

Planning Committee

Anderson Room, City Hall 6911 No. 3 Road Tuesday, June 21, 2016 4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 Motion to adopt the minutes of the meeting of the Planning Committee held on June 7, 2016.

NEXT COMMITTEE MEETING DATE

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

DELEGATION

1. Cindy Lee, Richmond Resident, to delegate on Tree and Building Bylaws.

COMMUNITY SERVICES DIVISION

2. AFFORDABLE HOUSING STRATEGY UPDATE - NON-MARKET (SUBSIDIZED) RENTAL POLICY INFORMATION BACKGROUNDER

(File Ref. No. 08-4057-01) (REDMS No. 5018999 v. 23)

PLN-11 See Page PLN-11 for full report

Designated Speaker: Joyce Rautenberg

		Planning Committee Agenda – Tuesday, June 21, 2016
Pg. #	ITEM	
		STAFF RECOMMENDATION
		That the staff report titled "Affordable Housing Strategy Update – Non-Market (Subsidized) Rental Policy Information Backgrounder," dated June 1, 2016 from the General Manager, Community Services, be received for information.
	3.	AFFORDABLE HOUSING STRATEGY UPDATE - LOW END MARKET RENTAL POLICY INFORMATION BACKGROUNDER (File Ref. No. 08-4057-01) (REDMS No. 5018990 v. 22)
PLN-32		See Page PLN-32 for full report
		Designated Speaker: Joyce Rautenberg
		STAFF RECOMMENDATION
		That the staff report titled "Affordable Housing Strategy Update – Low End Market Rental Policy Information Backgrounder," dated June 1, 2016 from the General Manager, Community Services, be received for information.
	4.	AFFORDABLE HOUSING STRATEGY UPDATE - AFFORDABLE HOMEOWNERSHIP POLICY INFORMATION BACKGROUNDER (File Ref. No. 08-4057-01) (REDMS No. 5018998 v. 10)
PLN-53		See Page PLN-53 for full report
		Designated Speaker: Joyce Rautenberg
		STAFF RECOMMENDATION
		That the staff report titled "Affordable Housing Strategy Update – Affordable Homeownership Policy Information Backgrounder," dated June 1, 2016 from the General Manager, Community Services, be received for information.

		Planning Committee Agenda – Tuesday, June 21, 2016
Pg. #	ITEM	<u> </u>
		PLANNING AND DEVELOPMENT DIVISION
	5.	APPLICATION BY NAVEED RAZA FOR REZONING AT 10340/10360 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B) (File Ref. No. 12-8060-20-009567; RZ 15-704996) (REDMS No. 5006238)
PLN-80		See Page PLN-80 for full report
		Designated Speaker: Wayne Craig
		STAFF RECOMMENDATION
		That Richmond Zoning Bylaw 8500, Amendment Bylaw 9567, for the rezoning of 10340/10360 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.
	6.	APPLICATION BY MONARCHY HOLDING GROUP INC. FOR REZONING AT 4971/4991 WINTERGREEN AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B) (File Ref. No. 12-8060-20-009569; RZ 16-724552) (REDMS No. 5006184 v. 4)
PLN-97		See Page PLN-97 for full report
		Designated Speaker: Wayne Craig
		STAFF RECOMMENDATION
		That Richmond Zoning Bylaw 8500, Amendment Bylaw 9569, for the

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9569, for the rezoning of 4971/4991 Wintergreen Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

7. APPLICATION BY SU PING YANG TO DISCHARGE LAND USE CONTRACT AT 9508 PALMER ROAD

(File Ref. No. 12-8060-20-009572; LU 16-727303) (REDMS No. 5023845)

PLN-117 See Page PLN-117 for full report

Designated Speaker: Wayne Craig

		Planning Committee Agenda – Tuesday, June 21, 2016
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		STAFF RECOMMENDATION
		That Richmond Land Use Contract Discharge Bylaw No. 9572, to discharge the Land Use Contract from the title of 9508 Palmer Road, be introduced and given first reading.
	8.	APPLICATION BY 0908206 BC LTD. FOR REZONING AT 9560, 9580 AND 9584 GRANVILLE AVENUE FROM SINGLE DETACHED (RS1/F) TO MEDIUM DENSITY TOWNHOUSES (RTM2) (File Ref. No. 12-8060-20-9573; RZ 14-677733) (REDMS No. 5004985)
PLN-126		See Page PLN-126 for full report
		Designated Speaker: Wayne Craig
		STAFF RECOMMENDATION
		That Richmond Zoning Bylaw 8500, Amendment Bylaw 9573, for the rezoning of 9560, 9580 and 9584 Granville Avenue from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.
	9.	MANAGER'S REPORT
		ADJOURNMENT



Minutes

Planning Committee

Date:

Tuesday, June 7, 2016

Place:

Anderson Room

Richmond City Hall

Present:

Councillor Linda McPhail, Chair

Councillor Bill McNulty Councillor Chak Au Councillor Carol Day Councillor Harold Steves

Also Present:

Councillor Alexa Loo

Call to Order:

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on May

17, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

June 21, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

AGENDA ADDITION

It was moved and seconded

That Williams Road and Shell Road Traffic Light be added to the agenda as

Item No. 6A.

CARRIED

COUNCILLOR LINDA McPHAIL

1. REZONING IN THE STEVESTON AREA

(File Ref. No.)

The Chair advised that a rezoning application and a business license application in the Steveston area are in process and that there would be opportunities for public consultation during the rezoning process.

Shyrose Nurmohamed, representing the Richmond Child Care Development Advisory Committee, spoke on (i) potential areas to locate childcare spaces in the city, (ii) the regulations related to opening and operating a child care facility, (iii) the increasing demand for child care spaces in proximity to work, (iv) the potential to operate a child care facility in non-traditional spaces such as the second floor of a building, and (v) licensing requirements for after school care.

In reply to queries from Committee, Coralys Cuthbert, Child Care Coordinator, noted that the Child Care Needs Assessment is underway and staff can review child care sites that could potentially be affected by development. She added that the Assessment will include community and stakeholder consultation.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that child care is permitted in most zones in the city.

It was moved and seconded

That the letter from the Richmond Child Care Development Advisory Committee, dated May 12, 2016, be referred to Planning staff and the Child Care Needs Assessment process for review.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. ENERGY POLICIES FOR NEW PRIVATE BUILDINGS UPDATE (File Ref. No. 10-6125-07-02) (REDMS No. 4995257 v. 12)

Discussion ensued with regard to (i) reducing use of non-renewable energy sources, (ii) installing solar units in developments, (iii) provisions for solar installations in the building code, (iv) solar energy use in other countries, (v) Provincial incentives for solar energy use, (vi) the carbon footprint of energy sources in the province, and (vii) community and stakeholder consultation on the City's proposed solar energy policies.

It was moved and seconded

That the report "Energy Policies for New Private Buildings Update" dated May 12, 2016, from the Director, Engineering, be received for information.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. APPLICATION BY SANSAAR INVESTMENTS LTD. FOR REZONING AT 11680 SEALORD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. RZ 15-701821) (REDMS No. 4994767)

Mr. Craig reviewed the proposed application, advising that (i) the application does not comply with the lot size policy in the area and staff are recommending that the application be denied, (ii) the application may be referred back to staff should Committee prefer the application proceed and the area's lot size policy reviewed, (iii) amending the area's lot size policy will require public consultation and would take approximately six to eight months, and (iv) staff have a referral to review lot subdivision and will provide a report to Committee on the matter.

Discussion ensued with respect to (i) reviewing the City's 702 Single Family Lot Size Policy, (ii) consolidation of lots for subdivision and reducing allowable lot coverage in developments, and (iii) the large size of new homes in the city.

In reply to queries from Committee, Mr. Craig noted that the application currently cannot proceed to a Public Hearing as there is no rezoning bylaw accompanying the staff report and that there has not been a full assessment to review the implications of adjusting the lot size policy. Mr. Craig added that should the application be denied, the same application may only be submitted after a period of one year.

Joe Erceg, General Manager, Planning and Development, spoke on options, advising that Committee may (i) deny the application, (ii) refer the application back to staff to review the area's lot size policy, or (iii) table the application pending a staff review of the 702 Single Family Lot Size Policy.

Rajwant Khaira, representing Sansaar Investments Ltd., suggested that the subject site be considered as an orphaned lot. Also, she was of the opinion that subdividing the lot would allow for a more affordable housing development, and that given the lot's dimensions, would not set a precedent for surrounding lots to subdivide.

In reply to queries from Committee, Cynthia Lussier, Planner 1, noted that the subject site would not meet the characteristics of an orphaned lot and that staff can examine the consolidation and subdivision of lots in the area. She added that based on the lot's current dimensions, the maximum floor area that could be constructed would be approximately 4,130 square feet and 538 square feet allocated for garage space. She further noted that based on the proposed dimensions of the subdivided lots, the maximum floor area that could be constructed on each of the lots would be approximately 2,640 square feet and 538 square feet allocated for garage space.

Harjit Sandhu, 10691 Dennis Crescent, spoke on the need for affordable housing in the city and suggested that the City examine options for a site-specific lot size amendment.

In reply to queries from Committee, Mr. Craig noted that a site-specific lot size amendment is possible for the subject site, however would still require public consultation. He added that it is possible for the site to accommodate a duplex, however the site would need to be rezoned.

Cllr. Loo left the meeting (5:05 p.m.) and did not return.

Calvin Leung, 6099 Alder Street, spoke on the need for more affordable housing in the city.

It was moved and seconded

That the application for the rezoning of 11680 Sealord Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone be tabled, pending staff review of the 702 Single Family Lot Size Policy.

The question on the motion was not called as discussion ensued with respect to (i) zoning the subject site to accommodate a duplex, (ii) the construction of large homes in the city, (iii) vacated homes in the city, (iv) construction of smaller homes on smaller lots, and (v) the different methods that could be used to increase affordable housing in the city.

In reply to queries from Committee, Mr. Erceg noted that staff will report back on options to review the 702 Single Family Lot Size Policy in the third quarter and more information related to affordable housing will be made available in the Affordable Housing Strategy update.

The question on the motion was then called and it was **CARRIED** with Cllr. Day opposed.

4. APPLICATION BY TRENDSETTER HOMES LTD. FOR REZONING AT 4800 DUNCLIFFE ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)

(File Ref. No. 12-8060-20-009559; RZ 15-711639) (REDMS No. 4982970)

Mr. Craig reviewed the proposed application, noting that based on the proposed dimensions of the subdivided lots, the maximum floor area that could be constructed on each of the lots would be approximately 2,200 square feet and 538 square feet allocated for garage space.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9559, for the rezoning of 4800 Duncliffe Road from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

CARRIED

5. APPLICATION BY NEW HORIZON DEVELOPMENT LTD. FOR REZONING AT 5411/5431 CLEARWATER DRIVE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009560; RZ 15-700420) (REDMS No. 4992243)

Mr. Craig reviewed the proposed application, noting that each of the proposed subdivided lots will have different dimensions, and based on the proposed dimensions, the maximum floor area that could be constructed on the larger parcel would be approximately 3,300 square feet.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9560, for the rezoning of 5411/5431 Clearwater Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

6. APPLICATION BY GURSHER RANDHAWA FOR REZONING AT 3611/3631 LOCKHART ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009565; RZ 16-723604) (REDMS No. 4977805 v. 2)

Mr. Craig reviewed the proposed application, noting that based on the proposed dimensions of the subdivided lots, the maximum floor area that could be constructed on each of the lots would be approximately 3,100 square feet. Mr. Craig added that the applicant has proposed to plant a total of eight trees on the proposed lots and provide a cash contribution to the City's Tree Compensation Fund in lieu of the four additional required trees.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9565, for the rezoning of 3611/3631 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

CARRIED

6A. WILLIAMS ROAD AND SHELL ROAD TRAFFIC LIGHT (File Ref. No.)

Discussion ensued with regard to the timeline to fully signalize the intersection at Williams Road and Shell Road and options to fast track the process.

In reply to queries from Committee, Victor Wei, Director, Transportation, noted that (i) assessment of the intersection is underway and Committee will be updated on the matter, (ii) staff are examining cost-effective options to signalize the intersection, (iii) the intersection includes a railway crossing, (iv) staff are examining new technologies that can improve the intersection, and (v) the proposed project can be included in the 2017 Capital Program, and once approved by Council, may proceed in 2017.

7. MANAGER'S REPORT

Steveston Village Heritage Improvements

Terry Crowe, Manager, Policy Planning, advised that staff are anticipating to report on the Steveston Village Heritage improvements and the Chatham Street and Bayview Street Streetscape improvements in July 2016.

ADJOURNMENT

It was moved and seconded That the meeting adjourn (5:34 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 7, 2016.

Councillor Linda McPhail

Chair

Evangel Biason

Legislative Services Coordinator



Report to Committee

To:

Planning Committee

Date:

June 1, 2016

From:

Cathryn Volkering Carlile

File:

08-4057-01/2016-Vol

01

Re:

General Manager, Community Services

Affordable Housing Strategy Update - Non-Market (Subsidized) Rental Policy

Information Backgrounder

Staff Recommendation

That the staff report titled "Affordable Housing Strategy Update – Non-Market (Subsidized) Rental Policy Information Backgrounder," dated June 1, 2016 from the General Manager, Community Services, be received for information.

Cathryn Volkering Carlile

General Manager, Community Services

bleadel

(604-276-4068)

Att. 1

F	REPORT CONCURRE	ENCE
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications Policy Planning	(g)	leleaelil
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	Initials:	APPROVED BY CAO

Staff Report

- 2 -

Origin

The purpose of this report and accompanying informational backgrounder (Attachment 1) is to provide Council with information on other models and practices from jurisdictions in Canada relating to securing subsidized housing units.

The information backgrounder will be considered along with the findings from the completed Community Profile (anticipated to be completed in Fall 2016) as part of the Affordable Housing Strategy update to re-examine and develop policy that addresses current housing needs and challenges in Richmond.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.2. Effective social service networks.

This report also supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.4. Diversity of housing stock.

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

Strategic Direction #1: Expand Housing Choices

Background

The Affordable Housing Strategy (AHS), adopted by Council on May 28, 2007, was first created to respond to residents' need for access to safe, affordable and appropriate housing. The central focus of the AHS is to ensure that the City is successful in providing a range of housing options for households of different ages, family types and incomes. The AHS identifies three priority areas:

- 1. Subsidized rental housing, for households earning \$34,000 or less;
- 2. Low end market rental housing, for households earning between \$34,000 or less and \$57,000 or less; and
- 3. Entry-level homeownership, for households earning \$60,000 or less.

Analysis

Affordable Housing Strategy Update

To begin the Affordable Housing Strategy update process, staff presented data and statistics with respect to housing need and affordability in Richmond to Council on March 14, 2016 as part of Phase 1 (Community Profile). To supplement the statistics, staff are undertaking consultation work with the public and key stakeholders to generate a greater understanding of the challenges individuals and households face when accessing housing in Richmond. With respect to identifying the need for subsidized housing, staff are engaging non-profit housing and service providers to identify potential opportunities and challenges for accessing non-market housing. Paper copies of the survey have also been distributed to outreach workers and throughout the pop-up events at community centres to gain perspectives from vulnerable and/or at-risk individuals on finding housing in Richmond. Feedback from these community engagement initiatives will be collated with the statistical information into a comprehensive Community Profile for Council consideration this fall.

Figure 1: Affordable Housing Strategy Update Timeline



Staff have also compiled preliminary research on various housing policies and practices that is anticipated to inform Phase 2. Staff will utilize this information along with the Community Profile findings to re-visit and develop policies that are tailored to a Richmond-specific housing context.

Subsidized Housing

Subsidized housing is a form of non-market housing. In the AHS, subsidized housing is targeted towards households with incomes of \$34,000 or less requiring deep subsidies or significant assistance. This housing is intended to meet the specific needs of households, including: individuals experiencing homelessness, addictions, mental health challenges, or disabilities; single parents with limited income; seniors on fixed pension; and other groups in need. In Richmond, examples of subsidized housing include:

1. Affordable rental units that are funded by senior government and managed by non-profit organizations or by senior government (e.g. BC Housing, Metro Vancouver Housing Corporation). In many instances, a rent-geared-to-income model is used – a household pays 30% of their income and the remainder is subsidized by senior government. This type of housing is often referred to as "social housing".

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- 2. Affordable Housing Special Development Circumstance projects (e.g. Kiwanis, Storeys and Cressey Cadence) where the rents and incomes are secured at a "subsidized" level but no actual government subsidies are provided. In these projects, the units are located in one building and have dedicated programming/amenity space to serve a particular client group.
- 3. Arts units secured in private developments where the rents and incomes are secured at a "subsidized" level but no actual government subsidies are provided. These units are targeted towards low-income artists and feature a live/work space.

Subsidized Housing Successes in Richmond

Through the AHS, the City has been successful in securing 477 subsidized rental units. The units are secured as "subsidized" by stipulating terms that include a maximum rent of \$850/month for all unit types and an income threshold of \$34,000 or less. These terms are registered through a Housing Agreement on title and a Housing Agreement Bylaw is adopted. It is important to note that there are no senior government subsidies attached to these units. The City is able to provide some support to subsidized housing initiatives by:

- Collecting cash-in-lieu contributions from single family rezonings, townhouse developments and apartment developments creating less than 80 units;
- Developing an Affordable Housing Value Transfer mechanism to convert the value of built units in developments with more than 80 units to cash contributions (subject to Council consideration and approval) in special development circumstances; and
- Utilizing contributions in the Affordable Housing Reserve Fund first and primarily for subsidized housing.

Subsidized housing is usually targeted towards a particular client group and successful partnerships can help to make a project viable. In Richmond, the City has worked with the private sector and/or non-profit organizations to secure the following subsidized rental units:

- Kiwanis Towers 296 units for low-income seniors (partnership with BC Housing, Richmond Kiwanis Seniors Housing Society and Polygon Homes).
- Storeys development 129 units for individuals who are homeless or at-risk of homelessness (partnership with six non-profit organizations, BC Housing and Service Canada).
- Cressey Cadence 15 units for lone-parent families (working with Cressey to select a non-profit housing provider to manage the units).
- Concord ARTS units 20 units for low-income artists (to be managed by a private property management firm).
- Pinnacle ARTS units 17 units for low-income artists (anticipated to be managed by a private property management firm).

Subsidized Rental Challenges in Richmond

The loss or reduction of senior government funding and programs that support the creation of subsidized rental housing poses the most significant challenge in the current context. Without senior government support, it may be challenging to address the need for 180 low-income rental housing units annually over ten years as estimated by Metro Vancouver. Some of the gaps Richmond faces in providing subsidized rental housing are:

- 1. Cost to provide subsidized rental housing these units require the greatest amount of subsidy to offer the lowest possible rents to in-need households. In the absence of senior government funding, municipalities are not equipped with the funding tools to provide the same level of subsidy to offset the costs of creating and operating the units.
- 2. Expiring operating agreements of co-op and non-profit housing over the next five years (2016 to 2021), approximately 1,543 units in Richmond will be affected by the expiry of operating agreements between senior government and non-profit/co-op housing societies. Although the current Federal Government has announced funding for these types of units, it is not yet clear which developments will receive financial support.
- 3. A long social housing waitlist as of 2015, there were 641 households on the Housing Registry (managed by BC Housing) for Richmond. BC Housing currently administers the waitlist for 16 developments on the Housing Registry in Richmond, with an average wait time of five to seven years.
- 4. Limited access to emergency housing options in Richmond this may place increased burden on accessing subsidized rental housing.

Best Practice Research

Decreasing senior government funding and programs have resulted in looking at new and innovative approaches to create subsidized/non-market housing for low-income households. The research identifies four innovative approaches municipalities can consider:

- 1. Co-location of housing and municipal services: in municipalities with a lack of greenfield land available for development, co-locating community services and housing could be an option to increase the supply of subsidized rental. An example in Vancouver is the Strathcona neighbourhood, where non-market housing (managed by a non-profit housing provider) is being developed with a public library branch on City-owned land.
- 2. Public-Private partnerships: in Richmond, the Kiwanis Towers is an example where the City partnered with a non-profit housing society, private developer and BC Housing to redevelop an existing site to replace and create new rental units for low-income seniors at subsidized rental rates.
- 3. Comprehensive renewal and redevelopment: under-utilized sites with aging infrastructure may consider redevelopment. In these cases, the City could work with non-profit organizations or a developer to replace the existing rental stock and include additional rental. Partnerships are key to the success of a redevelopment initiative.
- 4. Repurposing Community Assets: aging community infrastructure could be a potential opportunity to utilize the existing land and develop opportunities for subsidized rental

housing. An example could be the use of a closed or aging community building for a mixed-use complex, including housing and community space.

Next Steps

Although the responsibility of providing affordable housing largely rests with senior governments, the City recognizes that providing a range of affordable and diverse housing types for residents is an important element of creating a livable community. The main objective of the AHS is to ensure that the City is successful in providing housing options for households of different ages, family types and incomes.

Phase 2 (Policy Review) of the AHS will examine how the City can encourage an increasing supply of housing options, including the provision of subsidized rental housing. As part of the policy review, staff may propose a shift in terminology from "subsidized" to "non-market" to decrease confusion and the perception of senior government subsidies attached to certain projects. Staff will consider the key highlights from the best practices research and determine the suitability and application to Richmond. As well, staff will re-visit the Affordable Housing Special Development Circumstance criteria and how non-market proposals will be evaluated. The policy review may consider an affordable housing investment strategy when reviewing opportunities to create non-market housing. This will help identify housing priorities and directing funding towards projects with the greatest need.

Financial Impact

None.

Conclusion

With Metro Vancouver's estimation of 180 units of low-income rental housing needed annually in Richmond over ten years, it is timely to review the successes and challenges of the current subsidized rental housing policy. A thorough analysis, combined with the complete Community Profile, will generate policy recommendations that respond to current housing need and identify opportunities for creating more subsidized rental housing. Access to subsidized rental housing affects households most in need, and is critical to generating a full range of housing options to address the needs of a diverse population.

Joyce Rautenberg

Affordable Housing Coordinator

(604-247-4916)

Att. 1: Draft Policy Backgrounder - Subsidized (Non-Market) Housing

City of Richmond

Affordable Housing Strategy Update Policy Backgrounders

Part 1 – Non-Market Housing



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1. Introduction

Housing affordability continues to be a critical issue both regionally and at the local level. Richmond's *Affordable Housing Strategy* (AHS), adopted by Council in 2007, is currently being updated to reflect current and future needs of the community and to align with regional housing goals. Central to the update process is a review of the AHS's three priority policy areas: subsidized housing, low-end-market-rental, and entry level homeownership.

This report responds to the first priority – subsidized housing and is part of a series of policy backgrounders intended to inform and help frame the policy review by providing:

- · A definition of housing affordability and subsidized housing;
- · An overview of senior government policy context regarding subsidized, non-market, housing;
- Richmond's current policy context and the role of subsidized housing in the City's housing continuum;
- · A snapshot of low-income households and waitlists for low-income housing in Richmond; and
- Case studies from other jurisdictions highlighting innovative partnerships and strategies used to encourage non-market housing development.

1.1 What is Affordable Housing and Subsidized Housing?

Canadian Mortgage Housing Corporation (CMHC) provides a commonly accepted measurement for households based on a ratio of housing costs to gross income. According to this measurement, renter households should not spend more than 30% and owner households should not spend more than 32% of their before tax income on housing costs. Owners' gross-debt-service (GDS) ratio includes applicable strata fees, homeownership insurance, and heating costs and therefore their GDS is slightly higher than that for renters.

Subsidized housing is a form of non-market housing. Subsidized housing funded by senior government and managed by non-profit groups is often referred to as social housing and provides affordable rental units for households requiring deep subsidies. In Richmond, subsidized housing refers to housing for households with incomes of \$34,000 or that is partially financed with developer cash contributions from the Affordable Housing Reserve Fund and provided in partnership with non-profit organizations and sometimes senior governments. This housing is intended to meet the specific needs of households, including: individuals experiencing homelessness, addictions, mental health challenges, or disabilities; single parents with limited income; seniors on fixed pension; and other groups in need. For the purposes of this report, the term "non-market" housing will be used as it encompasses units that may not have government subsidies attached.

2. Policy Context

2.1 Federal Government

Historically, the Federal Government played a more involved role in the provision of non-market housing, administered by the Canadian Mortgage and Housing Corporation (CMHC). Federal investments in the existing social housing stock, mostly built from 1946 – 1993, continue to be substantial community assets. In response to substantial reductions in federal government funding for social housing since 1993, provincial governments have assumed increasing roles including the administration of social housing in their jurisdictions. Note that in some cases, such as Ontario, the province further devolved much of this responsibility to local government.

A critical issue with respect to much of this federally funded, non-market housing stock is expiring operating agreements. These are senior government subsidies provided to non-profit and co-operative (co-op) societies to support the financial viability of affordable housing projects and subsidized rents for low-income tenants through a rent-geared-to-income approach. These agreements were secured during the 1960s/1970s and were usually tied to a mortgage, meaning that when mortgages expire, non-profits and co-ops are solely responsible for the project's ongoing financial viability. Although these non-profits will have greater control over financial management without an operating agreement, they may be vulnerable to revenue deficits, insufficient capital reserves and major project renovation repairs without continued government financial support.

The current Federal Government has announced that it will honor the federal commitment to this housing stock. The 2016 budget will invest \$573.9 million to address the demand for repairs and \$30 million to help non-profit operators provide rent-geared-to-income for low-income tenants. The 2016 budget has also promised \$504 million for the *Investment in Affordable Housing Initiatives*, although it is currently unclear if this funding will contribute to the creation of new non-market housing infrastructure.

2.2 Provincial Government

Provincial governments in Canada have traditionally played a major role in the provision of affordable non-market and subsidized housing. This has changed significantly over the past 20 years, as federal government policy changes have resulted in less funding to support the creation of new affordable housing infrastructure for low income households. In BC, the Provincial Government has continued to match available federal funding on housing but with an increased focus on providing rent supplements as the primary means of improving affordability for low-income households. Between 2011- 2014, the Province increased spending on new rent supplements to almost 2,700 households. The province, through BC Housing, also provides significant financing for non-market housing units. The recently announced *Provincial Investment in Affordable Housing* program has committed \$355 million over the next five years to help finance the creation of more than 2,000 affordable rental housing units throughout BC.

Despite these initiatives, funding changes have continued to place considerable pressure on local governments to become more active, beyond their primary land use planning and development approvals role, in the provision of subsidized, non-market housing.

2.3 Metro Vancouver Regional District

Metro Vancouver 2040 – Shaping Our Future (2011), the Regional Growth Strategy, provides the overall growth management framework for Metro Vancouver. In addition to coordinating regional land use, transportation planning, and directing future growth to urban centres, it sets out expectations for municipalities for the provision of affordable housing. The draft Regional Affordable Housing Strategy encourages municipalities to facilitate the creation of new rental housing supply that is affordable for low and moderate income households and to plan for the special housing needs of specific sub populations. In supporting the regional growth strategy, municipalities are required to develop local Housing Action Plans, which will respond to regional goals, including affordable rental housing for low-income households, to provide diverse and affordable housing choices. Metro Vancouver estimates that Richmond will require 1,800 units of low-income rental housing over the next ten years.

