



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, June 16, 2015
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on Tuesday, June 2, 2015.*



NEXT COMMITTEE MEETING DATE

Tuesday, July 7, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY G & B ESTATES LTD. FOR REZONING AT 3868, 3880 AND 3900 STEVESTON HIGHWAY FROM THE "NEIGHBOURHOOD COMMERCIAL (CN)", "GAS & SERVICE STATIONS (CG2)" AND "SINGLE DETACHED (RS1/A)" ZONES TO A NEW "NEIGHBOURHOOD COMMERCIAL (ZC36) – STEVESTON" ZONE

(File Ref. No. 12-8060-20-009252/9253; RZ 07-394294) (REDMS No. 4574015 v. 4)

PLN-8

See Page PLN-8 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252,*
 - (a) *to redesignate 3868 and 3880 Steveston Highway from "Neighbourhood Residential" to "Neighbourhood Service Centre" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and*
 - (b) *to redesignate 3868 and 3880 Steveston Highway from "Single-Family" to "Commercial" in the Land Use Map of Schedule 2.4 of Bylaw 7100 (Steveston Area Plan);*

be introduced and given first reading;
- (2) *That Bylaw 9252, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
- (3) *That Bylaw 9252, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9253, to create the "Neighbourhood Commercial (ZC36) - Steveston" zone and for the rezoning of 3868, 3880 and 3900 Steveston Highway from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to the "Neighbourhood Commercial (ZC36) - Steveston" zone, be introduced and given first reading.*



2. **ROAD NAMING FOR THE NEW ROAD CONNECTING ACKROYD ROAD TO ELMBRIDGE WAY**
(File Ref. No. 6360-05) (REDMS No. 4583496)

PLN-35

See Page PLN-35 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That the name "Ackroyd Road" be selected for the extension of the east-west road located in Section 5 Block 4 Range 6, connecting Ackroyd Road to Elmbridge Way.



3. **APPLICATION BY FIRST RICHMOND NORTH SHOPPING CENTRES LTD. FOR A ZONING TEXT AMENDMENT TO THE "NEIGHBOURHOOD COMMERCIAL (ZC32) - WEST CAMBIE AREA" ZONE FOR THE BUILDING AT 9291 ALDERBRIDGE WAY (ON THE PROPERTY AT 9251 ALDERBRIDGE WAY)**
(File Ref. No. 12-8060-20-009256/9258; ZT 14-677144) (REDMS No. 4582072 v. 2)

PLN-41

See Page PLN-41 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9256, for a Zoning Text Amendment to the "Neighbourhood Commercial (ZC32) - West Cambie Area" zone to allow a type 2 retail liquor store to be located in the building at 9291 Alderbridge Way (on the property at 9251 Alderbridge Way), be introduced and given first reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9258, for a Zoning Text Amendment to the "Downtown Commercial (CDT1)" zone to remove type 2 retail liquor store as a permitted use at 8088 Park Road (on the property at 8080 Park Road), be introduced and given first reading.*



4. **PROPOSED ZONING BYLAW AMENDMENTS TO REGULATE BUILDING MASSING AND ACCESSORY STRUCTURES IN SINGLE-FAMILY DEVELOPMENTS**
(File Ref. No. 12-8060-20-009249; 08-4430-01) (REDMS No. 4574786 v. 3)

PLN-153

See Page PLN-153 for full report

Designated Speakers: James Cooper and Barry Konkin

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 to amend the zoning regulations for building massing and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 be forwarded to a Special Public Hearing to be held Monday, July 6, 2015 at 7:00 p.m. at Council Chambers at Richmond City Hall; and*
- (3) *That staff report back to Planning Committee in one year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.*

☐

5. **MANAGER'S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, June 2, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Vice Chair
Councillor Carol Day
Councillor Harold Steves

Absent: Councillor Linda McPhail
Councillor Chak Au

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, May 20, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, June 16, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9227 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8111 GRANVILLE AVENUE/8080 ANDERSON ROAD (STOREYS)**

(File Ref. No. 12-8060-20-009227; 08-4057-01) (REDMS No. 4517686 v. 6)

Planning Committee

Tuesday, June 2, 2015

It was moved and seconded

That Housing Agreement Bylaw No. 9227 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached as Schedule A to the bylaw, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit Application DP 12-605094.

CARRIED

2. NAMING OF A CHILD CARE FACILITY - 10640 NO. 5 ROAD

(File Ref. No. 07-3070-01) (REDMS No. 4583559)

Discussion ensued with regard to the historical significance of the Coevorden Castle.

As a result of the discussion, staff were directed to examine options to incorporate the Coevorden Castle name into the facility.

It was moved and seconded

That the City's child care facility being renovated at 10640 No. 5 Road be named the Gardens Children's Centre.

CARRIED

3. MANAGER'S REPORT

23511 Dyke Road

Joe Erceg, General Manager, Planning and Development, briefed Committee on a potential business license application by McRae's Environmental Services on 23511 Dyke Road. He noted that the City has not received a business license application for the site; however, area residents have expressed concern with regard to the potential increase in truck traffic if the business license application is brought forward and approved.

Discussion ensued regarding (i) the narrow dimensions of Dyke Road in the area, (ii) potential future upgrades to Dyke Road, (iii) the types of businesses allowed within the site zoning, and (iv) former tenants of the site.

In reply to queries from Committee, Victor Wei, Director, Transportation, noted that there is currently no truck restrictions in the area. He added staff will monitor traffic in the area and, if necessary, examine options to limit truck traffic.

Planning Committee
Tuesday, June 2, 2015

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:06 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 2, 2015.

Councillor Bill McNulty
Vice Chair

Evangel Biason
Auxiliary Committee Clerk

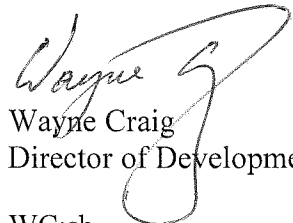


To: Planning Committee **Date:** June 8, 2015
From: Wayne Craig **File:** RZ 07-394294
Director of Development
Re: Application by G & B Estates Ltd. for Rezoning at 3868, 3880 and 3900 Steveston Highway from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to a new "Neighbourhood Commercial (ZC36) – Steveston" zone

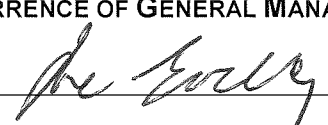
Staff Recommendation

1. That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252,
 - a) to redesignate 3868 and 3880 Steveston Highway from "Neighbourhood Residential" to "Neighbourhood Service Centre" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and
 - b) to redesignate 3868 and 3880 Steveston Highway from "Single-Family" to "Commercial" in the Land Use Map of Schedule 2.4 of Bylaw 7100 (Steveston Area Plan);be introduced and given first reading.
2. That Bylaw 9252, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw 9252, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9253, to create the "Neighbourhood Commercial (ZC36) - Steveston" zone and for the rezoning of 3868, 3880 and 3900 Steveston Highway from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to the "Neighbourhood Commercial (ZC36) - Steveston" zone, be introduced and given first reading.


Wayne Craig
Director of Development

WC:sb
Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

G & B Estates Ltd. has applied to the City of Richmond for permission to rezone 3868, 3880 and 3900 Steveston Highway (Attachment 1) in order to construct a commercial development with approximately 2,109 m² commercial space in three (3) one-storey buildings (Attachment 2 & 3). The application includes rezoning the properties from the “Neighbourhood Commercial (CN)”, “Gas & Service Stations (CG2)” and “Single Detached (RS1/A)” zones to a new site specific “Neighbourhood Commercial (ZC36) – Steveston” zone.

The application also includes proposed amendments to the Official Community Plan (OCP) land use designations of 3868 and 3880 Steveston Highway in both the 2041 Official Community Plan (OCP) Bylaw 9000 and in the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4, the Steveston Area Plan, to reflect the proposed commercial development (Attachments 4 & 5).

Findings of Fact

A Development Application Data Sheet providing details about the Zoning Text Amendment proposal is attached (Attachment 6).

Surrounding Development

Surrounding development is as follows:

- To the North: across Steveston Highway are one-storey and two-storey commercial developments, zoned “Local Commercial (CL)” and single family homes, zoned “Single Detached (RS1/A)”.
- To the South: fronting onto both No. 1 Road and Hunt Street is a 20-unit three-storey multi-family development, zoned “Special Needs Residential (ZR2)” and fronting onto both No. 1 Road and Regent Street is a 49-unit three-storey multi-family development, zoned “Medium Density Low Rise Apartments (RAM1)”.
- To the East: across No. 1 Road is a 9-unit two-storey multi-family development, zoned “Low Density Townhouses (RTL1)” and a 17-unit two-storey multi-family development, zoned “Low Density Townhouses (RTL3)”.
- To the West: fronting onto Hunt Street and Steveston Highway are single-family homes, zoned “Single Detached (RS1/A)”.

Background

The subject development site includes the corner property at 3900 Steveston Highway comprised of a vacant former gas station and the existing Minato Village, an older commercial shopping centre. The subject site also includes 3868 and 3880 Steveston Highway, which are portions of the historic undeveloped 1st Avenue roadway, currently containing a restaurant also developed by the owner and an overgrown hedge. In 1972, the east half of 1st Avenue between Steveston Highway and Hunt Street was closed and title raised, creating the lot at 3880 Steveston Highway.

This lot was leased to the current owner in 1972 and then purchased by the owner in 2001. In 2010, the west half of 1st Avenue between Steveston Highway and Hunt Street was closed and title raised, creating the lot at 3868 Steveston Highway. This lot was purchased by the owner in 2010.

The subject rezoning application has taken a number of years of review. The former corner gas station site was contaminated both onsite and into the City roadway. A detailed remediation program was completed and certificates of compliance were issued by the Province.

Now that remediation is completed and an anchor tenant has been secured, the owner is requesting a rezoning of all three properties to develop a new commercial shopping centre on the consolidated development site. The proposal is intended to reinvigorate the commercial centre, provide a new large anchor tenant pharmacy with cosmetics and groceries, a financial institution, the existing Dairy Queen tenant, other existing and returning tenants, as well as new tenants that may be interested in opening their businesses at the subject location.

Related Policies & Studies

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP), Steveston Area Plan, Flood Plain Designation and Protection Bylaw 8204, Noise Regulation Bylaw No. 8856 and the Public Art Program.

Official Community Plan (OCP)/Steveston Area Plan – Proposed Amendments

The site is located in the Steveston planning area and is subject to the 2041 Official Community Plan (OCP) and the Steveston Area Plan (Schedule 2.4 of the OCP). The 2041 OCP Land Use Map identifies the corner commercial property at 3900 Steveston Highway as “Neighbourhood Service Centre” and both the commercial property at 3880 Steveston Highway and the vacant lot at 3868 Steveston Highway as “Neighbourhood Residential” (Attachment 4).

The Steveston Area Plan Land Use Map identifies the corner commercial property at 3900 Steveston Highway as “Commercial” and both the commercial property at 3880 Steveston Highway and vacant lot at 3868 Steveston Highway as “Single-Family” (Attachment 5).

Both the OCP maps are proposed to be amended to accommodate the proposed commercial development. OCP amendment Bylaw 9252 is provided for Council consideration.

Floodplain Management Implementation Strategy

The development proposal is required to comply with the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is a consideration of rezoning (Attachment 7).

Noise Regulation Bylaw No. 8856

The development proposal is required to comply with the Noise Regulation Bylaw No. 8856. Registration of a legal agreement on Title is a consideration of rezoning (Attachment 7) ensuring that the building envelope is designed and appropriate rooftop HVAC units are specified to avoid

generated noise from penetrating into neighbouring residential properties that exceed noise levels specified in the bylaw.

Public Art Program

The developer has agreed to participate in the City's public art program through a voluntary contribution as a consideration of rezoning (Attachment 7). The contribution rate for commercial developments is \$0.42 per buildable square foot (for a total contribution of \$16,820).

Consultation

The applicant has confirmed that information signage describing the proposed rezoning has been installed on the subject site and the statutory Public Hearing will provide local property owners and other interested parties with an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

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

Table 2 below clarifies this recommendation.

Table 2: OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	No referral necessary, as the Agricultural Land Reserve is not affected.
Richmond School Board	No referral necessary as this commercial application does not involve any multiple-family housing units thus it does not have the potential to generate 50 or more school aged children (e.g., typically around 295 multiple-family housing units).
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as only minor land use and density changes are proposed.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and only minor land use and density changes are proposed.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as only minor land use and density changes are proposed.
TransLink	No referral necessary, as no transportation road network changes are proposed, only minor land use and density changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the ports are not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the airport is not affected.
Richmond Coastal Health Authority	No referral necessary, as the health authority is not affected.

Stakeholder	Referral Comment (No Referral necessary)
Community Groups and Neighbours	No referral necessary, as only minor land use and density changes are proposed. The applicant has reviewed the proposal with the owners of the neighbouring single detached homes to the west, and the resident manager and executive director of the neighbouring multi-family developments to the south. The applicant advises that the neighbours were supportive of the proposal.
Other relevant Federal and Provincial Government Agencies	No referral necessary, as only minor land use and density changes are proposed.

Analysis

The proposed rezoning would allow for the redevelopment of the existing Minato Village neighbourhood service centre with expansion into the vacant area of the former corner gas station and the undeveloped lot at 3868 Steveston Highway.

a) Proposed Site Specific “Neighbourhood Commercial (ZC36) – Steveston” Zone

Amendments to the Richmond Zoning Bylaw 8500 are proposed to create the new site specific “Neighbourhood Commercial (ZC36) – Steveston” zone and to rezone the subject site to the new zone. The proposed ZC36 zone has been prepared to manage development on the subject site and is based on the existing “Neighbourhood Commercial (CN)” zone, which currently applies to the existing shopping centre. The CN zone permits a range of commercial businesses as permitted uses; residential and minor community care uses as secondary uses; and retail liquor 2 as an additional use. Different from the CN zone, the new zone does not include retail liquor 2 or residential uses and does include commercial education and indoor recreation as additional permitted uses. Also different from the CN zone, the new zone does not include tenancy size restrictions for retail uses. Zoning amendment Bylaw 9253 to create the new zone and to rezone the subject site is provided for Council consideration.

b) Built Form and Architectural Character:

The applicant has provided conceptual development plans for a commercial development with approximately 2,109 m² of commercial space located in three (3) one-storey buildings (Attachment 2). A Development Permit processed to a satisfactory level is a requirement of zoning approval. The review of the future Development Permit will include examining:

- Compliance with Development Permit Guidelines for commercial projects in the 2041 Official Community Plan Bylaw 9000. In addition to the applicable design guidelines, staff will work with the project architect to ensure the form and character provides an appropriate gateway to the Steveston Village Heritage Conservation Area.
- Detailed architectural and landscape designs, including design development to provide adequate articulation, visual interest and animation along Steveston Highway and No. 1 Road, to provide a strong corner presence at the intersection as well as sensitive interfaces to the adjacent single-family and multi-family developments.

- Detailed site layout review, including site access, internal drive aisles, vehicular parking, bicycle parking, garbage/recycling/organics collection and loading (two medium SU-9 spaces).
- Sustainability strategy for the development proposal. Since commercial tenants have control over the building interiors, the owner is investigating how to provide solar powered exterior lighting (e.g., parking area, building and/or landscaping).
- Crime Prevention through Environmental Design.

c) Transportation and Site Access:

- i) The development proposal includes two (2) driveways for this corner commercial development, one (1) on No. 1 Road and one (1) on Steveston Highway. The access to No. 1 Road is to be limited to right-in/right-out plus left-in movements only (No left-out movement from the site). Appropriate signage advising motorists of the turn restrictions, driveway configuration and raised concrete island are to be designed and constructed through the required Servicing Agreement (Attachment 7).
- ii) The proposal includes the creation of a new left turn lane, providing Steveston Highway traffic with access to the site's Steveston Highway driveway. Submission of a functional road plan is a requirement of rezoning and the left turn lane is to be designed and constructed through the required Servicing Agreement (Attachment 7).
- iii) The conceptual architectural design includes two (2) required medium loading spaces (SU-9 size trucks) located one in front of the other on the south side of the west building. The owner has agreed to register a legal agreement on title to prohibit large (WB-17) trucks from entering the site as a consideration of rezoning (Attachment 7).
- iv) A Traffic Impact Assessment prepared by MMM Group was submitted regarding the proposal and identifies that the proposal requires 89 parking spaces. The conceptual development plans include 84 parking spaces. Staff have reviewed and support the proposed 6% parking reduction as permitted under the Zoning Bylaw 8500 on the basis of the applicant providing the following TDM package as a consideration of rezoning (Attachment 7):
 - Registration of a legal agreement on title to prohibit assignment of parking spaces to a particular tenant so that the parking spaces remain unassigned and accessible to all customers at all times.
 - Granting of two (2) statutory rights-of-way (1.5 m x 9 m) to accommodate new bus shelters at the existing bus stop locations on Steveston Highway and No. 1 Road.
 - Design and construction of concrete bus shelter pad and accessible concrete pad at the (2) two bus stop locations as part of the required Servicing Agreement.
 - Voluntary contribution of \$50,000 for two (2) bus shelters for the bus stop locations.
 - Voluntary contribution of \$30,000 towards a future TDM in the vicinity of the site to be constructed by the City. This may include: an asphalt walkway along Steveston Highway from the site to 2nd Avenue; or alternate TDMs in the vicinity of the site to be determined by the City.

d) Tree Retention and Replacement:

- i) A tree survey was submitted in support of the application. A tree retention / replacement plan is attached (Attachment 3). The one (1) existing tree on-site (in the southwest corner) will be protected and retained. The one (1) existing tree off-site and adjacent to the development site (at the northwest corner) will be protected.
- ii) An existing overgrown hedge along the west property line is proposed to be removed and replaced with a new minimum 3 m high cedar hedge. An existing hedge along the south property line will be retained to maintain screening to the neighbouring multi-family development. The owner has reviewed this proposal with their neighbours, who did not express concerns regarding the proposal. The proposal was reviewed with the two (2) adjacent neighbouring single family property owners to the west, a resident manager and executive director of the neighbouring multi-family developments to the south.
- iii) Tree Protection – Tree protection fencing is required prior to any construction activities (including demolition) occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within tree protection zones is a consideration of rezoning.

e) Infrastructure Improvements:

The owner has agreed to enter into the City's standard Servicing Agreement as a consideration of rezoning (Attachment 7) for the design and construction of road network infrastructure improvements. Works include: frontage improvements along Steveston Highway and No. 1 Road; traffic signal improvements at Steveston Highway and No. 1 Road intersection; bus stop improvements; and 2 m wide road dedication along both frontages for future road widening.

Existing Legal Encumbrances

A statutory right-of-way is registered on title to 3900 Steveston Highway (F41649). The statutory right-of-way is no longer needed and staff recommend that it be discharged from title. Discharge is a consideration of rezoning (Attachment 7).

Financial Impact or Economic Impact

None.

Conclusion

The proposal would provide a commercial development with approximately 2,109 m² commercial space in three (3) one-storey buildings. The proposal would facilitate the redevelopment of a vacant corner gas station site and an older commercial shopping centre, enhancing the corner of No. 1 Road and Steveston Highway.

Amendments are required to the land use designations for 3868 and 3880 Steveston Highway in the 2041 OCP Land Use Map and Steveston Area Plan. The development proposal is consistent with the proposed "Neighbourhood Commercial (ZC36) – Steveston" zone. Overall, the proposed land use, density, site plan and building massing respects the surrounding single

detached homes, multi-family developments and commercial developments. Further review of the project design is required to be completed as part of the Development Permit application review process. The proposed roadway improvements will enhance the convenience and safety of pedestrian, cycling, rolling, public transit and vehicle movement in the neighbourhood.

It is recommended that Official community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252 and Zoning Bylaw 8500, Amendment Bylaw 9253 be introduced and given first reading.



Sara Badyal, MCIP, RPP
Planner 2



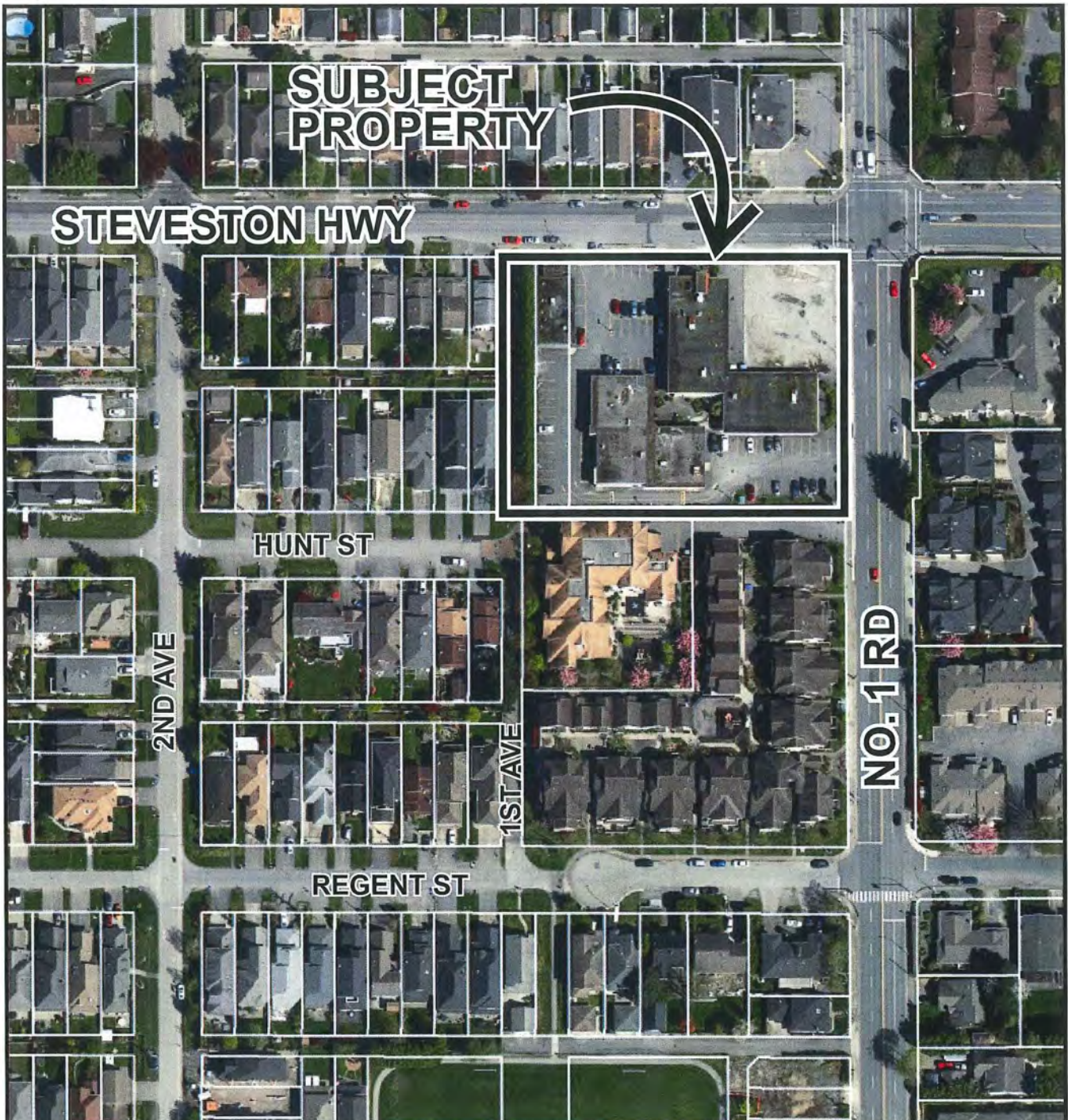
Terry Crowe
Manager, Policy Planning

SB:rg

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Tree Retention / Removal Plan
- Attachment 4: Context Land Use Map – 2041 OCP Land Use Map
- Attachment 5: Context Land Use Map – Steveston Area Plan Land Use Map
- Attachment 6: Development Application Data Sheet
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 07-394294

Original Date: 12/13/07

Revision Date: 05/12/15

Note: Dimensions are in METRES

REZONING APPLICATION : RZ 07-394294

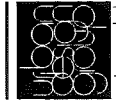
CONCEPTUAL DEVELOPMENT PLANS



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This drawing is the property of the architect and is not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the accuracy of the information provided by the client or for the results of the design. The architect's services are limited to the design of the building and the preparation of the construction documents. The architect does not provide any other services, including but not limited to, engineering, surveying, or environmental consulting. The architect's fee is \$4,000.00 plus GST. The architect's office is located at 3888, 3890 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C. V6X 3A8. The architect's phone number is 604-273-8888. The architect's fax number is 604-273-8889. The architect's email address is info@jlb-architects.com. The architect's website is www.jlb-architects.com. The architect's logo is located at the top right of the drawing.

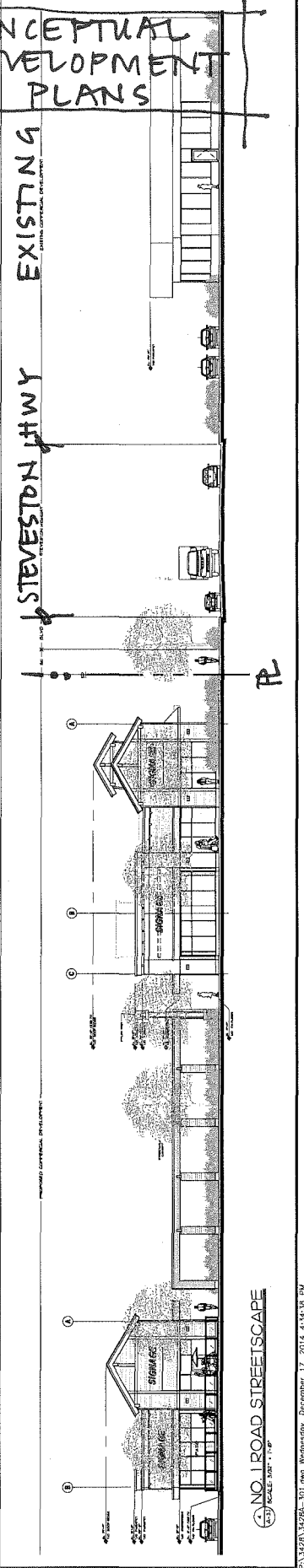
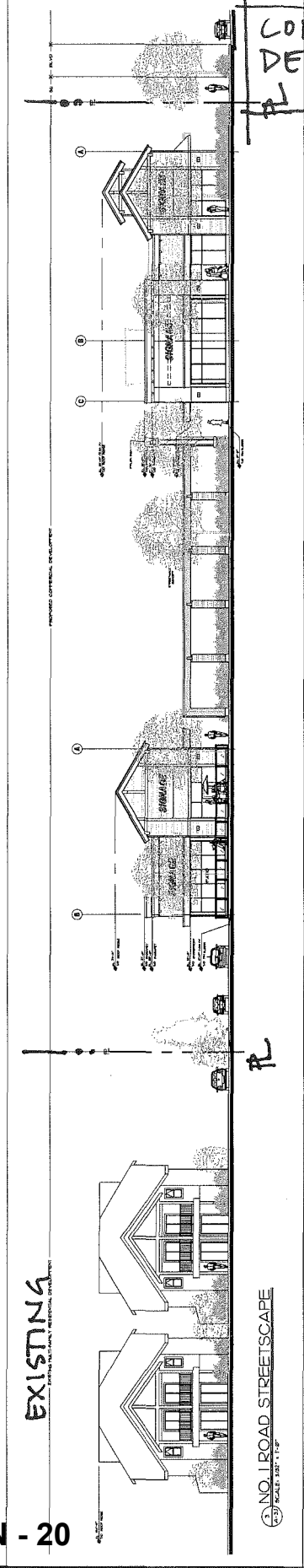
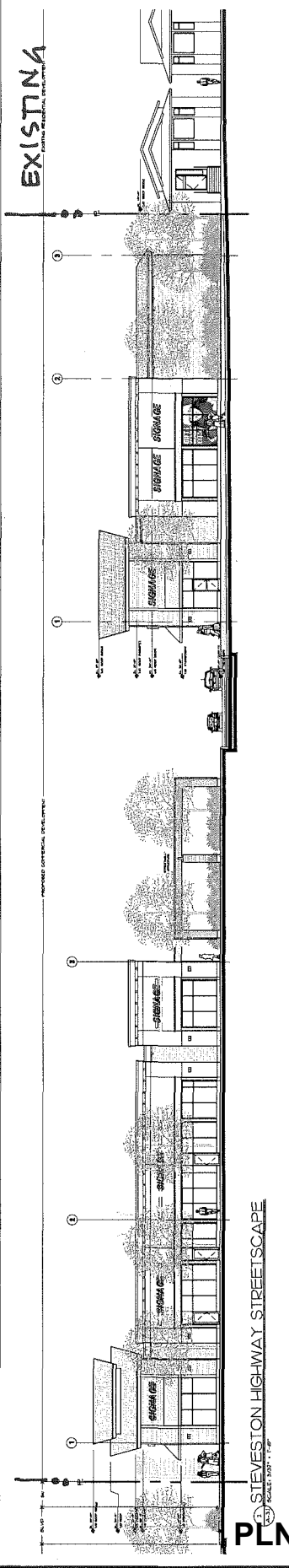
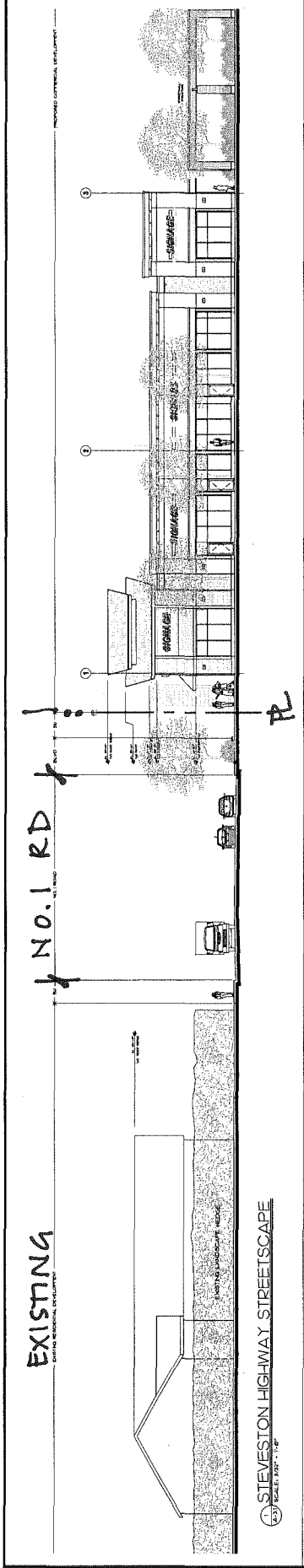
COMMERCIAL DEVELOPMENT
 3888, 3890 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.
 For G & B ESTATES AND WEST COAST PROJECTS



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STREETSCAPES

DATE	12/17/14
BY	JLB
SCALE	1:1000
PROJECT	14260-14261
SHEET	14260-14261



PLN - 20

Accession No.	Date	Library Notes
A	10/27/14	ISSUED FROM DP
B	2/18/15	Returned to DP

est

890 West 2nd Avenue
Barboursville, W.C. Cynedra MU 1144

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Project
**COMMERCIAL
DEVELOPMENT**
38658, 38660 & 3900 Steveston Highway
Richmond, BC

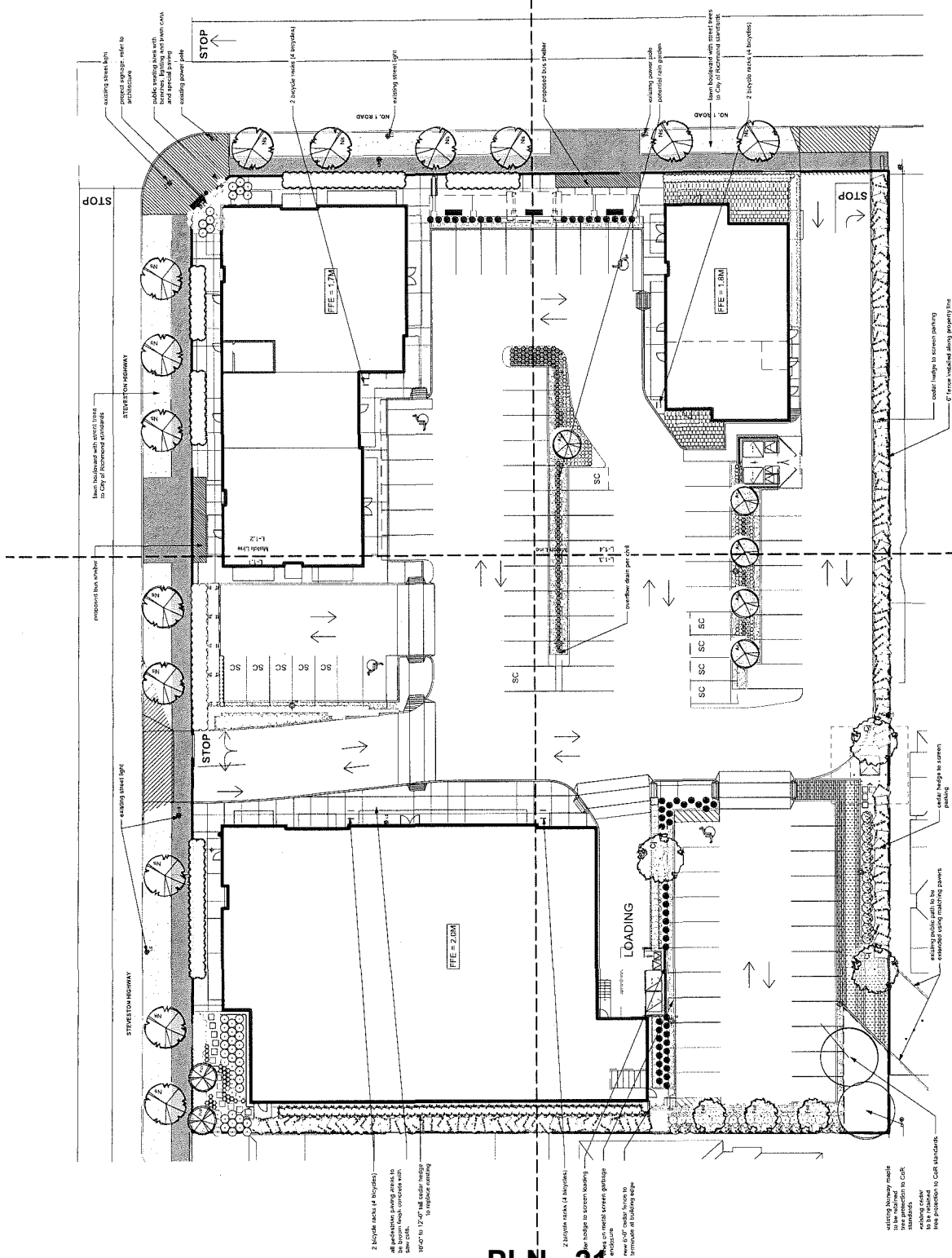
Drawing Title
LANDSCAPE SITE PLAN

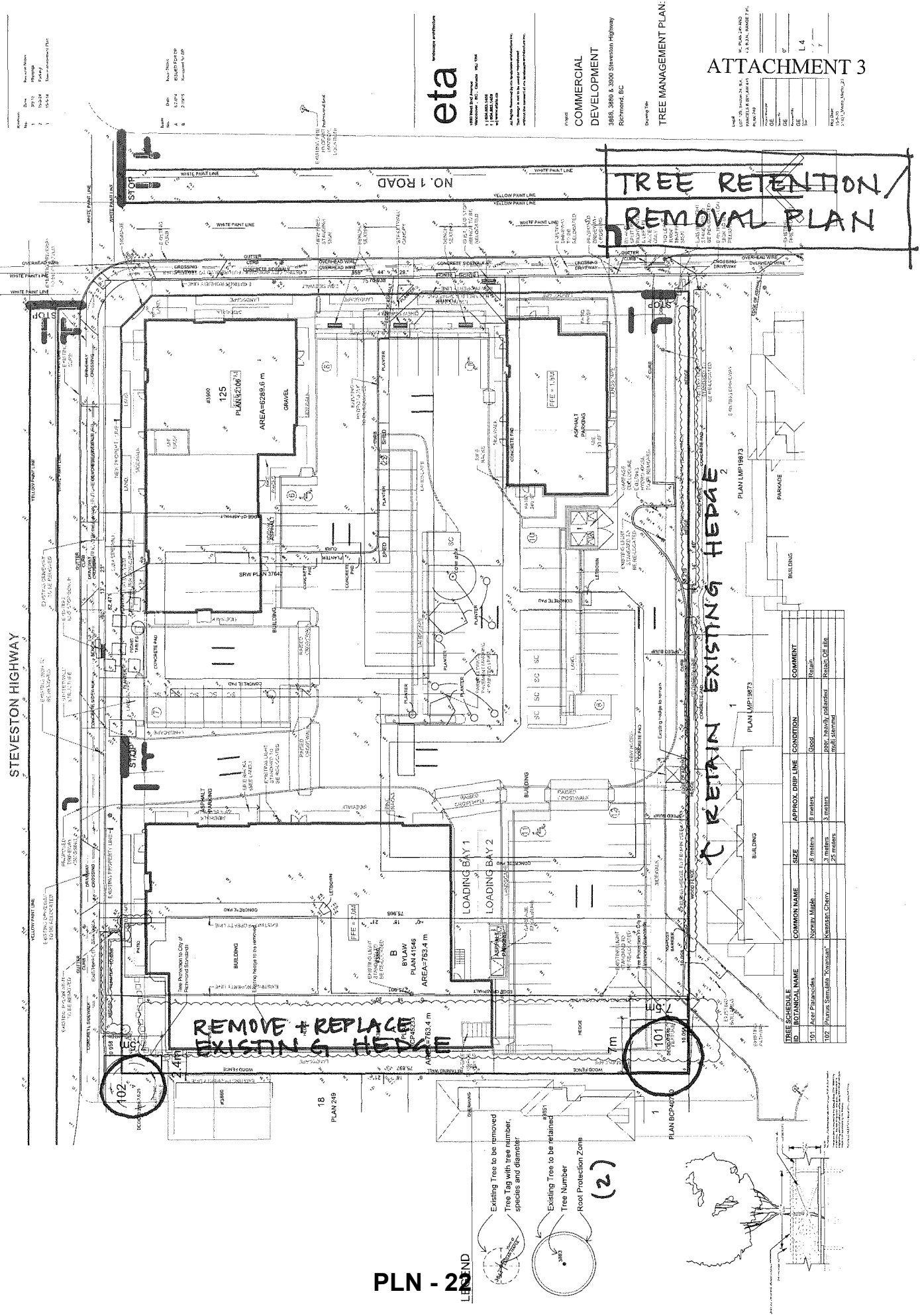
NOT 125, SECTION 34, D.J.N., HANCOCK TWP., PLAIN ZEP AND

