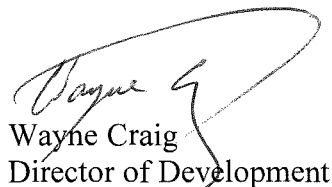
City of Richmond

Report to Committee

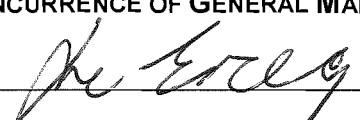
To: Planning Committee
From: Wayne Craig
Director of Development
Date: May 13, 2014
File: TU 14-653009
Re: Application by Fairchild Developments Ltd. for a Temporary Use Permit at
8320 Cambie Road & 8431 Brownwood Road

Staff Recommendation

1. That the application by Fairchild Developments Limited for a Temporary Use Permit for the properties at 8320 Cambie Road and 8431 Brownwood Road to allow an outdoor parking lot be considered for a period not to exceed three years; and
2. That this application be forwarded to the June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.


Wayne Craig
Director of Development

WC:jh
Att. 4

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

Staff Report

Origin

Fairchild Development Limited has applied to the City of Richmond for a Temporary Use Permit to allow an outdoor parking lot for the properties addressed as 8320 Cambie Road and 8431 Brownwood Road (Attachment 1). The parking lot would function as overflow parking on a temporary basis for the Aberdeen Mall located to the west of the subject site.

Findings of Fact

A Development Application Data Sheet providing details about the proposal is attached (Attachment 2).

Surrounding Development

The subject site is located in a transitioning area within the Aberdeen Village sub-area of the City Centre. Land uses immediately surrounding the site is as follows:

- To the North: Across Cambie Road, a temporary sales centre for a nearby multi-family project by Polygon Development (RZ 11-591985). Following removal of the sales centre, the site is to be part of a 1.6 ha (4 acre) City-owned park for the Capstan Village area. The site is zoned “School & Institutional” and designated “Park” in the City Centre Area Plan and 2041 Official Community Plan.
- To the East: At 8360 Cambie Road and 9451 Brownwood Road, single family dwellings zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the 2041 Official Community Plan.
- To the South: Across Brownwood Road, single family dwellings zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the 2041 Official Community Plan.
- To the West: Across Hazelbridge Way, a commercial shopping centre known as Aberdeen Mall, zoned as “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” and designated “Urban Centre T5 (35m)” in the City Centre Area Plan and “Commercial” in the 2041 Official Community Plan.

Related Policies & Studies

2041 Official Community Plan (OCP)

The subject site is located in the Aberdeen Village area of the City Centre Area Plan and is designated “Mixed Employment” in the 2041 OCP. The site is also designated as “General Urban T4 (25m)” on the Aberdeen Village Specific Land Use Map, which provides for light industry, office, retail and services, restaurants, and educational uses.

The OCP allows Temporary Use Permits (TUP) in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Shopping Centre”, “Mixed Use”, “Limited Mixed Use”, and “Agricultural” (outside of the Agricultural Land Reserve), where deemed

appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

The proposed temporary use by the owner for an outdoor parking lot is consistent with the land use designations and applicable policies in the OCP.

Aircraft Noise Sensitive Development Policy

The subject site is located within “Area 1A – Restricted Area” of the Aircraft Noise Sensitive Development Policy, where new Aircraft Noise Sensitive Land Uses are prohibited. The proposed temporary commercial use is consistent with the Aircraft Noise Sensitive Development Policy as no new Aircraft Noise Sensitive Land Uses are proposed at the site.

Flood Management

In accordance with the City’s Flood Management Strategy, a flood indemnity covenant is to be registered on title prior to issuance of the TUP.

Local Government Act

The Local Government Act identifies that TUPs are valid for a period of up to three (3) years from the date of issuance and that an application for an extension to the permit may be made and issued for up to three (3) more years.

Analysis

Proposal

The owner is proposing an outdoor parking lot that would provide 36 paved parking spaces (Attachment 3). Of these parking spaces, 17 would be considered small parking spaces, 18 would be considered regular parking spaces, and 1 would be considered a handicapped parking space. Access to the proposed parking lot would be from Hazelbridge Way approximately 60 m (197 ft) to the south of the intersection at Hazelbridge Way and Cambie Road. Proposed access would be a right-turn in and a right-turn out of the site. A median already exists along that portion of Hazelbridge Way to prevent any left-turns in and out of the site. No buildings or structures are proposed as part of this TUP application.

The owner has indicated there is an increasing demand for trades and employee parking to facilitate tenant improvements at the recently completed Aberdeen Centre at the corner of No. 3 Road and Cambie Road, and the existing Aberdeen Mall. The existing parkade for both malls offers customer parking but does not provide sufficient parking to accommodate the employee and trades parking. The owner anticipates that tenant improvement activity for Aberdeen Centre will continue to rise for the next few years. Providing additional parking spaces for a temporary time period would assist in alleviating this parking demand.

Landscaping

The site is largely covered in sod, or grass, with 5 small trees throughout the site, and cedar hedging along the eastern property lines which are adjacent to two single family lots. A 1.8 m (6 ft) high fence also exists along this shared property line to provide additional screening between the subject property and the two single family lots.

One on-site tree will need to be removed and the applicant is proposing to plant two native trees at the south end of the site (Attachment 4). The applicant is proposing to add additional irrigated hedging, which would include 72 laurel hedges between the existing sidewalk and parking lot

along Hazelbridge Way and Cambie Road. Pedestrian access points are proposed to be created with concrete stepping stones at two locations along Hazelbridge Way. Landscaping security in the amount of \$15,000 will be collected prior to issuance of the TUP to ensure the landscaping work, including tree replanting, is complete to the satisfaction of the City.

Legal Agreements

A no-build covenant was registered on the property addressed as 8431 Brownwood Road in 1998 as a requirement by the City when the Aberdeen Mall was being redeveloped. The purpose of the covenant was to restrict construction on lots east of the newly aligned Hazelbridge Way to ensure that no structures or buildings were built until the area is redeveloped as per the City Centre Area Plan. Although no structures are proposed for this temporary use, a plumbing permit would need to be issued as the paving would require to have piped drainage from catch basins. An amendment to the no-build covenant would be required to allow surface and drainage improvements, but it would still restrict the issuance of a building permit for any structures or buildings. This amended no-build covenant would be applied to both subject properties.

As there are two legal lots in this proposal, a cross-access easement would be required to allow vehicular access between the two lots. This would be completed as a condition of Permit issuance.

Staff Comments

It is recognized by both the applicant and City staff that this area will be developed for high density light industrial uses with limited commercial uses in the future. Permitting a parking lot would allow for a productive economic use of the site until ultimate development becomes economically feasible. Future development will also require lot consolidation which will take some time.

Staff will require \$10,000 in security prior to issuance of the TUP to ensure that the site can be returned to its original state following the expiration of the TUP.

No servicing upgrades are required at this time as the proposed use would be temporary. Servicing upgrades would be identified when the site is developed to its ultimate use in accordance with City Centre Area Plan.

Staff have no objections to the proposal to create a surface parking lot on the subject site and recommend that a TUP be issued on the understanding that this Permit will expire in three (3) years. The owner would be permitted a one-time extension, subject to Council approval, to increase the Permit an additional three (3) years.

Financial Impact

None.

Conclusion

It is recommended that the attached Temporary Use Permit be issued to Fairchild Developments Limited to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Avenue for a period of three (3) years. Permit issuance would be subject to the payment of a landscape security and a performance bond, in addition to the registration of a flood indemnity covenant, cross-access easement, and a revised no-build covenant.



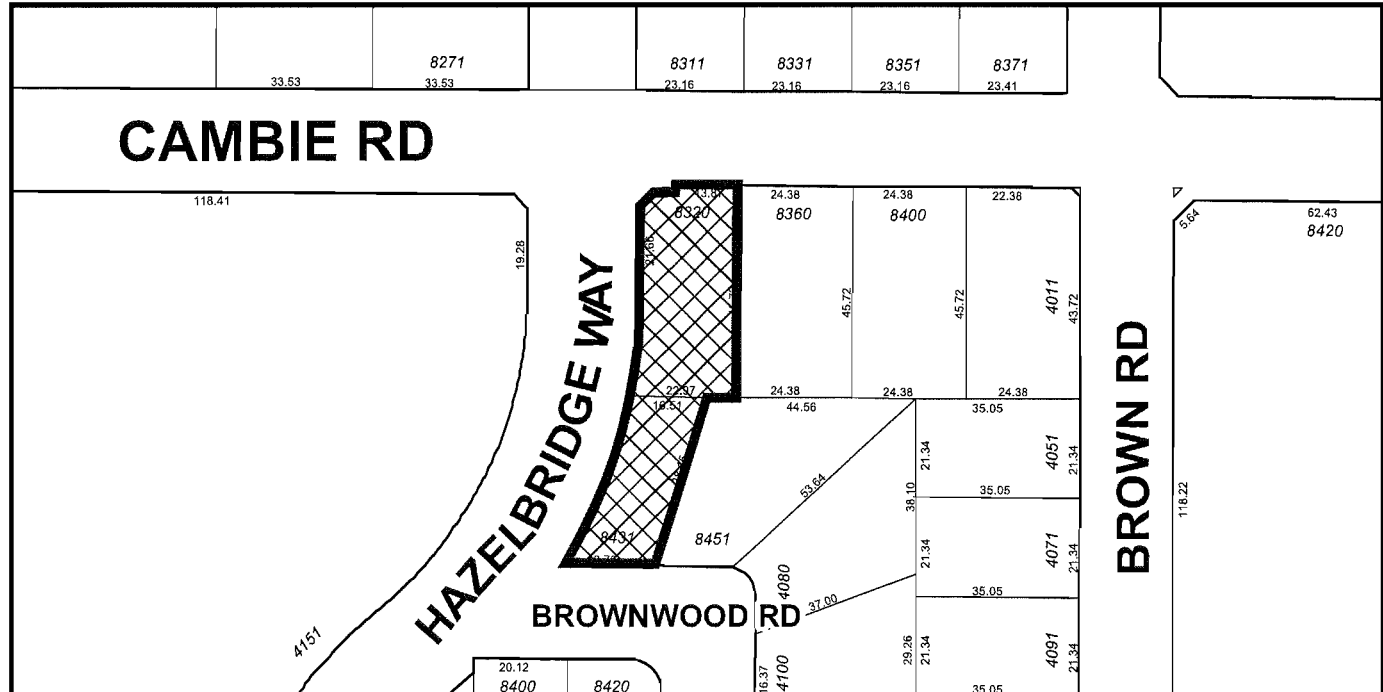
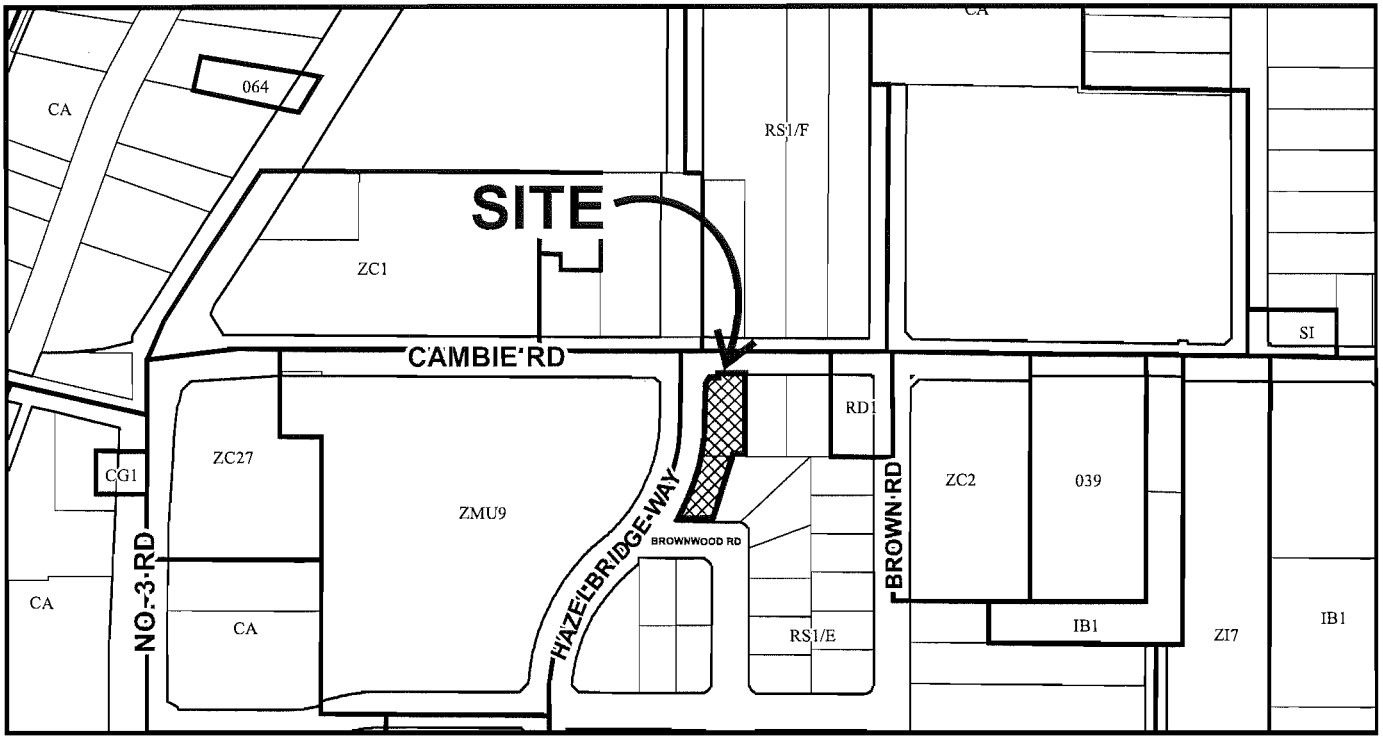
John Hopkins, MCIP, RPP
Senior Planner
(604-276-4279)

JH:cas

- Att. 1: Location Map
2: Development Application Data Sheet
3: Preliminary Site Plan
4: Proposed Tree Plan

Prior to Council issuance of the Temporary Use Permit, the following requirements must be completed:

1. Provide a Landscape Security to the City of Richmond in the amount of \$15,000.00 for the landscape works as per the Landscape Plan, and the improvements in the parking area as per the Site Plan/Parking Layout, both prepared by Bing Thom Architects & IBI Group, attached to the Report to Committee dated April 29, 2014. 90% of the security will be released upon City's inspection and 10% of the security will be released one year after the inspection in order to ensure that the planting has survived;
2. Provide a Performance Bond to the City of Richmond in the amount of \$10,000 to ensure the site, including signs, asphalt, and related improvements, and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner;
3. Registration of a flood indemnity covenant on title of both properties;
4. Registration of a cross access easement to allow vehicles to travel between 8431 Brownwood Road and 8320 Cambie Road; and
5. Amend covenant (BM302258) registered on the property addressed as 8431 Brownwood Road (PID: 024-311-448) to allow surface and drainage improvements. This amended covenant would also apply to the property addressed as 8320 Cambie Road.



TU 14-653009

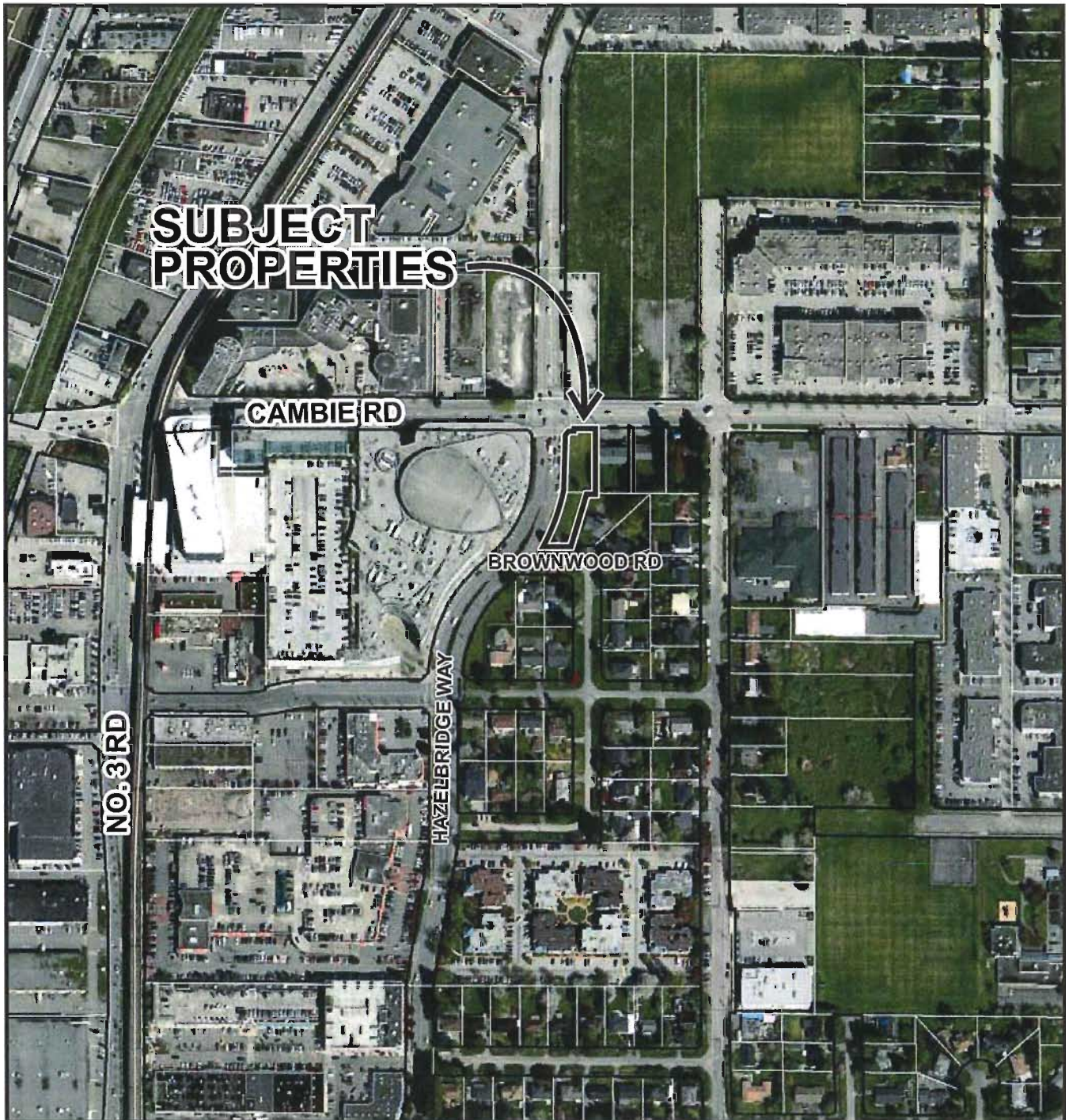
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Revision Date:

Note: Dimensions are in METRES



City of
Richmond



TU 14-653009

Original Date: 01/30/14

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet
Development Applications Division

RZ 13-638852

Attachment 2

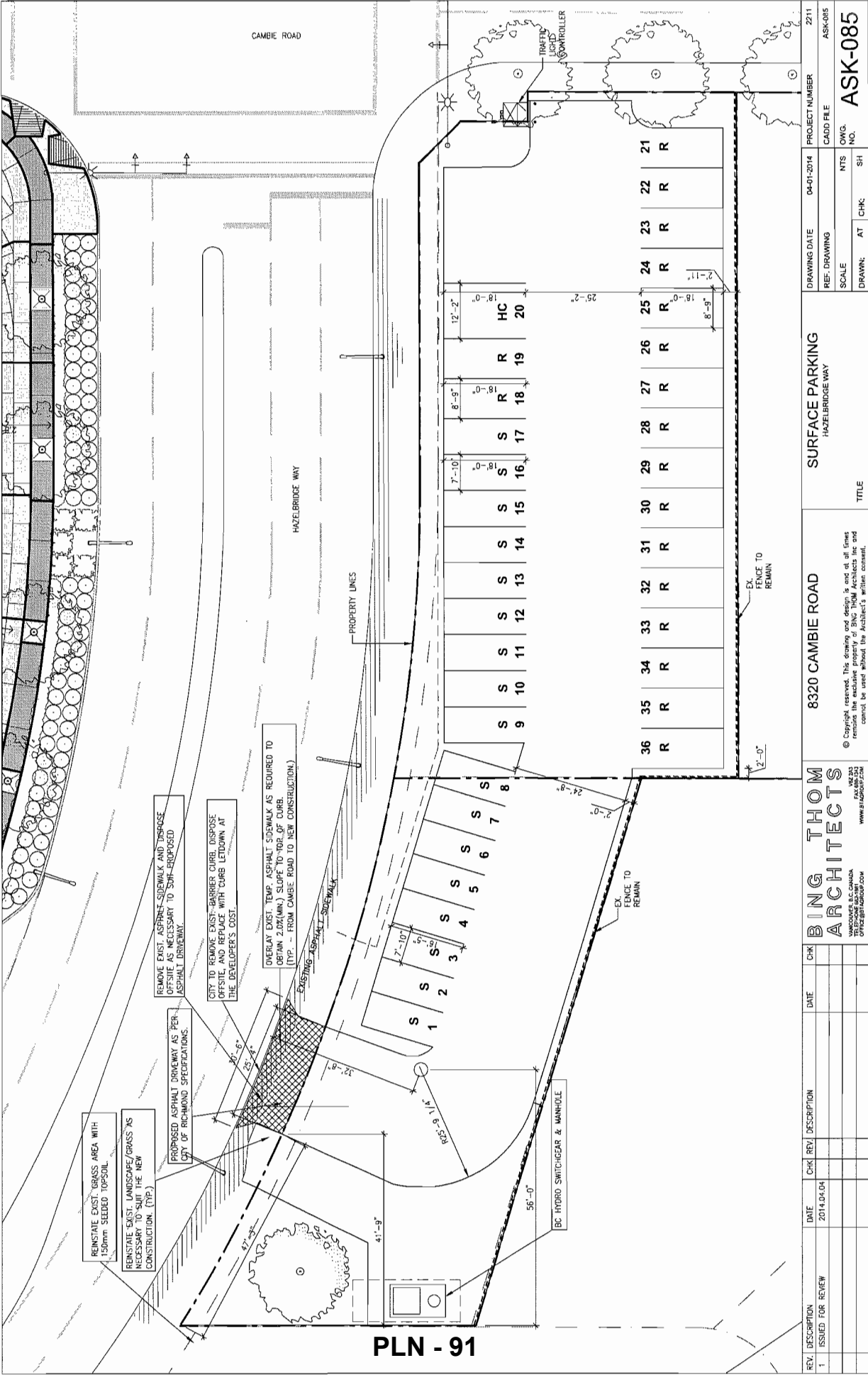
Address: 8320 Cambie Road & 8431 Brownwood Avenue

Applicant: Fairchild Developments Limited

Planning Area: City Centre Area Plan – Aberdeen Village

	Existing	Proposed
Owner:	Fairchild Developments Limited	No change
Site Size (m²):	Total: 1,574 m ² <ul style="list-style-type: none">8320 Cambie Road: 960 m²8431 Brownwood Ave.: 614 m²	No change
Land Uses:	Vacant	Outdoor Parking Lot
OCP Designation:	Mixed Employment	No change
Area Plan Designation:	General Urban T4 (25 m)	No change
Zoning:	Single Detached (RS1/E)	No change with the exception of allowing a parking lot as a permitted use for a period of three (3) years.