2.4 City of Richmond

Although the mandate to provide affordable housing is the primary responsibility of senior governments, the City of Richmond has long acknowledged that providing a range of affordable and diverse housing types for residents is an integral part of creating a liveable community. The City acknowledges that it cannot solve local affordable issues on its own but can play a role in partnership with senior levels of government, and the private and non-profit sectors.

Richmond's current *Affordable Housing Strategy* (AHS) was adopted in 2007 following earlier Council adopted strategies in 1994 and 1989. These earlier strategies included a number of policies and initiatives that have promoted an expanded range of housing choices for families and individuals living in Richmond. Some of these specific initiatives has included:

- The establishment of an Affordable Housing Property Acquisition Fund;
- Provisions for priority to be given to the development of non-market housing on City owned land; and,
- The use of density bonus provisions in designated areas as a means of facilitating an expanded supply of affordable housing.

Richmond currently leases seven City-owned properties to various non-market housing providers that manage approximately 309 affordable rental units on these sites.

A central focus of the current AHS is to ensure that the City is successful in providing a range of housing options for households of different ages, family types, and incomes, including facilitating opportunities for assisted housing for lower-income families. An important element of the existing AHS is the housing continuum highlighted in Figure 1. The continuum identifies the range of housing choices including ownership and rental, as well as government supported non-market housing such as non-profit, co-op and emergency shelters. Ideally in any community, options to move along the housing continuum should be available for those who need them.

Figure 1: Housing Continuum

Home	eless and	At Risk	100	Rental	Housing		Homeov	vnership
Emergency Weather Shelters	Shelters	Transitional Housing	Non-Market/ Social Housing	Low-End-Market Rental	Purpose Built Rental	Secondary Market Rental	Affordable Homeownership	Market Homeownershi
Temporary Shelters opened Weather an Extreme Weather Alert is Ssued.	Short-stay housing with varying levels of support to individuals	Short to medium term housing that includes the provision of support services (on or off-site), to help people move towards self-sufficiency	This housing includes funded by senior levels of government and housing managed by BC Housing, Metro Vancouver, non-profit and cooperative housing providers.	Rental units secured through inclusionary zoning. Targets fow-moderate income households with rents set at below market rates.	Residential housing built as rental units, and may not be converted into stratified units. May be owned by a developer or a non-profit organization, or a secondary suite on a single-family lot.	Privately owned condominiums that could be rented out by the owner at market rate.	Units affordable to middle income home buyers. This housing units are usually are modestly sized and targeted to first-time home buyers.	Ownership including single family dwellings, row houses, and strata owned condominiums a market prices.
Ric	hmond High	lights		Richmond	Highlights		Richmond	Highlights
28 temporary spaces	10 spaces adult males	10 spaces for women who are experiencing violence	3,652 affordable rental units (including family and seniors' rental, and	320 Low- end-market- rental units secured through inclusionary zoning	Approximately 2,806 units of purpose built rental housing and 812 secondary suites	Approximately 4,223 renter occupied housing units in Richmond	Approximately 77% are homeowners	

Priority #1 of the 2007 AHS is to support subsidized housing. Under this priority the City:

- Accepts cash-in-lieu for affordable housing from townhouse development and smaller apartment developments where a minimum of four (4) affordable housing units are not provided;
- Utilizes the monies collected in the Affordable Housing Reserve Fund first and primarily for subsidized housing; and
- Provides subsidized housing for groups including but not limited to individuals experiencing/atrisk of homelessness, individuals with mental health or addictions challenges, lone parents with
 limited income, seniors on fixed income, persons with disabilities, and low income families.

In some cases, developments larger than 80 residential units are able to contribute cash contributions to non-market housing projects in-lieu of built low-end-market-rental units. These contributions are negotiated on a site-by-site basis and must meet the Affordable Housing Special Development Circumstance Criteria, including:

- Programming and supports that meet the needs of an intended target population;
- Community partnerships for the delivery of supportive services;
- Social innovation to encourage project viability, tenant liveability, and community connections;
 and
- Unlimited access for tenants to indoor and outdoor amenity spaces.

Since the adoption of the AHS in 2007, the City in partnership with the private and non-profit sectors has been able to secure 1,371 units of affordable housing for low-income households, including 477 subsidized rental housing units. These units are mainly included in three (3) subsidized, non-market housing developments that support specific vulnerable populations, including:

- 1. The Kiwanis Towers project with 296 units of rental housing for low-income seniors (completed),
- 2. The Storeys Development, which will provide 129 non-market housing units and supports for homeless and persons at risk of being homeless (under construction), and
- 3. Cressey Cadence, which will provide 15 affordable rental housing units for lone parent families with access to child care (under construction).

These developments were made possible by collaborative partnerships between non-profits, the private sector, and the City – including significant City investment.

3. Non-Market Housing in Richmond

3.1 Household Incomes in Richmond

In 2011, the median total annual income of households in Richmond was \$60,479, which is slightly lower than Metro Vancouver, at \$63,347 (2011 National Household Survey). Data from the 2015 Metro Vancouver Housing Data Book indicated that the median gross family income for renter households was \$43,115, and therefore may have less income to spend on housing costs.

The Low-Income Measure after tax (LIM-AT)¹ gives municipalities an understanding of the number of households that may be struggling to find housing. According to this measurement, in 2011 Statistics Canada estimated that 22.4% of Richmond residents were considered low-income. This is a 1.5% increase since 2006. Presently, Richmond's low-income households are concentrated in City Centre, Thompson, Blundell, and West Cambie planning areas, and 20.8% of all low-income residents in 2011 were children under the age of 18. These estimates however, may not reflect an accurate number of those who are truly low-income residents due to Canada and foreign income tax laws.

Figure 2: Richmond Population in Low-Income by Low-Income Measure After Tax (LIM-AT)

Richmond Population in Low-Income by Age	1
Under 18 Years	8,820
18-64 Years	28,700
65+ Years	4,855
Total Persons in Low-Income	42,365

Source: 2011 NHS.

Many low-income households receive income assistance from the Province. These rates have not been increased since 2007. Currently, the maximum monthly shelter assistance for an individual is \$375 and for a family of four is \$700. Due to the high cost of housing in Metro Vancouver, these households require access to non-market housing with deep subsidies in order to have income left for basic needs such as food, electricity and transit.

3.2 Rent Affordability

Figure 3 displays the number of renter households in Richmond who spend more than 30% of their before tax income on housing provision and the percentage of renter households living in non-market housing.

¹ This measurement is a fixed percentage (50%) of median adjusted after-tax income of households observed at the person level, where "adjusted" indicates that a household's needs are taken into account. Adjustment for household sizes reflects the fact that a household's needs increase as the number of members increase, although not necessarily by the same proportion per additional member. For example, if a household of 4 persons has an after tax income of less than \$38,920 all members of the household are considered low-incom fitalities. 275da, 2010).

Figure 3: Number of Renter Households spending 30% or Greater of Total Annual Income on Shelter

Renter Households in Richmond	
Number of tenant household in private dwellings	15,545
% of renter households in subsidized housing	15.3%
% of renter households spending 30% or more of households total income on shelter costs	47.5%
Median monthly shelter costs for rented dwellings (\$)	\$1,101
Median annual household income	\$43,115

Source: 2011 NHS & Metro Vancouver, 2015. Housing Data Booklet.

A household's GDS ratio is an important indicator of housing affordability. However it does not take into consideration the condition or suitability of a household's unit. For example, households may need to exceed the 30% GDS ratio if they need to rent a multi-bedroom unit in order to accommodate their family. This measurement also does not take into consideration the costs of living including child care, transit and food. Figure 4 highlights the annual income necessary to rent a housing unit based on size in Richmond. Households falling at the lower end of the housing continuum or relying of income assistance (\$375 monthly for an individual) may not be able to rent any unit in Richmond and may require non-market housing with deep subsidies.

Figure 4: Annual Income Necessary to Rent in Richmond, by Unit Type

Housing Type	3+ Bedroom	2 Bedroom	1 Bedroom	Bachelor
Average Monthly Rent	\$1,327	\$1,198	\$994	\$808
Annual Income Necessary to Rent with 30% GDS	\$53,080	\$47,920	\$39,760	\$32,320

3.3 Non-Market Housing in Richmond

There are 2,874 non-market housing units in Richmond that include assisted rental for households and co-op family housing and were secured primarily through the efforts of the non-profit sector with a variety of earlier senior government funding programs prior to 2007. In addition, 477 rental units have been secured through the 2007 AHS under the subsidized housing priority.

BC Housing provides social housing throughout the Province, including rent-geared-to-income for households under specific income thresholds. The waitlist (BC Housing Registry) for this type of housing in Metro Vancouver has increased by 30% from 2010 (7,421 households) to 2015 (9,674 households) and is an important indicator of affordable housing need throughout the region. The number of households currently waiting for social housing in Richmond is 641, with an average wait time of five to seven years (Metro Vancouver, May 2015). Figure 5 highlights that seniors and families are the largest groups needing subsidized housing in Richmond and the need for adaptable units for people with disabilities has increased 180% from 35 households (2009) to 98 households on the waitlist (2015). BC Housing currently administers the waitlist for 16 developments on the Housing Registry in Richmond.

700 641 600 500 Wheel chair access unit 400 Disabilites Seniors 300 Single Person Families 200 100 0 2009 2010 2011 2012 2013 2014 2015

Figure 5: Richmond Households on Social Housing Waitlists, by Need (May 2015)

Source: Metro Vancouver, 2015, Housing Data Book.

As noted, a critical issue with respect to much of this older affordable housing stock is expiring operating agreements, funded through the federal government and set to expire by 2040. The number of non-market units, administered by co-op and non-profit societies, with expiring operating agreements in Richmond in the next five years is 1,543 (BC Housing, 2014). Figure 6 displays the number of affordable housing units with expiring operating agreements over time. Although the current Federal Government has announced funding for these units in the 2016 budget, it is unclear which developments may receive this financial support.

Figure 6: Affordable Housing Units in Richmond with Expiring Operating Agreements

Richmond Affordable Housing Units with expiring Operating Agreements				
Year Number of Units				
2016-2020	1,543			
2021-2025	534			
2026-2030	299			
2030-2040	80			
Total by 2040 2,513				

Source: Metro Vancouver, 2015. Housing Data Book.

4. Non-Market Housing: Case Studies

The City of Richmond, through the implementation of successive affordable housing strategies has contributed to innovative and important non-market housing projects over many years. More recent initiatives include the Kiwanis Towers Project, Storeys Development, and Cressey Cadence Development. As an important partner in these projects, the City contributed by leasing City owned property, providing substantial financial support towards construction, development cost charges, service cost changes and municipal permit fees, or helped facilitate collaboration between partners.

Notwithstanding recent Provincial and Federal Government funding announcements, the loss or reduction of senior government funding and programs that support non-market housing over many years have resulted in new and innovative opportunities to create non-market housing for low-income households. The following section highlights recent innovative initiatives used in other jurisdictions throughout Metro Vancouver and Canada that have resulted in the creation of new non-market rental housing developments.

Co-Location of Housing and City Services City of Vancouver & YWCA – Fire Hall No 5 & YWCA Housing

Faced with critical housing affordability concerns and a lack of available greenfield land, the City of Vancouver has partnered with non-profit societies to redevelop City land and co-locate important community services with non-market housing in new mix-use developments. A recent example is in the Strathcona neighbourhood, where City land was redeveloped to include a much needed branch library and non-market housing. Currently, the City has partnered with YWCA to redevelop City land to include a fire hall and non-market housing.

Another project includes Vancouver's Champlain Heights Fire Hall that was built in 1952 and in need of replacement, as it no longer meets the needs of the Fire and Rescue department. In 2013, Vancouver City Council approved the addition of non-market housing on top of the fire hall, proposing a mixed use building redevelopment. Faced with critical housing affordability concerns, Council expressed interest in developing non-market housing for women-led families with children. The redevelopment of the fire hall presented a unique opportunity as it would be close to primary and secondary schools, community centres, transit and other community amenities and would be an opportunity to fully utilize City-owned land.

The City underwent extensive public consultation, rezoned the property, worked with both the Fire and Rescue Department and YWCA (the chosen non-profit provider) to develop this innovative non-market housing infrastructure, which will be completed in Summer 2018. Part of YWCA's mandate for their non-market housing communities is to provide supportive services to tenants including connections to YWCA programs and services, workshops on life skills, facilitation of tenant meetings and community events, support for tenant organized groups including children's programs and community gardening and links to additional community agencies and supportive services.

Public-Private Partnerships

Toronto Community Housing - Regent Park Social Housing Development

Like many jurisdictions faced with older non-market housing in need of renewal combined with a lack of senior government funding to invest in redevelopment, Toronto Community Housing (TCH) had to find innovative funding mechanisms to revitalise some of its older social housing projects. In 2002, TCH embarked on a collaborative development approach involving numerous stakeholders in order to redevelop Regent Park (Canada's oldest and largest social housing complex) into a mixed-use neighbourhood. This includes community facilities while maintaining the non-market subsidized housing for low-income tenants. In order to finance revitalization, TCH partnered with a private developer, Daniels Corporation, and sold a large portion of the land to be developed as market condominiums while revitalizing the rest of the non-market units into a new mixed-income community.

The success of this project was partially due to guiding social development and community facilities strategies to ensure greater levels of equity and access to community services in the neighbourhood. As part of their community contributions, Daniels Corporation built a community cultural hub in the neighbourhood that provides space for community gathering and rental space for non-profit organizations in consultation with the City of Toronto. During the redevelopment, the City of Toronto also constructed an expanded the aquatic centre in the neighbourhood. The City has ensured that programming at this facility is free and accessible for social housing tenants.

In Richmond, the Kiwanis Towers Project also took the approach of a public-private partnership in order to redevelop ageing affordable seniors' rental housing which has resulted in a net increase of 174 affordable rental units and programming space for low-income seniors in the City Centre.

Comprehensive Renewal and Redevelopment Metro Vancouver Housing Corporation – Heather Place, Vancouver

Metro Vancouver Housing Corporation's (MVHC) Heather Place redevelopment in Vancouver highlights a local and current example of renewal of ageing affordable rental housing stock. Heather Place was built it the early 1980s and consists of 86 mixed income rental units located near Vancouver General Hospital. Of the 86 homes, 26 are rent-geared-to-income (RGI) with the remainder rented at market rates. The redevelopment of Heather Place offers an opportunity to replace the aging units with a revitalized, socially and income mixed community of approximately 230 rental homes (including non-market/RGI units) in close proximity to community and transportation services.

As Heather Place receives 85% of its revenue from rents, redevelopment was deemed financially possible due to the densification of the property and large increase of market rental units. Heather Place is in a unique situation, as MVHC owns this land. This is not common for many non-profit housing providers. The City of Vancouver supported zoning changes to permit higher density, which provided an opportunity for more rent to be generated through redevelopment. The continuation of some RGI units is made possible by continuing BC Housing rent subsidies to eligible tenants. MVHC is continuing to evaluate and prioritize other properties in its housing stock across the region most suitable for expansion and redevelopment.

Repurposing Community Assets cSpace, Calgary – Repurposed School for Cultural Hub and Artist Housing

Declining enrolment and rising maintenance costs have forced many school boards throughout Canada to consider selling surplus property. School closures can often mean the loss of an important public amenity and neighbourhood green space. The Calgary Board of Education has been faced with this decision and has sold schools deemed as surplus to offset staff costs in high enrollment schools. One surplus school, King Edward, was sold to cSpace, a social enterprise that supports artists and non-profits. This school is currently being repurposed as a mixed use complex, which will include an arts hub, and community space. Originally, this redevelopment was going to include affordable rental units for artists to live and work in. However, this portion of the project has been delayed and may no longer be involved in the overall plan. The financing for this unique project came from a collaborative effort, including non-profit fundraising, selling a portion of the land to a private developer to be developed into market housing, and funding from the City of Calgary and the Province to support programming.

The re-repurposing of schools for other important community assets, including community hubs and affordable housing, has been a strategy used in Toronto and other communities. Locally, the Vancouver School Board is seeking proposals to adapt two empty schools into a community amenity. Richmond School District is also in the process of consulting with the community regarding potential school closures.

Looking Ahead: Policy Review Considerations

Non-market housing plays a critical role in the housing continuum for a healthy community. A shifting senior government funding climate has placed considerable pressure on municipalities to contribute to the non-market housing stock beyond their traditional land use planning and development approval roles. The City of Richmond has a long history of providing support for non-market housing in a variety of ways, such as the below market leasing of City owed land to help facilitate the construction of non-market rental housing. Since 2007, the City has also contributed substantial financial investment towards securing 477 non-market housing units. Despite this commitment, housing affordability remains a critical issue and many low-income households still need access to affordable housing with subsidies.

Case studies presented in this report highlight approaches used in other jurisdictions to develop new non-market housing. This includes the co-location of city-services and housing on municipal-owned land, public private partnerships and community contributions, and the repurposing of community assets (such as surplus schools). These will be critical considerations for Richmond as it explores alternative non-market housing options in partnership with senior governments and others to encourage a range of affordable housing choices for existing and future families and individuals in Richmond.



Report to Committee

To:

Planning Committee

Date:

June 1, 2016

From:

Cathryn Volkering Carlile

File:

08-4057-01/2016-Vol

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Re:

Affandakia Harrima Otratama Harleta Harri Fradi

General Manager, Community Services

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Affordable Housing Strategy Update - Low End Market Rental Policy

Information Backgrounder

Staff Recommendation

That the staff report titled "Affordable Housing Strategy Update – Low End Market Rental Policy Information Backgrounder," dated June 1, 2016 from the General Manager, Community Services, be received for information.

Cathryn Volkering Carlile

General Manager, Community Services

(604-276-4068)

Att. 1

RE	PORT CONCURRE	ENCE
ROUTED TO:	Concurrence	CONCURRENCE OF GENERAL MANAGER
Development Applications Policy Planning	년 년	leleaelle
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	DW	APPROVED BY CAO

Staff Report

Origin

The purpose of this report and accompanying informational backgrounder (Attachment 1) is to provide Council with information on other models and practices from jurisdictions in Canada and the United States relating to inclusionary zoning as a means of securing low-end-market rental units.

The information backgrounder will be considered along with the findings from the completed Community Profile (anticipated to be completed in Fall 2016) as part of the Affordable Housing Strategy update to re-examine and develop policy that addresses current housing needs and challenges in Richmond.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.2. Effective social service networks.

This report also supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.4. Diversity of housing stock.

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

Strategic Direction #1: Expand Housing Choices

Background

The Affordable Housing Strategy (AHS), adopted by Council on May 28, 2007, was first created to respond to residents' need for access to safe, affordable and appropriate housing. The central focus of the AHS is to ensure that the City is successful in providing a range of housing options for households of different ages, family types and incomes. The AHS identifies three priority areas:

- 1. Subsidized rental housing, for households earning \$34,000 or less;
- 2. Low end market rental housing, for households earning between \$34,000 or less and \$57,000 or less; and
- 3. Entry-level homeownership, for households earning \$60,000 or less.

Analysis

Affordable Housing Strategy Update

To begin the Affordable Housing Strategy update process, staff presented data and statistics with respect to housing need and affordability in Richmond to Council on March 14, 2016 as part of Phase 1 (Community Profile). To supplement the statistics, staff are undertaking consultation work with the public and key stakeholders to generate a greater understanding of the challenges individuals and households face when accessing housing in Richmond. With respect to identifying the need for low-end-market-rental housing, staff are engaging non-profit housing providers and the development industry to identify potential opportunities and challenges with inclusionary zoning approaches and mechanisms to secure low-end market rental units. Feedback from these community engagement initiatives will be collated with the statistical information into a comprehensive Community Profile for Council consideration this fall.

Figure 1: Affordable Housing Strategy Update Timeline



Staff have also compiled preliminary research on various housing policies and practices that is anticipated to inform Phase 2. Specifically with low-end market rental housing, staff have been tracking Council referrals, noting Council preferences, compiling comments and concerns from the development community and monitoring households and client groups that could benefit from increased affordable rental supply. Staff will utilize this information along with the Community Profile findings to re-visit and develop policies that are tailored to a Richmond-specific housing context.

Inclusionary Zoning and Low End Market Rental (LEMR) Housing

Inclusionary zoning is a regulatory tool that requires the provision of built affordable housing as part of residential and/or mixed use development as a condition of development approval. Inclusionary zoning is an effective way of securing built units or cash contributions in the absence of significant senior government funding or rental supply program.

Metro Vancouver estimates that Richmond needs to create a minimum of 220 low-moderate income rental units annually over ten years. Inclusionary zoning is one mechanism that can address the demand for these types of units. In Richmond, inclusionary zoning is combined with density bonus incentives to secure built LEMR units in developments larger than 80 units and secondary suites in most single family rezonings. The City also secures cash-in-lieu contributions for some single family rezonings, all townhouse developments and all apartment

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developments creating 80 units or less. Figure 2 details the affordable housing contributions secured through inclusionary zoning practices.

Figure 2: Contributions Secured Through Inclusionary Zoning in Richmond

Type of Development	Contribution Required			
Apartments over 80 units	5% of the total residential floor area constructed as low-end market rental units			
Apartments with 80 units or less	Cash-in-lieu contribution of \$6/sq. ft.			
Townhouse	Cash-in-lieu contribution of \$4/sq. ft.			
Single family (rezoning)	 Secondary suite constructed on 100% of new lots created; or Secondary suite constructed on 50% of new lots created and \$2/sq. ft. contribution on 50% of the remaining lots; or 			
	100% cash contribution of \$2/sq. ft. in cases where secondary suites cannot be accommodated (developer must provide rationale).			

Successes with Inclusionary Zoning in Richmond

Inclusionary zoning is a successful mechanism in Richmond for securing affordable housing. Since the adoption of the AHS in 2007, the City has secured the following units through the inclusionary zoning approach:

- 320 low end market rental units
- 477 subsidized rental units
- 19 affordable homeownership units
- 165 secondary suites
- 411 market rental units (secured through a Housing Agreement registered on title)

With respect to the low-end market rental priority, the City is able to secure affordable rental units located in larger market developments targeted towards low-to-moderate income households. Examples of individuals who benefit from access to low-end market rental include students, retail/service workers and low-to-moderate income families. The chart below outlines current requirements for low-end market rental units in Richmond.

Figure 3: Low End Market Rental Thresholds

Unit Type	Minimum Size	Maximum Monthly Rent	Total Household Annual Income
Bachelor/studio	37 m² (400 ft²)	\$850	\$34,000 or less
1 bedroom	50 m ² (535 ft ²)	\$950	\$38,000 or less
2 bedroom	80 m ² (860 ft ²)	\$1,162	\$46,500 or less
3+ bedroom	91 m ² (980 ft ²)	\$1,437	\$57,500 or less

Staff have received feedback from the development industry that the inclusionary zoning approach is especially successful in Richmond, as a flat rate and/or built unit requirement is communicated clearly and applied in a transparent fashion. Some other successes of the low-end market rental units include:

• Use of units are secured as low-end market rental in perpetuity;

- Tenants enjoy unrestricted and unlimited access to common amenities, including facilities and parking;
- Units are dispersed throughout the building to facilitate a sense of inclusion in the community; and
- Many of the units secured are located in the City Centre neighbourhood with close proximity to services, amenities and transit.

Richmond's approach to implementing inclusionary zoning is recognized across municipalities in Metro Vancouver for its success in generating built affordable housing units and cash-in-lieu contributions. The policy review will continue to build on Richmond's successes.

Challenges with Securing LEMR Units in Richmond

While inclusionary zoning has been a success for securing built affordable housing contributions as LEMR units, there are some challenges such as:

- Occupancy management as the City does not own or manage the units, the responsibility for tenant selection and property management often falls onto the developer/designated property management firm. Due to this model, there is no centralized waitlist or application process for eligible households. This can lead to confusion from interested tenants regarding availability of the units and how to apply.
- Concerns from the development community this includes minimum unit sizes, access to parking, the dispersal of units throughout a development, and their ongoing management responsibility.

Some development industry representatives continue to express concerns about the percentage of the floor area dedicated towards LEMR units. Staff are consulting with development industry stakeholders to receive feedback and identify opportunities for strengthening the inclusionary zoning model.

Highlights from Case Studies

Richmond is the only municipality in Metro Vancouver utilizing a consistent inclusionary zoning approach, which reflects the City's specific development circumstances and development opportunities. In comparison, other jurisdictions may have similar mechanisms, but it should be recognized that the funding climate and development context may be different. For example, land contributions (instead of built units) are provided for the development of affordable housing projects in the City of Vancouver and the City of Montreal. Specifically, the Provincial Government is a very active partner in affordable housing development in Montreal, often providing up to 50% of the capital funding for affordable rental housing. In addition, American municipalities referenced in the policy backgrounder often receive significant funding and assistance from the federal government.

Next Steps

Although the responsibility for providing affordable housing largely rests with senior governments, the City recognizes that providing a range of affordable and diverse housing types

for residents is an important element of creating a livable community. The main objective of the AHS is to ensure that the City is successful in continuing to be a regional leader in affordable housing and providing housing options for households of different ages, family types and incomes.

Phase 2 (Policy Review) of the AHS update will examine how the City can encourage an increasing supply of housing options, including the provision of LEMR units. Review of policy practices and case studies provides comparisons on how inclusionary zoning works in other municipalities. This research will be considered with the Community Profile findings to determine the level of housing need in Richmond and generate ideas to enhance the City's current inclusionary zoning mechanisms and policies pertaining to the LEMR priority. Some of the key considerations that staff will undertake during the policy review include:

- Identify new minimum thresholds for requiring LEMR units for townhouse projects and re-examining thresholds for apartment projects of less than 80 units and built LEMR units requirements in townhouse projects;
- Update maximum rents and annual income thresholds;
- Update housing Agreement provisions and language, parking requirements;
- Update minimum units size requirements;
- Identify opportunities and options for non-profit housing providers to partner with developers to potentially manage LEMR units; and
- Continue ongoing administration and monitoring of Housing Agreements and information for eligible households.

A critical component of the LEMR policy review will be to undertake an economic analysis to generate recommendations for revising the threshold for built unit development (e.g. increasing the 5% built unit requirement, reviewing the 80 unit threshold). The LEMR policy review aims to build on Richmond's successes with achieving built units and collecting cash-in-lieu contributions from developments.

Financial Impact

None.

Conclusion

With Metro Vancouver's estimation of 220 low-moderate income rental units needed annually in Richmond over ten years, it is timely to review the successes and challenges of the current affordable homeownership policy. A thorough analysis, combined with the complete Community Profile, will generate policy recommendations that better respond to current housing need and identify opportunities for creating more affordable rental options in Richmond. LEMR units are an important part of the housing continuum, as they provide more affordable rental options for low-moderate income households. This is especially important considering the current rental market in Richmond, which has high rents and low vacancy rates. Encouraging more LEMR opportunities will help to generate a full range of housing options to meet the needs of a diverse population.

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June 1, 2016

Joyce Rautenberg Affordable Housing Coordinator (604-247-4916)

Att. 1: Policy Backgrounder - Inclusionary Zoning for Low End Market Rental Housing

City of Richmond

Affordable Housing Strategy Update Policy Backgrounders

Part 2 – Inclusionary Zoning (Low-End-Market-Rental)



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1. Introduction

Housing affordability continues to be a critical issue both regionally and at the local level. Richmond's *Affordable Housing Strategy* (AHS), adopted by Council in 2007, is being updated to reflect current and future community needs and to align with regional housing goals. Central to the update is a review of the AHS's three priority policy areas: subsidized housing, low end market rental, and entry level homeownership.