[illegible]

First Date: 11/21/2000

CONCEPTUAL DEVELOPMENT PLANS





STEVESTON HIGHWAY

PLN - 22

eta

COMMERCIAL
DEVELOPMENT
3888, 3890 & 3900 Steveston Highway
Richmond, BC

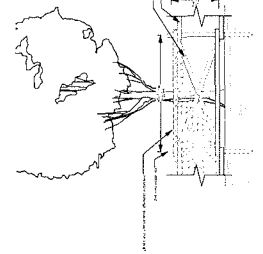
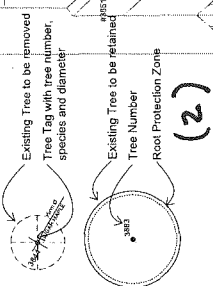
TREE MANAGEMENT PLAN:

ATTACHMENT 3

TREE RETENTION/REMOVAL PLAN

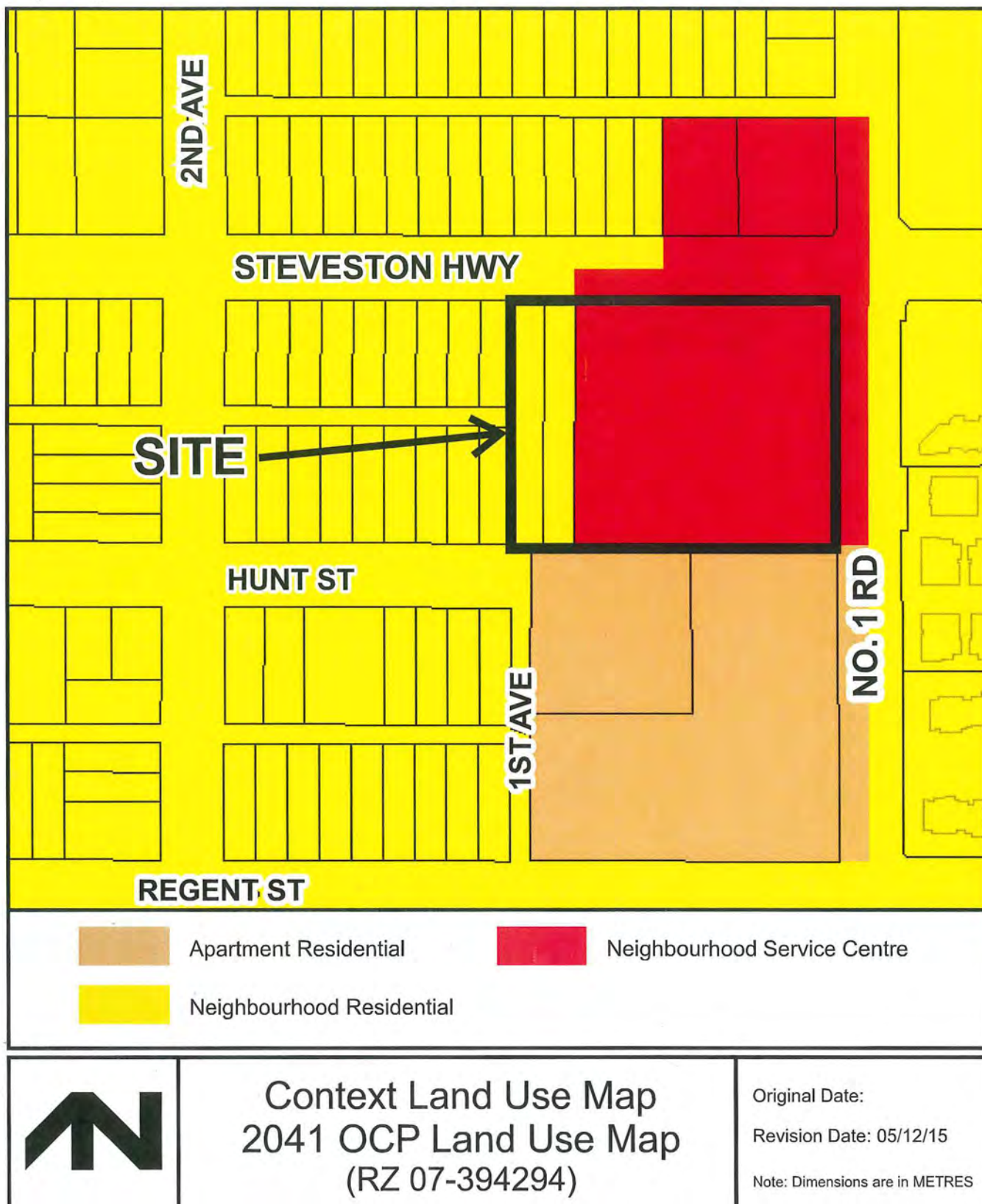
RETAIN EXISTING HEDGE

TREE SCHEDULE ID	BOTANICAL NAME	COMMON NAME	SIZE	APPROX. DRIP LINE	CONDITION	COMMENT
101	Acer Platanoides	Norway Maple	8 meters	8 meters	Good	Retain
102	Prunus Spinalis	Kousa Cherry	3 meters	3 meters	Good	Retain



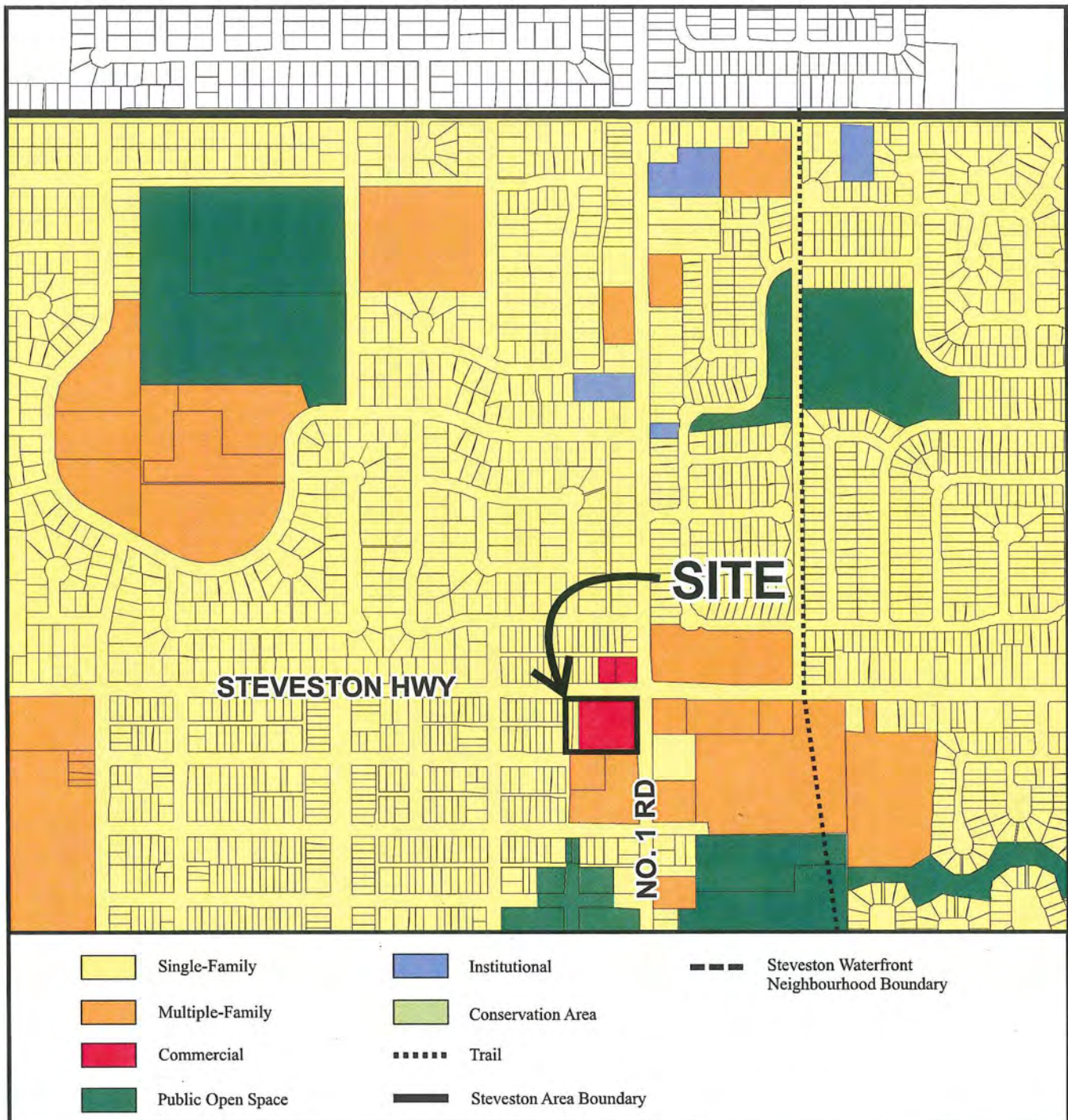


City of
Richmond





City of
Richmond



Context Land Use Map
Steveston Land Use Map
(RZ 07-394294)

Original Date: 05/12/15

Revision Date:

Note: Dimensions are in METRES



RZ 07-394294

Attachment 6

Address: 3868, 3880 and 3900 Steveston Highway

Applicant: G & B Estates Ltd.

Planning Area(s): Steveston

	Existing		Proposed		
Owner	G & B Estates Ltd.		No Change		
Site Size	3868 Steveston Hwy	764.0 m ²	Development site	7455.2 m ²	
	3880 Steveston Hwy	764.0 m ²		Road dedication	361.3 m ²
	3900 Steveston Hwy	6,288.5 m ²		Total	7,816.5 m ²
	Total	7,816.5 m ²			
Land Uses	Commercial and vacant lands		Commercial		
OCP Designation	Neighbourhood Service Centre and Neighbourhood Residential		Neighbourhood Service Centre		
Area Plan Designation	Commercial and Single-Family		Commercial		
Zoning	Neighbourhood Commercial (CN), Gas & Service Stations (CG2) and Single Detached (RS1/A)		Neighbourhood Commercial (ZC36) – Steveston		
Number of Units	1,870 m ² in 20 units		2,109 m ² in 6 units in 3 buildings		
	Bylaw Requirement		Proposed	Variance	
Floor Area Ratio	Max. 0.5		0.28	None permitted	
Lot Coverage	Max. 35%		28%	None	
Setbacks: No. 1 Road Steveston Highway Interior Side Yard (South) Rear Yard (West)	Min. 3 m Min. 3 m Min. 3 m Min. 3 m		3 m Min. 3 m Min. 10.5 m Min. 3 m Min.	None	
Height	Max 9 m		6.7 m to 9 m	None	
Tenancy size One large tenancy	Max. 330 m ² Max. 1,170 m ²		Max. 326 m ² 1,167 m ²	None	
Off-street Parking Spaces	84 with TDMs		84 with TDMs	None	
Accessible Parking Spaces	Min 2% (2 Spaces)		4.8% (4 spaces)	None	
Small Car Parking Spaces	Max 50% (42 Spaces)		12% (10 spaces)	None	
Tandem Parking Spaces	Not permitted		None	None	



Address: 3868, 3880 and 3900 Steveston Highway

File No.: RZ 07-394294

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9253, the developer is required to complete the following:

1. Receipt of Ministry of Environment release or determination that no investigation is required as per the Environmental Management Act.
2. Final Adoption of OCP Amendment Bylaw 9252.
3. Consolidation of all the lots into one development parcel.
4. 2 m road dedication along the entire No. 1 Road and Steveston Highway frontages, along with a 4 m x 4 m corner cut measured from the new property line along No. 1 Road and the back of 1.75 m SRW PROP as identified in 5a below. The City does not take responsibility for any residual contamination of soil or groundwater that may be found within these frontages. All conditions listed in Schedule B of the December 7, 2011 Certificates of Compliance issued for Site ID 10343, and any other liabilities related to contamination present in these dedicated lands, remain the responsibility of the persons responsible for the contamination.
5. The granting of the following statutory rights-of-ways:
 - a) Approximately 1.75 m wide statutory rights-of-way (public-rights-of-passage and utilities) along the entire Steveston Highway frontage to accommodate a portion of the new sidewalk as a result of the new Steveston Highway left turn lane at driveway. A Detailed Ultimate Road Functional Plan is required to be prepared by the developer to the satisfaction of the Director of Transportation to confirm the functionality and operational requirements for the road with the addition of the westbound left-turn lane to the site access on Steveston Highway. This is required prior the final statutory rights-of-way plans.
 - b) two (2) 1.5 m x 9 m statutory rights-of-way (public-rights-of-passage and utilities) to accommodate new bus shelters behind the new sidewalks at the existing bus stop locations along the No. 1 Road and Steveston Highway frontages. The developer is required to finalize the exact locations with CMBC. Bus shelter concrete pads to be constructed by the owner at their sole cost via required Servicing Agreement. City responsible for future maintenance of concrete pad and City utilities.
6. Registration of a flood indemnity covenant on title (Area A).
7. Registration of a legal agreement on title for commercial development within 30 m of residential uses indicating that they are required to mitigate unwanted noise and ensure that the building envelope is designed to avoid noise generated by the internal use from penetrating into neighbouring residential properties that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
8. Registration of a legal agreement on title prohibiting assignment of parking spaces to a particular tenant so that parking spaces are unassigned and accessible to all customers at all times.
9. Registration of a legal agreement on title prohibiting large trucks from accessing the site (e.g., WB-17)
10. Discharge of obsolete statutory right-of-way from title of 3900 Steveston Highway (F41649).
11. City acceptance of the developer's offer to voluntarily contribute \$0.42 per buildable square foot (e.g. \$16,820) to the City's public art program.
12. Voluntary contribution of \$50,000 to go towards two (2) bus shelters.
13. Voluntary contribution of \$30,000 towards future TDM in vicinity of the site, including possible provision of asphalt walkway along Steveston Highway from the west edge of the site to 2nd Avenue, or alternate TDMs near the vicinity of the site to be determined by the City.
14. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

15. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
16. Submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
17. Submission of a Detailed Ultimate Road Functional Plan to the satisfaction of the Director of Transportation. The plan is to be based on survey information and indicate all road cross section elements and lane tapers to the Transportation association of Canada (TAC) standards. The plan is to indicate all road features including, but not limited to new curb alignment, bus stops, concrete bus pads, parking, etc. and is to extend from the east side of the No. 1 Road and Steveston Highway intersection to west of the development to illustrate the tie in to the existing roadway. The cross section south from the existing centerline on Steveston Highway at the site access is to be:
 - 3.3 m westbound left-turn lane
 - 3.3 m eastbound thru lane
 - 3.25 m eastbound curb lane (to accommodate parking where possible and bus loading)
 - 0.15 m curb
 - 1.5 m landscaped boulevard with grass and street trees
 - 2.0 m concrete sidewalk
18. Enter into a Servicing Agreement* for the design and construction of engineering and roadway improvements. Works include, but may not be limited to:
 - a) Frontage improvements:
 - i. No. 1 Road: New 2 m wide concrete sidewalk at new property line and remaining space to existing curb (existing curb to remain) to be landscaped boulevard with grass and street trees (Min. 1.5 m wide). All elevation changes between the street curb and the site are to be accommodated by the onsite design. The cross slope of the frontage elements are to be in accordance with the Transportation Association of Canada's (TAC) Manual.
 - ii. Steveston Highway: Pavement widening is required as well as new curb and gutter to be located as per the Ultimate Steveston Highway Road Functional Plan to be submitted for approval, prior to rezoning adoption. Behind the new south curb, will be required a minimum 1.5 m landscaped boulevard with grass and street trees and 2 m sidewalk at the back of the final SRW PROP line along the Steveston Highway frontage. All elevation changes between the street curb and the site are to be accommodated by the on site design. The cross slope of the frontage elements are to be in accordance with the Transportation Association of Canada's (TAC) Manual. As a result of the new south curb alignment along Steveston Highway including the southwest corner of the intersection with No. 1 Road, all civil, utility and traffic signal modifications required due to this Development are the sole responsibility of the Developer including but not limited to:
 - Traffic pole/base relocations
 - Hydro pole relocation and other utility relocation
 - Junction box/conduit relocations
 - Associated traffic signal cables/conductors and vehicle detector loops.
 - Signal head additions or modifications
 - Pavement markings and signage, including yellow truncated dome tactile warning strips
 - Traffic signal modification design drawings. (to be identified during the SA process.)The design of the intersection is to be to TAC standard for intersection design, including barrier curbs at the corners.
 - Associated civil works as a result of road geometry changes and traffic signal modifications.
 - iii. Street lighting – Review the existing street lighting levels along No. 1 Road and Steveston Highway frontages and upgrade lighting along the development's frontages.
 - iv. Concrete bus shelter pad and accessible concrete pad at the two (2) bus stop locations. The developer is required to finalize the exact locations with Translink and CMBC.

- v. Site Access –The access to No.1 Road is to be limited to right-in/right-out plus left –in movements only (No outbound left-out from site), including appropriate signage advising motorists of the turn restrictions, driveway configuration and raised concrete island.
- b) Traffic Signal improvements at Steveston Highway and No. 1 Road intersection:
 - Removal of two existing traffic signal poles;
 - Supply & installation of a new signal pole complete with hardware and base;
 - Relocation and/or upgrade of the signal junction boxes;
 - Reinstatement and/or upgrade of the vehicle detection;
 - Replacement of the signal cable and conductors as required;
 - Supply & installation of Audible Pedestrian Signals (APS); and
 - Supply & installation of illuminated street name signs.
- c) Water Service – Water service connection for the entire site shall be from the existing 300mm diameter watermain along Steveston Highway.
- d) Sanitary Sewer – The developer is required to remove the existing City sanitary system located within the development site and install a new manhole at the end of the existing sanitary sewer. The new manhole is to be located within the dedicated undeveloped City lane, or on the development site within a 3 m x 3 m statutory right-of-way for utilities (at west property line of 3868 Steveston Hwy). Proposed hedging along the west property line of 3880 Steveston Highway shall be planted in such a way that access to the proposed sanitary manhole is not obstructed. Via the SA design review process, the developer shall inform the owner of 3860 Steveston Highway that a sanitary manhole shall be installed within the dedicated undeveloped City lane adjacent to their rear yard and any damage to their existing landscaping shall be reinstated at developer's cost. Written consent from the owner of 3860 Steveston highway is required. If consent to install the proposed manhole is not granted for whatever reason, the proposed manhole will be required just east of the west property line of the development site in a SRW for utilities.
- e) Storm Sewer – Storm connection for the entire site drainage is to be directed to existing manhole STMH220 (approximately 20 m east of the west property line of 3868 Steveston Hwy).
- f) Private Utilities – Developer to coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground private utility structures are required and coordinate their on-site locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
 - To provide rights-of-ways to accommodate on-site the required private utility equipment (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc) and required street light and traffic light kiosks (e.g., service kiosks, UPS cabinets, etc.)
- g) General:
 - i. Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., rear yard sanitary mains, rear yard storm sewer, etc.) fronting or within the development site and provide mitigation recommendations.
 - ii. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Provision of a sustainability strategy for the development proposal, including solar powered exterior lighting (e.g., parking area, building and/or landscaping).

PLN - 28

Initial: _____

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

1. Incorporation of sustainability measures in Building Permit (BP) plans as determined via the Development Permit process.
2. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water flow for fire fighting. Using the OCP 2021 Maximum Day Model, there is 520 L/s available at 20 psi residual. Based on your proposed rezoning, your site requires a minimum of 200 L/s. The Developer must submit a letter and/or drawing signed and sealed by a professional engineer confirming the existing frontage size. If frontage is less than 150 mm, the frontage must be upgraded to 150 mm as per City requirements.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



**Richmond Official Community Plan Bylaw 7100 and 9000
Amendment Bylaw 9252 (RZ 07-394294)
3868, 3880 and 3900 Steveston Highway**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by repealing the existing land use designation of the following area and by designating it "Neighbourhood Service Centre".

P.I.D. 028-268-741

LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4
NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

P.I.D. 013-604-082

PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

2. Richmond Official Community Plan Bylaw 7100, Schedule 2.4 (Steveston Area Plan) is amended by repealing the existing land use designation in the Land Use Map thereof of the following area and by designating it "Commercial".

P.I.D. 028-268-741

LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4
NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

P.I.D. 013-604-082

PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

3. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by
_____	APPROVED by Manager or Solicitor



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9253 (RZ 07-394294)
3868, 3880 and 3900 Steveston Highway**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following section:

“22.36 Neighbourhood Commercial (ZC36) – Steveston

22.36.1 Purpose

The **zone** provides for a limited range of retail and services to the surrounding community.

22.36.2 Permitted Uses

- animal grooming
- child care
- education, commercial
- government service
- health service, minor
- office
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

22.36.4 Permitted Density

1. The maximum **floor area ratio** is 0.50.

22.36.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

22.36.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

22.36.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 9.0 m.

22.36.8 Subdivision Provisions/Minimum Lot Size

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

22.36.9 Landscaping & Screening

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

22.36.10 On-Site Parking & Loading

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

22.36.11 Other Regulations

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

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"NEIGHBOURHOOD COMMERCIAL (ZC36) – STEVESTON"**.

P.I.D. 028-268-741

LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

P.I.D. 013-604-082

PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

P.I.D. 006-329-896

LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42106

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9253"**.

FIRST READING



A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director of Development

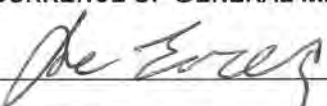


Date: May 26, 2015
File: 6360-05

Re: Road Naming for the New Road Connecting Ackroyd Road to Elmbridge Way

Staff Recommendation

That the name "Ackroyd Road" be selected for the extension of the east-west road located in Section 5 Block 4 Range 6, connecting Ackroyd Road to Elmbridge Way.


Wayne Craig
Director of Development
KT:blg
Att.

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

Staff Report

Origin

The purpose of this report is to seek Council approval for a new section of road in the Lansdowne Village (Attachment 1), which will be developed as part of a rezoning and Development Permit located at 5931, 5891 No. 3 Road and 5900 Minoru Boulevard. The Rezoning (RZ 06-341234) and Development Permit (DP 07-359083) were approved by Council on September 13, 2010. This development will consist of five (5) mixed-use high rise buildings for residential and commercial retail along with a Community Centre and Post Secondary Institution. A significant portion of road has already been completed, and the name for the new section of road is required at this time, as the remaining connection work to existing roads will be completed shortly.

Findings of Fact

Road Naming Policy

City Council adopted “Policy 1310 – Road Naming” in 1997, which provides direction on and establishes the process for the selection of new road names in the City. Suggestions for new road names must be made in accordance with the road naming criteria and road type designations included in the Policy. The Policy permits a wide range of naming options, including: names from the primary and secondary lists of potential road names, names with local significance, and theme names. The Policy also provides for Council to consider road names suggested by developers and citizens.

Staff Comments

Background

The Key Street Improvements Map in the City Centre Area Plan (CCAP) identifies the new section of road as the “Ackroyd Road Extension”; one of seven (7) roadways in the Lansdowne Village which are priority for street improvements in order to establish a tighter street grid, connectivity between City Centre neighbourhoods and improve access to local businesses. The CCAP’s proposed “Ackroyd Road Extension” is detailed in the plan as the *Westward extension from No. 3 Road to Minoru Boulevard that aligns with Elmbridge Way* (Attachment 2). Additionally, the Lansdowne Village Land Use Map in the CCAP identifies the new section of road as “Pedestrian-Oriented Retail Precincts-High Street & Linkages” (Attachment 3) to provide access to properties between No. 3 Road and Minoru Boulevard.

Although this new section of road will align with Elmbridge Way, the name “Ackroyd Road” will only be used for the portion of the road up to Minoru Boulevard. Renaming existing Elmbridge Way to Ackroyd Road is not recommended, due to the many existing properties addressed off Elmbridge Way, west of Minoru Boulevard. When this new section of road has been completed, it will be appropriately signed to reflect that Ackroyd Road ends at the intersection of Minoru Boulevard and that the road will continue as Elmbridge Way.

Staff recommend the name "Ackroyd Road" for this new section of road, as this designation is indicated in the CCAP of the Official Community Plan (OCP). As the new road will be an extension of the existing Ackroyd Road continuing westbound from No. 3 Road, Transportation staff also recommends the selection of the name "Ackroyd Road" to assist in wayfinding and provide access for emergency services and for the general public.

Financial Impact

None.

Conclusion

Staff recommend that the name "Ackroyd Road" be selected for the extension of the east-west road located in Section 5 Block 4 Range 6, connecting Ackroyd Road to Elmbridge Way.



Kathy Tong
Property Records Clerk
(604-276-4314)

KT:blg

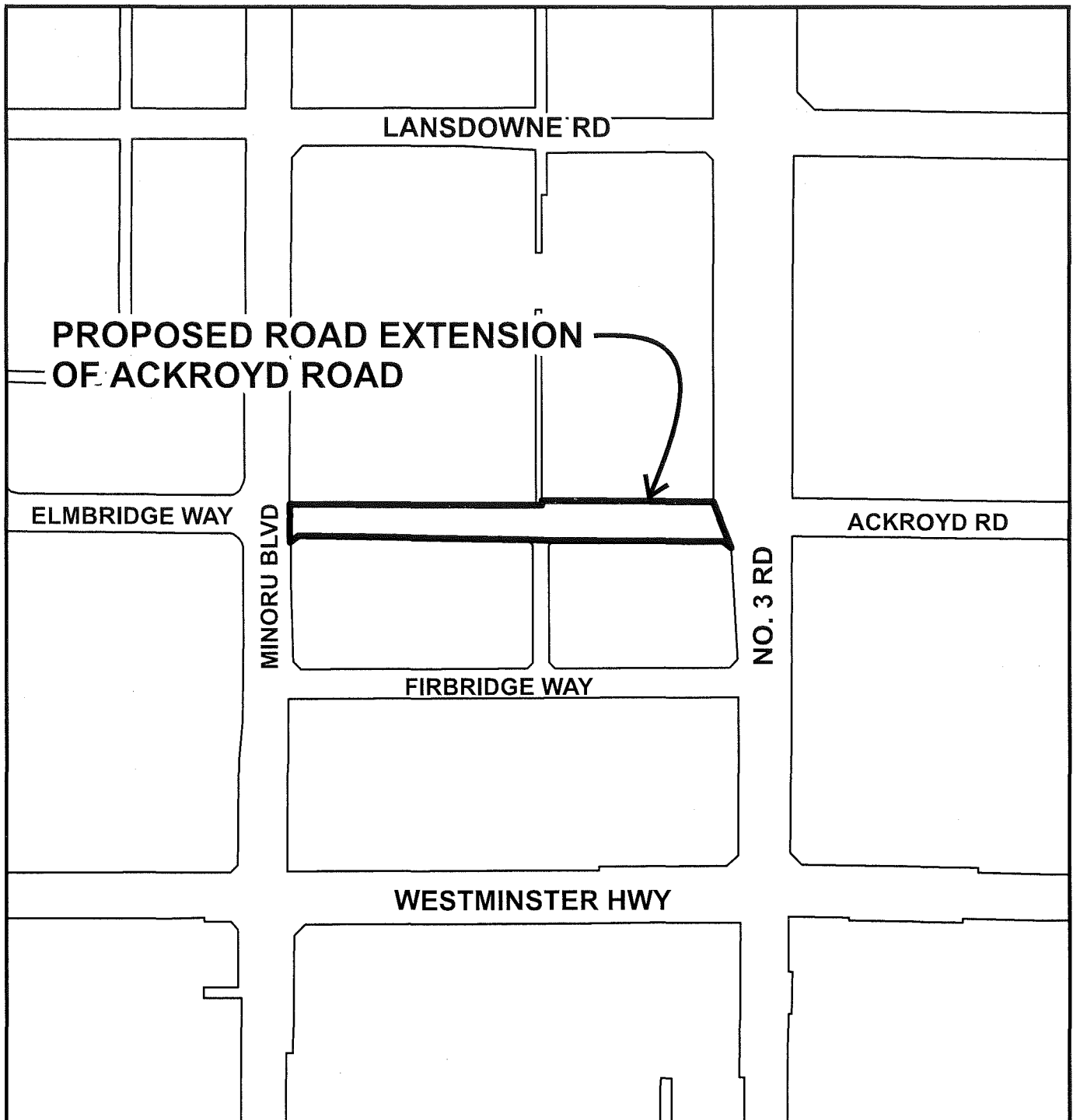
Attachment 1: Location Map of Proposed Road Name

Attachment 2: Key Street Improvements Map (2031)

Attachment 3: Specific Land Use Map: Lansdowne Village (2031)



City of
Richmond



Proposed Name Map
05-4-6

Original Date: 05/22/15

Revision Date:

Note: Dimensions are in METRES

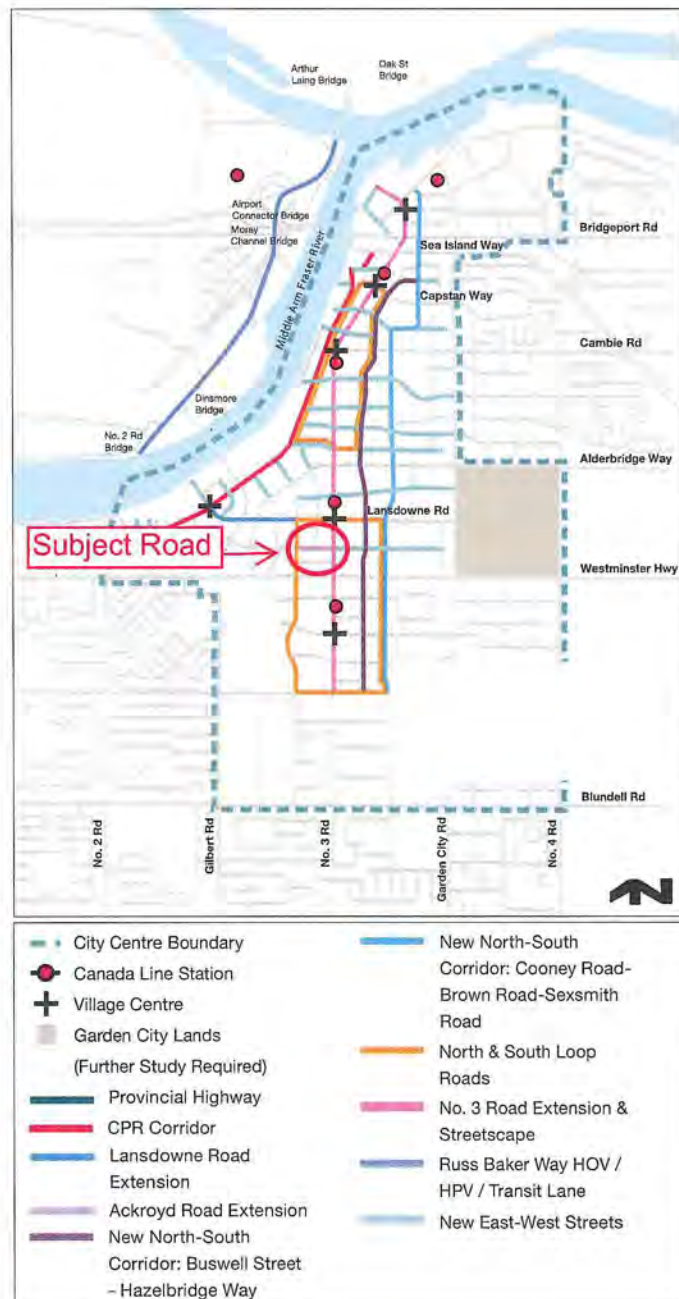
City of Richmond

Roadway	Improvement
CPR Corridor	<ul style="list-style-type: none"> New four-lane road with bike lanes and centre median. Enhances access to local businesses as well as to north Richmond for through traffic. Forms western leg of North Loop Road. Allows conversion of some sections of River Road to become waterfront park.
Lansdowne Road Extension	<ul style="list-style-type: none"> Westward extension from Minoru Blvd. to Hollybridge Way. Incorporates a major greenway that is a critical link between Oval site, No. 3 Road and Garden City lands.
Ackroyd Road Extension	<ul style="list-style-type: none"> Westward extension from No. 3 Road to Minoru Blvd. that aligns with Elmbridge Way. Improves local access and circulation.
No. 3 Road Extension & Streetscape Enhancements	<ul style="list-style-type: none"> Realigned and extended at northern end with the creation of a waterfront plaza at its terminus. Streetscape enhancements north of Granville Avenue.
New North-South Corridors	<ul style="list-style-type: none"> Buswell Street-Hazelbridge Way. Cooney Road-Brown Road-Sexsmith Road. Continuous streets that enhance cross-town travel.
New East-West Streets	<ul style="list-style-type: none"> New streets improve access to the waterfront and local businesses.
North & South Loop Roads	<ul style="list-style-type: none"> North Loop Road: CPR Corridor, Capstan Way, Hazelbridge Way, Leslie Road. Complements the completed South Loop Road: Minoru Blvd., Lansdowne Road, Cooney Road, Granville Avenue. Enhance local traffic access to City Centre destinations.