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Standard:	Minimum of 50% of all required parking spaces if more than 31 total spaces	50% of the total parking spaces (18 of 36) are to be standard	None
Off-street Parking Spaces – Small	n/a	17	None
Off-street Parking Spaces – Accessible:	Minimum 2% of all required parking spaces if more than 11 total spaces	3% of the total parking spaces (1 of 36) are to be accessible	None



PLANT LIST

Shrubs

SYMBOL

COMMENTS

SPACING

MIN. SIZE

QTY.

#3 Pot

72

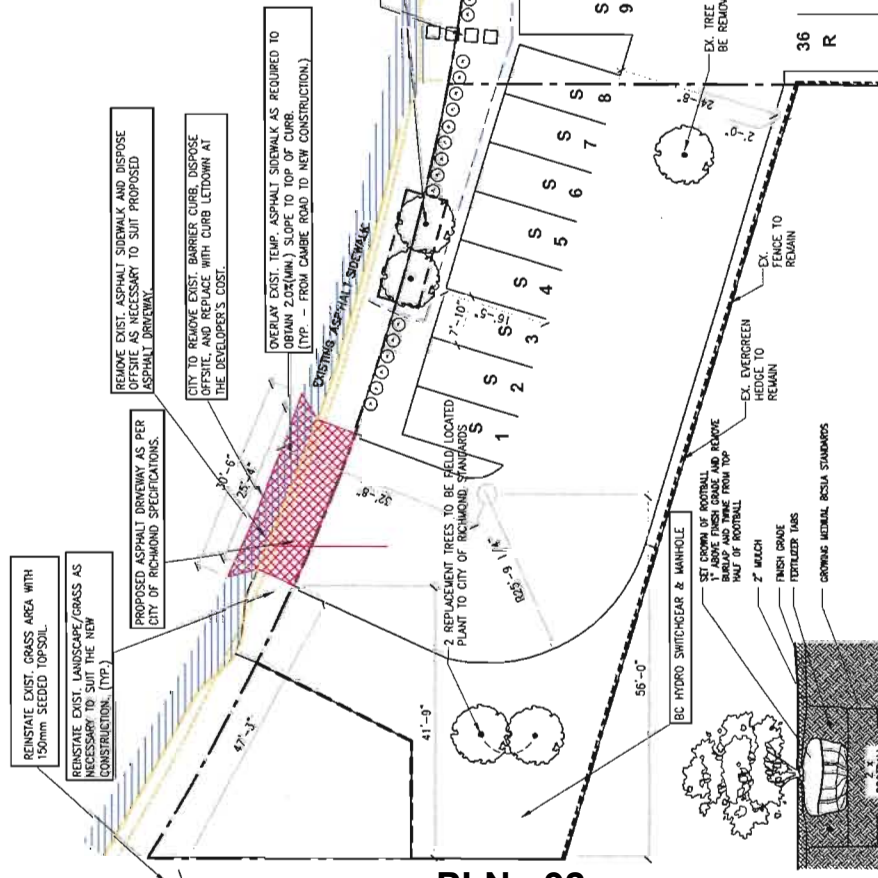
24" OC

SHRUBS / GRASSES / PERENNIALS

PI

Pinus lauracerasus 'Otto Lukyan'

- NOTE
1. INSTALL ALL PLANT MATERIAL TO CITY OF RICHMOND. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCLSA / BCNLA LANDSCAPE STANDARDS.
 2. AREA OF SEARCH: BRITISH COLUMBIA, WASHINGTON AND OREGON.
 3. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM CERTIFIED NURSERIES. PROVIDE GUARANTEE OF CERTIFICATION.
 4. PROVIDE HOSE BIB ON ROOF FOR USES ASSOCIATED WITH THE ROOF PLANTINGS.
 5. ALL PLANT MATERIAL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.



PLN - 92

2 SHRUB/PERENNIAL PLANTING

SCALE: NTS

REV.	DESCRIPTION	DATE	CHK	REV	DESCRIPTION	DATE	CHK
1	ISSUED FOR REVIEW	2014.04.04					
2	LANDSCAPE ISSUED	2014.04.28					

PROJECT NUMBER	2211
CADD FILE	LSC-01
DWG. NO.	LSC-01
NTS	CO
SCALE	CO
DRAWN:	CO
CHK:	CO

TITLE	8320 CAMBIE ROAD	SURFACE PARKING	HAZELBRIDGE WAY
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View from Cambie looking southwest



View from Hazelbridge looking northeast



View from Brownwood looking north



View from Hazelbridge looking southeast

REV.	DESCRIPTION	DATE	CHK	REV.	DESCRIPTION	DATE	CHK
1	ISSUED FOR REVIEW	2014.04.04					
2	LANDSCAPE ISSUED	2014.04.29					

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3000 UNIVERSITY AVENUE
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8320 CAMBIE ROAD

2211

SURFACE PARKING

HAZELBROOKE WAY

LSC-01

2014-04-29

LSC-02

PROJECT NUMBER

2211

DATE

2014-04-29

SCALE

1:1

DRAWN: CO

CHK: CO

REF: DRAWING

LSC-01

CADD FILE

LSC-01

DWG. NO.

LSC-02

SCALE

1:1

DRAWN: CO

CHK: CO

REF: DRAWING

LSC-01

CADD FILE

LSC-01

DWG. NO.

LSC-02

SCALE

1:1

DRAWN: CO

CHK: CO

REF: DRAWING

LSC-01

CADD FILE

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DWG. NO.

LSC-02

SCALE

1:1

DRAWN: CO

CHK: CO

REF: DRAWING

LSC-01

CADD FILE

LSC-01

DWG. NO.

LSC-02

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REF: DRAWING

LSC-01

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DWG. NO.

LSC-02

SCALE

1:1

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REF: DRAWING

LSC-01

CADD FILE

LSC-01

DWG. NO.

LSC-02

SCALE

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REF: DRAWING

LSC-01

CADD FILE

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DWG. NO.

LSC-02

SCALE

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REF: DRAWING

LSC-01

CADD FILE

LSC-01

DWG. NO.

LSC-02

SCALE

1:1

DRAWN: CO

CHK: CO

REF: DRAWING



No. TU 14-653009

To the Holder: FAIRCHILD DEVELOPMENTS LTD
Property Address: 8320 CAMBIE ROAD & 8431 BROWNWOOD ROAD
Address: C/O GRACE LAM
FAIRCHILD DEVELOPMENTS LTD
UNIT 130-4400 HAZELBRIDGE WAY
RICHMOND, BC V6X 3R8

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary use:

Surface parking lot for a maximum of 36 spaces in accordance with Schedule "B".
4. The site, including signs, asphalt, and related improvements, and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
5. As a condition of the issuance of this Permit, the City is holding a Landscape Security in the amount of \$15,000.00 for the landscape works as per the Landscape Plan in Schedule "B". 90% of the security will be released upon City's inspection and 10% of the security will be released one year after the inspection in order to ensure that the planting has survived.
6. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "C" attached hereto, the security shall be returned to the Holder.

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$10,000.00.

No. TU 14-653009

To the Holder: FAIRCHILD DEVELOPMENTS LTD.
Property Address: 8320 CAMBIE ROAD & 8431 BROWNWOOD ROAD
Address: C/O GRACE LAM
FAIRCHILD DEVELOPMENTS LTD
UNIT 130-4400 HAZELBRIDGE WAY
RICHMOND, BC V6X 3R8

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
8. The Permit is valid for a maximum of three (3) years from the date of issuance.
9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

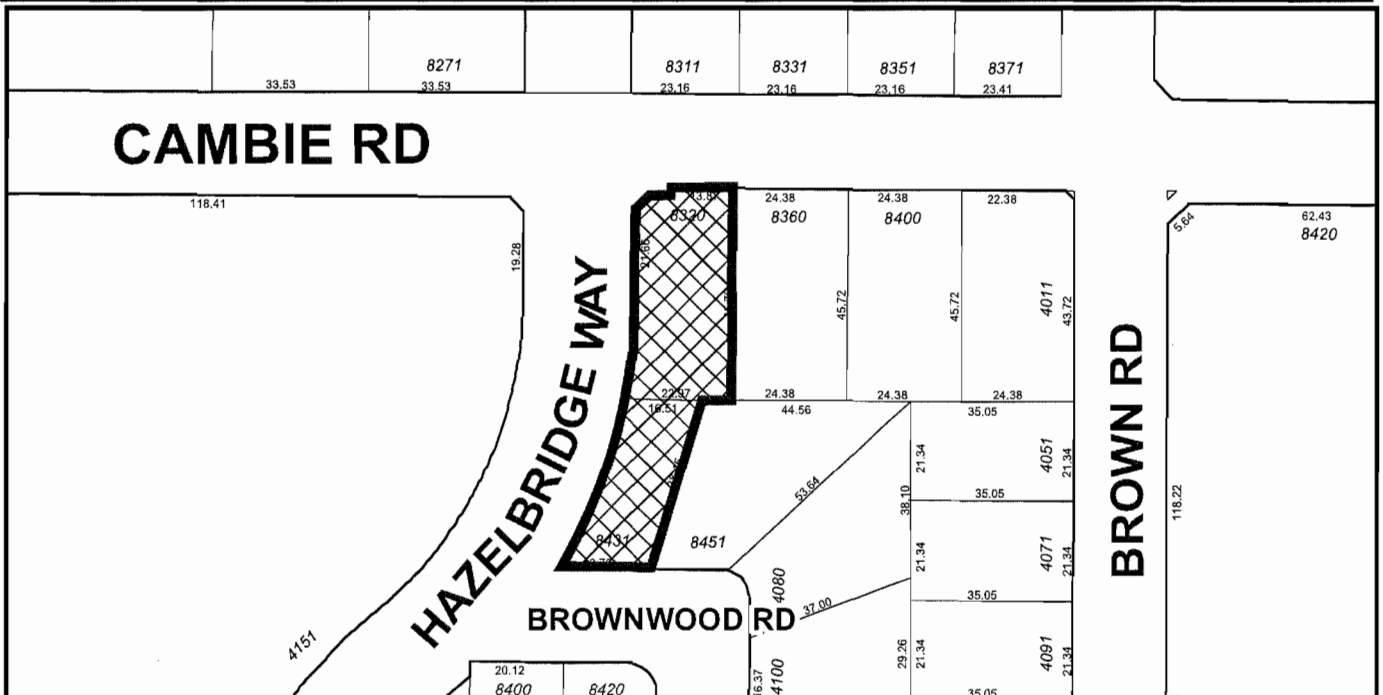
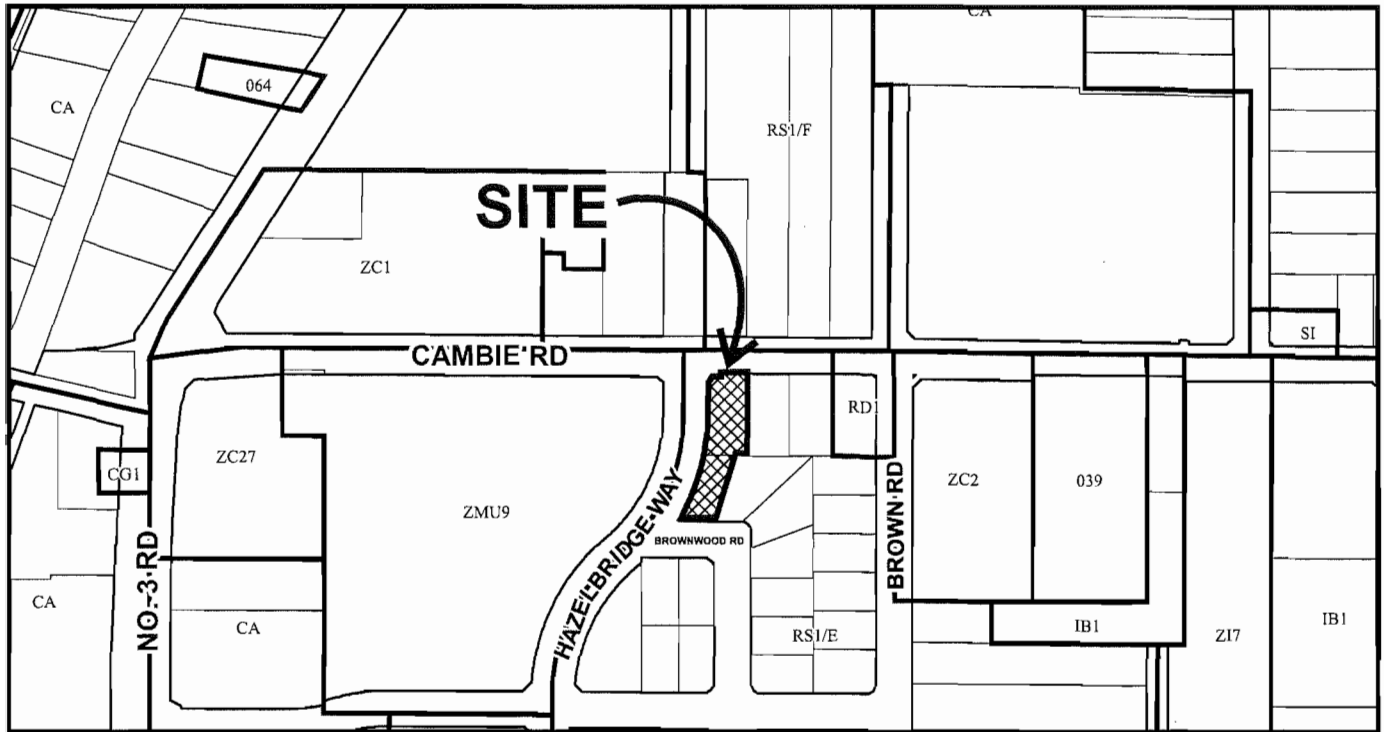
DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER



City of
Richmond



TU 14-653009

Original Date: 04/14/14

Revision Date:

Note: Dimensions are in METRES

Undertaking

In consideration of the City of Richmond issuing the Temporary Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in Schedule A; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Fairchild Developments Ltd.
by its authorized signatory

[signed copy on file]



City of Richmond

Report to Committee Planning and Development Department

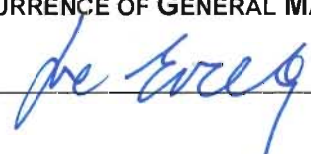
To: Planning Committee
From: Wayne Craig
Director of Development

Date: May 12, 2014
File: ZT 14-660990

Re: Application by Traschet Holdings Ltd. for a Text Amendment to the "Industrial Business Park (IB2)" Zone

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9145 to amend the "Industrial Business Park (IB2)" zone to allow animal grooming and indoor recreation uses on the ground floor be introduced and given first reading.


Wayne Craig
Director of Development
MM:blg

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

Staff Report

Origin

Traschet Holdings Ltd. has applied to the City of Richmond for a text amendment to the “Industrial Business Park (IB2)” to remove the current restriction requiring that animal grooming and indoor recreation be located above the ground floor. While the applicant’s subject property located at 9111 Beckwith Road (Attachment 1) is currently the only property zoned IB2, the proposed text amendment would apply to any other properties rezoned to IB2 in the future.

Findings of Fact

The subject site includes two (2) equal-sized buildings totalling 43,150 ft² (4,009 m²) that were subject rezoning (RZ11-591939) and Development Permit (DP-13630025) applications, both approved by Council on July 22, 2013.

A Development Application Data Sheet providing details of the approved development proposal is attached (Attachment 2).

Staff Comments

Rationale for Text Amendment to the IB2 Zone

The applicant has advised staff that there are a number of potential tenants wishing to lease space in the development’s 14 units for indoor recreation and other service commercial uses that are permitted to be located only above the ground floor. While the owners have stated that the site is well located for these allowed uses, the owner has found that a problem arises when these uses are restricted to the upper floor of the building which requires mounting staircases and provides less visible business exposure than businesses located on the first floor.

Parking Requirements

The approved development includes 42 parking spaces. Land uses requiring 46 parking spaces may be permitted if a 10% TDM reduction permitted under Zoning Bylaw 8500 with the necessary TDM measures being provided. These measures include four (4) electric vehicle spaces and a \$10,000 cash contribution for the City to upgrade two existing bus stops in the area to provide accessible landing pads.

With the 10% TDM reduction, there is sufficient parking for four (4) of the units to have indoor recreation uses and ten (10) of the units to have light industrial uses.

Surrounding Development

To the North: Industrial building on a lot zoned “Light Industrial (IL)” and the former CPR rail right-of-way (ROW).

To the East: An older single-family home on a large lot zoned “Single Detached (RS1/F)”.

To the South: Beckwith Road and the large retail wholesale building and surface parking lot on a site zoned “Auto-Oriented Commercial (CA)”.

To the West: A rental car outlet zoned “Auto-Oriented Commercial (CA)”.

Related Policies & Studies

Official Community Plan (OCP)

The subject site is designated “Business and Industry” in the Official Community Plan (OCP).

City Centre Area Plan (CCAP)

The Bridgeport Village Specific Land Use Map in the City Centre Area Plan (CCAP) designates the subject site as “General Urban T4 (25m): Area B”, which permits light industry and accessory uses only (Attachment 3). The site is also located within “Sub-Area A.2: Industrial Reserve – Limited Commercial”, which is intended for urban business parks, including light industrial and accessory uses contained within buildings.

Analysis

OCP and CCAP Compliance

The proposed zoning text amendment makes a minor change to allow the ground floor location of two (2) uses already permitted within the IB2 zone previously applied to the site to implement the City Centre Area Plan’s (CCAP’s) “General Urban T4 (25m): Area B” designation within the Bridgeport Specific Land Use Map.

Text Amendment to Industrial Business Park (IB2) Zone

The present IB2 zone allows for a wide range of light industrial, service commercial and office uses. Of these uses, the following are currently prohibited as ground floor uses:

- animal daycare
- animal grooming
- animal shelter
- auction, minor
- broadcast studio
- child care
- education, commercial
- government service
- library and exhibit
- office
- recreation, indoor
- restaurant

The intent of this restriction is to ensure that the industrial-type uses occupy the ground floor of buildings following the intent of the “Industrial Reserve – Limited Commercial” designation in the CCAP.

The applicant has found that a number of the potential tenants for the building do not fall within the general classification as light industrial uses. Therefore, the subject rezoning application has been submitted to permit a wider range of uses to be located on the ground floor of buildings as needed by the potential tenants.

Given the above-noted needs of tenants, the applicant has made the subject text amendment application to remove the ground floor location prohibition on animal grooming and indoor recreation uses within the IB2 zone.

Staff support the proposed text amendment to the IB2 zone for the following reasons:

- The 2011 Employment Lands Strategy’s recommends that for the City Centre’s Industrial Reserve Area that higher-density employment land uses versus more traditional, low density industrial uses be permitted given the relatively smaller and more expensive existing residential lots and smaller development sites possible in the area.
- The indoor recreation and animal grooming uses are complementary to nearby major retail uses and service uses such as Costco, the River Rock Casino, and a growing number of hotels in the Bridgeport area.
- The indoor recreation and animal grooming uses are allowed on the ground floor in other similar industrial zones such as the Light Industrial (IL) zone which can be accommodated in this area.
- Indoor recreation uses typically require a higher floor to ceiling clearance which makes these facilities suitable for the ground floor.

Financial Impact

There are no financial implications.

Conclusion

This proposed additional uses provide an appropriate fit within the development and complement the newer light industrial and service commercial developments within this area and other similar areas in which properties may be rezoned to the IB2 zone in the future.

In summary, the proposed zoning text amendment to the IB2 zone enables several already-permitted uses under the zone to be allowed on the ground floor. The allowance for the ground floor location for the indoor recreation and animal grooming uses makes the project more viable and is supported by the Employment Lands Strategy.

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9145 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'Mark McMullen', followed by a horizontal line.

Mark McMullen
Senior Coordinator-Major Projects
(604-276-4173)

MM:blg

Attachment 1: Location Map

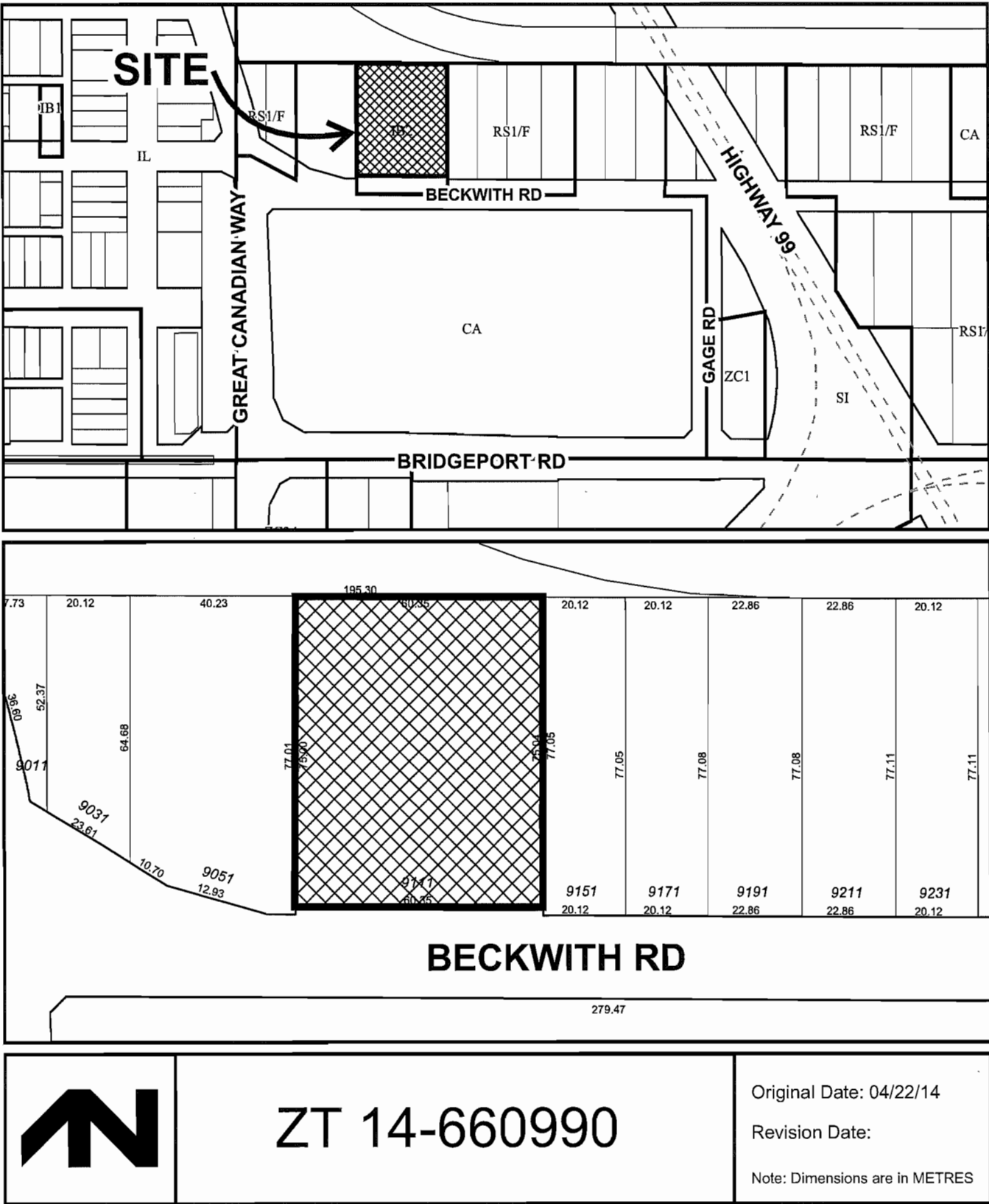
Attachment 2: Development Application Data Sheet

Attachment 3: CCAP Bridgeport Village Specific Land Use Map

Attachment 4: Site Plan from Development Plan Permit DP-630025

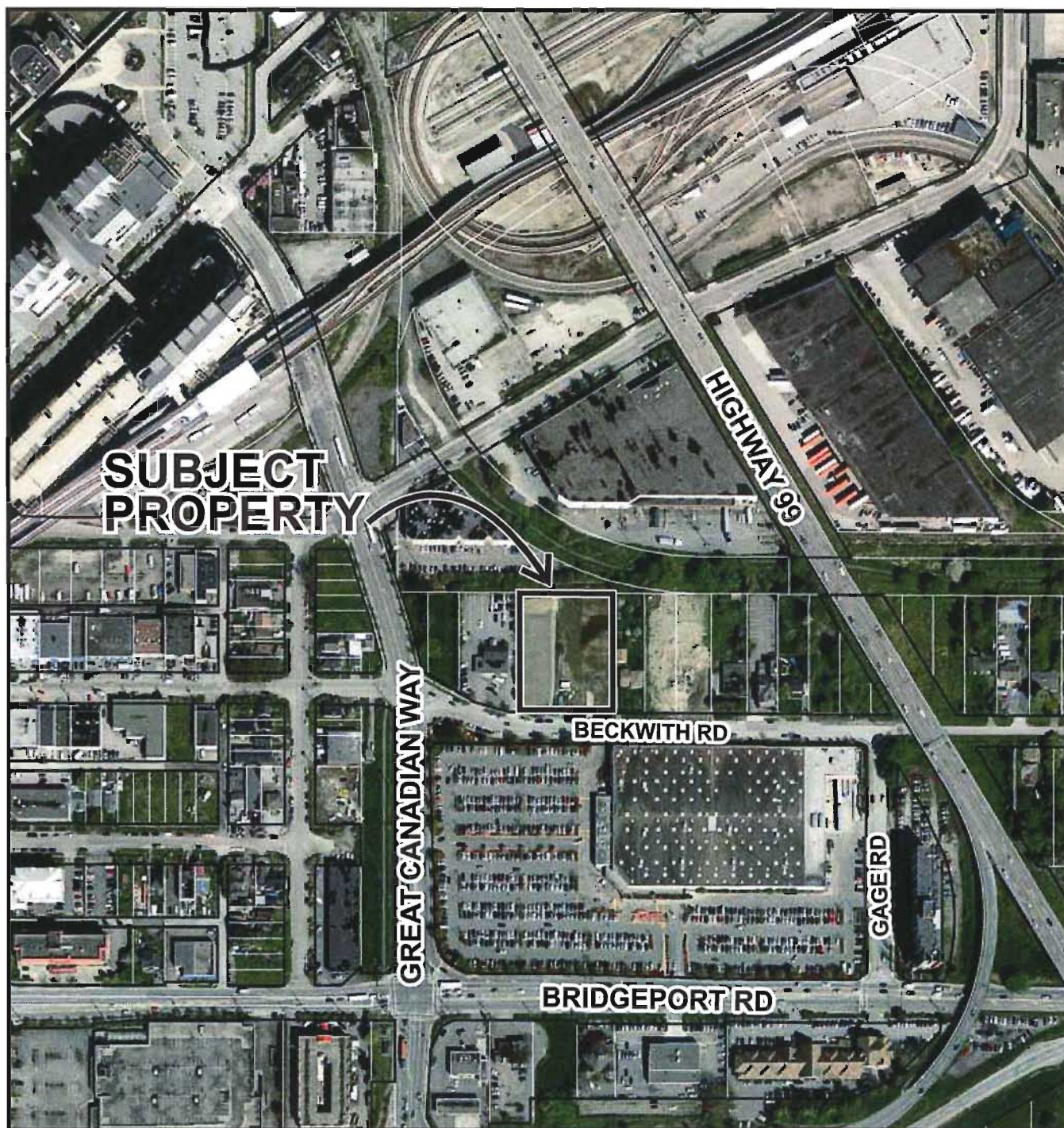


City of
Richmond





City of
Richmond



ZT 14-660990

Original Date: 04/23/14

Revision Date:

Note: Dimensions are in METRES

**City of Richmond**

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

Development Application Data Sheet

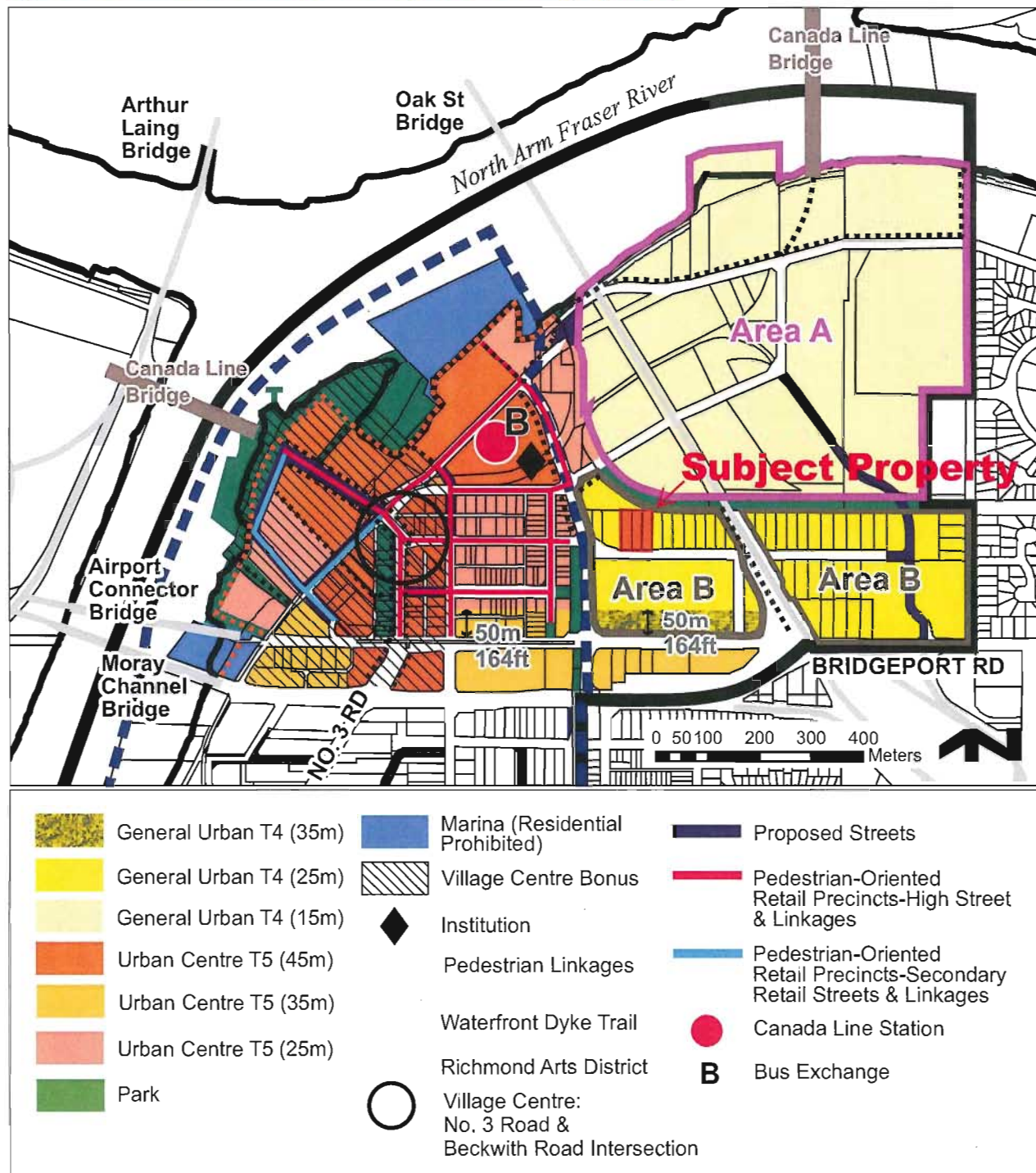
ZT 14-660990**Attachment 2**Address: 9111 Beckwith RoadApplicant: Traschet Holdings Ltd.Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

	Existing	Proposed
Owner:	Traschet Holdings Ltd.	No Change
Site Size (m²):	4,148 m ²	No Change
Land Uses:	Industrial Business Park	Industrial Business Park
OCP Designation:	Industry & Business	No Change
Area Plan Designation:	General Urban T4 (25m) - Area B	No Change
702 Policy Designation:	N/A	N/A
Zoning:	Industrial Business Park (IB2)	Industrial Business Park (IB2) with site-specific text amendment
Number of Units:	14 Business Industrial Units	14 Business Industrial Units
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed (Previously Approved under DP13-630025)	Variance (Previously Approved under DP13-630025)
Floor Area Ratio:	Max. 1.20	0.96	none permitted
Lot Coverage – Building:	Max. 90%	62.2%	none
Lot Coverage – Building, Structures, & Non-Porous Surfaces	N/A	N/A	none
Lot Coverage – Landscaping:	N/A	N/A	none
Setback – Front Yard (m):	Min. 3.0 m	1.5 m min.	1.5m
Setback – East Side Yard (m):	Min. 3.0 m	0.0 m	3.0 m
Setback – West Side Yard (m):	Min. 0.0 m	0.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed (Previously Approved under DP13-630025)	Variance (Previously Approved under DP13-630025)
Setback –Rear Yard (m):	Min. 0.0 m	6.0 m to P/L & 0.0m to SRW	none
Height (m):	25.0 m	8.0 m	none
Lot Size (min. dimensions):	N/A	60.2 m wide x 67.4 m deep	none
Lot Size (area):	4000 m ²	4,128m ²	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	N/A	N/A	none
Off-street Parking Spaces – Total:	With 10% TDM reduction, 42 for 4 units of indoor recreation and 10 units of light industrial	With 10% TDM reduction, 42 for 4 units of indoor recreation and 10 units of light industrial	none
Tandem Parking Spaces:	N/A	N/A	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	N/A	none

City of Richmond

Specific Land Use Map: Bridgeport Village (2031)



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9145 (ZT14-660990)
9111 Beckwith Road**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - (a) repealing Section 12.3.11.4 a) in its entirety; and
 - (b) replacing Section 12.3.11.4 a) with the following:
 - a) excluding **animal grooming** and **recreation, indoor**, not be located on the ground floor of a **building** (excluding **building** entrance lobbies);

This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9145**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER



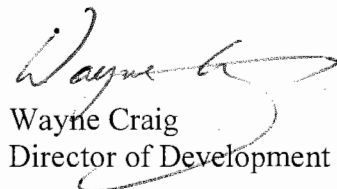
City of Richmond

Report to Committee Planning and Development Department

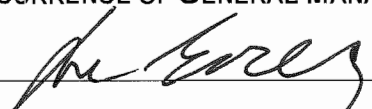
To: Planning Committee
From: Wayne Craig
Director of Development
Date: May 7, 2014
File: RZ 13-641596
Re: Application by Penta Homes (Princess Lane) Ltd. for Rezoning at
4160 Garry Street from "Single Detached (RS1/E)" to "Town Housing (ZT35)
- Garry Street (Steveston)"

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be given second reading as amended by replacing Section1 (i) with the following:
 - "1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Inserting the following new subsection directly after Section 17.35.6.3:
 4. The minimum setback to Yoshida Court is 2.0 m."
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be referred to the Monday June 16, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Penta Homes (Princess Lane) Ltd. has applied to the City of Richmond for permission to amend the existing “Town Housing (ZT35) – Garry Street (Steveston)” zone with respect to minimum setbacks and lot area, and to rezone 4160 Garry Street from “Single Detached (RS1/E)” to “Town Housing (ZT35) - Garry Street (Steveston)” to permit the development of five (5) townhouse units (Attachment 1).

The initial proposal and Richmond Zoning Bylaw, Amendment Bylaw 9108 was considered and given first reading at the City Council meeting held February 24, 2014, and the Amendment Bylaw was forwarded to the March 17, 2014 Public Hearing.

In response to the Notice of Public Hearing that appeared in the local newspaper and which was mailed out to residents and property owners within 50 m of the subject site, City staff received a large amount of correspondence from neighbourhood residents, raising concerns with the proposal (Attachment 2). As a result, the applicant requested that consideration of Amendment Bylaw 9108 at a Public Hearing be deferred so that he could consult with residents to better understand their concerns and to explore options for addressing those concerns. The application was not considered at the March 17, 2014 Public Hearing.

The concerns expressed in the correspondence from the neighbourhood residents with respect to the development proposal were:

- The number of dwelling units and density proposed as compared to what is permitted under single-family zoning.
- Vehicle access to and from Yoshida Court.
- Increased traffic volume and speed on Yoshida Court and Garry Street.
- Pedestrian safety.
- The amount of on-site visitor parking proposed.
- Perceived negative impacts to property values and the character of Yoshida Court.

This Staff Report is intended to:

- Provide a summary of two (2) Public Information Meetings held by the applicant on April 2, 2014 and May 6, 2014;
- Provide staff comments on the applicant’s revised proposal in response to the concerns raised by neighbourhood residents.
- To introduce revisions to Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 for consideration.

Project Description

The proposal is to develop five (5) townhouse units on a residual lot of 1,020 m² in area, located on the southeast corner of Garry Street and Yoshida Court in the Steveston Planning Area. To accommodate the proposed development, the applicant has requested amendments to the “Town Housing (ZT35) - Garry Street (Steveston)” zone to revise the minimum lot area and to introduce a building setback to Yoshida Court.

Site planning is constrained by the small site size. The site plan has been revised in response to residents’ concern about vehicle access to the site from Yoshida Court. The revised site plan consists of one (1) two-unit building fronting Garry Street, and a building containing three (3) units on the south portion of the site. The buildings are arranged to the north and south of an L-shaped internal drive-aisle with access to and from Garry Street.

As result of the revisions to the site plan, the original building setback of 3.0 m to Yoshida Court and site-specific interior side yard setback of 2.0 m proposed with Zoning Amendment Bylaw 9108 has been revised. The revised building setback to Yoshida Court is 2.0 m with no projections permitted into the setback except bay windows. There is no longer a need for a site-specific interior side yard setback because the revised east yard is proposed to be 3.2 m, consistent with the zone.

The two (2) street-fronting units consist of 2 ½ storeys along Garry Street. The rear triplex units consist of 2 ½ storeys along the interface, with the single-family lot to the south at 11720 Yoshida Court. To enable two (2) habitable storeys above individual ground floor garages along the internal drive aisle, the lot grade is proposed to transition down from Garry Street and Yoshida Court towards the centre of the site, with drainage provided through the site out to the existing storm sewer system on Garry Street. The proposed lot grading and preliminary building design achieve competing objectives of flood protection while respecting the two (2) to 2 ½ storey height of buildings in the surrounding neighbourhood.

Pedestrian entries for the two-unit building are oriented towards Garry Street, while the pedestrian entries for the triplex building are oriented to the south and are accessed from a pathway that runs along the south property line to Yoshida Court.

Vehicle access and the drive-aisle configuration has been revised from the initial site plan, which proposed a single vehicle access point to and from Yoshida Court. The revised site plan provides for access to and from Garry Street along the east property line of the subject site.

The revised site plan, landscape plan and architectural plans are contained in Attachment 3.

A Development Application Data Sheet providing a comparison of the revised development proposal with the relevant Zoning Bylaw requirements is included in Attachment 4.

Surrounding Development

Existing development immediately surrounding the site is as follows:

- To the north, across Garry Street, are 23 dwelling units within a townhouse complex on a site zoned “Town Housing (ZT35) - Garry Street (Steveston)”.

- To the east, are two (2) single-detached dwellings on lots zoned “Single Detached (RS1/A)”, which front Garry Street.
- To the south, is a single-detached dwelling on a lot under Land Use Contract 130, which fronts Yoshida Court.
- To the west, across Yoshida Court, is a single-detached dwelling on a lot under Land Use Contract 130.

Related Policies & Studies

Official Community Plan

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential” (NRES). The Steveston Area Plan’s Land Use Map designation for the subject site is “Multiple-Family” (Attachment 5). The proposed townhouse development is consistent with these land use designations.

Lot Size Policy 5471

The subject property is located within the area covered by Lot Size Policy 5471, adopted by Council in 2002 (Attachment 6). The Lot Size Policy permits the property located at 4160 Garry Street to develop for townhouses. The proposed development to create five (5) townhouse units is consistent with Lot Size Policy 5471.

Affordable Housing Strategy

Consistent with the City’s Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$2.00 per buildable square foot prior to rezoning (i.e. \$14,273).

Indoor Amenity Space

Consistent with the Official Community Plan (OCP) and Council Policy 5041, the applicant will be proposing a contribution in the amount of \$5,000 (\$1,000/unit) to the Recreation Facility Reserve Fund at the Development Permit Application stage in-lieu of providing on-site indoor amenity space.

Outdoor Amenity Space

The applicant is proposing outdoor amenity space as follows:

- A private on-site amenity space that is designed for passive use is proposed in the southeast corner of the subject site.
- A public amenity space is proposed to be provided in a prominent location at the front of the subject site along Garry Street around a large conifer tree that is to be retained as part of the development proposal. Note: a right-of-way for public-right-of passage over the area of the public amenity space along Garry Street is required to be registered on title prior to rezoning.

When combined, the area of the two (2) outdoor amenity spaces exceeds the minimum area guideline for townhouse projects in the OCP. Opportunities to enhance the design of the public

amenity space along Garry Street for public access will be explored as part of the Development Permit Application review process.

The applicant has identified that the subject site is located approximately 400 m southeast of Lord Byng School Neighbourhood Park, and approximately 100 m north of Steveston Community Park, which provide abundant opportunities for children to play within the immediate surrounding area. On this basis, the outdoor amenity space has been designed as an area for residents' passive use, rather than to facilitate children's play.

Public Art

The Public Art Program Policy does not apply to residential development projects containing less than 10 units.

Flood Protection

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. The proposed preliminary drawings reviewed as part of the rezoning application process comply with the bylaw by achieving the required minimum Flood Construction Level through a combination of raised lot grading and elevation of the minimum habitable floor level. In accordance with the City's Flood Management Strategy, the applicant is required to register a Flood Indemnity Covenant on Title prior to final adoption of the rezoning bylaw.

Public Input

Background

Staff received no public correspondence about the development in response to the placement of the rezoning sign on the property.

Following the mail-out of the Notice for the March 17, 2014 Public Hearing, staff received a large amount of correspondence from neighbourhood residents about the proposal i.e., 7 letters expressing concerns with the proposal, a petition in opposition to the proposal signed by 70 people, and 2 letters expressing support for the proposal (Attachment 2). As a result, the applicant requested that consideration of the development proposal at a Public Hearing be deferred so that he could consult with residents to better understand their concerns and to explore options for addressing those concerns. The application was not considered at the March 17, 2014 Public Hearing.

Public Information Meetings

The applicant held a public information meeting on April 2, 2014, at the Steveston Community Centre. Approximately 30 neighbourhood residents attended the meeting. The two main concerns raised meeting were: the proposed vehicle access on Yoshida Court, and the potential increase in on-street parking generated by the townhouse proposal. A summary report of the meeting has been prepared by the applicant and is included in Attachment 7, along with copies of the sign-in sheets.

In response to the concerns raised by neighbourhood residents, the applicant worked with staff to produce a revised proposal that relocates the proposed vehicle access from Yoshida Court to

Garry Street (Attachment 3). The City's Transportation Division staff have reviewed the applicant's revised proposal and support it on the basis that the potential increased in traffic from this small development proposal is considered to be minimal and the proposed on-site parking complies with the parking regulations in Richmond Zoning Bylaw 8500.

Due to potential adjacency concerns anticipated by relocating the vehicle access from Yoshida Court to Garry Street, the applicant discussed the revised proposal with the resident of the neighbouring property to the east at 4180 Garry Street. The resident at 4180 Garry Street has submitted a letter in support of the applicant's proposal (Attachment 8).

The applicant held a second public information meeting on May 6, 2014, at the Steveston Community Centre. Approximately 15 neighbourhood residents attended the meeting, many of whom were at the first public information meeting on April 2, 2014. Some of the residents were pleased with the revised proposal, while some of the residents remained concerned about the proposed change in land use, the number of units, tree removal, and potential impacts to on-street parking in the neighbourhood. A summary report of the meeting has been prepared by the applicant and is included in Attachment 9, along with copies of the sign-in sheets.

Since the public information meeting held by the applicant on May 6th, staff received correspondence from the residents at 11777 Yoshida Court, expressing support for the revised proposal (Attachment 10).

Staff Comments

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which assesses a total of 17 trees on-site or in close proximity to the subject site. There are eight (8) bylaw-sized trees on the subject site, one (1) group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court, and seven (7) bylaw-sized trees and one (1) hedge on City-owned property in the Yoshida Court boulevard along the west property line of the subject site. The Arborist's Report identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the recommendations to:

- Protect the group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court (tag # 17).
- Remove all bylaw-sized trees from the subject site. Specifically:
 - One (1) Plum tree, located 1.0 m below the existing sidewalk elevation due to significant impacts associated with proposed lot grading and construction on-site (tag # 1).
 - Four (4) Pine and Fir trees, due to poor condition from previous topping and pruning for power line clearance, and due to their location 0.6 m below the existing sidewalk elevation (tagged # 3, 4, 5, 6).
 - Three (3) fruit trees due to poor condition and structure defects such as basal cavities, fungal conks, blight, and canker (tagged # 14, 15, and 16).

The City's Parks Department staff has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the recommendations to:

- Protect the Fir tree on City-owned property in the boulevard on Garry Street due to its good condition and location, which is not in conflict with the proposed development (tag # 2).
- Remove six (6) Cherry trees and the Cedar hedge on City-owned property in the boulevard along Yoshida Court due to their current condition and structure, the potential impact to the trees from the removal of the Cedar hedge and the required pedestrian improvements along Yoshida Court (tagged # 7, 8, 9, 10, 11, 12, 13).

The final tree retention and removal plan is shown in Attachment 11.

As part of the proposal to locate a public amenity space along Garry Street next to the Tree Protection Zone of the Fir tree on City-owned property (tag # 2), a right-of-way for public-right-of passage over the area on-site is required to be registered on title prior to rezoning. Proposed frontage works along Garry Street are to be designed and constructed to ensure protection of the Fir tree (tag # 2).

To ensure protection of the Fir tree on City-owned property in the boulevard on Garry Street (tag # 2) and the group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court (tag # 17), the applicant must submit the following items prior to rezoning approval:

- Submit a contract with a Certified Arborist for supervision of all works proposed in close proximity to Tree Protection Zones. The contract must include the scope of work to be done, as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submit a survival security in the amount of \$8,200 for the Fir tree (tag # 2), as determined by the City's Parks Department staff. The City will release 90% of the security after construction and landscaping on the future lots is completed, an impact assessment report is submitted by the project arborist, and a landscape inspection is approved. The remaining 10% of the security will be released one year later, subject to submission of an impact assessment report by the project arborist and subsequent inspection, to ensure the tree has survived.

Tree protection fencing must be installed to City standard around the Fir tree (tag # 2) and the group of trees at 11720 Yoshida Court (tag # 17), in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on-site is completed.

Based on the 2:1 replacement ratio in the Official Community Plan (OCP), 16 replacement trees are required to be planted and maintained on-site. The preliminary Landscape Plan proposes a variety of ground cover, perennial and shrub species, as well as 10 Maple trees on-site (minimum 6 cm calliper) to compensate for the trees removed from the site. To compensate for the balance of required replacement trees not planted, the City will accept a contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund prior to rezoning approval for tree

planting elsewhere in the City. At the Development Permit stage, the final Landscape Plan for the proposed landscaping and replacement trees on-site must be enhanced to include a variety of tree species, and a Letter of Credit is required prior to Permit issuance, based on 100% of the cost estimate provided by the Landscape Architect (including hard and soft landscape costs, fencing, and installation).

With respect to the removal of the Cherry trees on City-owned property in the boulevard along Yoshida Court, the City's Parks Department staff has advised that up to six (6) replacement Cherry trees may be accommodated in the improved boulevard along Yoshida Court. The final number, size, and type of replacement Cherry trees to be planted and maintained in the improved boulevard will be determined as part of the Servicing Agreement for the design and construction of required frontage improvements.

Sustainability Features

The applicant has committed to achieving an EnerGuide rating of 82 for the proposed townhouse development and to pre-ducting all units for solar hot water heating. The details of construction requirements needed to meet these commitments will be resolved as part of the Development Permit Application review process.

Access, Circulation & Parking

Vehicle access to the subject site is proposed from Garry Street accessing a drive-aisle along the east property line of the subject site. The drive-aisle then turns west to permit access to the garages to the proposed units to the north and south of the drive-aisle (Attachment 3).

Multiple locations along both Garry Street and Yoshida Court are proposed for pedestrians to access the site and for on-site pedestrian circulation. Pedestrian access to main unit entries for the two-unit building fronting Garry Street is proposed at the north-east corner of the site from Garry Street and at the north-west corner of the site from Yoshida Court. Pedestrian access to the main entries for the triplex units is proposed along the south of the site from a pathway off Yoshida Court.

Consistent with the Zoning Bylaw, 10 resident vehicle parking spaces are proposed within the garages of each unit (2 spaces per unit). Eight (8) resident vehicle parking spaces are proposed in a side-by-side arrangement, and two (2) resident vehicle parking spaces are proposed in a tandem arrangement within the middle unit of the triplex building (20% of required parking spaces). The ratio of tandem parking spaces proposed is well below the maximum amount permitted in Richmond Zoning Bylaw 8500 (i.e., 50% of required parking spaces). A restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title prior to rezoning approval.

Consistent with the Zoning Bylaw, one (1) visitor parking space is proposed in the east side yard of the site, south of the internal drive-aisle.

Consistent with the Zoning Bylaw, 10 resident bicycle parking spaces (Class 1) are proposed, with space for two (2) bicycles in the garages of each unit, and a bicycle rack for one (1) visitor bicycle parking space (Class 2) is proposed along the east side of the two-unit building, near the vehicle access point at Garry Street.

The City's OCP requires that a minimum of 20% of on-site parking spaces be provided with a 120V receptacle for electric vehicle charging equipment, and that an additional 25% of parking spaces be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring). The applicant proposes a 120V receptacle for electric vehicle charging equipment within the garage of each unit; for a total of five (5) receptacles on-site (50% of on-site resident parking spaces), exceeding the minimum guidelines in the OCP.

Garbage/Recycling Service & Variance Request

As part of the initial review of this rezoning application, staff in the City's Environmental Programs Division identified that the proposed development would be serviced with on-site door-to-door garbage and recycling collection.

With the revised site plan, garbage and recycling collection will no longer be door-to-door, and staff have identified that a common enclosure on-site to store two (2) garbage carts, four (4) recycling carts, and one (1) organics cart is required.

The applicant requests a variance to Richmond Zoning Bylaw 8500 to permit an enclosure to be located at the west end of the internal drive-aisle, within the setback to Yoshida Court, to enable garbage and recycling collection on-street on Yoshida Court. Staff is supportive of the applicant's variance request on the following basis:

- the revised site plan that has been developed in response to one of the neighbourhood residents' main concerns about the initial vehicle access off Yoshida Court triggers a change to how garbage and recycling will be collected on-site and triggers the requirement for a common garbage and recycling enclosure on-site.
- the enclosure is proposed to be screened with a trellis and canopy structure. Opportunities to enhance the Landscape Plan to further screen the structure with plant material will be explored as part of the Development Permit Application review process.
- similar requests have been supported on other sites on a case-by-case basis.

Site Servicing, & Off-Site Improvements

As part of the review of this rezoning application, staff in the City's Engineering and Transportation Divisions have identified the following service and transportation infrastructure requirements:

- The proposed development is to connect to the existing storm sewer along Garry Street and the existing tie-in point is to be utilized. If, however, the applicant proposes to connect to the existing storm sewer along Yoshida Court, then the existing storm sewer must be upgraded by the developer to 600 mm (minimum) from the existing manhole located approximately 8.0 m south of the south property line of the subject site (STMH3982) to the existing manhole on Garry Street (STMH3983).
- A shared sanitary sewer connection is not permitted for a single-family and multi-family development. Alterations are required to the existing sanitary sewer inspection chamber,

connection and lead at 4180 Garry Street. A 600 mm inspection chamber is required for the proposed development. Additional rights-of-way will be required on the subject site to accommodate the alterations and the 600 mm inspection chamber.

- The developer must submit fire flow calculations signed and sealed by a professional engineer at future Building Permit stage to confirm that there is adequate available water flow to service the site; if the site cannot be serviced using the existing infrastructure, upgrades will be required;
- There is an existing asbestos cement watermain along Garry Street and Yoshida Court. If the watermain is damaged and/or impacted during construction of frontage improvements, then repair and/or replacement will be required at the developer's cost.
- Prior to rezoning approval, the applicant will be required to enter into a Servicing Agreement for the design and construction of frontage improvements. This is to include (but is not limited to):
 - The removal of the existing driveway crossing and letdown on Garry Street and construction of a new wider driveway crossing and letdown to current City standard.
 - Design and construction of the frontage works within and next to the area of the right-of-way for public-right-of-passage along Garry Street to include seating, landscaping, and to ensure protection of the Fir tree (tag # 2) on City-owned property.
 - The removal of the existing substandard 1.2 m wide sidewalk located behind the curb on Yoshida Court and replacement with a new 1.5 m wide sidewalk at the property line, with the remaining boulevard area to the existing curb treated with grass.
 - The transition of the new sidewalk to the existing sidewalks located north and south of the subject site.
 - Street tree replacement planting within the grass boulevard along both frontages, as determined by the City's Parks Department through the Servicing Agreement design review process.
 - Potential relocation of existing infrastructure to accommodate frontage improvements (e.g. street lighting, fire hydrant).

Note: The Servicing Agreement design is to include the required water, storm, and sanitary sewer service connections for the proposed development.

Analysis

As mentioned previously, this development proposal is consistent with the land use designation and policies contained within the Steveston Area Plan. The preliminary design of the buildings is consistent with the Development Permit guidelines for townhouses contained in the OCP, and provides consideration of and integration with the existing surrounding context despite the constraints posed by the small site size and lot grading requirements. Specifically:

- The proposed land use provides for a mix of housing types within the neighbourhood.

- The development provides for boulevard and sidewalk improvements along Yoshida Court, which enables a more pleasant and safe pedestrian experience to and from nearby schools and parks through this neighbourhood.
- The small building clusters and preliminary building design relates to the existing single-family residential character in Steveston.
- The proposal provides a strong street presence by orienting the duplex building towards Garry Street, and the preliminary building design reinforces a human scale through individual ground-oriented unit entries with covered porches on Garry Street.
- The proposed site plan and orientation of windows maximizes sunlight to rear yards, exterior side yards, and decks.
- The proposed surface parking space is located away from exposed yards and to the rear of the site.
- The proposed building scale and form is compatible with the surrounding development as the small buildings present themselves as 2 ½ storeys on exposed sides.

A more detailed review and analysis to determine bylaw compliance and consistency with design guidelines in the OCP will be undertaken as part of the Development Permit application.

Proposed Amendments to the “Town Housing (ZT35) - Garry Street (Steveston)” Zone

To accommodate the proposed development on a residual corner lot, the applicant has requested amendments to the “Town Housing (ZT35) - Garry Street (Steveston)” zone to revise the minimum lot area and to introduce a building setback to Yoshida Court.

Specifically, the following amendments to the zone are proposed:

- The minimum lot area of 1,560 m² will be amended to 1,015 m² to reflect the size of the subject site.
- A minimum setback to Yoshida Court of 2.0 m will be introduced. The proposed setback is acceptable on the basis that:
 - The existing road allowance of 14 m provides a suitable buffer to the adjacent single-detached dwelling on the west side of Yoshida Court.
 - The revised site plan requires a smaller setback to Yoshida Court to accommodate the vehicle access to and from Garry Street, in response to neighbourhood residents’ concerns with the previously proposed vehicle access to and from Yoshida Court.

Design Review and Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP and the Steveston Area Plan, and with the existing neighbourhood context. The Rezoning Considerations contained in Attachment 10 will not be considered satisfied until a Development Permit application is processed to a satisfactory level. Further refinements to site planning, landscape planning, and architectural character will be made as part of the Development Permit Application review process. The following issues will be further examined:

- A detailed review of compliance with zoning, building, and fire regulations.

- Opportunities to enhance the design of the public amenity space along Garry Street for public access.
- Opportunities to enhance on-site permeability through the use of additional porous surface materials.
- Opportunities to minimize differences in grade elevations between the public sidewalk and the main living area.
- A detailed review of architectural form and character, landscape design, and the design of architectural elevations, including opportunities for further refinements to exterior cladding materials, window openings, and facade articulation.
- Construction requirements needed to meet the commitment to achieving an EnerGuide rating of 82 and pre-ducting for solar hot water heating.
- Opportunities for accessibility and aging-in-place features to be incorporated into unit design.
- The applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

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

Financial Impact

None.

Conclusion

This infill development proposal is for a five (5) unit townhouse complex at the southeast corner of Garry Street and Yoshida Court in the Steveston Planning Area. The proposal complies with applicable policies and land use designations contained within the OCP, and continues the pattern of infill development already established at the west end of this block of Garry Street.

Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context. Further design review will be undertaken as part of the Development Permit application review process to ensure a high quality project that is consistent with the guidelines in the OCP and with the existing neighbourhood context.

The list of Rezoning Considerations is included as Attachment 12, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, be given second reading as amended, and that it be referred to the Monday, June 16, 2014 Public Hearing.

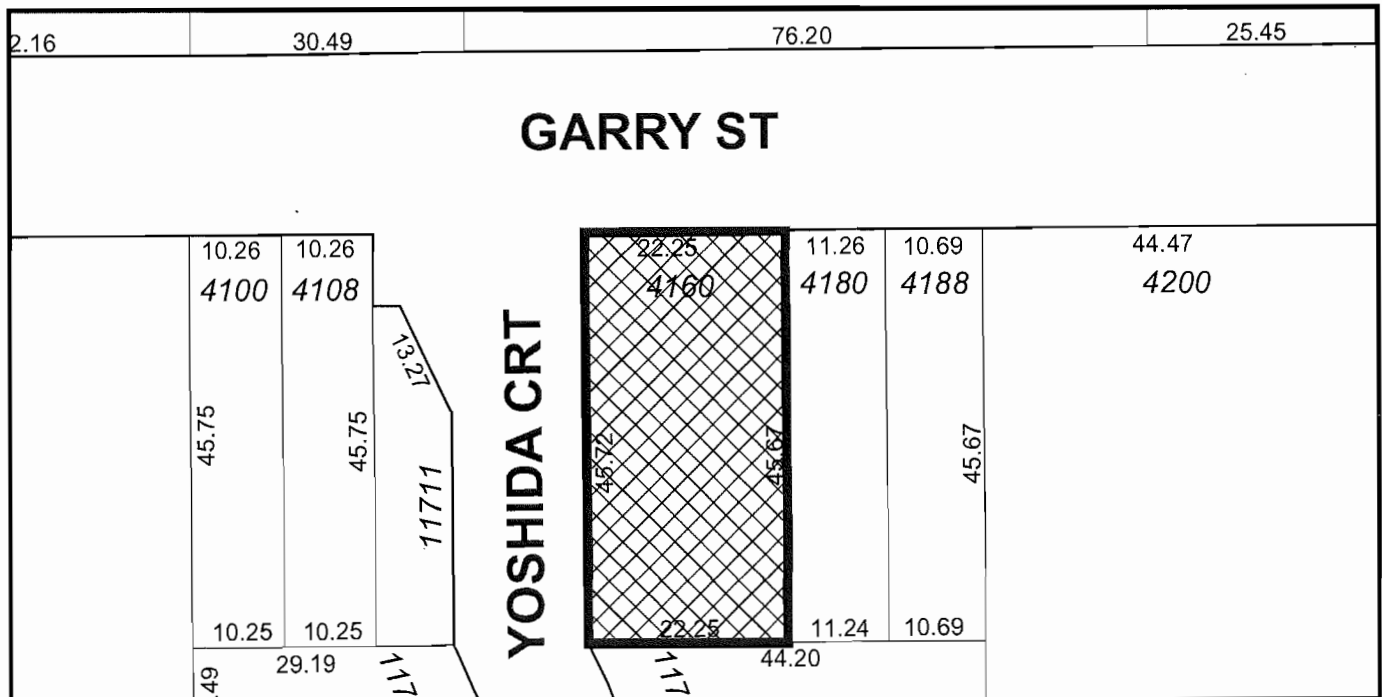


Cynthia Lussier
Planning Technician
(604-276-4108)

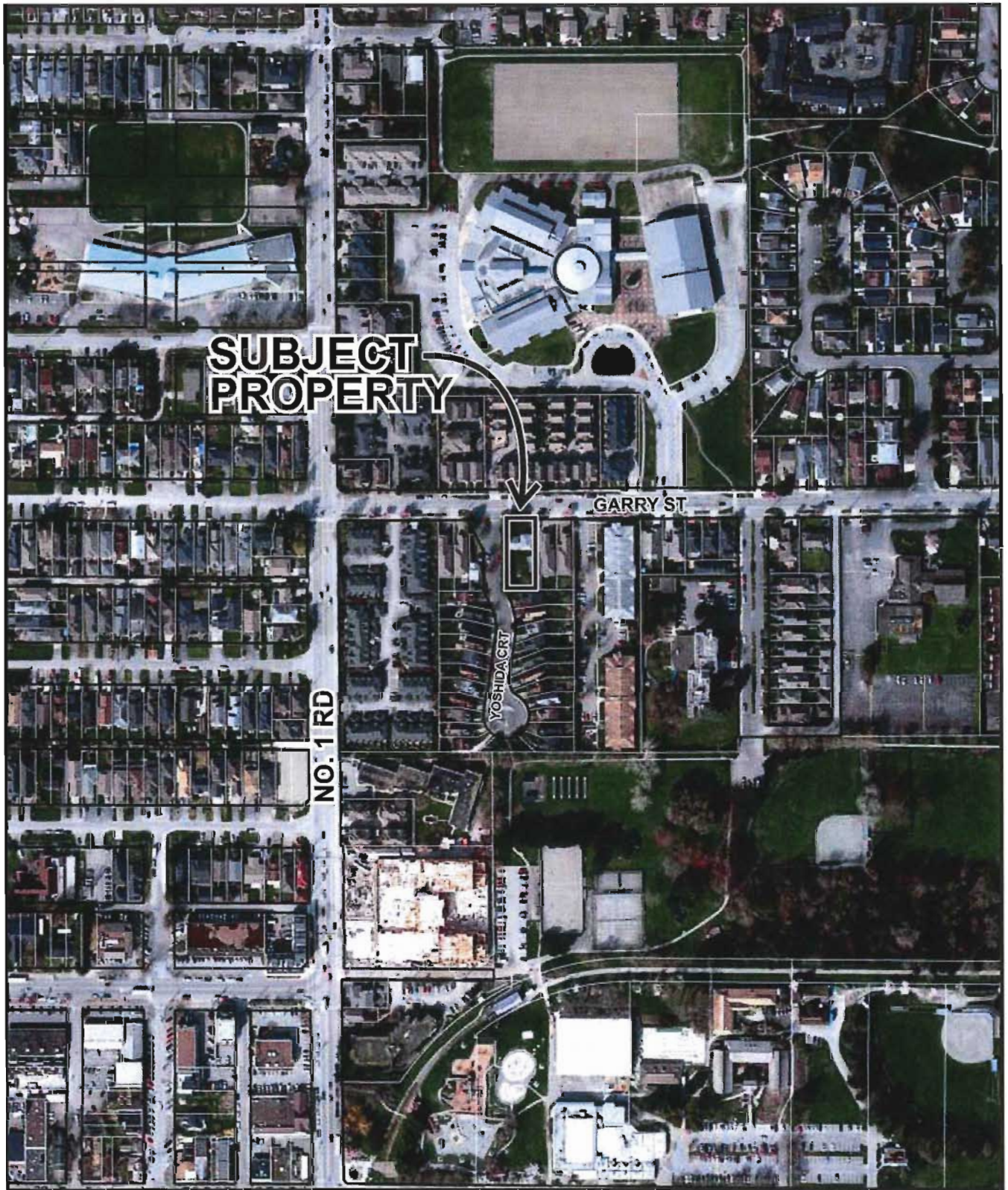
Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Correspondence Received from the Public
- Attachment 3 : Conceptual Development & Landscape Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Steveston Area Plan Land Use Map
- Attachment 6: Lot Size Policy 5471
- Attachment 7: Applicant's Summary Report – Public Information Meeting, April 2, 2014
- Attachment 8: Correspondence from resident at 4180 Garry Street
- Attachment 9: Applicant's Summary Report – Public Information Meeting, May 6, 2014
- Attachment 10: Correspondence from residents at 11777 Yoshida Court
- Attachment 11: Tree Retention Plan
- Attachment 12: Rezoning Considerations Concurrence

PROPOSED REZONING



PLN - 124



RZ 13-641596

Original Date: 08/15/13

Amended Date:

Note: Dimensions are in METRES

Mayor and Councillors

To Public Hearing	
Date:	MARCH 17 2014
Item #	3
Re:	Bylaw 9108

From: Webgraphics
Sent: Wednesday, 05 March 2014 17:22
To: Mayor and Councillors
Subject: Send a Submission Online (response #778)

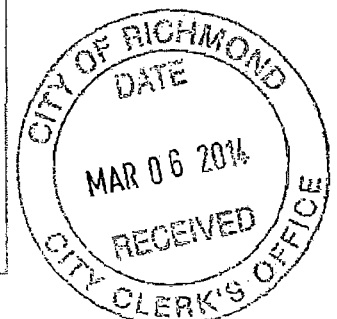
Categories: 12-8060-20-9108 - RZ 13-641596 - 4160 Garry St.

Send a Submission Online (response #778)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/5/2014 5:21:41 PM

Survey Response

Your Name	Wing Kan Leung
Your Address	#12-4051 garry street
Subject Property Address OR Bylaw Number	4160 Garry street , Bylaw 9108 (RZ 13-641596)
Comments	<p>Dear Sir/Madam, I writing regard of the Bylaw 9108(RZ13-641596).We are living on Garry street about 20 years see so much changes of Garry street, from most single lots family houses into multi-houses... We have the Mcmath Secondary School, Seior housing units, The Japanese Temple on Garry street, which younger and old neighbours getting in and out of Garry street. And we also have a couples big Townhouses complex which make Garry street traffics very heavy. I am personal very concern the rezoning might affect people who not only living on Garry Street but also other people diving in and out of the road. Parking on Garry street now also a major cercern for me. I wonder the developer have to built a 5 units townhouse complex on the corner of Garry & Yoshida, might causing people incovenience of their daily lives. All ast , I personally think Garry street development is pretty saturated, and don't need any more major development activities. Best</p>



	Regards,
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MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 11 March 2014 10:25
To: MayorandCouncillors
Subject: Send a Submission Online (response #780)

To Public Hearing
Date: <u>March 17 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>

Send a Submission Online (response #780)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/11/2014 10:24:31 AM

Survey Response

Your Name	Linda Gray
Your Address	28-4080 Garry St.
Subject Property Address OR Bylaw Number	4160 Garry St.
Comments	when does the rezoning stop!! I live on Garry St. and during the school months the traffic and garbage from the kids is ridiculous. Now you want more people crammed into a small area? There is not enough room for more housing in this area.



To Public Hearing
Date: <u>March 17, 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>
<u>RZ 13-641596</u>

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

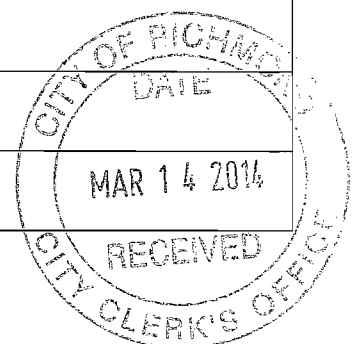
We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

1. Increase density, congestion, traffic volume, speed, noise levels;
2. Decrease pedestrian safety;
3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
STEVE OLENICK	<i>Steve Olenick</i>	4880 GARRY ST



To Public Hearing
 Date: March 17, 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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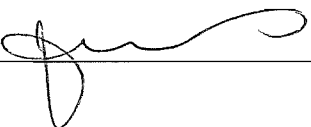
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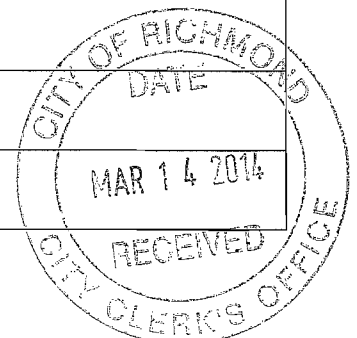
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Thank you for your consideration.

Name	Signature	Address
JUNE STEVENS		11784 YOSHIDA CT.



To Public Hearing	
Date:	March 17, 2014
Item #	3
Re:	Bylaw 9108
	RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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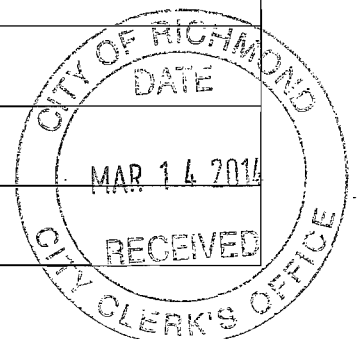
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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
April Kendall	April Kendall	#1, 4771 Garry St, Rmd, BC



To Public Hearing	
Date:	March 17, 2014
Item #	3
Re:	Bylaw 9108
	RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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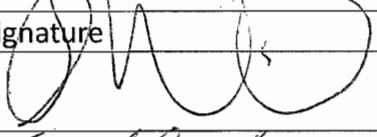

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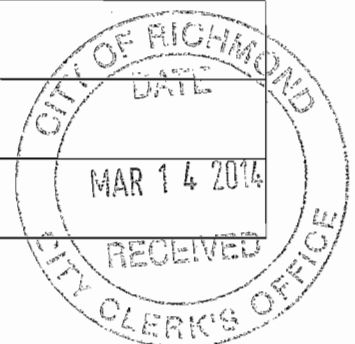
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Thank you for your consideration.

Name	Signature	Address
SYROZE EVANS		#8-4111 GARRY ST RICHMOND
TIM EVANS		- " -



To Public Hearing
Date: March 17, 2014
Item # 3
Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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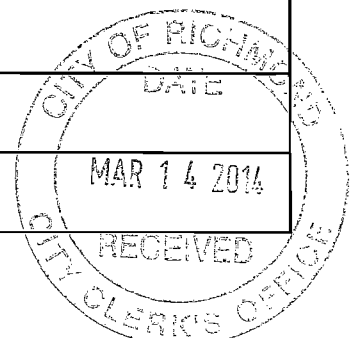
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- ✓ 2. Decrease pedestrian safety;
- ✓ 3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
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Thank you for your consideration.

Name	Signature	Address
CHRIS WILLIAMS	C.A. Williams	11777 Yoshida Crt.
DEREK WILLIAMS	D. Williams	11777 YOSHIDA CRT



To Public Hearing
Date: March 17, 2014
Item # 3
Re: Bylaw 9108
RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

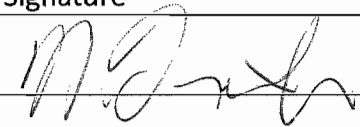
We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

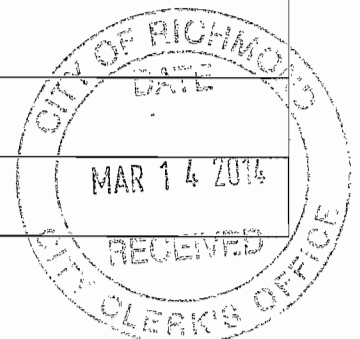
We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

1. Increase density, congestion, traffic volume, speed, noise levels;
2. Decrease pedestrian safety;
3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
B. N. FREITZ		11753 Yoshida Ct



To Public Hearing	
Date:	March 17, 2014
Item #	3
Re:	Bylaw 9108
	RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

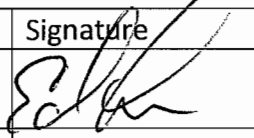
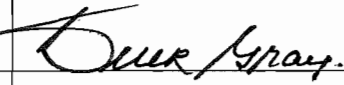
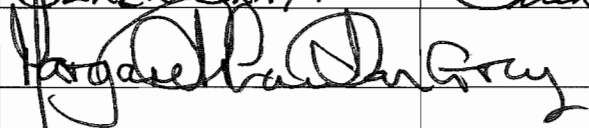
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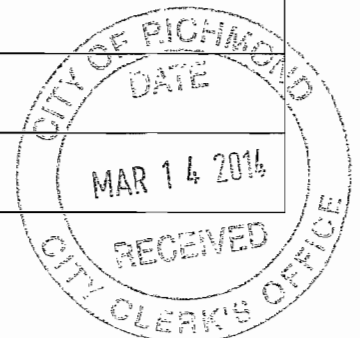
We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

1. Increase density, congestion, traffic volume, speed, noise levels;
2. Decrease pedestrian safety;
3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Ed Lee		11780 Ferntman Place
DEREK GRAY.		11744 Yoshida Court
		11744 YOSHIDA CT



To Public Hearing
Date: <u>March 17, 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>
<u>RZ 13-641596</u>

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

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4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
ELIZABETH NEWCOMB	<i>Elizabeth L. Newcomb</i>	11746 Yoshida Ct.



To Public Hearing
Date: <u>March 17, 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>
<u>RZ 13-641596</u>

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

1. Increase density, congestion, traffic volume, speed, noise levels;
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3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
<i>William McEwen</i>	<i>William McEwen</i>	<i>11751 Yoshida Court</i>
<i>Ann McCormick</i>	<i>Ann McCormick</i>	<i>11751 Yoshida Court</i>



To Public Hearing	
Date:	MARCH 17 2014
Item #	3
Re:	Bylaw 9108
	RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

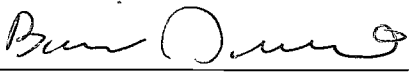
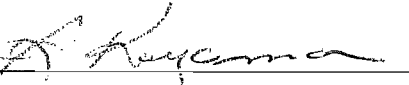
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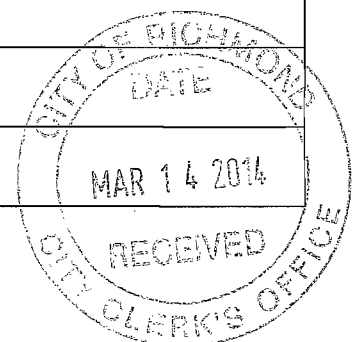
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3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
BONNIE SMITH		11717 YOSHIDA CRT
ROY KOYAMA		11717 YOSHIDA CRT



To Public Hearing	
Date:	MAR 17 2014
Item #	3
Re:	Bylaw 9108
	RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

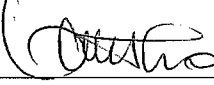
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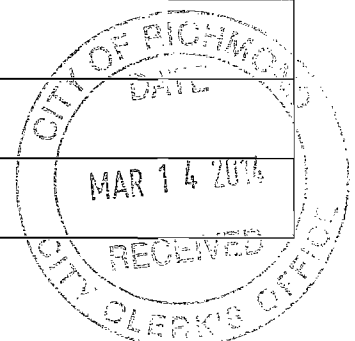
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5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
KEN HO		4291 GARRY ST., RICHMOND BC V7G2T9



To Public Hearing	
Date:	MAR 17 2014
Item #	3
Re:	Bylaw 9108
RZ 13-641596 RZ B-841596	

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596) RZ B-841596

Dear Council Planning Committee,



We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

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4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Helen Guo		11757 Yoshida Crt.
Jeffrey Qian		11757 Yoshida Crt



To Public Hearing	
Date:	MAR 17 2014
Item #	3
BYLAW 9108	
RZ 13-641596	

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

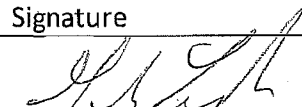
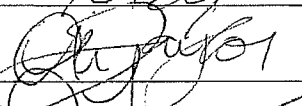
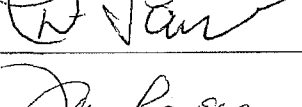
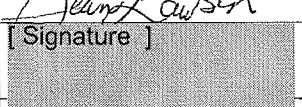
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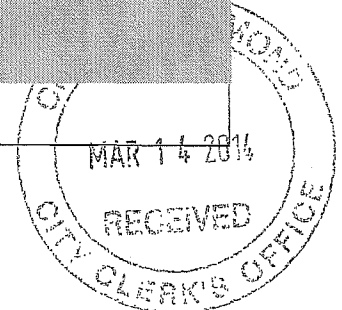
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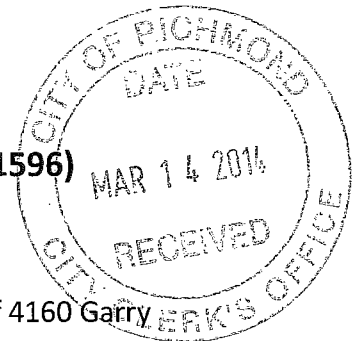
Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
GORDON TAYLOR		11773 Yoshida CRT.
Ali Taylor		11773 Yoshida Court
DONNA TAYLOR		11773 Yoshida Court
SEAN LAWSON		11771 YOSHIDA COURT
[Name]	[Signature]	[Address]



To Public Hearing
 Date: Mar. 17 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

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5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
JENNIFER ISOBE	<i>Jm Isobe</i>	11160 CARAVEZ COURT
Lisa Banks	<i>Lisa Banks</i>	3520 Solway Dr.
Angela Bouman	<i>Angela Bouman</i>	31-3031 Williams Rd Richmond
Carlie Welters	<i>Carlie Welters</i>	4371 Windjammer Dr. Richmond
Jasmine Bhathena	<i>J Bhathena</i>	11680 Plover Dr Richmond B.C.
Ampellia Schuss	<i>A Schuss</i>	#5-4111 Garry St.

To Public Hearing	
Date:	Mar. 17 2014
Item #	3
Re:	Bylaw 9108
	RZ 13-641596

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,


We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

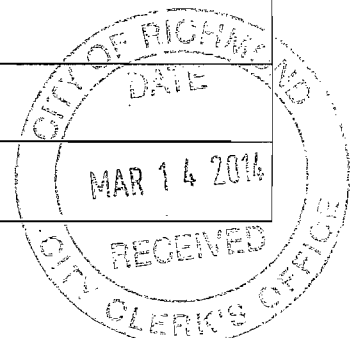
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5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
KAREN ZUTRAUEN		11760 Yoshida Court



To Public Hearing	
Date:	MMW 17 2014
Item #	3
Re:	B/LW 9108
RZ 13-641596 RZ 13-641596	

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

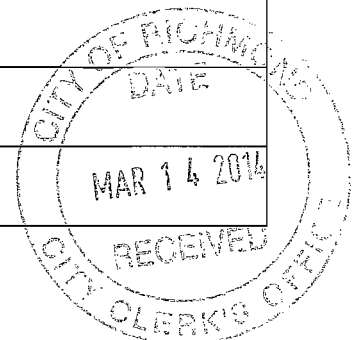
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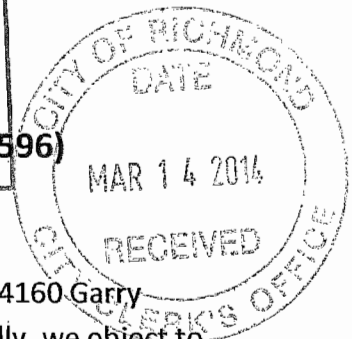
Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
HELINA CLEMENT	Helina Clement	11733 YOSHIDA CRT
Stephanie Freiter	Stephanie Freiter	11753 Yoshida Court



To Public Hearing
 Date: Mar 17 2014
 Item # 3
 Re: Bylaw 9108
RZ 13-641596



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

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2. Decrease pedestrian safety;
3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Our children play in the cul de sac and the additional traffic will be very unsafe.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Barb Bunting		11726 Yoshida Ct.
Eileen Robinson		280 First Street Sherwood Park, AB
PHIL BUNTING		11726 YOSHIDA COURT
RAYMOND DULLEY		4439 GARRY STREET
Dave Adams		8591 Denwest Dr

T8A
281

To Public Hearing
 Date: MW 17 2014
 Item # 3
 Re: Bylaw 9108

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596) RZ 13-0445916

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

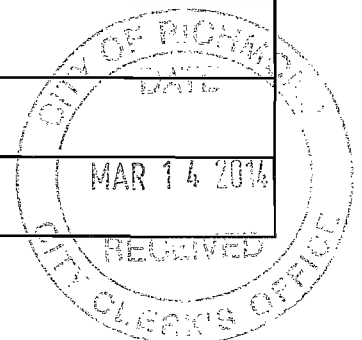
1. ✓ Increase density, congestion, traffic volume, speed, noise levels;
2. ✓ Decrease pedestrian safety;
3. ✓ Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. ✓ Negatively impact the charm and unique character of Yoshida Court.

We love Yoshida Court. It is one of the prettiest neighbourhoods in Richmond!

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Sue Roberts	Sue Roberts	4226 Garry St



To Public Hearing	
Date:	MW. 17 2014
Item #	3
Re:	Bylaw 9108

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596) RZ 13-641596

Dear Council Planning Committee,

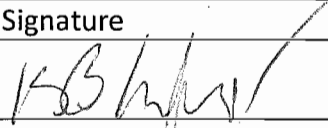
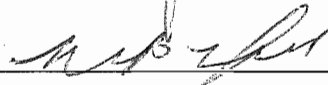
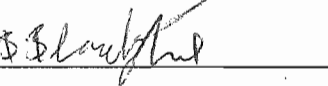
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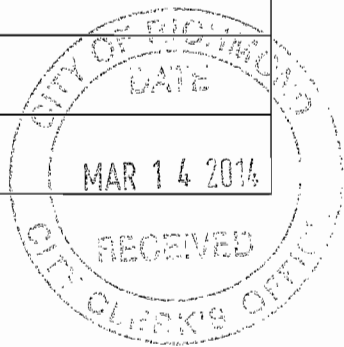
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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Kathy Blackford		11740 Yoshida
D BLACKFORD		11
Britt Blackford		11740 Yoshida Ct



To Public Hearing	
Date:	Mar 17 2014
Item #	3
Re:	Bylaw 9108
RZ 13-641596 RZ 13-641596	

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

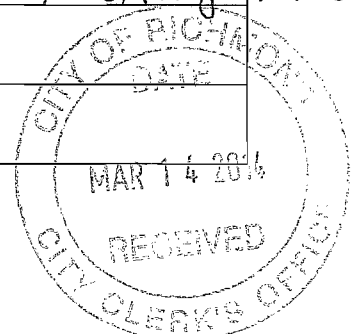
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4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
JEAN LAWSON	Jean Lawson	11771 YOSHIDA CT
		RICHMOND B.C.
		V7E 5C5
Medwin Villorica	Medwin Villorica	7878 Westminster Hwy V6X 4A2



To Public Hearing	
Date:	MAR 17 2014
Item #	3
Re:	B/LAW 9108
	E2 13-641596

Dear council and planning committee,

It was brought to the attention of the home owners of Yoshida Court that the city is planning a crushing zoning change without the consent of the people who call this street their home.

Yoshida court is a residential street, a small Cul-De-Sac of single dwelling family homes that each have a small driveway to accommodate one car. Since some families have two cars often a second vehicle is parked on the street in front of their home. Additionally, there are four guest spots at the end of the street that are frequently used during the day and evening by visitors to the adjacent park and hockey rink.

Following the development of town houses on Garry street, which, incidentally, also have only one parking spot per unit, there are even more people seeking parking on our street. These extra cars, coupled with the increase in pedestrian traffic from the nearby high school and town homes has already filled Yoshida Court above capacity.

Rezoning the property on Garry street and allowing an exit on to Yoshida court, is not only poor planning, it is hazardous to the young children who play on this road on a daily basis. You have to agree that it is very dangerous to allow even more cars into this very confined space.

The city and planning department seem to forget that they do not own these streets, but manage them on our behalf. We pay hundreds and thousands of dollars in property taxes for this management.

We, the residents of Yoshida court, are hereby telling the city of Richmond that under no circumstances do we want the homes that we have lived in for years, ruined by the cities lack of planning in our community.

Regards,


Jean Lawson

11771 Yoshida court

Richmond B.C. V7E 5C5



MayorandCouncillors

From: Webgraphics
Sent: Sunday, 16 March 2014 3:17 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #781)
Categories: 12-8060-20-9108 - RZ 13-641596 - 4160 Garry St.

To Public Hearing
Date: <u>March 17, 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u> <u>4160 Garry Street</u>

Send a Submission Online (response #781)

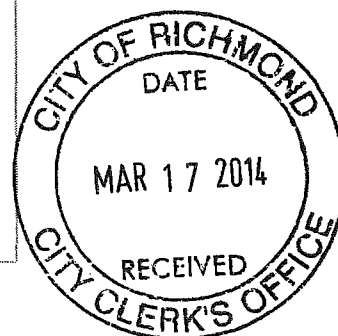
Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/16/2014 3:16:40 PM

Survey Response

Your Name	Richard Hunter & Iris Paradela-Hunter
Your Address	11720 Yoshida Court, Richmond, BC
Subject Property Address OR Bylaw Number	4160 Garry St.
Comments	<p>As our house is immediately to the south of 4160 Garry St., we want to give our thoughts on the proposed development. In spite of the necessary disruption during the construction, we welcome the redevelopment of this lot. The property has been getting more and more rundown over the past several years and has become an eyesore. We will also be happy to see the hedge along the west side removed, as it's very overgrown and is being used as a garbage dump. Because increased density means less suburban sprawl, we are in favour of townhouses being built on the site. These should also be a little more affordable, helping to create a community of broader socioeconomic background. (We've been a little concerned about the gentrification of Steveston.) Our preference would have been for the driveway to exit onto Garry St., but this is not a major issue for us. The parking to be provided on site appears to be adequate; we don't foresee a problem here either. If we were to</p>

PLN - 150



	live there, we'd like some fruit trees rather than just ornamental trees, but that doesn't really concern us. In short, we support the project.
--	---

Mayor and Councillors

From: Webgraphics
Sent: Monday, 17 March 2014 11:54 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #782)
Categories: 12-8060-20-9108 - RZ 13-641596 - 4160 Garry St.

To Public Hearing
Date: March 17/14
Item # 3
Re: Bylaw 9108
4160 Garry Street

Send a Submission Online (response #782)

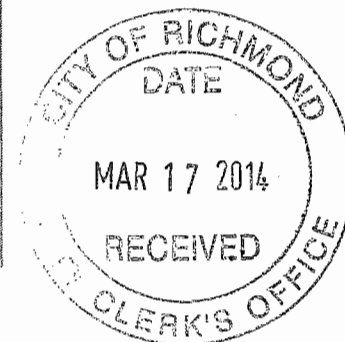
Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/17/2014 11:53:48 AM

Survey Response

Your Name	Doug Shearer
Your Address	2-4111 Garry Street V7E 2T9 (dshearer4111@gmail.com)
Subject Property Address OR Bylaw Number	4160 Garry Street (RZ 13-641596)
Comments	<p>I want to speak in favour of this development as currently proposed. I support it for the following reasons: 1. Density: I think that increased density that conforms to existing neighbourhood form and character is a good thing for Garry Street, Yoshida Crescent and Steveston generally. Higher density means more efficient use of utilities and resources, better services, and generally more neighbourhood vitality. 2. Housing variety: These units are comparatively smaller than the typical single family houses along Garry Street. Hence they will be more affordable to young families/empty nesters than larger, single family developer houses. To preserve the diverse, all-age-friendly character of the street, I believe we need this kind of housing diversity. 3. Street character: The townhouse form, scale and character proposed in this development is, in my view, pedestrian friendly, privileges pedestrians over cars, and builds on the existing</p>

PLN - 152
1



form already in place across the street (in 4109, 4111 and 4211 Garry Street townhouse developments). The proposed townhouse units are of a similar scale to the homes on Yoshida Court. The alternatives-- a large, single family house or a split lot with two narrower single family houses, are less desirable. The split lot form is in my view especially poor, and creates a street front with a car-in, car-out "garage-houses", with no pedestrian street presence. My on-street interaction with the residents of the two narrow houses to the east of 4160 Garry has been virtually nil, and I attribute that in part to this garage-house typology. This is in contrast to the good street character of the north side of Garry and, for that matter, Yoshida Court. I would also add that I think that the proposed development's elevation facing west onto Yoshida is reasonable and a decent fit for the street. 4. Parking/traffic issues: I recognize residents of Yoshida Crescent have legitimate concerns about increased traffic and parking on Yoshida, which is already low on street parking due to the lack of curb space between single lot driveways. All I can say is that the strata council and many residents at 4111 Garry had the same concerns about the recent development to our east, 4211 Garry Street. That development has 8 units with 16 stalls, no visitor parking stall, and is accessed through our strata property. To our relief, the added traffic and parking demands have not been noticeable to us. Thank you.

Attention: City Clerk

This is in regard to the Public Hearing tonight, Monday March 17 2014.
It is my comments regarding the proposed development at 4160 Garry Street:

To Public Hearing
Date: <u>March 17, 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9108</u>
<u>4160 Garry Street</u>

I have read the Staff Report as well as the City of Richmond's "Steveston Area Plan".

The "Analysis" section of the Staff Report notes that the proposed development "has been designed to integrate with the existing surrounding context" and "provides a strong street presence through the placement of detached units with main unit entries fronting Garry Street". [p 8 PH-47]

However, the proposed development does not integrate with Yoshida Court, a quiet residential cul-de-sac of detached single-family homes that is noted for its charm and character:

- The proposed vehicle access point on Yoshida Court would significantly detract from and disrupt the street's character and its viability, both visually and with the sharp increase in traffic.
- The removal of the hedge that separates Yoshida Court from 4160 Garry Street would also have a negative visual impact: the proposed complex would become part of the Yoshida Court streetscape, with a mainly unobstructed view of the sides of the townhouses and the entrance road.

To align with the Steveston Area Plan for Neighbourhoods and Housing, and in particular Objectives 1 and 2 in section 3.1, it's important that the design of the new development integrates with its all aspects of its surrounding neighbourhood, including both Garry Street and Yoshida Court.

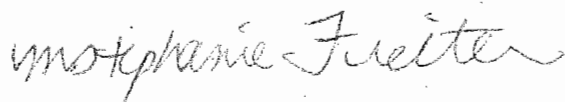
It should also be noted that although the land use designation for this part of Garry Street is 'Multiple-Family', this lot will not have adjacent multi-family developments any time soon:

- Immediately east of 4160 Garry are two detached single-family homes, built on a subdivided lot that was only slightly smaller than 4160's lot.
- Across Yoshida to the west are a Yoshida Court single-family home, and then two more detached single-family homes that were built on a subdivided lot.
- Then, west of these three houses, immediately adjacent to Number 1 Road, there is a townhouse complex

The proposed development plan is attempting to squeeze five homes onto what the "Project Description" section of the Staff Report calls a "small site size".

It would be more reasonable, and much better for the surrounding neighbourhood, to build the new homes with vehicle access from Garry Street: either a townhouse development with fewer homes or else two single-family homes like its neighbours.

Thank you.



Stephanie Freiter
11753 Yoshida Court, Richmond V7E 5C5

PLN - 154



Barb & Phil Bunting
11726 Yoshida Court
Richmond, BC
V7E 5C6

March 17, 2014

Attention: Director, City Clerk's Office

6911 No. 3 Road

Richmond, BC

V6Y 2C1

Re: Richmond Zoning Bylaw 850, Amendment Bylaw 9108 (RZ 13-641596)

We have been residents of Yoshida Court for seven years and have enjoyed raising our two young boys in this close knit neighbourhood community.

The rezoning and proposed development on the entrance to our lovey cul de sac will have an extremely negative impact on our home and community.

We recommend that the council does not approve the project on the basis that it does not meet all the requirements. We do not believe the City has contemplated the impact on our neighbourhood and the residents. They have not addressed the density, congestion, traffic, parking issues or the impact, if any on the property values. This project, in conjunction with all the development in Steveston in recent years, is going to affect the charm of the village in general and Yoshida Court in particular.

Yours sincerely,



Barb & Phil Bunting

PLN - 155



March 16, 2014

Dear Council Members,

My name is Kim Aspden and I reside at 11711 Yoshida Court with my husband, Geoff Bell, and two sons, Jack and Henry ages 3 and 6. I believe that we will be greatly affected by the higher density zoning that is proposed for 4160 Garry St. I am concerned not only with the higher density zoning but also with the vehicle access being moved to Yoshida from the existing Garry Street driveway. With five homes slated to be built, the increase in traffic and parking on our street will be negatively felt not only by us (being right across the street) but by all residents of Yoshida. I also feel there is a safety risk with the increase in cars that will affect two distinct groups of people who use our quiet street; first and foremost, the several young children who live and play on this street and, secondly, the hundreds of pedestrians who use our quiet street as a safer alternative to Number 1 Road to get to the village. This includes young families with children, teens from the high school and elderly folks.

On a more personal note, traffic entering Yoshida Court is already an issue, with many people using it as a place to U turn. Our house is positioned as such that we receive all of the noise and lights into our windows constantly. Having additional traffic and the new driveway across the street will undoubtedly continue to diminish the desire of this property and may decrease our property value.

We are asking council to consider placing the driveway for this new development on Garry Street which is already a busy street and where the effects will be fewer.

We thank you for your time and consideration regarding this matter.

Sincerely,

Kim Aspden and Geoff Bell





[Name and Address]

Richmond BC

Dear Council members,

Re: Rezoning of 4160 Garry Street, Steveston.

My husband and I live at [Address] with our two little boys, and we are not in support of the proposal to rezone the property at 4160 Garry Street from single detached housing to town housing. Specifically, we are opposed to the number of homes and the access being off [Address] rather than Garry Street.

The report by the City highlights that this project: meets minimum requirements; and is consistent with various policies and by-laws. However, the City report provides no discussion regarding the impact on the existing community or of alternate development options.

[Address] is a quiet cul-de-sac of tremendous charm. All the homes are small and quaint, as there is a Land Use Agreement in place which restricts building. While a lot of development has occurred around [Address] the character and look of this street has not changed in the past 30 years. Our community is a close one - we hold a block barbeque and a "weed-the-boulevard party" every summer. There are many young kids who live here and who play and ride their bikes on the street throughout the year. Our street also serves as a thoroughfare for pedestrians and cyclists for access to the park and Village.

We believe that the charm and intimacy of our street will be greatly impacted by the proposed rezoning. In particular, the proposed access which would necessitate the removal of many of the mature trees on the west side of the street. The addition of five homes, with ten cars, would undoubtedly lead to more traffic and congestion. As well, given that there is only one guest parking space proposed for these five homes, there would be increased parking on the street. Street parking is already an issue for us as many non-residents park along here.

In light of these concerns, we would like to propose two alternative options for your consideration.

Option 1 – subdivide the property into two lots for the development of two single detached homes with driveways off Garry Street. This option would be consistent with the recent development of other properties of similar size on Garry Street. This approach would have the least impact on the surrounding neighbourhood.

Option 2 – rezone for multi-family housing with access off Garry Street. While not completely addressing the traffic, congestion or parking issues, this option would lessen the impact on

[Address] It may also allow for the retention of the trees on the west side of [Address s] which are currently slated for removal.

We appreciate that this proposal is in line with a larger plan for the City and that accordingly, it meets the minimum requirements for approval. However, we respectfully suggest that the meeting the minimum is insufficient, where it will detract from a vibrancy of our neighbourhood. As such, we ask you to kindly consider our concerns in your decision.

We thank you for your consideration.

Kind Regards,

[Name]

Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

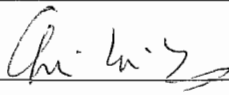
We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

1. Increase density, congestion, traffic volume, speed, noise levels;
2. Decrease pedestrian safety;
3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Fanny Chui		11831 Dunavon Pl. Richmond



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Cynthia Vallance	C Vallance	4437 Garry St. Richmond
Scott Vallance	S Vallance	4437 Garry St Richmond



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

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Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
L NELSON.	<i>L Nelson</i>	14700 DONFORD RD.
		RICHMOND, BC.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

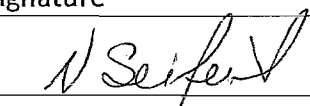
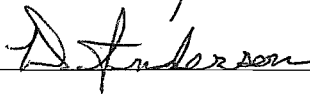
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Thank you for your consideration.

Name	Signature	Address
Nadine Seifert		4780 Duncliff Rd
David Anderson		4780 Duncliff Rd.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Thank you for your consideration.

Name	Signature	Address
Christine Lim	Christine Lim	11766 Yoshida Court



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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6. Pose increased danger to children in the neighbourhood from increase in traffic, as many walk & bike & roller board to school.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Ed Chan	<i>E. Chan</i>	4671 Garry St.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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Thank you for your consideration.

Name	Signature	Address
Kenny Jin	Kenny Jin	4290 Dunccliffe Road Richmond, BC



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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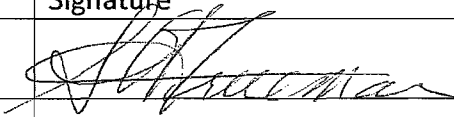
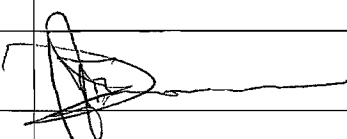
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Name	Signature	Address
SANDRA W. TRUEMAN		5360 BUNTING AVE RICHMOND
DAVID L. TRUEMAN		5360 BUNTING AVE RICHMOND V7E5W1



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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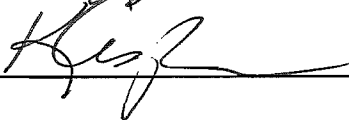
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Thank you for your consideration.

Name	Signature	Address
Geoffrey Bell		11711 Yoshida Court
Kim Aspden		11711 Yoshida Court



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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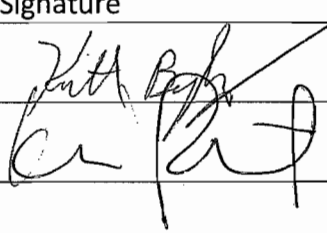
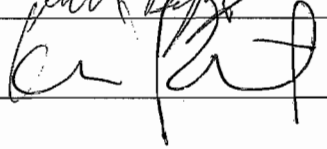
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-

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Thank you for your consideration.

Name	Signature	Address
Keith Boughton		#7-4111 Garry St.
Kerr Ruthe		4708 Steveston Hwy.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

Dear Council Planning Committee,

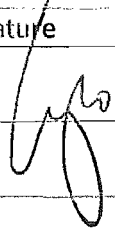
We are concerned residents of Steveston Village who object to the rezoning of 4160 Garry Street, from single detached housing (RS1/E) to town housing (ZT35). Specifically, we object to the development of five units at this location with vehicle access from Yoshida Court.

We understand that this proposal meets the minimum requirements set out by the City of Richmond. However, our concerns relate to the impacts of this project on our neighbourhood, which do not appear to have been contemplated. Specifically, we are concerned that this proposed rezoning would:

1. Increase density, congestion, traffic volume, speed, noise levels;
2. Decrease pedestrian safety;
3. Lead to excessive street parking on Yoshida Court and Garry Street, given the single guest parking space,;
4. Negatively impact the property values on Yoshida Court and Garry Street due to traffic and congestion; and
5. Negatively impact the charm and unique character of Yoshida Court.

Therefore, we urge Council members to reject this proposal and retain the current zoning of 4160 Garry Street for the purpose of developing detached single family homes. This would ensure that the intimacy of the Yoshida Court neighbourhood is maintained.

Thank you for your consideration.

Name	Signature	Address
Sonia Po		4833 Dupont Road Richmond, BC



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)

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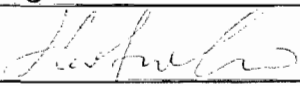

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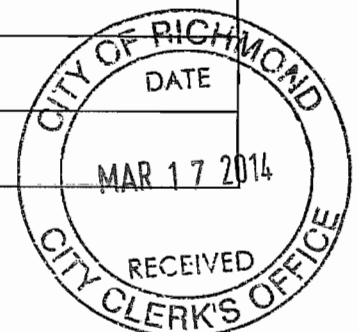
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Thank you for your consideration.

Name	Signature	Address
Tony H.T. Guo		4240 Garry Street
Linda B.L. Chen		4240 Garry Street



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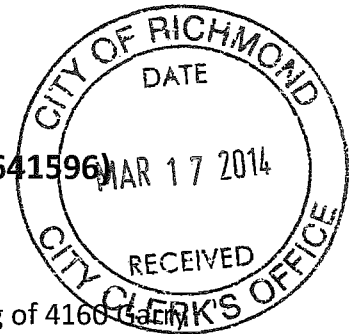
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Thank you for your consideration.

Name	Signature	Address
TREVOR BARRETT	[Signature]	5180 BURNING AVE
JANNINE BARRETT	[Signature]	RMD. VESVI
		— 11 —



Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 (RZ 13-641596)



Dear Council Planning Committee,

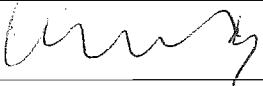
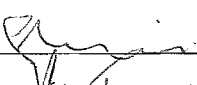
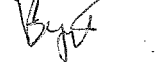

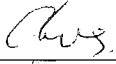
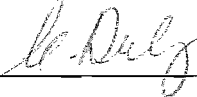
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Name	Signature	Address
MAY CHU		4800 GARRY ST
KENNY WU		4800 GARRY ST
BRYANT WU		4800 GARRY ST
BYRON WU		4800 GARRY ST
CHRIS CHENG		4800 GARRY ST
Cathy Duley		4439 Garry St.

NTS

DATE	REVISION
A	OCT 26 2013 ISSUED FOR RECORD AND NOT FOR CONSTRUCTION
B	JAN 24 2014 PREPARED FOR RECORD
C	FEB 11 2014 PREPARED FOR RECORD
D	MAY 12 2014 ISSUED FOR PLANNING REVIEW

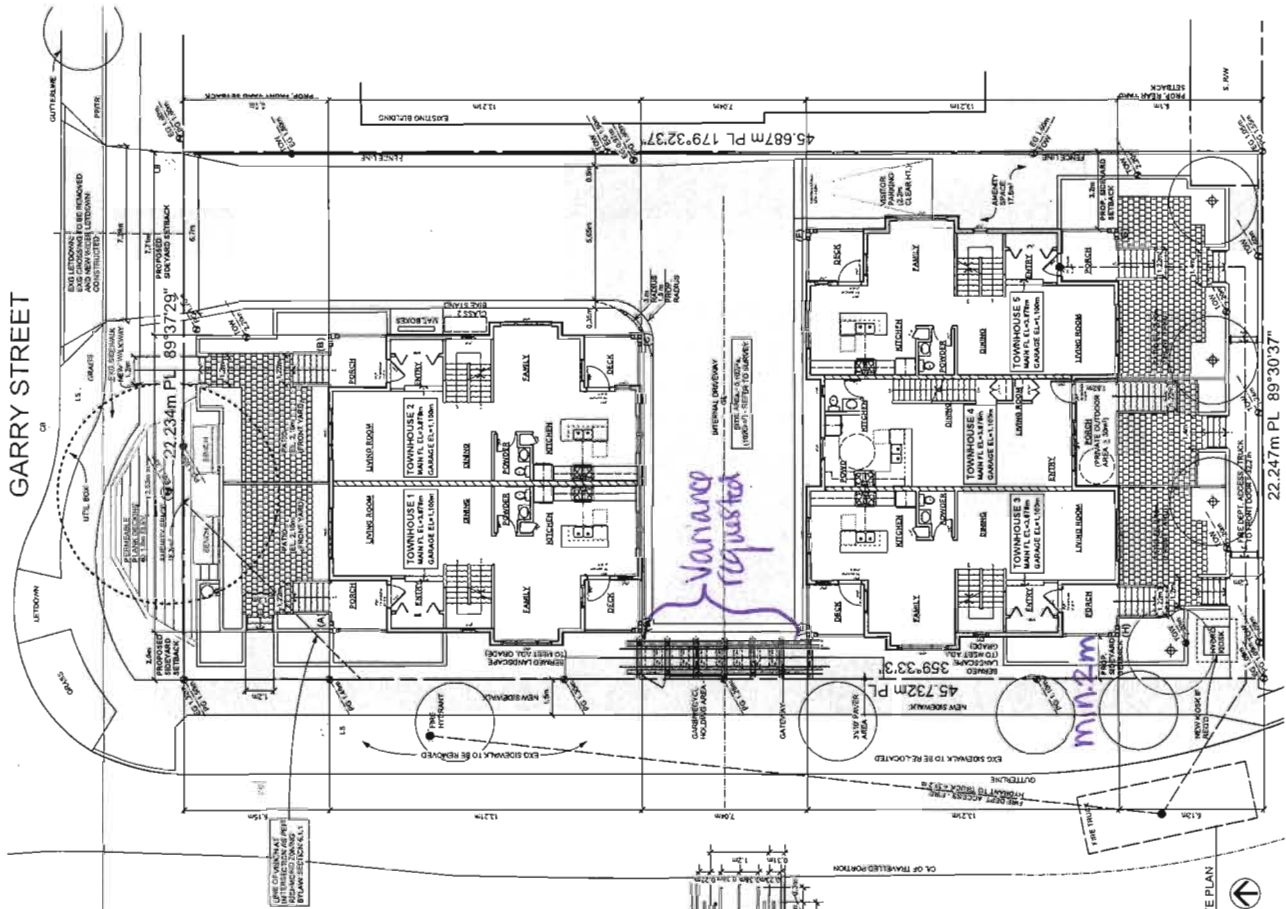
THE ANDREWS ARCHITECTS INC.

Garry Street Townhouses
160 Garry Street
Richmond, British ColumbiaREZONING FILES
RZ 13-841596

SITE PLAN

SCALE	1:100
DATE	DEC 10 13
BY	VA
PROJECT	1314
DATE	

A 1.01

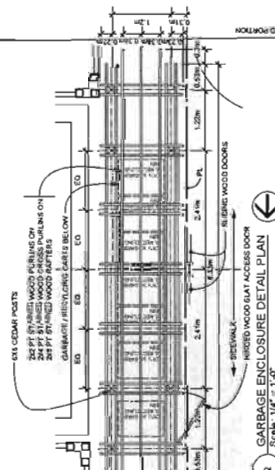


DRAWING INDEX	
SHEET NUMBER	SHEET NAME
1	GENERAL
2	LANDSCAPE
3	CIVIL
4	CONSULTANT LIST
5	LANDSCAPE
6	LANDSCAPE
7	LANDSCAPE
8	LANDSCAPE
9	LANDSCAPE
10	LANDSCAPE

LANDSCAPING	
DATE	REVISION
JAN 13 2014	

CIVIL	
DATE	REVISION
JAN 13 2014	

CONSULTANT LIST	
DATE	REVISION
JAN 13 2014	



NOTE: 1. IS REQUIRED FOR PROPOSED GARAGE ENCLLOSURE WITHIN SETBACKS.

AUTOMOBILE PARKING REQUIREMENTS	
TYPE	REQUIREMENTS
TOWN HOUSES	1 PER UNIT
VISITOR	1 PER UNIT

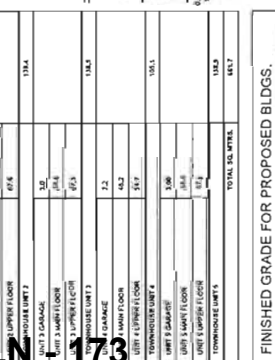
BICYCLE PARKING REQUIREMENTS	
TYPE	REQUIREMENTS
TOWN HOUSES	1 PER UNIT
VISITOR	1 PER UNIT

PROJECT DEVELOPMENT SUMMARY	
DATE	REVISION
JAN 13 2014	

BUILDING SETBACKS	
DATE	REVISION
JAN 13 2014	

CIVIL	
DATE	REVISION
JAN 13 2014	

CONSULTANT LIST	
DATE	REVISION
JAN 13 2014	



NOTE: 1. IS REQUIRED FOR PROPOSED GARAGE ENCLLOSURE WITHIN SETBACKS.

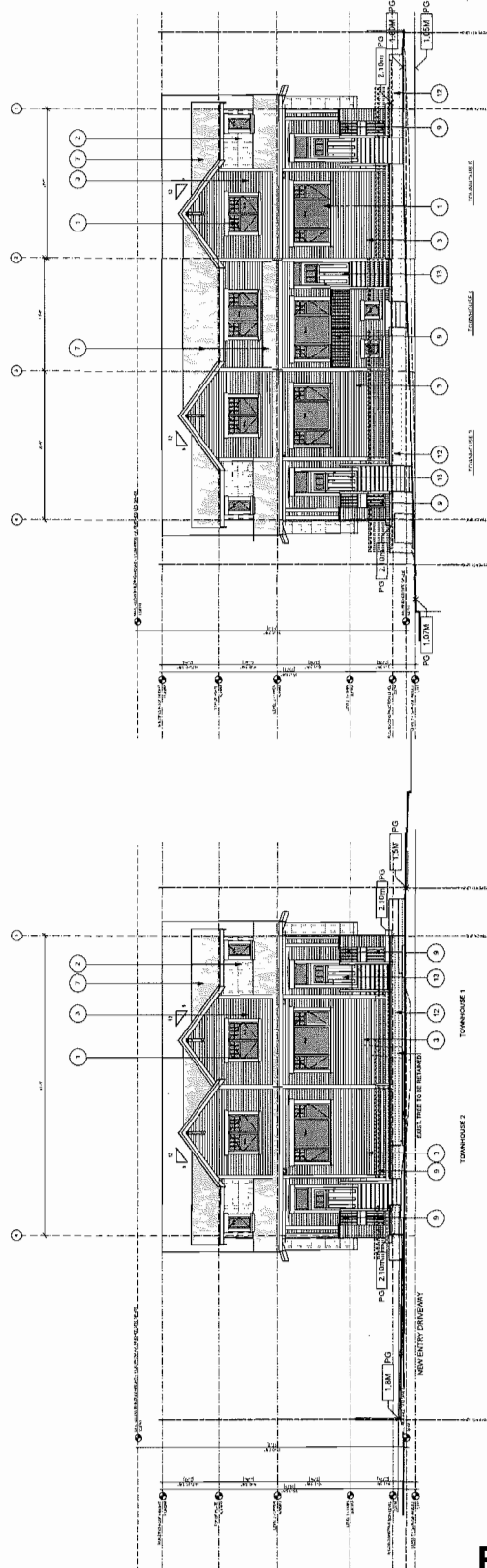
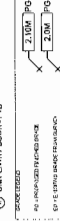
AUTOMOBILE PARKING REQUIREMENTS	
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BICYCLE PARKING REQUIREMENTS	
TYPE	REQUIREMENTS
TOWN HOUSES	1 PER UNIT
VISITOR	1 PER UNIT

REV	DATE	DESCRIPTION
A	CCT 29 2013	ISSUED FOR REZONING (A-H ARCHITECTURE INC.)
B	MAY 13 2014	REDESIGNED FOR REZONING
C	MAY 13 2014	REDESIGNED FOR REZONING
D	MAY 13 2014	DESIGNED FOR PLANNED REVIEW

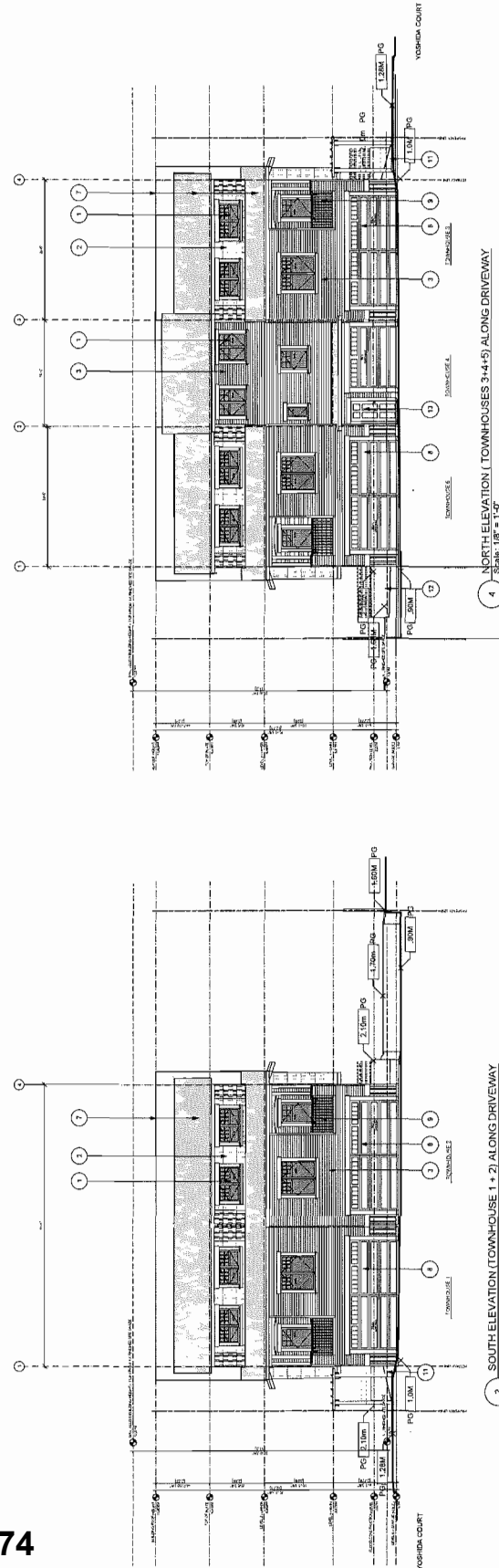
EXTERIOR MATERIALS LEGEND

- 1 POLYMER CLAD VINYL SIDING
- 2 POLYMER CLAD VINYL SIDING - COLOUR
- 3 TO BE CONFIRMED
- 4 BRICK - 4" SQUARE
- 5 CONCRETE TYPED BRICK - PTD-1
- 6 CERAMIC TILE - PTD-2
- 7 CERAMIC TILE - PTD-3
- 8 ALUMINUM CLADDING - PTD-4
- 9 ALUMINUM CLADDING - PTD-5
- 10 ASPHALT ROOFING SHINGLES
- 11 INSULATED GARAGE DOORS - PTD
- 12 WOOD SHAKES/SHEDS
- 13 CONCRETE
- 14 LANDSCAPE / BERM
- 15 RETAINING WALL
- 16 UNIT ENTRY DOOR - PTD



PLN - 174

3 SOUTH ELEVATION (TOWNHOUSES 3+4+5)
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION (TOWNHOUSE 1+2) ALONG DRIVEWAY
Scale: 1/8" = 1'-0"



THE ANDREWS ARCHITECTS INC.

Garry Street Townhouses
4100 Garry Street
Richmond, British Columbia

Townhouse Development
REZONING FILE # RZ 13-441555

ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	DEC 10 13
DESIGNED BY	GA WA
PROJECT NO.	1314
BY	GA WA

A 3.01

NTS

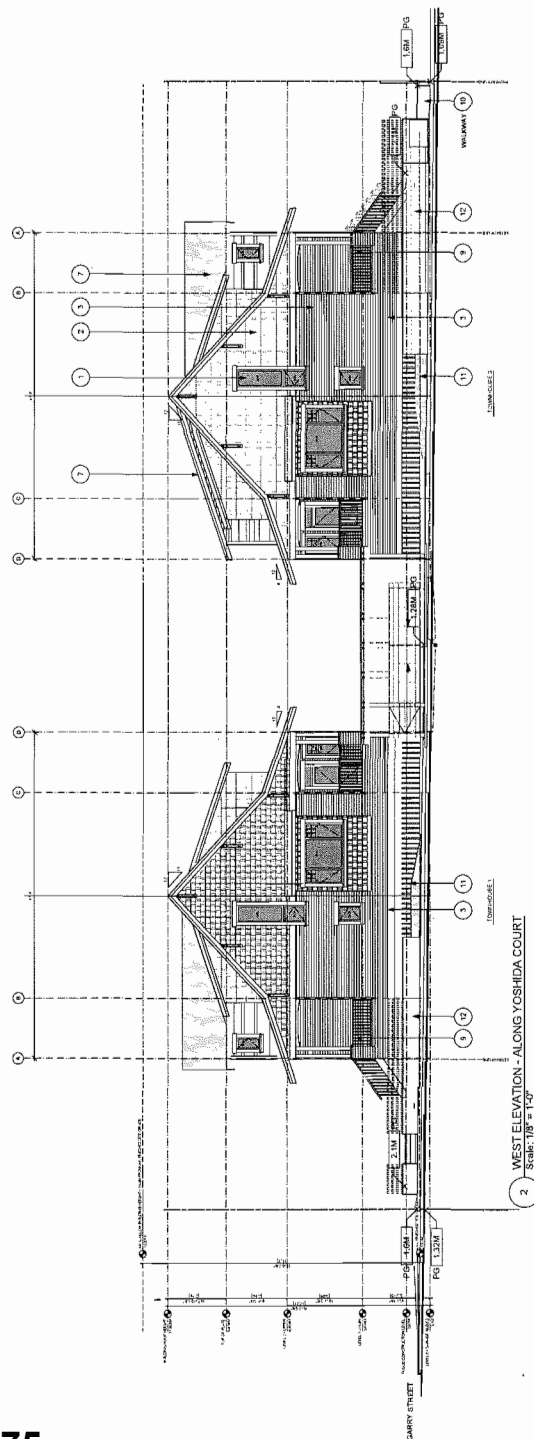
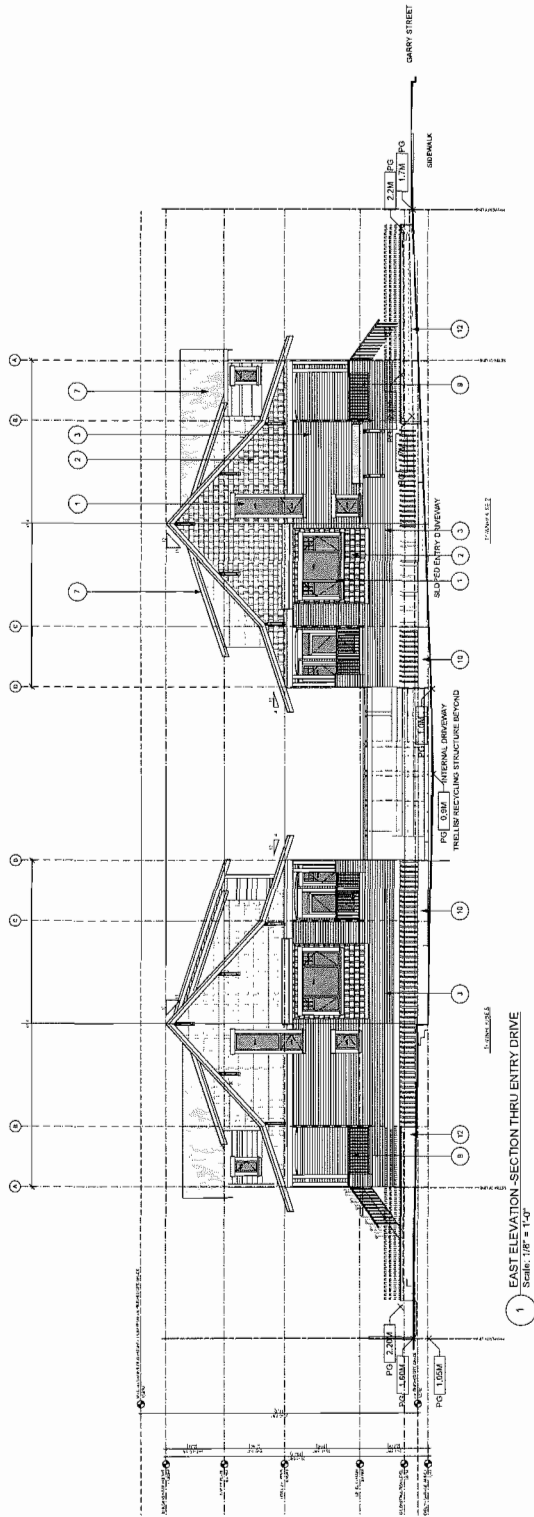
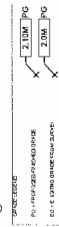
THE ARCHITECTS OF RECORD FOR THIS PROJECT IS THE ANDREWS ARCHITECTS INC.
 4160 GARRY STREET, RICHMOND, BRITISH COLUMBIA V6V 1G1
 TEL: 604-273-1111 FAX: 604-273-1112
 WWW.ANDREWSARCHITECTS.COM

DATE: DEC 10/13

A OCT 20 2013 ISSUED FOR REZONING
 (A-M ARCHITECTURE INC.)
 B JAN 21 2014 REZONING FOR REZONING
 C MAR 11 2014 REZONING FOR REZONING
 D MAY 12 2014 ISSUED FOR PLANNING REVIEW

EXTERIOR MATERIALS LEGEND

- ① DOUBLE GLAZED VINYL WINDOWS
- ② POLYMER CLADDING/SHINGLE - COLOUR
- ③ POLYMER CLADDING/SHINGLE - COLOUR TNC
- ④ VINYL CLADDING/SHINGLE - COLOUR TNC
- ⑤ SMOOTH 4" EXPOSURE
- ⑥ CONCRETE/STUCCO FINISH - PTD-1
- ⑦ CONCRETE/STUCCO FINISH - PTD-2
- ⑧ CONCRETE/STUCCO FINISH - PTD-3
- ⑨ ALUMINUM FLUTING - PTD-4
- ⑩ ALUMINUM FLUTING & TNC - PTD-5
- ⑪ ALUMINUM FLUTING/SHINGLE
- ⑫ INSULATED BRICK CLADDING - PTD
- ⑬ WOOD SHINGLES/POCKETS
- ⑭ CONCRETE
- ⑮ CONCRETE/STUCCO
- ⑯ ASPHALT/SHINGLE
- ⑰ RETAINING WALL
- ⑱ UNIT ENTRY DOOR - PTD



THE ANDREWS ARCHITECTS INC.
 www.andrewsarchitects.com

Garry Street Townhouses
 4160 Garry Street
 Richmond, British Columbia

Townhouse Development
 REZONING FILE # RZ 13-641596

ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	DEC 10/13
DESIGN	GA WA
PROJECT NO.	3314
DATE PLOTTED	2014/01/02

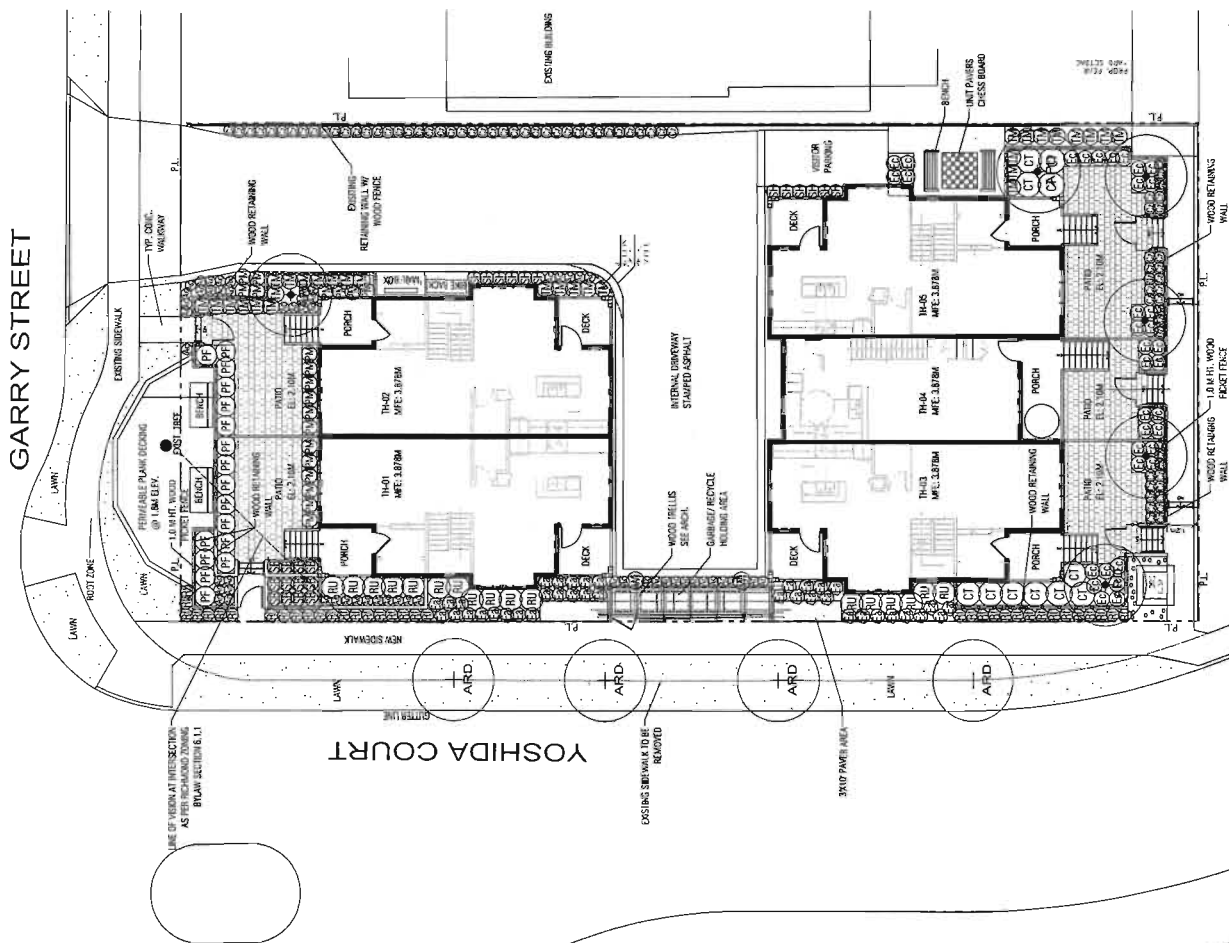
A 3.02

NFS

LAW	LAW	TEN	RO	FR	FR	EN

GENERAL LANDSCAPE NOTES:

- [illegible]

[illegible]



RZ 13-641596

Attachment 4

Address: 4160 Garry Street

Applicant: Penta Homes (Princess Lane) Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Penta Homes (Princess Lane) Ltd.	To be determined
Site Size (m²):	1,020 m ²	1,020 m ²
Land Uses:	Single detached dwelling	Five (5) townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
702 Policy Designation:	The subject site is eligible for townhouse development	No change
Zoning:	Single Detached (RS1/E)	Town Housing (ZT35) - Garry Street (Steveston), as amended
Number of Units:	1	5

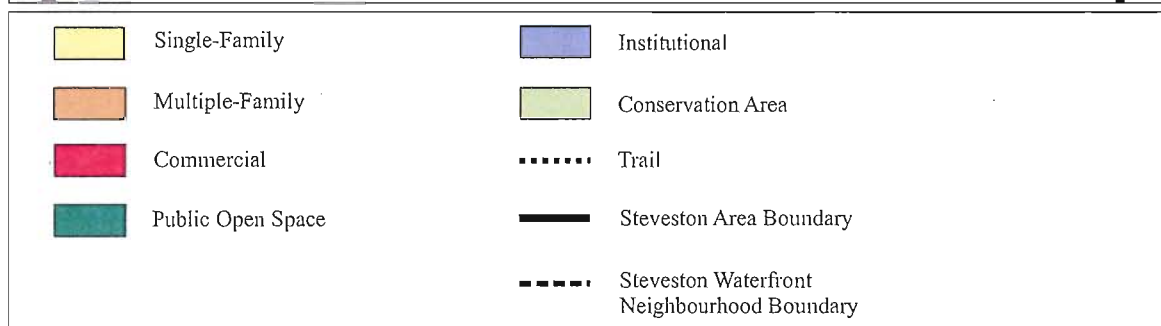
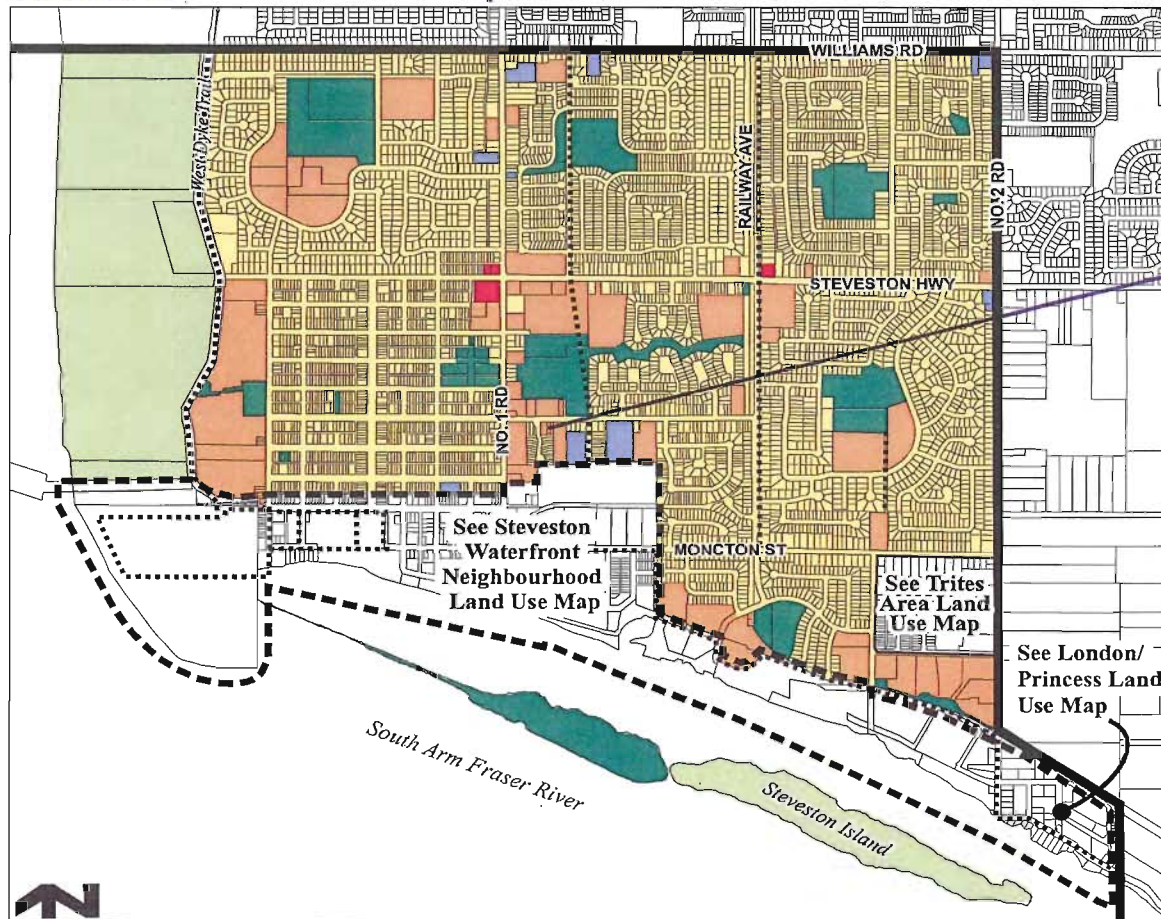
On Future Subdivided Lots	OCP Guideline/ Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	Max. 0.64	None permitted
Lot Coverage – Building:	Max. 40%	Max. 40%	none
Lot Size (min. dimensions):	1,560 m ²	1,015 m ²	none
Setback – Front Yard (m):	Min. 6.0 m	6.1 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.1 m	none
Setback – Yoshida Court (m)	N/A	2.0 m	none
Setback – Interior Side Yard (m)	Min. 3.0 m	3.2 m	none
Setback – Accessory Structures (garbage/recycling enclosure)	None permitted	Within setback to Yoshida Court	variance requested
Height (m):	Max. 11.3 m	10.5 m	none
On-site Vehicle Parking Spaces:	<ul style="list-style-type: none"> • 10 Resident Spaces • 1 Visitor Space 	<ul style="list-style-type: none"> • 10 Resident Spaces • 1 Visitor Space 	none
Tandem Parking Spaces:	Max. 50% of Resident Spaces Permitted	20% (2 Resident Spaces)	none
On-site Bicycle Parking Spaces – Resident (Class 1)/ Visitor (Class 2)	<ul style="list-style-type: none"> • 6 Resident Bicycle Parking Spaces • 1 Visitor Bicycle Parking Space 	<ul style="list-style-type: none"> • 6 Resident Bicycle Parking Spaces • 1 Visitor Bicycle Parking Space 	none

On Future Subdivided Lots	Bylaw/OCP Requirement	Proposed	Variance
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu (\$5,000)	none
Amenity Space – Outdoor:	6 m ² /unit = Min. 30 m ²	30 m ²	none

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

City of Richmond

Steveston Area Land Use Map

 Bylaw 7783
 2010/04/12




City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council – July 29, 2002

POLICY 5471

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

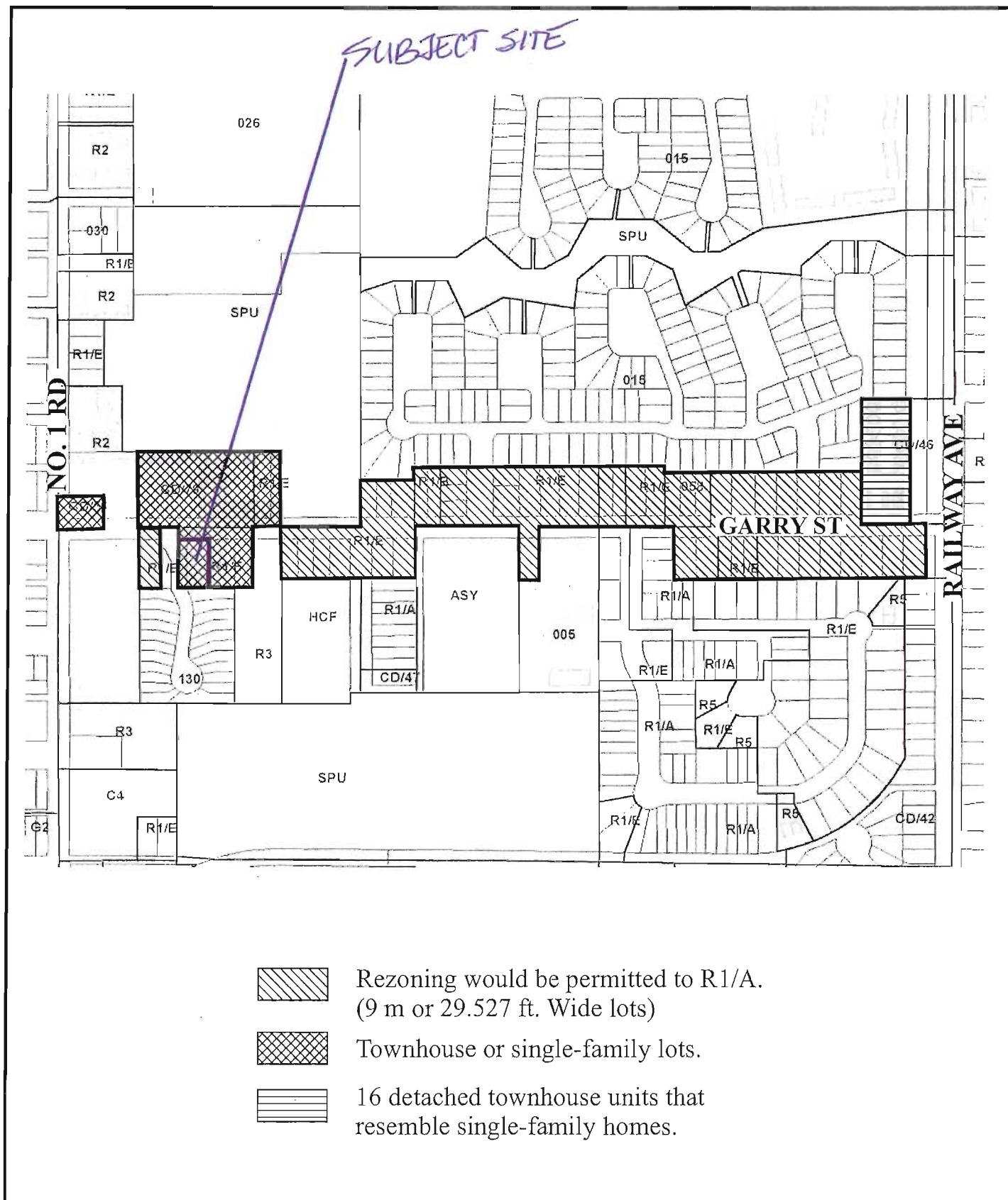
POLICY 5471:

The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Policy 5471
Section 02-3-7
PLN - 182

Original Date: 07/29/02

Revision Date:

Note: Dimensions are in METRES

Garry Street Neighborhood Information Meeting

April 2, 2014

Present: Dana Westermarck, Nathan Curran, Jennifer O'Bray, Wendy and Greg Andrews, Cynthia Lussier, Neighbors from Garry Street, Garry Lane and Yoshida Court.

Dana Westermarck was the presenter and he gave some background information regarding his involvement in the community as a builder. He framed several of the houses on Yoshida Court and built the townhouse development at No. 1 Rd. and Garry Street as well as 4111 Garry Street (Garry Lane). He stated that at the time Yoshida Court was developed, it was seen as a contentious development due to the zero lot line and the lot sizes were different than usual. It is regulated by the Land Use Contract which specifies land use but not volume. Yoshida Court is now seen as an example of a nice development.

When Oris purchased the property at 4160 Garry Street, they looked at what would be the best use for this lot. The OCP states that townhouses are an option. Dana showed slides of the potential development to show how it would fit in with Yoshida Court. He spoke about the street treatment which is dictated by the Civil Engineering Department at the City. Regardless of which type of development is approved, the grade will be raised by 3.5 feet. This will affect the trees on site and, except for the spruce, they will all, including the cherry trees and the hedge, be removed. He explained that with MFD there will be one driveway and with the SFD there will be two driveways as another one will be added. There is not enough space for two driveways off Garry St. so there will be one off Yoshida and one off Garry St.

There was a query as to whether multifamily was allowed on Garry and Yoshida and Dana and Cynthia stated that it is in the Official Community Plan. Another audience member stated that no one cared about the type of development and that the only concern was the driveway and traffic. Dana stated that he would address those issues later in the presentation.

There was some discussion regarding the hedge and Dana stated that it would be removed regardless of the type of development. He said that a sidewalk and a grass boulevard with trees would be put in.

Dana showed a slide of the single family home next to Yoshida Court and explained that it is an example of a flanking condition which is a blank wall with few windows. It is a large and long mass. He then showed a slide of the townhouse development which has a

lower roof line and allows for more light. He said he felt it was more in keeping with the neighborhood. It is more monolithic with SFD than MFD.

Dana spoke about density. He said that Affordable Housing Policy requires that a suite be built into at least one of the two houses but most builders are putting suites in both houses so, generally, the SFD would include two single family houses and at least two suites so it is likely that four families would live in the two houses. The MFD would be five units with the units likely to be owner-occupied. At Garry Lane, the units are well cared for and that would be expected with the new development as the purchasers will experience pride of ownership.

Dana explained parking requirements. With the SFD, the requirement is two spots per unit with no requirement for the rental suites. At Yoshida, there are two parking spots per unit with no extra visitor parking. With the MFD, there would be two parking spots per unit plus one visitor parking spot.

There was a request from some of the Yoshida residents that the crosswalk and the traffic calming curb bulge at the intersection be moved. This is an issue that would have to be dealt with by the City.

Overall, the prime concerns for the residents of Yoshida Court were traffic and parking. Dana reiterated the requirements for parking. The City has done traffic and parking studies in regards to tandem parking and they found that the requirements are sufficient. Some of the residents felt that there was a tendency for people to use garages for storage and park on the street. Dana assured them that there was adequate storage in the units of the MFD so that people could use their garages for parking.

A Garry Lane resident stated that he likes the diversity of housing. He is not in favour of the “garage” houses because there is no street presence. He does like the form of development at Garry Lane and the proposed MFD because people become part of the community and it is also affordable for young families. He had been concerned about the development next to McMath Secondary School because the residences would be driving through the complex but it has not been an issue. Dana spoke about how Garry Lane was designed so that neighbours would know and interact with each other.

Dana explained that the MFD would give more form and character to the area. The design is intended to blend in with Yoshida Court and Garry Lane. The residents would have the opportunity to integrate into the community.

The Land Use Contract at Yoshida Court provides setbacks but no height limit. Cynthia stated that Yoshida can be redeveloped under LUC. It is unlikely that townhouses would be approved because that would require an OCP amendment. She stated that the issue of access was looked at as part of the application and the Transportation Department has made comments.

Yoshida Court has a pre-existing problem of insufficient parking. Residents are concerned that it will get worse with the new development if residents don't park in their garages. A resident suggested that the City get involved and look at ways to get people to park in their garages instead of on the street. Another Yoshida Court resident liked the proposed MFD and his major point regarding traffic was that the City should reduce the amount of parking provided on site and restrict parking on public streets.

Despite the fact that there was general consensus on the MFD, some residents did not want any development to proceed because of traffic and parking concerns.

The meeting adjourned at 8:30.

Welcome to the Yoshida and Garry Street Neighbourhood Meeting. Please provide us with your name, address, contact number and email address if you would like further information.

Thank you,

The Oris Consulting Team.

Name	Address	Contact Number	Email Address
Derek Gray	11744 YOSHIDA CT.	604 277 1905	DEREK.BCCM@GMAIL.COM
Keith Boughton	#7-4111 Garry St.	778-887-1187	KB_5792@hotmail.com
Stephanie Freiter	11753 Yoshida Ct		msfreiter@yahoo.com
Chris Williams	11777 Yoshida		chris.williams@shaw.ca
Neil Zuck	11753 Yoshida		b.freiter@yahoo.com
Bob Hopko	4051 GARRY ST		BORDT30@GMAIL.COM

Welcome to the Yoshida and Garry Street Neighbourhood Meeting. Please provide us with your name, address, contact number and email address if you would like further information.

Thank you,

The Oris Consulting Team.

Name	Address	Contact Number	Email Address
K Blackford	11740 Yoshida	2747470	dkblack@telus.net
D Williams	11777 Yoshida	6042773605	bopkiderck@gmail.com
K Barrows	3182 FRANCES RD	604-7750081	
[Name and Address]			
Ray Dattinst	Jen Booth	4220 GARRY ST	6043776645
IAN CHENG	26072 8000 No. 3 Rd	Richmond, BC	iancad@hotmail.com

Welcome to the Yoshida and Garry Street Neighbourhood Meeting. Please provide us with your name, address, contact number and email address if you would like further information.

Thank you,

The Oris Consulting Team.

Name	Address	Contact Number	Email Address
Bill & Ann	11751 Yoshida	604-271-7423	prannymcc@gmail.ca
Diane Wang	4180 Garry Str	604-785-2689	dianndj.wang@gmail.com
Donna Taylor	11773 Yoshida CRT	604-275-3083	
DONNA SHEARER	4111 GARRY ST.	604 272 2927	d/shearer4111@gmail.com
IRIS Hunter	11720 Yoshida CRT	604-448-0418	iphunter14@gmail.com
Richard Hunter	11720 Yoshida CRT	604-448-0418	hunterrc95@gmail.com
Helene Clement	11733 YOSHIDA CRT	604 274 2564	HCLEMENT@SHAW.CA
DAVE McKenna	11769 FERTILIZER PL.	604-502-3599	wdmcke@shaw.ca

Lussier, Cynthia

From: Diana Wang [diana.dj.wang@gmail.com]
Sent: Monday, 28 April 2014 12:06 PM
To: Lussier, Cynthia
Subject: regards new development on 4160 Garry Street (RZ-13-641596)

Hi Cynthia,

This is Diana Wang, I am living on 4180 Garry Street. I met with Dana and Shawn about two weeks ago. They explained in details about development plan on 4160 Garry Street. I really like the plan with 5 townhouses, it looks very nice! In the meeting Dana also mentioned that because there are a lot of comments on opening a driveway on Yoshida, they will come up with a new plan with a driveway to Garry Street. The plan is still for 5 townhouses but the driveway will be right beside my house on the west side, similar to the driveway the old house used to have. They showed me the picture and explained the pros and cons. Although it is not ideal compare to the original plan, I am still OK with it. Just want to let you know that I really hope to see the project to start. I don't want to see the bare land beside my house for another several months or even a year. :-)

If there is anything I can help, please feel free to let me know.

Best regards,
Diana Wang
604 785-2689

Garry Street/Yoshida Court

Public Information Meeting

May 6, 2014

The meeting was called to order at 7:10 pm.

In attendance: Dana Westermarck, Oris Consulting; Jennifer O'Bray, Oris Consulting, Cynthia Lussier, City of Richmond Planning Department; Residents of Garry Street and Yoshida Court.

The meeting was chaired by Dana Westermarck, Oris Consulting.

Dana stated that after the previous public information meeting, they took note of the principle concerns so they went back to the City to see if they would allow the change of the driveway being off Garry Street instead of Yoshida Court and the City Transportation Department said that they would. With this change, the two front units will now be a duplex instead of two detached units but the back units will be the same. This new arrangement does not put any extra traffic onto Yoshida Court. All of the units have two car garages. Oris Consulting has consulted with the neighbours to the east and to the west and they are both in agreement with the new arrangement. Dana has had some conversations with BC Hydro. He discovered that the existing kiosk is at 150% capacity so Oris is looking at putting in a 100 KVA kiosk which would provide more than enough capacity. Oris has moved the buildings a little bit towards Yoshida Court - 2 meters [REDACTED]

[REDACTED] Dana showed slides showing the original and the revised plans. There is a structure for garbage so people will take their garbage there. A resident brought forward a concern that townhouses would have an impact on parking. Dana stated that a study done by the City of Richmond tandem parking does not create more parking problems. The sidewalk will have a boulevard so it will be more inviting for pedestrians. The issue of saving the existing trees was brought up. Dana stated that the existing site must be brought up to 30 cm above the crown of the existing road. It has to be built up to meet the flood plain elevation and this will severely impact on the survivability of the trees. All but one tree will be removed but new trees will be planted. Residents wondered how tall the units would be and Dana stated that they are 2.5 stories. The front of the house is lower than 29 ft. They will have the same elevation as single family house. Yoshida Court is flood plain compliant. The former house was lower than the flood plain – about 3 feet below the crown of the road. Dana explained the elevation issues. Residents were concerned about the congestion of 5 units versus 2 single family houses. Dana explained the Affordable Housing Bylaw. Builders are often choosing to put suites in the houses because they are perceived as a marketable feature. Rooflines are brought down which brings the scale of the house down so it blends in with the neighbourhood. The new units will have natural gas. A resident asked if Yoshida could have natural gas. Fortis does have a program of putting the line in if there is adequate demand. Dana has offered to talk to Fortis about Yoshida Court getting natural gas. The gas main is on Garry Street and Oris would be connecting there. Services are under the sidewalk so

the sidewalk would have to be dug up. There was a question as to whether the trucks would be well managed and Dana stated that they would be. Residents wanted to know when construction would start and finish. Dana said construction would start in July and it would take about eight months to complete. Oris hopes to go Planning Committee in May and Public Hearing in June.

Dana reiterated that Oris had looked at residents' concerns from the first meeting and looked at ways of addressing them – specifically to change the driveway from Yoshida Court to Garry Street.

The meeting was adjourned at 8 pm.

On's Consulting Ltd.

Yoshida and Garry Street Neighbourhood Meeting - May 6, 2014

Name	Address	Phone Number	E-Mail
Diana Wang	4180 Garry Street	604 785-2689	diana.dj.wang@gmail.com
Stephanie Freiter	11753 Yoshida		msfreiter@yahoo.com
Jacqui Turner	112351 HAYASHI	604 2717779	Jacsiella@telus.net
Neil Freiter	11753 Yoshida		bnfreiter@yaker.com
DON NEWCOMB	11746 YOSHIDA CT		CPSALOMA@TELUS.NET

Yoshida and Garry Street Neighbourhood Meeting - May 6, 2014

[illegible]

Lussier, Cynthia

From: Derek Williams [bopakderek@gmail.com]
Sent: Saturday, 10 May 2014 11:04 AM
To: dana@orisconsulting.ca
Cc: Lussier, Cynthia
Subject: 4160 Garry St

Hi Dana

First I wish to thank you for taking the time to present and listen to local residents concerns for the new development at 4160 Garry st Richmond BC. Some of the questions asked were quite pathetic and showed a great deal of selfishness on there part, I think you had a lot of patience and restraint.

The fact that you went back to the drawing board to come up with a solution to access on yoshida showed that Oris really cares about the impact development has on our community, we are lucky to have businesses such as yours in our area, thank you.

So for the record both myself.....Derek Williams... and my wifeChris Williams...of 11777 Yoshida crt Richmond BC

Absolutely APPROVE of the new plan you presented to us on May 6th at Steveston community centre.

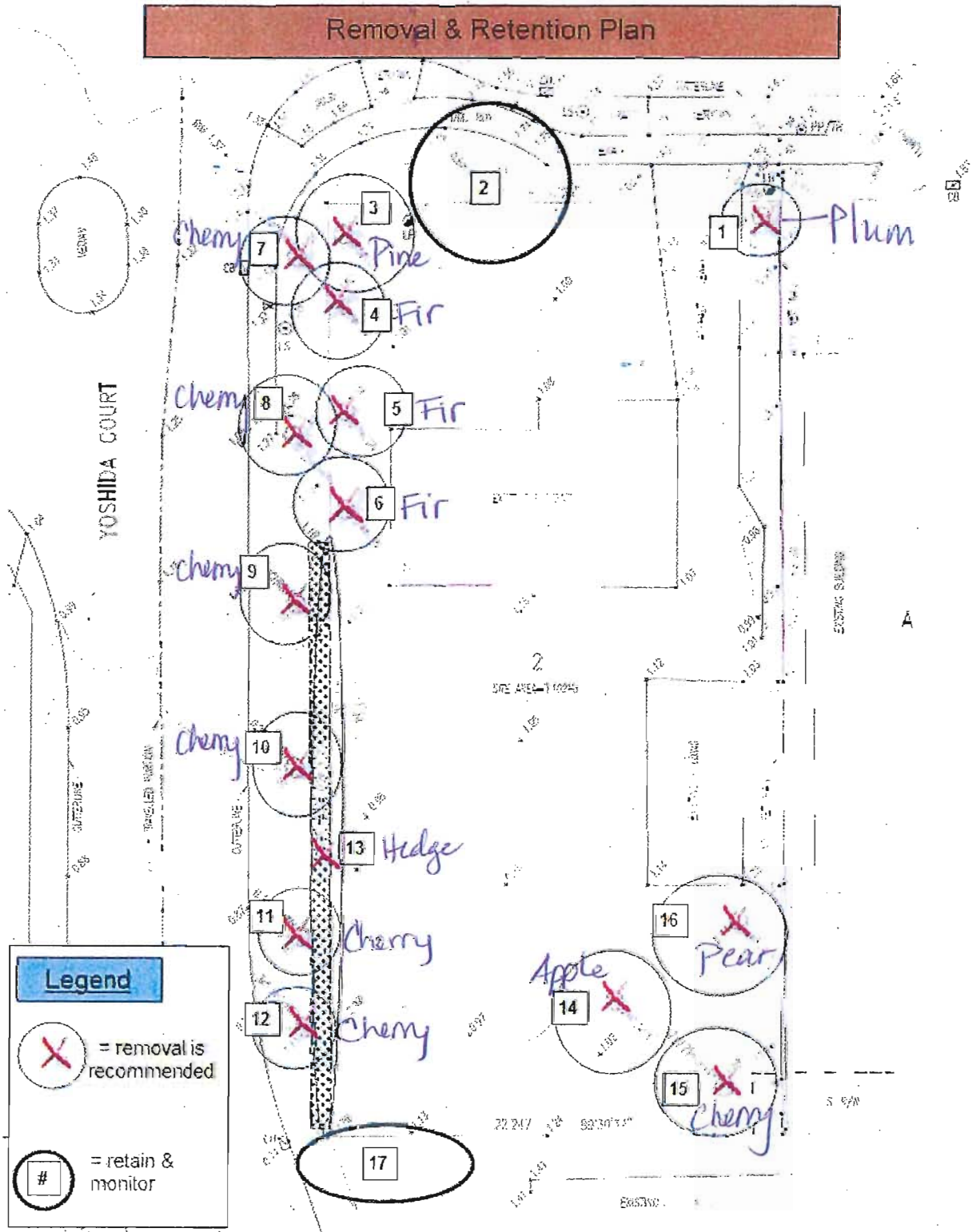
I also would like to thank Cynthia for being there and answering our questions.

I am glad to see that you are following through with the vision set out in the OCP, densification is the only way forward, we must save our farmland and eliminate sprawl.

Walking, Cycling, and transit with less cars must happen, and companies which promote this and cities which approve and uphold that vision are to be congratulated.

Thank you very much
Derek

604 961 4273





Rezoning Considerations

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

Address: 4160 Garry Street

File No.: RZ 13-641596

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, the following items must be completed:

1. City acceptance of the developer's voluntary contribution of \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City, in-lieu of planting six (6) of the required 10 replacement trees on-site.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all works proposed in close proximity to tree protection zones. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$8,200 for the Fir tree (tag # 2) to be retained. The City will release 90% of the security after construction and landscaping on the future lots is completed and a landscape inspection is approved. The remaining 10% of the security will be released one year later, subject to inspection, to ensure the tree has survived.
4. Registration of a flood indemnity covenant on Title.
5. Contribution of \$1,000 per dwelling unit (e.g. \$5,000) to the Recreation Facility Reserve Fund in-lieu of providing on-site indoor amenity space.
6. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$14,273) to the City's Affordable Housing Reserve Fund.
7. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
8. Registration of a statutory right-of-way for public-right-of-passage over the area of the public amenity space on the subject site along Garry Street. All maintenance and liability associated with the statutory right-of-way is the responsibility of the property owner.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
10. Enter into a Servicing Agreement* for the design and construction of frontage improvements, including (but is not limited to):
 - The removal of the existing driveway crossing and letdown on Garry Street and construction of a new wider driveway crossing and letdown to current City standard.
 - Design and construction of the frontage works and the area of the right-of-way for public-right-of-passage along Garry Street to include seating, landscaping, and to ensure protection of the Fir tree (tag # 2) on City-owned property.
 - The removal of the existing substandard 1.2 m wide sidewalk located behind the curb on Yoshida Court and replacement with a new 1.5 m wide sidewalk at the property line, with the remaining boulevard area to the existing curb treated with grass.
 - The transition of the new sidewalk to the existing sidewalks located north and south of the subject site.
 - Street tree replacement planting within the grass boulevard along both frontages, as determined by the City's Parks Department through the design review process.
 - Potential relocation of existing infrastructure to accommodate frontage improvements (e.g. street lighting, fire hydrant).

Note: The Servicing Agreement design is to include the required water, storm, and sanitary sewer service connections for the proposed development.

Prior to Demolition Permit* Issuance, the following items must be completed:

- Tree protection fencing must be installed to City standard around the Fir tree (tag # 2) and the group of trees at 11720 Yoshida Court (tag # 17), in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* Issuance, the following items must be completed:

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

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9108 (RZ 13-641596)
4160 Garry Street**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Inserting the following new subsections directly after Section 17.35.6.3:

“ 4. The minimum **setback** to Yoshida Court is 2.0 m.”
 - ii. Replacing Section 17.35.8.2, with the following:

“2. The minimum **lot area** is 1,015 m².”
 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**TOWN HOUSING (ZT35) – GARRY STREET (STEVESTON)**”.
- P.I.D. 009-217-665
Lot 2 Section 2 Block 3 North Range 7 West New Westminster District Plan 23406
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9108**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 