This report is part of a series of backgrounders intended to help inform and frame the policy review and focuses on the second priority, which is the City's inclusionary zoning approach to provide low end market rental housing targeted to households with low to moderate incomes between \$34,000 and \$57,500. More specifically, this report provides:

- a definition of housing affordability and inclusionary zoning;
- a high level overview of senior and regional government context with respect to inclusionary zoning and housing demand;
- a summary of Richmond's inclusionary zoning approach including achievements to date;
- a snapshot of current renter households and the rental market in Richmond; and
- case studies from other Canadian and American jurisdictions that use inclusionary zoning to address local affordability housing issues.

1.1 What is Affordable Housing and Inclusionary Zoning?

The Canadian Housing and Mortgage Corporation (CMHC) provides a commonly accepted measurement for households based on a ratio of housing costs to gross income. According to this measurement, renter households should not spend more than 30% and owner households should not spend more than 32% of their before tax income on housing costs. Owners' gross-debt-service (GDS) ratio includes applicable strata fees, homeownership insurance and heating costs, and therefore their GDS is slightly higher than that for renters.

Inclusionary zoning refers to a regulatory instrument that either encourages or requires the provision of affordable housing as part of residential and/or mixed use developments, typically requiring a percentage of affordable housing units be provided in a development as a condition of development approval. Inclusionary zoning may often be combined with density bonusing (as in Richmond's case) or other incentives, such as fast tracking permits. As in Richmond, cash-in-lieu options are also used by some jurisdictions to fund special affordable housing projects.

2. Context

2.1 Federal Government

The Federal Government has traditionally and historically played a major role in the provision of affordable housing. This has changed significantly over the past 20 years as policy changes have resulted in less funding to support the creation of new affordable housing options particularly for low to moderate income households. In response, some provincial and local governments across Canada have developed various local approaches, including the use of inclusionary zoning to encourage the construction of affordable housing targeted towards low to moderate income households.

2.2 Provincial Government

In BC, the Provincial Government has continued to match federal funding for housing with an increased focus on more vulnerable populations. In particular, there is a focus on the provision of rental supplements as the primary means of improving affordability for low to moderate income households. The Province has also used legislation through the *Local Government Act* (Section 483) giving municipalities the authority to use inclusionary zoning to facilitate the development of affordable housing. Only a few BC municipalities, including Richmond, have adopted local inclusionary zoning policies.

2.3 Metro Vancouver Regional District

Metro Vancouver 2040 – Shaping Our Future (2011), the Regional Growth Strategy, provides the overall growth management framework for Metro Vancouver. In addition to coordinating regional land use, transportation planning and directing future growth to urban centres, it provides direction for the provision of affordable housing. The draft Regional Affordable Housing Strategy encourages municipalities to facilitate the creation of new rental housing supply that is affordable for low-moderate income households and to plan for the special housing needs of specific populations. In supporting the Regional Growth Strategy, municipalities are required to develop local housing action plans. These housing action plans will play an important role in responding to regional goals, including affordable rental housing for low-moderate income households, to provide diverse and affordable housing choices. Metro Vancouver estimates that Richmond will require 2,200 units of low-moderate income rental housing over the next ten years

3. Richmond's Inclusionary Zoning Approach

Although the mandate to provide affordable housing is the primary responsibility of senior governments, Richmond has long acknowledged that providing a range of affordable and diverse housing types for residents is an integral part of creating a liveable community. A central focus of the current AHS is to ensure that the City is successful in providing a range of housing options for households of different ages, family types, and incomes.

An important element of the AHS is the housing continuum highlighted in Figure 1. The continuum identifies the range of housing choices including ownership and rental, as well as government supported housing such as non-profit, co-op and emergency shelters. Ideally in any community, options available to move along the housing continuum should be available for those who need them.

Figure 1: Housing Continuum

Homeless and At Risk		Rental Housing				Homeownership		
Emergency Weather Shelters	Shelters	Transitional Housing	Non-Market/ Social Housing	Low-End-Market Rental	Purpose Built Rental	Secondary Market Rental	Affordable Homeownership	Market Homeownershi
Temporary shelters opened when an Extreme Weather Alert is issued.	Short-stay housing with varying levels of support to individuals	Short to medium term housing that includes the provision of support services (on or off-site), to help people move towards self-sufficiency	This housing includes funded by senior levels of government and housing managed by BC Housing, Metro Vancouver, non-profit and cooperative housing providers.	Rental units secured through inclusionary zoning. Targets low-moderate income households with rents set at below market rates.	Residential housing built as rental units, and may not be converted into stratified units. May be owned by a developer or a non-profit organization, or a secondary suite on a single-family lot.	Privately owned condominiums that could be rented out by the owner at market rate.	Units affordable to middle income home buyers. This housing units are usually are modestly sized and targeted to first-time home buyers.	Ownership including single family dwellings row houses, and strata owned condominiums a market prices.
Ric	hmond High	lights		Richmond	Highlights		Richmond	Highlights
28 temporary spaces	10 spaces adult males	10 spaces for women who are experiencing violence	3,652 affordable rental units (including family and seniors' rental, and co-ops)	320 Low- end-market- rental units secured through inclusionary zoning	Approximately 2,806 units of purpose built rental housing and 812 secondary suites	Approximately 4,223 renter occupied housing units in Richmond	Approximately 77% are homeowners	

In Richmond, the City's inclusionary zoning policy offers a density bonus at time of rezoning for multifamily and mixed use developments containing more than 80 residential units in exchange for building at least 5% of total residential floor area as low-end-market-rental (LEMR) units. These units are secured in perpetuity with a Housing Agreement registered on title. In some circumstances (apartments less than 80 units and townhouse developments), the City accepts cash contributions in-lieu of built units, which are used for larger scale affordable housing projects.

In addition, at least 50% of any single family lots that are being rezoned and subdivided must include either a secondary suite or a coach house. Although these secondary units do not have stipulated maximum rents or income thresholds for tenants and are not secured with a housing agreement, they increase the density of single family neighbourhoods and provide alternative rental options for the community.

Since adoption of the AHS and the inclusionary zoning and density bonusing approach in 2007, 320 LEMR units have been created. An additional 119,069 square feet of floor space is committed to affordable housing in future development phases. Current unit sizes, maximum monthly rents and eligible household incomes are summarized in Figure 2.

Figure 2: Richmond Low-End-Market-Rental Units Specifications

Unit Type	Minimum Unit Sizes	Maximum Monthly Rent*	Total Household Annual Income ¹ *
Bachelor	37 m ² (400 ft ²)	\$850	\$34,000 or less
One bedroom	50 m ² (535 ft ²)	\$950	\$38,000 or less
Two bedroom	80 m ² (860 ft ²)	\$1,162	\$46,500 or less
Three bedroom	91 m ² (980 ft ²)	\$1,437	\$57,500 or less

4. Snapshot of Richmond's Rental Market

4.1 Rental Housing Stock

Rental housing is an important and valuable component of the City's housing continuum and includes non-market/social housing, low-end-market-rental units, purpose built market rental, and rental units available in the secondary market rental. According to the CMHC 2015 Rental Market Report, there are 2,806 units of purpose built rental units in Richmond. Figure 3 highlights the rental housing that has been secured through inclusionary zoning since 2007.

Figure 3: Rental Housing Units Secured through the AHS (2007 – 2016), by Unit Type

Units Secured Through the Affordable Housing Strategy								
Subsidized Rental	Affordable Rental (LEMR)	Market Rental	Secondary Suite					
477	320	477	165					

Note: Figures as of March 2016.

Between 2011 and 2015, the average rents for all types of units in Richmond have increased by 12.4%; the largest increase (20.5%) was for three bedroom units. Figure 4 displays the increase in rent for all unit types in Richmond from 2011 - 2015.

Figure 4: Richmond Rents Increase 2011-2015, by Unit Type

Richi	Richmond Monthly Average Rents, by Unit 2011-2015 (\$)								
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +					
2011	736	905	1,278	1,325					
2012	749	947	1,365	1,417					
2013	796	953	1,177	1,508					
2014	808	994	1,198	1,327					
2015	843	1,025	1,296	1,596					
% Change	14.5%	13.2%	1.4%	20.5%					

Source: CMHC, 2011 - 2015 Rental Market Surveys.

In 2015, rental vacancy rates in Richmond were lower than 1%, except for 1 bedroom apartments (1.4%). This is an average decrease of 25% in vacancy since 2011. According to the fall 2015 CMHC Rental Market Survey, the average vacancy rate for purpose-built apartments in Canada's 35 major urban centres was 2.7%, close to what many housing professionals believe is a healthy market rate. Richmond's lower than average vacancy rates are indicative of a constrained rental housing market resulting in higher rents and making it more difficult for renters to find adequate housing due to lack of supply.

4.2 Rental Affordability

To affordably rent a bachelor unit in Richmond, households should have an annual income of \$32,320. Figure 5 highlights the annual income necessary to affordably rent housing units of various sizes in Richmond. Households falling at the lower end of the housing continuum or relying on income assistance (\$375 monthly for an individual) will not be able to rent any unit in Richmond, and therefore require non-market housing with deep subsidies.

Figure 5: Annual Income Necessary to Rent in Richmond, by Unit Type

Housing Type	3+ Bedroom	2 Bedroom	1 Bedroom	Bachelor
Average Monthly Rent	\$1,327	\$1,198	\$994	\$808
Annual Income Necessary to Rent with 30% GDS	\$53,080	\$47,920	\$39,760	\$32,320

According to Statistics Canada (2011), 47.5% of renter households spend more than 30% of their before tax income on housing. Figure 6 displays data about Richmond's renter households including the percentage of renter households living in subsidized housing.

Figure 6: Number of Renter Households spending 30% or Greater of Total Annual Income on Shelter

Renter Households in Richmond	
Number of tenant households in private dwellings	15,545
% of renter households in subsidized housing	15.3%
% of renter households spending 30% or more of household total income on shelter costs	47.5%
Median monthly shelter costs for rented dwellings (\$)	\$1,101
Median annual household income	\$43,115

Source: 2011 NHS & Metro Vancouver, 2015 Housing Data Booklet.

4.3 Renter Households

In 2011, 22.9% (15,555) of households in Richmond were renters (2011 National Household Survey). Data from Metro Vancouver Housing Data Book (2016) indicated that the median gross family income for renter households was \$42,483, which is substantially lower than the median income of \$60,479 for all Richmond households.

The Low-Income Measure after tax (LIM-AT)¹ gives municipalities an understanding of the number of households that may be struggling to find housing. According to this measurement, Statistics Canada in 2011 estimated that 22.4% of Richmond residents were considered low-income. This may not reflect an accurate number of those who are truly considered low-income residents due to Canadian and foreign income tax laws. According to the 2016 Metro Vancouver Housing Data Booklet, in 2010 17% of all Richmond households (11,815) earned between \$30,000-\$49,000. These households may not be able to afford market rate rents and therefore may rely on low-end-market rental units.

¹ This measurement is a fixed percentage (50%) of median adjusted after-tax income of households observed at the person level, where "adjusted" indicates that a household's needs are taken into account. Adjustment for household sizes reflects the fact that a household's needs increase as the number of members increase, although not necessarily by the same proportion per additional member. For example, if a household of 4 persons has an after tax income of less than \$38,920 all members of the household are considered low-incomp (Statistics 23 and a, 2010).

5. Inclusionary Zoning: Selected Case Studies

The following section highlights selected inclusionary zoning policies used in other jurisdictions throughout Canada and the United States. Richmond is one of the few Canadian cities to adopt a local inclusionary zoning policy. While these case studies reflect local housing market conditions including land costs as well as specific legislative circumstances, they illustrate the range of inclusionary zoning policy approaches that have been developed to address affordable housing challenges.

Vancouver

Vancouver first adopted its inclusionary zoning policy in 1988 in preparation of the redevelopment of the Expo lands in the False Creek neighbourhood. This program is combined within the City's larger Community Amenity Contributions Policy. In exchange for a density bonus the City requires a contribution of land instead of built units. The City then works with senior governments and the non-profit sector to develop affordable rental housing. To date, land contributions through Vancouver's inclusionary zoning resulted in the development of over 2,500 units of affordable rental housing.

Program Characteristics

Target Households:

 Varies between developments. Typically land gained from inclusionary zoning has been used to develop Single Room Occupancy hotels that support homeless persons, persons at risk of homeless, and persons with other barriers to housing including mental health issues.

Development Thresholds:

• Used on a case-by-case basis for residential developments of 200 units or more where staff deem it appropriate to request a land contribution towards affordable housing projects.

Contribution Rates:

• The developer is required to contribute 20% of the base density (excluding density gain through density bonusing) for affordable housing projects.

Administration:

• The contribution is negotiated on a case-by-case basis by planning staff as part of the overall Community Amenity Contribution. The City then works with senior levels of government and non-profit groups to develop the non-market housing. The City will lease the land gained through the development contribution to the operating organization for 60 years.

Montreal - Inclusionary Zoning Strategy

This voluntary approach was first adopted in 2005 with a goal to provide mixed income housing (both rental and homeownership) in all large residential developments. Similar to Richmond, this policy responds to rising housing prices and a growing demand for affordable rental housing. Unlike Richmond however, Montreal has a more affordable housing market. Montreal City staff note that the city's lower land prices relative to Metro Vancouver results in a smaller burden on developers. The Province of Quebec also continues to provide substantial capital funding towards all social housing developments. Since the policy was adopted, approximately 400 - 1,200 units of affordable housing are created annually.

Program Characteristics

Target Households:

• Low-income households with an annual income below \$35,000 are eligible for social housing units; moderate-income households with an annual income between \$35,000-\$50,000 are eligible for affordable homeownership units.

Development Thresholds:

• All developments proposals with 100 or more residential units; smaller developments are asked to contribute cash in lieu.

Contribution Rates:

Developers are required to provide 15% of all residential units as affordable homeownership. In addition, developers are required to provide a land contribution for a social housing development which should equal another 15% of the total residential units of the development. This land can be provided on or off site. The development of the new social housing project is financed through a combination of provincial funding, City contributions, and a chosen non-profit or cooperative housing provider.

Administration:

- Once the social housing units are built, the chosen non-profit or co-operative housing provider administers the project.
- The City of Montreal administers the unit price and resale restrictions of the affordable homeownership units.

Boston - Inclusionary Development Policy

This policy was adopted in 2000 under direction from the mayor at the time in the absence of state legislative direction. It has been modified since to respond to rapidly increasing housing prices and reduced state and federal funding for affordable housing. The program has led to the development of 1,496 new affordable housing units through on-site and off-site construction, with another 551 currently under construction. In addition, more than \$100 million has been raised in cash-in-lieu contributions, which has been used to build another 1,500 affordable housing units.

Program Characteristics

Target Households:

• Households eligible for affordable rental housing must earn less than 70% of the area median income; households eligible for affordable homeownership must earn less than 100% of area median income however some units are reserved for households earning less than 80% of area median income.

Development Thresholds:

• Developments with ten or more residential units seeking rezoning.

Contribution Rates:

- Developers are required to provide 15% of affordable housing units (rental or homeownership).
- Cash-in-lieu is accepted in areas where affordable housing is better located off-site. In these cases, developers are required to provide a minimum of \$200,000 per unit of required built affordable housing. In specified areas, developers are also required to pay a difference between the price of a market condominium and an affordable unit. In these cases developers are sometimes required to pay greater than \$50,000.

Administration:

 The program is administered by the Boston Redevelopment Authority (BRA), a subsidiary of the City and State government. In addition, the BRA also administers rent regulations and the re-sale of any homeownership units.

San Francisco - Inclusionary Affordable Housing Program

Inclusionary zoning was first adopted by San Francisco in 1992 in response to the increasingly high price of housing. From 1992 – 2008 this policy resulted in the creation of 1,096 units from 133 residential developments and over \$17 million in cash-in-lieu contributions. 72% of built units to date are affordable homeownership with the remaining 28% built as affordable rental units.

Program Characteristics

Target Households:

• For affordable rental units, households must earn less than 60% of the area median income; for affordable homeownership units, households must earn less than 120% of area average income.

Development Thresholds:

• All residential developments with five or more units; this threshold was decreased from 10 residential units in 2007.

Contribution Rates:

Developments undergoing a rezoning must provide 17% of units as affordable. The tenure of
these affordable units is negotiated on a case-by-case basis. In cases where the developer is
permitted to build affordable units off-site, the developer must provide 20% affordable units.
Cash-in-lieu contributions are calculated based on an 'affordability gap' or the difference
between the cost of producing a unit and the market rate. These contribution rates are calculated
yearly per each unit type.

Administration:

• The policy and units are administered by two full time staff members in the Mayor's Office of Housing. On an annual basis, this Office sets maximum rents, reassesses cash-in-lieu contribution rates and income thresholds. A waitlist of eligible households is also maintained.

6. Looking Ahead – Policy Review Considerations

Inclusionary zoning as part of a broader set of municipal tools remains an important mechanism for municipalities to encourage the construction of affordable housing. While Richmond's policy has been successful in leveraging development activity in the City to help create much needed low-end-market-rental units since 2007, affordability challenges affect many Richmond households particularly those earning low to moderate incomes. The current AHS policy review provides an important opportunity to ensure that the City's inclusionary zoning approach reflects Richmond's specific development circumstances and opportunities so that the policy continues to be an effective tool that helps address local affordability challenges. Fairness and equity, development thresholds, overall financial feasibility, household eligibility priorities and ongoing administration and monitoring requirements are among the key considerations that will be central to Richmond's Affordable Housing Strategy policy review.



Report to Committee

To:

Planning Committee

Date:

June 1, 2016

From:

Cathryn Volkering Carlile

File:

08-4057-01/2016-Vol

01

Re:

General Manager, Community Services

Affordable Housing Strategy Update - Affordable Homeownership Policy

Information Backgrounder

Staff Recommendation

That the staff report titled "Affordable Housing Strategy Update – Affordable Homeownership Policy Information Backgrounder," dated June 1, 2016 from the General Manager, Community Services, be received for information.

Cathryn Volkering Carlile

General Manager, Community Services

Celeaelel

(604-276-4068)

Att. 1

REPORT CONCURRENCE							
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER					
Development Applications Policy Planning	· <u>v</u>	Celeaelile					
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	DW	APPROVED BY CAO					

Staff Report

Origin

The purpose of this report and accompanying informational backgrounder (Attachment 1) is to provide Council with information on other models and practices from jurisdictions in Canada and the United States relating to securing affordable homeownership units.

The information backgrounder will be considered, along with the findings from the completed Community Profile (anticipated to be completed in Fall 2016), as part of the Affordable Housing Strategy update to re-examine and develop policy that addresses current housing needs and challenges in Richmond.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.2. Effective social service networks.

This report also supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.4. Diversity of housing stock.

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

Strategic Direction #1: Expand Housing Choices

Background

The Affordable Housing Strategy (AHS), adopted by Council on May 28, 2007, was first created to respond to residents' need for access to safe, affordable and appropriate housing. The central focus of the AHS is to ensure that the City is successful in providing a range of housing options for households of different ages, family types and incomes. The AHS identifies three priority areas:

- 1. Subsidized rental housing, for households earning \$34,000 or less;
- 2. Low end market rental housing, for households earning between \$34,000 or less and \$57,000 or less; and
- 3. Entry-level homeownership, for households earning \$60,000 or less.

Analysis

Affordable Housing Strategy Update

To begin the Affordable Housing Strategy update process, staff presented data and statistics with respect to housing need and affordability to Council on March 14, 2016 as part of Phase 1 (Community Profile). To supplement the statistics, staff are undertaking consultation work with the public and key stakeholders to generate a greater understanding of the challenges individuals and households face when accessing housing in Richmond. With respect to identifying the need for affordable homeownership options, staff are engaging the development industry and non-profit housing providers to identify potential challenges and opportunities for developing feasible affordable homeownership programs. Feedback from these community engagement initiatives will be collated with the statistical information into a comprehensive Community Profile for Council consideration this fall.

Figure 1: Affordable Housing Strategy Update Timeline



Staff have also compiled preliminary research on various housing policies and practices that is anticipated to inform Phase 2. Specifically with low-end market rental housing, staff have been tracking Council referrals, noting Council preferences, compiling comments/concerns from the development community and monitoring households and client groups that could benefit from increased rental supply. Staff will utilize this information along with the Community Profile findings to re-visit and develop policies that are tailored to a Richmond-specific housing context.

Entry Level (Affordable) Homeownership

Entry level homeownership refers to modest housing units that are affordable for first-time homebuyers. In other jurisdictions, these initiatives are often referred to as "affordable homeownership" with the objective of creating housing units that remain affordable in perpetuity.

Affordable Homeownership Successes in Richmond

Since adoption of the AHS in 2007, the City has been successful in securing 19 entry level homeownership units. In exchange for the 19 entry level homeownership units, the developer was given a density bonus (0.07 FAR) to accommodate smaller units and increase affordability. The City is able to provide some support to entry level or affordable housing initiatives by encouraging:

• The construction of smaller units to make homeownership more affordable, and

• Innovative new housing forms and financing structures.

Affordable Homeownership Challenges in Richmond

Without significant or guaranteed funding, it can be challenging for municipalities to take on the cost of managing and administering a homeownership program on its own. Due to responding to the increasing need for subsidized rental and low-end market rental, the City has not had enough resources to put towards developing a comprehensive affordable homeownership program.

With respect to affordable homeownership opportunities in Richmond, the increasing cost of ownership prices relative to average income make homeownership increasingly challenging to obtain. For example, from 2005 to 2015, the benchmark price of apartments has increased by 48%, townhomes by 76%, and single detached houses by 131%. Figure 2 illustrates the minimum annual income necessary to purchase a housing unit in Richmond based on a gross-debt-service (GDS) ratio of 32%. The annual income necessary to purchase a typical unit in Richmond significantly exceeds median household income (\$60,479). Saving for a down payment can be a barrier for many first-time homebuyers. It can be assumed that some households will not be able to provide a 20% down payment and will require a higher annual income to support a larger mortgage.

Figure 2: Annual Incomes Necessary for Homeownership in Richmo	and with 32% GDS by Unit Type
--	-------------------------------

Housing Type		enchmark Price Down Paymen		Annual Income Necessar with 32% GDS Ratio		
			5%	*		
Single Detached	\$ 1,413,500	1,413,500	10%	*see footnote 1		
		20%	\$	206,576		
	e \$	631,600	5%	\$	115,181	
Townhouse			10%	\$	109,463	
			20%	\$	98,030	
	artment \$ 404,700		5%	\$	76,160	
Apartment			10%	\$	72,497	
			20%	\$	65,171	

Highlights from Case Studies

Homeownership affordability is an issue shared by many jurisdictions, especially in Metro Vancouver. Preliminary research reveals six key elements in successful municipal affordable homeownership programs:

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¹ Calculations are made with the following assumptions. The purchase price is the benchmark price for the Richmond housing market, set by the Real Estate Board of Greater Vancouver, March 2016 Home Price Index. The mortgage amount is calculated with a 25 year amortization period with a 5 year fixed interest rate of 3.19% and bi-monthly payments. The strata fees are calculated as 50% of an assumed median strata fee of \$300. Heating costs were assigned a price of \$25 monthly, and \$50 for a single detached unit.

- 1. Senior government funding significant investments from federal and provincial/state funding help local municipals create affordable homeownership initiatives, such as down payment assistance programs.
- 2. Administrative capacity sufficient administrative capacity is necessary to help manage and oversee programs, including re-sale restrictions, down-payment assistance, and maintaining a waitlist for eligible households.
- 3. Restrictions on resale restrictions on resale ensure that the units will remain affordable for future owners.
- 4. Owner occupancy this ensures that units are not used as investment property.
- 5. Income or asset restrictions on participation this ensures that an appropriate priority group is targeted for homeownership support.
- 6. Financial support to eligible households saving for a down payment is the largest barrier for first time home buyers. Down payment assistance, in the form of a repayable zero or low interest loan, helps transition moderate income households from renting into ownership.

Next Steps

Although the responsibility of providing affordable housing largely rests with senior governments, the City recognizes that providing a range of affordable and diverse housing types for residents is an important element of creating a livable community. The main objective of the AHS is to ensure that the City is successful in providing housing options for households of different ages, family types and incomes.

Phase 2 (Policy Review) of the Affordable Housing Strategy update will examine how the City can encourage an increasing supply of housing options, including the provision of affordable homeownership. Affordable homeownership is an important part of the housing continuum, as it provides increased security of tenure for households and reduces pressure on other housing (non-market or low-end market rental) by transitioning moderate income households from rental to ownership. Staff will review the key elements from the research and explore the feasibility of an affordable homeownership program in Richmond. Available resources, potential for senior government involvement and engage stakeholders will also be considered when developing policy recommendations for Council consideration.

Financial Impact

None.

Conclusion

With Metro Vancouver's estimation of 1,040 ownership (including affordable homeownership) units needed annually in Richmond over ten years, it is timely to review the successes and challenges of the current affordable homeownership policy. A thorough analysis, combined with the complete Community Profile, will generate policy recommendations that respond to current housing need and identify opportunities for creating more affordable homeownership units. Encouraging more affordable homeownership opportunities will help generate a full range of housing options to meet the needs of a diverse population.

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Joyce Rautenberg

Affordable Housing Coordinator

(604-247-4916)

Att. 1: Draft Policy Backgrounder – Affordable Homeownership

- 6 -

City of Richmond

Affordable Housing Strategy Update Policy Backgrounders

Part 3 – Affordable Homeownership



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	1.1 What is Affordable Housing and Affordable Homeownership? Policy Context

1. Introduction

Housing affordability continues to be a critical issue both regionally and at the local level. Richmond's *Affordable Housing Strategy* (AHS), adopted by Council in 2007, is currently being updated to reflect current and future needs of the community and to align with regional housing goals. Central to the update process is a review of the AHS's three priority policy areas: subsidized housing, low-end-market-rental and entry level homeownership.

This report responds to the third priority, entry level homeownership, and is part of a series of policy backgrounders intended to inform and help frame the policy review by providing:

- A definition of housing affordability and entry level homeownership;
- An overview of senior government policy context regarding entry level homeownership;
- Richmond's current policy context and the role of homeownership in the City's housing continuum;
- A snapshot of housing affordability for Richmond homeowners and renters; and
- An overview, including key common elements, of existing programs aimed at encouraging entry level or affordable homeownership undertaken by other jurisdictions.

1.1 What is Affordable Housing and Affordable Homeownership?

The Canada Mortgage and Housing Corporation (CMHC) provides a commonly accepted measurement for households based on a ratio of housing costs to gross income. According to this measurement, renter households should not spend more than 30% and owner households should not spend more than 32% of their before tax income on housing costs. Owners' gross-debt-service (GDS) ratio includes applicable strata fees, homeownership insurance and heating costs and therefore their GDS is slightly higher than that for renters.

Entry level homeownership is a term that often refers to modest housing units that are affordable for first-time homeownership' and often help to create housing stock that is affordable in perpetuity through resale restrictions. For the purposes of this document, the research focuses on approaches to secure affordable homeownership units. Affordable homeownership is seen as providing a range of benefits including:

- Increased security of tenure for households;
- Reduced pressure on other non-market or low-end-market housing by transitioning moderate income households from rental into ownership units;
- Support for economic growth by providing local workers and residents with local housing options;
- Reduced pressure on urban sprawl and traffic congestion by ensuring households can afford homeownership without commuting from outside municipalities for work; and
- Social diversity by allowing moderate income household to purchase housing units within their community.