Key Street Improvements Map (2031) Bylaw 8841 2013/02/12

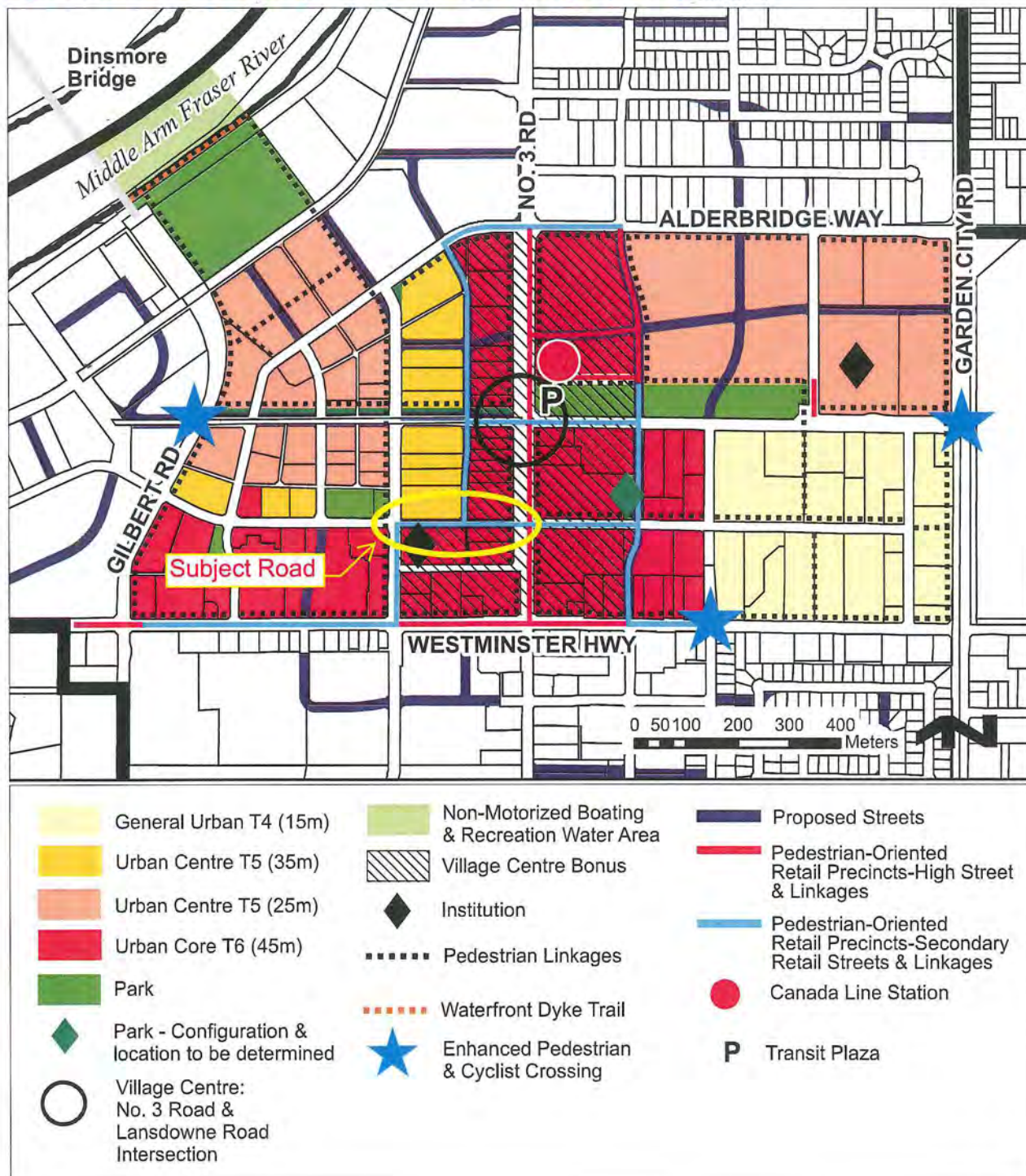
These street improvements have a higher priority as they are key to:

- establishing a tighter street grid;
- enhancing connectivity between City Centre neighbourhoods;
- improving access to local businesses as well as the waterfront.



City of Richmond

Specific Land Use Map: Lansdowne Village (2031)

 Bylaws 8427 & 8516
 2010/09/13




City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development

Date: June 8, 2015
File: ZT 14-677144

Re: Application by First Richmond North Shopping Centres Ltd. for a Zoning Text Amendment to the "Neighbourhood Commercial (ZC32) - West Cambie Area" Zone for the Building at 9291 Alderbridge Way (on the Property at 9251 Alderbridge Way)

Staff Recommendation

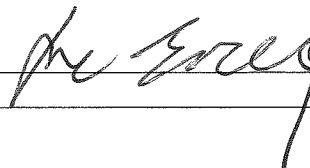
1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9256, for a Zoning Text Amendment to the "Neighbourhood Commercial (ZC32) - West Cambie Area" zone to allow a type 2 retail liquor store to be located in the building at 9291 Alderbridge Way (on the property at 9251 Alderbridge Way), be introduced and given first reading; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9258, for a Zoning Text Amendment to the "Downtown Commercial (CDT1)" zone to remove type 2 retail liquor store as a permitted use at 8088 Park Road (on the property at 8080 Park Road), be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

First Richmond North Shopping Centres Ltd. has applied to the City of Richmond for a Zoning Text Amendment to amend the “Neighbourhood Commercial (ZC32) - West Cambie Area” zone to allow a type 2 retail liquor store to be located on the property at 9251 Alderbridge Way in the building to be addressed as 9291 Alderbridge Way (Attachments 1 & 2). This application is for the relocation of the existing private liquor store (Licensee Retail Store or LRS) from unit 8088 Park Road on the property at 8080 Park Road to the subject site (Attachment 3).

Staff recommends that the Zoning Text Amendment to the “Neighbourhood Commercial (ZC32) - West Cambie Area” zone also includes replacing references to “High Street” to refer to “McClelland Road”, as the road name was approved by Council on October 27, 2014.

Staff also recommends that the subject Zoning Text Amendment application (ZT 14-677144) be accompanied with a second Zoning Text Amendment to amend the “Downtown Commercial (CDT1)” zone to remove the permitted additional use of type 2 retail liquor store on the property at 8080 Park Road (Attachment 3).

During a discussion at their meeting on December 3, 2013, Planning Committee carried a referral motion asking staff to provide information regarding the potential change in provincial legislation that would permit the sale of liquor in grocery stores as noted later this report. This referral will be addressed in a separate staff report at a later date. The subject application has been reviewed in relation to, and does not propose any changes to, existing City policy.

Findings of Fact

A Development Application Data Sheet providing details about the Zoning Text Amendment proposal is attached (Attachment 4).

Surrounding Development

Surrounding Development is as follows:

- To the north, across Alexandra Road, a four-storey to six-storey mixed-use development is under construction with limited commercial and more than 500 apartment units (DP 13-631492).
- To the south, across Alderbridge Way, is the City-owned “Garden City Lands” within the Agricultural Land Reserve (ALR) and zoned “Agriculture (AG1)”.
- To the east, across future May Drive, is City park land and a single-family residential lot, zoned “Single Detached (RS1/F)”.
- To the west, across the McClelland Road right of way, is the western portion of the subject neighbourhood commercial centre.

Background

On July 28, 2014, Council approved the rezoning (RZ 10-528877) and Development Permit (DP 13-650988) to develop the subject neighbourhood commercial centre (Attachment 5) on the properties at 4751 McClelland Road and 9251 Alderbridge Way. The approved design for 9251 Alderbridge Way includes a number of buildings, including a large anchor building at the west edge of the site and the subject smaller building at the corner of future May Drive and Alderbridge Way (area 'C' in the proposed text amendment Bylaw 9256).

The intent of the subject zoning text amendment application is to allow the relocation of an existing private liquor store LRS license from 8080 Park Road (Attachment 3) to a new location in the subject neighbourhood commercial shopping centre. Specifically, the proposal would allow a 322 m² (3,466 ft²) liquor store in the building addressed 9291 Alderbridge Way (on the property at 9251 Alderbridge Way). The existing liquor store is 278.7 m² (3,000ft²) in area.

The "Neighbourhood Commercial (ZC32) – West Cambie Area" zone must be amended to allow the type 2 retail liquor use as an additional use on a site-specific basis outlined in the 'other regulations' section of the zone and limited to a maximum floor area of 325 m² (3,498 ft²). Confirmation of the LRS license relocation approval from the Provincial BC Liquor Control and Licensing Branch is a requirement of the Zoning Text Amendment.

In accordance with previous direction from Council that liquor stores only be permitted on sites where a liquor store is located, staff are recommending removing the type 2 retail liquor permitted use from the "Downtown Commercial (CDT1)" zone. The CDT1 zone permits type 2 retail liquor as an additional use on a site-specific basis outlined in the 'other regulations' section of the zone and limited to the 8080 Park Road site. The 8080 Park Road site is the only property affected by the proposed removal of the type 2 retail liquor use from the additional uses in the CDT1 zone.

Referral

The following motion was carried at the December 3, 2013 Planning Committee meeting:

"That staff examine what other municipalities are doing with regard to the potential change in provincial legislation that would permit the sale of liquor in grocery stores as Council may wish to make recommendations to the Province prior to their reaching a decision on the matter, and report back."

The subject application is the first staff report involving liquor retail sales since the referral motion was carried. However, this application for the relocation of an existing private liquor store does not include liquor sales in a grocery store setting and does not propose any changes to existing City policy. As noted above, this referral will be addressed in a separate staff report at a later date.

Public Consultation

Information signage is posted on the subject site; a neighbourhood survey was conducted by the applicant and on-site polling was conducted by the applicant at the existing liquor store location to notify the public of the subject application. In addition, the statutory Public Hearing will provide further opportunity for public input regarding the Zoning Text Amendment application. The results of the consultation indicate mixed opinions about the proposed Zoning Text Amendment application, as explained below.

Maps, prepared by staff, are attached to this report showing household locations for form letters in support of the proposal submitted to the applicant during the on-site polling (Attachment 6).

Neighbourhood Survey

In accordance with Council Policy 9307 regarding Licensee Retail Store (LRS) rezoning applications, a neighbourhood survey was conducted by the independent market research company – The Reid Agency – between April 20, 2015 and May 11, 2015. A summary report, dated May 14, 2015 was submitted to the City (Attachment 7) describing the neighbourhood survey and including completed survey forms. The purpose of the neighbourhood survey was to collect public opinion on the proposed new location of the relocated liquor store from residences within 200 m of the proposed liquor store location. Mail surveys were mailed out by the applicant to all 612 civic addresses for residences in the identified neighbourhood survey minimum catchment area. Eight (8) completed surveys were received by The Reid Agency; representing a 1.3% response rate.

The following table summarizes results from the applicant's neighbourhood survey (mail survey for properties within neighbourhood survey catchment area):

	Support	Do Not Support	Total
Mail Survey Forms	3	5	8

Additional Public Consultation Undertaken by Applicant

The summary report and form letters indicate that 73 customers polled at the existing private liquor store location completed form letters in support of the proposal between April 28, 2015 and May 7, 2015. The form letters received in support of the proposal include 49 civic addresses within Richmond.

The following table summarizes results from the applicant's public consultation (on-site polling):

	Support	Do Not Support	Total
On-site Polling (8088 Park Road)	73	0	73

Public Input

The summary report indicates that the following comments were expressed by the public in the 8 mail survey forms, on the 73 form letters of support submitted by the applicant and during conversation as part of on-site polling [followed by staff comments in '*bold italics*']:

- Extended hours of operation preferred over those of Government-owned liquor stores – *The existing private liquor store hours of operation are 9 am to 11 pm every day, including holidays. Depending on the location, BC liquor stores hours of operation are: 9:30 am to 9 pm Monday to Thursday; 9:30 am to 9 pm or 11 pm Friday to Saturday; and 11 am to 6 pm Sunday and Holidays.*
- Proposal supports local business in neighbourhood within walking distance, time and gas savings and convenience – *Proposed location is located in the Alexandra neighbourhood (West Cambie).*
- Retention of existing location and addition of proposed location preferred – *As discussed below, it is Council Policy to discourage the proliferation of stand-alone private liquor stores. The application is only for the relocation of an existing private liquor store, not the opening of an additional private liquor store.*
- Existing location preferred – *The existing location at 8088 Park Road is at best a short-term location because the existing older building is on a property that has significant redevelopment potential under the City Centre Area Plan. The applicant is looking for a long-term location.*
- Concern regarding a liquor store close to residence – *Mixed comments were received regarding proximity to residences, with both support and concern expressed.*
- Concern regarding alcohol consumption and liquor stores – *The proposal is to relocate an existing private liquor store.*
- Tea or juice store preferred – *The proposal is to relocate an existing private liquor store. There are opportunities for additional businesses to provide services such as those requested in the overall approved neighbourhood shopping centre development.*
- Concern that the proposed liquor store will attract questionable individuals – *The proposal is to relocate an existing private liquor store. RCMP staff and the BC Liquor Control and Licensing Branch have reviewed the application and do not have any objections to the proposal. Confirmation of the LRS license relocation approval from the BC Liquor Control and Licensing Branch is a requirement of the Zoning Text Amendment.*

Related Policies & Studies

Official Community Plan/West Cambie Area Plan

The proposed Zoning Text Amendment is consistent with the City's Official Community Plan (OCP Bylaw 9000) and the West Cambie Area Plan (Schedule 2.11A of Bylaw 7100).

Floodplain Management Implementation Strategy

The approved neighbourhood shopping centre development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8104 and a legal agreement was registered on Title as part of the approved rezoning application.

Policy 9307 Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9307 (Attachment 8) is intended to generally discourage the proliferation of stand-alone private liquor stores, and to provide guidelines and criteria for rezoning applications for Licensee Retail Stores (liquor stores).

As stated above, a neighbourhood survey was conducted by an independent market research company to collect public opinion on the proposed location of the liquor store (Attachment 7). Through the neighbourhood survey and onsite polling, both concerns about and support for the proposal were received.

The proposal to relocate an existing private liquor store within the City is consistent with Council's direction that liquor stores only be allowed on sites where a store physically exists, is in keeping with the intention to discourage the proliferation of liquor stores and the Public Hearing will provide the public with an additional opportunity to provide input. On this basis, the proposal is considered supportable by staff.

Policy 9309 Guidelines for Free-standing Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9309 (Attachment 9) provides guidelines regarding Licensee Retail Store rezoning applications for consideration along with Policy 9307.

The proposal complies with the following aspects of the Policy 9309:

- The application is for the relocation of an existing Licensee Retail Store. The proposed location is not within 500 m of another Licensee Retail Store or BC Government operated liquor store. The closest Licensee Retail Store to the proposed location is approximately 1.2 kilometres away; at 5300 No. 3 Road.
- The proposed location is not within 500 m of a school or community centre.
- The proposed location will be within a commercial shopping centre that caters to the day to day needs of nearby residents. The approved aggregate floor area of 34,615 m² (372,595 ft²) meets the 2,800 m² (30,150 ft²) minimum aggregate floor area identified in the policy.
- The proposed 322 m² (3,466 ft²) liquor store size is significantly smaller than the maximum floor area of 510 m² (5,490 ft²) recommended in the policy and permitted under Zoning Bylaw 8500 for a type 2 retail liquor store. The proposed site specific zoning allowance for the type 2 liquor store is proposed to be limited to a maximum floor area of 325 m² (3,498 ft²).
- The 9291 Alderbridge Way building will be setback from Alderbridge Way, behind a landscaping area and fronts onto both Alderbridge Way and May Drive, and is surrounded by the internal parking area. The shopping centre has vehicle accesses from McClelland Road,

May Drive and Alexandra Road and dedicated pedestrian connections to McClelland Road, Alderbridge Way and May Drive.

- The approved neighbourhood shopping centre has adequate pedestrian and vehicle circulation.
- RCMP Crime Prevention staff have reviewed the proposal and have no objections to the Zoning Text Amendment.

The proposal does not comply with the following aspect of Policy 9309:

- The proposed location is within 500 m of the Garden City lands to the south across Alderbridge Way and the West Cambie park located one block to the north. However, the proposed location is separated from the Garden City lands by Alderbridge Way (a major arterial road), which effectively separates the commercial properties from the park site and the proposed location is over 300 m from the West Cambie park. Further, the proposed use complies with the Mixed-Use designation for the site in the West Cambie Area Plan.

Financial Impact or Economic Impact

None.

Conclusion

The proposed rezoning will expand the range of services offered in the approved neighbourhood shopping centre in the West Cambie area. The proposed site specific Zoning Text Amendment to "Neighbourhood Commercial (ZC32) - West Cambie Area" will allow the relocation of an existing Licensee Retail Store (private liquor store). Based on the approved Neighbourhood Service Centre commercial development at Alderbridge Way between Garden City Road and May Drive and the proposal's general compliance with City policies and Provincial regulations that limit the proliferation of new Licensee Retail Stores, staff recommend support for the proposal to relocate the liquor store to 9291 Alderbridge Way.

It is recommended that Zoning Bylaw 8500, Amendment Bylaws 9256 and 9258 be introduced and given first reading.

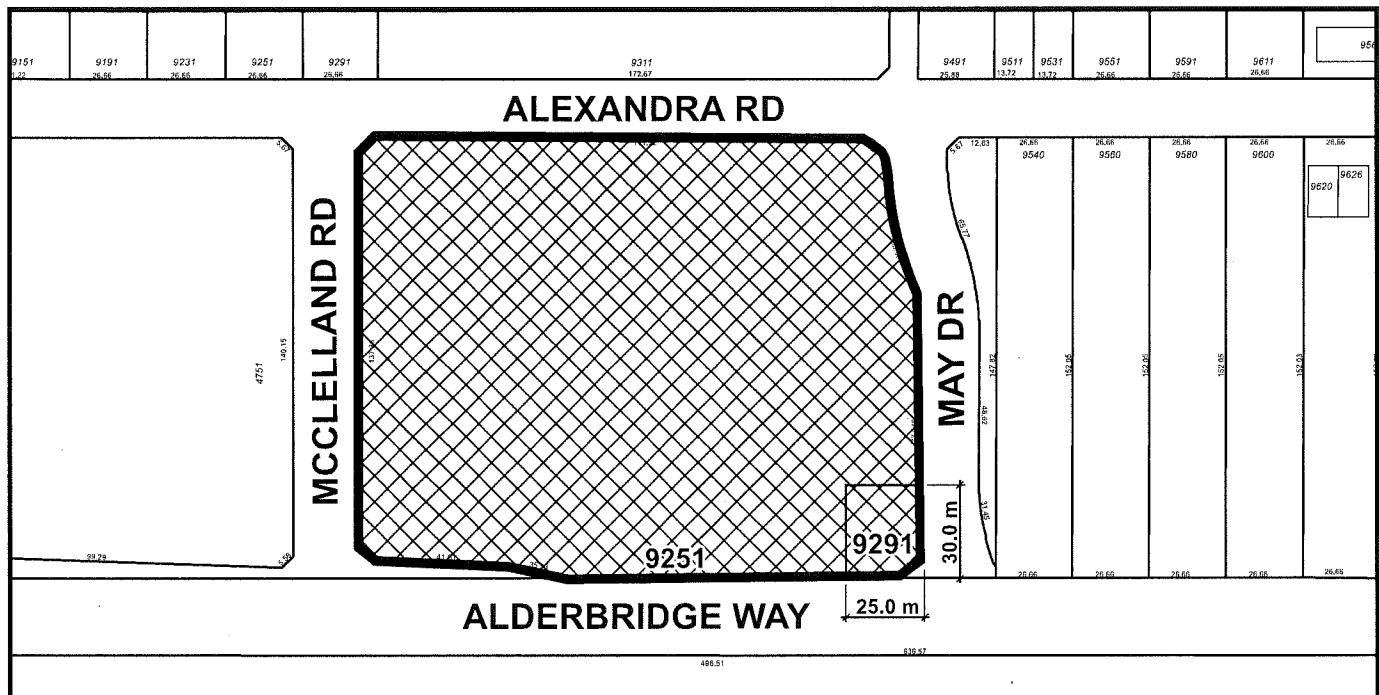


Sara Badyal, MCIP, RPP
Planner 2
(604-276-4282)

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9256, the applicant is required to complete the following:

- Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9258; and
- Confirmation of LRS license relocation approval from the Provincial BC Liquor Control and Licensing Branch.

- Attachment 1: Location Map & GIS Aerial Photo
- Attachment 2: Site Plan
- Attachment 3: Location Map of Existing Location at 8088 Park Road
- Attachment 4: Development Application Data Sheet
- Attachment 5: Context Map - Development Application History
- Attachment 6: Neighbourhood Survey and On-Site Polling Maps
- Attachment 7: Neighbourhood Survey Summary Report
- Attachment 8: Council Policy 9307 (LRS Rezoning Applications)
- Attachment 9: Council Policy 9309 (Guidelines for Free-Standing LRS Rezoning Applications)



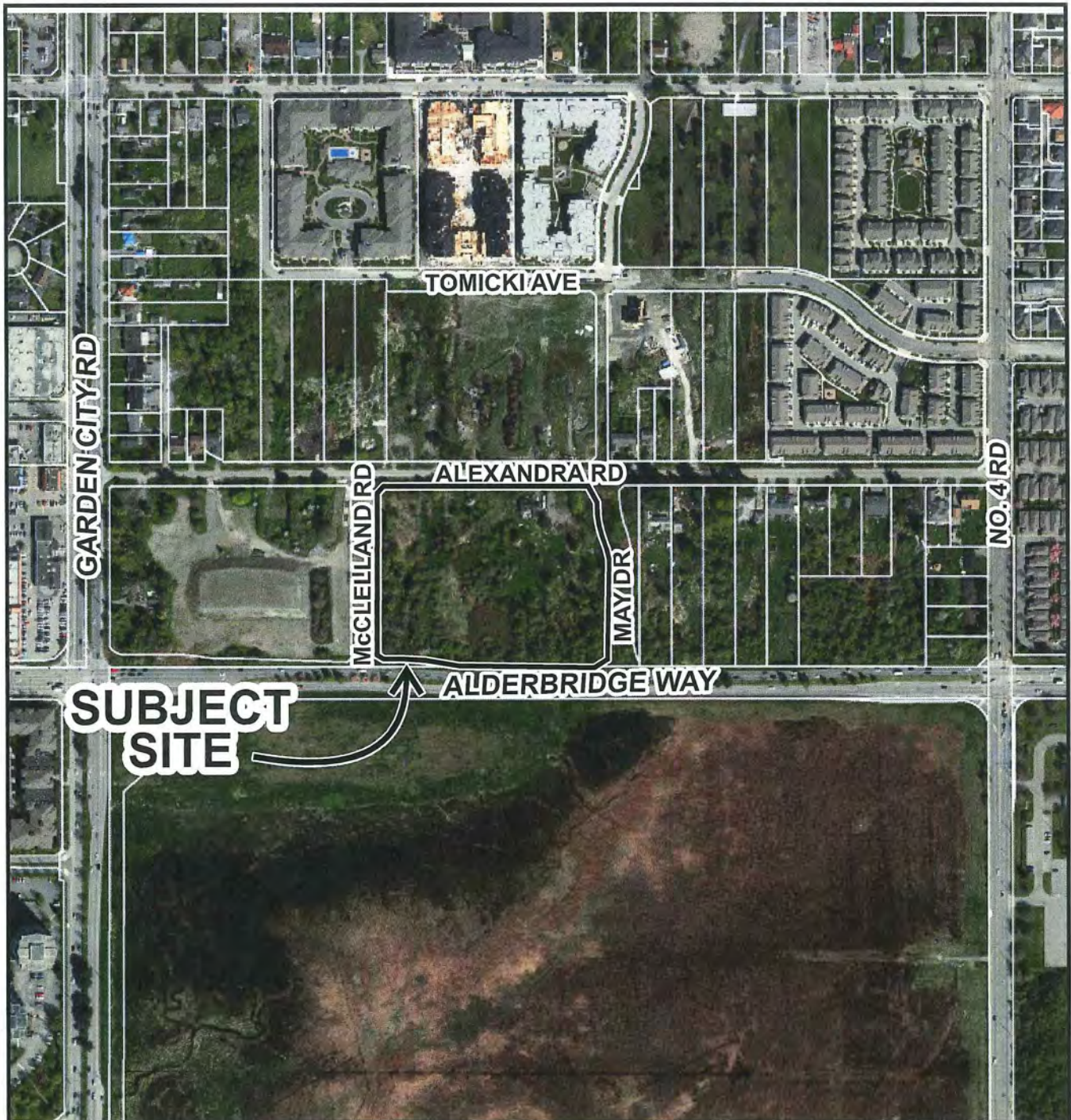
ZT 14-677144

Revision Date: 05/22/15

PLN - 49



City of
Richmond

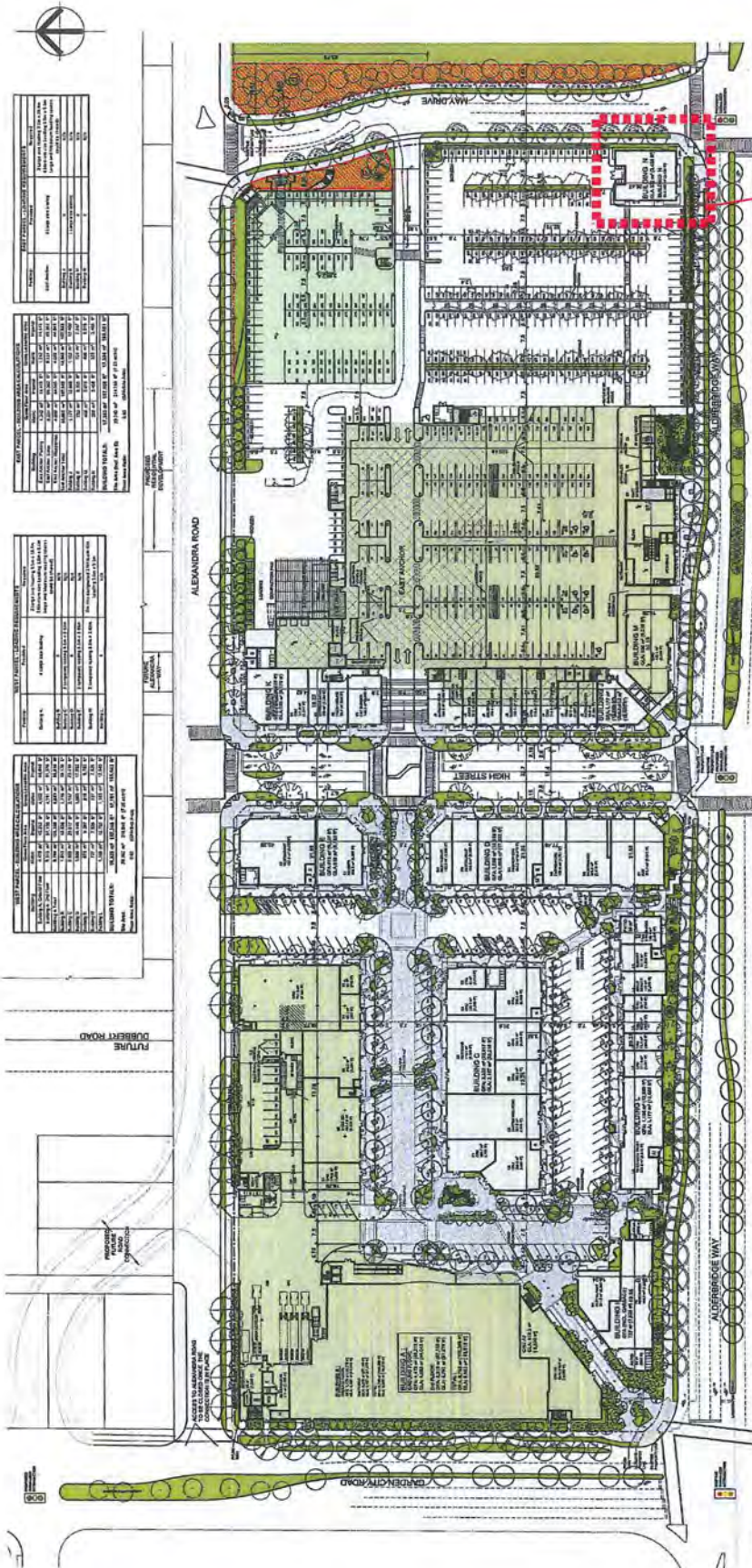


ZT 14-677144

Original Date: 12/08/14

Revision Date

Note: Dimensions are in METRES



**SUBJECT BUILDING
9291 ALDERBRIDGE**

**SUBJECT TO THIS
APPLICATION**

SEAPARK AREA

EAST PARCEL:	327 SM - 3,920 SF
AREA:	327 SM - 3,920 SF
AREA 2:	1,320 SM - 15,840 SF
TOTAL:	4,308 SM - 52,760 SF (1.31 ACRES)

EAST PARCEL

SITE AREA (INCL. AREA E):	28,621 SM - 338,771 SF (7.37 ACRES)
PARKING LEVEL AREA:	1,338 SM - 16,371 SF
SALES FLOOR AREA:	6,240 SM - 74,880 SF
MEZZANINE AREA:	4,100 SM - 49,200 SF
TOTAL LOT PARKING AREA:	14,778 SM - 178,451 SF
GRADE LEVEL BUILDING (INCL. AREA):	2,748 SM - 32,976 SF
GFA (TOTAL GROSS FLOOR AREA):	17,273 SM - 207,264 SF
GFA (TOTAL GROSS LEASABLE AREA):	17,248 SM - 206,933 SF
FLOOR AREA RATIO:	0.81
LOT COVERAGE:	12.81% SM - 154,770 SF (43.7%)
PARKING REQUIRED:	899 CARS (3.89/100 SM - 3,371,000 SF)
TOTAL PARKING PROVIDED:	899 CARS (3.89/100 SM - 3,371,000 SF)
WHERE:	
REGULAR STALLS:	383 CARS
SMALL CAR STALLS:	191 CARS (24.4% - ALLOWED 20%)
BIKE STALLS:	191 CARS (24.4% - ALLOWED 20%)
LONG TERM:	PROPOSED 88
SHORT TERM:	PROPOSED 88

WEST PARCEL

SITE AREA:	20,428 SM - 245,138 SF (7.37 ACRES)
GFA (GROSS FLOOR AREA):	18,938 SM - 227,256 SF
GFA (GROSS LEASABLE AREA):	17,781 SM - 213,372 SF
FLOOR AREA RATIO:	0.82
LOT COVERAGE:	16,103 SM - 193,231 SF (64.7%)
PARKING REQUIRED:	664 CARS (3.89/100 SM - 3,371,000 SF)
PARKING PROVIDED:	664 CARS (3.89/100 SM - 3,371,000 SF)
WHERE:	
REGULAR STALLS:	541 CARS
SMALL CAR STALLS:	32 CARS (5.8% - ALLOWED 20%)
BIKE STALLS:	32 CARS (5.8% - ALLOWED 20%)
LONG TERM:	PROPOSED 88
SHORT TERM:	PROPOSED 88

SITE STATISTICS

EXISTING SITE AREA:	87,891 SM - 1,054,772 SF (24.97 ACRES)
ROAD DEDICATION - HIGH STREET:	3,384.2 SM - 40,610 SF (8.83 ACRES)
ROAD DEDICATION - ALDERBRIDGE ROAD:	2,074 SM - 25,285 SF (5.31 ACRES)
ROAD DEDICATION - GARDEN CITY ROAD:	1.3 SM - 15.6 SF (0.0003 ACRES)
TOTAL ROAD DEDICATION:	6,459.5 SM - 75,910 SF (14.14 ACRES)
EAST PARCEL BSA AREA 1:	6,441 SM - 77,331 SF (14.13 ACRES)
EAST PARCEL BSA AREA 2:	1,301 SM - 15,612 SF (3.53 ACRES)
TOTAL SITE AREA WITHOUT ROAD DEDICATION & ESA AREA 2:	81,441 SM - 978,862 SF (20.83 ACRES)
ESTIMATED VEHICLE CHARGE STATIONS:	
WEST PARCEL:	
PARKAGE LEVEL 1:	2 STALLS
PARKAGE LEVEL 2:	89 PRE-LOCATED STALLS (100%)
EAST PARCEL:	
EAST ANCHOR PARKAGE:	2 STALLS
IF PRE-LOCATED STALLS (100%)	

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ESTIMATED VEHICLE CHARGE STATIONS:	
WEST PARCEL:	
PARKAGE LEVEL 1:	2 STALLS
PARKAGE LEVEL 2:	89 PRE-LOCATED STALLS (100%)
EAST PARCEL:	
EAST ANCHOR PARKAGE:	2 STALLS
IF PRE-LOCATED STALLS (100%)	

A-2.1

DATE: MAY 13, 2014
PROJECT: 14-650888

SITE PLAN

APPROVED UNDER REZONING APPLICATION R210-528877
AND DEVELOPMENT PERMIT APPLICATION DP14-650888

CENTRAL AT GARDEN CITY

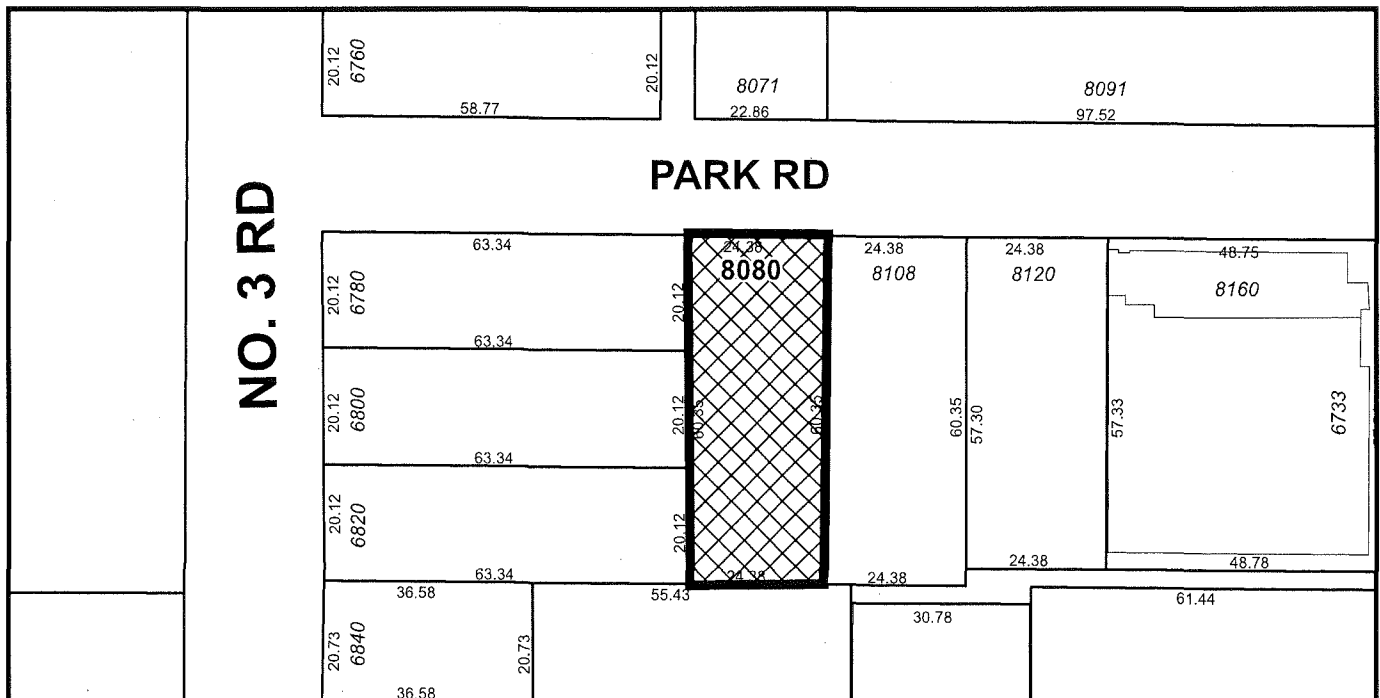
RICHMOND, BC





City of Richmond

ATTACHMENT 3



ZT 14-677144

Original Date: 06/18/09

Revision Date: 05/27/15

Note: Dimensions are in METRES

PLN - 52



ZT 14-677144

Attachment 4

Address: 9291 Alderbridge Way

Applicant: First Richmond North Shopping Centres Ltd.