Policy Context

2.1 Federal Government

The Federal Government's role in supporting affordable homeownership is primarily focused on mortgage and tax relief/incentives for first time homeowners who may experience barriers to enter into the housing market. Currently, CMHC has a number of initiatives that support first time homeowners obtain a mortgage. These include, but are not limited to *CMHC Mortgage Loan Insurance*, which allows households to purchase a mortgage with a minimum down payment of 5% while protecting lenders against mortgage default; *First Time Home Buyer's Tax Credit*, which provides federal tax relief for closing costs associated with buying a home; and the *Home Buyers' Plan*, which allows any first time homebuyer to withdraw savings from their *Registered Retirement Savings Plan* to purchase a home without paying income tax on the withdrawal.

In response to the high demand for affordable housing across the country, the Federal Government's recent budget increased funding to \$504 million over the next two years under the Investment in Affordable Housing initiative including affordable homeownership programs

2.2 Provincial Government

In 2014, the Provincial Government released its updated housing strategy, *Housing Matters BC*. This strategy states that homeownership is an "important investment towards financial security, wealth generation, and retirement savings," and recognizes that achieving this investment is a growing difficulty for low and moderate income households. The provincial government facilitates affordable homeownership through the *First-Time Home Buyers' Program*, which reduces the amount of property transfer tax households pay on their first home purchase.

2.3 Metro Vancouver Regional District

Metro Vancouver 2040 – Shaping Our Future (2011), the Regional Growth Strategy, provides the overall growth management framework for Metro Vancouver. In addition to coordinating regional land use, transportation planning, and directing future growth to urban centres, it provides direction for the provision of affordable housing. The Regional Growth Strategy states that the provision of new affordable rental and ownership units to meet demand of households with 80% and greater of median income is an important aspect to creating complete communities. In supporting the regional growth strategy, municipalities are required to develop local Housing Action Plans, which will play an important role in implementing regional goals, including affordable homeownership, to provide diverse and affordable housing choices. Metro Vancouver estimates that Richmond will need to provide an average of 1,040 homeownership units annually for the next ten years, including affordable homeownership options.

2.4 City of Richmond

Although the mandate to provide affordable housing is the primary responsibility of senior governments, the City of Richmond has long acknowledged that providing a range of affordable and diverse housing types for residents is an integral part of creating a liveable community. The City acknowledges that it cannot solve local affordable issues on its own but can play a role in partnership with senior levels of government, and the private and non-profit sectors.

An important element of the existing AHS is the housing continuum highlighted in Figure 1. The continuum identifies the range of housing choices including ownership and rental, as well as government supported housing such as public, non-profit, co-op and emergency shelters. Ideally in any community, options along the housing continuum should be available for those who need them.

Figure 1: Richmond's Housing Continuum

Homeless and At Risk			Rental Housing				Homeownership	
Emergency Weather Shelters	Shelters	Transitional Housing	Non-Market/ Social Housing	Low-End-Market Rental	Purpose Built Rental	Secondary Market Rental	Affordable Homeownership	Market Homeownersh
Temporary shelters opened when an Extreme Weather Alert is ssued.	Short-stay housing with varying levels of support to individuals	Short to medium term housing that includes the provision of support services (on or off-site), to help people move towards self-sufficiency	This housing includes funded by senior levels of government and housing managed by BC Housing, Metro Vancouver, non-profit and cooperative housing providers.	Rental units secured through inclusionary zoning. Targets low-moderate income households with rents set at below market rates.	Residential housing built as rental units, and may not be converted into stratified units. May be owned by a developer or a non-profit organization, or a secondary suite on a single-family lot.	Privately owned condominiums that could be rented out by the owner at market rate.	Units affordable to middle income home buyers. This housing units are usually are modestly sized and targeted to first-time home buyers.	Ownership including single family dwellings row houses strata owned condominiums a market prices.
Ric	hmond High	lights		Richmond	Highlights		Richmond	Highlights
28 temporary spaces	10 spaces adult males	10 spaces for women who are experiencing violence	3,652 affordable rental units (including family and seniors' rental, and co-ops)	320 Low- end-market- rental units secured through inclusionary zoning	Approximately 2,806 units of purpose built rental housing and 812 secondary suites	Approximately 4,223 renter occupied housing units in Richmond	Approximately 779 are homeowners	

City of Richmond Affordable Housing Strategy Update Policy Backgrounders (Part 3 – Affordable Homeownership)

Currently the City has identified entry level homeownership as Priority #3 of the AHS. To respond to this priority, the City encourages:

- the construction of smaller units to make homeownership more affordable;
- innovative new housing forms and financing structures; and
- developers to build entry level homeownership for households with an annual income less than \$60,000.

Since 2007, the City in partnership with the private and non-profit sectors has been able to secure 19 units for entry level homeownership. In exchange for the 19 entry level homeownership units, the developer was given a density bonus (0.07 FAR) to accommodate smaller units and increase affordability. These units were not subject to a housing agreement and did not have restrictions on the resale price, therefore were not necessarily sold to households below the identified income thresholds. As such, these units did not secure affordability for future owners.

3. Homeownership in Richmond

In 2001, 70.9% of all households owned their property in Richmond (2001 Census). In 2011, 77.1% (52,420) of households in Richmond were owners, while 22.9% (15,555) were renters. In comparison, Richmond had a higher percentage of owner households than the City of Vancouver (48.5%) and Metro Vancouver (65.4%) (2011 NHS). Although there is no more recent data, it can be assumed that Richmond may currently have a greater percentage of owner households.

3.1 Housing Prices

The benchmark price of housing units in Richmond has been steadily increasing from 2005 to 2015. Specifically the benchmark price of apartments has increased by 48%, townhomes by 76%, and single detached houses by 131% (Real Estate Board of Greater Vancouver, 2015). Figures 2 – 4 demonstrate the increase in benchmark price for an apartment, townhouse and single detached housing unit based on the home price index used by the Vancouver Real-Estate Board, 2005-2015.

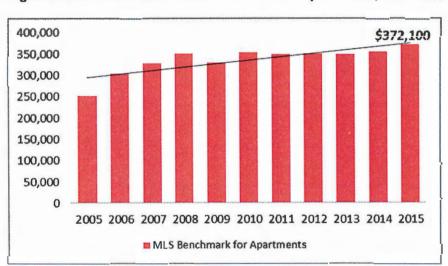
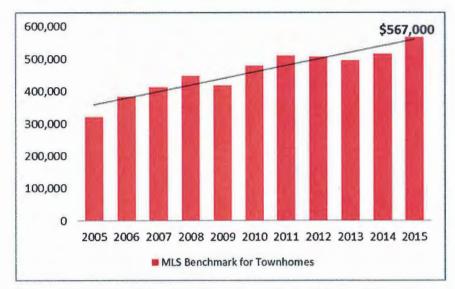


Figure 2: MLS Benchmark Price for Richmond Apartments, 2005-2015

Source: Real Estate Board of Greater Vancouver. July 2015, MLS Home Price Index.

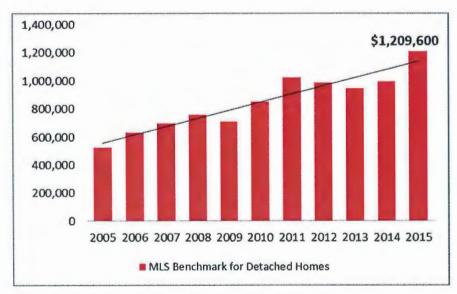
¹ The MLS Benchmark price represents the price of a typical property within each market. It takes into account characteristics such as lot size, age, and the number of rooms that average and median price of housing units do represents the p

Figure 3: MLS Benchmark Price for Richmond Townhouses, 2005-2015



Source: Real Estate Board of Greater Vancouver. July 2015, MLS Home Price Index.

Figure 4: MLS Benchmark Price for Richmond Single Detached Houses, 2005-2015



Source: Real Estate Board of Greater Vancouver. July 2015, MLS Home Price Index.

3.2 Homeownership Affordability

According to the Annual Demographia International Housing Affordability Survey (2015), Metro Vancouver ranked as the third most unaffordable market internationally for homeowners behind Hong Kong and Sydney (Australia). This organization ranks urban centres using the median multiple, which divides the median house price of all housing types by the gross annual median income. According to this ratio (a recommended measure by the World Bank), buyers in Metro Vancouver need to earn ten times the median income to purchase the median priced housing unit. Figure 5 displays the median multiple ratings indicating unaffordability.

Figure 5: Demographia International Housing Affordability Survey: Housing Affordability Rating Categories

Demographia International Housing Affordability Survey: Housing Affordability Rating Categories		
Rating Median Mult		
Severely Unaffordable	5.1 & Over	
Seriously Unaffordable	4.1-5.0	
Moderately Unaffordable	3.1-4.0	
Affordable	3.0 & Under	

Source: Demographia, 2015. Annual Demographia International Housing Affordability Survey.

When the median multiple is calculated for Richmond (using available data of benchmark housing prices), all housing types in the city would be considered severely unaffordable, relative to the median household income in Richmond (\$60,479). See Figure 6 for calculations of the affordability for Richmond.

Figure 6: Median Multiple of Richmond Housing Types

Unit Type	Benchmark Price	Median Multiple
Single Detached	\$1,413,500	23.4
Townhouse	\$631,600	10.4
Apartment	\$404,700	6.7

Figure 7 illustrates the minimum annual income necessary to purchase a housing unit in Richmond based on a gross-debt-service (GDS) ratio of 32%. According to the calculations in the charts, the annual income necessary to purchase a typical unit in Richmond significantly exceeds median household income (\$60,479). For example, households will need to earn 3.4 times the median household income to affordably purchase a benchmark single detached house in Richmond. Saving for a down payment is a barrier for many first-time homebuyers and therefore it is assumed that some households will not be able to provide a 20% down payment and therefore require a higher annual income to support a larger mortgage.

² Calculations are made with the following assumptions. The purchase price is the benchmark price for the Richmond housing market, set by the Real Estate Board of Greater Vancouver, March 2016 Home Price Index. The mortgage amount is calculated with a 25 year amortization period with a 5 year fixed interest rate of 3.19% and bi-monthly payments. The strata fees are calculated as 50% of an assumed median strata fee of \$300. Heating costs were assigned a price of \$25 monthly, and \$50 for a single detached unit.

Figure 7: Annual Incomes Necessary for Homeownership in Richmond with 32% GDS, by Unit Type³

Housing Type	Benchmark Price	Down Payment	Annual Income Necessary with 32% GDS Ratio	
		5%	* see footnote 3	
Single Detached	\$1,413,500	10%		
		20%	\$206,576	
	\$631,600	5%	\$115,181	
Townhouse		10%	\$109,463	
		20%	\$98,030	
		5%	\$76,160	
Apartment	\$404,700	10%	\$72,497	
			\$65,171	

Figure 8 displays the number of owner and renter households in Richmond who spend more than 30% of their before tax income on housing provision.

Figure 8: Number of Owner and Renter Households spending 30% or Greater of Total Annual Income on Shelter

Owner Households in Richmond		
Number of owner households in private dwellings	52,305	
% of owner households with a mortgage	55%	
% of owner households spending 30%> of household total income on shelter costs	32%	
Median monthly shelter costs for owned dwellings (\$)	\$1,047	
Median annual household income	\$66,661	

Renter Households in Richmond Number of tenant household in private 15,545 dwellings % of renter households in subsidized 15.3% housing % of renter households spending 30% or more of households total income on 47.5% shelter costs Median monthly shelter costs for rented \$1,101 dwellings (\$) Median annual household income \$43,115

Source: 2011 NHS & Metro Vancouver, 2015. Housing Data Booklet.

³ In December 2015, the Federal Government changed the requirements regarding CMHC insured mortgages. Homebuyers will now need to place a 5% down payment on a \$500,000 portion and a 10% down payment on the portion after \$500,000. Therefore calculations for minimum annual income needed for a townhouse in Figure 22 are slight underestimations. CMHC will not insure mortgages for units over \$1,000,000, so therefore a household must have a 20% down payment for units greater than this price. Households' GDS ratio is an important indicator of housing affordability; however it does not take into consideration the condition or suitability of a household's unit. For example, households may need to exceed the 30% GDS ratio if they need to rent or purchase a multi-bedroom in order to better accommodate their family. This measurement also does not take into consideration the costs of living including child care, transit and food.

4. Affordable Homeownership: Case Studies

Homeownership affordability is an issue shared by many jurisdictions. The following section provides a summary and program characteristics of affordable homeownership options that have been implemented in selected Canadian and American municipalities as well as two non-profit organizations. While each program will reflect the unique housing situation and condition in each jurisdiction, some key common elements are identified that may prove useful as Richmond explores affordable homeownership policy options.

4.1 Selected Municipal Case Studies

Attainable Homes Calgary Corporation, Calgary AB (Population - 1.1 million)

The Attainable Homes Calgary Corporation was established by the City of Calgary and functions as a subsidiary of the City. Its mandate is to provide affordable homeownership options for residents by connecting builders, lenders, lawyers and other stakeholders to make the upfront costs of housing more affordable. The corporation retains a small portion of every property's equity if and when it is sold, which contributes to financing down payments for future participants. With nine staff, the corporation has provided over 600 homes since 2011 and had an operating budget of approximately \$46 million in 2015.

Program Characteristics

Eligibility Requirements:

- Households must qualify for a mortgage, and provide a minimum down payment of \$2,000.
 Households must participate in a financial literacy session, including mortgage education.
- Income thresholds: Households with dependants must earn under \$90,000 annually and households without dependants must earn under \$80,000.
- Wealth: Households must not have assets less than 20% of the unit's purchase price.

Type of Assistance Provided:

Attainable Homes provides a "forgivable" loan as a second mortgage that is repaid through
equity if the property is resold.

Restrictions during Ownership:

• Unit must be the household's primary residence.

Restrictions on Resale:

Households are able to resell their unit at market price, and therefore affordability of the unit is
not maintained for future owners. However, households are required to share a portion of the
equity with Attainable Homes. The proportion of shared equity decreases the longer a household
remains in the unit and is refunded back into the program and helps provide other households
with down payment assistance.

Affordable Home Ownership Pilot Project, City of Vancouver (Population - 603,500)

With direction from Vancouver Council, City staff are currently working on the details of an Affordable Home Ownership pilot project to ensure that there are options to keep moderate income households in Vancouver. While shaping this project, Vancouver staff looked to other well-established programs including Whistler, Calgary, and San Francisco. In a report to the Standing Committee on City Finance and Services on April 20, 2016, Vancouver City Council endorsed a number of goals for the program, including the creation of a 300 unit pilot project. Although the details of the type of assistance to be offered are not currently available, staff propose that Vancouver contribute value created from density bonusing on a site allowing units to be sold to eligible households at below market prices. If a unit is sold, the City would share in a percentage of the appreciation, which would be refinanced into the program. This model allows eligible households to gain some of the equity, which may allow them to move up the housing ladder in the City. Vancouver is seeking a Charter change for this program to be legally feasible and is interested in third party administration. The City of Vancouver will be consulting on the pilot project with the development industry, CMHC and mortgage lenders in the coming weeks. Below are some of the preliminary considerations.

Program Characteristics

Eligibility Requirements:

- Households must have been a resident of Vancouver for the past five years, and at least one of
 the buyers must be employed in Vancouver. Program priority will be given to first time
 homebuyers and households who currently own a unit insufficient for their family. Households
 must provide a minimum down payment of 5% and participate in a home buyer education
 course.
- Income thresholds: Households without dependents must earn under \$67,540 for studios and 1-bedroom units and households with dependent children must earn under \$96,170 for larger units.
- Wealth: No preliminary limits.

Type of Assistance Provided:

• The City would invest value created from density granted on the site to create units at lower than market value.

Restrictions during Ownership:

• Households must remain the primary occupant and renting is restricted.

Restrictions on Resale:

• Time restrictions are being considered to minimize property flipping.

Aside from the City's attempts to create a municipal based program, there have been a couple of private sector driven affordable homeownership projects targeted at first time homebuyers. Examples include 60 West Cordova and Sequel 138. Both developments involved modest unit sizes, appliances, and amenities to decrease the cost for buyers. Some units in the 60 West Cordova building are managed by Habitat for Humanity and continue to provide ownership opportunities to low-moderate income households. The remaining units in both developments did not included resale restrictions in the terms of purchase and therefore the affordability of these units will not be secured for future owners.

Banff Housing Corporation, Banff AB (Population – 7,584)

Banff Housing Corporation is a non-profit housing authority owned by the Town of Banff. Its mandate is to maintain a healthy and balanced community by offering affordable homeownership options for the local workforce. The Corporation has 183 units in its current portfolio (2014).

Program Characteristics

Eligibility requirements:

- Participants must either be primarily employed in Banff National Park, operate a business that is
 not a bed-and-breakfast, be a retired employee that lived and worked in the Town for
 5 consecutive years before retirement, or a student within the National Park. Participants are
 ranked on a waitlist by points that reflect the level of need of a household (including number of
 dependents).
- Income: No limit.
- · Wealth: No limit.

Type of Assistance Provided:

 Provides a sub-lease equivalent to the difference between the built cost of the unit and market value.

Restrictions during Ownership:

• Unit must be the household's primary residence.

Restrictions on Resale:

 Units have a resale restriction that is set by the housing corporation and must be sold to eligible households. The corporation maintains a right-of-first-refusal (ROFR) to ensure that units are being sold to target households.

Whistler Housing Authority, Whistler BC (Population – 9,824)

The Whistler Housing Authority is an independent subsidiary of the Resort Municipality of Whistler. The authority was created to provide housing to the local workforce, as Whistler's long-term success as a resort community is contingent upon retaining a stable resident workforce. Today, almost 80% of the local workforce is housed through this program. With two full-time staff, the authority manages an operating budget of approximately \$2 million and a waitlist. The authority owns homes, which are purchased with funds acquired from development cost charges.

Program Characteristics

Eligibility Requirements:

- Participants must be employees that work a minimum of 20 hours a week within Whistler, or retirees that worked in Whistler five or six years prior to retirement in Whistler. The authority maintains a waitlist for households meeting eligibility requirements.
- Income: No limit.
- Wealth: No limit.

Type of Assistance Provided:

• Participants are able to buy a home secured through the authority at an affordable purchase price. Once the unit is acquired by the authority, the price of the unit is made affordable through price control regulations, even if the unit is resold.

Restrictions during Ownership:

• Must continue employment in Whistler during the time of ownership, unless retired.

Restrictions on Resale:

• The authority oversees the resale of all properties and maintains a right-of-first-refusal (ROFR) if a household decides to sell a unit. All resale prices are tied to maximum price restrictions of a compounded annual increase. The unit must be sold to a household on the waitlist.

Home in Peel, Affordable Homeownership: Region of Peel, ON (Population – 1.3 million)

This program began as a regional housing initiative with financing from the provincial government through the Investment in Affordable Housing for Ontario program. Part of the mandate for this provincial funding is to provide low to moderate income renter households with an opportunity to own and potentially ease the demand for rental housing. Assistance given to participating households is forgivable after a period of 20 years if the unit is unsold. If the unit is sold within 20 years, the loan must be repaid in addition to a percentage of equity proportional to the amount of assistance initially received by the household. This capital helps fund future loans through the program. In a survey conducted in 2014, 80% of homeowners in this program stated that owning their own home improved their life circumstances.

Program Characteristics

Eligibility Requirements:

- Participating households must be currently renting in Peel and must be over 18 years of age, a
 Canadian Citizen or permanent resident, and must qualify for a mortgage. The purchase price of
 the unit must not exceed \$330,000.
- Income Thresholds: Households must not earn more than \$87,000 annually.
- Wealth: Households must not have any property assets.

Type of Assistance Provided:

• Down payment assistance of up to \$20,000 is given to a household and registered as a second mortgage on the property.

Restrictions during Ownership:

• Unit must be the household's primary residence.

Restrictions on Resale:

No restrictions on resale of the unit.

Portland Housing Bureau, Portland, USA (Population - 609,456)

Portland Housing Bureau was established by the City of Portland. The authority employs 54 full-time staff, has an operating budget of \$8.7 million and is responsible for a range of programs including home ownership. In addition to other homeowner incentives, including education, repairs, and grants for homeowners who may lose their homes, the authority provides down payment assistance loans to help low income households affordably purchase a home in order to solve the unmet housing needs for Portland residents.

Program Characteristics

Eligibility Requirements:

- Households must participate in a US Department of Housing and Urban Development course and provide a minimum contribution of \$500.
- Income: Thresholds are tied to the size of the household, but must be below 80% of the City's median household income.
- Wealth: No more than \$10,000 in liquid assets.

Type of Assistance Provided:

• Down payment assistance ranging from \$48,000 to \$61,000 to purchase a market home as a low-interest second mortgage that must be repaid after the payment of the primary mortgage.

Restrictions during Ownership:

• No restrictions on households during ownership.

Restrictions on Resale:

No restrictions on resale of the unit.

Below Market Rate Ownership Program, San Francisco, USA (Population 837,442)

The City of San Francisco uses an inclusionary zoning approach to ensure that low to moderate income households are able to purchase homes. Under this inclusionary zoning policy, some developments are required to provide to sell or rent 12% of units at a below market rate. Some of these below market units are sold under the Below Market Rate Ownership Program to eligible first time homebuyer households. This program is partially financed through development contributions, state and federal funding, and a City Affordable Housing Trust Fund. The sale prices of the below market rate units are adjusted periodically so that the median household does not spend more than 28% of their gross annual income on mortgage payments. In less than a year, the City provided over 60 down payment assistance loans to eligible households (July 2014 – March 2015).

Program Characteristics

Eligibility Requirements:

- Households are not eligible to purchase units that have more bedrooms than the number of household members. Households must gain pre-approval for a loan, and must not enroll in a 'First-time Homebuyers Education Workshop.' Participants are decided through a lottery system, the first priority is given to households who live and work in San Francisco.
- Income: Households must not earn more than 90% of area median income for the number of persons in their household. For older resale units, household may earn between 80%-120% of the area median income.
- Wealth: No wealth restrictions.

Type of Assistance Provided:

• A number of programs from various funding sources (including state funding and a City Housing Trust Fund) provide down payment assistance up to \$57,000 to a household as an interest free second mortgage, repayable after 40 years.

Restrictions during Ownership:

• Unit must be the household's primary residence.

Restrictions on Resale:

• Households must resell their unit at an agreed upon restricted price to other eligible first-time homebuyers. Any appreciation gained upon resale is shared with the City in proportion to the down payment assistance loan.

4.2 Selected Non Profit Case Studies

Options for Homes – Toronto, ON (Population – 2.6 million)

Options for Homes is a non-profit corporation founded in 1992 that provides cost-effective affordable homes to low and moderate income households across the Greater Toronto Area. Partnering with other stakeholders, this organization works to reduce the costs associated with purchasing a home by reducing amenities, decreasing marketing costs, incorporating sustainability features to decrease maintenance costs, and building on periphery lands to decrease maintenance costs in order to eliminate developer profits. Options for Homes have also been able to offer homeownership units in desirable locations by partnering with churches, which have land to be redeveloped in exchange for some reinvestment into the church. This way, housing units can be offered to eligible households for at least \$50,000 below similar market units.

Program Characteristics

Eligibility Requirements:

- Households must provide a minimum 5% down payment.
- Income thresholds: Households must earn less than the 60th percentile of the income in a given area.
- Wealth: no wealth restrictions.

Types of Assistance Provided:

• Assistance is given as a second mortgage, if this funding is not sufficient to cover the costs households are encouraged to seek additional government loans. This second mortgage is interest free and must be paid at the time of sale or if the owner wishes to rent out the unit.

Restrictions during Ownership:

• Renting is restricted if households obtain a second mortgage.

Restrictions on Resale:

• The unit is sold at market price, at which time the household pays back the second mortgage including an additional appreciation in relation to the proportion of the second mortgage, which is reinvested back into the program.

Habitat for Humanity, Homeownership Model, Greater Vancouver

Habitat for Humanity is a non-profit organization that mobilizes volunteers and community partners to promote homeownership as a way to assist low to moderate income households out of poverty. Land is first purchased by fundraising, and the cost of construction is decreased through volunteer construction workers, including volunteer hours from the participating household. Habitat for Humanity is currently developing a project using this model in the Broadmoor area of Richmond. Contingent on fundraising and building approval, this project will provide affordable homeownership opportunities for 12 low-income households.

Program Characteristics

Eligibility Requirements:

- Must complete 500 hours of 'sweat equity' per household by contributing to the construction of a new unit.
- Must attend a workshop to learn about the process of homeownership. Must not have declared bankruptcy in the last two years.
- Must be a Greater Vancouver resident for the last three years. Participant households are selected based on the level of need, ability to pay a Habitat for Humanity mortgage and their willingness to participate in the construction of a property.
- Income: \$35,000-\$65,000.
- Wealth: No limit.

Type of Assistance Provided:

Housing units are built affordably due to construction costs saved through volunteer labour. No
down payment is necessary and an interest-free mortgage is provided by Habitat for Humanity
on the property.

Restrictions during Ownership:

• No restrictions, but homes are intended to be participant households' primary residence.

Restrictions on Resale:

• No restrictions on resale.

5. Key Common Elements

While the preceding case studies were developed to address unique local circumstances, they do share a number of key common elements that will be helpful for Richmond in its review of affordable homeownership options.

- 1. Senior Government Funding: In many cases, senior governments (e.g. Federal and Provincial/State) provided significant investments to local governments in order to support program initiatives such down payment assistance and program operations.
- 2. Administrative Capacity: In municipal cases, sufficient administrative capacity (ie. a subsidiary housing authority, third party, or dedicated staff) was necessary to help manage and oversee local programs.
- 3. Restrictions on resale: Restrictions on resale help to ensure that units will be affordable for future owners. This has been accomplished by:
 - a) A **price restriction model**, which ties the future resale of a unit to a common denominator (for example the rate of inflation, core inflation, or fixed amount) that is agreed upon prior to the primary sale of the housing unit; or
 - b) An **equity share model**, which enables purchasers the ability to acquire units at below market costs and also benefit in future market growth in relation to their initial equity contribution. In some models, municipalities also access a portion of the unit's equity on resale and reinvest this amount into the affordable housing program's mandate.
- 4. Owner occupancy: Owner occupancy is key to ensure that the unit does not become solely an income generating property, but an affordable unit to maintain as a principal residence the place the homeowner ordinarily and continually occupies and his/her residence in a full time basis.
- 5. Income or asset restrictions on participation: This will ensure that an appropriate priority group is targeted for homeownership support. These restrictions should be as inclusive as possible as homeownership is difficult to obtain for low and moderate income households in Metro Vancouver.
- 6. Financial Support: In most programs reviewed, financial support in the form of down payment assistance is provided as an interest free or low-interest loan registered as a second mortgage on the property. Usually this loan is repayable after a set period of time, after the first mortgage is paid off, or if the property is sold.

6. Looking Ahead – Policy Review Considerations

Homeownership remains an important goal for many families and households and plays a critical role in the housing continuum for a healthy community. Rapidly escalating real estate prices in many urban areas including Metro Vancouver make this goal increasingly difficult to attain. In response, senior and local governments in Canada and the US, as well as the non-profit sector have developed programs and initiatives aimed at easing some of the critical financial pressures to purchase a home. The case studies presented in this report summarize unique approaches to addressing local affordability issues but at the same time highlight key elements that are common to all programs — clear eligibility requirements, requirements for owner occupancy, resale restrictions to ensure that affordability is secured over the long term for future owners and some form of financial support. These will be critical considerations for Richmond as it explores alternative affordable homeownership options as part the City's Affordable Housing Strategy update.



Report to Committee

Planning and Development Division

To:

Re:

Planning Committee

Date:

May 24, 2016

From:

Wayne Craig

File:

RZ 15-704996

Director, Development

Application by Naveed Raza for Rezoning at 10340/10360 Bird Road from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9567, for the rezoning of 10340/10360 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Wayne Craig

Director, Development

SDS:blg/ Att.

REPORT CONCURRENCE

ROUTED To:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing

5006238

Staff Report

Origin

Naveed Raza has applied to the City of Richmond for permission to rezone the property at 10340/10360 Bird Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The site is currently occupied by a stratified duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting

Bird Road.

To the South: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Caithcart Road.

To the East and West: Single-family dwellings on lots zoned "Single Detached (RS1/B)" fronting Bird Road.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject site is "Neighbourhood Residential", and the East Cambie Area Plan designation for the subject site is "Residential (Single-Family Only)". This proposed rezoning and subdivision would comply with these designations.

Single-Family Lot Size Policy 5424/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5424 (adopted by Council on November 20, 1989) (Attachment 4). The Policy permits properties along Bird Road to be rezoned and subdivided in accordance with the provisions of the "Single Detached (RS1/B)" zone; therefore, the proposed rezoning complies with the Lot Size Policy.

The subject site is currently occupied by a duplex. Amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500 indicate Lot Size Policies are not applicable for rezoning applications on sites that contain a duplex and are intended to be subdivided into no more than two (2) single-family lots. Each lot at the subject site will be approximately 12 m (40 ft.) wide and approximately 517 m² (5,565 ft²) in area. The proposed subdivision would comply with these requirements.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 4. Registration of an aircraft noise-sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Ministry of Transportation & Infrastructure Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

Analysis

Existing Legal Encumbrances

There is an existing restrictive covenant registered on Title, restricting the use of the subject property to a duplex (Document No. Z187549). The covenant must be discharged from Title as a condition of rezoning.

Proposed Site Access

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

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant; which identifies tree species, assesses tree structure and condition, and provides recommendations for tree retention and removal related to the proposed development. The report assesses two (2) trees located on the subject site, five (5) trees located on neighbouring properties, and two (2) City trees.

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

- Retain two (2) City trees in front of the subject site due to good condition (tag# C1 and C2).
- Retain five (5) trees located on neighbouring properties (tag# OS1, OS2, OS3, OS4 and OS5).
- Remove one (1) tree on-site due to severe pruning for hydro line clearance (tag# 188).
- Remove one (1) tree on-site due to large limb failure and decay (tag# 189).

Tree Protection

The proposed Tree Management Drawing is shown in Attachment 5; which outlines the protection of seven (7) trees off-site, including two (2) City trees.

To ensure the protection of the seven (7) trees off-site (tag# C1, C2, OS1, OS2, OS3, OS4 & OS5), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work to be undertaken, including the number of monitoring inspections, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$5,670 for the two (2) City trees. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff.

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

Tree Replacement

For the removal of the two (2) trees, the Official Community Plan (OCP) tree replacement ratio goal of 2:1 requires four (4) replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain a minimum of four (4) trees: two (2) trees per lot. As per Tree Protection Bylaw No. 8057, based on the sizes of the trees being removed (50 cm and 24 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree
2	6 cm
2	9 cm

or	Minimum Height of Coniferous Tree
	3.5 m
	5 m

To ensure that four (4) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection.

Affordable Housing Strategy

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

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Prior to rezoning, the applicant is also required to register a legal agreement on Title, to ensure that the principle dwelling and the secondary suite cannot be stratified.

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning.

At future development stage, the applicant must pay current year's taxes and the cost associated with the completion of the required servicing works and frontage improvements as described in Attachment 6.

Prior to subdivision, the applicant must discharge the existing Strata Plan (NW2513).

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 10340/10360 Bird Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

The rezoning application complies with the land use designation and applicable policies contained within the OCP and East Cambie Area Plan for the subject site.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9567 be introduced and given first reading.

Steven De Sousa

Planning Technician – Design (604-276-8529)

(001 270 032

SDS:blg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

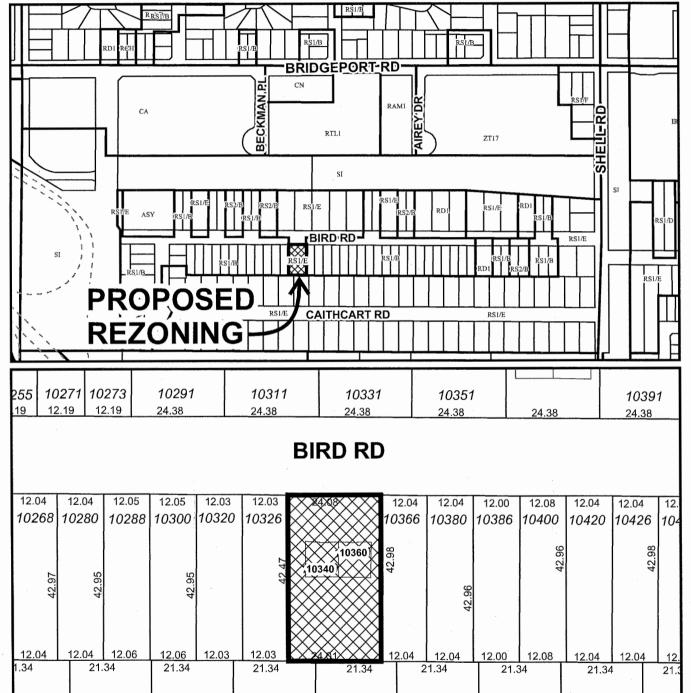
Attachment 4: Single-Family Lot Size Policy 5424

Attachment 5: Proposed Tree Retention Plan

Attachment 6: Rezoning Considerations



City of Richmond





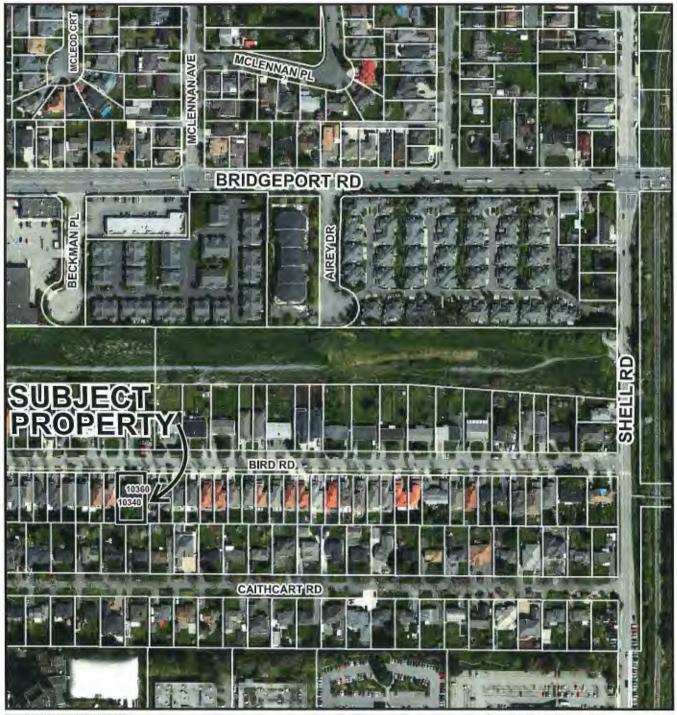
RZ 15-704966

Original Date: 07/23/15

Revision Date:

Note: Dimensions are in METRES





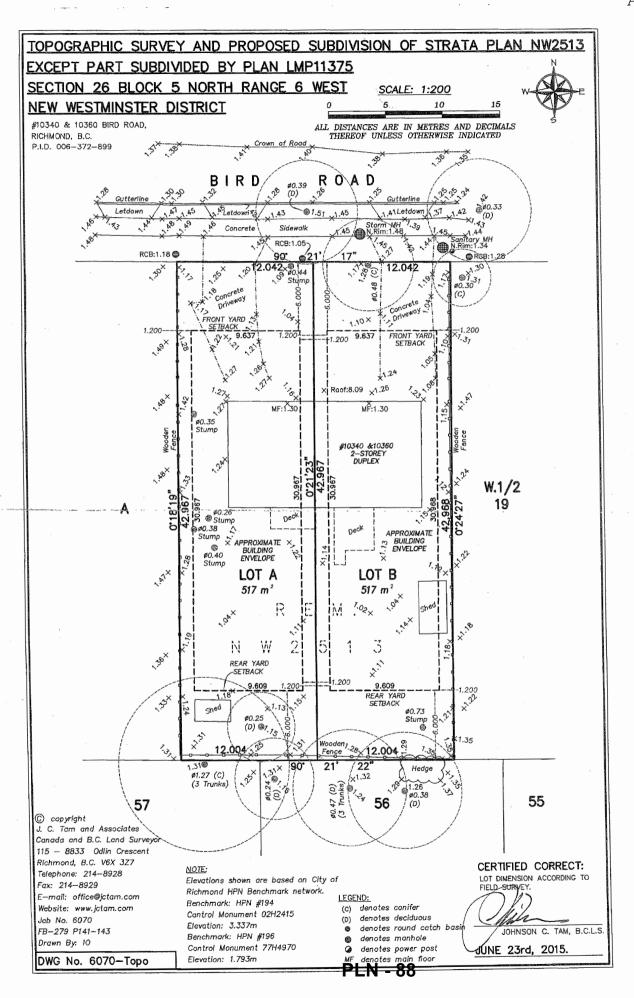


RZ 15-704996

Original Date: 07/23/15

Revision Date:

Note: Dimensions are in METRES





Development Application Data Sheet

Development Applications Department

RZ 15-704996 Attachment 3

Address: 10340/10360 Bird Road

Applicant: Naveed Raza

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Naveed Raza & Rabila Nasreen and Nadeem Abbas & Tehmina Sadia	To be determined
Site Size (m²):	1,034 m ² (11,130 ft ²)	Each lot: 517 m ² (5,565 ft ²)
Land Uses:	One (1) two-family dwelling	Two (2) single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single-Family Only)	No change
Lot Size Policy Designation:	Single Detached (RS1/B)	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Buildable Floor Area:	Max. 271 m ² (2,920 ft ²)*	Max. 271 m ² (2,920 ft ²)*	none permitted
Lot Coverage – Buildings:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, Structures and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Live Plant Material:	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	360 m²	Each lot: 517 m²	none
Setback - Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback - Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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

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



City of Richmond

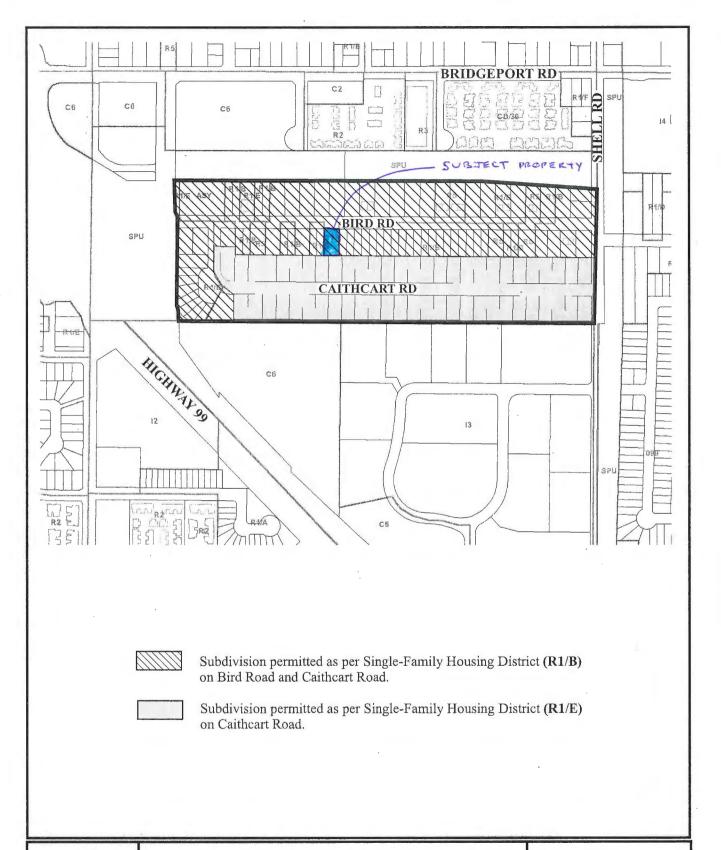
Policy Manual

Page 1 of 1	Adopted by Council: November 20, 1989	Policy 5424
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26	3-5-6

Policy 5424:

The following policy establishes lot sizes in Section 26-5-6, located on **Bird Road and Caithcart Avenue**:

That properties located in a portion of Section 26-5-6, be permitted to subdivide on Bird Road and at the westerly end of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/B) and be permitted to subdivide on the remainder of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

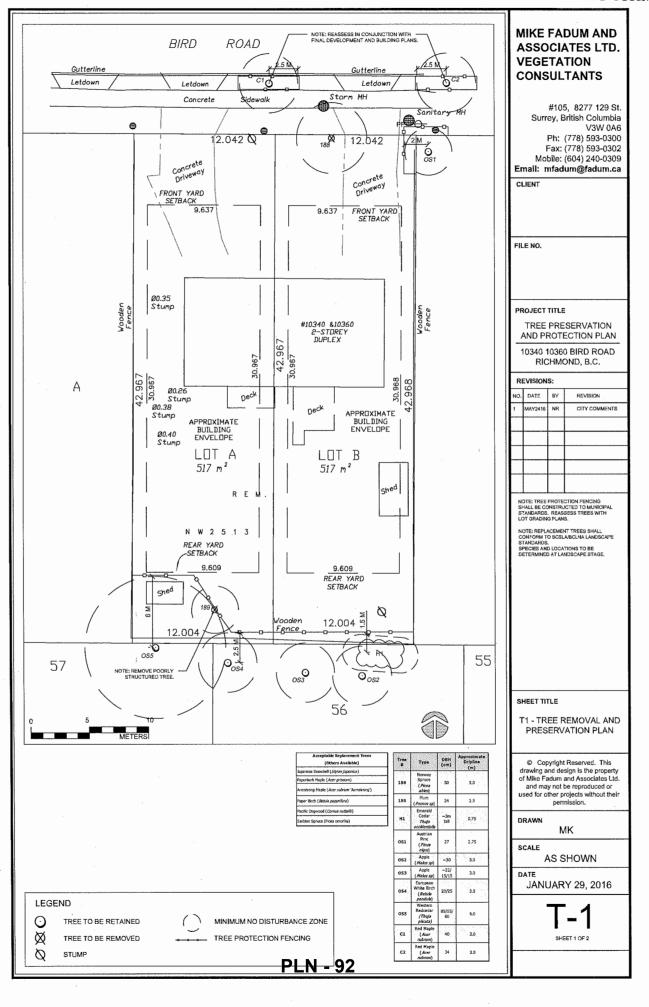




POLICY 5424 SECTION 26, 5-6

Adopted Date: 11/20/89

Amended Date:





Rezoning Considerations

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

Address: 10340/10360 Bird Road

File No.: RZ 15-704996

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9567, the applicant is required to complete the following:

- 1. Provincial Ministry of Transportation & Infrastructure Approval.
- 2. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four (4) replacement trees are planted and maintained on the proposed lots with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minir
2	6 cm		
2	9 cm		

Mir	Minimum Height of Coniferous Tree	
	3.5 m	
	5 m	

The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

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

- 3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 4. Submission of a Tree Survival Security to the City in the amount of \$5,670 for the two (2) City trees to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period.
- 5. Registration of an aircraft noise sensitive use covenant on Title.
- 6. Registration of a flood indemnity covenant on Title.
- 7. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
- 8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 9. Discharge of the existing covenant registered on Title of the subject property (i.e. Z187549), which restricts the use of the property to a duplex.

At Demolition* stage, the applicant must complete the following requirements:

Installation of appropriate tree protection fencing around all trees to be retained as part of the development in
accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities,
including building demolition, occurring on-site, and must remain in place until construction and landscaping
on-site is completed.

At Subdivision* and Building Permit* stage, the applicant must complete the following requirements:

• 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.

Initial:

- Discharge of the existing Strata Plan (NW2513).
- The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

Water Works:

- a) Using the OCP Model, there is 198.0 L/s of water available at a 20 psi residual at the Bird Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and building designs.
- c) At Developers cost, the City is to:
 - Cut and cap the existing water service connections along the Bird Road frontage.
 - Install 2 new water service connections complete with meters and meter boxes along the Bird Road frontage.

Storm Sewer Works:

- d) At Developers cost, the City is to:
 - Cut and cap the existing storm service connections located at the northwest and northeast corners of the development site.
 - Upgrade the existing storm service connection complete with IC and dual connections as per City of Richmond design specifications, located mid-span of the development site.

Sanitary Sewer Works:

- e) At Developers cost, the City is to:
 - Cut and cap the existing sanitary service connection at the northeast corner of the development site.
 - Install a new sanitary service connection and IC with dual connections located at the adjoining property line of the newly subdivided lots.

Frontage Improvements:

- f) Frontage improvements include driveway or concrete removal and restoration at Developer's cost.
- g) The Developer is required to:
- Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- Complete other frontage improvements as per Transportation's requirements.

General Items:

- a) The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
 - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

[signed copy on file]	
Signed	Date



Richmond Zoning Bylaw 8500 Amendment Bylaw 9567 (RZ 15-704996) 10340/10360 Bird Road

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

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

P.I.D. 006-372-899

Strata Lot 1 Section 26 Block 5 North Range 6 West New Westminster District Strata Plan NW2513 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

P.I.D. 006-372-945

Strata Lot 2 Section 26 Block 5 North Range 6 West New Westminster District Strata Plan NW2513 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9567".

FIRST READING	Ric	ITY OF CHMOND
A PUBLIC HEARING WAS HELD ON		PROVED by
SECOND READING	by	PROVED Director
THIRD READING	or	Solicitor
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL		
OTHER REQUIREMENTS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICER	



Report to Committee

Planning and Development Division

To:

Planning Committee

Director, Development

Date:

May 30, 2016

From:

Wayne Craig

File:

RZ 16-724552

Re:

Application by Monarchy Holding Group Inc. for Rezoning at

4971/4991 Wintergreen Avenue from Single Detached (RS1/E) to Single

Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9569, for the rezoning of 4971/4991 Wintergreen Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

Wayne Craig

ROUTED To:

Affordable Housing

Director, Development

JR:blg Att.

REPORT CONCURRENCE		
Concurrence	CONCURRENCE OF GENERAL MANAGER	
rzi	My 19-110 C	

Staff Report

Origin

Monarchy Holding Group Inc. has applied to the City of Richmond for permission to rezone 4971/4991 Wintergreen Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The property is occupied by an existing stratified duplex, which will be demolished. The proposed subdivision plan is shown in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the site is as follows:

- To the North: Single-family homes on two (2) lots zoned "Single Detached (RS1/E)" fronting Westminster Highway.
- To the South: A City-owned pathway connecting Wintergreen Avenue to the McCallum Road right-of-way.
- To the East: A City-owned greenway that incorporates a pedestrian path and open field in the McCallum Road right-of-way.
- To the West: A single-family home on a lot zoned "Single Detached (RS1/E)" fronting Wintergreen Avenue.

Related Policies & Studies

Official Community Plan/Thompson Area Plan

The subject property is located in the Riverdale neighbourhood of the Thompson planning area. The Official Community Plan (OCP) land use designation for the subject property is "Neighbourhood Residential" (Attachment 4). The proposed rezoning and subdivision are compliant with this designation.

The Thompson Area Plan indicates that subdivision of residential properties in the Riverdale neighbourhood will only be considered in the case of an existing duplex. The proposed rezoning and subdivision are compliant with this policy.

Single-Family Lot Size Policy 5473

The subject property is located within the area governed by Single-Family Lot Size Policy 5473, adopted by Council on July 18, 2005 (Attachment 5). This Single-Family Lot Size Policy permits subdivision consistent with the requirements of the "Single Detached (RS2/E)" Zoning

Bylaw. While the proposed zone does not comply with the Lot Size Policy, the amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500 indicate that rezoning applications may be considered to permit the subdivision of a lot containing a duplex into no more than two (2) single detached lots. The proposed rezoning and subdivision are compliant with this Policy.

Aircraft Noise Sensitive Development Policy

The subject property is located within Aircraft Noise Area 4 (Attachment 6). In accordance with the Aircraft Noise Sensitive Development Policy (ANSD) in the OCP, applications involving rezoning from one single-family sub-zone to another may be considered in this Policy area.

Registration of an aircraft noise sensitive use covenant on title is required prior to rezoning approval.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

Analysis

Existing Legal Encumbrances

There is an existing 3.0 m by 17.0 m statutory right-of-way (ROW) in the northwest corner of the property; which will be extended across the entire length of the north property line to provide sanitary service connection to proposed Lot B. The applicant is aware that encroachment into the ROW is not permitted.

There is a covenant registered on the Title of each strata lot restricting the property use to duplex only (registration number AA10515). This covenant must be discharged from each Strata Title prior to subdivision approval.

As the property is occupied by a stratified duplex, cancellation of the existing strata plan (NW2648) is required prior to subdivision approval.

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Transportation and Site Access

Vehicle access is proposed to be from Wintergreen Avenue via a shared driveway crossing with separate driveways to each new lot.

Tree Retention and Replacement

The applicant has submitted a certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations for tree retention and removal relative to the proposed development. The Report assesses eight (8) bylaw-sized trees on the subject site (Trees # 1-8).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted a visual tree assessment, and has provided the following comments:

- Three (3) trees (Trees # 1, 2 & 3) located on the development site have all been historically topped and, as a result, have developed decay pockets and weakly attached secondary branch growth that is prone to failure. In addition, the trees fall within the proposed building envelope. These three (3) trees are not good candidates for retention and should be removed and replaced.
- One (1) tree (Tree #4) located on the development site is in moderate condition, which is to be retained. Provide a minimum 4 m tree protection zone out from the base of the tree.
- One (1) tree (Tree #5) located on the development site is in poor condition due to severe excessive pruning. Remove and replace.
- One (1) tree (Tree #6) located on the development site is in moderate condition. However, its canopy has been cut back on the east side to provide clearance to a Hydro pole and will most likely be impacted by sewer upgrades required for the subdivision. Remove and replace.
- Two (2) trees (Trees #7 & 8) located on the development site are in moderate condition. Tree #7 to be retained with a minimum 3.5 m tree protection zone and tree #8 to be retained with a minimum 3 m tree protection zone from base of each tree.
- Replacement trees are to be provided at a 2:1 ratio as per the OCP.

Tree Replacement and Landscaping

The applicant wishes to remove five (5) on-site trees (Trees # 1, 2, 3, 5, & 6). The 2:1 replacement ratio would require a total of ten (10) replacement trees. The applicant has agreed to plant three (3) trees on each lot proposed; for a total of six (6) trees. To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$2,000 to the City's Tree Compensation Fund in lieu of the remaining four (4) trees that cannot be accommodated on the subject property after redevelopment.

The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
2	9 cm	5 m
2	10 cm	5.5 m

Prior to rezoning approval, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, for the proposed south lot (Lot B). The objective of the Landscape Plan is to ensure the attractiveness and safety of the City-owned walkway to the south, while respecting the privacy of the home owner within reason. The Landscape Plan must show the front and exterior side yards of the proposed lot.

Tree Protection

Three (3) of the bylaw-sized trees are to be retained and protected (Trees # 4, 7, & 8). A Tree Protection Plan showing the location of the retained trees and the necessary tree protection fencing is contained in Attachment 7. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, the City's acceptance of a survival security in the amount of \$3,000.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications, or a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots.

The applicant proposes to provide a secondary suite on proposed Lot A and a cash-in-lieu contribution of \$7,046.00 to the City's Affordable Housing Reserve Fund. This is equivalent to \$2.00/ft² of the total buildable area of Lot B, and is consistent with the Affordable Housing Strategy.

Site Servicing and Frontage Improvements

At a future development stage, the applicant must complete the required servicing works as described in Attachment 8, through either a Servicing Agreement or a work order.

The subject property is bordered by three City-owned highways or boulevards, which may be impacted by tree removal, demolition, or construction at future development stages. Prior to the

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earlier of rezoning approval, building permit issuance, or demolition permit issuance, the applicant must submit a security in the amount of \$4,000.00 to the City to ensure the highways and boulevards are restored on completion of these activities, as per Richmond Boulevard and Roadway Protection and Regulation Bylaw No. 6366.

Financial Impact

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

Conclusion

The purpose of this rezoning application is to rezone 4971/4991 Wintergreen Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone to the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9569 be introduced and given first reading.