Planning Area(s): West Cambie

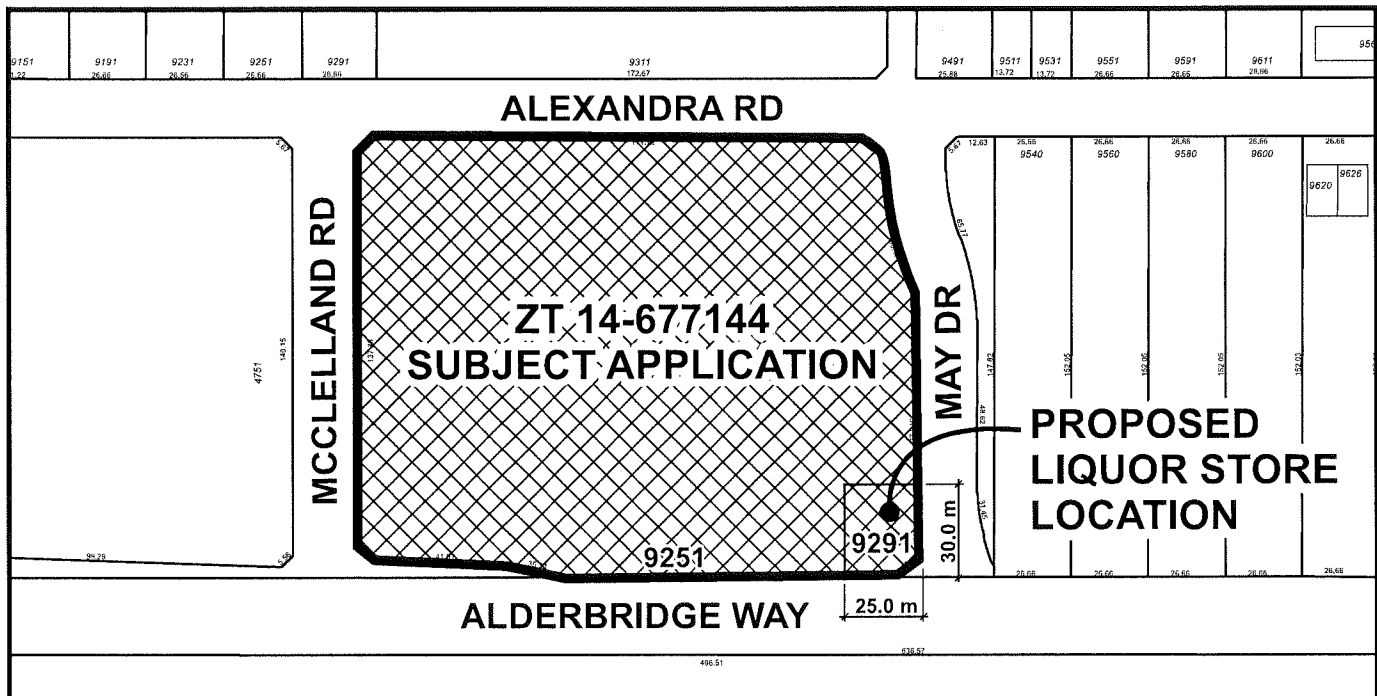
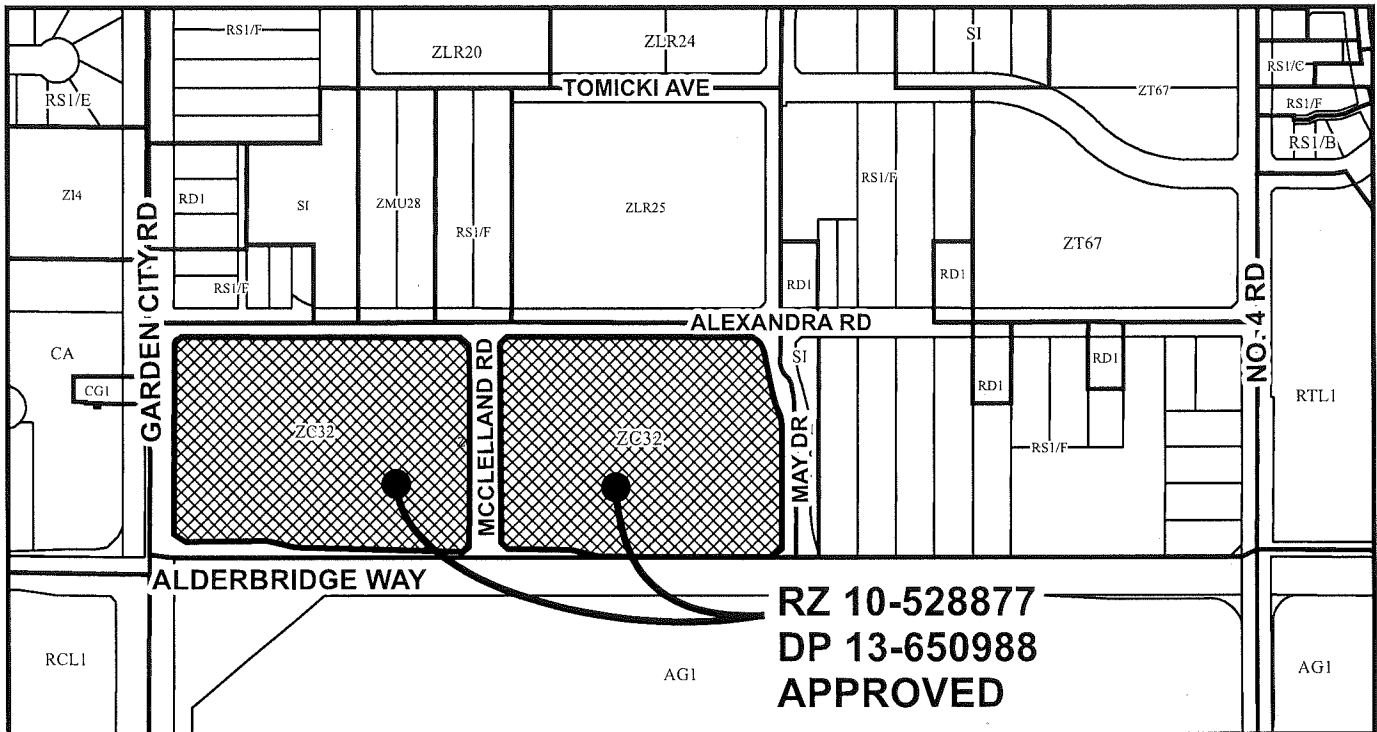
	Approved DP 13-650988	Proposed
Owner	First Richmond North Shopping Centres Ltd.	Remains the same
Site Size	28,649 m ²	Remains the same
Land Uses	Commercial under construction	Remains the same
OCP Designation	Commercial	Remains the same
Area Plan Designation	Mixed-Use	Remains the same
Zoning	Neighbourhood Commercial (ZC32) - West Cambie Area	Remains the same
Units	17,424 m ² on 9251 Alderbridge Way site; 322 m ² in 9291 Alderbridge Way building	Remains the same

	Approved DP 13-650988	Proposed
	For 9251 Alderbridge Way site:	
Floor Area Ratio	0.62 FAR	Remains the same
Lot Coverage	54.3%	Remains the same
Off-Street Parking Spaces	567	Remains the same
Bike Parking: Class 1 secure spaces Class 2 rack spaces	69 spaces provided in parking structure 86 spaces	Remains the same
	For 9291 Alderbridge Way building:	
Setbacks: May Drive Alderbridge Way	1.5 m 2 m	Remains the same
Height	8.7 m	Remains the same



City of Richmond

ATTACHMENT 5



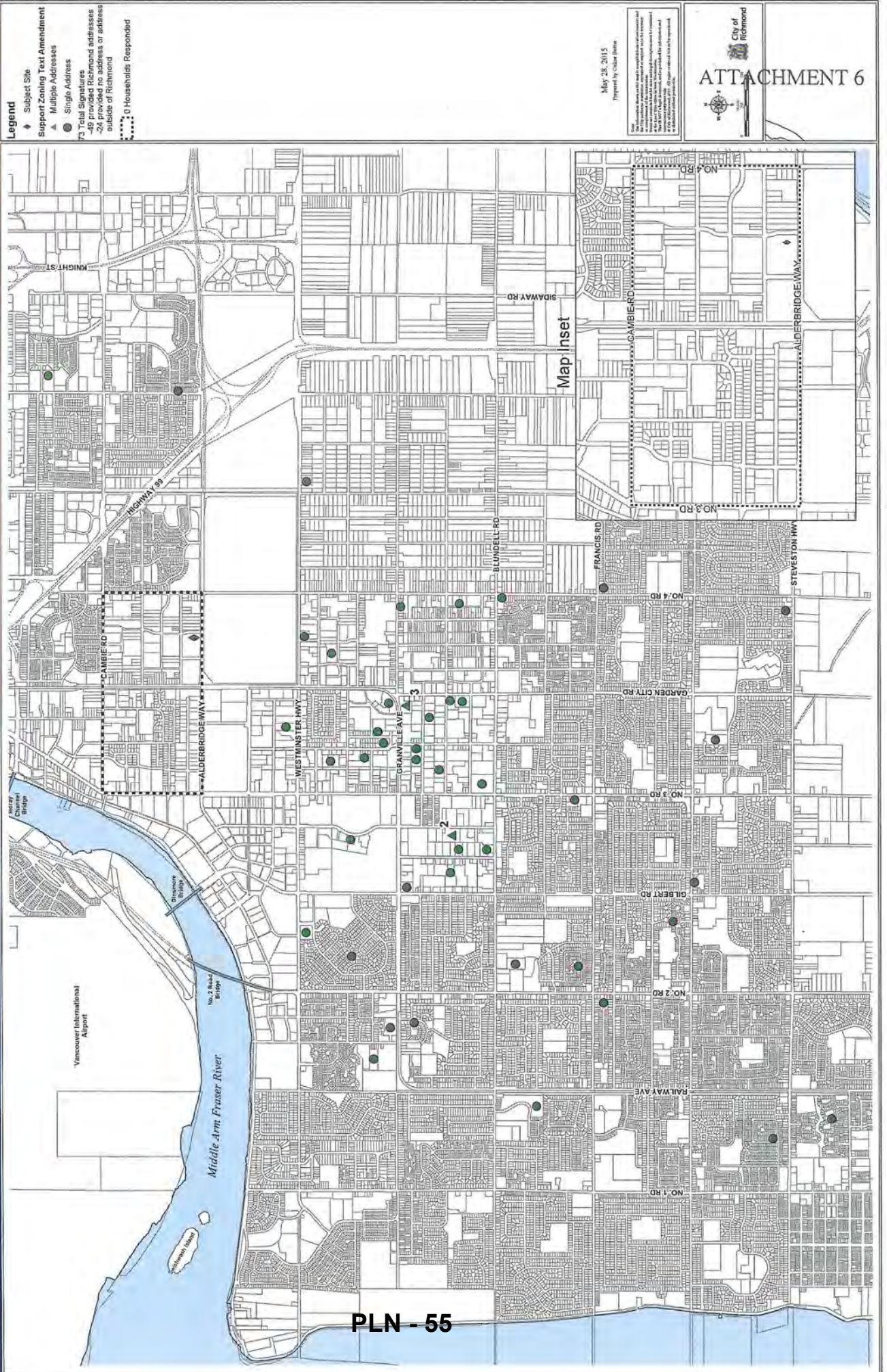
Context Map
Development Application History
ZT 14-677144

Original Date: 12/08/14

Revision Date: 05/22/15

Note: Dimensions are in METRES

PLN - 54



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Final Report May 14th, 2015

Client:

0789586 BC Ltd

Liquor Retail Store Relocation

City of Richmond

Proposed site:

9291 Alderbridge Way,

City of Richmond ZT 14-677144

Municipal Government:

City of Richmond

Sara Badyal, Planner 2

Market Research:

The Reid Agency

**Liquor Retail Store Relocation from 8088 Park Road, Richmond to 9291 Alderbridge Way
in the City of Richmond ZT 14-677144**

The Reid Agency

...

Overview

First Richmond North Shopping Centres Limited has applied to the City of Richmond for a Zoning Text Amendment to allow a Type Two (2) liquor retail store located at 9291 Alderbridge Way on a site zoned Neighbourhood Commercial (ZC32) West Cambie area. The proposed size of the liquor retail store is 3,466 square feet (322 square metres) and located in Building N at the south-east corner of our development, fronting Alderbridge Way and May Drive. 0789586 BC is proposing to move their liquor retail store from 8088 Park Road, Richmond to the new location being developed by First Richmond North Shopping Centres Limited located at 9291 Alderbridge Way, Richmond.

The Reid Agency is a market research company working on behalf of a liquor retail store - 0789586 BC Ltd. and First Richmond North Shopping Centres Limited. The Reid Agency has prepared and is conducting a neighbourhood survey with nearby civic addresses on behalf of their clients, informing occupants that a Zoning Text Amendment has been submitted to the City of Richmond. The enclosed survey will enable residents to provide comments relating to this application and also includes additional consumer related questions.

The Reid Agency conducted research with occupants of civic addresses within the area provided by the City of Richmond:

- Direct mail communication was sent on April 20th, 2015 to civic addresses within an area determined by the City of Richmond. This communication included a brief survey to gauge resident's position regarding the zoning amendment application, information relating to the Zoning Text Amendment, map identifying the area related to the Zoning Text Amendment and marketing information related to the client. Residents were advised to return this survey and all comments to The Reid Agency in a self-addressed stamped envelope by May 11th, 2015
- In addition, The Reid Agency staff conducted on-site polling with customers at the liquor store located at 8088 Park Road, Richmond BC. This research commenced on April 28th and completed on May 7th, 2014. Customers were informed about the proposed liquor retail store relocation. A Letter of Support was made available for customers to sign if they so wished. Contact information for City of Richmond planner was provided for direct submission of comment or questions. No customer opted to take the letter home to send it in themselves to the City of Richmond. The Reid Agency collected all information as it relates to customers position on the Text Amendment Application. Information was collected to reflect supporters, non-supporters and those who were neutral.

community engagement | market research | stakeholder relations
Karen Reid Sidhu | Principal | T. 604.813.7503 | thereidagency@gmail.com
136 12040 68th Avenue | Surrey BC | V3W 1P5

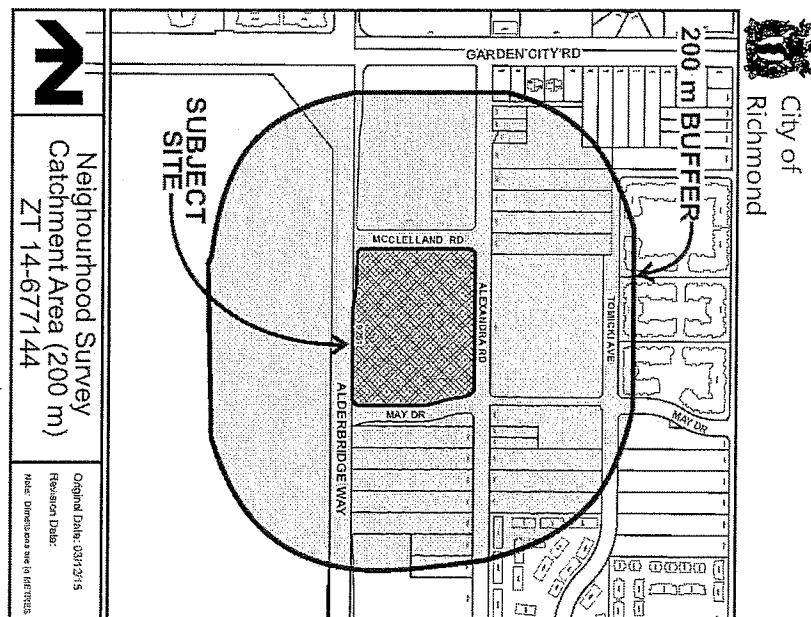
The Reid Agency

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- All market research material received from residences and businesses will be delivered to the City of Richmond by The Reid Agency. This includes any Letters of Support or other information as it relates to the proposed Text Amendment Application

Direct Mail Campaign:

- Direct mail communication was sent on April 20th, 2015 to civic addresses within an area determined by the City of Richmond. This communication included a brief survey to gauge resident's position regarding the zoning amendment application, information relating to the Zoning Text Amendment, map identifying the area related to the Zoning Text Amendment and marketing information related to the client. Residents were advised to return this survey and all comments to The Reid Agency in a self-addressed stamped envelope by May 11th, 2015
- The Reid Agency distributed a direct mail to residents within the geographical area as outlined by the City of Richmond. This direct mail reached 612 civic addresses within the area outlined by the City of Richmond (see map below).
- 612 packages were distributed by a direct mail house.
- 8 survey forms were returned to The Reid Agency by May 11th, 2015.



community engagement | market research | stakeholder relations
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The Reid Agency

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Rated Question results:

1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond:					
Yes –3 Responses		No – 5 Responses		Total Surveys Received 8	
2. How important is the convenience of shopping in your own neighbourhood for you and your family?					
1 (3)	2 (0)	3 (2)	4 (0)	5 (3)	
3. How important is it to be able to walk to your local community market for your shopping needs?					
1 (3)	2 (0)	3 (2)	4 (1)	5 (2)	
4. How important is supporting local business to you and your family?					
1 (3)	2 (1)	3 (2)	4 (0)	5 (2)	
5. How often do you visit local retail stores in your neighbourhood?					
Everyday (1)	Once a week (4)	Once every two weeks (2)	Once a month (0)	I don't shop locally (1)	
6. How often do you shop at a Wine Beer Liquor Retail Store?					
1 – 2 times a week (1)	1 – 2 times a month (0)	Every couple of months (1)	Rarely (2)	I don't buy liquor products (4)	
7. What products are you most likely to purchase at Wine Beer Liquor Retail Store?					
VQA Wine 1	Wine 1	Imported Beer 2	Domestic Beer 2	Spirits 1	None of the above 5
8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood?					
Yes 3	Maybe 0	*No I would not support a this retail store 5			
9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291Alderbridge Way, Richmond, BC?					
Yes 2	Maybe 1	No 5			

The Reid Agency

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Sample of comments:

In Favour:

"I prefer extended hours than BC Government stores."

"Save time with driving, gas, convenience within walking distance, support local business!! Within walking distance is important."

Opposed:

"I prefer the liquor store to stay at its current location at 8088 Park Road."

"I don't want a liquor store of any kind near my house!"

"I would not want a liquor store close by where I live. Rather, I would prefer to have a tea or juice store close by."

The Reid Agency

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On-site Polling:

- The Reid Agency staff conducted on-site polling with customers at the liquor store located at 8088 Park Road, Richmond BC. This research commenced on April 28th and completed on May 7th, 2014. Customers were informed about the proposed liquor retail store relocation. Comments and feedback were gathered and provided to the City of Richmond.
- **73 individuals** signed letter of support for the on-site polling.

The following information outlines the feedback:

Date	Total Polled
April 28 th	17
April 29 th	10
May 1 st	14
May 2 nd	15
May 3 rd	10
May 7 th	7
Total Participants	73

The Reid Agency

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Activity Summary:

The Reid Agency staff conducted on-site polling with customers at the liquor store located at 8088 Park Road, Richmond BC. This research commenced on April 28th and completed on May 7th, 2014. Customers were informed about the proposed liquor retail store relocation. Comments and feedback were gathered and provided to the City of Richmond.

- 73 Residents and business owners signed letters indicating their support for the opening of a liquor retail store specializing in VQA Wine, Imported and Domestic Beer and specialty spirits.

Letters received:

- 60 Letters of support within the City of Richmond
- 9 Letters of support outside the City of Richmond
- 3 Households without addresses available
- 1 Not signed

Sample of comments from residents in favor of the liquor retail store:

“It’s about time there was a liquor store in in our neighbourhood – looking forward to the big centre and a liquor store for one stop shopping.”

“We need to be able to walk to a store to get our beer – keeps us out of our cars.”

“People need to understand that businesses in this area will benefit from the store opening – they will shop locally and everyone wins.”

Samples of comments from those not in favour of a liquor retails store:

“I don’t drink and don’t support a liquor store.”

“Will attract questionable individuals.”

The Reid Agency

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Summary:

Direct Mail Communication:

- 612 information packages were mailed on April 20th, 2015 to local civic addresses within the area outlined by the City of Richmond
- 8 completed survey forms were returned to The Reid Agency by May 11th, 2015
- 3 respondents were in favour of the application
- 5 respondents were opposed to the application

On-site Polling:

- 73 letters of support were received in support of the liquor store relocation
- 60 Letters of support within the City of Richmond
- 9 Letters of support outside the City of Richmond
- 3 Households without addresses available
- 1 Letter was unsigned

The Reid Agency will be delivering the complete package of information obtained from individuals participating in the market research including all correspondence received through Canada Post and the on-site polling .

Please contact Karen Reid Sidhu at 604.813.7503 with any questions you may have relating to this project.

Direct Mail Communication

Completed Survey Forms

• • •

Rated questions – on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions:

1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond:

☐ Yes

☒ No

2. How important is the convenience of shopping in your own neighbourhood for you and your family?

1

2

3

4

5

3. How important is it to be able to walk to your local community market for your shopping needs?

1

2

3

4

5

4. How important is supporting local business to you and your family?

1

2

3

4

5

5. How often do you visit local retail stores in your neighbourhood?

Everyday

Once a week

Once every two weeks

Once a month

I don't shop locally

6. How often do you shop at a Wine Beer Liquor Retail Store?

1 – 2 times a week

1 – 2 times a month

Every couple of months

Rarely

I don't buy liquor products

7. What products are you most likely to purchase at Wine Beer Liquor Retail Store?

VQA Wine

Wine

Imported Beer

Domestic Beer

Spirits

None of the above

8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood?

Yes

No

Maybe

No I would not support this Wine Beer Liquor Retail Store

9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC

Yes

Maybe

No

10. Comments

I would not want a liquor store close by where I live. Rather, I would prefer to have a tea or juice store close by.

• • •

Rated questions – on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions:

1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond:

☒ Yes

☐ No

2. How important is the convenience of shopping in your own neighbourhood for you and your family?

1

2

3

4

5

3. How important is it to be able to walk to your local community market for your shopping needs?

1

2

3

4

5

4. How important is supporting local business to you and your family?

1

2

3

4

5

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Everyday

Once a week

Once every two weeks

Once a month

I don't shop locally

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1 – 2 times a week

1 – 2 times a month

Every couple of months

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Domestic Beer

Spirits

None of the above

8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood?

Yes

No

Maybe

No I would not support this Wine Beer Liquor Retail Store

9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC

Yes

Maybe

No

10. Comments

Prefer extended hours than BC Liquor Store

Rated questions – on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions:

1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond:

☒ Yes

☐ No

2. How important is the convenience of shopping in your own neighbourhood for you and your family?

1

2

3

4

5

3. How important is it to be able to walk to your local community market for your shopping needs?

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2

3

4

5

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2

3

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Every couple of months

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VQA Wine

Wine

Imported Beer

Domestic Beer

Spirits

None of the above

8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood?

Yes

No

Maybe

No I would not support this Wine Beer Liquor Retail Store

9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC

Yes

Maybe

No

10. Comments

Rated questions – on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions:

1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond:

☒ Yes

☐ No

2. How important is the convenience of shopping in your own neighbourhood for you and your family?

1 ✓ 2 3 4 5

3. How important is it to be able to walk to your local community market for your shopping needs?

1 ✓ 2 3 4 5

4. How important is supporting local business to you and your family?

1 ✓ 2 3 4 5

5. How often do you visit local retail stores in your neighbourhood?

Everyday Once a week Once every two weeks Once a month I don't shop locally

6. How often do you shop at a Wine Beer Liquor Retail Store?

1 – 2 times a week ✓ 1 – 2 times a month Every couple of months Rarely I don't buy liquor products

7. What products are you most likely to purchase at Wine Beer Liquor Retail Store?

VQA Wine Wine Imported Beer Domestic Beer Spirits None of the above

8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood?

Yes No Maybe No I would not support this Wine Beer Liquor Retail Store

9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC

Yes Maybe No

10. Comments

Safe time with driving / gas / convient walking distance.
Support local business !!
Walking distance is important

Rated questions – on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions:

1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond:

☐ Yes

☒ No

2. How important is the convenience of shopping in your own neighbourhood for you and your family?

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2

3

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No

Maybe

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Yes

Maybe

No

10. Comments

Rated questions – on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions:

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☐ Yes

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①

2

3

4

5

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①

2

3

4

5

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①

2

3

4

5

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Yes

Maybe

No

10. Comments

• • •

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Yes

Maybe

No

10. Comments

I prefer the Liquor Store to stay at its current location at 8088 Park Road.

Rated questions – on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions:

1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond:

☐ Yes

☒ No

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3

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Yes

Maybe

No

10. Comments

I don't want a liquor store of any kind near my home

On-site Polling
Letters of Support

● ● ●

The Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,



Print Name

X NAN BOSHARD

Signature

X 4216 8500 Colonial Dr

Address

April 28 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

Cameron Resch
Print Name

[Signature]
Signature

207-8870 Citation dr
Address

April 28, 2015
Date

Email

Phone Number

The Reid Agency

...

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

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Yours truly,

VINO
Print Name


Signature

404-8080 JONES RD
Address

2015-04-28
Date

Email

Phone Number

The Reid Agency

...

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

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Yours truly,

X Scott Newcombe

Print Name

X [Signature]

Signature

X 9900 Granville Ave V6Y 1R3

Address

April 28 2015

Date

Email

918 707 4327

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

Chase ANZULOVICH

Print Name

[Signature]

Signature

8600 Park Rd #313

Address

April 28, 2015

Date

Email

604-644-5372

Phone Number

The Reid Agency

• • •

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

JASON BASHARA

Print Name

[Signature]

Signature

8200 hwy 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The Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

DOUG YOUNG

Print Name

D. Young

Signature

#307 8291 PARK RD.

Address

April 28, 2015

Date

Email

Phone Number

The Reid Agency

...

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

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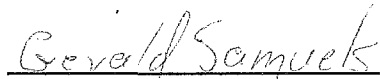
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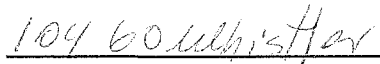
Yours truly,



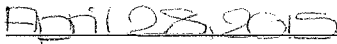
Print Name



Signature



Address



Date

Email

Phone Number

The Reid Agency

...

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

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Yours truly,

Lester Leonor
Print Name

[Signature]
Signature

#107- 4728 Dawson St. Burnaby
Address

April 28, 2015
Date

Email

604 764-8363
Phone Number

The Reid Agency

...

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

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Yours truly,

Josh Speight
Print Name

Josh Speight
Signature

1060 East 61st
Address

2015-04-28
Date

Email
778 239 8710
Phone Number

The Reid Agency

...

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

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Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

X Justin Lucke

Print Name

X [Signature]

Signature

X 4779 36th Ave Delta BC

Address

April 28 - 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

x Andrew Carter

Print Name

x [Signature]

Signature

x 9373 Hemlock dr.

Address

April 28, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

DANIEL HAN SON

Print Name

Daniel Han Son

Signature

M/A

Address

April 28, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Helen Jackson

Print Name

Helen Jackson

Signature

Address

April 28 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

X MANDY KE

Print Name

X Mandy

Signature

X 3254 Parker St. Vancouver

Address

April 28, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Jeff Kinkeby
Print Name

[Signature]
Signature

414-14995 Main St White Rock
Address

April 28, 2015
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Greg Billel
Print Name

[Signature]
Signature

10659 150th St
Address

April 28, 2015
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

x Bryan Phillips
Print Name

x [Signature]
Signature

x 528 Inslay St.
Address

Ottawa

April 29, 2015
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

x Deb Coray

Print Name

Deb Coray

Signature

9880 Southgate Place, Rm 1 BC V7A 2N2

Address

April 29 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Mejia Alex
Print Name

[Signature]
Signature

#59-12110 Bath Rd
Address

April 29, 2015
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

ANDY RUSHCALL

Print Name

[Signature]

Signature

1206-7040 GRANVILLE AVE.

Address

April 29, 2015

Date

Email

604 270-4500

Phone Number

The Reid Agency

...

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

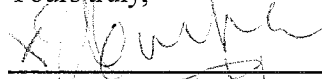
Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

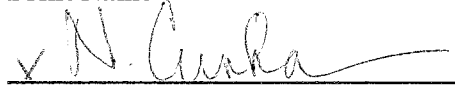
I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

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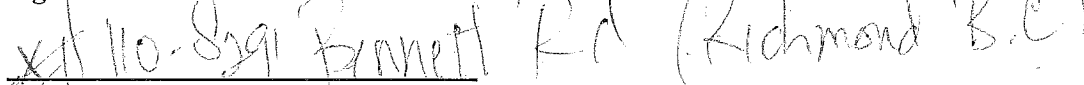
Yours truly,



Print Name



Signature



Address



Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Pav-ippal
Print Name

[Signature]
Signature

4516-46 Act - V4K-2m6
Address

April 29, 2015
Date

Email
778-668-1061
Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

CAROL GICHREST

Print Name

Carol Gichrest

Signature

#6/5651 LACKNER CRES.

Address

April 29, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

JEFF WILKINS

Print Name

[Signature]

Signature

8975 JONES RD

Address

April 29, 2005

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Brenda Cram

Print Name

#13-8640 Bennett Road.

Signature

B. Cram

Address

April 29, 2015

Date

Email

Phone Number

(would like to see
one at Park Rd & 1st
& additional at
Alderbridge Way)

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

x Daniel Pasaval

Print Name

x [Signature]

Signature

x 12 8191 General Currie Rd.

Address

May 1, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

X Jesse Bawed

Print Name

X [Signature]

Signature

X 326 Johnston St.

Address

May 1, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

X Alan Freeland

Print Name

X A. Freeland

Signature

X 6551 MINORCA BLVD.

Address

MAY 1, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

x Kent Ushijima
Print Name

x [Signature]
Signature

x 18-6100 Alder. Richmond
Address

May 1, 2015
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Matt Nelson

Print Name

[Signature]

Signature

6215 Daulton Ave.

Address

May 4, 2015

Date

Email

Phone Number

The Reid Agency

...

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

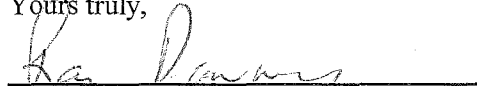
Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,



Print Name



Signature

4935 Patterson Dr.

Address

MAY 1, 2015

Date

Email

778-706-1538

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,



Print Name



Signature



Address



Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,



Print Name



Signature



Address



Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Diane Tilby
Print Name

[Signature]
Signature

7460 Moffat Richmond, BC
Address

May 1, 2015
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

KEN STARCHUK

Print Name

[Signature]

Signature

11320 CARAVEL CRT. RICH. BC.

Address

NOV 1, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Tray Stewart

Print Name

[Signature]

Signature

213-7411 Minoru Blvd. Rich.

Address

MAY 1, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

ZAC EDMONDSON

Print Name

[Signature]

Signature

302-7840 MAFFATT ROAD

Address

Nov 1, 2015

Date

Email

604-719-6469

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Sandra Badyal

Print Name

Sandra Badyal

Signature

9380 Glenridge Dr.

Address

May 1, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: **Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond**

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

X Ashley Onda

Print Name

X [Signature]

Signature

X # 28-11211 the New West - V3M 5C75

Address

May 1st 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Tom Hansen

Print Name

X Tom Hansen

Signature

9391 BELLETT RD

Address

May 2nd 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

x Amber Torris

Print Name

x Amber Torris

Signature

x 21-6071 Azure rd

Address

May 2 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

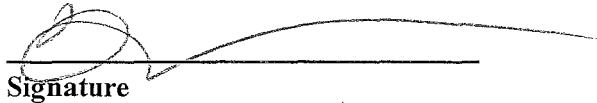
I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

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Yours truly,

Dagan Welkes

Print Name



Signature

7511 No 4 Road Rm V6Y 4K4

Address

MAY 2, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

BRYAN FIEBELKORN

Print Name

Signature

14-8631#3RD RMD.

Address

NOV 2, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Dalacia James

Print Name

Dalacia James

Signature

4040 Westminister Hwy

Address

1791 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

SEBASTIAN

Print Name

Signature

[Signature]

Address

401-9333 ALDERBRIDGE RD.

Date

MAY 22 2015

Email

Phone Number

604-516-7789

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Gleg K. Dymov
Print Name

[Signature]
Signature

6220 Burnet Road, Richmond
Address

May 2, 2015
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

MICHAEL GADY
Print Name

[Signature]
Signature

8660 GRANVILLE AV
Address

MAY 2, 2015
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: **Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond**

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Yours truly,



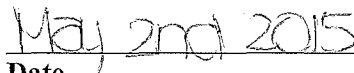
Print Name



Signature



Address



Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Chalene Edmonds

Print Name

Chalene Edmonds

Signature

11040 Westminster

Address

May 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x Jag Opil

Print Name

x [Signature]

Signature

x 10428 Canso Cres.

Address

May 2nd 2015

Date

Email

Phone Number

• • •

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x April Coulter

Print Name

x APRIL COULTER

Signature

x 317-7437 MOFFATTI RD - RMD

Address

May 2 / 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

X JOHN MEAR
Print Name

X [Signature]
Signature

X #316 6655 LYNAS LANE
Address

May 2, 2015
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

X Paul Gauthier

Print Name

X [Signature]

Signature

X 16340 MARA CREEK

Address

MAY 3, 2015

Date

PAUL.TG50@GMAIL.COM

Email

778 321-2358

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

MICHAEL WALKER
Print Name

[Signature]
Signature

7691 McCallum Rd
Address

May 3
Date

[Signature]
Email

7089997151
Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Brady Narayan
Print Name

[Signature]
Signature

7691 McCallan Rd.
Address

May 3 2015
Date

brady - narayan@hotmail.com
Email

604 - 277 - 7960
Phone Number

• • •

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

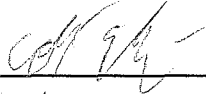
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Yours truly,

COIN ELISON

Print Name



Signature

#217-8660 Granville Ave.

Address

MAY 3, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

SHARBE LOFI

Print Name

[Signature]

Signature

115-7431 MINORU AVE

Address

MAY 3, 2015

Date

Email

604-726-0878

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,



Print Name

GOLLNER AVE

Signature

Address

MAY 3, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

Adrian Sittel

Print Name

[Signature]

Signature

8760 Gorewood Avenue

Address

MAY 3, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Ezter Szekely

Print Name

Ezter Szekely

Signature

32-8471 Ryan Rd

Address

MAY 3, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

John Alex cep

Print Name

John Alex cep

Signature

129 8500 Alderbridge Way

Address

MAY 3, 2015

Date

Email

778 780 2950

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x Carla Rouan

Print Name

x [Signature]

Signature

x Boswell St Richmond, BC.

Address

x May 7, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

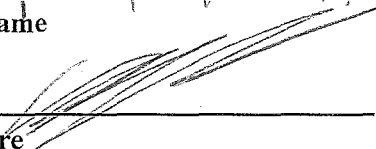
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Yours truly,



Print Name



Signature



Address



Date

Email

Phone Number

• • •

PLN - 142

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x DEAN DENNIS

Print Name

x [Signature]

Signature

x 5780 LINSLETT COURT

Address

MAY 7, 2015

Date

Email

604 401-3395

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x ALEX DONK
Print Name

x [Signature]
Signature

x 307-6380 BUSWELL ST
Address

MON 7, 2015
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Dan Veaudley

Print Name

[Signature]

Signature

6885 Cooney Rd

Address

7/5/15

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

FRANK VERHAEGEN

Print Name

301 8700 Granville Ave.

Signature

[Signature]

Address

May 9, 2015

Date

Email

Phone Number

**Policy 9307:**

It is Council policy that:

Rezoning applications intended to facilitate a stand-alone Licensee Retail Store (i.e. not an accessory use to a Neighbourhood Public House) will be considered under the following general guidelines and criteria:

1. The proliferation of stand-alone Licensee Retail Stores is generally discouraged;
2. Licensee Retail Store Rezoning Applications intended to facilitate the replacement of an existing BC Liquor Store, operated by the Liquor Control and Licensing Branch or an existing LRS, will be considered on a case-by-case basis;
3. Except as noted in Section 4 below, all proposals for relocation of an existing or new Licensee Retail Store within the City of Richmond must be supported by a neighbourhood survey that is intended to collect public opinion on the proposed new location of the Licensee Retail Store. The neighbourhood survey will be required to be conducted by an independent Market Research Company at the sole cost of the applicant. The Director of Development will confirm approval in writing the following:
 - i. the minimum catchment area for the required neighbourhood survey;
 - ii. the name of the market research company selected by the applicant to conduct the Survey;
 - iii. the method used to conduct and compile the results of the neighbourhood survey; and
 - iv. the dates during which the neighbourhood survey must be conducted.
4. Notwithstanding Section 3 above, proposals to replace an existing BC Liquor Store or existing LRS on the same site will not be required to conduct a neighbourhood survey.



Page 1 of 1

Adopted by Council: July 25th, 2005
Amended by Council: December 19th, 2005

Policy 9309

File Ref: 12-8275

GUIDELINES FOR FREE-STANDING LICENSEE RETAIL STORE (LRS) REZONING APPLICATIONS

Policy 9309:

It is Council policy that:

1. Definitions:

Free Standing Licensee Retail Store – means a retail store that sells alcoholic beverages to the public for off-site consumption and is licensed under the regulations of the *Liquor Control and Licensing Act* or has an appointment or agreement under the *Liquor Distribution Act*.

2. Guidelines:

The following criteria and factors are to be considered in making an assessment of a rezoning application to permit a free-standing Licensee Retail Store:

- (1) Unless a Licensee Retail Store rezoning is intended to facilitate the replacement of an existing BC Liquor Store or an existing Licensee Retail Store, new Licensee Retail Stores should avoid locations within 500 m (1,640 ft.) from the following uses:
 - (a) Public and private schools, especially secondary schools;
 - (b) Public parks and community centres; and
 - (c) Other Licensee Retail Stores or BC government operated liquor stores.
- (2) A free-standing LRS should be located in commercial shopping centres (i.e. planned commercial developments which cater to the day-to-day needs of nearby residents) which have an aggregate floor area of at least 2,800 m² (30,150 sq. ft.).
- (3) The free-standing LRS should not exceed a gross floor area of 510 m² (5,500 sq. ft.), including refrigerated space, unless the LRS is intended to facilitate the replacement of an existing BC Liquor Store.
- (4) The following matters are to be addressed:
 - Adequate vehicle and pedestrian circulation;
 - Vehicle Loading/unloading;
 - Off-street parking;
 - Traffic and safety concerns; and
 - Crime Prevention Through Environmental Design (CPTED).



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9256 (ZT 14-677144)
9291 Alderbridge Way**

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

1. Richmond Zoning Bylaw 8500 is amended by:

a. Deleting Subsection 22.32.3 in its entirety and substituting the following:

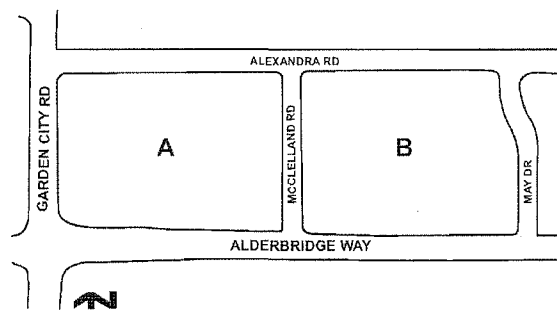
“22.32.3 A. Secondary Uses

- amenity space, community

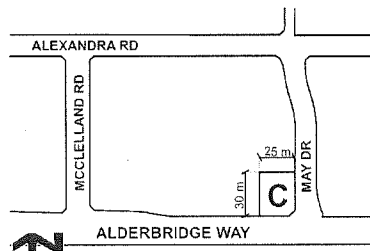
22.32.3 B. Additional Uses

- retail liquor 2”

b. Deleting Diagram 1 in Section 22.32.2 and substituting the following:



c. Inserting the following as “Diagram 2” into Section 22.32.2:



- d. Deleting Clause 22.32.6.1.e in its entirety and substituting the following:
- “e) 3.0 m for McClelland Road.”
- e. Inserting the following into Section 22.32.11 (Other Regulations):
- “5. A **retail liquor 2** store is only permitted in the area identified as “C” in Diagram 2, Section 22.32.2 and shall have a **gross floor area** not exceeding 325 m².”
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9256**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

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



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9258 (ZT 14-677144)
8080 Park Road**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Deleting “**retail liquor 2**” from Subsection 9.3.3.B.
 - b. Deleting Clause 9.3.11 in its entirety and substituting the following:
 - “1. A retail liquor 1 store is only permitted on the following listed sites and is limited to one per lot:
 - a) 7331 Westminster Highway
Strata Plan LMS3174; and
 - b) 7551 Westminster Highway
P.I.D. 015-676-692
Lot 1 Except: Firstly Part Subdivided by Plan LMP20666; Secondly:
Part Subdivided by Plan LMP37403; Thirdly: Part Subdivided by
Plan LMP38351; Section 5 Block 4 North Range 6 West New
Westminster District Plan 84515.
2. Telecommunication antenna must be located a minimum 20.0 m above the ground (i.e., on a roof of a building).
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9258**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>B/C</i>
APPROVED by Director or Solicitor <i>W</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development

Date: June 10, 2015
File: 08-4430-01/2015-Vol 01

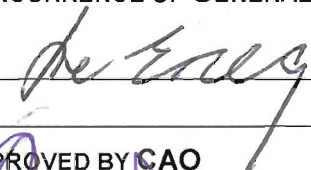

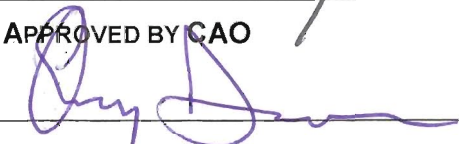
Re: Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family Developments

Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 to amend the zoning regulations for building massing and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 be forwarded to a Special Public Hearing to be held Monday, July 6, 2015 at 7:00 p.m. at Council Chambers at Richmond City Hall; and
3. That staff report back to Planning Committee in one year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.


Wayne Craig
Director of Development

GW/BK/JC:blg
Att.

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

Staff Report

Origin

At the Public Hearing held April 20, 2015, Council passed the following referral motion:

- (1) That staff investigate options to better control issues related to overall building massing and construction of high ceilings, including but not limited to:
 - a. what other municipalities are doing;
 - b. enforcement options; and report back through Planning Committee;*
- (2) That staff consult with stakeholders, residents, architects and home designers on the matter; and*
- (3) That staff refer the matter to the Richmond Advisory Design panel for analysis and comment.*

This report responds to this referral and brings forward a number of proposed amendments to Richmond Zoning Bylaw No. 8500 as follows:

- i. Amend the calculation of density in single-family zones and the exemption clause for over – height areas.
- ii. Revise the permitted vertical and horizontal single-family building envelope regulations.
- iii. Revise the calculation of maximum building height for single-family dwellings.
- iv. Revise setbacks and size limits for accessory buildings.
- v. Introduce new height and massing regulations for attached garages to single-family house construction.
- vi. Presents information related to non-compliant construction.

Background

The referral motion was made in response to recent comments raised by members of the public during the April 20, 2015 Public Hearing regarding the style and massing of new single-family house construction in a number of neighbourhoods in the City. These comments echo similar concerns raised by residents through email submissions to Mayor and Councillors, and recent news stories published in the local media.

Issues regarding the compatibility of new single-family development (largely relating to house size, height and massing) raised by the public are not unique to Richmond, as municipalities throughout the region are facing similar challenges as redevelopment occurs within the context of established single-family neighbourhoods.

The proposed bylaw amendments outlined in this report would be only applicable to lots regulated under Richmond Zoning Bylaw 8500. Single-family and two-unit dwelling residential properties regulated by Land Use Contracts would not be subject to the proposed regulations. Should successful early discharge of Land Use Contracts be accomplished and those properties regulated under Richmond Zoning Bylaw No. 8500, these regulations would then be applicable to all single-family and two-unit dwelling residential lots in the City.

Analysis

Existing Zoning Regulations

Current zoning bylaw provisions regulate building height and massing for single family and two-unit dwellings through a range of measures, including:

- Maximum building height is 9 m, measured to the mid-point of the roof, with an additional 1.5 roof height above the mid-point – to a maximum peak height of 10.5 m for a sloped roof meeting specified slopes of between 4:12 and 12:12 pitch.
- The residential vertical and horizontal building envelopes regulate how and where building massing can be constructed in relation of property lines.
- The calculation of floor area permits an exception for floor area over 5 m (16 ft.) high, up to a maximum 10 m² if that area is used for stairway and entry.
- Accessory buildings less than 10 m² in area have no minimum required setback from property lines.
- The height of an attached garage can be the same as the principal building.

On April 20, 2015 Council adopted Richmond Zoning Bylaw Amendment Bylaw 9223 which incorporated a number of amendments to regulate 2 ½ storey massing and roof designs. The new regulations are now in effect and regulate building form for single detached and two-unit dwellings.

When first crafted, the Zoning Bylaw regulations regarding building height and massing were generally adequate to address the construction practices and house style of the day. With the passage of time, the fundamental designs of single-family and two-unit dwellings have changed. Recent construction practices have seen an increase in floor to ceiling heights from the ‘standard’ 8 ft. ceiling height of the past, to a more common 11 ft. ceiling height for the ground floor and a 10 ft. height for second floor. The demand for taller interior spaces has raised the basic height and massing of a single-family dwelling.

In addition, there is demand for tall living room, dining room, and ‘great room’ spaces, many of which employ a higher interior space. Designers are also incorporating vaulted, cathedral or coffered ceilings, which may result in increased vertical massing of the building, often expressed as large wall faces and tall entry features.

Practices in Other Jurisdictions

Staff have undertaken a review of zoning bylaws and massing regulations in a number of jurisdictions in the region, and a summary table is provided in Attachment 1. While the City of Richmond is among the cities with provisions to allow an interior ceiling height over 4 m, the 10 m² exemption for over-height ceiling areas for foyer and entry is also consistent with several other cities in the region.

Proposed Zoning Bylaw Amendments

To address the Council referral from April 20, 2015, staff have reviewed our existing zoning regulations, and have drafted Zoning Bylaw Amendment Bylaw 9249 to better regulate the

height and massing of single-family and two-unit developments, and address concerns with accessory buildings. The proposed amendments are presented below.

Maximum Height for Single-Family Zones: Richmond Zoning Bylaw 8500 specifies that the maximum height for a building is measured from finished site grade to the mid-point of a pitched roof at 9.0 m (29.5 ft), with an allowance for an additional 1.5 m (5 ft.) above that point to the roof ridge, so long as specified roof pitch is met. The maximum height is therefore 10.5 m (34.5 ft).

Staff propose that the measurement of maximum height be amended to lower the height for two-storey house to 9 m (29.5 ft.) to the roof peak, eliminating the use of the mid-point of the roof, and the allowed additional 1.5 m (5 ft.).

Staff propose to retain the provision to measure the maximum height for 2 ½ storey single-family dwellings to the mid-point of roof, to preserve the ability to achieve a functional half-storey concealed within a pitched roof. By allowing the additional 1.5 m (ft) above the mid-point of a sloping roof, the half-storey floor area can be more effectively designed to be within the roof line and provide adequate light, air and functional habitable space. The amendments to the Zoning Bylaw 8500 approved on April 20, 2015 through Bylaw 9223 would be applicable to any proposed 2 ½ storey house.

Residential Vertical Lot Width Envelope: Section 3.4 of the Zoning Bylaw provides descriptions and graphic representation of how horizontal and vertical building envelopes are to be determined. Revisions are proposed to increase the spatial separation between houses, reducing the impact of upper storey massing, and allow more light into required yards. Staff propose amendments to better reflect the range of lot widths currently possible under the Zoning Bylaw. The major changes are to change the angle at which the envelope is calculated for wider lots from 45° to 30°, and to clarify the articulation of the building envelope.

In order to accommodate the substantive regulations proposed, it is necessary to remove the definition and graphic from Section 3.4 Use and Term Definitions, and create a new section 4.18 in Part 4 – General Development Regulations. These amendments will re-define the envelope for lots less than 10 m in width, between 10 and 18 m in width, and greater than 18 m in width.

Staff propose to insert the amendments as a new Section 4.18 - Residential Vertical Lot Width Envelope, and these are shown in proposed Bylaw 9249.

Interior Ceiling Height: In response to the referral from Council, staff propose that the Zoning Bylaw be amended as presented in Bylaw 9249 to:

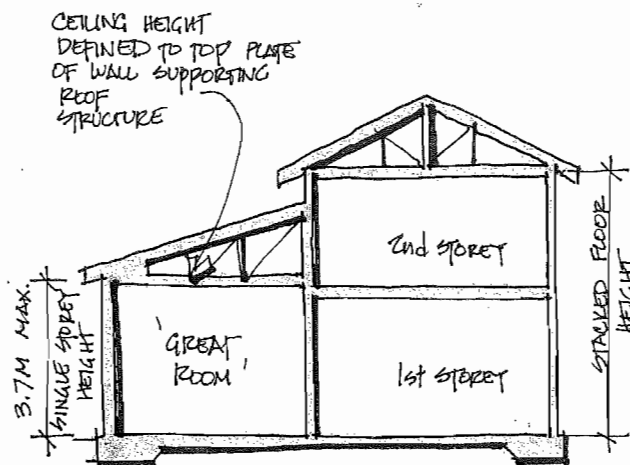
- Create a new definition of ceiling height which specifically ties the maximum ceiling height to a structural component such as roof truss or floor joist above, eliminating the use of dropped ceilings to achieve the height requirement.
- Reduce the maximum ceiling height before the area is double counted for the purpose of determining the maximum Floor Area ration (FAR) from 5 m (16 ft.) to 3.7 m (12 ft.).

In recognition of the importance the building community has placed on tall interior ceiling spaces, the proposed bylaw amendment would allow additional 15 m² of higher ceiling area – up to a maximum height of 5 m (16 ft.) located internally to the building to be counted once (rather than double) towards the maximum floor area. This 15 m² space must be set back an additional 2.0 m (6 ft.) from any required interior side yard or rear yard setback. This 15 m² exception is in addition to the 10 m² exception for exclusively entry and stair purposes.

Exterior Wall Ceiling Expression: Recent house trends, including the general increase of the height of the top ceiling plate which has resulted in tall building facades. Proposed Richmond Zoning Bylaw 8500 Amendment Bylaw 9249 would address this issue by requiring that no exterior wall that fronts onto the required rear or interior side yard setback can have an eave line or other exterior expression taller than 3.7 m above the finished floor, if the construction takes advantage of the exceptions for interior ceiling height (i.e. 10 m² exception for entry and stair purposes and the 15m² general exception for ceiling height between 3.7 m and 5 m). This proposed amendment would not preclude a ‘traditional’ two-storey house design with two (2) stacked floors.

A simplified cross-section of how this revised provision would be implemented is shown in Figure 2.

Figure 2 –Interior Ceiling Height Regulation (Recommended)



Staff are of the opinion that the combination of the reduced interior ceiling height of 3.7 m (12 ft.) from 5.0 m (16 ft) before the floor area is counted twice for density purposes, in combination with the proposed additional setbacks for the additional 15 m² (215 ft²) permitted exception will result in reduced massing on the exterior of the house and should address a number of the concerns raised by Council and members of the public.

We note for Council that these proposed amendments do not prohibit the construction of a ceiling higher than 3.7 m (12 ft.), but rather, establish the limit in terms of internal ceiling height and clarification of the potential area for exceptions for calculation of floor area of the house.

Any homeowner or builder can submit a Building Permit showing a ceiling height greater than the proposed 3.7 m limit, but the overall floor area of the house must be reduced accordingly.

Accessory Buildings: Staff have recently encountered a number of issues arising from the current zoning regulations of accessory buildings on single-family lots. Specific areas of concern are:

- The permitted size of a detached accessory building in rear yards.
- The maximum 5 m (16 ft.) permitted height for an accessory building.
- Existing required setbacks for accessory buildings.

Size of Detached Accessory Building in Rear Yard: We note for Council that the BC Building Code does not require a Building Permit to be issued for small accessory buildings of 10 m² or less in area. Richmond Zoning Bylaw No. 8500 allows an accessory building to be constructed in a rear yard, so long as any portion of the portion of the accessory building which exceeds 10 m² is counted towards the overall floor area of the house. If the detached building is used for on-site parking, the building can be 50 m² in area before the building is counted towards floor area of the principal building. There have been recent Building Permits submitted which have resulted in an accessory building used for parking to be only marginally smaller than the single-family dwelling on the property.

Setbacks for Detached Accessory Buildings: Richmond Zoning Bylaw No. 8500 currently allows an accessory building of less than 10 m² in area to be constructed with no setback to any property line. An accessory building greater than 10 m² must be constructed at a minimum of 3.0 m (10 ft.) from a constructed road, and 1.2 m (4 ft.) from any other property line. Recently, construction of accessory buildings less than 10 m² in area have been sited according to the bylaw, but have resulted in poor interface to adjacent roads and surrounding properties.

To better regulate the size and setbacks for detached accessory buildings, staff propose amendments to General Development Regulations in Part 4 of Zoning Bylaw No. 8500 as follows:

- Detached accessory buildings up to 70.0 m² may be located within the rear yard.
- The area of all detached accessory buildings located entirely or partially in the rear yard cover no more than 40% of the rear yard.
- The setback from the front lot line must be at least 20.0 m.
- The setback from the exterior side lot line must be at least 7.5 m.

Height of Detached Accessory Buildings: Richmond Zoning Bylaw No. 8500 currently allows an accessory building to be constructed with a maximum height of 5 m (16.2 ft.). Recent construction of detached accessory buildings has resulted in unacceptable impacts on neighbourhood character. To better control the height of accessory buildings in residential zones staff propose amendments to General Development Regulations in Part 4 of the Zoning Bylaw as follows:

- The maximum height for detached accessory buildings less than 10 m² is 3.0 m for a detached accessory building with a pitched roof, and 2.5 m for a detached accessory building with a flat roof.
- The maximum height for detached accessory buildings greater than 10 m² is 4.0 m to the roof ridge for an accessory building with a pitched roof, and 3.0 m for an accessory building with a flat roof.

Staff are of the opinion that this amendment in tandem with the revised setbacks for detached accessory structures will mitigate the recent issues associated with these buildings.

Height of Projecting Attached Garage: Recent construction trends for single-family and two-unit dwellings have seen increasingly tall garage roofs for forward projecting attached garages. These projecting garages are a dominant architectural feature, and have the potential for subsequent illegal conversion to habitable space. This is one of the most common forms of illegal conversion, which results in the overall house size exceeding that permitted by the Zoning Bylaw. Staff propose an amendment to Richmond Zoning Bylaw 8500 to limit the height of an attached garage:

- The maximum height for an attached garage constructed as part of a principal building is 6.0 m to the roof ridge for a garage with a pitched roof, and 4.5 m for a garage with a flat roof.

We note that the proposed bylaw amendment to limit the height of attached garages is beyond the scope of the April 20, 2015 referral, but staff are of the opinion that tall garage roofs are a contributing factor to the overall massing of a single-family dwelling. Should Council choose to not support the inclusion of this amendment, the bylaw could be amended at the Planning Committee meeting to delete proposed Section 4.14.4 (c) from Bylaw 9249, and the revised bylaw forwarded to Council for consideration of first reading.

Richmond Advisory Design Panel Commentary

These proposed amendments to Richmond Zoning Bylaw 8500 were presented to Richmond's Advisory Design Panel at their May 21, 2015 meeting. Panel members posed a number of questions, and made a comment that the Richmond Zoning Bylaw interior ceiling height allowance of up to 5 m (16 ft.) was very generous compared to other jurisdictions and suggested that it be reduced. Panel members cited their experience with similar massing regulations and cautioned staff that there can be unintended consequences of massing regulations; such as increased homogeneity of house design or somewhat odd upper storey configurations based on building envelope regulations.

Design Panel comments were generally supportive of the direction proposed. Minutes of the Advisory Design Panel Meeting are provided in Attachment 2.

Bylaw Enforcement

There is a perception that many new homes are being altered after building permit inspections through post-approval changes and/or illegal construction. Staff in the Building Approvals Department has inspection and enforcement powers to address any illegal construction, which is

adequate to address these issues. The Building Approvals Department investigates all claims related to construction that may be occurring without a City issued Building Permit and appropriate action is taken to rectify these situations.

To improve the existing inspection and enforcement aspects of their work, Senior Management in the Building Approvals Department will be implementing new processes to ensure that Senior Management is immediately notified of any field alterations to approved Building Permit documents that result in changes to the calculation of density. Work to those portions of the construction shall stop, and may not resume until revised drawings demonstrating compliance to all zoning and building regulations are submitted and approved. If compliance cannot be demonstrated, the non-approved work will be removed or remediated to achieve compliance.

To further improve compliance at Plan Review stage, staff will request additional drawings and specifications; such as multiple cross-sections and large scale plans of over height floor areas to show accurately their extent and contribution to density. Ambiguous or unclear plans will require revision or supplemental information.

Additional Consultation

Staff presented the suite of proposed amendments to the Richmond Small Builders Group, a representative of the Greater Vancouver Home Builder's Association, the Urban Development Institute, and members of the public.

The Urban Development Institute and the Greater Vancouver Home Builder's Association raised concerns regarding the imposition of additional regulations stifling the creativity of house designers, and commented on the underlying market trends which have led to the current style of house design and massing throughout the City.

A meeting was held with the Richmond Small Builders Group, and with interested members of the public on May 26, 2015. There was general commentary that the visual impact of the over-height ceiling areas was a major concern, along with the general height of new house construction. Members of the public raised questions regarding the use of other planning tools; such as single-family design guidelines in the Official Community Plan (OCP) or various area plans.

Staff note for Council that guidelines for single family development cannot be implemented without designation of single family areas as Development Permit areas, which would result in a Council issued Development Permit being required before a Building Permit could be considered. Pursuing the Development Permit designation would require a comprehensive legal review, considerable community consultation, amendments to the OCP and all areas plan. It is further noted that implementing such an approach would result in significant additional process requirements for single family development and require considerable new staff resources to administer. Staff are of the opinion that the amendments proposed in Bylaw 9249 will address many of the concerns raised by residents. Minutes of the May 26, 2015 meeting are provided in Attachment 3.

The Richmond Small Builders Group expressed concerns with a number of the proposed amendments, including a desire to maintain higher ceilings, and to not make the single-family design process overly complicated. The Small Builders Group have suggested that reducing the height of two-storey houses to 9.0 m, and maintaining the 5 m ceiling height, but requiring measurement from the top of floor to the underside of the floor structure above, would be sufficient changes to address the complaints recently heard by Council.

Some builders in attendance and the public mentioned that a single-family 'Design Panel' could be considered as a mechanism to review house design. Staff do not recommend that a single-family Design Review Panel be pursued, as such a review panel would have no impact unless the Development Permit Area designation described above is implemented. Other correspondence received by staff is provided in Attachment 4.

Implementation

Upon adoption of the bylaw, staff will immediately implement the changes, and all Building Permit applications submitted after the adoption date will be required to meet the amended requirements.

Staff will also assess the changes to building design and massing over a period of one year and will report back to the Planning Committee on the impact of the proposed changes.

Alternate Bylaw Options for Interior Ceiling Height and Density Calculation

Staff have attached two (2) additional bylaws: Bylaw 9265 and Bylaw 9266 to this report, should Council wish to consider other options. Staff are of the opinion that recommended Bylaw 9249 successfully addresses Council's April 20, 2015 referral, and provides a framework for improved single-family and two-unit dwelling massing.

These two (2) bylaws are identical to Bylaw 9249; which staff recommend, save for the clauses related to Interior Ceiling Height. These options are discussed below.

Bylaw 9265 – 3.7 m internal ceiling height: Bylaw 9265 (Attachment 5) would reduce the maximum permitted ceiling height to 3.7 m (12 ft.) and would maintain the area exempt from floor area calculation at 10 m². This bylaw also includes the provisions to clarify how ceiling height is measured, and contains the provision limiting the exterior wall expression of top plate of the first storey to 3.7 m above finished floor.

Bylaw 9266 - 5.0 m internal ceiling height: Bylaw 9266 (Attachment 6) would permit a maximum ceiling height of 5.0 m (16 ft.) limit before the over-height area is counted for floor area, and would leave the exemption area at 10 m². This bylaw includes the same provisions to clarify how ceiling height is measured, requiring the measurement of ceiling height to a structural element and , and the provision limiting the exterior wall expression of top plate of the first storey to 3.7 m above finished floor.

Financial Impact or Economic Impact

None.

Conclusion

City Council passed a referral motion that staff examine measures and options to better regulate the massing of new single-family houses. Staff have reviewed current bylaw standards and practices from adjacent municipalities regarding these issues. Zoning Bylaw Amendment Bylaw 9249 is attached for Council's consideration, and presents a range of amendments to better regulate massing of single detached and two-unit dwellings.

The proposed amendments amend and clarify the building massing regulations in the Richmond Zoning Bylaw 8500 to make it easier for Building Division staff to review plans, and ensure that submitted Building Permits conform to the Zoning regulations. The proposed bylaw also provides a number of changes to address the range and scope of issues raised by residents in the recent past.

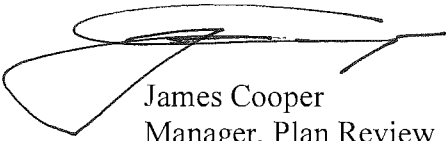
It is recommended that Richmond Zoning Bylaw No. 8500 Amendment Bylaw 9249 be introduced and given first reading.



Gavin Woo
Senior Manager, Building Approvals
(604-276-4113)



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Program Coordinator, Development
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James Cooper
Manager, Plan Review
(604-247-4606)

GW/BK:blg

- Attachment 1: Practices in Other Jurisdictions
- Attachment 2: Minutes of the May 21, 2015 Advisory Design Panel Meeting
- Attachment 3: Meeting Notes from Public Consultation Meeting of May 26, 2015
- Attachment 4: Other Correspondence Received
- Attachment 5: Bylaw 9265 (Not recommended)
- Attachment 6: Bylaw 9266 (Not recommended)

District	Maximum Height (Pitch Roof)	Maximum Height (Flat Roof)	Maximum Accessory Structure Height	Ceiling Height	Exempted Area for Foyer/ Staircase
City of Surrey	9.0 m	9.0 m	4.0 m	> 3.7 m (12ft)	19 m ²
City of North Vancouver	9.14 m	N/A	3.6 m (12ft)	> 4.57 m (15ft)	Staircase and landings are visible from the street.
District of North Vancouver	7.3 - 8.53 m	6.71 m	3.66 m (for a flat roof) / 4.67 - 5.64 m (to peak)	> 3.66 m	No exemptions.
City of Burnaby	9.0 m	7.4 m	4.6 m	3.7 m (12ft) measured to exterior top plate with an additional 4ft interior allowance (16ft)	9.3 m ²
City of White Rock	8.5 m	7.7 m	3.0 m	N/A	N/A
City of New Westminster	9.0 m (to midpoint) / 10.67 m (to peak)	6.1 m	4.57 m	N/A	N/A
City of Vancouver	9.5 m (10.7 m at discretion)	N/A	3.7 m (for a flat roof) / 4.6 m (to peak)	> 3.7 m (12ft)	Up to 1% of maximum FAR to improve light and ventilation.
Corporation of Delta	9.5 m	8.0 m	3.75 m (for a flat roof) / 4.6 m (to peak)	> 4.3 m (14ft)	10 m ²
City of Richmond¹	9.0 m (to midpoint) / 10.5 m (to peak)	7.5 m	5.0 m	> 5 m (16ft)	10 m ² for entry and stairs.

Advisory Design Panel

Thursday, May 21, 2015

Time: 4:00 p.m.

Place: Rm. M.1.003
City of Richmond

Present: Grant Brumpton, Chair
Tom Parker
Xuedong Zhao
Michael Mammone
Jane Vorbrodt
Jubin Jalili

Also Present: Diana Nikolic, Planner 2
David Brownlee, Planner 2
Suzanne Carter-Huffman, Senior Planner/Urban Design
Barry Konkin, Program Coordinator-Development
James Cooper, Manager, Plan Review
Gavin Woo, Senior Manager, Building Approvals
Rustico Agawin, Auxiliary Committee Clerk
Lisa Jones – Auxilliary Architect, Building Approvals Division

Absent: Matthew Thomson
Paul Goodwin
Steve Jedreicich
Cst. Barry Edwards

The meeting was called to order at 4:04 p.m.

1. ADOPTION OF THE MINUTES

It was moved and seconded

That the minutes of the meeting of the Advisory Design Panel held on Thursday, April 16, 2015, be adopted.

CARRIED

Advisory Design Panel

Thursday, May 21, 2015

- like the variety of different architectural styles; appreciate the idea of extended planes; however, it could be further extended throughout the proposed development to tie together the different architectural styles; consider extended planes of materials other than glass, e.g. concrete, brick, etc.; proposed pillar does not appear to work with the idea of extended planes; consider design development;
- the west tower's curved wall does not appear dynamic in the model; consider applying the idea of extended plane to the curved wall or other measures to make it more exciting;
- Pearson Way (south) elevation/frontage needs more attention; streetscape character with street trees in metal grates is not successful; enhanced landscaping may be an effective way to tie together the different architectural elements and make the street more pedestrian friendly; consider further landscaping treatment, e.g. introducing pockets of greens and shrubs to add layering;
-
- appreciate the well-resolved programming at the podium level; appreciate the green roofs in the upper levels; however, look at access to the green roofs for maintenance work; and
- review the proposed colour (white) and cladding for the affordable housing units and consider long-term maintenance issues.

Panel Decision

It was moved and seconded

That DP 14-662341 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

(At this point, Jubin Jalili rejoined the Panel and participated in the Panel's consideration of Item No. 4)

4. PANEL REVIEW OF PROPOSED REVISIONS TO SINGLE FAMILY ZONES/ ZONING BYLAW TO ADDRESS HEIGHT AND MASSING CONCERNS

PROPONENT: City of Richmond (Planning and Building)

Advisory Design Panel

Thursday, May 21, 2015

Staff's Presentation

Barry Konkin, Program Coordinator-Development, advised that as per Council's referral to staff in the April 20th Public Hearing, staff is seeking the Panel's analysis and comments on the proposed package of measures to control the overall building height, massing and interior ceiling height of single-family homes. Mr. Konkin clarified that staff proposals labelled as Future Considerations regarding revisions to existing building envelope regulations included in the package circulated to Panel members will still need further study and analysis and will not form part of proposed Zoning Bylaw 8500 amendments to be recommended by staff to Council.

James Cooper, Manager, Plan Review, provided background information regarding the trend in construction of large infill single-family homes and noted the concerns raised by existing single-family. Mr. Cooper mentioned that the goal of the proposed revisions to the existing zoning bylaw is to provide the appropriate controls in overall building height and vertical building envelope to ensure compatibility of new single-family developments within existing single-family neighbourhoods.

Mr. Cooper highlighted the following proposed modifications to the single-family zoning bylaw that would significantly impact on the height and massing of single-family homes:

- for 2-storey construction on lot widths less than 18 metres, reduction of (i) maximum overall building height from 10.5 metres to 9 metres, (ii) vertical perimeter wall height from 6 to 5 metres,;
- for 2 ½ -storey construction on lot widths less than 18 metres, (i) maximum building height is 9.0 metres measured to the midpoint between the highest ridge and eave line and 10.5 m to the peak of the roof, (ii) reduction of angle of vertical plane from 45 degrees from horizontal to 30 degrees;
- for 2-storey construction on lot widths more than 18 metres, reduction of (i) maximum building height from 10.5 metres to 9 metres to roof peak, (ii) vertical perimeter wall height from 6 metres to 5 metres, (iii) angle of vertical plane from 45 degrees horizontal to 30 degrees, and introduction of second-storey setback; and
- for 2.5-storey construction on lot widths more than 18 metres, (i) maximum building height is 9.0 metres measured to the midpoint between the highest ridge and eave line and 10.5 metres to the roof peak, (ii) reduction of angle of vertical plane from 45 degrees from horizontal to 30 degrees, and (iii) introduction of second-storey setback.

Advisory Design Panel

Thursday, May 21, 2015

Mr. Cooper added that the above proposals are intended to lower the height of single-family building and transfer the mass away from the neighbours to the middle of the buildable volume.

Also, Mr. Cooper presented (i) three options on maximum height definition of a storey to address concerns on building bulk due to high floor to floor heights, (ii) proposed changes to attached garage construction to control height and massing, (iii) proposed changes to limit the massing and required setbacks of detached accessory buildings with an area of 10 square metres or less, and (iv) massing and setback requirements for detached accessory building greater than 10 m² in area, limited to a maximum of 40% of the rear yard, and a maximum size limit of 70 square metres. .

(Jubin Jalili left the meeting at 6:15 p.m. and did not return)

Panel Discussion

Comments from the Panel were as follows:

With regard to the three options presented by staff regarding proposed changes to the current Zoning Bylaw 8500 height definition of a storey, a Panel member commented that (i) Option 1, which allows the maximum height definition of a storey to remain at 5 metres with the height defined to top plate of wall supporting the roof structure but not allowing drop ceiling, is susceptible to manipulations by the builder, (ii) the proposed maximum ceiling height of 5 metres is too generous even for big houses, and (iii) the proposed 3.7 metre maximum ceiling height is more appropriate.

With regard to the proposed amendments to the current Zoning Bylaw 8500 to control the massing of single-family homes, a Panel member noted that the goal can be achieved through a simpler formula which provides flexibility, not stifle creativity, and not cause uniformity of design of single-family homes.

A Panel member noted that staff is going in the right direction and expressed appreciation for their efforts to investigate the design implications of proposed amendments to current Zoning Bylaw 8500. Also, support was expressed for the staff proposal for a maximum building depth of 50 percent of the lot depth. In addition, it was noted that the staff proposals for the secondary vertical building envelope and wall plane articulation to control massing may result in homogeneity of house design.

Panel commented that more time is needed to study and provide their comments regarding the proposed amendments to Zoning Bylaw 8500. In response to the comment of Panel, Mr. Konkin advised that Panel members are welcome to submit their written comments to staff.

Advisory Design Panel

Thursday, May 21, 2015

5. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 6:50 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Advisory Design Panel of the Council of the City of Richmond held on May 21, 2015.

Grant Brumpton
Chair

Rustico Agawin
Auxiliary Committee Clerk



**City of
Richmond**

Public Consultation
Planning and Development Department

Summary

Study on Massing for Single Family Neighbourhoods

Location: 2nd floor Galleria – Meeting Room 2.004

Time/Date: 17:00-19:00, May 26th 2015

Staff Members Involved:

Barry Konkin (B) – Program Coordinator (Development)
Gavin Woo (G) – Senior Manager (Building Approvals)
James Cooper (J) – Manager (Plan Review)

Attendees:

Aaron Meier	Kathryn McCreary	John ter Borg
Lyn ter Borg	Martin Woolford	Rod Lynde
Asit Thaliwal	Navtej Dhot	Barry Konkin
Raman Kooner	Khalid Hasan	Parm Dhinjal
Russ Barstow	Gursher Randhawa	Marty Gaetz
Rav Bains	Sam Sandhu	Brad Doré
Rafiq Sahikh	Anne Piché	Mike Mcfarland
Marco Ciciello	Lee Bennett	Timothy Tse
Graham Taylor	Graham Johnsen	Bob Hardacre
Liz Hardacre	Kim Kemp	

Goals:

1. To receive input on findings and proposed measures included in the Study on Massing for Single Family Neighbourhoods
2. To share viewpoints related to recent infill development in single-family residential neighbourhoods
3. To present consultation and discussion results to Mayor and Council.

17:00—Introductions by City of Richmond staff members. Presentation booklets were previously distributed to individuals present in the meeting.

Presentation by James Cooper

17:03 – 17:20—James Cooper presents “*Study on Massing for Single Family Neighbourhoods*”. Topics related to existing RS1 bylaws include:

- ‘Maximum Overall Building Height’
- ‘Vertical Building Envelope’
- ‘Maximum Storey Height Definition’,
- ‘Height of Attached Garages’
- ‘Maximum Floor Area
- ‘Height of Detached Accessory Buildings Requiring Building Permit’
- ‘Height and Location of Accessory Buildings Not Requiring a Building Permit’.

The proposed measures for bylaw amendment serve to reduce the maximum height of single-family dwellings by:

1. Reducing the maximum height
2. Refining the Vertical Building Envelope to produce better spatial separation and allow more light between adjacent houses
3. Define a maximum height for a single storey before the area is counted twice toward the maximum floor area density

17:20—Floor Opened to Comments from the Audience

Question(John Terborg): Why are ‘Future Considerations’ being presented in the PDF package?

Answer (J): There was a time constraint for the Study and proposed Bylaw Amendments. The additional provisions require more study in order to refine and vet for all lot dimensions.

Comment(Rod Lynde): The existing bylaw regulations do not define building aesthetic, and good taste cannot be legislated. Some do look ‘silly as designs are permitted within the regulations. The critical issue is one of appropriate design within the rules.

Question (Ann Piche): How will 12m and 10m wide lots be addressed? Current building envelope proposals may be too restrictive.

Answer (J): Lots less than twelve-metres wide will be addressed as additional refinement to the measures proposed in response to the comment.

Question: What is the easement to a wall?

Answer (J): Sideyard setbacks vary depending on the size of a lot. (Proceeded to explain existing sideyard setback requirements as per existing RS1 zoning bylaws).

Question: Why is the first floor constructed at eleven feet and the second floor constructed at nine feet?

Answer (J): This is a market trend we're seeing in new home construction for increasingly high ceilings.

Comment (Gursher Randhawa): There should be a collective look at the basic requirements a house needs for it to be considered "marketable". In this way, there is an economic value associated with the changes the City is proposing. At this time, homebuilders need to fit four bedrooms upstairs with three or four bathrooms.

Question: Why is garage height limited to eight feet or two and a half metres?

Answer (J): That is a dimension on the diagram that is not a limiting one. It is not meant that the maximum ceiling height in a garage is 8 feet or 2.5m.

Question (Bob Hardacre): For the City, the Official Community Plan (OCP) provides goals to maintain vibrant, sustainable residential neighbourhoods. Zoning has to support this OCP initiative and must be changed to be in line with preserving residential neighbourhoods. Current construction does not follow the framework provided by the OCP. Can the OCP be changed/amended to better dictate the residential neighbourhood goals?

Answer (B): The proposed measures address the regulations of the Zoning Bylaw as they relate to Single and 2 family home construction. The scope does not extend to alterations to the OCP.

Question: What makes a neighbourhood viable? What makes it liveable?

Answer (J and audience): Shadowing caused by excessively large houses has a negative impact on neighbourhoods—views and privacy are affected and massing is too large—which leads to further consequences.

Answer (B): The OCP cannot legislate design.

Comment: People are moving away because of these negative impacts*.

**Anecdotal evidence that will require verification*

Comment: In the City, new house construction does not take existing housing stock into consideration when first designed.

Comment: Audience member would like to present case study houses, however, was told to wait until other audience members had a chance to speak

Question (Marty Gaetz): One or two "bad apples"—relative to the quality of design today—have created a backlash against new development. Homebuilders, general contractors, and other people who live in the City have a vested interest in the quality of these homes. As such, these groups do not intend to create a negative impact within their neighbourhoods. Perhaps the City should look into neighbourhood specific zoning.

Answer (J): The proposed changes are a “one size fits all” approach. It is difficult to amend general provisions that pertain to a variety of properties. The goal is to provide a set of regulations that define a buildable envelope that will be viable to both current market trends and the existing urban fabric of single family neighbourhoods.

Comment (Lynda Terborg): Current construction of massive houses does not respect the existing urban fabric of the City. Although the interior spaces of these homes may function for the owner’s/developer’s needs, the exterior expression of these spaces do not respect the needs of neighbouring homes and the rest of the community. An inquiry was made about providing site plan information.

Comment (Lynda Terborg): *(Resident presented case studies on massive homes in various neighbourhoods around the city).* Double height spaces were constructed legally, but floors were added after the fact that increased the square footage of the property. Slight confusion with regard to how setbacks are measured on properties. Resident was frustrated that an approximately 3500 square foot house was constructed on a 6000 square foot lot. It would have been allowed on a 9000 square foot lot, not a 6000 square foot one. Resident expressed a desire to change double height spaces and have the City prevent infilling of double height spaces.

Question: How does the City prevent homeowners from infilling double height spaces after construction and final inspection?

Answer (G): The City performs over 300 “building check” inspections a year responding to neighbour complaints, amongst them illegal construction. Only 2 have been detected by inspections in the last 20 years.

Question: How will the City control abuses to the 5.0m ceiling height in future?

Answer (G): The current bylaw does not prevent drop ceilings being used to define the maximum height of a space. As such, the 5.0m maximum height regulation for a floor area before it is counted twice toward maximum density has been abused resulting in unnecessarily high perimeter walls and unwanted upper level massing. An example of how the City currently interprets drop ceiling designs was illustrated and background information on drop ceilings was provided. The new regulations as proposed by the study will tie the ceiling height to the roof or floor structure prohibiting drop ceilings. This will eliminate the bulk contributed by the high walls that are currently much higher than the maximum allowed ceiling height.

Comment: It is easier to build houses with a consistent roof height due to issues related to truss layout and framing. The efficiency of tying together all the wall top plates at a single height to and the use of drop ceilings have contributed to some of the unnecessary bulk surrounding high ceiling spaces.

Question: In the 1990’s the Zoning bylaw was changed, providing a guide for what is now considered—from an aesthetic perspective—a poorly designed house. Why is this being allowed?

Answer (G): The wording in the bylaw is vague on the application of the 5.0m single story height and the City’s hands are tied on the matter.

Comment: Project specific details should be provided to show: any proposed drop ceilings, roof heights, and other miscellaneous spaces. One builder expressed his desire to have a one-room exemption allowance from the proposed maximum height definition of a storey. It was expressed that the proposed bylaw changes would restrict design and make plan layouts for the family, living, and dining rooms difficult. As a compromise, one of those three rooms should be exempt from the proposed height restrictions to free-up design opportunity.

Comment: No pony wall should be permitted above the five-metre height restriction so people cannot abuse the proposed amendments.

Comment: New house construction does not respect the existing built fabric. In 2008, Council made a serious error in allowing building heights to reach 10.5 m versus 9.0 m. The 16' double height space allowance should be eliminated since other municipalities enforce a lower maximum height.

Question: The audience was confused about the processes behind changing the bylaws.

Answer (B): As such, the administrative processes behind changing the bylaws were explained, including how the public would be involved. Steps include: this meeting and its minutes as discussed in this document will be reported on to a committee who will send its ideas/results to council. From there, Council will vote and a public forum will be held where residents may provide feedback.

Question: Does a house have valid insurance if the house is in-filled post-inspection? Is the 'Declaration of Information' rendered incorrect if a home-owner wants to sell their property at a later date? How does in-fill practice affect fire protection, etc.?

Answer (J): If the construction is manifested after final inspection, the home-owner's house insurance is rendered void.

Comment: The disallowance of 3rd floor decks from the zoning bylaw has an undesired impact on the development on Agricultural Land Reserve (ALR) land. These properties should be allowed to have 3rd floor decks. In an example, if a deck faces ALR property it does not affect the neighbours—in terms of privacy. At this time, a guest expressed that the proposed bylaw changes scope is too broad in a similar way.

Answer (J): In the case of decks off the uppermost ½ storey in AGR land, an applicant may apply for a development variance to consider the minimal impacts.

Question: The City cannot compare bylaws between other municipalities, since comparing bylaws does not equate to an "apples-to-apples" comparison. Why is Richmond comparing the City's bylaws to bylaws made by other municipalities, when it is clearly not equal?

Answer (J): It is true that each municipality's zoning bylaw should be taken as a complete document and not cherry picked. In our approach we did a rigorous analysis of our current bylaw regulations to identify the regulations that may be refined in order to improve control of massing and bulk. The comparative study we used to guide our findings is much more extensive

in scope than the items presented in the table. Our proposed measures result from both a holistic look at our scope of regulations as well as those of other municipalities taken as a whole.

Comment: ‘Average grade calculation’ affects the maximum height of houses constructed in the City of Richmond. ‘Average grade calculation’ effectively reduces the volume of space that must fit within the existing zoning envelope (this is not to be construed as the height is lowered). Can you explain?

Answer (J): This is a “valid technical point,” since the ‘average site grade calculation’ tends to set the base plane for measurement of maximum height at a level that is lower than the finish grade around the house, acting to slightly lower the maximum height while the flood plain bylaw acts as a plunger pushing up the first floor elevation against the buildable envelope set by the average site grade.

Answer (J): Explained how average grade is calculated, since the process confused audience members. James explained that the floodplain elevation requirements in the City are a maximum of 0.6 m above the highest crown of road and not less than 0.3 m above it.

Comment: It was expressed that there are great designs in the City, as well as some really bad ones.

Comment: Decreasing the maximum building height would further “cram” designs. To build what the owner and/or developer desires—within the existing zoning envelope—is what leads to the problem of poorly designed houses. As such, we cannot “have our cake and eat it too.” Residents—as well as developers—must make compromises.

Comment: Everyone collectively agreed that the object of the meeting and proposal was to create positive change within the City, however, a misunderstanding by the general public—regarding the intent of the current bylaws and OCP—was raised, voicing general opposition to recent house design.

Comment: How can the public provide feedback on design proposals? A homebuilder expressed his desire to work with the City to make his design more responsive to the site. For example, the homebuilder prefers to have James’ input on the design before the construction permit is issued.

Comment (Sam Sandhu): The City of Vancouver preforms an inspection one year after construction; however, the City of Richmond does not. Additionally, house design requires attention to detail and a design panel for ‘single family dwellings’ is necessary to eradicate undesirable house design and construction.

Comment: The proposed zoning amendments must be “airtight” against possible manipulation primarily because Land Use Contracts (LUC) will expire and are required to be zoned as RS1, which is fast-approaching date. Over one year, 5,000 demolitions have taken place in the City.*
**Anecdotal evidence that will require verification*

Comment: The proposed changes do not represent all of the properties in the City of Richmond and only seem to apply to RS1/ E properties (RS1/ E properties are rapidly redeveloped).

Comment: A resident suggested that designers do not visualize their work before it is built. He argued that designers—of recent developments—do not understand the scale of their drawings on paper as they would be in the real-world. The resident expressed that the City needs architectural guidelines.

Question: ‘Infill housing’—when a house is replaced by a new house—does not respect the intention of the neighbourhood’s fabric. In example, the Westwind neighbourhood was initially designed using a set of required materials and typologies, however, new development does not consider the original criteria for new construction, which negatively impacts the neighbourhood visually. What are the criteria?

Answer: The City is not aware of a ‘design criteria’ that applies to the Westwind neighbourhood; however, a single developer may have had a specific vision for the neighbourhood, which is what the community sees today.

Question: A discussion on covenants suggested that the City had design criteria many years ago. What do the regulations say?

Answer (J, B): To the recollection of staff, there have never been any aesthetic design criteria in the Zoning Bylaw for new single infill house construction in the City of Richmond. Some Land Use Contracts had limited architectural guidelines.

Answer (B): The City currently has no development permit process for individual ‘infill housing’. Design guidelines are created based on a comprehensive development area. However, it is difficult to apply such guidelines to individual lots. As such, design guidelines that are created and/ or proposed will create additional time delays in the construction phase. Since time is measured economically, delays cost homebuilders large sums of money—homebuilders must pay taxes on the land while waiting for a permit. Barry suggested that design trends are changing, which will ultimately impact residents in areas of redevelopment.

Comment: The bylaws are used to control the depth of homes, but not necessarily massing. If the depth of allowable buildable area is controlled, the size of new house construction is constrained and will limit the length of sidewalls that visually affect adjacent properties.

Comment: Designers that create aesthetically undesirable houses are not present in the room.

Comment (Lynda Terborg): The City of Richmond needs rules and regulations to control the visual impact of single-family residences on the existing fabric of the City.

Comment: A design panel would be too time consuming, according to homebuilders. As such, homebuilders prefer access to prescriptive design guidelines that will speed up permit processing and reduce costs.

Comment (Gursher Randhawa): Homebuilders have identified already loopholes in the proposed amendments to zoning bylaw. Gursher suggests, that if he can find them design professionals are in a position to exploit these flaws because they are technically trained. As

such, the City needs to slow the amendment process down and consider every option in thorough detail. If the City moves too quickly, there will be consequences.

Comment (Marty Gaetz): Homebuilders invest a considerable amount of money in projects before becoming involved with the City. Homebuilders are requesting ample notice before any changes are made to the bylaw. The current limit on double height ceiling design is undesirable and is considered retroactive.

Answer (J): The City will try to work with transition time periods with homebuilders in order to implement fairly future changes to regulations.

19:05—End of Meeting

Woo, Gavin

From: Craig, Wayne
Sent: Monday, 27 April 2015 08:58
To: Woo, Gavin; Cooper, James
Subject: FW: Public Hearing follow-up: Town Hall Meeting, Wednesday April 29th - 7pm

FYI

-----Original Message-----

From: wrapd193@wrapd.org [<mailto:wrapd193@wrapd.org>]
Sent: April-26-15 5:54 PM
Subject: Public Hearing follow-up: Town Hall Meeting, Wednesday April 29th - 7pm

Hello WRAPd Subscribers,

Flowing out of the events of Monday April 20th's Public Hearing it has been clearly communicated that the public is asking for greater education and opportunities for informed citizen input into the character and shaping of Richmond's single family neighbourhoods.

An informed public is the best resource to hold City Council accountable to what was discussed on Monday April 20th.

This Wednesday (April 29) at 7pm WRAPd is hosting a Town Hall Meeting at Westwind School. We will be able to discuss some of the information presented at the Public Hearing but with ample time for community input and questions from residents.

Forward the invitation to your neighbors and friends in other neighbourhoods (LUC or Zoning) about having their voices heard.

Your participation is appreciated.

The story continues ...

<http://www.richmond-news.com/residents-contend-city-bylaws-being-flouted-by-megahome-developers-1.1831952>

http://wrapd.org/PDF/Lynda'sPresentation_FULL001.pdf

<http://wrapd.org/PDF/JohnterBorgPublicHearingSubmission2015-04-20.pdf>

<http://wrapd.org/PDF/KathrynMcCrearyPublicHearingSubmission2015-04-20.pdf>

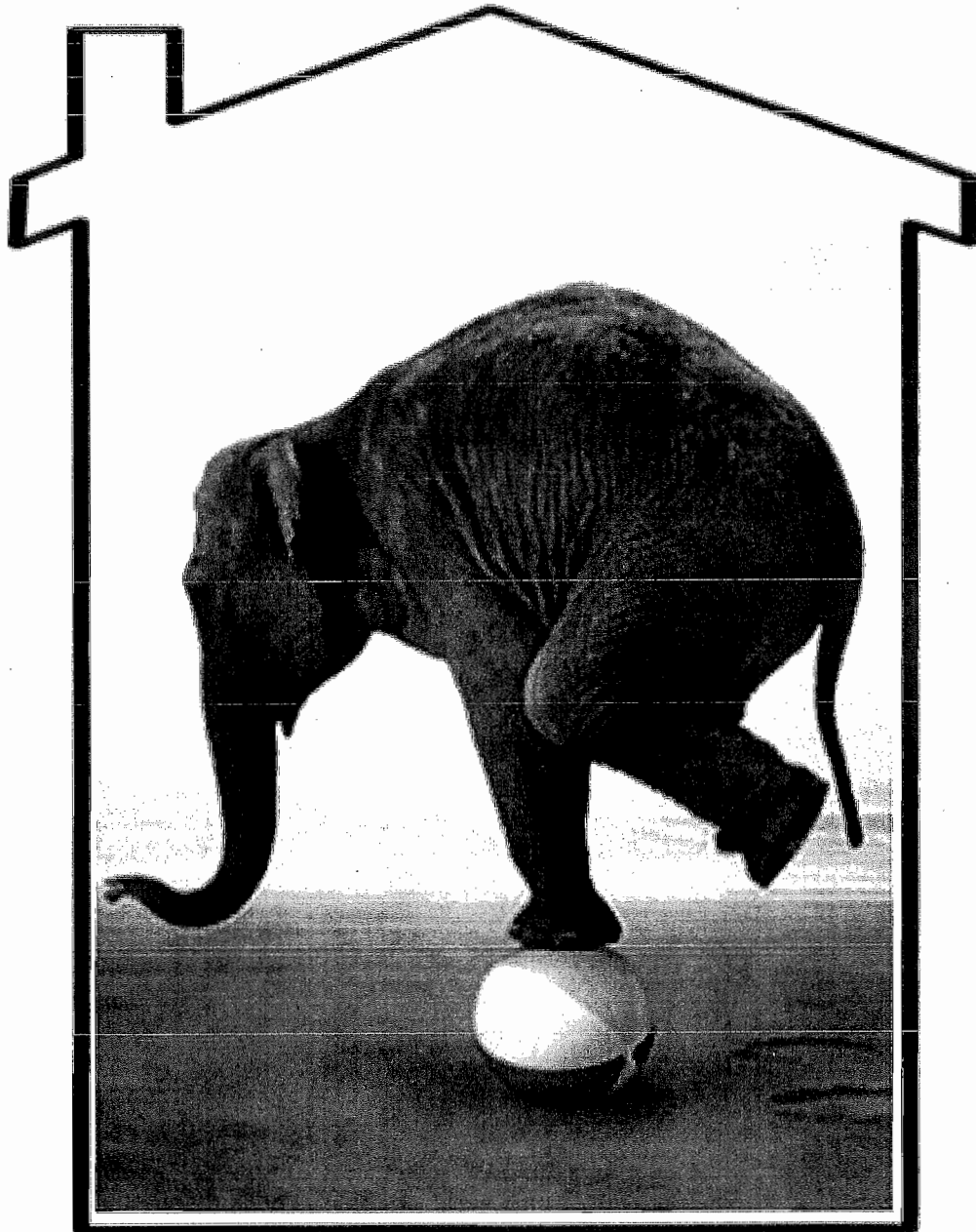
<http://wrapd.org/PDF/JamesStrilesky-LettertoMayorandCouncil2015-04-14.pdf>

http://www.richmond.ca/cityhall/council/agendas/hearings/2015/042015_minutes.htm

You are invited to a ...

TOWN HALL MEETING on "MEGA HOUSES"

Get Informed!



pc: Joe Erceg

Brodie, Malcolm

From: jsmont@telus.net
Sent: Wednesday, 22 April 2015 20:54
To: Mayor and Councillors
Cc: Brodie, Malcolm; Au, Chak; Dang, Derek; Day, Carol; Johnston, Ken; Loo, Alexa; McNulty, Bill; McPhail, Linda; Steves, Harold
Subject: Zoning Bylaw Amendments

Mayor Brodie and Councillors

I am a life-long resident of Richmond, and have lived in our Westwind home since 1972, when we had it built for us. At the time, we were attracted by the prospect of living in a subdivision similar to the developers first two projects - Laurelwood and Maple Lane. There were no protective covenants regarding design principals, but thanks to the good taste and sense of discipline of the developer, a very pleasant community was completed, and remained so for over forty years.

As you heard at the Council meeting Monday night (April 20), our community is under serious threat as a result of a number of "mega houses" being built to designs that may or may not be quite legal according to the rules, but clearly are outside the intention of the of the zoning regulations.

By the end of the meeting on Monday, I was encouraged by the interest shown by the Mayor and Councillors in attendance, and sensed a shared concern for a need to address these issues. The Zoning Bylaw 8500, Amendment Bylaw 9223, along with the additional considerations added during the meeting, are a good start. More study is required, but the sooner this can be completed, the better.

In the meantime, something must be done to stop the carnage. Builders will now rush to demolish and build prior to the changes taking effect. Further, the issue of the Land Use Contract properties has not even begun to be addressed. Even more pressure will be put on these properties once the above Zoning Amendments are in effect.

It seems quite clear these builders, and many buyers, simply don't care about what they are doing to our neighbourhoods, and they are not likely to be "persuaded" to change their practices. While these changes to the Zoning Regulations and Land Use Contracts are being studied and implemented, it is quite conceivable that another ten to fifteen percent of the existing housing stock could be razed. To prevent this, and until the these changes can be made, there are steps that can be taken.

The first, which is the least we can do, is to be much more rigorous in reviewing plans for these large houses prior to issuing building permits, and once issued, to apply the same tough approach to building inspections. I understand you feel that City staff are doing an adequate job, but given some of the examples we saw at the meeting this last Monday, clearly there are elements of the system that are broken.

The second thing we can do is to simply place a six or nine month moratorium on any further demolitions. This may seem extreme, but if we are really serious about the City's objective of preserving the character and desirability of our single family neighbourhoods, this will clearly demonstrate we are serious.

As I mentioned earlier, I was impressed with the nature of the discussion at the Monday meeting, and hope that a high priority will be placed on resolving these issues with the Zoning Bylaws and the Land Use Contracts.

Thank you,

John S. R. Montgomery

5880 Sandpiper Court, Richmond, BC V7E 3P7

2015-04-23 07:10

Woo, Gavin

From: MayorandCouncillors
Sent: Thursday, 23 April 2015 15:55
To: 'jsrmont@telus.net'
Subject: RE: Zoning Bylaw Amendments

This is to acknowledge and thank you for your email of April 22, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson

Manager, Legislative Services

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

Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: jsrmont@telus.net [<mailto:jsrmont@telus.net>]

Sent: Wednesday, 22 April 2015 9:06 PM

To: MayorandCouncillors

Cc: Brodie, Malcolm; Au, Chak; Dang, Derek; Day, Carol; Johnston, Ken; Loo, Alexa; McNulty, Bill; McPhail, Linda; Steves, Harold

Subject: Zoning Bylaw Amendments

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be addressed. Even more pressure will be put on these properties once the above Zoning Amendments are in effect.

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As I mentioned earlier, I was impressed with the nature of the discussion at the Monday meeting, and hope that a high priority will be placed on resolving these issues with the Zoning Bylaws and the Land Use Contracts.

Thank you,

John S. R. Montgomery

5880 Sandpiper Court, Richmond, BC V7E 3P7

Sent from Windows Mail

This recent letter (Richmond Review April 23 2015)
to the editor is so true and the last part
is referring to future changes that will have to occur if this
troubled world is to survive. Politicians at this time period
don't have the necessary wisdom of understanding to realize
the deeper meaning of what is meant by future changes.

The current mantra of the world is materialism it is fueled by
greed and mostly governed by incompetency.

Teopea
Richmond BC
May 7, 2015

Elected Politicians not doing their job.

A6 THURSDAY, APRIL 23, 2015

■ **LETTERS** *to the Editor*

City's sold out

Dear Editor,

The politicians who run the City of Richmond have sold out to property tax revenue greed.

Perfectly good, older homes are being torn down to be replaced by mostly over-sized homes that look out of place in the neighbourhood and out of the market price range for many families.

Developers have taken advantage of the weak mindedness of the politicians and have maximized the usable property space to where some lots are all house and paving stones. (Not good for the environment).

Three-story new homes should never have been allowed. It's a perfect example of politicians not taking their jobs seriously in protecting the best interests of neighbourhoods. They will defend their lack of oversight in this matter with wiggle room excuses.

Now, the politicians have allowed ultra-small two-storey towers to be built on the same property as the oversized home. More property tax revenue for the city but at what expense to the character of the neighbourhoods?

The two most pressing problems of this world, according to a recent UN study, are over population and over development. The Richmond city politicians have no true ethical understanding of what is meant by over development. They are part of the problem because their mindset has been influenced by the relentless pursuit of progress and development. Eventually, a new mindset has to take place, but it certainly won't happen with the current batch of politicians running the City of Richmond.

JG Jardey
Richmond

City of

RICHMOND
British Columbia

**Performance
Grade**

F
ailed

Public opinion is in agreement that the tax payer paid politicians have failed in providing for a common sense approach to long term community neighbourhood development planning and environmental concerns for continued neighbourhood development.

Richmond Public Hearing – May 20, 2015

Richmond's new home building trends are for high ceilings, high stair wells to the second floor and high great rooms.

A house on Glacier Crescent near my parents house is shown in the picture. The great room is shown off the kitchen at the middle back of the house and the ceiling is significantly more than 16ft4in. You can see the max 16ft4in ceiling in the entrance to the house and compare it with the much higher ceiling over the railing looking down towards the great room.

Show picture 1

I went to another house on Glacier Crescent with an inspector from the City. The great room is off the kitchen in the middle back of the house. In this example, there was a dropped ceiling that dropped down to 16ft4in directly above the great room. The inspector told me that the ceiling height was dropped to satisfy the "height requirement".

But meeting the maximum storey height by construction of a false drop ceiling below the level of the roof structure contributes to greater massing! Instead of a drop ceiling an arch or barrel ceiling could easily be constructed and still have the same impact on massing as the space taking up volume. As an aside, the builder, I was told, was only required to show one cross section in his submission and so this is the one he most likely presents.

I went to an open house for another new house at 9240 Chapmond Crescent which had a great room next to the kitchen at the middle back of the house like the other two properties mentioned. The real estate agent told me that the height of the ceilings was about 21ft.

I went to another house on Goldstream Place. It had ceilings, that were about 21ft high in the entrance, as well as the two front rooms and the great room off the kitchen.

Show Picture group 2

I have looked at many MLS pictures and the vast majority have great rooms.

In conclusion, the vast majority of these houses have great rooms that have storeys that exceed 16'4".

I did a study and searched all 93 houses on MLS in Richmond built since 2008 that had a value of \$1.8 million dollars and above.

I have prepared a spreadsheet, illustrating the relationship between finished floor area and permitted floor area as allowed by the lot size.

insert word document

insert spreadsheet

In conclusion, Builders are maximizing the square footage of the houses they are building. Which begs the question, how can they maximize the allowable area of living space and still have these over height rooms?

The double counting rule says that if the height of the floor exceeds 16'4" than it must be double counted as if there were two floors. This means that if the height of a storey is increased beyond 16'4", than the total floor area of the space needs to be subtracted from the maximum permitted area.

Since we confirmed the vast majority of these homes have great rooms the actual square footage of the house must be significantly lower than the maximum permitted area of the house. The maximum living area of these homes should be reduced by the area of these over height great rooms and other over height rooms.

Also, we confirmed the majority of these MLS listing all were built out to the maximum allowable floor area. The majority all of these houses were non nonconforming visually from the inside and out.

There is a problem

Walking my dog in my neighbourhood, a subcontractor allowed me to view one of the Goldstream houses under construction. I walked all the rooms in the house. Again from the second floor looking towards the front of the house I noted the same 16ft4in ceilings dropping down, in the rooms in either side of the foyer, and the great room. The drop in the ceiling was achieved by using large coffers. The coffers were about 5 feet in height at their maximum, in fact the full height of the storey was still about 21 feet.

I alerted City staff and an inspector was sent to take pictures of the ceiling. I requested to know the square footage of the house and he informed me that the actual size of the house was 4,000 square feet. The maximum calculated square footage of the house is 4,019 square feet. So apparently no deduction was made to the size of the house for these oversize rooms.

There is a problem

I have been informed that Staff in the Building Approval Division review all house plans before a Building Permit is issued. All Building Permits issued by the City are reviewed to ensure compliance with the City's Zoning Bylaw and the BC Building Code. Any internal building area with a storey shown on the building permit drawings to be constructed at a height of more than 5 m (16.4 ft) has that area counted as if it is comprised of two floors for the purpose of determining the maximum floor area permitted.

There is a problem - it's not happening

Conclusion

- Enforce the Bylaw
- Stop taking ceiling measurement to false drop ceilings of any kind (barrel, back framed, drop,coffer)
- Require the builder to provide multiply cross sections of a house for review to the City.
- Get rid of 16'4" ceilings all together and change them to 12'1'.
Result: This will stop new houses from making the leap from 16ft4inch ceilings to 21ft as the new normal.

Kathryn McCreary, P.Eng.

Calculation

Study

- Looks at 93 houses built since 2008, and
- Houses on the market listed at \$1.8 million dollars or more asking price

Example Calculation: 7531 Glacier Crescent

Maximum Floor Area permitted for Single Family Residential Zoning

- Based on total area of the lot
- Maximum Buildable Area = 55% on the first 5,000ft², and
30% on the remaining lot area
= $0.55 * 5000 + 0.30 * 3556$
= 3,817 square feet
Finished Floor Area
= 3,807 square feet (MLS)

Sample Calculation:

Ratio of Finished Floor Area / Maximum Permitted Buildable Area
= $3,817 / 3807$
= 1.003

Conclusion:

Average of 93 houses on the Market, on April 18, 2015

- Ratio = 1.004/1

Suggests Builders are maxing out on allowable square footage

Source Information:

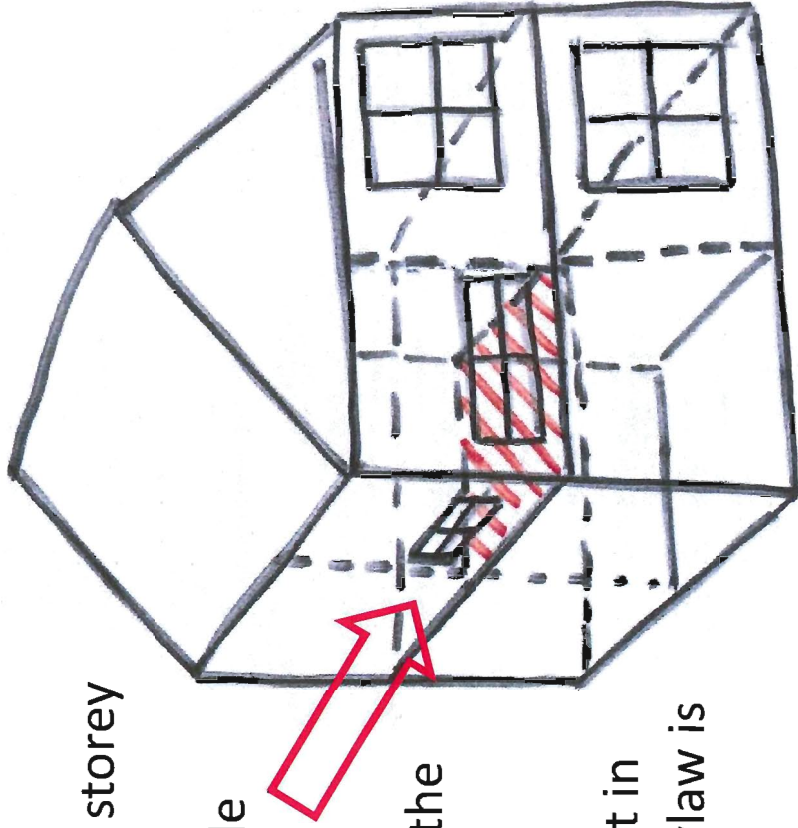
- <http://www.realtylink.org/>
- <http://www.bcassessment.ca>

This house has maxed out its FSR (floor space ratio).

This room has exceeded the maximum storey height and the square footage must be counted against the maximum buildable area.

The saleable area must be reduced by the same floor area as this room.

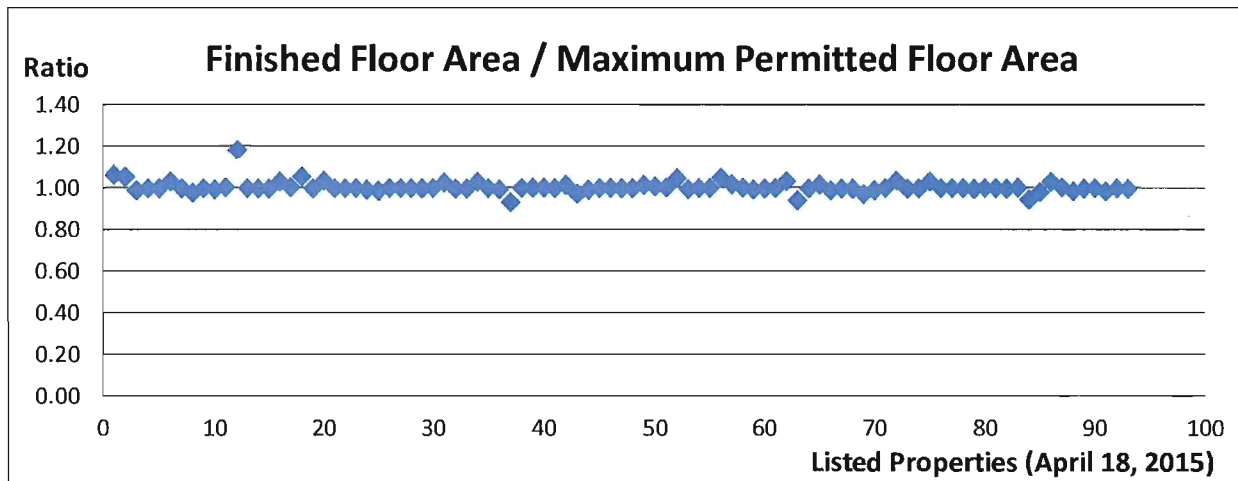
In the vast majority of new houses built in Richmond this section of the Zoning Bylaw is not being enforced.



MLS Richmond Listings

Date: April 18, 2015
Price Range: > \$1,800,000
Age: Houses built after the year 2008
Source(s): <http://www.realtylink.org>
<http://www.bcassessment.ca>
Real estate open houses
Author(s): Kathryn McCreary P.Eng.
John ter Borg B.Eng., MLWS, LEED AP

Graph:











Summary:















































New houses coming on the market in Richmond are being built to maximize 100% of the permitted floor area available.























The majority of new houses constructed in Richmond are in violation of the double height standard in the Zoning Bylaw.

These new houses in Richmond breaching the double height standard are not sacrificing walkable square footage as required by the Zoning Bylaw.

Data:

Address		Age	Lot Area (ft2)	Actual Livable Area (ft2)	Maximum Permitted Area (ft2)	Ratio	Breach Double Height	MLS Image
9271 WELLMOND RD	1	4	7,200	3,623	3,410	1.06	?	
9220 WELLMOND RD	2	6	7,920	3,820	3,626	1.05	Y	
3560 FRANCIS RD	3	3	7,920	3,589	3,626	0.99	Y	
5520 CHEMAINUS DR	4	2	7,000	3,347	3,350	1.00	y	
8820 ST ALBANS RD	5	5	7,920	3,625	3,626	1.00	y	
3506 ULLSMORE AV	6	2	7,030	3,462	3,359	1.03	?	
8228 ELSMORE RD	7	3	7,100	3,378	3,380	1.00	y	
9091 WELLMOND RD	8	5	7,920	3,550	3,626	0.98	y	

9411 DESMOND RD	9	5	7,920	3,624	3,626	1.00	y	
9871 PARSONS RD	10	8	7,920	3,604	3,626	0.99	?	
10560 SOUTHDALE RD	11	4	8,118	3,700	3,685	1.00	y	
3240 SPRINGFIELD DR	12	2	6,996	3,961	3,349	1.18	?	
9611 BAKERVIEW DR	13	1	8,694	3,858	3,858	1.00	?/y	
7680 DAMPIER DR	14	1	7,074	3,367	3,372	1.00	?	
9500 PINEWELL CR	15	3	7,920	3,614	3,626	1.00	y	
9240 CHAPMOND CR	16	2	7,551	3,620	3,515	1.03	y	
3191 PLEASANT ST	17	6	5,940	3,042	3,032	1.00	No	
10311 AMETHYST AV	18	1	7,980	3,841	3,644	1.05	y	
3611 LAMOND AV	19	2	7,350	3,447	3,455	1.00	?	
3311 SPRINGTHORNE CT	20	0	6,699	3,370	3,260	1.03	y	
4911 WESTMINSTER HY	21	0	8,177	3,700	3,703	1.00	?/y	
8040 FAIRDELL CR	22	2	7,507	3,498	3,502	1.00	y	
4911 WESTMINSTER HY	23	0	8,172	3,700	3,702	1.00	y	
9740 BATES RD	24	6	6,717	3,241	3,265	0.99	n	
8328 BOWCOCK RD	25	6	8,554	3,766	3,816	0.99	No	
8751 ST. ALBANS RD	26	7	8,580	3,823	3,824	1.00	No	
4891 WESTMINSTER HY	27	0	7,937	3,629	3,631	1.00	?	
9720 HERBERT RD	28	8	7,994	3,646	3,648	1.00	?	
8180 SEAFAIR DR	29	3	7,484	3,490	3,495	1.00	N/?	
9180 WELLMOND RD	30	2	7,919	3,626	3,626	1.00	N/?	
4300 BLUNDELL RD	31	2	9,800	4,295	4,190	1.03	No	
9340 GORMOND RD	32	0	7,262	3,417	3,429	1.00	?/Y	
7660 RAILWAY AV	33	1	9,200	3,994	4,010	1.00	y/?	
7151 MONTANA RD	34	0	7,020	3,450	3,356	1.03	?	
5151 CALDERWOOD CR	35	4	9,207	4,010	4,012	1.00	No	
8800 ST. ALBANS RD	36	0	7,920	3,601	3,626	0.99	y	
9811 PINEWELL CR	37	4	14,777	5,300	5,683	0.93	y	
3500 NEWMORE AV	38	0	7,029	3,358	3,359	1.00	?	
7291 LINDSAY RD	39	1	8,323	3,750	3,747	1.00	y	
10120 LEONARD RD	40	2	8,844	3,907	3,903	1.00	y	
5291 LANCING RD	41	4	8,450	3,782	3,785	1.00	y	
4391 CORLESS RD	42	0	8,778	3,930	3,883	1.01	y	
8711 GARDEN CITY RD	43	3	11,818	4,667	4,796	0.97	y	
9131 DESMOND RD	44	4	7,920	3,595	3,626	0.99	?/y	
3480 FRANCIS RD	45	4	7,920	3,621	3,626	1.00	y	
3320 FRANCIS RD	46	0	7,907	3,622	3,622	1.00	?	
7511 AFTON DR	47	5	7,392	3,459	3,468	1.00	y	
11451 No. 2 Road	48	3	7,202	3,405	3,411	1.00	y	
9131 DIAMOND RD	49	5	8,120	3,737	3,686	1.01	y	
5491 CATHAY RD	50	2	7,854	3,631	3,606	1.01	y	
8191 CATHAY RD	51	1	7,500	3,507	3,500	1.00	y	
10226 BAMBERTON DR	52	1	6,480	3,337	3,194	1.04	?/y	
9120 WELLMOND RD	53	0	7,920	3,603	3,626	0.99	y	
6671 RIVERDALE DR	54	3	7,200	3,408	3,410	1.00	y	
7400 GRANDY RD	55	2	8,040	3,663	3,662	1.00	y	

5771 FRANCIS RD	56	8	10,758	4,690	4,477	1.05	y	
7328 BARKERVILLE CT	57	1	7,000	3,408	3,350	1.02	y	
4300 COLD FALL RD	58	2	9,240	4,024	4,022	1.00	y	
5851 MCCALLAN RD	59	4	8,640	3,811	3,842	0.99	y	
5100 WILLIAMS RD	60	0	10,890	4,500	4,517	1.00	?	
7480 CHELSEA RD	61	3	7,992	3,645	3,648	1.00	y	
9471 PINEWELL CR	62	1	7,955	3,750	3,637	1.03	y	
8531 BOWCOCK RD	63	4	10,688	4,196	4,456	0.94	?/y	
7891 GABRIOLA CR	64	0	8,063	3,658	3,669	1.00	y	
9760 BATES RD	65	0	6,801	3,340	3,290	1.02	y	
9740 GILHURST CR	66	3	9,378	4,015	4,063	0.99	y	
3531 SOLWAY DR	67	4	9,128	3,972	3,988	1.00	y	
8480 PIGOTT RD	68	6	9,768	4,158	4,180	0.99	y	
7900 BELAIR DR	69	5	8,841	3,790	3,902	0.97	y	
7580 REEDER RD	70	7	7,559	3,474	3,518	0.99	N	
7391 BATES RD	71	2	7,257	3,428	3,427	1.00	y	
4388 GRANVILLE AV	72	4	9,728	4,308	4,168	1.03	y	
8620 PIGOTT RD	73	4	8,828	3,885	3,898	1.00	?	
5760 LANGTREE AV	74	0	7,022	3,351	3,357	1.00	?	
7251 LISMER AV	75	2	7,000	3,450	3,350	1.03	?	
8511 CALDER RD	76	0	7,634	3,538	3,540	1.00	?	
5760 RIVERDALE DR	77	1	8,073	3,671	3,672	1.00	?	
6188 Sheridan Rd	78	3	8,580	3,820	3,824	1.00	y	
7520 AFTON DR	79	2	8,118	3,668	3,685	1.00	y	
5780 RIVERDALE DR	80	0	8,073	3,672	3,672	1.00	?/y	
4571 PENDLEBURY RD	81	2	8,910	3,922	3,923	1.00	?/y	
6031 MAPLE RD	82	3	9,243	4,008	4,023	1.00	?	
8880 COOPER RD	83	7	11,696	4,767	4,759	1.00	y	
3240 FRANCIS RD	84	5	7,920	3,428	3,626	0.95	?	
10920 BAMBERTON DR	85	0	8,475	3,717	3,793	0.98	?	
5891 MURCHISON RD	86	1	8,073	3,777	3,672	1.03	?	
7680 RAILWAY AV	87	0	10,147	4,307	4,294	1.00	?	
9620 PINEWELL CR	88	2	14,783	5,600	5,685	0.99	y	
7531 GLACIER CR	89	2	8,556	3,807	3,817	1.00	y	
7440 LUCAS RD	90	2	9,102	3,981	3,981	1.00	No	
7960 SUNNYMEDE CR	91	5	9,741	4,107	4,172	0.98	?	
7720 SUNNYHOLME CR	92	4	9,918	4,220	4,225	1.00	y	
10211 THIRLMERE DR	93	0	8,280	3,719	3,734	1.00	y	
AVERAGE		2.7	8,354	3,766	3,756	1.004		

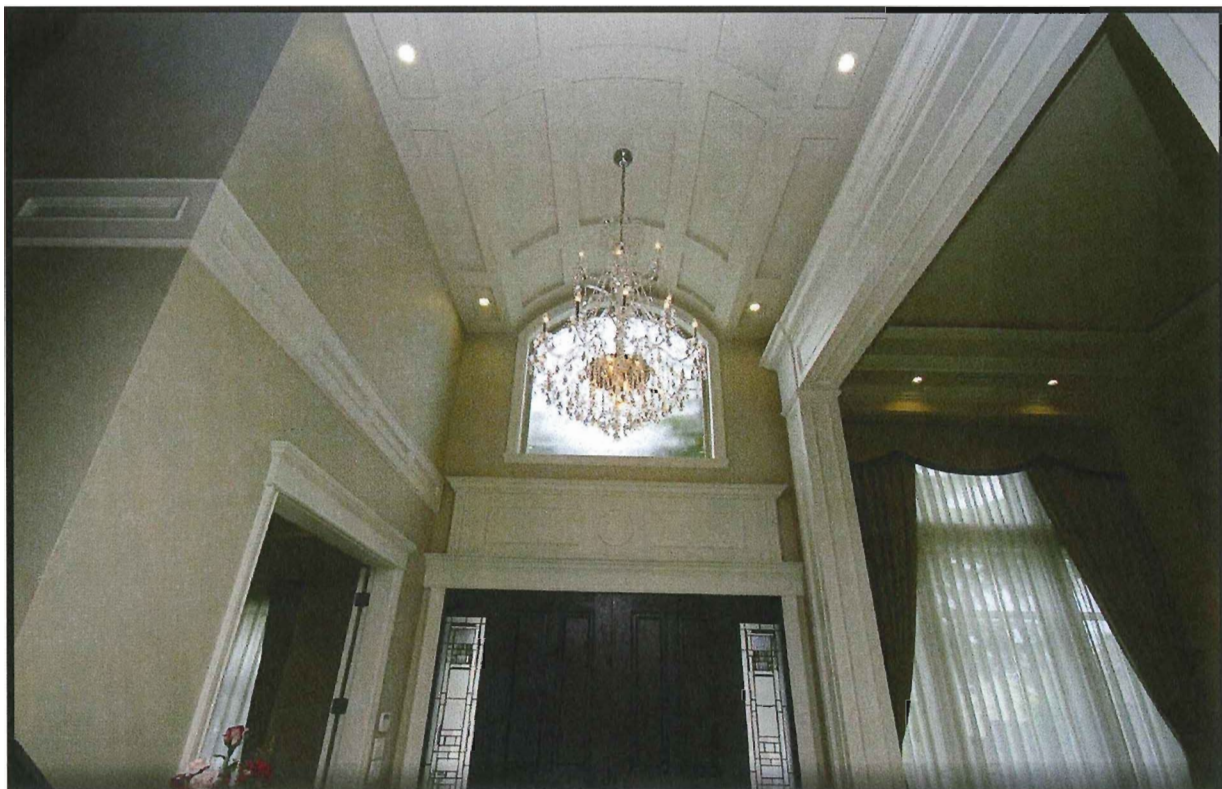
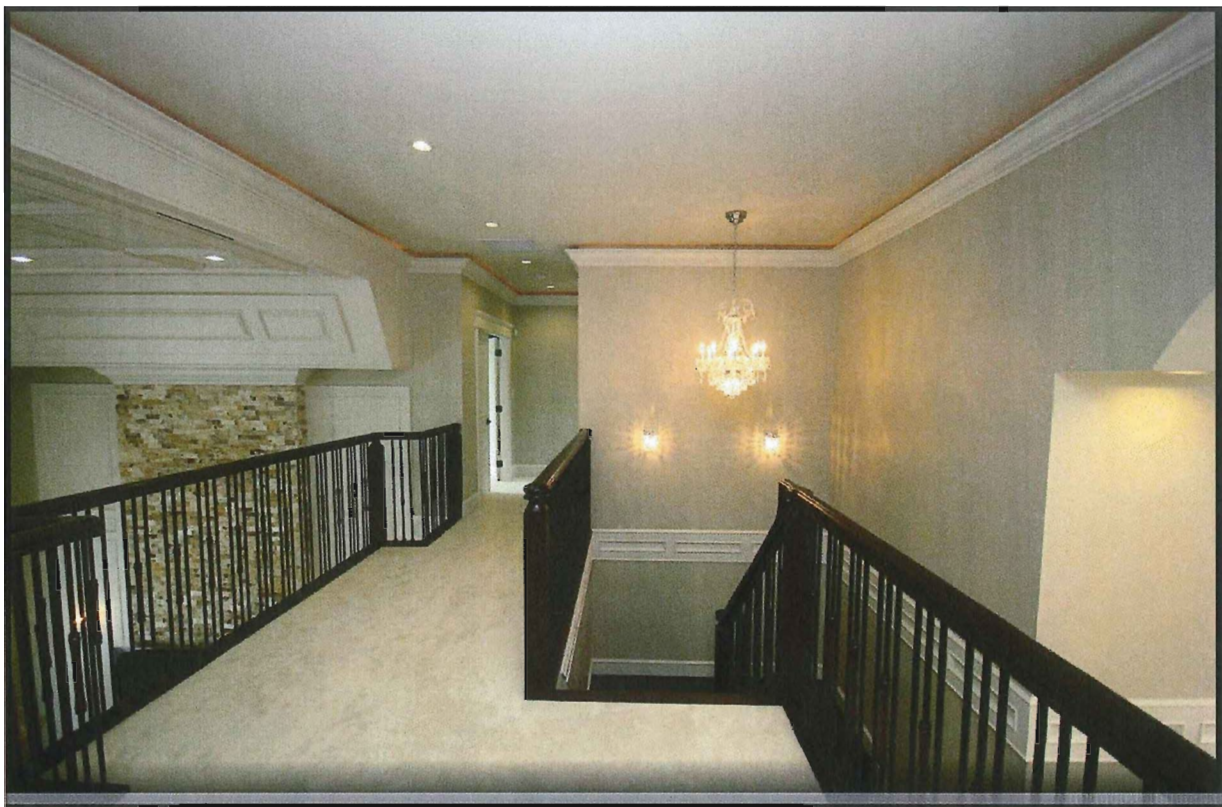
7531 Glacier Crescent (Back)





PLN - 193







7900 Goldstream Place



Woo, Gavin

Subject: FW: Concern with overly large buildings on properties in the Westwind area

From: Patrick Hill [mailto:pat_hill@telus.net]

Sent: Sunday, 19 April 2015 09:41

To: inf@wrapd.org

Cc: MayorandCouncillors

Subject: Concern with overly large buildings on properties in the Westwind area

I am personally concerned with the overly large new buildings, in some cases the height of 3 stores and covering the very edges of the properties – mega buildings – overlooking all other buildings in the area, they are often ugly (designed) and massive! I agree with your newsletter that the city must make the necessary changes to the zoning rules to prevent this, I am amazed that the city building department has not been more active in monitoring the effect of what they have permitted – is there no architect in the department? We have three massive houses one of which is a flat top box at the end of the court – maybe it is to be a bed & breakfast!

Changes have to made to bring the Westwind in line with what it was originally designed for, a community.

PS I will be out of town when the council meeting is held.

Patrick Hill

5791 Bittern Court

Richmond

Woo, Gavin

Subject: FW: Call to Action on MASSIVE houses

-----Original Message-----

From: info@wrapd.org [mailto:info@wrapd.org]

Sent: April-18-15 7:32 PM

Subject: Call to Action on MASSIVE houses

Thank you for your support on the MASSING of houses issue.

Public Hearing is Monday 7pm at Richmond City Hall.

City Council is not addressing height and MASSING on Zoning houses, nor will the LUC properties receive any relief from the proposed Bylaw Amendment.

Please plan to attend to share your concern.

I am sharing with you a message sent to the Mayor and Council of well written words from a Westwind neighbour....

I am a 40 year resident of Richmond. I have lived in Westwind for over 30 years. I have watched Richmond evolve into a diverse, cosmopolitan community under civic leadership that has generally been very responsive and wise in steering a course to maintain a vibrant, liveable and welcoming city community. However, I am very disappointed with how our civic leadership has handled the issue of Land Use Contracts and building/zoning bylaws and the negative impact this is having on the liveability and desirability of our established city neighbourhoods.

I am looking to our mayor and councillors to take the following action to reverse the disturbing trend of three story and MASSING homes which are destroying not only the nature of the Westwind planned community which I had bought into but also the fabric of our community and city.

More specifically I am looking for the mayor and council to make the following changes in:

Zoning

-reduce the double height provision in By-law 4.2 from 16.4 feet (5.0 m) to 12.1 feet (3.7 m) to bring us in line with our neighbouring cities and municipalities

-re-establish the measurement criteria pre 2008 to determine the maximum height of a house being built in an established community. Prior to 2008 the maximum height for a house was 29.5 feet. However an amendment in 2008 changed the measurement from the top of the roof peak to the mid-point of the roof permitting the true height to exceed 29.5 feet and climb to 34 feet and beyond. Aside from the questionable process used to implement this amendment, the policy review process promised to review the impact of these changes has never happened.

Land Use Contracts

-LUC properties need a moratorium before any more building permits are granted.

Redevelopment could continue under Zoning By-law 8500 rules or by replacement of the same

square foot livable area currently on the lot, whichever is larger. No more three story building permits should be granted until the problems with the LUC are resolved.
-Double height provisions need to be reduced to 12 feet and stringently enforced

Over my four decades of working and living in Richmond I know many of you personally. I know you are caring, committed and hard working people. I hope you will focus on this issue and consider the future implications of delaying or not taking action on this important matter to preserve the nature of our neighbourhood and our Richmond community.

signed,
WRAP'd Group

Woo, Gavin

From: MayorandCouncillors
Sent: Monday, 20 April 2015 10:20
To: 'VICKI'
Subject: RE: Monster House Next Door

This is to acknowledge and thank you for your email of April 17, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: VICKI [<mailto:vicmail@shaw.ca>]
Sent: Friday, 17 April 2015 8:05 PM
To: MayorandCouncillors
Subject: Monster House Next Door

Please read this and drive by the address
I hope someone has the time to come and look at the house next door to me
We are zoned LUC and I will be losing the sunshine and privacy of my home
The excavators said, "Hey, your house just went up \$200,000.00 in value!"
I said.."I do not care!..This is my home not a real estate investment.."

The address is 10486 Canso Crescent
My address is 10500 Canso Crescent
The Monster House is South of me..
That is where the sunshine comes from
Now I will have a 26.5 ft. structure that exceeds my home by 40 ft.
Most of my windows are on the back of the home
This house will have side windows viewing into my home, patio and garden
Yes, 40 ft. "longer" then my home....Half of my backyard..I have a 150 ft. deep lot by 40 ft. wide
Thank you for reading this and I hope someone can take pictures before and after
You have made my home a teardown due to the structure..
Victoria Henderson

Mayor and Councillors

From: Kathryn McCreary [kathrynmccreary@hotmail.com]
Sent: Thursday, 16 April 2015 7:42 PM
To: Mayor and Councillors
Cc: McPhail, Linda; Steves, Harold
Subject: Maple Lane neighbourhood massive houses

Categories: 12-8360-01 - Permits - Building - General, 12-8060-20-9223 - To regulate half-storey in single family dwellings

To Public Hearing	
Date:	April 20/15
Item #	15
Re:	Zoning Bylaw 8500, Amendment Bylaw 9223

Mayor and Councillors,

Following up on my concerns...

Last week I was on site with an inspector from the City to look into the ceiling heights in the new houses being built in our neighbourhood.

It was confirmed that the highest ceiling heights in the house were built to 16'4". But in one of the rooms the ceiling height had been dropped artificially to meet this height standard.

Walking through houses with the inspector and trades people and measuring from the top of the stairs I could see by looking towards the front of the house that 16'4" ceiling height came to just above my head.

Walking my dog in my neighbourhood a subcontractor allowed me to view another house at 7900 Goldstream Place.

I walked all the rooms in the house. Again from the second floor looking towards the front of the house I noticed the same 16'4" ceilings dropping down.

The drop in the ceiling was achieved by using large coffers. The coffers were about 5 feet in height at their maximum.

This describes a 5' + 16'4" = 21'4" room.

I alerted City staff and an inspector was sent to take pictures of the ceiling. A City staff person said we would have an intelligent conversation about this matter. I requested to know the square footage of the house. Staff said that he would pull the drawings to see if the area associated with the 21 foot high ceilings had indeed been double counted.

Could you please ensure that this has been addressed by the April 20th Public Hearing date.

Thank you,

Kathryn

CityClerk

From: Graham Taylor [grahamtaylor1954@yahoo.ca]
Sent: April 17, 2015 11:48
To: CityClerk
Subject: Zoning Bylaw 8500 Amendment Bylaw 9223

Categories: 12-8060-20-009223

To Public Hearing	
Date:	April 20/15
Item #	5
Re:	Zoning Bylaw 8500 Amendment Bylaw 9223

		INT
	DN	
	MJ	
	DB	

Please accept this email as my submission to the public hearing scheduled for April 20. In my view the proposed amendment does not go far enough. The staff report referral motion refers to concerns related to overall building height. The proposed amendment does nothing to deal with building height. I do not know exactly when the roof allowance was raised to 29.5 feet but that was a mistake. As you know, since then most, if not all, new buildings have been built to the maximum allowance. These new buildings block the sun, detract from views and infringe privacy. I am going to try to enclose a picture of the house built to the south of me with this email. It is the view from my second-story kitchen looking south.

To my mind, the current zoning allows the houses to be too tall, too big and too close to its neighbours.

I suspect we are too far gone to erase all these mistakes but as the amendment to the roof height limit is fairly recent, I believe you should go back to the old limits.

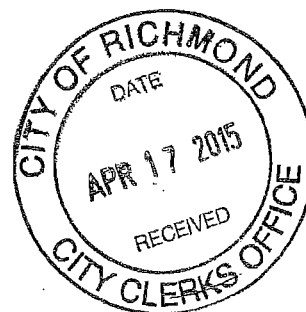
I note to staff report says you are going to consult with the building associations before the public hearing. I hope you will also consider the views of the public, the people that live in the houses next to the new houses.

I also note that the staff report states that homebuilders using the existing regulations build to the fullest which reflects current market land and construction prices. that sentence has it backwards. It is the maximum build that creates the land prices.

I would like council to consider what social good is being accomplished by allowing these new bigger houses. You have a plot of land that is supposedly worth \$1 million. Someone buys it, puts up a bigger house and then sells it for \$2 million. However, it is still just a single-family dwelling so all that has been done is that the price of a house has doubled. What is good about that?

Yours truly,
Graham Taylor
8571 Fairhurst Rd.

Sent from my iPhone.



CityClerk

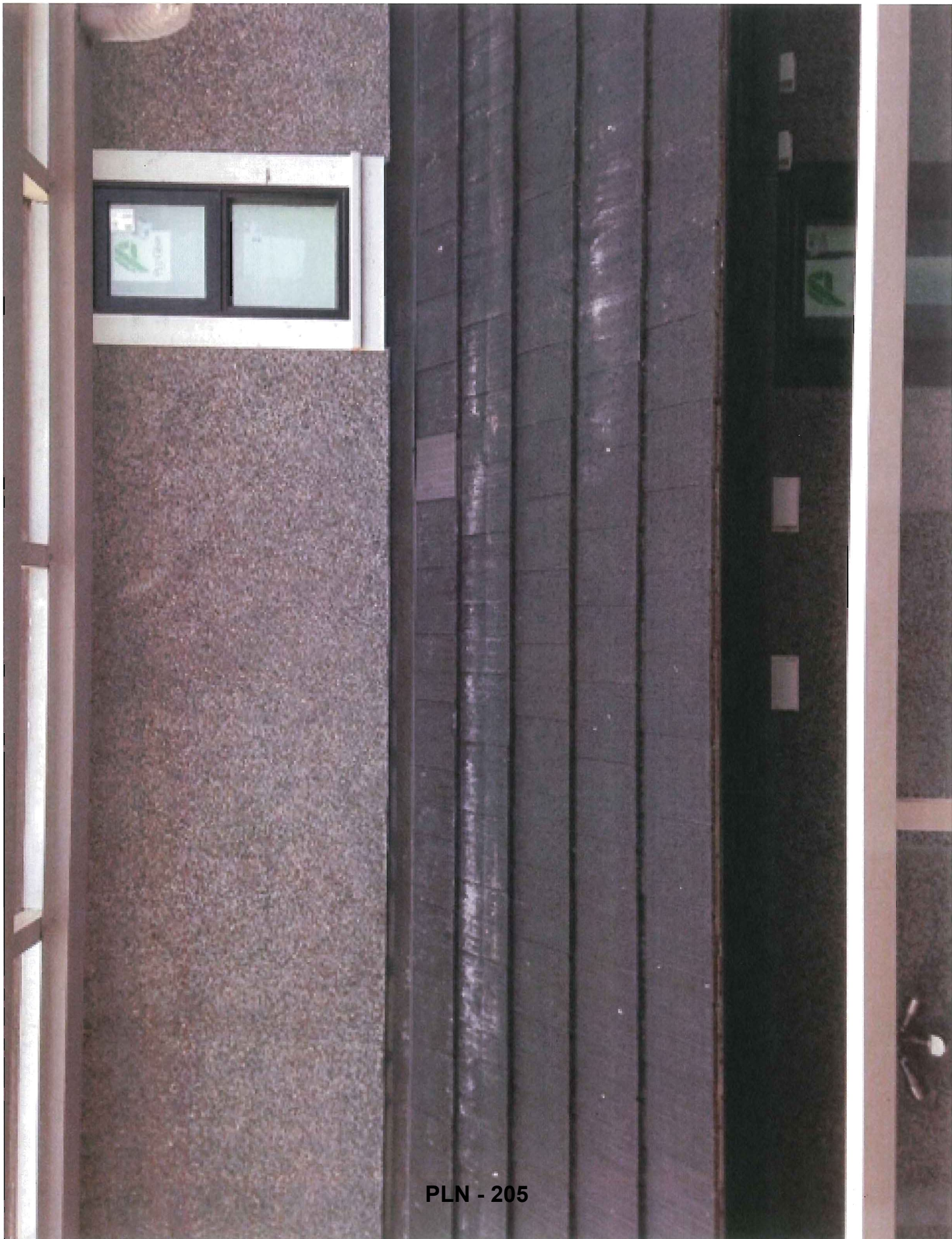
From: Graham Taylor [grahamtaylor1954@yahoo.ca]
Sent: April 17, 2015 13:53
To: CityClerk
Subject: Bylaw submission
Attachments: IMG_0268.JPG; ATT00001.txt; IMG_0269.JPG; ATT00002.txt

To Public Hearing	
Date:	
Item #	
Re:	

		INT
	DW	
	MI	
	DB	

Please accept these photos as part of the submission of Graham Taylor emailed earlier. Thank you





PLN - 205



PLN - 206

Woo, Gavin

From: MayorandCouncillors
Sent: Friday, 17 April 2015 09:39
To: 'Kathryn McCreary'
Subject: RE: Maple Lane neighbourhood massive houses

This is to acknowledge and thank you for your email of April 16, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson

Manager, Legislative Services

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

Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Kathryn McCreary [<mailto:kathrynmccreary@hotmail.com>]

Sent: Thursday, 16 April 2015 7:42 PM

To: MayorandCouncillors

Cc: McPhail, Linda; Steves, Harold

Subject: Maple Lane neighbourhood massive houses

Mayor and Councillors,

Following up on my concerns...

Last week I was on site with an inspector from the City to look into the ceiling heights in the new houses being built in our neighbourhood.

It was confirmed that the highest ceiling heights in the house were built to 16'4". But in one of the rooms the ceiling height had been dropped artificially to meet this height standard.

Walking through houses with the inspector and trades people and measuring from the top of the stairs I could see by looking towards the front of the house that 16'4" ceiling height came to just above my head.

Walking my dog in my neighbourhood a subcontractor allowed me to view another house at 7900 Goldstream Place.

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The drop in the ceiling was achieved by using large coffers. The coffers were about 5 feet in height at their maximum.

This describes a 5' + 16'4" = 21'4" room.

I alerted City staff and an inspector was sent to take pictures of the ceiling. A City staff person said we would have an intelligent conversation about this matter. I requested to know the square footage of the house. Staff said that he would pull the drawings to see if the area associated with the 21 foot high ceilings had indeed been double counted.

Could you please ensure that this has been addressed by the April 20th Public Hearing date.

Thank you,

Kathryn

Subject: FW: LUC 036 Pintail
Attachments: WESTWIND - LUC 036 - RD22094.pdf; ATT00135.htm

From:
Date: February 3, 2015 at 9:23:10 PM PST
To:

Subject: Fwd: LUC 036 Pintail

Hey ****,

This is what I got from my realtor. I'm good to share this with you but she asked me to mention that you should do your own due diligence at the city and mentioned that they will give you all the info at the counter. Of course the city doesn't want you to build 7900 sq feet. Lol

I want to make sure you check stuff on your own and make sure you're happy with the pintail lot and it's LUC conditions as I'm not familiar with this stuff and can only pass on what info I have gathered. I want you to be comfortable with the purchase based on your comfort level with the LUC stuff and not what I tell you as I don't represent the seller I'm just a guy putting two parties together. I should get paid though lol

Cheers

Sent from my iPhone

Begin forwarded message:

From: "Lynda Terborg" <ltterborg@shaw.ca>
Date: February 3, 2015 at 6:41:26 PM PST
To:
Subject: LUC 036 Pintail

Hio ****... here is a copy of the LUC... no specific reference to lot coverage percentage so default is back to original by-law ... most probably 40% or 33 % depends how the folks at the city interpret... "and amendments thereto"... some are using date of lot creation and others are using last allowable before by-law was repealed... either way a big lot and a super big rebuild.... as you see by the sales (hummingbird and Woodpecker) the spring market is heating up!... how much are they going to pay???

Cheers, Lyn

Lynda Terborg
Personal Real Estate Corporation
Re/Max Westcoast
Cel: 604-250-8676
Email: LTterborg@shaw.ca

Woo, Gavin

From: MayorandCouncillors
Sent: Friday, 01 May 2015 10:18
To: 'Robbie Sharda'
Subject: RE: Concerned Resident

This is to acknowledge and thank you for your email of May 1, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson

Manager, Legislative Services

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

Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Robbie Sharda [mailto:robbiesharda@hotmail.com]

Sent: Friday, 01 May 2015 1:10 AM

To: MayorandCouncillors

Cc: AdministratorsOffice

Subject: Concerned Resident

Importance: High

Hello Mayor Brodie and fellow councillor members,

My name is Robbie Sharda, I live at 11531 Pintail Drive, Westwind, Richmond. I have been a resident of this city for my entire life, born in Vancouver but my family moved here when I was 4 months old. I have grown up in this city and have seen this city change over the last 36 years of my life and over the past 8 years I have been a part of this change. I own a residential development company and have truly enjoyed working with the city in developing new homes for families throughout Richmond. I have completed 32 new homes over the last 8 years and hope to continue to grow my business with this city. The reason for this email is concerning, as a developer it has come to my attention that the City of Richmond is making some drastic changes without sufficient notice to those who will be affected. The movement to amend a certain bylaw has been initiated and pursued by a small group of residents from the Westwind area. This group alleges that they have issues or concerns with LUC lots and also "mega homes" due to their massing. I participated in a developers meeting today at City Hall and in that meeting Gavin Woo (Sr. manager Building Department) made a statement that raised great concern with me and every other developers in the room. We were informed that as of April 21, 2015, all plans that are currently being reviewed in the building department, will have to comply to the 16.4 ft unclear Bylaw and that moving forward all plans being submitted should also comply to this rule.

My concern is not entirely about the changes to the rule itself, rather I am concerned that we have not been given sufficient notice. Consequently, many of us will have to pay high fees to comply to this new rule despite

the fact that we have already submitted the plans. Additionally, I have recently signed on 3 new contracts based on homes viewed by these clients that would fall under the old but unclear bylaw. The clients have requested that I build them a similar home, a condition to which I have already agreed and have already commenced the drawings and taken deposits from them so I can proceed with the application to the city. In one of these cases, I have already submitted drawings to my engineer. I have major concerns with having to inform these clients that I cannot deliver the home that has been promised because the City of Richmond has surreptitiously changed a ruling that has been in place for a long time. I feel that this is unacceptable. I am concerned about the legal ramifications that may arise as a result of a breach of contract due to this Bylaw change. I will be forced to retain legal support to be reimbursed for any losses I have incurred as a result of this change.

There can be a resolution to this issue. I feel that builders/ developers in Richmond should be provided a reasonable date in the future for a more seamless transition to this new unclear Bylaw to take place. As I stated earlier, my concern is not with the 16.4 ft rule, rather it is the manner in which the rule was ushered in-without consultation and sufficient notice. Over the last 8 years of my residential home building experience in Richmond, there has been a set precedence in which it is acceptable for the bottom of the ceiling to meet the top of the wall at 16.4ft, we are considered compliant and within the parameters of the Bylaw. Nowhere in the Bylaw does it state that trusses cannot be in alignment with the rest of the backyard roofline. Furthermore, there are no limitations to the use of the dead space between the bottom of the trusses to the top of the 16.4 ft ceiling within the wording of the Bylaw. It is this dead space that is used to create a decorative space with aesthetic value only. A group which makes up a small minority of the whole of Richmond has raised concerns and suddenly the Bylaw is subject to this abrupt change. I am confused and dismayed.

Richmond is a really unique place to live. I am fortunate to be able to raise my family in a city where the voice of the entire population is heard before decisions to make major changes are made. I trust that this central tenet of our city will go unchanged simply because the squeaky wheel gets the grease. I have listened to the worries voiced by my few concerned neighbours at the Town Hall meeting held at Westwind Elementary on April 29th, 2015 and they appeared to have a preoccupation with comparing Richmond, to Vancouver, Surrey, and Burnaby in regards to lowering the ceiling height limit to 12.1 ft. Bear in mind, the people who attempt to make these comparisons are comparing apples to oranges. We cannot build below ground as a result of our geographical uniqueness. Simply put, we are not Vancouver, Surrey or Burnaby, we are Richmond. We are a city that is known to preserve our agricultural land, a city that thrives on a pluralism of ideas and, yes-a city that is known for elegant, luxury homes. I am invested in Richmond, not just with my money but with my heart. Richmond must continue to shine amongst other cities. I trust you will bring your attention to my concerns given that I too am a tax paying, voting resident of Richmond who has resided here for nearly four decades.

Sincerely,

Robbie Sharda
www.infinityliving.ca
Design Build Manage

BOB & ELIZABETH HARDACRE
5391 WOODPECKER DRIVE
RICHMOND, BC
V7E 5P4

April 30, 2015

RE: Massive Houses, Enforcement of the Zoning Bylaw and Land Use Contracts

Dear Councillor:

As Richmond residents for 35 years, we are disturbed by increasingly unconstrained residential development in our community that has resulted in homes that dwarf their neighbours, impede sunlight, alter drainage patterns and eliminate privacy. The massive faces of these homes around their entire perimeters have significantly altered the characters and livability of Richmond neighbourhoods.

Our own neighbourhood, Westwind, is governed by a Land Use Contract (LUC) that was dismembered in 1989 yet remains in effect. Due to legal uncertainty, properties in our area are particularly vulnerable to redevelopment and construction of massive homes that far exceed the limits of the Richmond Zoning Bylaw. In Westwind, it is permissible to build a home up to 39 feet high instead of the maximum 29.5 feet height allowed for properties elsewhere in Richmond governed solely by the Zoning Bylaw.

But we are most indignant to learn that City officials have been remiss in the application of existing zoning requirements, and have allowed many new homes to exceed the maximum 16.4 interior height restriction dictated by current zoning regulations, without imposing the “double height - double count” requirement that is crucial for the determination of the permissible area of the home. Neighbouring communities in the Lower Mainland, specifically Vancouver, Surrey and Burnaby, have a much lower “double height - double count” requirement (12.1 feet) which makes the failure of City officials to enforce Richmond’s already over-generous allowance even more egregious.

- We urge Council to direct City officials to begin consistent enforcement of the “double height - double count” requirement immediately.
- Furthermore, we demand immediate action to resolve the legal limbo of Land Use Contracts by the proactive termination of all LUCs by Richmond. This will permit and expedite the consistent application of the Zoning Bylaw, such as the maximum building height of residential homes to 29.5 feet, a measurement that we believe should be taken from grade to the top of the highest peak of the structure. (This is not the case currently).
- We urge you to investigate adjustments to the Zoning Bylaw that will reduce the massive exteriors of new homes that impact nearby homes and alter the streetscape significantly. For example, we believe that reduction of the “double height - double count” standard for interior heights in the Zoning Bylaw to 12.1 feet is a useful regulatory tool. Double height measurements should be taken from ground level to the highest point of the interior ceiling vault. Reducing the permitted interior area will decrease massive exterior appearances of new homes by altering room, staircase and entrance configurations, reducing the height of exterior walls and reducing or eliminating excessively high vaults, domes, false ceilings and inordinately tall windows.

We are not opposed to redevelopment, nor to changing styles and tastes not in keeping with our own. We are opposed to City officials who do not enforce existing zoning rules consistently. We are opposed to current measurements that permit construction of far too tall and far too big homes that directly impact the homes around them. We are opposed to Council's failure to bring in consistent regulations by dragging its feet on the termination of existing LUCs. Meanwhile, many more Richmond homes become bulldozer bait for developers. Councillors and bureaucrats have been listening to the voices of developers, architects and builders and not to those of homeowners. We want to be heard.

We want to hear your voice too. Where do you stand on the issues we have raised? What are you doing to ensure existing regulations are enforced? How do you intend to bring consistency to the zoning regulations? When will you terminate all Land Use Contracts in Richmond? How will you engage, involve and inform Richmond homeowners on these issues?

Yours truly,



Bob Hardacre



Elizabeth Hardacre

Cc:

Mayor Malcolm Brodie

Councillor Derek Dang

Councillor Bill McNulty

Councillor Harold Steves

Councillor Ken Johnston

Councillor Chak Kwong Au

Councillor Linda McPhail

Councillor Carol Day

Councillor Alexa Loo

Westwind Ratepayer Association for Positive Development (WRAPd)

Woo, Gavin

From: Building
Sent: Tuesday, 19 May 2015 10:50
To: Jaggs, Gordon; Caravan, Bob; Nishi, Ernie
Cc: Woo, Gavin
Subject: FW: City of Richmond BC - Report Problem or Request a Service - Case [0515-BD-CS-E-005447] Received

F Y I and/or action. Laura

From: donotreply@richmond.ca [<mailto:donotreply@richmond.ca>]
Sent: Tuesday, May 19, 2015 10:04 AM
To: Building
Subject: City of Richmond BC - Report Problem or Request a Service - Case [0515-BD-CS-E-005447] Received



Attention: Administrator

A problem report or service request has been submitted through the City of Richmond online Feedback Form. Below is the information which was provided by the person making the report.

Report a Problem - Request a Service

Category: Building & Construction Sites

Sub Category: Other

Message:

We are the owners of 6271 Goldsmith Drive. Currently there are lots of new houses construction in our neighborhood. Among all, the one behind us (now changed to 10200 Addison Street) is the most awful one. We wonder how the City can allow a 3-storey monster house to be built to intrude the privacy of the neighbours as well as to ruin the uniqueness.

We noticed yesterday, that the house beside us (6291 Goldsmith Drive) is listed (and probably sold and to be pulled down as we saw people coming by and discussing in front of that house). We strongly request the followings:

1. The tree between our house and their house NOT to be cut down;
2. Now we have a kitchen window and skylight window on the east side. The to-be-built house SHOULD NOT block the sunlight going through these windows;
3. NO MORE 3-storey houses in our neighbourhood.
4. NO constructions early in the morning or during weekends.

Location:

Goldsmith Dr and Addison St

Uploaded Files:

Personal Information:

Paul Ip and Doris Lau
6271 Goldsmith Drive
Richmond
V7E4G6
604-270-1028
604-838-3869

dorislau66@hotmail.com

Preferred Contact Method: Email

Tech Information:

Submitted By: 199.175.130.61

Submitted On: May 19, 2015 10:04 AM

[Click Here](#) to open this message in the case management system. You should immediately update the case status either to Received to leave the case open for further follow-up, or select the appropriate status based on your activity and work protocols. Click Save to generate the standard received message to the customer, add any additional comments you wish to and click Save & Send Email. Close the browser window to exit.

Woo, Gavin

Subject: FW: Westwind Ratepayer Association - Real Motivations?
Attachments: DOC004.pdf

From: MayorandCouncillors
Sent: Thursday, 30 April 2015 14:55
To: 'William Cooke'
Subject: RE: Westwind Ratepayer Association - Real Motivations?

This is to acknowledge and thank you for your email of April 30, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

Thank you again for taking the time to contact Richmond City Council.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: William Cooke [<mailto:wcooke604@gmail.com>]
Sent: Thursday, 30 April 2015 08:47
To: gwood@richmond-news.com; MayorandCouncillors
Subject: Westwind Ratepayer Association - Real Motivations?

Hi Graeme & Mayor & Councillors:

I attended the town hall at the Westwind school last night. At this meeting, it was interesting because it seems that Lynda Terborg spoke against land use contracts and "monster houses on steroids", citing that they are bad for privacy, sunshine, and the community. One speaker asked her about the impact on land values. She did not have a direct answer to this. However one must question her motivations. A speaker at the end presented a letter (attached), where she is telling a potential buyer of a property that a "super big rebuild" is possible on the property -- promoting the lot on the merits of the build ability.

I believe that the city is doing a fine job. The city makes the bylaws, and can interpret them as they deem reasonable. I do not have any concern with any zoning, or LUC issues. I am of the mindset that if one does not like living in the city, then one should move elsewhere. I find it interesting how people say Surrey Burnaby Vancouver have different ceiling height restrictions -- but these are areas which allow basements. Also, areas such as Coquitlam allow much larger houses than Richmond as well. Obviously people are building and buying these houses, so there is a demand. On a square footage per lot size ratio, Burnaby actually allows flat 60% (up to 4700sq house) -- which is more generous than Richmond. Vancouver allows 70% (also more generous than Richmond). Every city is different.

Thank-you,

Woo, Gavin

Subject: FW: April 20th Councillors - Double Height Referral to Staff

From:

From: MayorandCouncillors
Sent: May-05-15 10:14 AM
To: 'Bradley Dore'
Subject: RE: April 20th Councillors - Double Height Referral to Staff

This is to acknowledge and thank you for your email of May 3, 2015 to the Mayor and Councillors; in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further comments at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to contact Richmond City Council.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Bradley Dore [<mailto:brad.dore@icloud.com>]
Sent: Sunday, 03 May 2015 17:30
To: MayorandCouncillors
Cc: Sophie 911 Lin
Subject: April 20th Councillors - Double Height Referral to Staff

At the April 20th Council meeting a referral was made back to staff about the "double height" clause and the massing of single family and two family dwellings. Mayor Malcolm Brodie asked at the meeting that there be input from home designer and architects.

I believe I have valuable technical knowledge that could assist staff and council moving forward. I split my time between documenting & designing residences in the greater vancouver area. The documentation part of my work provides great insight into how other designers and builders have interpreted and had designs approved in cities such as Vancouver, Richmond, Burnaby, Surrey, etc. In my design work I am then challenged to understand what can be designed under the different zoning bylaws.

Though the majority of my design work is done for submissions to the city of Vancouver, I am a long term term Richmond resident, my grandfather was born here in Richmond, I attended McKay Elementary & Burnett Secondary way back when and currently reside here in Richmond. I would like to help residential development

in Richmond balance the benefits of a strong healthy efficient residential real estate market, against the long term livability of the current and future residents of the community.

LinkedIn Profile

Brad Doré
Residential Designer &
Building Technologist
604.782.8240



Richmond Zoning Bylaw 8500 Amendment Bylaw 9249 (Building Height and Massing Regulations)

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**.”

- b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and half (½) **storeys** having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

- c) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

“**Residential vertical lot width envelope** means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 3.7 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, except that, subject to Section 4.3.3, the following **floor area** shall be considered to comprise one floor:

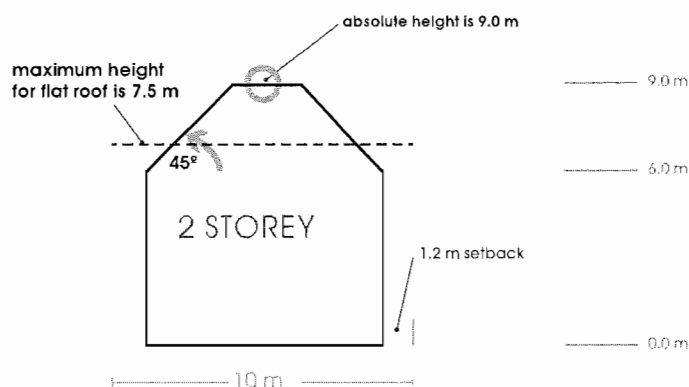
- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 3.7 m, provided such **floor area** is exclusively for interior entry and staircase purposes.

4.3.3 If the **floor area** to be calculated in accordance with the exception in subsection 4.3.2(a) is located on the **first storey**, the exterior wall of the **first storey** which faces the **interior side yard** and **rear yard**, as measured from finished floor to the bottom of the eave, must be no higher than 3.7 m.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

“4.18.1 The **residential vertical lot width envelope** of a **lot** in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

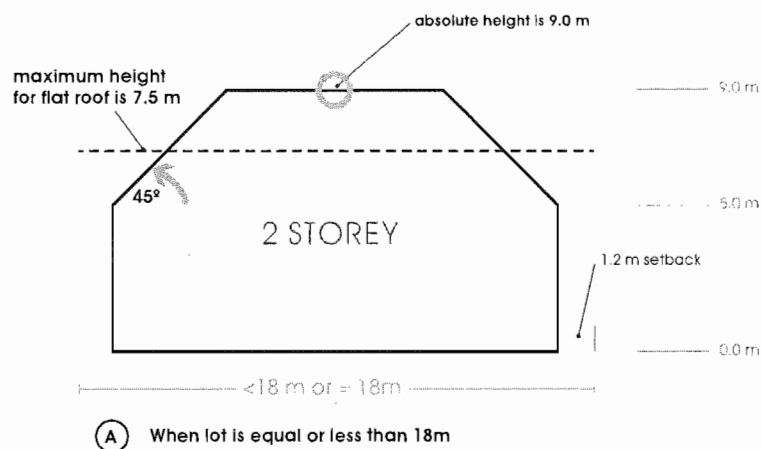
4.18.2 For a **lot** with a **lot width** that is 10.0 m or less, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



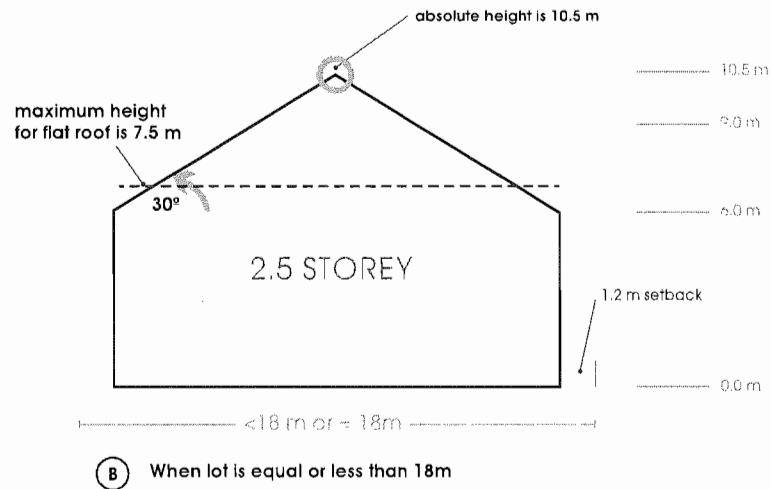
(A) When lot width is 10.0 m or less

4.18.3 For a **lot** with a **lot width** that is greater than 10.0 m but less than 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0m, as generally shown in the diagram below:

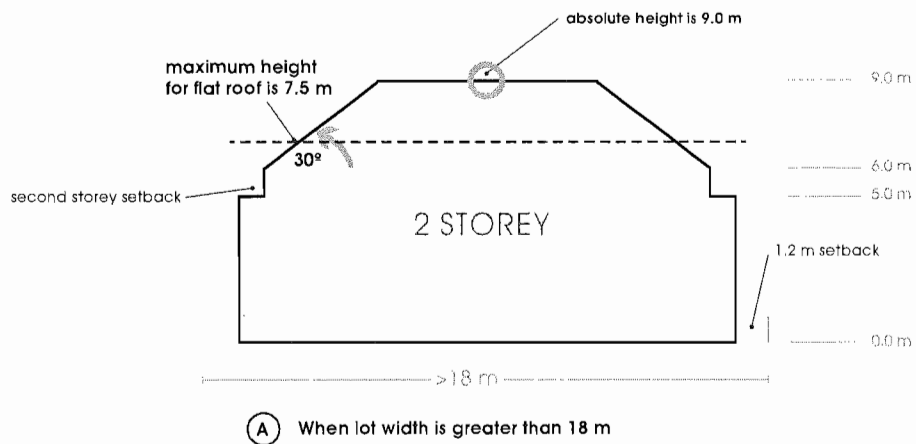


- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



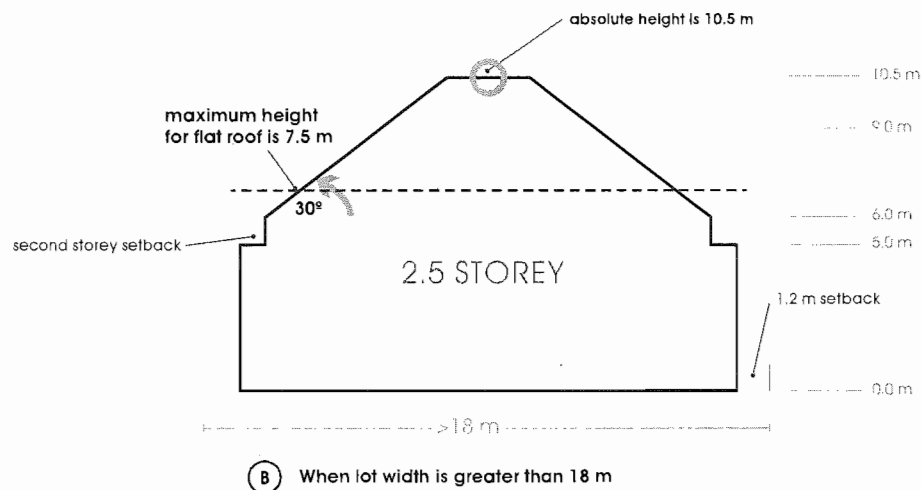
4.18.4 For a lot with a lot width that is 18.0 m or greater:

- a) for single detached housing and two-unit housing with two storeys, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



- b) for single detached housing and two-unit housing with two and half (½) storeys, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an

angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- the **setback** from the **front lot line** is greater than 20.0 m; and
- the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.7.8 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- the **setback** from the **front lot line** is greater than 20.0 m; and

- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.8.4 Repealed”

6. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.

8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:

- a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
- b) deleting subsection 8.2.7.6 and marking it “Repealed.”.

9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:

- a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and

- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”.
 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”.
 12. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
 13. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9265”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CITY OF RICHMOND
APPROVED by <i>GW</i> <i>RL</i>
APPROVED by Director or Solicitor <i>as</i>

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9249 (Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey.**”

- b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and half (½) **storeys** having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

- c) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

“**Residential vertical lot width envelope** means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which

exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, except that, subject to Section 4.3.3, the following **floor area** shall be considered to comprise one floor:

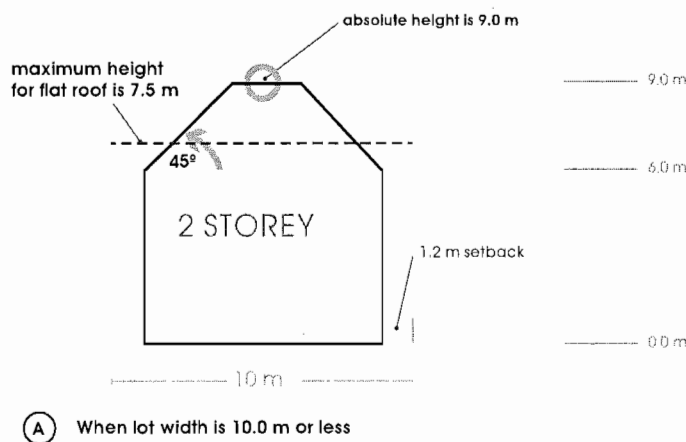
- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.

4.3.3 If the **floor area** to be calculated in accordance with the exception in subsection 4.3.2(a) is located on the **first storey**, the exterior wall of the **first storey** which faces the **interior side yard** and **rear yard**, as measured from finished floor to the bottom of the eave, must be no higher than 3.7 m.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

“4.18.1 The **residential vertical lot width envelope** of a lot in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

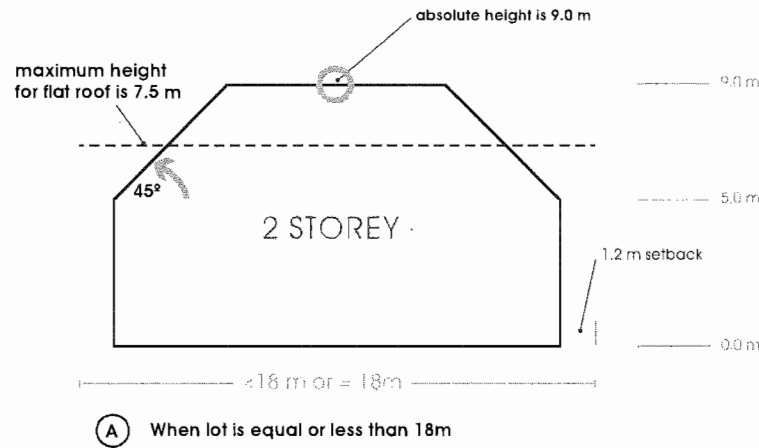
- 4.18.2 For a lot with a **lot width** that is 10.0 m or less, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



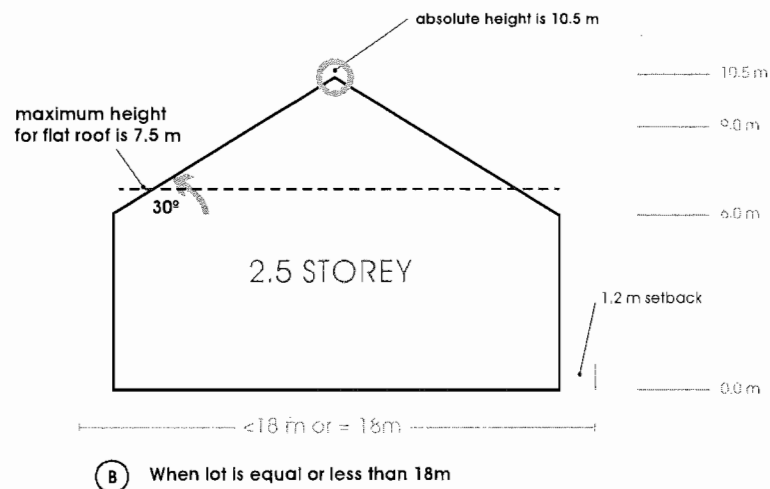
- 4.18.3 For a lot with a **lot width** that is greater than 10.0 m but less than 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending

inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0m, as generally shown in the diagram below:



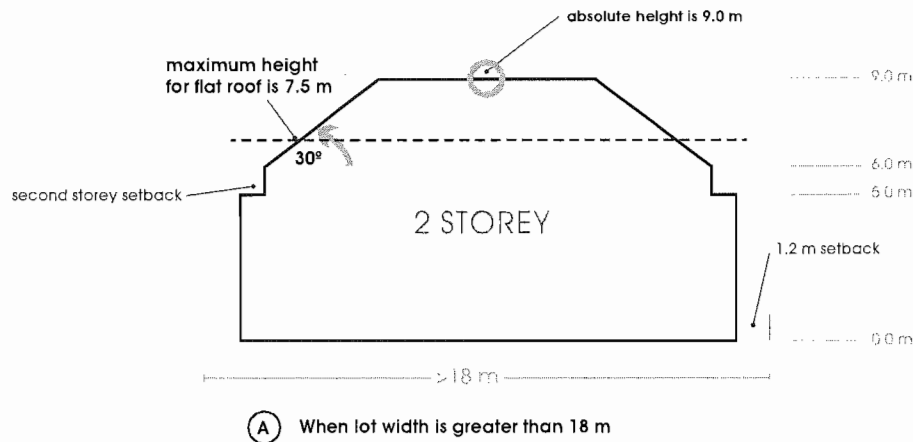
- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



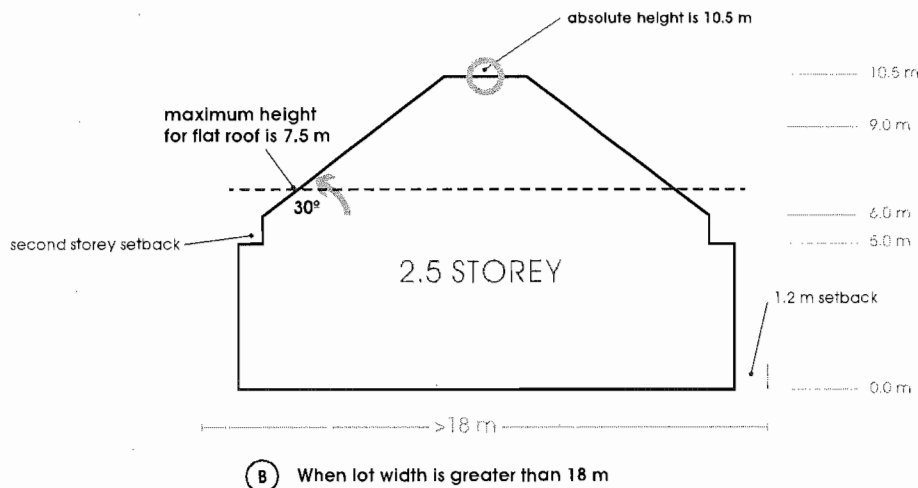
4.18.4 For a **lot** with a **lot width** that is 18.0 m or greater:

- a) for **single detached housing** and **two-unit housing** with two storeys, the

residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m; and
- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.7.8 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m; and
- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.8.4 Repealed”

6. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory**

building with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and

- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.
8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:
 - a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
 - b) deleting subsection 8.2.7.6 and marking it “Repealed.”.
9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
 - a) deleting Section 8.3.7.6 in its entirety and substituting the following:
 - “6. The maximum **height** for an **accessory building** containing a **coach house** shall be:
 - a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and
 - b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”.
11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”.
12. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”.
13. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9249**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>cw</i> <i>hk</i>
APPROVED by Director or Solicitor <i>hy</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9249
(Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**.”

- (b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and half (½) **storeys** having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

- (c) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

“**Residential vertical lot width envelope** means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 3.7 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, except that, subject to Section 4.3.3, the following **floor area** shall be considered to comprise one floor:

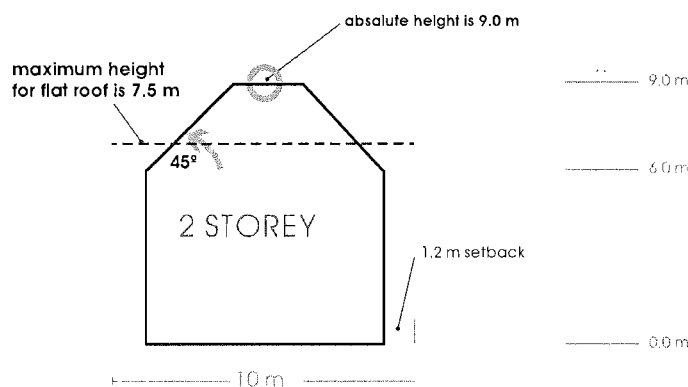
- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 3.7 m, provided such **floor area** is exclusively for interior entry and staircase purposes; and
- b) an additional maximum of 15 m² of **floor area** with a **ceiling height** between 3.7 m and 5 m, provided the **floor area** is located at least 2.0 m from the **interior side yard** and **rear yard**.

4.3.3 If the **floor area** to be calculated in accordance with the exception in subsection 4.3.2(a) or (b) is located on the **first storey**, the exterior wall of the **first storey** which faces the **interior side yard** and **rear yard**, as measured from finished floor to the bottom of the eave, must be no higher than 3.7 m.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

“4.18.1 The **residential vertical lot width envelope** of a lot in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

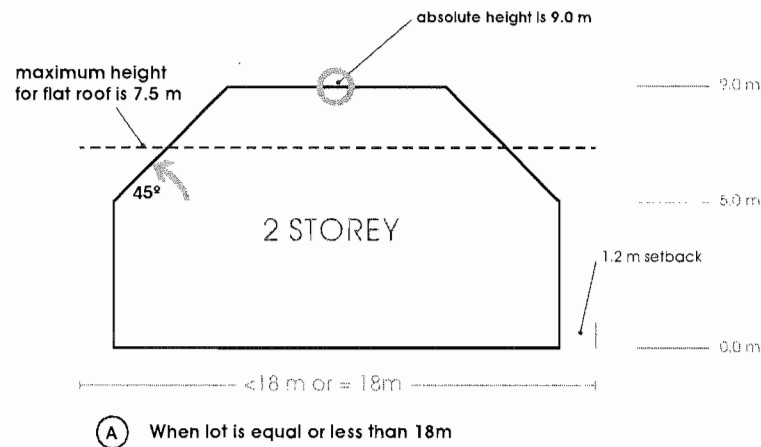
4.18.2 For a lot with a **lot width** that is 10.0 m or less, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



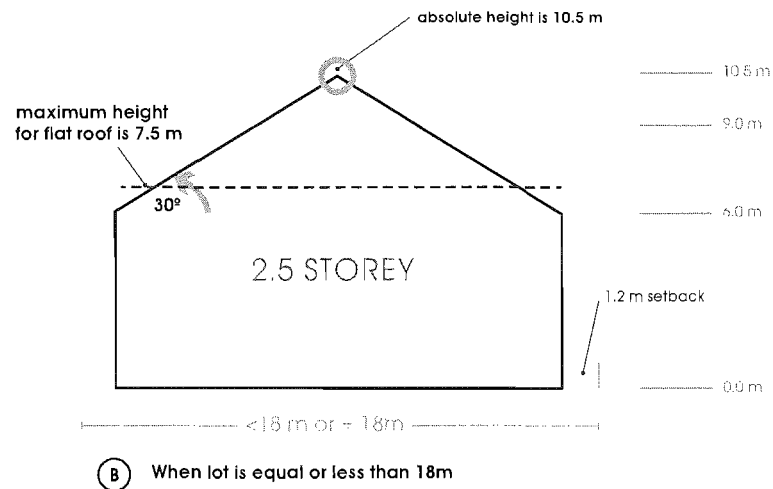
(A) When lot width is 10.0 m or less

4.18.3 For a lot with a lot width that is greater than 10.0 m but less than 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0m, as generally shown in the diagram below:

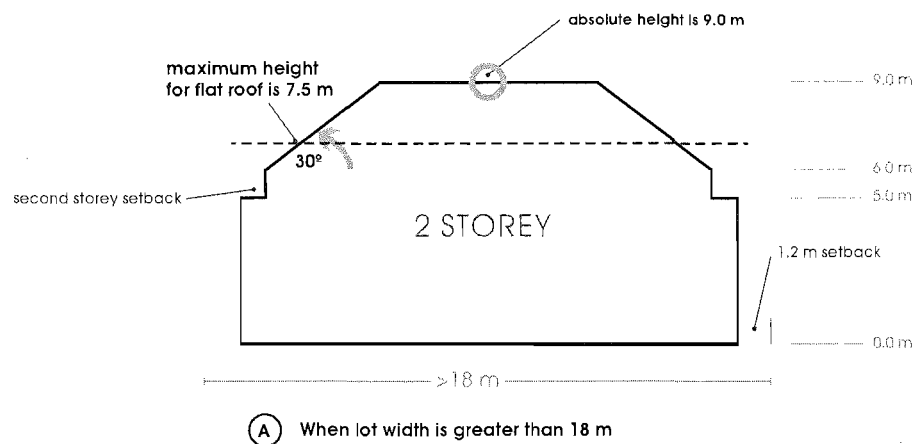


- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



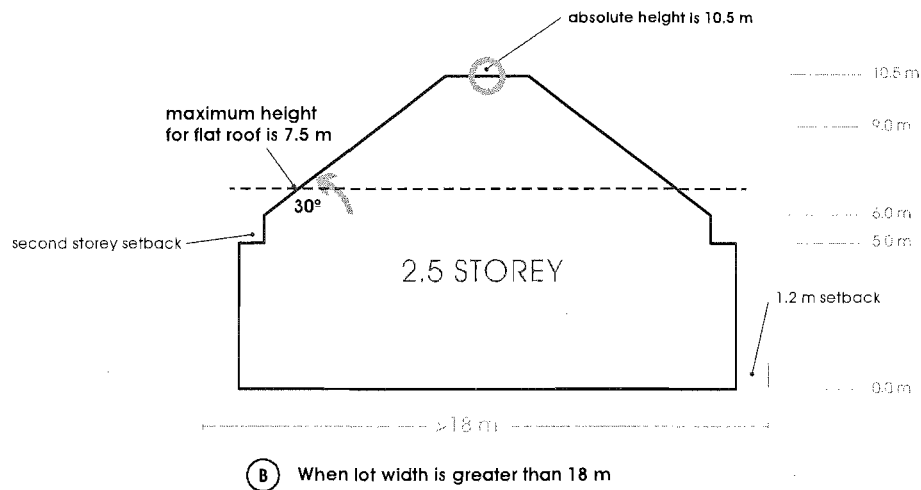
4.18.4 For a lot with a lot width that is 18.0 m or greater:

- a) for **single detached housing** and **two-unit housing** with two storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



- b) for **single detached housing** and **two-unit housing** with two and half (½) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an

angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m; and
- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.7.8 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
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6. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.
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9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
 - a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and

- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”.
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THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>GW</i>
APPROVED by Director or Solicitor <i>h2</i>

MAYOR

CORPORATE OFFICER