Jordan Rockerbie Planning Technician (604-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo

Attachment 2: Survey showing proposed subdivision

Attachment 3: Development Application Data Sheet

Attachment 4: Land Use Map

Attachment 5: Single-Family Lot Size Policy 5473

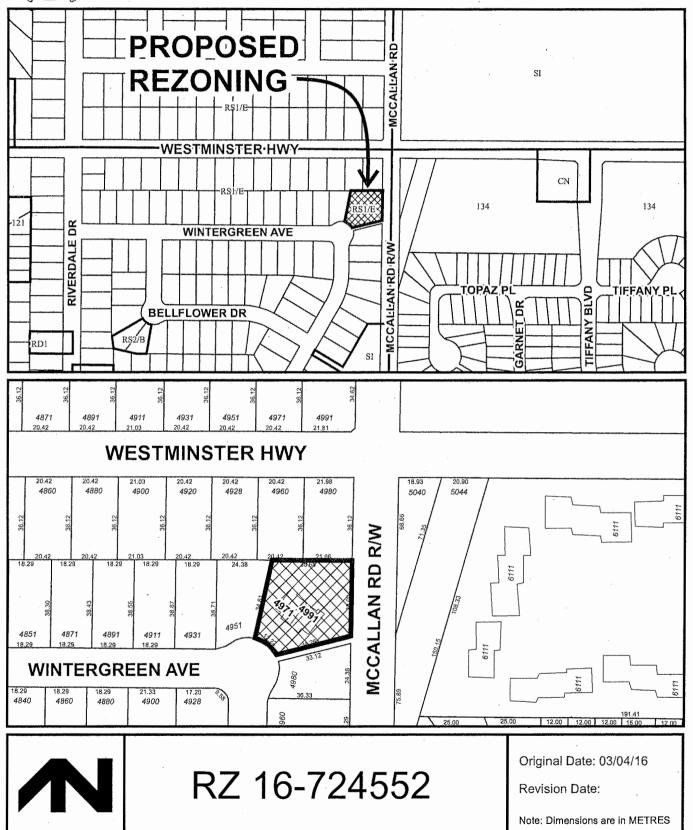
Attachment 6: Aircraft Noise Sensitive Development Location Map

Attachment 7: Tree Retention Plan

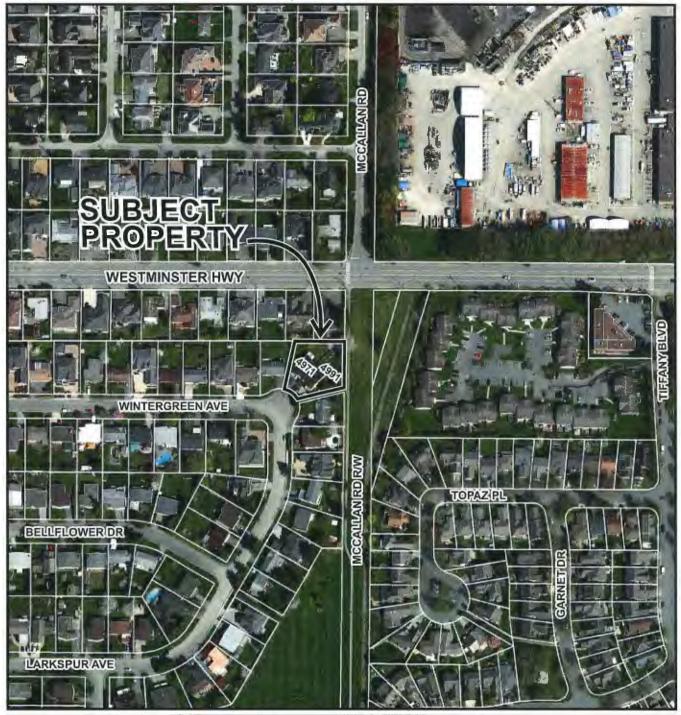
Attachment 8: Rezoning Considerations



City of Richmond









RZ 16-724552

Original Date: 03/04/16

Revision Date:

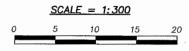
Note: Dimensions are in METRES

SECTION 11 BLOCK 4 NORTH RANGE 7 WEST

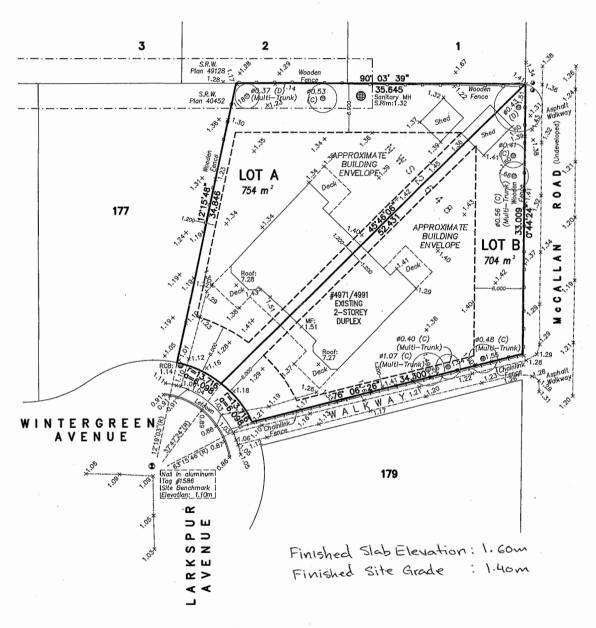
NEW WESTMINSTER DISTRICT

#4971/4991 WINTERGREEN AVENUE, RICHMOND, B.C. P.I.D. 008-684-766 (Strata Lot 1) P.I.D. 008-684-821 (Strata Lot 2)





ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



© copyright J. C. Tam and Associates Canada and B.C. Land Surveyor 115 - 8833 Odlin Crescent Richmand, B.C. V6X 3Z7 Telephone: 214-8928 Fax: 214-8929 E-mail: office@jctam.com Website: www.jctam.com

Job No. 6367 FB-299 P16-18; FB-302 P1-4 Drawn By: 10

DWG No. 6367—Topo—01

Elevations shown are based on City of Richmond HPN Benchmark network.

Benchmark: HPN #234 Control Monument 77H4891 Elevation: 1.125m

Use site Benchmark Tag #1586 for construction elevation contral.

LEGEND:

(c) denotes conifer denotes deciduous denotes round catch basin

MFPdLans power 0.5t (R) denotes radiol beoring

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO FIELD SURVEY.

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

JÁNUARY 26th, 2016.



Development Application Data Sheet

Development Applications Department

RZ 16-724552 Attachment 3

Address: 4971/4991 Wintergreen Avenue

Applicant: Monarchy Holding Group Inc.

Planning Area(s): Thompson

	Existing	Proposed
Owner:	Monarchy Holding Group Inc. Yogesh (Yogi) Arora Personal Holding Corporation	To be determined
Site Size (m²):	1,458 m ²	Lot A: 754 m ² Lot B: 704 m ²
Land Uses:	One (1) two-unit duplex	Two (2) single-family lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Neighbourhood Residential	No change
Lot Size Policy Designation	Single Detached (RS2/E)	Single Detached (RS2/B)
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 applied to 464.5 m ² of the lot area together with 0.30 applied to the balance	Max. 0.55 applied to 464.5 m ² of the lot area together with 0.30 applied to the balance	none permitted
Buildable Floor Area*:	Lot A: Max. 3685 ft ² Lot B: Max. 3523 ft ²	Lot A: Max. 3685 ft ² Lot B: Max. 3523 ft ²	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Live Plant Material:	Min. 25%	Min. 25%	none
Lot Size (min. dimensions):	360.0 m²	Lot A: 754 m ² Lot B: 704 m ²	none
Setback – Front and Rear Yards:	Min. 6 m	Min. 6 m	none
Setback – Side Yards:	Min. 2 m	Min. 2 m	none
Height:	2 ½ Storeys	Max. 2 ½ Storeys none	

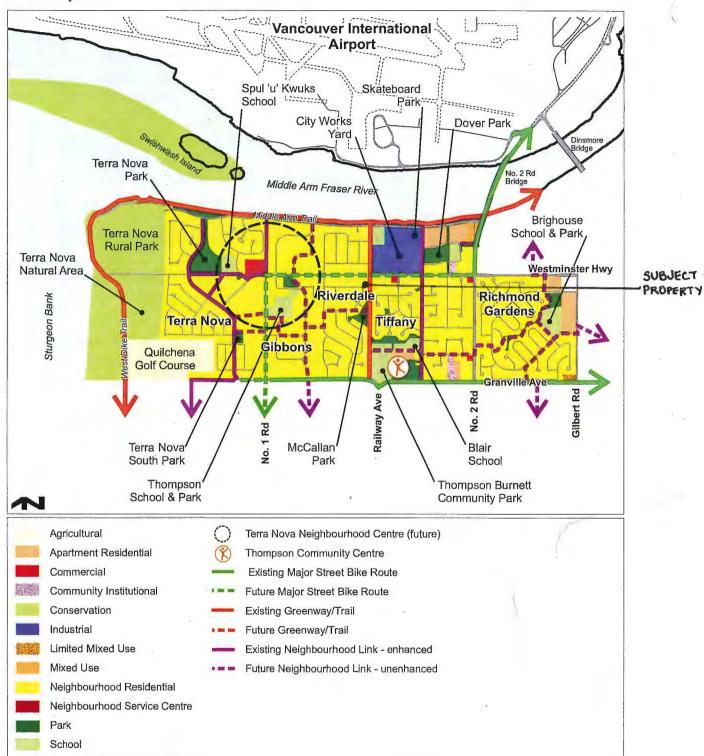
Other:

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

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



2. Thompson





City of Richmond

Policy Manual

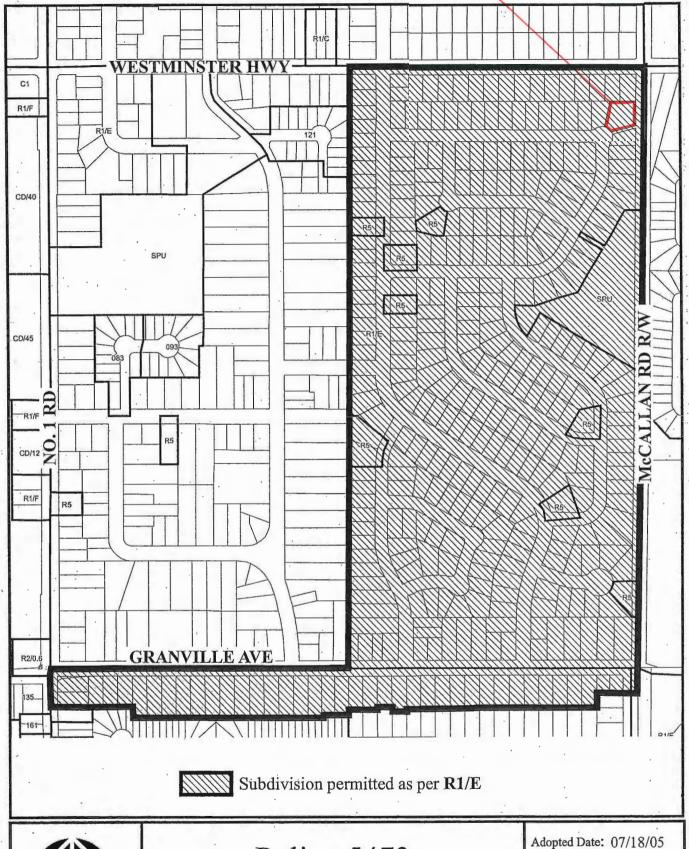
Page 1 of 2	Adopted by Council: July 18 th , 2005		POLICY 5473
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUAI	RTER-SECTION	11-4-7 AND 14-4-7

POLICY 5473:

The following policy establishes lot sizes for that portion of Section 11-4-7, bounded by Granville Avenue, Westminster Highway, the McCallan Road Right-of-Way, and the property line to the rear of the properties on the west side of Mayflower and Riverdale Drive, and for the lots abutting Granville Avenue between Railway Avenue and No. 1 Road in a portion of Section 14-4-7:

- 1. All lots resulting from subdivision shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300.
- 2. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
- 3. Property boundaries are outlined on the accompanying plan.
- 4. Multiple-family residential development shall not be permitted.

SUBJECT PROPERTY





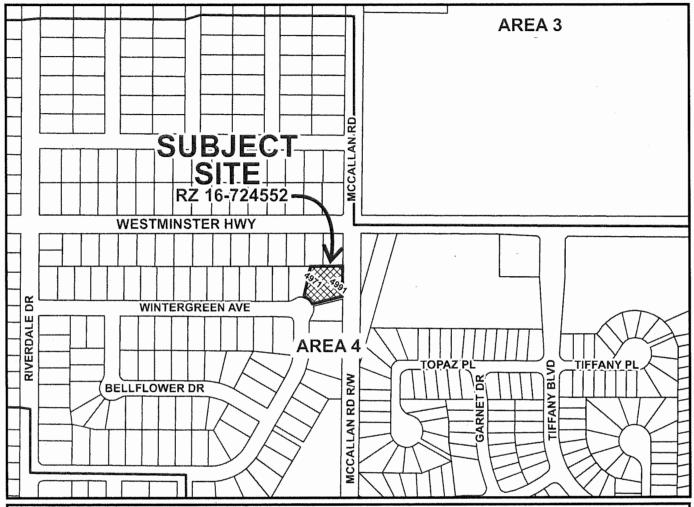
Policy 5473 Section 11-4-7 and 14-4-7

Amended Date:

Note: Dimensions are in METRES



Schedule B



LEGEND

Aircraft Noise Sensitive Development Policy (ANSD) Areas (see Aircraft Noise Sensitive Development Policy Table)

AREA 1A - New Aircraft Noise Sensitive Land Use Prohibited.

AREA 4 - All Aircraft Noise Sensitive Land Use Types May Be Considered.

AREA 1B - New Residential Land Uses Prohibited.

No Aircraft Noise Mitigation Requirements:

AREA 2 - All Aircraft Noise Sensitive Land Uses (Except New Single Family) May be Considered (see Table for exceptions). **AREA 5** - All Aircraft Noise Sensitive Land Use Types May Be Considered.

AREA 3 - All Aircraft Noise Sensitive Land Use Types May Be Considered.

- • • • Objective: To support the 2010 Olympic Speed Skating Oval
 Residential use: Up to 2/3 of the buildable square feet (BSF);
 - Non-residential use: The remaining BSF (e.g., 1/3)

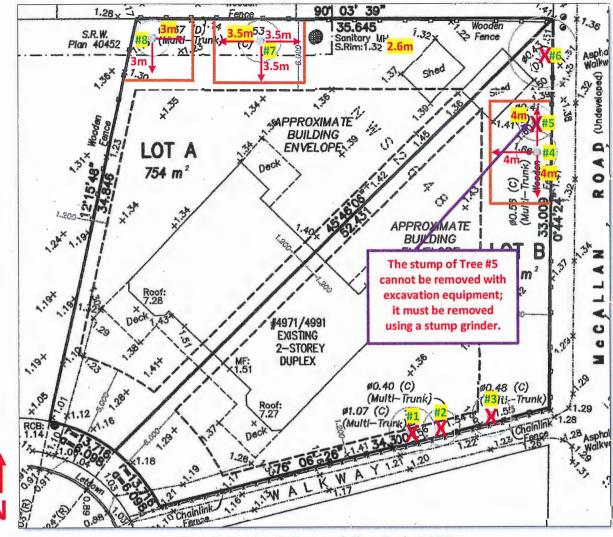


Aircraft Noise Sensitive Development Location Map

Original Date: 03/04/16

Revision Date:

Note: Dimensions are in METRES



Tree Retention & Removal Plan, Scale 1:300

SUITABLE REPLACEMENT TREES (Botanical name)
Stewartia (Stewartia pseudocamellia')
Dik's Weeping Cypress (Chamaecyparis lawsoniana 'Dik's Weeping')
Purple Fountain European Beech (Fagus sylvatica 'Purple Fountain')
Japanese Tree Lilac 'Ivory Silk' (Syringa reticulata 'Ivory Silk')
Globe Norway maple (Acer platanoides 'Globosum')

TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Cedar (Thuja plicata)	63 comb.	3.5
. 2	Cypress (Chamaecyparis sp.)	55 comb.	3.5
3	Cypress (Chamaecyparis sp.)	65 comb.	3,5
4	Cypress (Chamaecyparis sp.)	67 comb.	3.5
5	Spruce (Picea sp.)	40	2
6	Cherry (Prunus sp.)	41	3
7	Cedar (Thuja plicata)	54	4.5
8	Apple (Malus sp.)	49 comb.	4



Rezoning Considerations

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

Address: 4971/4991 Wintergreen Avenue

File No.: RZ 16-724552

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9569, the applicant is required to complete the following:

- 1. City acceptance of the developer's offer to voluntarily contribute \$2,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- 2. 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.
- 3. Submission of a Landscape Plan for the proposed southern lot (proposed Lot B), prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscaping Security must also include \$3,000.00 to ensure that a total of six (6) replacement trees are planted on the subject property. The Landscape Plan should:
 - Aim to allow natural surveillance between the pedestrian walkway and the subject site along the south property line:
 - Not include hedges along the front property line;
 - Not include landscaping or fencing exceeding 1.2 m along the portion of the south property line located in the front yard or any part of a yard between the principal dwelling and the front lot line;
 - Include a mix of coniferous and deciduous trees;
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
 - Include all three (3) of the required replacement trees located on the proposed south lot.
 - Replacement trees should be a mix of deciduous and coniferous trees.
 - The six (6) required replacement trees are to be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
2	9 cm	5 m
2	10 cm	5.5 m

- 4. Submission of a Tree Survival Security to the City in the amount of \$3,000.00 for the three (3) trees to be retained.
- 5. Submission of a security to the City in the amount of \$4,000.00 to ensure that all City highways and boulevards are fully restored following tree removal, demolition, and construction, as per Richmond Boulevard and Roadway Protection and Regulation Bylaw No. 6366, if not collected at Building Permit or Demolition stage.
- 6. Registration of an aircraft noise sensitive use covenant on Title.
- 7. Registration of a flood indemnity covenant on Title.
- 8. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
- 9. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 10. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments on one (1) of the two (2) future lots (i.e. \$7,046.00) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on both of the future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to Subdivision*, the applicant must complete the following requirements:

- 1. Discharge of covenant AA10515 from the title of the strata lots, which restricts the property to a duplex.
- 2. Cancellation of the existing strata plan (NW2648).

Prior to Demolition* stage, the applicant must complete the following requirements:

- 1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 2. Submission of a security to the City in the amount of \$4,000.00 to ensure that all City highways and boulevards are fully restored following tree removal, demolition, and construction, as per Richmond Boulevard and Roadway Protection and Regulation Bylaw No. 6366, if not collected at Rezoning or Building Permit stage.

At Subdivision* and Building Permit* stage, the applicant must complete the following requirements:

- 1. Submission of a security to the City in the amount of \$4,000.00 to ensure that all City highways and boulevards are fully restored following tree removal, demolition, and construction, as per Richmond Boulevard and Roadway Protection and Regulation Bylaw No. 6366, if not collected at Rezoning or Demolition stage.
- 2. Complete the following servicing works and off-site improvements. These must be completed through a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

Water Works:

- Using the OCP Model, there is 113 L/s of water available at a 20 psi residual at the Wintergreen Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
 - Cut and cap at main, the existing water service connection at the Wintergreen Avenue frontage.
 - Install two (2) new water service connections, each complete with meter and meter box.

Storm Sewer Works:

- The Developer is required to:
 - Retain existing storm service connection at the southwest corner of the lot.
- At the Developers cost, the City is to:
 - Install a new storm service connection to service 4991 Wintergreen Avenue, complete with inspection chamber and tie-in to the existing box culvert running along the south property line.

Sanitary Sewer Works:

- The Developer is required to:
 - Retain the existing sanitary service connection off of the existing manhole SMH3426 to service 4971 Wintergreen Avenue.
 - Provide a 3.0 m-wide extension to the PRN Plant 49452 to extend to the east property line.

Initial:	

- At the Developers cost, the City is to:
 - Install a new sanitary service connection to service Lot 4991 within the proposed extension of SRW Plan 40452, complete with inspection chamber, and tie-in to existing manhole SMH3426.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Complete other frontage improvements as per Transportation's requirements

General Items:

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Submit 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.
 - 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.

Y 1/1 1		
Initial:		

Migratory Birds Convention Act, which contain proof Municipal permits does not give an individual authat where significant trees or vegetation exists on s	ohibitions on the removal or disturbance of both birds and their nests. Issuance uthority to contravene these legislations. The City of Richmond recommends site, the services of a Qualified Environmental Professional (QEP) be secured ctivities are in compliance with all relevant legislation.
Signed	Date
5.555	



Richmond Zoning Bylaw 8500 Amendment Bylaw 9569 (RZ 16-724552) 4971/4991 Wintergreen Avenue

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

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

P.I.D. 008-684-766

Strata Lot 1 Section 11 Block 4 North Range 7 West New Westminster District Strata Plan NW2648 together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 008-684-821

Strata Lot 2 Section 11 Block 4 North Range 7 West New Westminster District Strata Plan NW2648 together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9569".

FIRST READING	RIC	ITY OF CHMOND PROVED
A PUBLIC HEARING WAS HELD ON	¥	2
SECOND READING	by	PROVED Director Solicitor
THIRD READING	G	L
OTHER CONDITIONS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICER	



Report to Committee

Planning and Development Division

To:

Re:

Planning Committee

Date:

May 30, 2016

From:

Wayne Craig

File:

LU 16-727303

Director, Development

Application by Su Ping Yang to Discharge Land Use Contract at 9508 Palmer

Road

Staff Recommendation

That Richmond Land Use Contract Discharge Bylaw No. 9572, to discharge the Land Use Contract from the title of 9508 Palmer Road, be introduced and given first reading.

Wayne Craig

Director, Development

CL:blg

Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

On November 24, 2015, City Council adopted a number of bylaws that:

- Terminated 93 separate Land Use Contracts (LUCs) that affect single-family properties, which will be effective one-year from the date of adoption.
- Established new zoning designations in their place.

The 93 LUCs that are subject to the early termination bylaws will remain on land title records until November 24, 2016. The new zoning designations became operative immediately following adoption. For the one-year period, while both the Zoning Bylaw and the LUC are operative, the provisions of an LUC prevail. Where a property owner wishes to use the provisions in the underlying zoning prior to the expiry of the one-year period, formal discharge of the LUC, by a bylaw adopted by Council, is required.

Su Ping Yang has applied to the City of Richmond for permission to voluntarily discharge the Land Use Contract from the title of 9508 Palmer Road, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/E)" zoning (Attachment 1).

Findings of Fact

A Development Application Data Sheet is attached, which provides details about the proposal, along with a comparison of the LUC provisions and the underlying RS1/E zoning provisions (Attachment 2).

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, is an existing dwelling on a lot under LUC 009, which fronts Princeton Avenue.
- To the South, immediately across Pembroke Place, are existing dwellings on lots under LUC 009.
- To the East, is an existing dwelling on a lot under LUC 009, which fronts Pembroke Place.
- To the West, immediately across Palmer Road, are existing dwellings on lots under LUC 009.

Public Consultation

5023845

As this application does not involve rezoning of the subject property, a sign is not required to be posted on-site.

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

Analysis

This application to discharge the LUC from the subject property will enable the property owners to obtain a Building Permit to build a new single-family dwelling that is consistent with the underlying RS1/E zone without having to wait until the LUC termination date of November 24, 2016. The resulting dwelling would be in keeping with the form and character of dwellings that are built in the RS1/E zone city-wide, and would be approximately 328 m² (3,537 ft²) in size.

The proposed Building Permit drawings are shown in Attachment 3.

Existing Legal Encumbrances

There is an existing statutory right-of-way for the sanitary sewer along the north property line. Construction within the right-of-way is not permitted.

Financial Impact

None.

Conclusion

The applicant is requesting permission to voluntarily discharge the Land Use Contract from the title of 9508 Palmer Road, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/E)" zoning.

It is recommended that Richmond Land Use Contract Discharge Bylaw No. 9572 be introduced and given first reading.

Cynthia Lussier

Planner 1

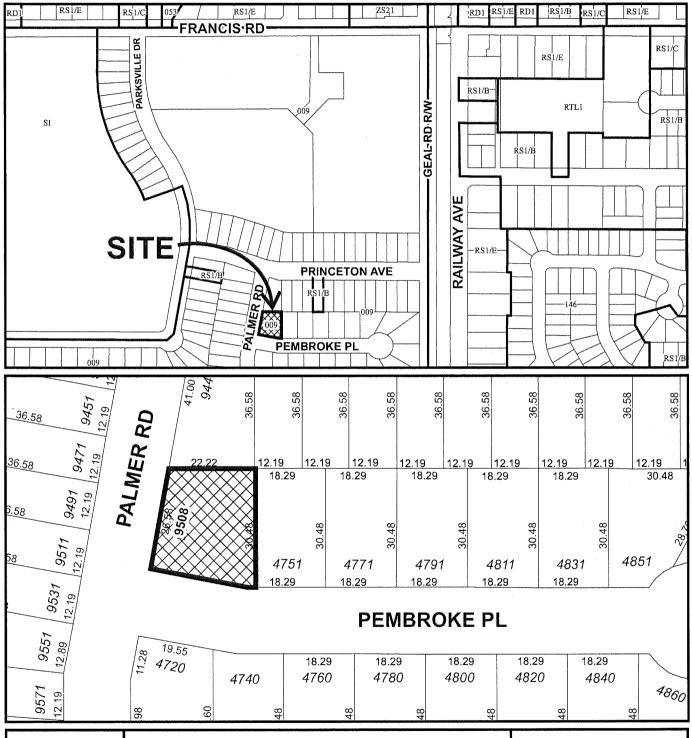
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Development Application Data Sheet Attachment 3: Proposed Building Permit drawings.







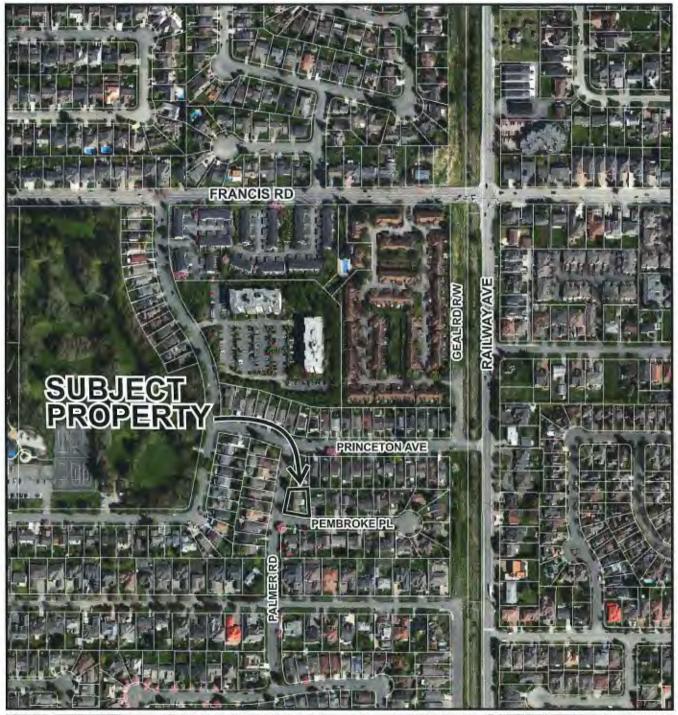
LU 16-727303

Original Date: 05/30/13

Revision Date:

Note: Dimensions are in METRES







LU 16-727303

Original Date: 05/30/16

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

LU 16-727303 Attachment 2

Address: 9508 Palmer Road

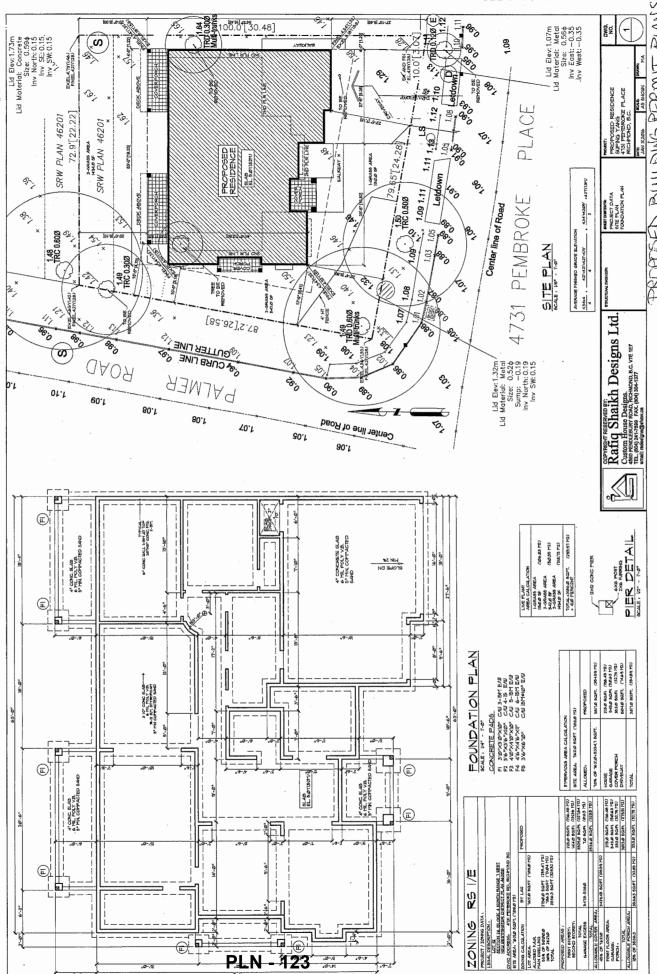
Applicant: Su Ping Yang

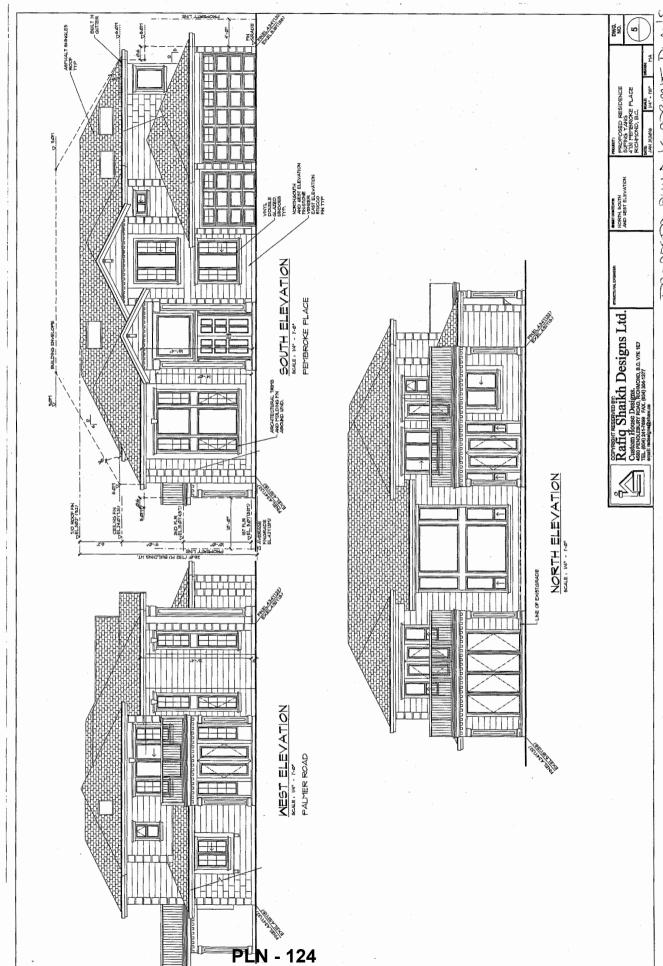
Planning Area(s): Seafair

	Existing	Proposed
Owner:	Tai Huang Wei Su Ping Yang	To be determined
Site Size (m²):	708 m² (7,621 ft²)	No change
Land Uses:	Single-family dwelling	New single-family dwelling
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Existing: LUC 009 Underlying: Single Detached (RS1/E)	Single Detached (RS1/E)

On Future Subdivided Lots	LUC 009	Single Detached (RS1/E)	Proposed	Variance
Floor Area Ratio:	N/A	0.55 FAR to max. 464.5 m ² plus 0.30 FAR for the balance Total: 328.52 m ² * (3,536.2 ft ²)*	328.52 m ² * (3,536.2 ft ²)*	none permitted
Lot Coverage – Building:	Max. 33%	Max. 45%	0.40 %	none
Setback – Front Yard (m):	Min. 6.0 m	Min. 6.0 m	6.80 m	none
Setback – Interior Side Yard (m):	1 st storey: Min. 1.2 m 2 nd storey: Min. 1.8 m	Min. 1.2 m	1.22 m	none
Setback – Exterior Side Yard (m):	4.5 m	Min. 3.0 m	3.18 m	none
Setback – Rear Yard (m):	1 st storey: Min. 3.0 m 2 nd storey: Min. 6.0 m	Min. 6.0 m	6.10 m	none
Height (m):	2 storeys 8.2 m (27 ft)	2 ½ storeys 9 m (29.5 ft)	2 storeys 7.92 m (26 ft)	none

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





THE COUNTY OF STREET OF STREET



Richmond Land Use Contract Discharge Bylaw No. 9572 (LU 16-727303) 9508 Palmer Road

Whereas Land Use Contract, having Charge Number K31033 (the "Land Use Contract"), charges the following land:

P.I.D. 001-724-134 Lot 112 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200;

Whereas the Land Use Contract was entered into with the City of Richmond as a party and filed in the Land Title Office, in New Westminster, British Columbia; and,

Whereas the owners of said land which is subject to the Land Use Contract have requested and agreed with the City that the Land Use Contract be discharged as against its property title;

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

- That the Land Use Contract be discharged as against:
 P.I.D. 001-724-134
 Lot 112 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200
- 2. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge the Land Use Contract from said land.
- 3. This Bylaw may be cited as "Richmond Land Use Contract Discharge Bylaw No. 9572".

FIRST READING		CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by
SECOND READING	MARKET	APPROVED
THIRD READING		by Director or Solicitor
ADOPTED		ac
• .		
MAYOR	CORPORATE OFFICER	



Report to Committee

Planning and Development Division

To:

Planning Committee

Date:

June 15, 2016

From:

Wayne Craig

File:

RZ 14-677733

Re:

Director, Development

Application by 0908206 BC Ltd. for Rezoning at 9560, 9580 and

9584 Granville Avenue from Single Detached (RS1/F) to Medium Density

Townhouses (RTM2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9573, for the rezoning of 9560, 9580 and 9584 Granville Avenue from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

Wayne Craig

Director, Development

EL:blg Att.

REPORT CONCURRENCE

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing

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Staff Report

Origin

0908206 BC Ltd. has applied to the City of Richmond for permission to rezone 9560, 9580 and 9584 Granville Avenue (Attachment 1) from the "Single Detached (RS1/F)" zone to the "Medium Density Townhouses (RTM2)" zone in order to permit the development of 16 two-storey townhouse units. The three (3) properties are proposed to be consolidated into one (1) development parcel, which will have a frontage of 67.22 m. Vehicle access is proposed through a single driveway from Granville Avenue. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains three (3) single-family homes (one on each lot), which will be demolished.

Findings of Fact

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

Surrounding Development

- To the North: Across Granville Avenue, existing townhouse development on lots zoned "Medium Density Townhouses (RTM1)" and "Town Housing (ZT56) North McLennan (City Centre)", and a single-family home on a large lot zoned "Single Detached (RS1/F)".
- To the South: Existing townhouse developments on lots zoned "Town Housing (ZT16) South McLennan and St. Albans Sub-Area (City Centre)".
- To the East: Four (4) single-family homes on small lots zoned "Single Detached (RS1/A)" fronting Granville Avenue with rear lane access, and a single-family home on a large lot zoned "Single Detached (RS1/F)" fronting Bridge Street.
- To the West: A recently completed 16-unit, two-storey townhouse development on a lot zoned "Medium Density Townhouses (RTM2)" with vehicle access from Ash Street.

Related Policies & Studies

Official Community Plan

The subject property is designated "Neighbourhood Residential (NRES)" in the Official Community Plan (OCP). This land use designation allows single family, two-family and multiple family housing (specifically townhouses). This proposal would be consistent with the Official Community Plan (OCP).

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan (Schedule 2.10D of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as "Neighbourhood C2" for residential developments up to three (3) storeys. The proposal for a two-storey townhouse development is consistent with the Sub-Area Plan.

Medium Density Townhouses (RTM2) – Project Density

While the base density permitted on the subject site is 0.55 FAR, the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The density of existing townhouse developments within the "C1" and "C2" neighbourhoods in the McLennan South Sub-Area Plan ranges from 0.55 FAR to 0.8 FAR. The proposed rezoning to "Medium Density Townhouses (RTM2)" would allow a maximum density of 0.65. This density would be in keeping with the range of density of other projects in the area.

Staff support the proposed density based on the following:

- The Area Plan, adopted in 2006, supports use of density bonusing to promote housing affordability and the provision of affordable housing. The City's Affordable Housing Strategy, approved by Council in 2007, supports the use of density bonusing to achieve the objectives of the Affordable Housing Strategy. The applicant has agreed to provide a voluntary cash contribution in the amount of \$41,085.04 (\$2.00 per buildable square foot) to the City's Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments. Density bonus provisions envisioned by the Affordable Housing Strategy and the Area Plan have been incorporated into the standard townhouse zones, such as the proposed "Medium Density Townhouses (RTM2)" zone, which allows the 0.65 FAR, based on the Affordable Housing contribution.
- Recently approved and constructed townhouse development to the west at 7028 Ash Street (RZ 11-581552 and DP 12-603913) achieves the same density as proposed in the subject development proposal and the designs of the two (2) developments are compatible.
- The Area Plan supports use of density bonusing to promote childcare facility development and the applicant has agreed to provide a voluntary cash contribution in the amount of \$30,000 to the City's Child Care Fund.
- The Area Plan supports use of density bonusing to promote the development of barrier-free housing and the proposal will provide two (2) convertible housing units.
- The proposal will facilitate retention of a large English Oak tree, located at the northeast corner of the site, along the Granville Avenue frontage.
- The proposal will also provide a voluntary contribution of \$15,817.74 (\$0.77 per buildable square foot) to the City's Public Art fund.

Orphaned Assembly Site

If the rezoning is approved, a residual assembly site, with less than 50 m frontage, will be created at the corner of Granville Avenue and Bridge Street (9600, 9602, 9606 Granville Avenue and 7031, 7051 Bridge Street). The four (4) lot subdivision to the east along Granville Avenue was created in 2001, and the single-family dwellings on these lots are less than 20 years old. The dwelling on 7051 Granville Avenue was built in 1993. The residual site, while less than 50 m wide, it is 2,077 m² in area, and would have potential for a townhouse development. Given the relatedly new age of these houses, redevelopment is not likely in the short-to-medium-term. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) will be registered on the Title

of the subject site to provide vehicle access to future developments at 9600, 9602, 9606 Granville Avenue and 7031, 7051 Bridge Street.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

The applicant advised that a notice regarding the proposed development was hand delivered to the abovementioned five (5) single family properties located to the east of the subject site, and no feedback has been received.

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

School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves 16 multiple-family housing units.

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the three (3) properties into one (1) development parcel and construct a total of 16 townhouse units. The layout of the townhouse units is oriented around a single driveway providing access to the site from Granville Avenue and an east-west internal manoeuvring aisle providing access to the unit garages. The amenity area will be situated in a central open courtyard at the rear of the site. A total of four (4) two-storey four-plex clusters are proposed.

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

• Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the McLennan South Sub-Area Plan.

- Refinement of the proposed building form to achieve sufficient variety in design and setbacks to create a desirable and interesting streetscape along Granville Avenue and along the internal drive aisle.
- Address potential adjacency issues through landscaping and built form.
- Site grading plans to ensure the survival of protected trees.
- Review of size and species of replacement trees to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees onsite.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Installation of suitable landscape buffer along the east property line in order to address potential overlook concerns for the adjacent single-family homes.
- Opportunities to maximize planting area along internal drive aisle.
- Review of additional sustainability features for the development proposal.

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

Existing Legal Encumbrances

There is an existing 3 m wide existing utility right-of-way along the rear yard of the proposed site. Since the existing sanitary main along the rear yard of the proposed site will be abandoned and removed as part of the development proposal, this existing utility right-of-way is not required, and will be discharged. A new utility right-of-way to accommodate a new sanitary manhole to be located at the southwest corner of development site will be required as part of the Servicing Agreement process.

Transportation and Site Access

A Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) (EPP25621) was registered on Title of the adjacent property to the west (7028 Ash Street) through RZ 11-581552 to provide vehicle access to the subject site. In order to enhance vehicle maneuvering on-site and to avoid the creation of a long straight run internal drive aisle between the two (2) townhouse projects, the applicant is proposing to install an entry driveway from Granville Avenue. This driveway from Granville Avenue will be the sole access to the proposed development and no access will be provided between the adjacent townhouse development to the west at 7028 Ash Street and the subject site. Staff in the Transportation Department have reviewed the proposal, and support this arrangement.

The long-term objective is for the driveway access established on Granville Avenue to be utilized by adjacent properties to the east if they apply to redevelop into townhouses. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed driveway and the internal manoeuvring aisle for the subject property will be secured as a condition of rezoning.

Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator and Parks Arboriculture staff have reviewed the Arborist Report and provided the following comments:

- An English Oak tree (tag#930 43+22cm calliper) located at the northeast corner of the development site is in good condition and should be retained and protected.
- An English Oak tree (tag# 932) located at the southeast corner of the development site is in good condition; however, a recently submitted Soils Report identifies peat excavation within the tree protection zone will be required and the English Oak tree will need to be removed. In order to compensate for the unavoidable loss of a healthy tree located onsite, the applicant has agreed to provide two (2) replacement trees along the street frontage at a minimum size of 6 m high or 16 cm calliper.
- Three (3) trees (tag# 931, 933 and 934) exhibit structural defects; such as cavities at the main branch union and co-dominant stems with inclusions and exhibit a history of branch failure. As a result, these trees are not good candidates for retention and should be replaced.
- Two (2) City trees (tag# A & B) along the frontage of the site should be removed due to poor condition. Compensation in the amount of \$1,950 will be required.

A Tree Management Plan can be found in Attachment 5.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), eight (8) replacement trees are required for the four (4) trees to be removed. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 20 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

Tree protection fencing is required to be installed, as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone and a Tree Survival Security in the amount of \$10,000 will be required prior to final adoption of the rezoning bylaw.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$5,000 to ensure the replacement planting will be provided.

Variance Requested

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM2)" zone. The applicant has requested a variance to increase the lot coverage for buildings from 40% to 45%. The proposed design features all 2-storey townhouses with side-by-side garages. To mitigate the potential implication of the higher lot coverage for buildings, the applicant is proposing to reduce the lot coverage for non-porous surface from 65% to 55%, and increase the lot coverage for landscaping with live plant materials from 25% to 27%. Staff support this as a reasonable response to the increased site coverage.

The proposed variance will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage. Formal details and consideration of the variance will be provided in the report to Development Permit Panel in the future.

Affordable Housing Strategy

For townhouse development under proposals received prior to September 14, 2015, Richmond's Affordable Housing Strategy requires a cash contribution of \$2.00 per buildable square foot. Consistent with the Affordable Housing Strategy, the applicant proposes to provide a contribution of \$41,085.04 to the Affordable Housing Reserve Fund.

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.77 per buildable square foot to the City's Public Art Reserve fund; for a total contribution in the amount of \$15,817.74.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant, specifying that all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$16,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption, the developer is required to consolidate the three (3) lots into one (1) development parcel.

Prior to issuance of a Building Permit, the developer is required to enter into a City's standard Servicing Agreement for the design and construction of required frontage beautification works and service connections (see Attachment 6 for details). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge, Address Assignment Fee and Servicing Cost.

Financial Impact or Economic Impact

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

Conclusion

The proposed 16-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. The proposal would be consistent with the form and character of the surrounding area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included in Attachment 6; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9573 be introduced and given first reading.

Edwin Lee Planner 1

(604-276-4121)

EL:blg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

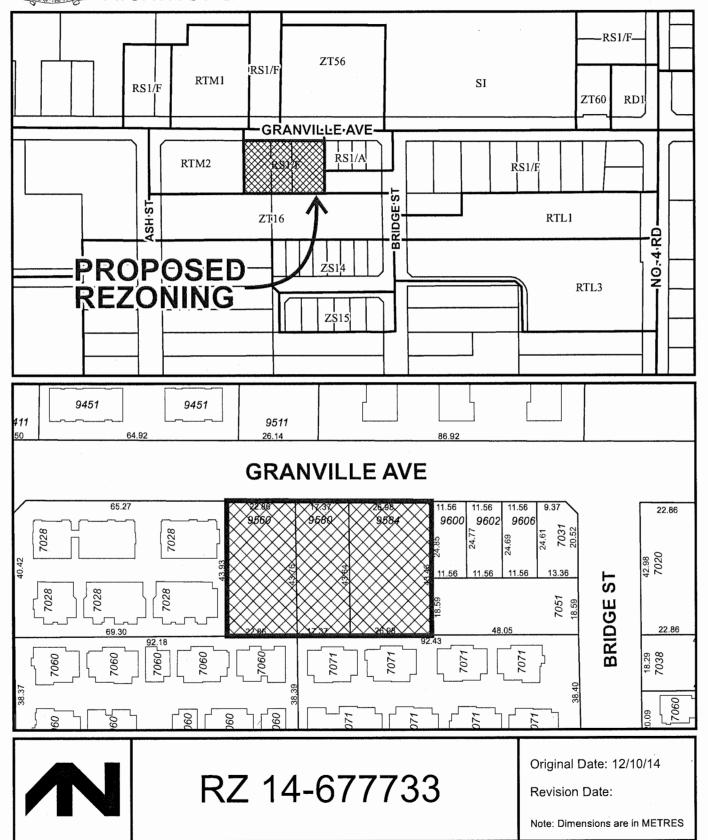
Attachment 3: Development Application Data Sheet

Attachment 4: McLennan South Sub-Area Plan Land Use Map

Attachment 5: Tree Management Plan Attachment 6: Rezoning Considerations

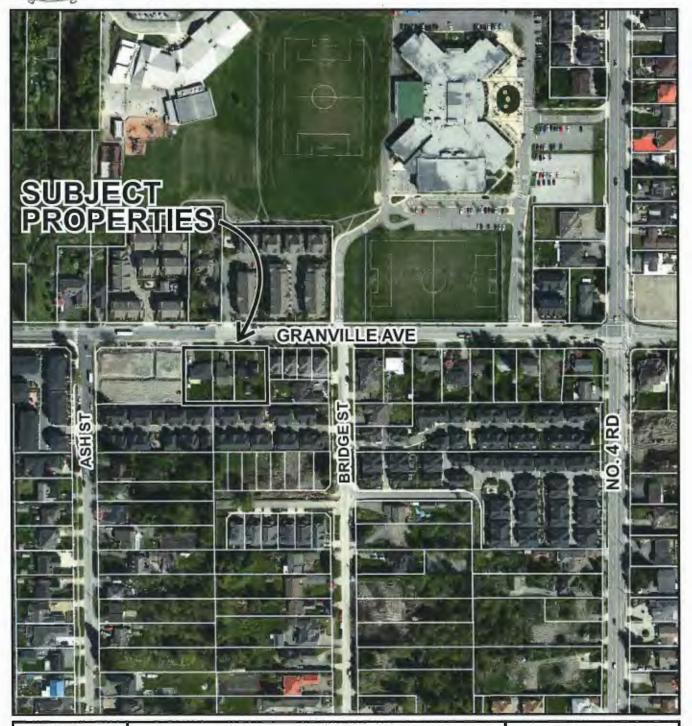


City of Richmond





City of Richmond





RZ 14-677733

Original Date: 12/10/14

Revision Date

Note: Dimensions are in METRES

REZONING FOR PROPOSED TOWNHOUSE DEVELOPMENT AT

ERIC LAW ARCHITECT

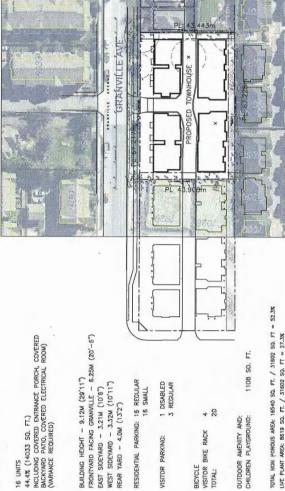
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Control of the contro

9560-9584 GRANVILLE AVENUE, RICHMOND, BC 0.65 20,541 SF NET GROSS FLOOR AREA PROPOSED DEVELOPMENT 9560, 9580, 9584 GRAWILLE AVENUE, RICHMOND, BC LOT 4 PLAN 147035, LDT 88 AND 89 PLAN 48959 PLAN 48951 LOT 6 PECINOT 18 BLOOK 4 NORTH ANNEE 6 WEST NEW WESTMINSTER DISTRICT D.65 TOTAL GROSS FLOOR AREA 0.65 X2,936 SM = 1908,4 SM 16 UNITS MAX - 40% (1174,4 SM) PRDPOSEO REZONING (20,541.8 SF) (RTM2) 0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA (UNDER RS1/F ZONING) 2,936 SM (31,602 SF) CURRENT: RS1/F, CURRENT ZONING PROPOSED: RTM2 1 PER LDT MAX - 45% (A) CMIC ADDRESS: (B) LEGAL DESCRIPTION: (F) NUMBER OF UNIT: (G) BUILDING COVERAGE: (E) FLOOR AREA RATIO DEVELOPMENT DATA (C) LOT AREA: (D) ZONING USE



REAR YARO - 4.0M (13'2")

FRONTYARD FACING GRANVILLE - 6M SIDEYARD - 3M

MAX HEIGHT — 9M FRONTYARD — 6M SIDEYARD — 2M REARYARD — 6M

(H) BUILDING HEIGHT: (H) SETBACK:

MAX MAIN BUILDING HEIGHT - 12M

2 PER DWELLING UNITS X16 = 32
D.2 VISITOR PARKING / UNIT X16 = 4
TOTAL = 36 REQUIRED
(50% PARKING CAN BE SMALL PARKING)

2 PER DWELLING UNIT

(I) PARKING:

PLN - 136

1108 SO. RESIDENTIAL PARKING: 16 REGULAR 15 SMALL 1 DISABLED 3 REGULAR OUTDOOR AMENITY AND: CHILDREN PLAYGROUND: BICYCLE VISITOR BIKE RACK TOTAL; VISITOR PARKING:

TOTAL NON POROUS AREA: 16540 SQ, FT. / 31602 SQ, FT = 52.3X LVE PLANT AREA: 8819 SQ, FT. / 31602 SQ, FT = 27.3X

OPEN AMENITY SPACE = 6 SM PER UNIT X16= 96 SM (1033 SF)

GRANWILE AVE

VISITOR BICYCLE

0.2 PER DWELLING UNIT X16= 4

RESIDENTIAL BICYCLE STORAGE

1.25 PER DWELLING UNIT X16=20

ARCHITECTURAL DRAWING LIST 1 LOCATION MAP ASH STREET

A1- DEVELOPMENT SUMMARY

A2— SITE PLAN C/F
A3— SITE PLAN 2/F
A4— CONIETE ELEMATION AND UNIT PLANS
A5— ELEMATIONS
A6— OPEN SPACE DIAGRAM

NTS

A

9560-9584 GRANVILLE AVE

RICHMOND BC

PROPOSED TOWNHOUSE

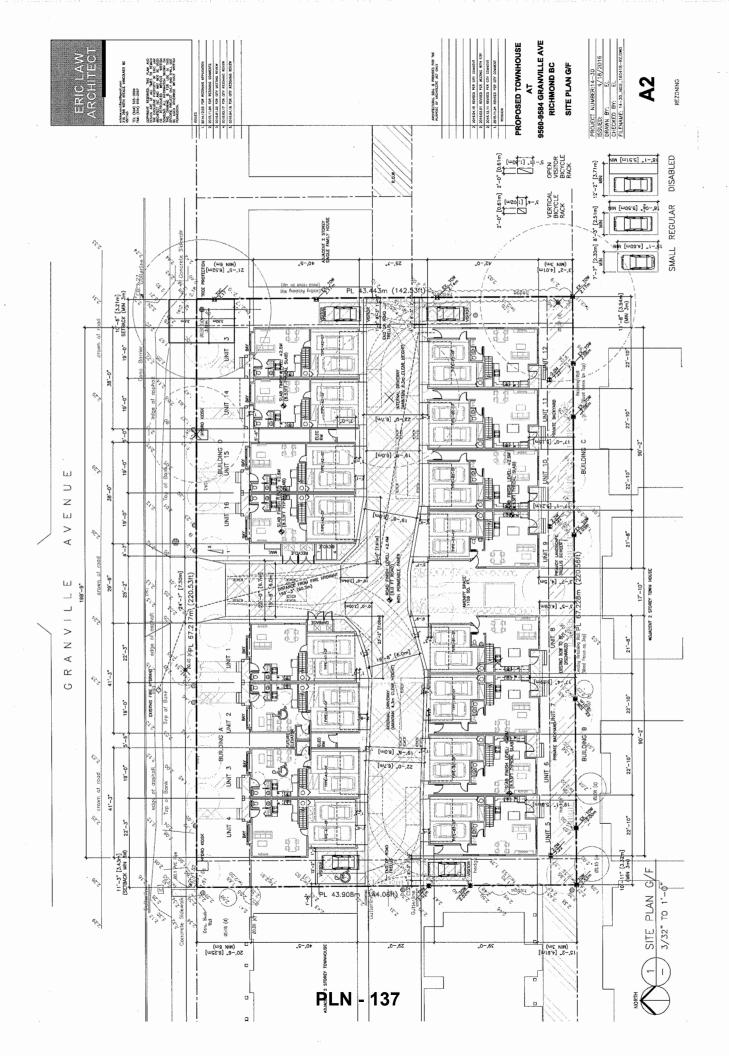
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REVERSE.

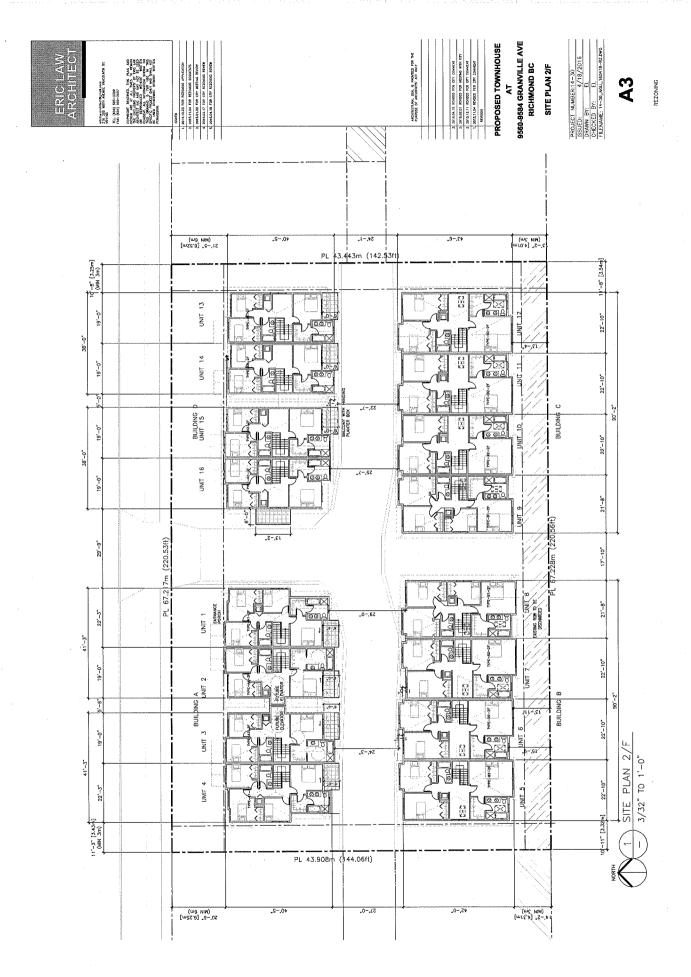
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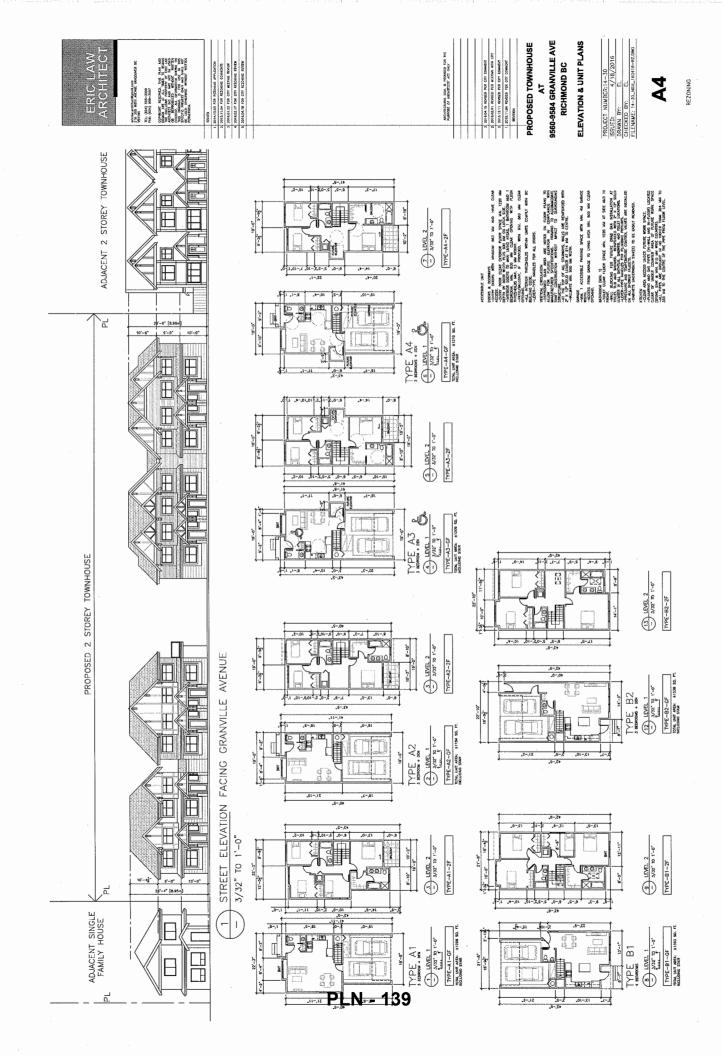
DEVELOPMENT SUMMARY

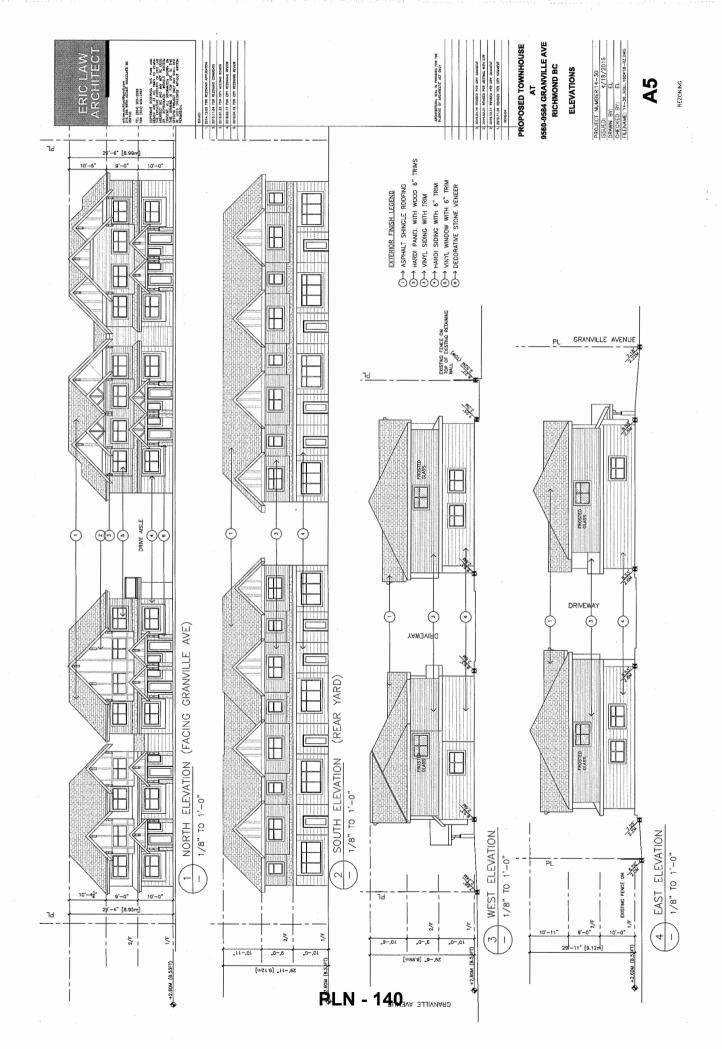
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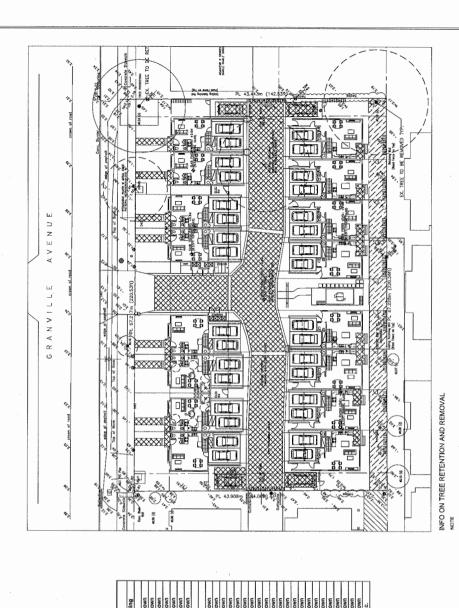
REZONING











Daylity
Everygreen Clematis
Rectiving Dogwood
Rhoddendron
Rhodendron
Ross
Rhoddendron
Ross
Rhods Skirnnia Fortunei
Hick's Yew
Emerand Green Cedar

Total more than 13 replacement trees proposed.

	DATE	REVISIONS		
Scopyright reserved. This drawing and design is and at all times remains the exclusive property of JHL	April, 2016 Rezoning	Rezoning Submission	z (
Design Group Inc. and connot be used without the andsape architect's written consent.			\Rightarrow	
			+	

1/16"=1'-0" April, DATE DRAWN JHL Design Group Inc.

PLANT LIST/ NOTES/ INFO ON TREE RETENTION AND REMOVAL MULTI FAMILY RESIDENTIAL DEVELOPMENT 9560 GRANVILLE AVENUE RICHMOND., BC 2016

7

Eergen Azalea Fergen Azalea Fergen Azalea Fergen Azalea Fergen Azalea Mano Ber Froue Ber Froue Mano Ber Froue Ber Froue Mano Ber Froue Ber Froue White Ber Froue Ber Froue Ber Froue White Ber Froue Ber Froue Ber Froue Ber Ber Froue Ber F

Azidea piporica Histo Ginsori
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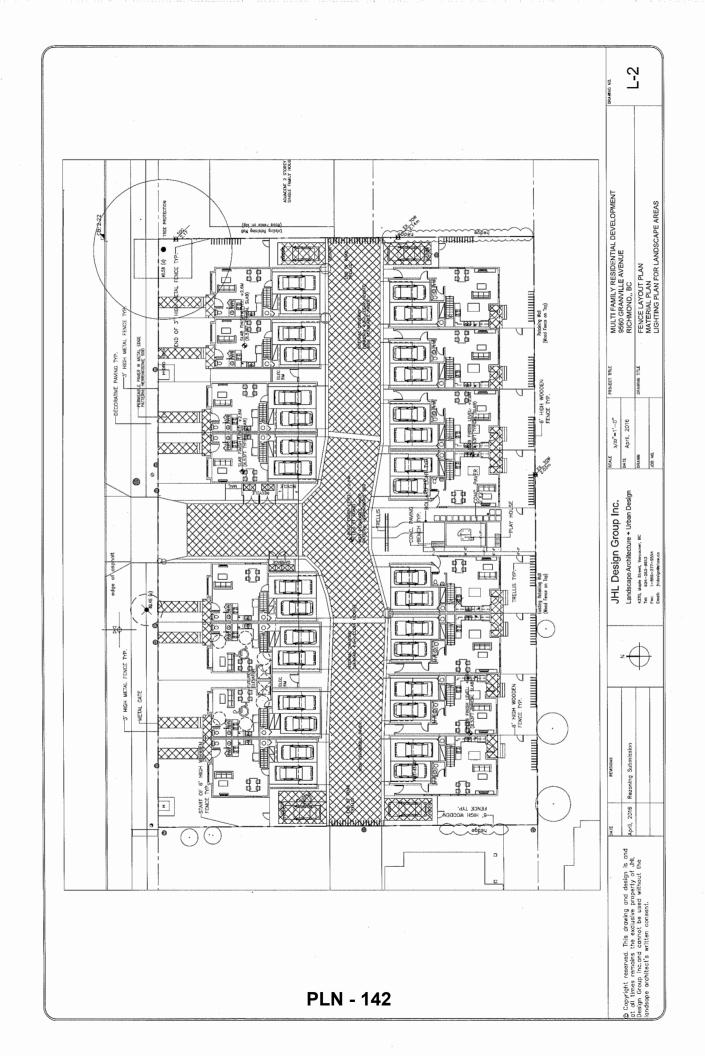
Comus mas Styrax japonica Glieditas tracanthos 'inemis Halka' Prunia yedensis 'Akeboro Betula jacquemontii

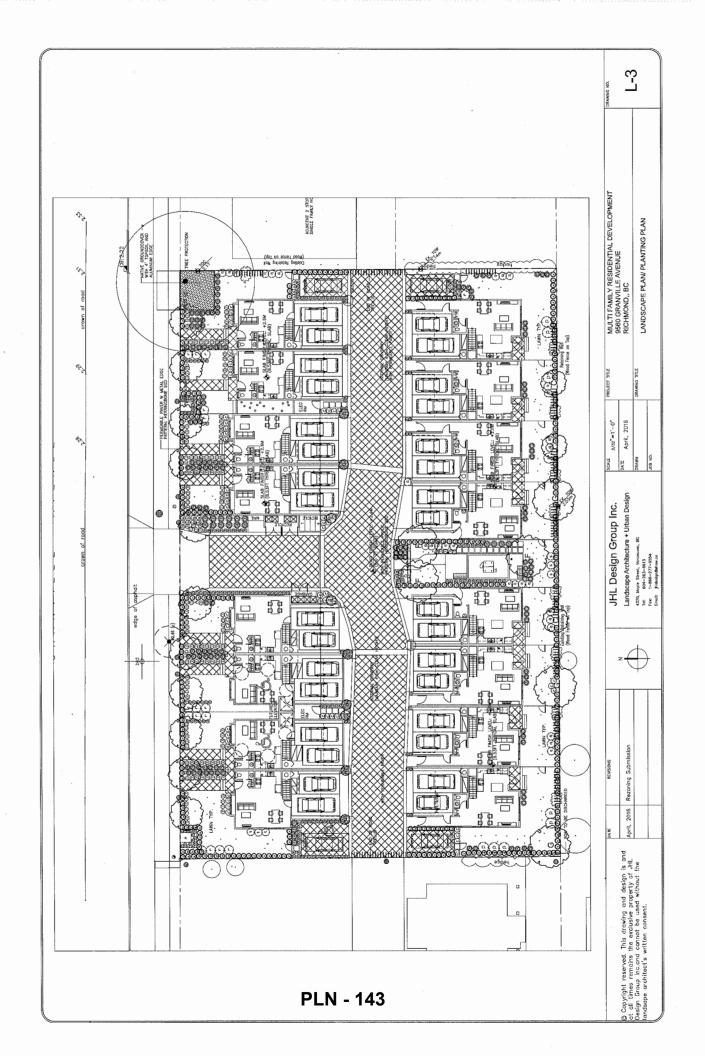
comus florida 'Cherokee Chief'

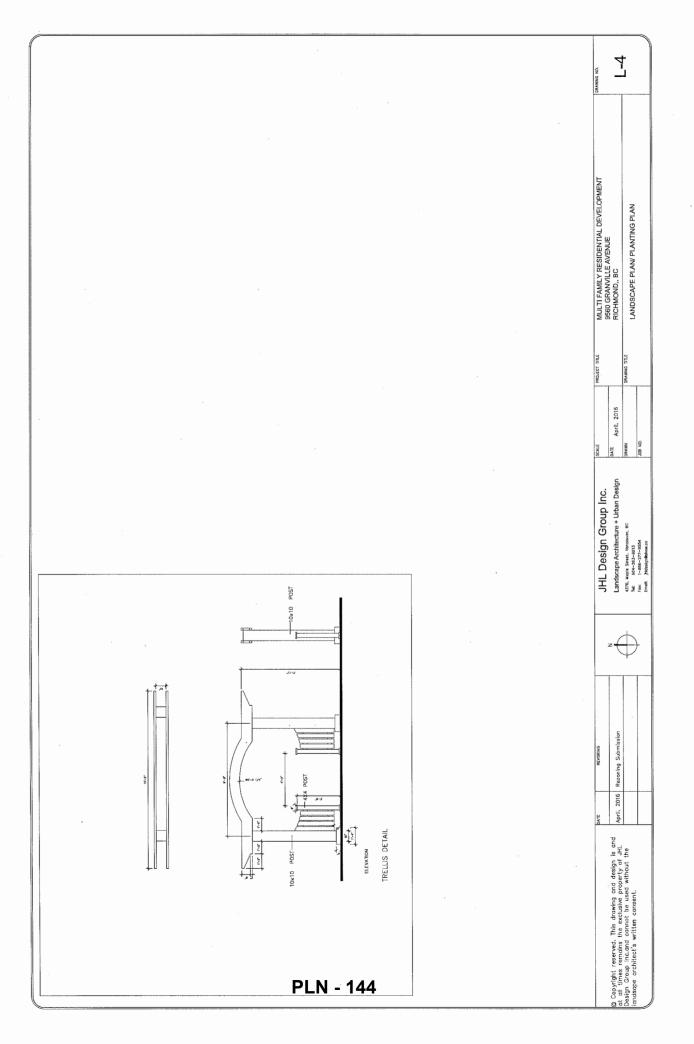
PLANTLIST

 All growing medium to be tested by PSAt (604-273-8228)
 Anacessary, and to be tested again at Substantial Completion All plants and planting to conform to BCSLA/BCNTA L. Edition.

groundcover & shube-187450mm, all around the rooball tress-127300mm, all around the rooball For detailed into see specifications









Development Application Data Sheet

Development Applications Department

RZ 14-677733 Attachment 3

Address: 9560, 9580 and 9584 Granville Avenue

Applicant: 0908206 BC Ltd.

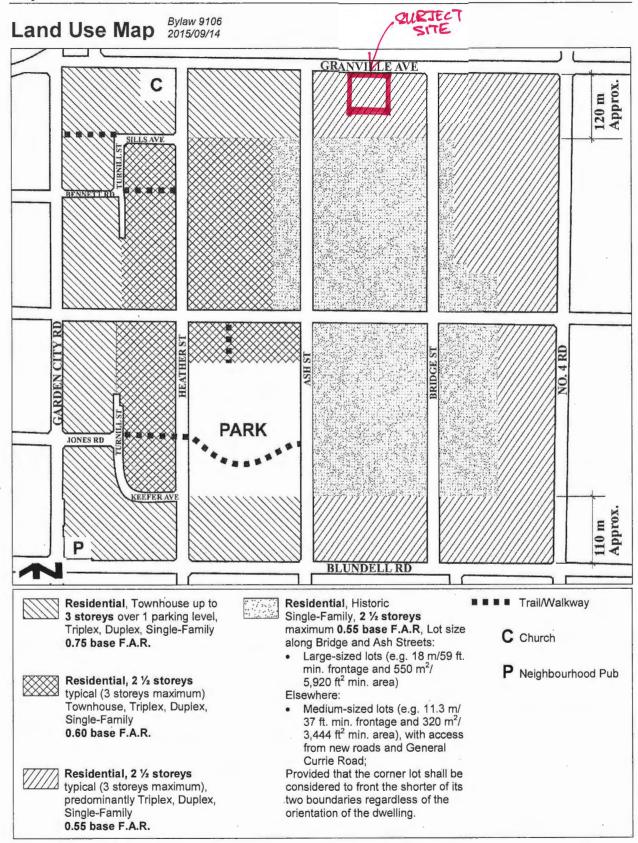
Planning Area(s): South McLennan Sub-Area (City Centre)

	Existing	Proposed
Owner:	0908206 B.C. Ltd.	To be determined
Site Size (m²):	2,936 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, 2½ storey typical (3- storeys maximum) with 0.55 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/F)	Medium Density Townhouses (RTM2)
Number of Units:	3	16
Other Designations:	N/A	No Change

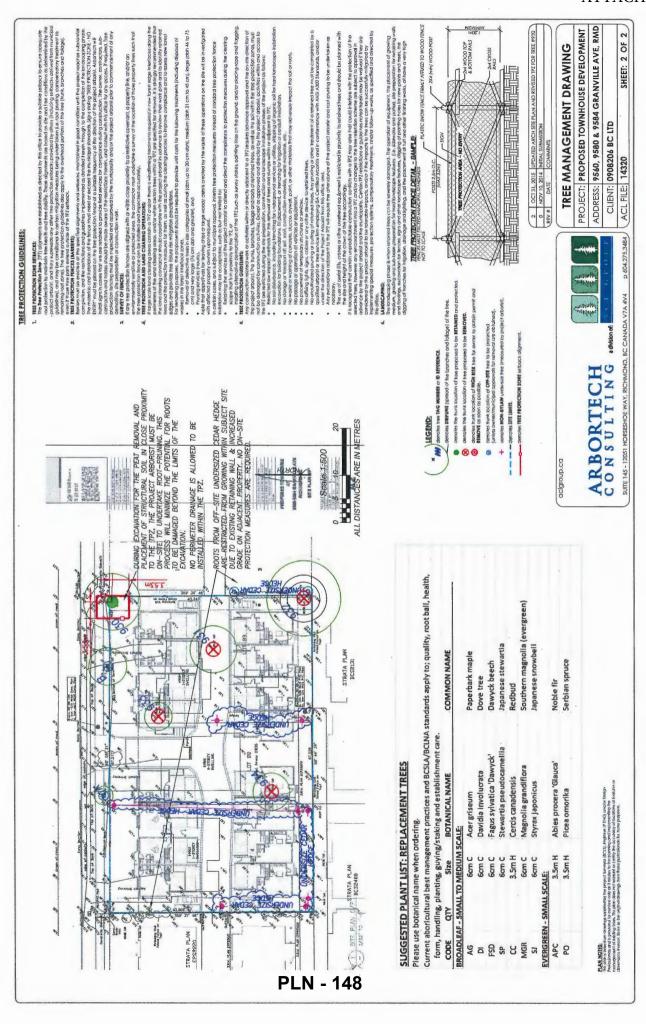
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	45% Max.	Variance Requested
Lot Coverage – Non-porous Surfaces:	Max. 65%	55%	none
Lot Coverage – Landscaping:	Min. 25%	27%	none
Setback – Front Yard (m):	Min. 6.0 m	6.25 m	none
Setback - East Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback - West Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	9.2 m (2 storeys)	none
Lot Width:	Min. 50.0 m	67.22 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces - Total:	27	36	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (32 x Max. 50% = 16)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (36 x Max. 50% = 18)	16	none
Handicap Parking Spaces:	1	1	none
Amenity Space - Indoor:	Min. 70 m² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m² x 16 units = 96 m²	96 m² Min.	none

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



Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".



TREE INVENTORY AND ASSESSMENT LIST:
 Tag # denotes the tog offixed to the tree for reference in report and an drowings.
 If and \$to cancel the helptif and spread (rodius of crown) of the free in metres as measured or estimated by the assessor if applicable. Helptif and \$period are not applicable for Grove or Freets (from freet.)
 Dah denotes the allometer of the tourk measured at 1.4 m showe grade or as per arboricultural standards (i.e. For multi stem trees).
 Cond denote's the din and structural riging using Visual free Assessment (VTA) procedures. U denotes <u>Unsulable</u>, M denotes <u>Marginal</u>, \$ denotes <u>Sulcable</u>, is ser report for details.
 Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

10g#

931

932

933 934

The proposed freatment of the free within that Dhi (cm) The type Cond 43+22 English od M 57 Paper blich M 23+23+17+14 White cedar U 24 Apple U 39 Plum U	1 Spr Dhh (cm) The Type Con Con Spr Dhh (cm) The Type Con M	to denotes the proposal treatment of the tree within the current development design. See report and drawing for details. Action Action	Slem obscured by whea climbing high into the crown and beginning to overtake scaffold littles. Communication lines situng through crown. Equivalent to a 48cm single stem free.	Two leaders attach of 1.5m with bark inclusion. Scoffold Remove limbs altracted low in crown compete as co-dominant leaders leaders, tistorically topped at 8m. Replacement leaders cany 50% of crown, Vines growing into crown.	 Multi-stem from base with severe lean to north due to Remove historic partial roof fallure, cornected at 2.5m. Dieback in arown (apprior, 20%).	Historically tapped at 2m and pruned via heading cuts. Remove Replacement leaders carry 80% of crown. Decay observed in pruning wounds.	Multiple leaders attach at 0.5m with bark inclusion. Refer – Historically topped of 3m and trimmed into topiary. Remove	Dleback in upper crown (5%), Asymmetrical crown due to Refer- historic pruning for driveway clearance, Historically topped Remove
The proposed its (4) 25 57 6 57 6 57 6 57 6 57 6 57 6 57 6 5	Spr Dbh (cm) 6 43+22 6 5 5 7 6 6 5 1 6 6 6 7 7 14 7 14 7 14 7 14 7 14 7 14	adment of the tree within	~		White cedar	U Apple	White cedar U	u mote
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2 OCT 31, 2015 UPDATED ARCH SITE PLAN AND REVISED TP2 FOR TREE #Y50
0 NOV 10, 2014 INITAL SUBMISSION
REV # DATE COMMENTS

TREE MANAGEMENT DRAWING

ADDRESS: 9560, 9580 & 9584 GRANVILLE AVE, RMD PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT

CLIENT: 0908206 BC LTD

SHEET: 1 OF 2

ACL FILE: 14320

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC CANADA V7A 4V4 p 604,275,3484

ARBORTECH CONSULTING ...

File No.: RZ 14-677733



Rezoning Considerations

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

Address: 9560, 9580 and 9584 Granville Avenue

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9573, the developer is required to complete the following:

- 1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
- 2. Registration of a statutory right-of-way (SRW) and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the internal drive-aisle in favour of future residential developments to the east. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within this SRW, and that utility SRW under the drive aisle is not required.
- 3. Registration of a flood indemnity covenant on Title.
- 4. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no Building Permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfactory to the Director of Development.
- 5. 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.
- 6. City acceptance of the developer's offer to voluntarily contribute \$1,950.00 to Parks Division's Tree Compensation Fund for the removal of two (2) trees located on the City boulevard in front of the site.
 - Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
- 7. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the English Oak tree located at the northeast corner of the site. 50% of the security will be released at Final Inspection of the Building Permit and 50% of the security will be release two (2) years after Final Inspection of the Building Permit in order to ensure that the tree has survived.
- 8. City acceptance of the developer's offer to voluntarily contribute \$2.0 per buildable square foot (e.g. \$41,085.04) to the City's affordable housing fund.
- 9. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$15,817.74) to the City's Public Art fund.
- 10. City acceptance of the developer's offer to voluntarily contribute \$30,000.00 to the City's child care fund.
- 11. Contribution of \$1,000.00 per dwelling unit (e.g. \$16,000.00) in-lieu of on-site indoor amenity space.
- 12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

 Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.
 PLN - 150

Initial:	

Prior to a Development Permit* issuance, the developer is required to complete the following:

- 1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.
- 2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the English Oak tree identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

- 1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
 - Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$5,000 in total) to ensure the replacement planting will be provided.
- 2. Enter into a Servicing Agreement* for the design and construction of frontage improvement works. Works include, but may not be limited to:

Granville Avenue Frontage Improvements

- a) Match curb alignment on the south side of Granville Avenue as set out by the redevelopments to the east and west of the site (i.e., road widening to 11.2 m curb to curb, curb & gutter, creation of about a 3.3 m wide grass & treed boulevard, concrete sidewalk at north property line). Extend frontage upgrades established by 7028 Ash Street development to the west as per SA 12-603914.
- b) Employ a Geotechnical Engineer to confirm the adequacy of the existing soil conditions along Granville Avenue frontage. All peat and organic materials shall be removed and replaced with compacted structural fill to subgrade elevations from property line to Granville Avenue centerline.
- c) Extend the existing street lighting system built via SA12-603914 across the Granville Avenue frontage of the proposed site.
- d) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) Underground proposed private utility service lines (e.g., BC Hydro, Telus, etc.).
 - (2) Remove the existing poles and underground the existing overhead lines along Granville Avenue frontage.
 - (3) To determine if above ground structures are required and coordinate their on-site locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

Water Works:

- e) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- f) Install a new 100 mm water service connections complete with meter and meter box along Granville Avenue frontage.
- g) Cut and cap at main three (3) existing water service connections along the proposed site's Granville Avenue frontage.

Storm Sewer Works:

- h) Provide additional right of way to accommodate new IC's within the property, details to be finalized in the Servicing Agreement process.
- i) Cut and cap nine (9) existing storm service connections and remove nine (9) existing IC located along the proposed site's Granville Avenue frontage.
- j) Install a new storm service connection complete with IC and tie-in to the existing 600 mm storm sewer along Granville Avenue.

Sanitary Sewer Works:

- k) Remove and dispose offsite the existing sanitary main along the rear yard of the proposed site from the west property line of 9560 Granville Avenue to the west property line of 9584 Granville Avenue. Removal works shall include the existing service connections, inspection chamber and manhole that are connected to the pipe to be removed.
- Discharge the existing utility right-of-way along the rear yard of the proposed site. Prior to discharge of the right-of- way, a signed and sealed letter by a Professional Engineer must be submitted to the City, stating the sanitary main, as depicted within the Servicing Agreement design, has been properly and legally removed and disposed of off-site.
- m) Provide a new utility right of way to accommodate new sanitary manhole at the southwest corner of 9560 Granville Avenue. The right-of-way details are to be finalized in the Servicing Agreement process.
- n) Cut and cap near the west property line of 9560 Granville Avenue the existing sanitary main along the proposed site's rear yard.
- o) Install a new manhole, complete with a service connection stub, to the proposed site and tie-in the new manhole to the capped end of the existing rear yard sanitary main. The tie-in and service connection details shall be finalized via the Servicing Agreement design process.

General Items:

- p) 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.
- 3. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 4. Payment of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
- 5. 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.
- 6. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 7. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed	Date



Richmond Zoning Bylaw 8500 Amendment Bylaw 9573 (RZ 14-677733) 9560, 9580 and 9584 Granville Avenue

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

1.	The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond
	Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the
	following area and by designating it "MEDIUM DENSITY TOWNHOUSES (RTM2)".

P.I.D. 004-168-895

Lot 4 Section 15 Block 4 North Range 6 West New Westminster District Plan 14703

P.I.D. 003-284-514

Lot 88 Section 15 Block 4 North Range 6 West New Westminster District Plan 48591

P.I.D. 003-445-755

Lot 89 Section 15 Block 4 North Range 6 West New Westminster District Plan 48591

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9573".

FIRST READING		CITY RICHI APPR
A PUBLIC HEARING WAS HELD ON		B
SECOND READING		APPR by Di
THIRD READING		U
OTHER CONDITIONS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICER	