



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, July 21, 2015
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on July 7, 2015.*



NEXT COMMITTEE MEETING DATE

September 9, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY 0717844 B.C. LTD. FOR A STRATA TITLE CONVERSION AT 12371 HORSESHOE WAY**
(File Ref. No. SC 15-693380) (REDMS No. 4595363 v. 4)

PLN-20

See Page PLN-20 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That the application for a Strata Title Conversion by 0717844 B.C. Ltd. for the property located at 12371 Horseshoe Way, as generally shown in Attachment 1, be approved on fulfilment of the following conditions:*

- (a) *payment of all City utility charges and property taxes up to and including the year 2015;*
- (b) *registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC; and*
- (c) *submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution; and*
- (2) *That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*



2. APPLICATION BY AM-PRI DEVELOPMENTS (2013) LTD. FOR REZONING AT 5460, 5480, 5500, 5520, 5540 AND 5560 MONCTON STREET FROM THE "SINGLE DETACHED (RS1/C & RS1/E)" ZONES TO A NEW " SINGLE DETACHED (ZS23) – STEVESTON " ZONE

(File Ref. No. 12-8060-20-009274; RZ 14-674749) (REDMS No. 4600463)

PLN-31

[See Page PLN-31 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9274, to replace the Trites Area Land Use Map in Schedule 2.4 (Steveston Area Plan) thereof, be introduced and given first reading;*
- (2) *That Bylaw 9274, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
- (3) *That Bylaw 9274 and this report, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; however, out of courtesy, they be sent to the Richmond School Board for information purposes and the Richmond School Board may provide comments at the Public Hearing; and*

Planning Committee Agenda – Tuesday, July 21, 2015

Pg. # ITEM

- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9275, to create the “Single Detached (ZS23) – Steveston” zone, and to rezone 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street from the “Single Detached (RS1/C & RS1/E)” zones to the “Single Detached (ZS23) – Steveston” zone, be introduced and given first reading.*

3. **APPLICATION BY 1006738 BC LTD. FOR REZONING AT 11811 DUNFORD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-009270; RZ 15-697230) (REDMS No. 4620626)

PLN-83

See Page PLN-83 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9270, for the rezoning of 11811 Dunford Road from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, be introduced and given first reading.

4. **PROPOSED ZONING BYLAW AMENDMENTS TO REGULATE BUILDING MASSING AND ACCESSORY STRUCTURES IN SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENTS**

(File Ref. No. 08-4430-01) (REDMS No. 4630710)

PLN-101

See Page PLN-101 for full report

Designated Speakers: James Cooper and Barry Konkin

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9279 to amend the zoning regulations for building massing, interior ceiling height and floor area calculation, and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading;*

Planning Committee Agenda – Tuesday, July 21, 2015

Pg. #

ITEM

- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 to amend the residential vertical lot width building envelope within single-family, coach house and two-unit dwelling zones be introduced and given first reading; and*
- (3) *That staff report back to Planning Committee in one year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.*

☐

5. MANAGER'S REPORT

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, July 7, 2015

Place: Anderson Room
Richmond City Hall

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

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

The Chair advised that Item No. 2 and Item No. 3 will be considered following Item No. 5 and that Illegal Rentals be considered as Item No. 5A.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on June 16, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 21, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. AFFORDABLE HOUSING RESOURCE GUIDE

(File Ref. No. 08-4057-01) (REDMS No. 4579454 v. 7)

In reply to queries from Committee, Joyce Rautenberg, Planner 1, noted that stakeholder comments from the Urban Design Institute and the Richmond Seniors Advisory Committee were considered in the drafting of the Affordable Housing Resource Guide and that the Guide is a living document and can be updated as required. She added that the affordable housing demand in the city was based on Metro Vancouver's Regional Housing estimate and that the City will meet its targets to deliver subsidized and low-rent market rental units.

It was moved and seconded

- (1) That the Affordable Housing Resource Guide dated July 2015 be endorsed; and*
- (2) That the staff report titled Affordable Housing Resource Guide, dated June 29, 2015 from the General Manager, Community Services, along with the revised Affordable Housing Resource Guide (July 2015) be sent to local Members of Parliament (MPs), Members of the Legislative Assembly (MLAs), BC Housing, Metro Vancouver, the Richmond Community Services Advisory Committee, the Richmond Seniors Advisory Committee and the Urban Development Institute for their implementation support.*

CARRIED

4. APPLICATIONS BY ORIS DEVELOPMENT (HAMILTON) CORP. FOR REZONING AT PARTS OF 23241 AND 23281 GILLEY ROAD, AND 23060, 23066, 23080 AND PART OF 23100 WESTMINSTER HIGHWAY FROM "SINGLE DETACHED (RS1/F)" TO "LOW RISE APARTMENT (ZLR27) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON);" AND 23241, 23281 AND PART OF 23301 GILLEY ROAD, AND PART OF 23060 AND 23000 WESTMINSTER HIGHWAY FROM "SINGLE DETACHED (RS1/F)" TO "RESIDENTIAL/LIMITED COMMERCIAL (ZMU29) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)"

(File Ref. No. 12-8060-20-009260/9261/9262/9273/9276; RZ 14-660662/RZ 14-660663) (REDMS No. 4594676 v. 10)

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

- the staff report deals with two distinct developments;
- proposed development of Parcel 2 will consist of mixed commercial and residential units with 73 market condominium units and approximately 10,000 ft² of commercial space;

Planning Committee
Tuesday, July 7, 2015

- development of Parcel 3 will consist of 82 seniors congregate housing units, 18 memory ward care units, intended to be licensed by Vancouver Coastal Health (VCH), and 30 residential apartment units;
- the proposed developments will facilitate off-site improvements to Westminster Highway and Gilley Road;
- the proposed developments will provide amenity contributions in accordance with the Hamilton Area Plan;
- the proposed amendments to the Official Community Plan (OCP) (i) ensures that the previous Hamilton Area Plan will be repealed, (ii) provides clarification on the amount of commercial development anticipated in the area plan, and (iii) rationalizes the development sites with the actual legal parcels which would be created with the proposed application;
- the proposed congregate care facility will be fronting Westminster Highway;
- a new road off Westminster Highway will provide access to both parcels; and
- the proposed mixed commercial/residential development on the corner of Westminster Highway and Gilley Road will have commercial uses fronting Gilley Road.

In reply to queries from Committee, Mr. Craig advised that one servicing agreement from the two proposed developments will provide off-site improvements to Westminster Highway and Gilley Road.

Discussion ensued with regard to affordable housing units on-site, and in reply to queries from Committee, Mr. Craig noted that the proposed application is proposing a cash contribution in lieu of affordable housing units; however, Council has the discretion to request that affordable housing units be included in the proposed developments.

In reply to queries from Committee, Victor Wei, Director, Transportation, advised that road improvements may involve changes to the channelized island along the Westminster Highway and Gilley Road intersection.

In reply to queries from Committee, Mark McMullen, Senior Coordinator-Major Projects, noted that the applicants have completed engineering studies related to ground stability.

Planning Committee

Tuesday, July 7, 2015

In reply to queries from Committee, Mr. Craig noted that (i) the proposed seniors care facility will be a for-profit care facility, (ii) following discussions with staff, the applicant has indicated that rental units do not meet their objectives for the site, and (iii) the Area Plan allows for bonus density, provided the proposal incorporates the City's Affordable Housing Strategy requirement, and provides contributions toward the Hamilton Area Plan Amenity Fund.

Discussion ensued with respect to the proposed developments' sustainability features, and in reply to queries from Committee, Mr. McMullen noted that the proposed developments will be built to achieve a LEED Silver score and that the applicants are exploring options to utilize alternative energy such as geothermal.

In response to queries from Committee, Mr. Craig noted that the proposed application is considered to be two separate developments, and as a result, the proposed number of housing units for each development falls below the 80-unit threshold required for a contribution of affordable housing units. He added that the City's Development Cost Charges (DCC) program is under review and approximately \$330,000 in additional road credits will potentially be added to the DCC program, should the additions be accepted by Council.

Discussion ensued with regard to shared access and parking on-site, and Mr. Craig noted that there have been previous developments in the city that share a common access.

In reply to queries from Committee, Mr. Craig advised that the frontage along Gilley Road will have commercial development and a pedestrian walkway so vehicle access through Gilley Road would not be ideal.

Dana Westermarck, representing Oris Development (Hamilton) Corp., spoke of the proposed application and noted the following:

- development of Parcel 2 and Parcel 3 will be done by separate companies as independent projects;
- Parcel 2 will receive grade changes along Gilley Street to create level access to the retail spaces and to comply with the City's Flood Plain requirements;
- Gilley Road would not be an appropriate location for a vehicle driveway because of pedestrian traffic;
- the frontage along Westminster Highway will include a bus bay and access to the site will be from the north side;
- the two developments' parking and access will be interlinked;
- design constraints on Parcel 2 led to linking vehicle access and parking spaces with the adjacent Parcel 3 development;

Planning Committee
Tuesday, July 7, 2015

- the proposed developments comply with the Affordable Housing Strategy and each project will provide a cash-in-lieu contribution; and
- the first phase would include extensive works along Westminster Highway and Gilley Road as well as upgrades to sanitary and storm infrastructure.

In response to queries from Committee, Mr. Westermarck noted that (i) cross access agreements between developments have occurred in the past, (ii) the cross access agreement will interconnect the parking in the area and provide continuity between the elevation of all parking structures on-site, (iii) there will be opportunity for purchasers to rent out their unit, (iv) there are currently no market rental units planned for the proposed project, and (v) the applicant is researching the feasibility of using geothermal energy in the proposed project.

Rob Howard, New Coast Lifestyles (NCL) Management Ltd., spoke of Parcel 3's development and noted that the proposed development will have a total of 130 units with 18 memory care units licensed by VCH. He added that the 82 congregate housing units will be similar to an independent living-type of assisted senior facility and noted that residents of the 30 market units may pay for access to amenities.

Discussion took place with regard to developers circumventing Affordable Housing Strategy requirements by building smaller developments.

In reply to queries from Committee, Mr. Westermarck noted that (i) there have been instances where developers have opted to pursue smaller developments or townhouse developments to circumvent Affordable Housing Strategy contribution requirements, (ii) he was of the opinion that the proposed number of units for the proposed development is appropriate as the initial development in the area, (iii) the scale of developments will increase as more development is built in the area, (iv) the cross easement agreements will facilitate the use of vehicle parking between the two developments in perpetuity, (v) the cross easement agreement will be embedded in the property title, (vi) spatial constraints may limit the addition of units, (vii) the applicant may consider contributing units instead of the cash-in-lieu contribution, and (viii) the proposed development meets Affordable Housing Strategy requirements.

Discussion ensued with regard to including the transfer of ownership of Parcel 3 to New Coast Lifestyles (NCL) Management Ltd. in the staff recommendations. The Chair then directed staff to update the Development Application Data Sheet to reflect the transfer of ownership of Parcel 3 to New Coast Lifestyles (NCL) Management Ltd.

Planning Committee

Tuesday, July 7, 2015

In reply to queries from Committee, Mr. Craig noted that there have been past instances of shared parking and access between two developments in the city. He added that shared arrangements are most common along arterial roads and that the shared agreements remain in perpetuity and cannot be discharged or modified without City consent. Also, he noted that conflict from shared arrangements typically arise when developments are completed at substantially different times.

Discussion ensued with regard to amenities in the Hamilton Area and Mr. Craig noted that the cash contribution for amenities may be used for amenities such as community or library space constructed by the City at a future date. He added that if the City has opportunities to work with developers to facilitate the addition of amenities in the area, this would be brought forward for Council consideration.

Discussion then ensued regarding the proposed public art contribution. Mr. Craig noted that the applicant will either make cash contribution or prepare a Public Art Plan to provide Public Art elements within the development.

Zeinab Elashi, 5380 Smith Drive, spoke on behalf of her father, and expressed support for the proposed developments.

Bruno Theilmann, Amana Development, negotiated the sale of Parcel 3 and noted that the two developments are separate and will not have an on-going relationship once the proposed projects are completed.

It was moved and seconded

(1) That Official Community Plan Bylaw 9000, Amendment Bylaw 9260 to amend Schedule 2.14 – Hamilton Area Plan to:

(a) amend the text within Section 3.2, Objective 2, Policy a) respecting the “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)” land use designation; and

(b) re-designate 23066 and parts of 23080 and 23100 Westminster Highway from “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR);”

be introduced and given first reading;

(2) That Official Community Plan Bylaw 7100, Amendment Bylaw 9273 to delete the existing Schedule 2.14 – Hamilton Area Plan in its entirety, be introduced and given first reading;

(3) That Bylaws 9260 and 9273, having been considered in conjunction with:

(a) the City’s Financial Plan and Capital Program; and

Planning Committee
Tuesday, July 7, 2015

(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

are hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

- (4) That Bylaws 9260 and 9273, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation;*
- (5) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9261, to create the "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" zone, and to rezone parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080 and part of 23100 Westminster Highway from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)," be introduced and given first reading;*
- (6) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9262, to create the "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" zone, and to rezone 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway from "Single Detached (RS1/F)" to "Residential /Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)," be introduced and given first reading; and*
- (7) That Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276, pursuant to Section 188(1) of the Community Charter, to establish a capital reserve fund for community amenity contributions that are received for the planned community amenities as specified under Schedule 2.14 - Hamilton Area Plan, Bylaw 9000, be introduced and given first, second and third readings.*
- (8) That prior to the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9261, Parcel 3 be transferred to New Coast Lifestyles (NCL) Management Ltd.*

The question on the motion was not called as discussion ensued with regard to the proposed affordable housing contribution.

In reply to queries from Committee, Mr. Craig advised that affordable housing contributions for developments under 80 units will be reviewed as part of the review of the City's Affordable Housing Strategy.

Planning Committee
Tuesday, July 7, 2015

Discussion took place with regard to (i) the time and resources required to develop community amenities in the area, (ii) having discussions with the applicant to include affordable housing units in the proposed development, (iii) the supply of rental housing in the city, and (iv) the need for affordable housing in the Hamilton area.

The Chair expressed concern with regard to the format of the staff report and staff were then directed to format staff reports of complex applications in a simplified manner.

Discussion then ensued regarding the Affordable Housing policy embedded in the Hamilton Area Plan.

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

Discussion then ensued regarding options for including affordable housing units in the proposed development and, as a result, the following **referral** was introduced:

It was moved and seconded

That staff:

- (1) discuss with the applicant options to include market rental or affordable housing units in the proposed development; and*
- (2) examine options to increase density to accommodate for affordable housing units in the proposed development;*

and report back.

The question on the referral was not called as discussion took place with regard to options to include rental and affordable housing units in the proposed development.

In reply to queries from Committee, Mr. Craig noted that it is possible to have discussions with the applicant to potentially include market rental or affordable housing units in the proposed development. Joe Erceg, General Manager, Planning and Development, added the Amenity Contribution policy is embedded in the Hamilton Area Plan, so this contribution should be retained.

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

Planning Committee

Tuesday, July 7, 2015

5. **APPLICATION BY JASDEEP MANN AND HARPREET MANN FOR REZONING AT 10291 NO. 5 ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009243; RZ 15-694974) (REDMS No. 4563706)

Mr. Craig briefed Committee on the proposed application, noting that (i) the proposed application is consistent with the lot size policy for the area, (ii) the proposed application will have provisions for significant tree preservation on-site, (iii) the applicant will be making a cash-in-lieu for future lane upgrades, and (iv) a servicing agreement will facilitate frontage improvements along No. 5 Road.

In reply to queries from Committee, Mr. Craig noted that the proposed development has a shallow lot depth and would not be ideal for land assembly for the purpose of townhouse development.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9243, for the rezoning of 10291 No. 5 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)," be introduced and given first reading.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

2. **BOARD OF VARIANCE BYLAW NO. 9259 AND CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 9267**

(File Ref. No. 12-8060-20-009259/9267; 01-0100-30-BVAR1-01) (REDMS No. 4578065)

It was moved and seconded

(1) That Board of Variance Bylaw No. 9259 be introduced and given first, second and third readings; and

(2) That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9267 be introduced and given first, second and third readings.

The question on the motion was not called as discussion ensued with regard to the application submission process related to the appeal of early termination of Land Use Contracts.

In reply to queries from Committee, David Weber, Director, City Clerk's Office, advised that applications may be submitted by property owners or designated representatives.

Planning Committee
Tuesday, July 7, 2015

In reply to queries from Committee related to application fees for Board of Variance appeals, Mr. Weber noted that the \$650 fee was based on an estimate of processing and administrative costs. Also, he added that other fees required for development, along with Board of Variance appeal application fees from other municipalities were examined when the proposed fee was considered.

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

PLANNING AND DEVELOPMENT DIVISION

3. PROPOSED ZONING TEXT AMENDMENT – NOTIFICATION SIGNS FOR CITY-INITIATED REZONING OR TEXT AMENDMENTS

(File Ref. No. . 12-8060-20-009264; 08-4430-03-11) (REDMS No. 4596479 v. 3)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9264, that clarifies that notification signs for City-initiated rezoning or text amendments are not required, be introduced and given first reading.

The question on the motion was not called as discussion ensued with regard to the proposed amendments to signage requirements.

Mr. Craig noted that a comprehensive communication strategy, including online and print ads will be used. He added that direct-mail notification will be used to notify residents affected by the early termination of Land Use Contracts of the upcoming Public Hearing.

In reply to queries from Committee, Mr. Craig noted that as part of the Provincial legislation, the Board of Variance may grant a Land Use Contract extension to 2024.

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

5A. ILLEGAL RENTAL UNITS

(File Ref. No.)

Discussion ensued with regard to an article published in the July 2, 2015 edition of the *Richmond News*, that allege of possible illegal rental units in the city (attached to and forming part of these minutes as Schedule 1).

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

It was moved and seconded

That staff:

- (1) investigate the report of illegal rental units published in the July 2, 2015 edition of the Richmond News;*

Planning Committee
Tuesday, July 7, 2015

- (2) *comment on the ability of the City to enforce regulations related to rental units; and*
- (3) *comment on any additional powers that may be needed to enforce illegal rental units;*

and report back.

The question on the referral was not called as discussion ensued with regard to (i) reviewing bylaws, (ii) working with community to report potential illegal rental units, and (iii) community safety concerns related to illegal rental units.

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

Cllr. Steves left the meeting (5:41 p.m.) and did not return.

6. MANAGER'S REPORT

(i) *Public Consultation Workshop for Proposed Building Massing Amendments*

Mr. Craig advised that the upcoming Public Consultation Workshop for Proposed Building Massing Amendments is scheduled for July 8, 2015. Also, he noted that in addition to the Public Consultation Workshop, the City will be hosting a builder/developer workshop on July 9, 2015.

In reply to queries from Committee, Mr. Craig noted that the Workshop was advertised in the local newspaper and on the City's website. Also, he noted that residents who have submitted correspondence related to the proposed amendments were notified of the event.

In reply to queries from Committee, Mr. Craig noted that staff would examine options to have staff available that could assist with language translation at the event.

Cllr. McNulty left the meeting (5:43 p.m.) and did not return.

(ii) *Metro Vancouver Regional Growth Strategy*

Terry Crowe, Manager, Policy Planning, advised of an invitation from Metro Vancouver to comment on a proposed Regional Growth Strategy amendment in the City of Langley. He noted that the proposed amendment does not impact the City and a formal response would not be necessary.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:45 p.m.).

CARRIED

Planning Committee
Tuesday, July 7, 2015

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, July 7, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Auxiliary Committee Clerk



Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, July 7, 2015.

'Hotel' mega home one of many to get city's attention

Illegal rentals may be symptom of city's market rental crunch: BC Non-Profit Housing Association

Graeme Wood / Richmond News

July 2, 2015 01:00 AM

Vancouver Airport Luxury House ★★☆☆

8260 Gilbert Road, Richmond, BC V7C3W7 Canada 1-866-500-4938



This house in a residential zone in Richmond is one of many advertised as a hotel online. June, 2015.

It's the Richmond mega home that's so big it's a hotel — a luxury one, to boot.

Listed on several online hotel agency websites, such as Expedia.com, HotelPlanner.com, and Hotels.com, the house at 8260 Gilbert Road is one of more than 100 properties openly offering guest accommodations on a nightly basis on online sites such as AirBnB.com.

The City of Richmond does allow for boarding and lodging as a secondary use for compensation, however, the property must be a permanent residence to someone, and bylaws limit temporary rentals to just two guests.

"It appears the owner is advertising (the home on Gilbert) as an eight room hotel, which is contrary to zoning. Now that we are aware of this, we will be investigating," said city spokesperson Ted Townsend, adding the city is presently investigating seven other "illegal hotel" complaints.

"We've had issues with people running their houses as a hotel," said Townsend.

The Gilbert house is available for about \$400 - \$600 per night.

The house is described as a four-star guesthouse within close proximity of Kwan Yin International Buddhist Temple and Aberdeen Centre.

"Treat yourself to a stay in one of eight individually decorated guest rooms, featuring fireplaces and flat-screen televisions. Your select Comfort bed comes with Egyptian cotton sheets," a listing reads.

There's even "free" parking.

The property in question was listed for sale last year by New Coast Realty realtor Rex Chan for \$2.7 million.

Chan said the owner could not sell the home and decided to keep it. When asked, he said he was aware the property was listed as a hotel on Expedia.com, but he wasn't sure if the owner had a business licence (which would only apply to a bed and breakfast situation, at any rate).

Two hours after Chan took the *Richmond News*' phone call the listing was taken down.

The house is next-door to the Richmond Community Church, just south of Blundell Road.

A YouTube video by Barn Owl Photography describes it as a "custom built, 4,377 square-foot luxury family home in Richmond Broadmoor, situated on a 10,000 square-foot lot."

There are no business licences shown for the aforementioned property on the City of Richmond's website for either 2014 or 2015.

Townsend said a motel or hotel type of business is not allowed in residential-zoned neighbourhoods.

"It's not a permitted use. They can have a bed and breakfast, but there's very specific regulations around that," he said.

He said bed and breakfasts can accommodate guests for up to 30 days. They also require a permanent resident to occupy the property. There are also fire and health code inspections required to rent a room for non-residential purposes. Bed and breakfasts also need to register under the Hotel Guest Registration Act.

Townsend noted there are only about a half dozen legal 'B and B' businesses in Richmond.

The Hotel Association of B.C. did not respond to questions from the *News*.

The *News* also asked the Minister of Jobs, Tourism and Skills Training to clarify the legalities of home rentals.

Greg Steves, executive director of the Residential Tenancy Branch, said people may rent their homes on a nightly basis if it's permitted by a municipality. He noted it is incumbent upon local governments to enforce zoning regulations.

When asked for a comment about illegal rentals, Tourism Richmond stated it could not comment on the matter until it researched the issue.

Tourism Richmond receives a two per cent tax on sanctioned hotel charges in Richmond.

Tony Roy, executive director of the BC Non-Profit Housing Association, said more research is needed on the impact of short-term rentals but he indicated some concern.

"We don't yet know what the impacts of Airbnb are locally but early indications from research suggest units are being taken away from the rental market," he said.

"Research done in San Francisco and New York, two other cities with expensive and dynamic housing markets, have come to the same conclusion. More research into this area needs to be done."

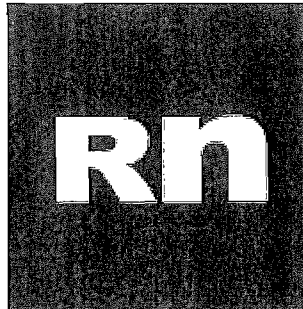
Roy added: "Our Rental Housing Index indicates that we need a stronger and more robust rental market with options along the continuum. There are too many people over spending on rent in communities across BC. A stronger supply of purpose build rentals would help counteract some of the effects."

[@WestcoastWood](https://twitter.com/WestcoastWood) (<http://www.twitter.com/WestcoastWood>)

gwood@richmond-news.com (<mailto:gwood@richmond-news.com>)

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To: Planning Committee
From: Wayne Craig
Director of Development

Date: July 10, 2015
File: SC 15-693380

Re: Application by 0717844 B.C. Ltd. for a Strata Title Conversion at
12371 Horseshoe Way

Staff Recommendations

1. That the application for a Strata Title Conversion by 0717844 B.C. Ltd. for the property located at 12371 Horseshoe Way, as generally shown in Attachment 1, be approved on fulfilment of the following conditions:
 - (a) Payment of all City utility charges and property taxes up to and including the year 2015;
 - (b) Registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC;
 - (c) Submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution.
2. That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.

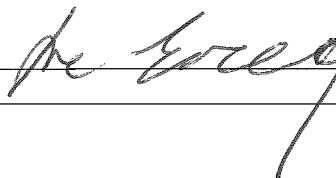

Wayne Craig
Director of Development

WC:EL

Att. 3

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

0717844 B.C. Ltd. has applied to the City of Richmond for permission to convert an existing industrial building at 12371 Horseshoe Way (Attachment 1) from a fee simple lot into seven (7) strata title lots (Attachment 2).

Findings of Fact

The subject site is located in an established industrial business park area in the Ironwood area. The site is surrounded by other industrial establishments on lots zoned “Industrial Business Park (IB1)” and is backing onto the Horseshoe Slough. The existing industrial building is located on the east side of the property, with a drive aisle between the building and the east property line. Required parking for the building is provided on the west side of the existing building.

The front yard is landscaped with a combination of shrubs and ground covers, which is in compliance with the landscape requirements in industrial zones. In addition, there is a 3 m wide planting strip along the rear of the property, and the west property line is landscaped with trees and hedges.

Analysis

Policy 5031 (Strata Title Conversion Applications – Commercial and Industrial) outlines Council’s policy in determining how staff process strata title conversion applications for three (3) or more proposed strata lots (see Attachment 3). The applicant has submitted all of the necessary processing information required by City staff (including a Building Condition Assessment, and a Building Code Compliance report).

- The existing building received its Final Inspection from the City’s Building Approvals Division on February 1, 2007.
- A Strata Title Conversion Application Report provided by Read Jones Christoffersen Consulting Engineers dated February 20, 2015 indicates that the life expectancy of the building is likely to exceed 50 years.
- The author of the Building Condition Assessment expects a major increase in maintenance, repair and replacement costs to occur in the next 20 to 30 years. Replacement of the roofing, asphalt pavement, concrete walkways and domestic cold water piping will likely be required over this time period.
- The author of the Building Code Compliance report confirms that the existing building is substantially in compliance with the BC Building Code.
- Building Approvals confirmed that the proposed strata title conversion of the existing building has no building code implications.
- The registered owner of the property is the only current tenant of the building. Therefore, the view of tenant(s) of the property need not be formally canvassed.
- The owner’s intention is to sell the units after the strata title conversion is completed.

- No physical or structural upgrading of the building will take place, and no changes affecting open space, landscaping, common facilities, off-street parking and loading spaces are being proposed.
- All on-site parking/loading will form part of the limited common property for the strata corporation and will be assigned to specific units based on unit entitlement. As part of a business license each business will need to verify they have access to the Bylaw required parking.
- There are no issues relating to compliance with relevant City bylaws or servicing for the subject lot.

In light of this, staff support the proposed strata title conversion subject to:

1. Payment of all City utility charges and property taxes up to and including the year 2015.
2. Registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
3. Submission of appropriate plans and documents (i.e., Strata Plan Surveyor's Certificate, Application to Deposit, Form V and Form W, etc.) for execution by the Approving Officer within 180 days of the date of this resolution.

Financial Impact

None.

Conclusion

0717844 B.C. Ltd. has applied to convert the existing industrial building at 12371 Horseshoe Way into seven (7) strata title lots. The proposal is straightforward. Staff have no objection to this application and recommend approval of the strata title conversion application.



Edwin Lee
Planner 1

EL:cas

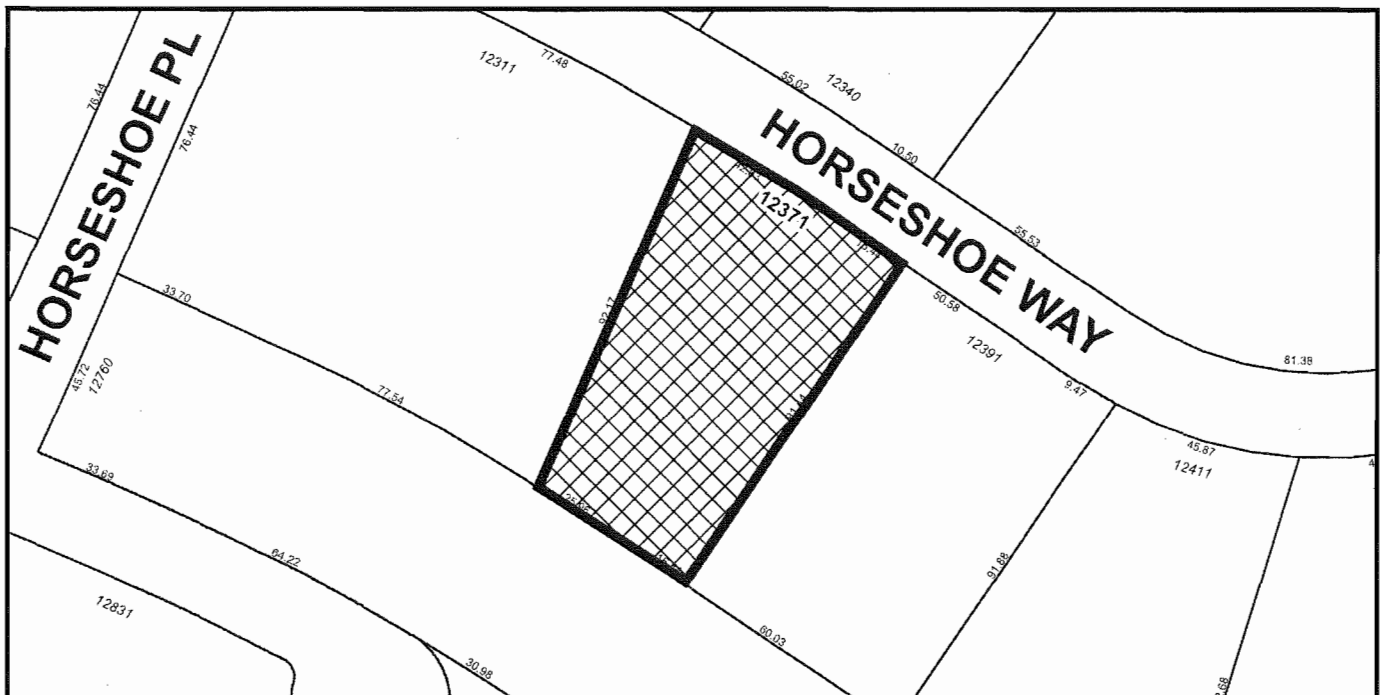
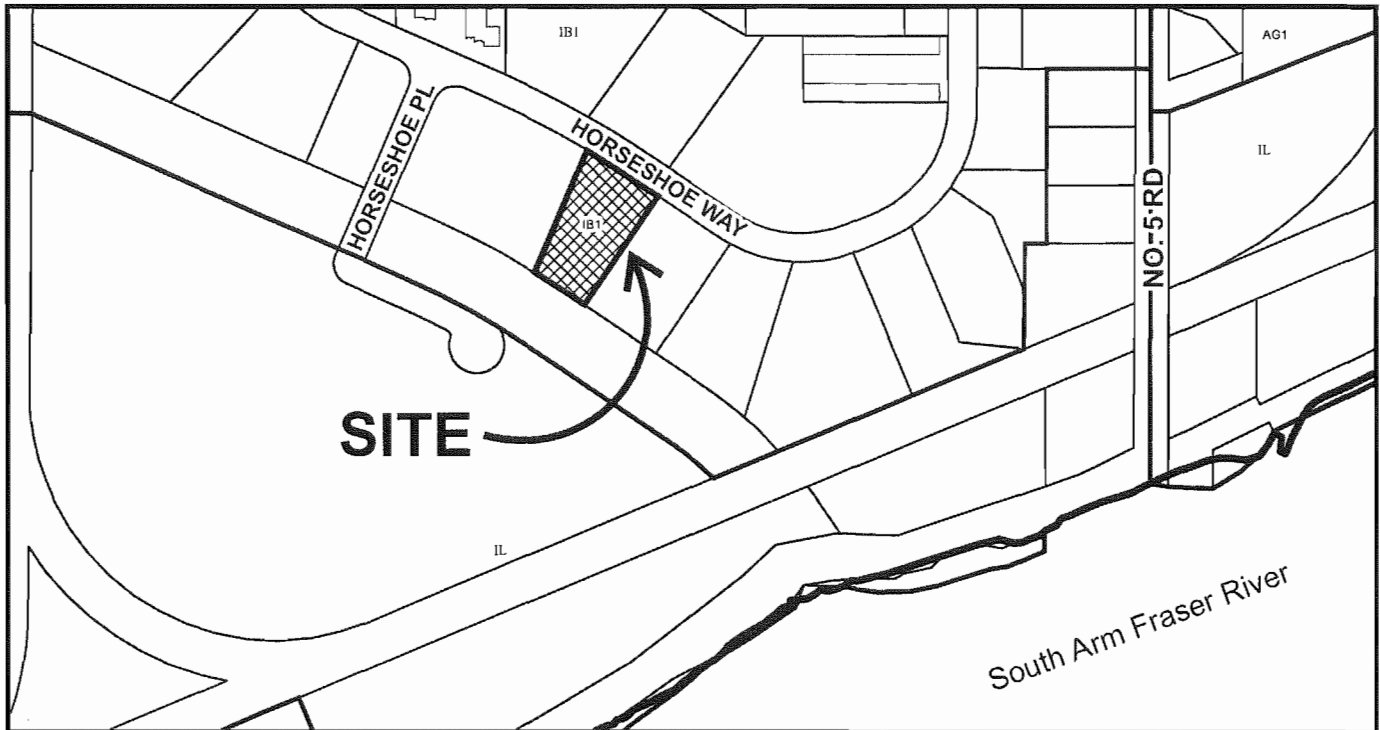
Attachment 1: Location Maps

Attachment 2: Draft Strata Plan

Attachment 3: Policy 5031: Strata Title Conversion Applications – Commercial and Industrial



City of
Richmond



SC 15-693380

Original Date: 04/15/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



SC 15-693380

Original Date: 04/15/15

Revision Date:

Note: Dimensions are in METRES

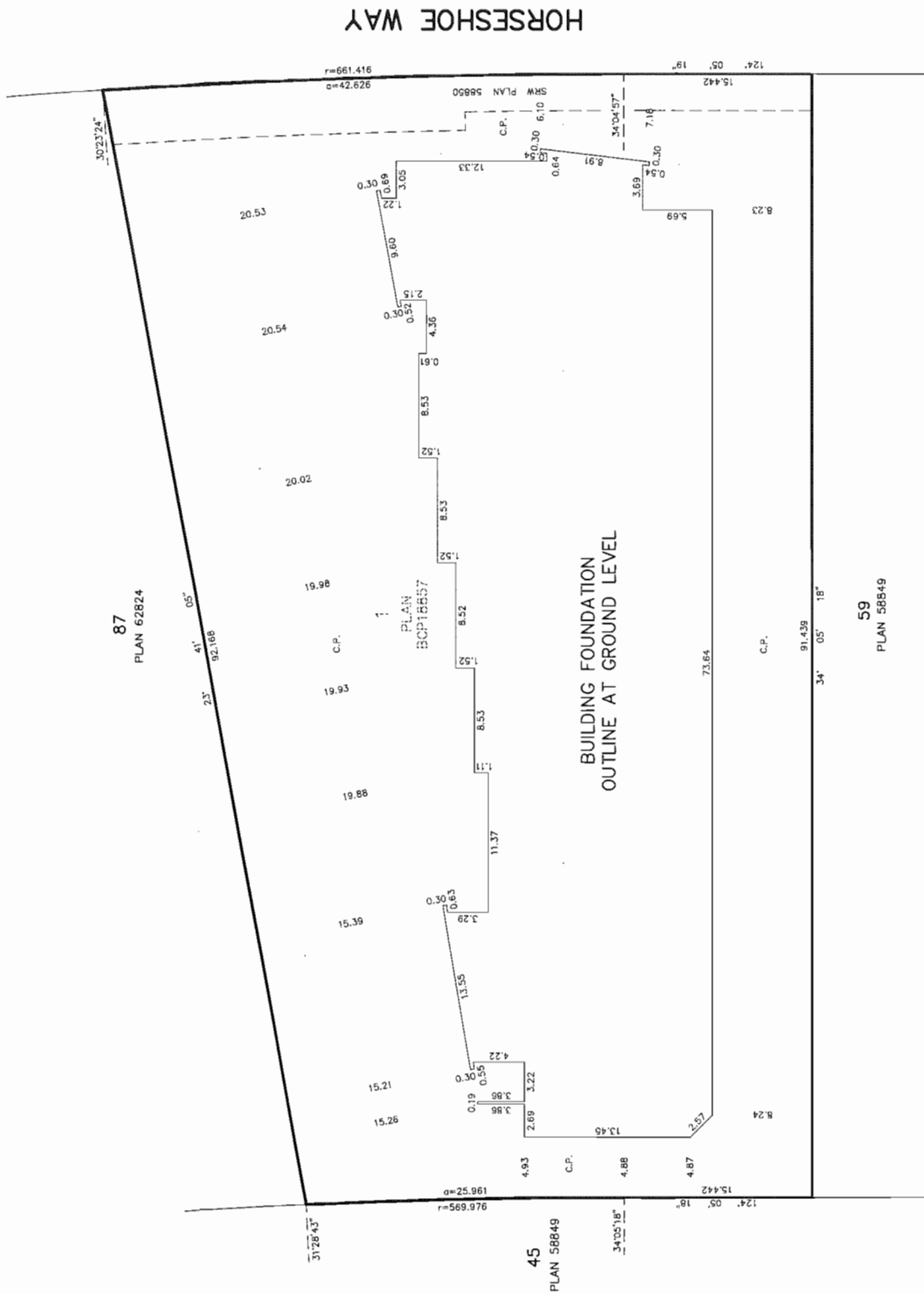
STRATA PLAN EPS2853

BUILDING FOUNDATION



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

THIS SHEET SHOWS DIMENSIONS TO EXTERIOR FOUNDATION WALLS.

**PLN - 25**

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
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CADFILE: 13412-STR

R-15-13412-STRATA-1

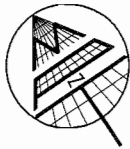
PARKING AT GROUND LEVEL



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

PLAN SHEET INDICATES ALLOCATION OF LIMITED COMMON PROPERTY PARKING FOR STRATA LOT #1.

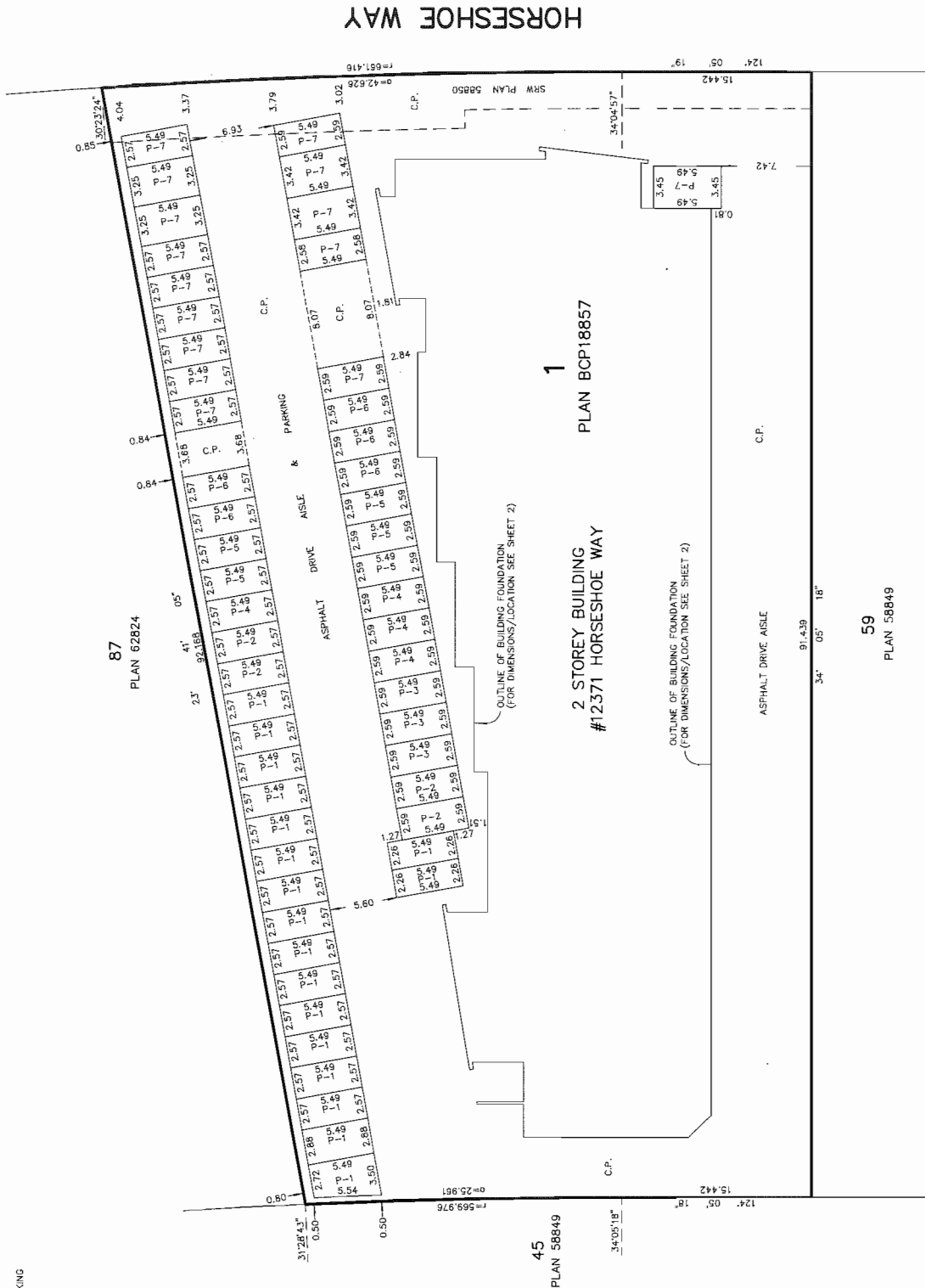
EXAMPLE: P-1 INDICATES ALLOCATION OF LIMITED COMMON PROPERTY PARKING FOR STRATA LOT #1.



PLN - 26

STRATA PLAN EPS2853

SHEET 3 OF 6 SHEETS



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R-15-13412-STRATA-1

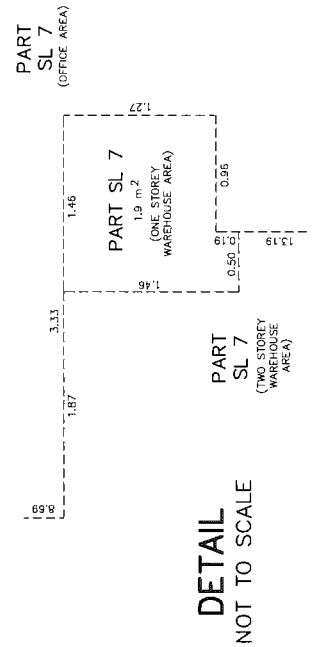
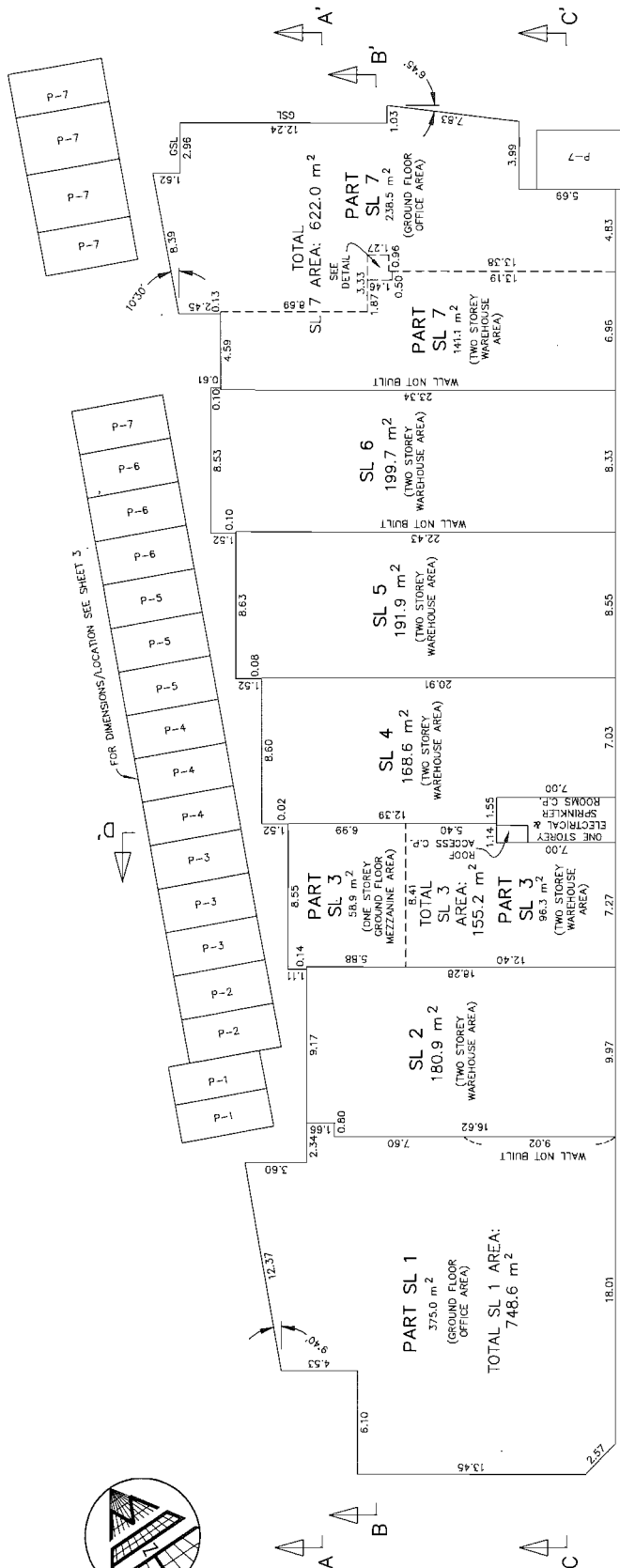
HANS J. TOESEN, BOLS 551
13TH DAY OF JULY, 2015

GROUND FLOOR

THE INTENDED PLOT SIZE OF THIS PLAN IS 580mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200

UNLESS NOTED OTHERWISE THIS SHEET SHOWS WALL DIMENSIONS ACCORDING TO PARAMETERS AS NOTED ON SHEET 1 OF THIS STRATA PLAN.

SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.



STRATA PLAN EPS2853

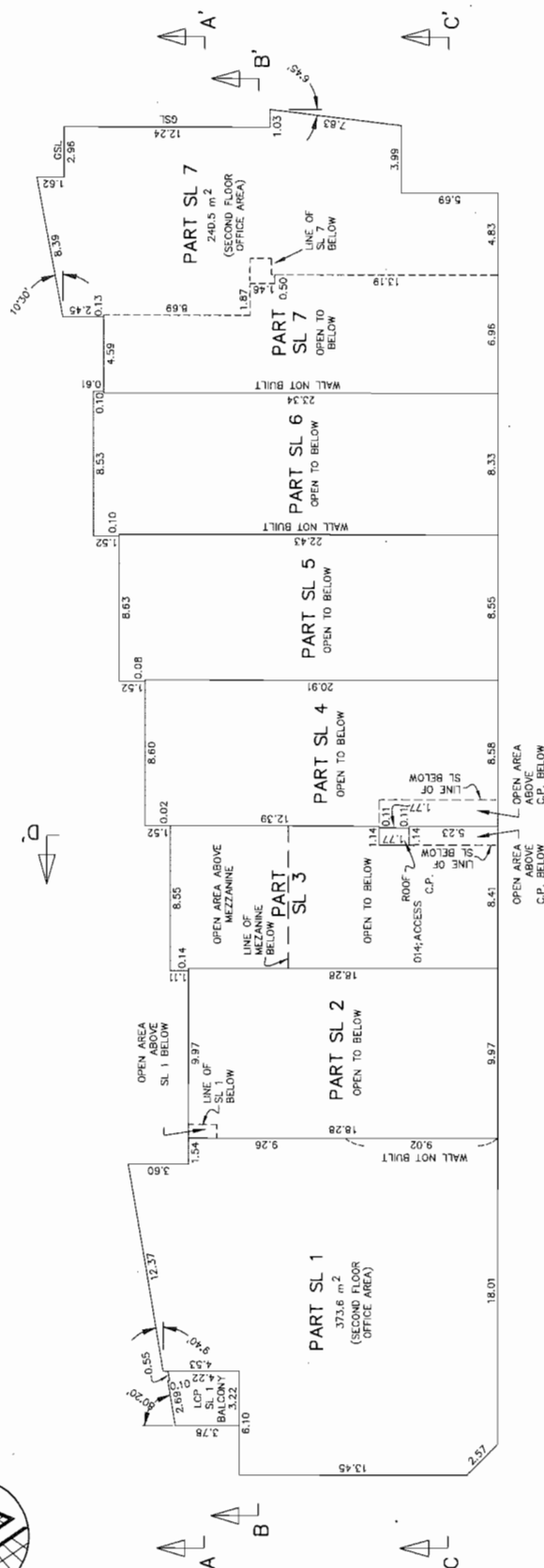
SECOND FLOOR



THE INTENDED PLOT SIZE OF THIS PLAN IS 580mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200

UNLESS NOTED OTHERWISE THIS SHEET SHOWS WALL DIMENSIONS ACCORDING TO PARAMETERS AS NOTED ON SHEET 1 OF THIS STRATA PLAN.

SECTION ARROWS ON THIS PLAN POINT IN THE DIRECTION OF VIEW.



PLN - 28

MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C.

VIA SH-7

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FAX: 604.270.4137

CADFILE:13412-STRATA.DWG

R-15-13412-STRATA-1

SECTIONS

| ROOF C.P. | | PART SL 1 | | PART SL 2 | | PART SL 3 | | PART SL 4 | | PART SL 5 | | PART SL 6 | | PART SL 7 | |
|------------------------|--------------|-----------------------|--|---|--|--|--|---|--|---|--|---|--|-------------------------------------|--|
| LCP SL 1 BALCONY | SECOND FLOOR | PART SL 1 (OFFICE) | | PART SL 2 OPEN TO FLOOR BELOW | | PART SL 3 OPEN ABOVE MEZZANINE BELOW | | PART SL 4 OPEN TO FLOOR BELOW | | PART SL 5 OPEN TO FLOOR BELOW | | PART SL 6 OPEN TO FLOOR BELOW | | PART SL 7 OPEN TO FLOOR BELOW | |
| | GROUND FLOOR | PART SL 1 (OFFICE) | | PART SL 2 (TWO STOREY WAREHOUSE AREA) | | PART SL 3 (MEZZANINE) | | PART SL 4 (TWO STOREY WAREHOUSE AREA) | | PART SL 5 (TWO STOREY WAREHOUSE AREA) | | PART SL 6 (TWO STOREY WAREHOUSE AREA) | | PART SL 7 (OFFICE) | |

SECTION A-A'

| ROOF C.P. | | PART SL 1 | | PART SL 2 | | PART SL 3 | | PART SL 4 | | PART SL 5 | | PART SL 6 | | PART SL 7 | |
|------------------------|--------------|-----------------------|--|---|--|--|--|---|--|---|--|---|--|-------------------------------------|--|
| LCP SL 1 BALCONY | SECOND FLOOR | PART SL 1 (OFFICE) | | PART SL 2 OPEN TO FLOOR BELOW | | PART SL 3 OPEN ABOVE MEZZANINE BELOW | | PART SL 4 OPEN TO FLOOR BELOW | | PART SL 5 OPEN TO FLOOR BELOW | | PART SL 6 OPEN TO FLOOR BELOW | | PART SL 7 OPEN TO FLOOR BELOW | |
| | GROUND FLOOR | PART SL 1 (OFFICE) | | PART SL 2 (TWO STOREY WAREHOUSE AREA) | | PART SL 3 (MEZZANINE) | | PART SL 4 (TWO STOREY WAREHOUSE AREA) | | PART SL 5 (TWO STOREY WAREHOUSE AREA) | | PART SL 6 (TWO STOREY WAREHOUSE AREA) | | PART SL 7 (OFFICE) | |

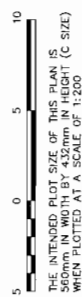
SECTION B-B'

| ROOF C.P. | | PART SL 1 | | PART SL 2 | | PART SL 3 | | PART SL 4 | | PART SL 5 | | PART SL 6 | | PART SL 7 | |
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| LCP SL 1 BALCONY | SECOND FLOOR | PART SL 1 (OFFICE) | | PART SL 2 OPEN TO FLOOR BELOW | | PART SL 3 OPEN ABOVE MEZZANINE BELOW | | PART SL 4 OPEN TO FLOOR BELOW | | PART SL 5 OPEN TO FLOOR BELOW | | PART SL 6 OPEN TO FLOOR BELOW | | PART SL 7 OPEN TO FLOOR BELOW | |
| | GROUND FLOOR | PART SL 1 (OFFICE) | | PART SL 2 (TWO STOREY WAREHOUSE AREA) | | PART SL 3 (MEZZANINE) | | PART SL 4 (TWO STOREY WAREHOUSE AREA) | | PART SL 5 (TWO STOREY WAREHOUSE AREA) | | PART SL 6 (TWO STOREY WAREHOUSE AREA) | | PART SL 7 (OFFICE) | |

SECTION C-C'

| ROOF C.P. | | PART SL 1 | | PART SL 2 | | PART SL 3 | | PART SL 4 | | PART SL 5 | | PART SL 6 | | PART SL 7 | |
|------------------------|--------------|-----------------------|--|---|--|--|--|---|--|---|--|---|--|-------------------------------------|--|
| LCP SL 1 BALCONY | SECOND FLOOR | PART SL 1 (OFFICE) | | PART SL 2 OPEN TO FLOOR BELOW | | PART SL 3 OPEN ABOVE MEZZANINE BELOW | | PART SL 4 OPEN TO FLOOR BELOW | | PART SL 5 OPEN TO FLOOR BELOW | | PART SL 6 OPEN TO FLOOR BELOW | | PART SL 7 OPEN TO FLOOR BELOW | |
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**City of Richmond****Policy Manual**

Page 1 of 1

Adopted by Council: Feb. 13/95

Amended: Mar 27/95

POLICY 5031

File Ref: 4105-00

STRATA TITLE CONVERSION APPLICATIONS – COMMERCIAL AND INDUSTRIAL**POLICY 5031:**

It is Council policy that:

The following matters shall be considered before deciding on any commercial or industrial strata title conversion applications involving three or more strata lots:

1. The life expectancy of the building and any projected major increases in maintenance costs due to the condition of the building. This information shall be supplied by the applicant in the form of a written report in an acceptable form prepared by a registered architect, engineer or similarly qualified professional. The report shall review the building's age, quality, general condition and measure of compliance with current building codes and City bylaws.
2. The impact of the proposal on the existing tenants in terms of their existing leases and their ability to offer to purchase the units they occupy or to relocate in comparable and suitable rental premises if unable to purchase their existing units.
3. The views of the affected tenants as established by a formal canvass by the City Staff or agents of the City. A standard form available from the City's Urban Development Division may be used for this purpose.
4. Any proposals involving upgrading of the buildings or changes affecting open space, landscaping, common facilities, off-street parking and loading spaces. The ownership and management of the off-street parking and loading facilities should be specifically addressed.
5. Any other conditions peculiar to the circumstances of the conversion proposal and requiring special measures to be taken as a condition of approval.
6. All commercial or industrial strata conversion applications must be compatible with the City's bylaws regulating the use and development of the land and the servicing standards appropriate to the site.

(Urban Development Division)



To: Planning Committee
From: Wayne Craig
Director of Development

Date: July 3, 2015
File: RZ 14-674749

Re: **Application by AM-PRI Developments (2013) Ltd. for Rezoning at 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street from the "Single Detached (RS1/C & RS1/E)" zones to a new " Single Detached (ZS23) – Steveston " zone**

Staff Recommendation

1. That Official Community Plan Bylaw 7100, Amendment Bylaw 9274, to replace the Trites Area Land Use Map in Schedule 2.4 (Steveston Area Plan) thereof, be introduced and given first reading.
2. That Bylaw 9274, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;


is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw 9274 and this report, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; however, out of courtesy, they be sent to the Richmond School Board for information purposes and the Richmond School Board may provide comments at the Public Hearing.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9275, to create the “Single Detached (ZS23) – Steveston” zone, and to rezone 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street from the “Single Detached (RS1/C & RS1/E)” zones to the “Single Detached (ZS23) – Steveston” zone, be introduced and given first reading.


Wayne Craig
Director of Development

WC:sb
Att.

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

Staff Report

Origin

AM-PRI Developments (2013) Ltd. has applied to the City of Richmond to rezone 5460, 5480, 5500, 5520, 5540 & 5560 Moncton Street (Attachment 1) from the “Single Detached (RS1/C & RS1/E)” zones to a new site specific single-family residential zone, the “Single Detached (ZS23) – Steveston” zone to permit subdivision into thirty (30) smaller residential lots, including the creation of two (2) new roads, a new rear lane system and a new pedestrian walkway (Attachments 2 & 3). Five (5) existing dwellings will be demolished.

This report also includes a proposed amendment to the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4, the Steveston Area Plan, to amend the Trites Area Land Use Map to revise the proposed road network to accommodate the subject application and future potential development to the south of the subject site and a housekeeping amendment to better indicate the existing townhouse complex to the east of the subject site located at 5580 Moncton Street (Attachments 4 & 5).

Findings of Fact

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

Surrounding Development

Surrounding development is as follows:

- To the North: across Moncton Street are a seniors assisted living complex, zoned “Congregate Housing (ZR4) – Steveston” and single-family homes, zoned “Single-Detached (RS1/C & RS1/E)”.
- To the South: fronting onto Trites Road is an older multi-unit light industrial warehouse development, zoned “Light Industrial (IL)”.
- To the East: across a public walkway and fronting onto Moncton Street is a newer 28-unit two-storey townhouse development, zoned “Low Density Townhouses (RTL4)”.
- To the West: fronting onto Moncton Street and Trites Road is a recent 3-lot single-family subdivision, zoned “Single-Detached (RS2/A)” and a single-family home, zoned “Single-Detached (RS1/E)”.

Related Policies & Studies

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

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

The site is located in the Trites Area of the Steveston planning area and is subject to the 2041 Official Community Plan (OCP) and the Steveston Area Plan (Schedule 2.4 of the OCP). The

2041 OCP Land Use Map identifies the site as “Neighbourhood Residential”. The Trites Area Land Use Map in the Steveston Area Plan identifies the site as “Single-Family Housing” (Attachment 4). The proposed development of single-family lots is consistent with the OCP and the Steveston Area Plan.

The Trites Area Land Use Map in the Steveston Area Plan is proposed to be amended to revise the proposed road network based on the proposed development and future potential development to the south of the subject site (Attachment 5).

The proposed subdivision is adjacent to existing interim industrial activities located on the adjacent property to the south. The industrial use on the adjacent property to the south is identified as an interim use in the Trites Area Land Use Map in the Steveston Area Plan and identifies the adjacent site as “Single-Family Housing”. The 2041 OCP Land Use Map identifies the adjacent site as “Neighbourhood Residential”. Registration of an Industrial Noise Sensitive Use Restrictive Covenant is a consideration of rezoning approval to ensure that the future residents are aware of the potential impacts of adjacent industrial activities, and to ensure that appropriate indoor sound level mitigation is provided in the single-family homes. The covenant requires that a professional engineer confirm that the design and construction of the homes meet appropriate specified standards.

In addition, a housekeeping amendment to the Trites Area Land Use Map is proposed to better indicate the existing townhouse complex located at 5580 Moncton Street (formerly 5580, 5600 and 5620 Moncton Street). The front portion of this existing townhouse complex is currently designated to allow both Single-Family Housing and Two-Level Townhouses (Attachment 4). The proposed housekeeping amendment is to reflect the existing townhouse complex and the existing property lines (Attachment 5).

The proposed amendment Bylaw 9274 is provided for Council consideration.

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 a consideration of rezoning approval.

Affordable Housing Strategy

For single-family rezoning applications, Richmond’s Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City’s Affordable Housing Reserve Fund.

The applicant has agreed to provide a voluntary cash-in-lieu contribution to the City’s Affordable Housing Reserve Fund as a consideration of rezoning approval (i.e., \$ 56,517).

Staff have discussed opportunities to provide secondary suites in the proposal, but the developer advises that this is not feasible on these compact lots which will have modest sized homes, averaging 1,884 square feet in size.

Public Art Program

The developer has agreed to participate in the City's public art program through a voluntary contribution as a consideration of rezoning approval. The contribution rate for residential uses with 10 or more units is \$0.79 per buildable square foot (for a total contribution of \$ 44,648).

The developer is investigating opportunities for the funds to be used to install public art on City lands associated with the development. Subsequent to adoption of the rezoning bylaw, the developer has indicated he will be submitting a Public Art Terms of Reference for review by the Public Art Advisory Committee and City approval.

Heritage Inventory – Japanese Gardens

The City's Heritage Inventory identifies the privately owned "Japanese Gardens" in the front yards of homes at 4600 to 5500 Moncton Street as a landscape heritage resource (Attachment 7). The gardens express the character of a traditional Japanese garden style and are a visible reminder of the importance which Japanese culture has played in the development of Steveston and Richmond.

In recognition of this history, the applicant is proposing to install a Japanese themed garden beside the sidewalk along the Moncton Street frontage of the site (Attachment 8). Registration of a legal agreement to secure the 2.5 m wide landscaping area is a consideration of rezoning approval.

Consultation

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

At the time of writing this staff report, staff have not received any public input regarding the subject rezoning application.

Staff have reviewed the proposal, with respect to the BC Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to outside stakeholders. Nevertheless, for informational purposes, staff recommend the report be referred to the Richmond School Board for informational purposes only. The Richmond School Board may provide comments at the Public Hearing.

Table 1 below clarifies this recommendation.

| Table 1: OCP Consultation Summary | |
|--|--|
| Stakeholder | Referral Comment (No Referral necessary) |
| BC Land Reserve Commission | No referral necessary, as the Agricultural Land Reserve is not affected. |

| Stakeholder | Referral Comment (No Referral necessary) |
|--|---|
| Richmond School Board | No referral necessary as this proposed 30-lot single family lot application complies with the existing OCP single-family development designation. Only minor land use and road network changes are proposed and the proposed land use change reflects existing development. Nevertheless, for informational purposes, staff recommend that the report be referred to the Richmond School Board for informational purposes only. The Richmond School Board may provide comments at the Public Hearing. |
| The Board of the Greater Vancouver Regional District (GVRD) | No referral necessary, as only minor land use and road network changes are proposed. |
| The Councils of adjacent Municipalities | No referral necessary, as adjacent municipalities are not affected and only minor land use and road network changes are proposed. |
| First Nations (e.g., Sto:lo, Tsawwassen, Musqueam) | No referral necessary, as only minor land use and road network changes are proposed. |
| TransLink | No referral necessary, as only minor road network and land use changes are proposed. |
| Port Authorities (Vancouver Port Authority and Steveston Harbour Authority) | No referral necessary, as the ports are not affected. |
| Vancouver International Airport Authority (VIAA) (Federal Government Agency) | No referral necessary, as the airport is not affected. |
| Richmond Coastal Health Authority | No referral necessary, as the health authority is not affected. |
| Community Groups and Neighbours | No referral necessary, as this proposed 30-lot single-family lot application complies with the existing OCP single-family development designation. Only minor land use and road network changes are proposed and the proposed land use change reflects existing development. |
| Other relevant Federal and Provincial Government Agencies | No referral necessary, as only minor land use and road network changes are proposed. |

Richmond Heritage Commission

The development proposal was presented to the Richmond Heritage Commission at their meeting on April 15, 2015 (Attachment 9). The Commission supported the proposal and approved of the incorporation of the heritage-inspired Japanese landscape features.

Richmond Public Art Advisory Committee

The development proposal was presented to the Richmond Public Art Committee at their meeting on April 21, 2015 (Attachment 10). The Committee discussed different potential locations for Public Art and the challenges of locating public art on single-family lots.

Subsequent to the meeting, due to constraints with single-family lot ownership, the applicant has agreed to the Public Art being located on City lands for this project. Public Art details will be reviewed and finalized through the City's Public Art program process.

Analysis

The proposed rezoning would allow for the redevelopment of six (6) large single-family lots into thirty (30) new compact single-family lots. The lot layout includes two new roads, a rear lane

system and a temporary emergency access to Moncton Street, which will be maintained until future redevelopment to the south provides a second road access.

a) Proposed Site Specific “Single Detached (ZS23) – Steveston” Zone

Amendments to the Richmond Zoning Bylaw 8500 are proposed to create the new site specific “Single Detached (ZS23) – Steveston” zone and to rezone the subject site to the new zone. The proposed zone has been prepared to manage development on the subject site and future potential development on adjacent Trites Road sites to the south, taking into consideration the established development pattern in the Trites area, the City’s Affordable Housing Strategy, and the City’s Flood Plain Designation and Protection Bylaw 8204.

The general pattern of compact lots and rear lanes was established in the Trites area with the Council adoption of bylaws for the rezoning to create twenty-nine (29) lots at the corner of Trites Road and Andrews Road (RZ 97-121285), approved by Council on June 9, 2003. The subdivision included five (5) lots with road access fronting onto Andrews Road and Westcott Street zoned “Single Detached (RS1/K)” and twenty-four (24) lots with rear lane access fronting onto Westcott Street, Buchanan Street and Trites Road, zoned “Single Detached (ZS8) – Steveston, West Cambie and Hamilton”. Associated roads and rear lanes were dedicated and constructed.

Subsequent to the Westcott Street and Buchanan Street subdivision, the City created an Affordable Housing Strategy and the Flood Plain Designation and Protection Bylaw 8204.

A new zone is proposed for the subject site to:

- Allow compact lots (Min. 9 m lot width);
- Include an Affordable Housing density bonus to secure either a voluntary contribution towards Affordable Housing, or construction of a secondary suite;
- Limit building height to two-storey (Max. 9 m) and measure residential vertical envelopes from the required Flood Construction Level instead of the average finished grade to accommodate the higher required level for the area (Min. 2.9 m GSC);
- Allow roof elements to project above the residential vertical envelopes to a maximum of 1.0 m for side dormers and 2.5 m for a gable facing a road to allow home design that appropriately controls height and massing and allows homes to be designed with roof elements similar to what is permitted in the single-family subdivision further to the south and on compact lots elsewhere in the City; and
- Provide front yard setbacks to accommodate grade transition.

The subject rezoning application is consistent with the envisioned pattern of redevelopment in the Trites area as it is a proposal to create thirty (30) compact lots involving land dedication, design and construction for a new road and lane network that is intended to extend with future development on the lots fronting onto Trites Road south of the subject lot. To complement the existing streetscape, the proposed zone requires a 6 m setback along Moncton Street and Trites Road (for future potential development fronting onto Trites Road). To enhance all streetscapes, registration of a legal agreement is a consideration of rezoning approval to ensure lane access only for all lots that abut a lane. As noted above, the existing single-family Westcott Street and Buchanan Street subdivision further to the south is zoned ZS8, which allows a reduced 4.3 m front yard setback along internal streetscapes. These

homes were constructed at the previous flood construction level (2.6 m GSC). The proposed zone allows for a reduced 5.3 m front yard setback along internal streetscapes to accommodate grade transition to the current higher flood construction level (2.9 m GSC).

There is a significant grade difference between the lower Moncton Street sidewalk (approximately 1.13 to 1.33 m GSC) and higher required flood construction level for the homes (min. 2.9 m GSC). The front yards are proposed to be tiered, with a lower Japanese themed garden edge along the Moncton Street sidewalk, a row of boulders or stone slabs, upper semi-private yards with low fencing and stair access to a veranda and front door.

Zoning amendment Bylaw 9275 to create the new zone and to rezone the subject site is provided for Council consideration.

b) Proposed Architectural and Landscape Form and Character

To address the treatment of the proposed corner lot interface on the minor arterial Moncton Street for proposed lots 12 & 13 (Attachment 2), the applicant has submitted preliminary architectural plans for proposed building elevations on the two (2) future Moncton Street corner lots (Attachment 11). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title to ensure that the final building design for the proposed corner lots is generally consistent with the attached plans. Future Building Permit plans must also comply with City regulations and Staff will ensure that plans are generally consistent with the registered legal agreement for building design.

The applicant has also submitted a preliminary landscape plan (Attachment 12) to address: the landscape treatment of the proposed interface on the minor arterial Moncton Street for proposed lots 1 to 13; the interface on the new internal road for proposed corner lots 12 & 13; and the interface on the Trites Area pedestrian walkway system for lots 13 to 19 (Attachment 2). Prior to final adoption of the rezoning bylaw, the applicant is required to submit a final landscape plan for the thirteen (13) proposed Moncton Street lots, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, along with a landscaping security based on 100% of the cost estimate provided by the Landscape Architect (including all fencing, hard surfaces, tree planting, landscaping materials, installation costs and 10% contingency).

As noted above, the applicant has submitted a preliminary landscape plan for a Japanese themed garden edge and front yards along the minor arterial Moncton Street (Attachment 8). Entering into a legal agreement for the construction and maintenance of a 2.5 m wide Japanese themed garden edge along Moncton Street on each of the thirteen (13) proposed lots fronting onto Moncton Street is a consideration of rezoning approval.

The applicant has provided preliminary site grading information demonstrating that the higher required 2.9 m GSC Flood Construction Level can be accommodated on the proposed lots in a manner that provides appropriate interfaces to Moncton Street, internal roads and the public walkways. Submission of final site grading plans for the proposed lots to the satisfaction of the Director of Development is a consideration of rezoning approval.

c) Site Servicing, Vehicle and Pedestrian Access

Vehicle access to twenty-three (23) of the thirty (30) proposed lots will be to the proposed dedicated abutting rear lane. Vehicle access to the other seven (7) proposed lots along the

east edge of the development will be to the proposed dedicated fronting road. A restrictive covenant is to be registered on Title prior to final adoption of the rezoning bylaw to ensure that there is no vehicle access to Moncton Street and that all lots abutting a rear lane have vehicle access to the rear lane only.

Secondary access to the single-family subdivision is required for emergency vehicles. As a consideration of rezoning approval, the applicant is required to register a public rights of passage right of way over proposed lot 1 (Attachment 2) for the use of emergency vehicles only and providing access from Moncton Street to the proposed north-south laneway. This is an interim measure and the right of way may be discharged in the future when a permanent road connection is provided through future development to the south. When the right of way is discharged in the future the lot may be developed with a new home.

The proposed lots along the east edge of the development will back onto an existing pedestrian walkway along the east edge of the development site. A new proposed interim pedestrian walkway will connect to the existing Trites Area walkway system and will be widened through future development to the south. As noted above, the applicant has submitted a preliminary landscape plan (Attachment 12) to address the proposed interface.

As a consideration of rezoning approval, the applicant is required to dedicate a new laneway system, new ultimate roadway connecting to Moncton Street, new interim roadway along the south edge of the development and a new interim pedestrian walkway in the southeast corner of the development. The interim roadway and pedestrian walkway will be widened through future development to the south. The applicant will also be required to enter into a standard Servicing Agreement for the design and construction of infrastructure and frontage upgrades along Moncton Street and the proposed laneways, roadways and both pedestrian walkways. Works will include water service works, storm sewer works, sanitary sewer works, road works and walkway works. The developer will also be required to negotiate and install private utilities.

d) Existing Bus Stop

A Coast Mountain Bus Company (CMBC) bus stop currently exists along the south side of Moncton Street, at the west edge of the subject site's Moncton Street frontage. As a consideration of rezoning approval, the applicant is required to provide: a 3 m x 9 m accessible bus stop concrete pad at the curb; a 1.5 m x 4.5 m bus shelter concrete pad at the property line along Moncton Street; and the applicant has agreed to provide a voluntary contribution of \$30,000 for the provision of a bus shelter.

Tree Retention and Replacement

A Certified Arborist's Report and proposed Tree Retention / Removal Plan (Attachment 3) were submitted by the applicant. The report identifies thirty (30) bylaw-sized trees on-site and two (2) bylaw-sized trees on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site Visual Tree Assessment, and concurs with the Arborist's report as follows:

- Twenty-seven (27) trees located on-site should be removed and replaced due to structural defects, decay or conflict with required roadways and the requirement to raise the site grade to achieve Flood Construction Level requirements as per Bylaw 8204. This includes one (1) Shore Pine tree (Tag #515, 0.32 m dbh), which is not a good candidate for relocation.
- Two (2) Japanese maple trees located on-site near the north property line of the subject site (Tags #525 & 527, 0.23 & 0.28 m dbh) will be retained, but removed and replanted at an off-site location, which will require special measures on the subject site. These trees conflict with the requirement to raise the site grade to achieve Flood Construction Level requirements as per Bylaw 8204, but are good candidates for relocation and the trees are proposed to be relocated a single time to an off-site location to maximize the opportunity for success.
- One (1) Atlas cedar tree located on-site near the north property line of the subject site (Tag #526, 0.61 m dbh) should be protected and retained, which will require special protection measures on the subject site.
- Two (2) trees (Redwood and Cottonwood) located on the neighbouring properties to the west and south of the subject site are to be protected, but require no special protection measures on the subject site. These trees must be protected in accordance with the City's Bulletin TREE-03.

The applicant is proposing to plant sixty-eight (68) new trees on-site, including fifty (50) deciduous trees (Min. 6 cm calliper) and eighteen (18) coniferous trees (Min. 3.5 m height). Japanese maple, Kousa dogwood, Bride cherry and Japanese snowbell small scale deciduous tree species and small scale Serbian Spruce evergreen tree species are proposed. The proposal exceeds the minimum requirement of fifty-eight (58) replacement trees to achieve a 2:1 tree replacement ratio as specified in the OCP for the removal of twenty-six (26) trees and a 6:1 tree replacement ratio with coniferous trees for the removal of the one (1) Shore Pine tree (Tag #515, 0.32 m dbh).

For the proposed lots 1 to 13 fronting onto Moncton Street (Attachment 2), a tree survival security for the twenty-eight (28) trees to be planted and maintained on these lots is to be included as part of the required landscaping security, which must be submitted with the final landscape plan prior to final adoption of the rezoning bylaw. For the proposed lots 14 to 30 that do not front onto Moncton Street, a tree landscape security for the forty (40) trees to be planted and maintained on these lots (e.g., \$500/tree for a total of \$20,000) is required to be submitted prior to final adoption of the rezoning bylaw and is to be retained until the trees are planted on-site.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights and street trees. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$7,090.00. This will be considered as part of the 2017 Operating budget.

Conclusion

This rezoning application to create the new “Single Detached (ZS23) – Steveston” zone and to subdivide six (6) lots into thirty (30) lots under the new zoning is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP). An OCP amendment to the Trites Area Land Use Map (Steveston Area Plan) is proposed to reflect existing townhouse development to the east of the subject site and to revise the proposed road layout for clarity and to guide future single-family development to the south.

The applicant has agreed to the list of rezoning considerations (Attachment 13).

It is recommended that OCP Bylaw 7100, Amendment Bylaw 9274 and Zoning Bylaw 8500, Amendment Bylaw 9275, be introduced and given first reading.



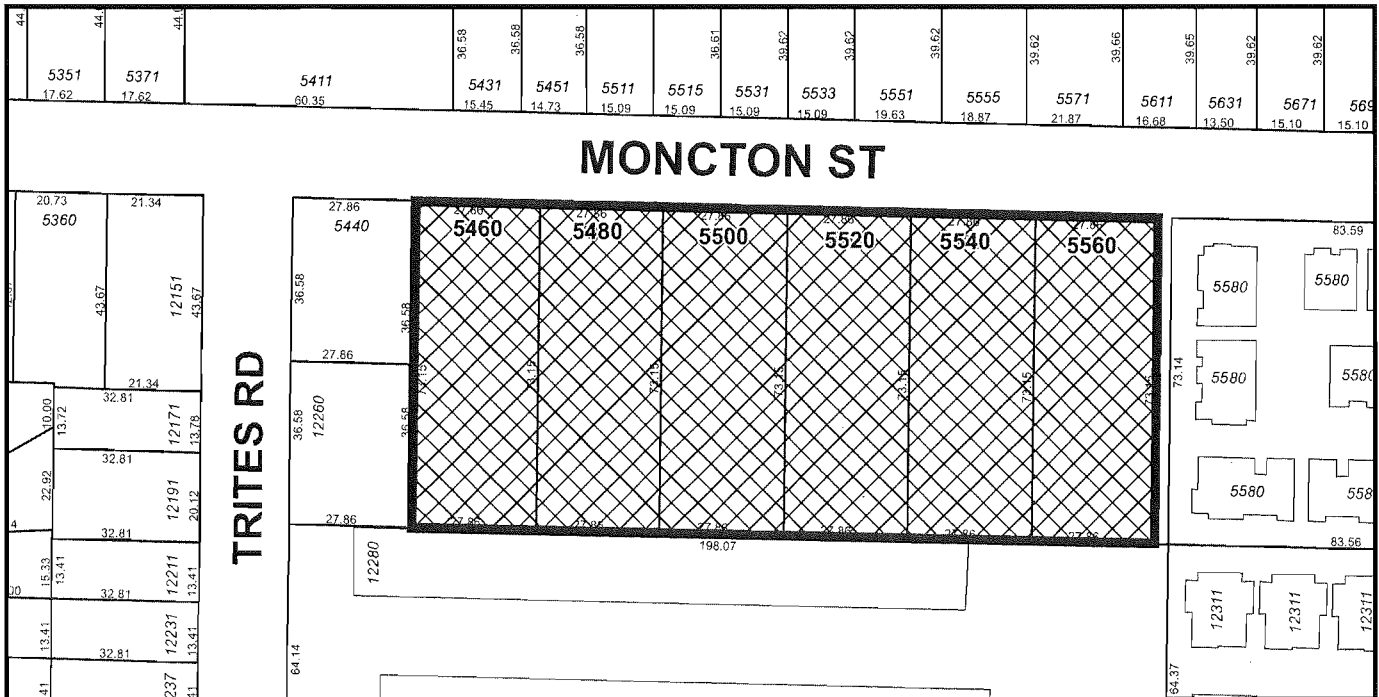
Sara Badyal, MCIP, RPP
Planner 2



Terry Crowe
Manager, Policy Planning

SB:rg

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Tree Retention / Removal Plan
- Attachment 4: Context Land Use Map – Steveston Area Plan Trites Area Land Use Map
- Attachment 5: Proposed Amended Steveston Area Plan Trites Area Land Use Map
- Attachment 6: Development Application Data Sheet
- Attachment 7: Heritage Inventory – Japanese Gardens
- Attachment 8: Landscape Plans for Japanese Themed Garden Along Moncton Street
- Attachment 9: Richmond Heritage Commission Minutes Excerpt (April 15, 2015)
- Attachment 10: Richmond Public Art Advisory Committee Minutes Excerpt (April 21, 2015)
- Attachment 11: Development Plans for corner lots on Moncton Street
- Attachment 12: Landscape Plans for corner lots on Moncton Street
- Attachment 13: Rezoning Considerations & Functional Road Plan

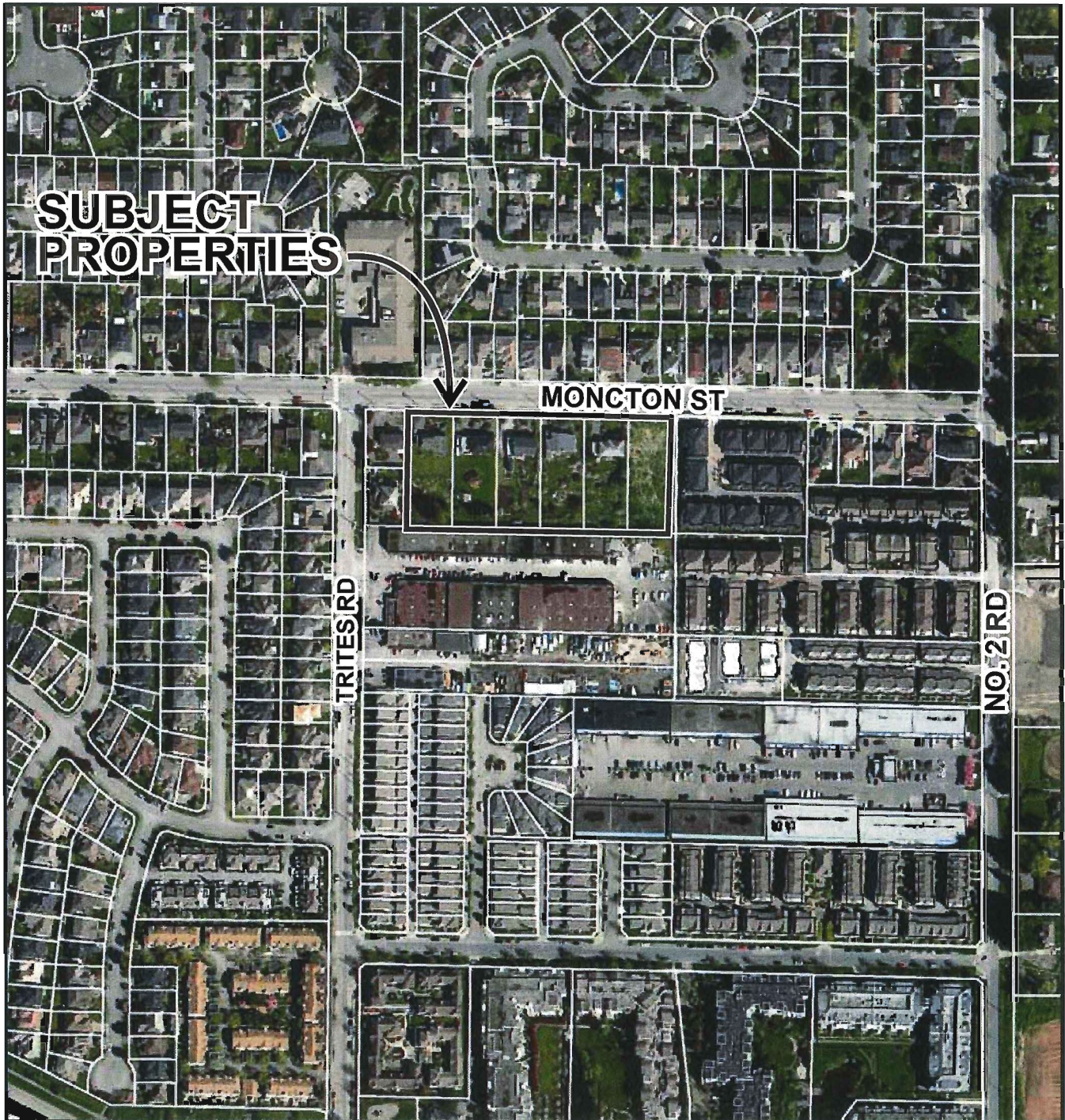
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RZ 14-674749

Note: Dimensions are in METRES



City of
Richmond



RZ 14-674749

Original Date: 10/20/14

Revision Date:

Note: Dimensions are in METRES

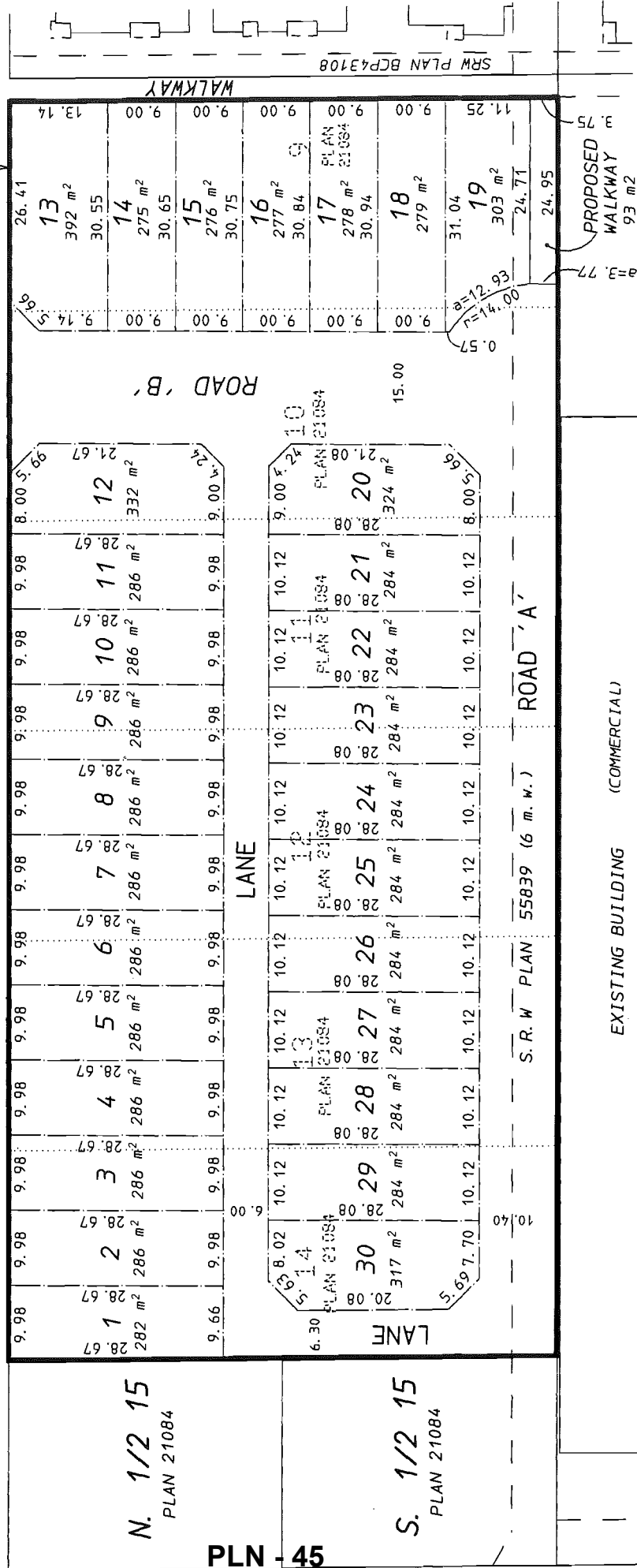
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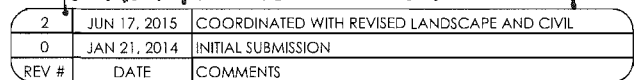
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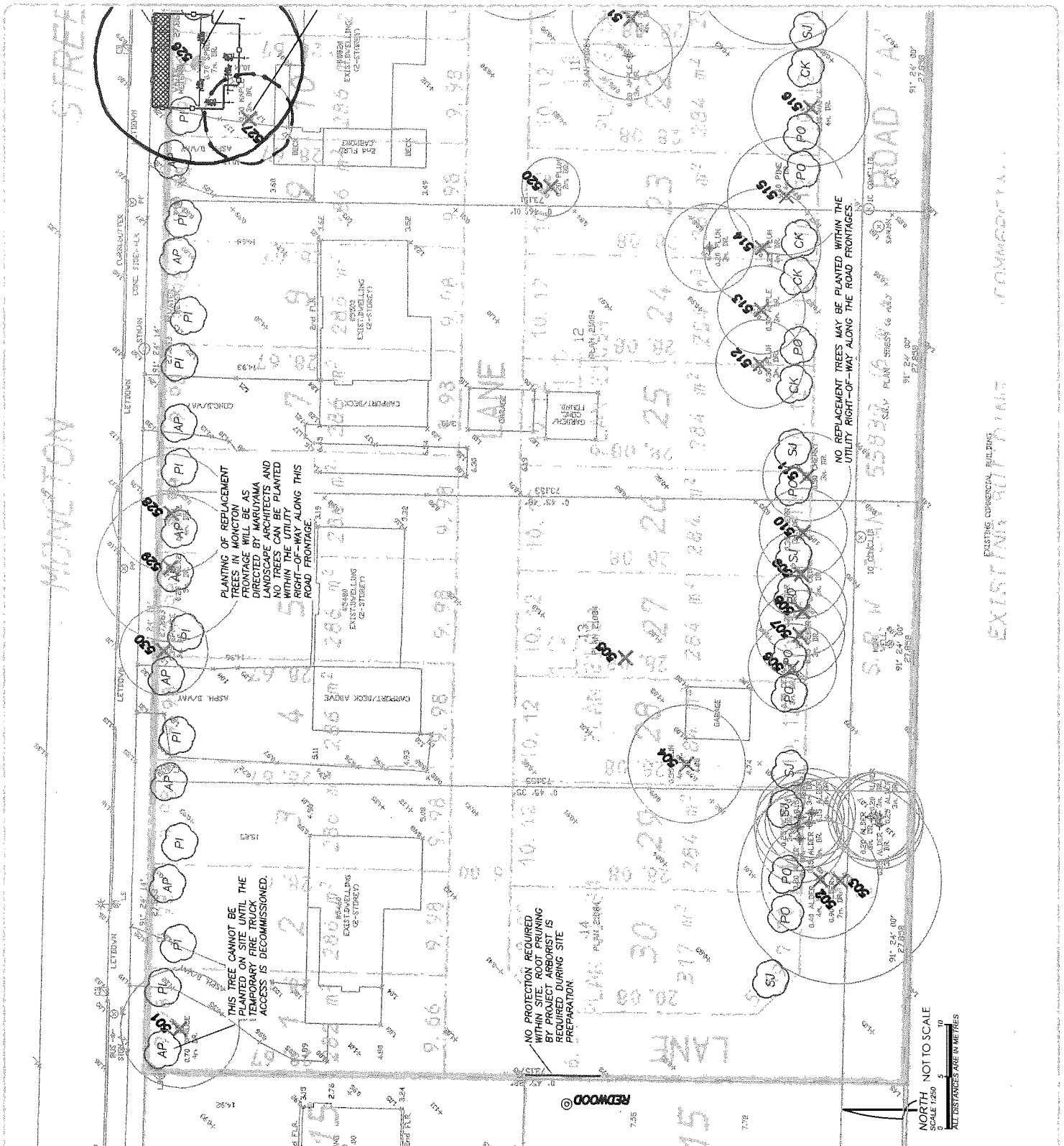
N. 1/2 15
PLAN 21084

PLN - 45

S. 1/2 15
PLAN 21084







| 2 | JUN 17, 2015 | COORDINATED WITH REVISED LANDSCAPE AND CIVIL |
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PLN-47

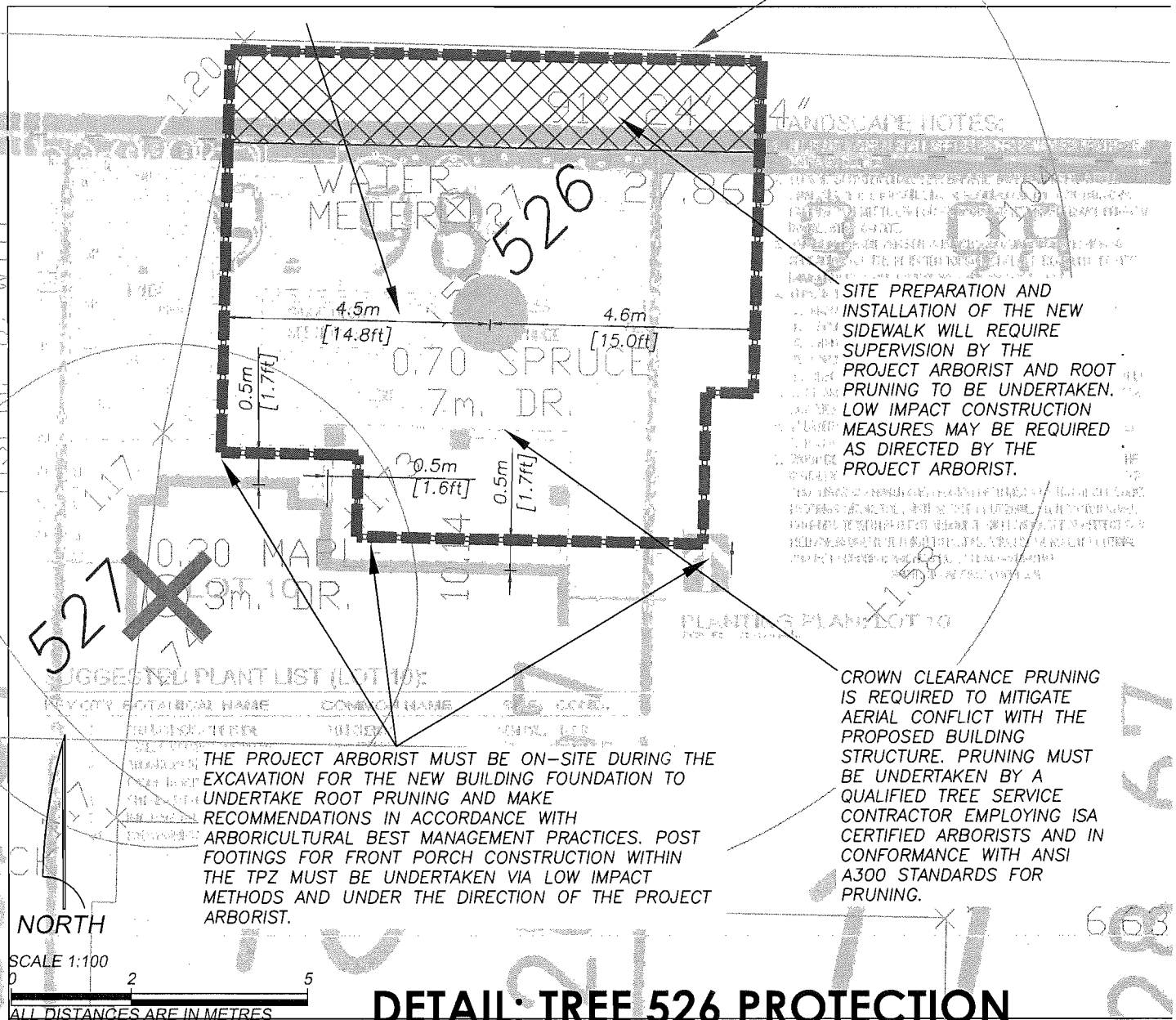
TMD DETAIL 4: WEST

| | |
|-----------|------------------------------------|
| PROJECT: | PROPOSED SINGLE FAMILY SUBDIVISION |
| ADDRESS: | 5460 to 5560 MONCTON ST, RICHMOND |
| CLIENT: | AM-PRI CONSTRUCTION LTD |
| ACL FILE: | 15107 |

SHEET: 1 OF 1

COORDINATE WITH THIS OFFICE FOR ON-SITE SUPERVISION AND DIRECTION OF LOW IMPACT PREPARATION AND INSTALLATION OF THE POSTS FOR THE SUSPENDED WALKWAY OVER THE ROOT ZONE.

ALIGN TO EXISTING SIDEWALK



PLAN NOTES:

This plan is based on drawings supplied by the project Surveyor (BCLS), Engineer (P ENG) and/or Design Professionals and is provided for context only and relates to the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions hereof. Refer to the original drawings from those professionals for those purposes.

| | | |
|-------|--------------|--|
| 2 | JUN 17, 2015 | COORDINATED WITH REVISED LANDSCAPE AND CIVIL |
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


PLN-48

DETAIL 1: TREE 526 PROTECTION

| | |
|-----------|------------------------------------|
| PROJECT: | PROPOSED SINGLE FAMILY SUBDIVISION |
| ADDRESS: | 5460 to 5560 MONCTON ST, RICHMOND |
| CLIENT: | AM-PRI CONSTRUCTION LTD |
| ACL FILE: | 15107 |

SHEET: 1 OF 1

LEGEND:

-  **##** denotes **TAG NUMBER** or **ID REFERENCE**.
-  denotes **DRIPLINE** (spread of the branches and foliage) of the tree.
-  denotes **RETENTION** tree (proposed).
-  denotes **REMOVAL** tree (proposed).
-  denotes **HIGH RISK REMOVAL** tree (proposed).
-  denotes **OFF-SITE** tree (to be protected and/or owner contacted as noted).
-  denotes **NON-BYLAW** undersize tree (as measured by project arborist).
-  denotes **SITE** or **STUDY AREA BOUNDARY**.
-  denotes **TREE PROTECTION ZONE (TPZ)** setback alignment as specified by project arborist.
-  denotes **REPLACEMENT TREE** proposed (conceptual location - see plant list for details).

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.

Size: H denotes height and C denotes calliper.

Current arboricultural best management practices and BCSLA/BCLNA standards apply to; quality, root ball, health, form, handling, planting, guying/staking and establishment care.

| CODE | QTY | SIZE | BOTANICAL NAME | COMMON NAME |
|---------------------------------|-----------|--------|---------------------------|-------------------|
| DECIDUOUS - SMALL SCALE: | | | | |
| AP | 14 | 6cm C | Acer palmatum | Japanese maple |
| CK | 10 | 6cm C | Cornus kousa | Kousa dogwood |
| PI | 13 | 6cm C | Prunus Incisa 'The Bride' | Bride cherry |
| SJ | 13 | 6cm C | Styrax japonicus | Japanese snowbell |
| EVERGREEN - SMALL SCALE: | | | | |
| PO | 18 | 3.5m H | Picea omorika | Serbian spruce |
| TOTAL | 68 | | | |

| | | |
|-------|--------------|--|
| 2 | JUN 17, 2015 | COORDINATED WITH REVISED LANDSCAPE AND CIVIL |
| 0 | JAN 21, 2014 | INITIAL SUBMISSION |
| REV # | DATE | COMMENTS |

TMD DETAIL 2: LEGEND

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| PROJECT: | PROPOSED SINGLE FAMILY SUBDIVISION |
| ADDRESS: | 5460 to 5560 MONCTON ST, RICHMOND |
| CLIENT: | AM-PRI CONSTRUCTION LTD |
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PLN-49

TREE INVENTORY AND ASSESSMENT LIST:

- **Tag #** denotes the tag affixed to the tree for reference in report and on drawings.
- **Dbh** denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For multi stem trees).
- **Cond** denotes health and structural rating using Visual Tree Assessment (VTA) procedures.
 U denotes Unsuitable = a tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.
 M denotes Marginal = a tree in poor to fair condition that has a pre-existing moderate rated defect that may affect its viability considering the proposed land use but is considered for retention conditional to certain special measures,
 S denotes Suitable = a tree in good or excellent condition with no overt or identifiable significant defects, and is well suited for consideration of retention if the project design can accommodate it.
- **Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for more details.

| Tag # | Dbh (cm) | Tree Type | Cond | Observations | Action |
|-------|----------|-----------------|------|---|--------|
| 501 | 64 | Atlas cedar | M | Previously topped and sheared into topiary under utility service lines. The elevation in the root zone is approximately 0.4m below finished yard grades. The root system and crown will be severely impacted from construction and it is not likely to survive. | Remove |
| 502 | 37 | Cottonwood | U | A volunteer native tree that has developed subdominant form due to competition from adjacent tree. | Remove |
| 503 | 76 | Cottonwood | U | A volunteer native tree that has two main stems near the base with a very weak union that is prone to failure (breakage), and a wound at the base of the trunk is decayed and increases the risk of failure. | Remove |
| 504 | 24 | Cherry | M | Topped by heading cuts and left to grow weak replacement leaders. In conflict with construction. | Remove |
| 505 | Multi | Saucer magnolia | S | In conflict with the construction footprint. Not suitable to be transplanted due to the very weak multiple stem arrangement. | Remove |
| 506 | 34 | Lawson cypress | S | In conflict with the construction footprint. | Remove |
| 507 | 31 | Lawson cypress | S | In conflict with the construction footprint. | Remove |
| 508 | 28 | Lawson cypress | S | In conflict with the construction footprint. | Remove |
| 509 | 28 | Lawson cypress | S | In conflict with the construction footprint. | Remove |
| 510 | 26 | Lawson cypress | S | In conflict with the construction footprint. | Remove |
| 511 | 29 | Cherry | U | Topped by heading cuts and decay is observed in scaffold limbs. | Remove |
| 512 | 26 | Apple | U | Severe decay in trunk and weak scaffold limb structure. | Remove |
| 513 | 26 | Apple | U | Severe decay in trunk and weak scaffold limb structure. | Remove |
| 514 | 25 | Apple | U | Severe decay in trunk and weak scaffold limb structure. | Remove |
| 515 | 32 | Shore pine | M | Decay at the base of the trunk and infected with Western gall rust – cankers observed throughout the crown. In conflict with the construction footprint. | Remove |
| 516 | Multi | Plum | U | Severe decay in trunk and weak scaffold limb structure. | |
| 517 | Multi | Plum | U | Severe decay in trunk and weak scaffold limb structure. | |
| 518 | 34 | Apple | U | Severe decay in trunk and weak scaffold limb structure. | Remove |
| 519 | 32 | Apple | U | Severe decay in trunk and weak scaffold limb structure. | Remove |
| 520 | 24 | Cherry | U | 90% Dead | Remove |
| 521 | 33 | Cherry | U | Severely infected with disease and canker infection, as well as decay in the main stems. | Remove |
| 522 | 26 | Sawara cypress | U | Historically topped with decay evident in the topping wounds. The subsequent growth is weakly formed and prone to failure. This tree will never regain normal form. | Remove |
| 523 | 30 | Sawara cypress | U | Historically topped with decay evident in the topping wounds. The subsequent growth is weakly formed and prone to failure. This tree will never regain normal form. | Remove |
| 524 | 30 | Sawara cypress | U | Historically topped with decay evident in the topping wounds. The subsequent growth is weakly formed and prone to failure. This tree will never regain normal form. | Remove |
| * 525 | 23 | Japanese maple | M | Some poor pruning cuts and resulting decay, but suitable for rescue via transplant. It could be re-used on another project if the costs for transplant were reasonable. | Remove |
| 526 | 61 | Atlas cedar | M | Previously topped but reasonably structured re-growth was observed. Grade in root zone is equal to the expected finished grading of the new lots, however the crown and roots would suffer significant damage from construction. | Retain |
| * 527 | 28 | Japanese maple | M | Some poor pruning cuts and resulting decay, but suitable for rescue via transplant. It could be re-used on another project if the costs for transplant were reasonable. | Remove |
| 528 | 43 | Austrian pine | U | Previously topped under the BC Hydro power lines and the very weak structural form makes the replacement leaders highly prone to breakage. | Remove |
| 529 | 62 | Austrian pine | U | Previously topped under the BC Hydro power lines and the very weak structural form makes the replacement leaders highly prone to breakage. | Remove |
| 530 | 29 | Colorado spruce | U | Previously topped under the BC Hydro power lines and the very weak structural form makes the replacement leaders highly prone to breakage. | Remove |

* 2 TREES TO BE RELOCATED OFF-SITE

| | | |
|-------|--------------|--|
| 2 | JUN 17, 2015 | COORDINATED WITH REVISED LANDSCAPE AND CIVIL |
| 0 | JAN 21, 2014 | INITIAL SUBMISSION |
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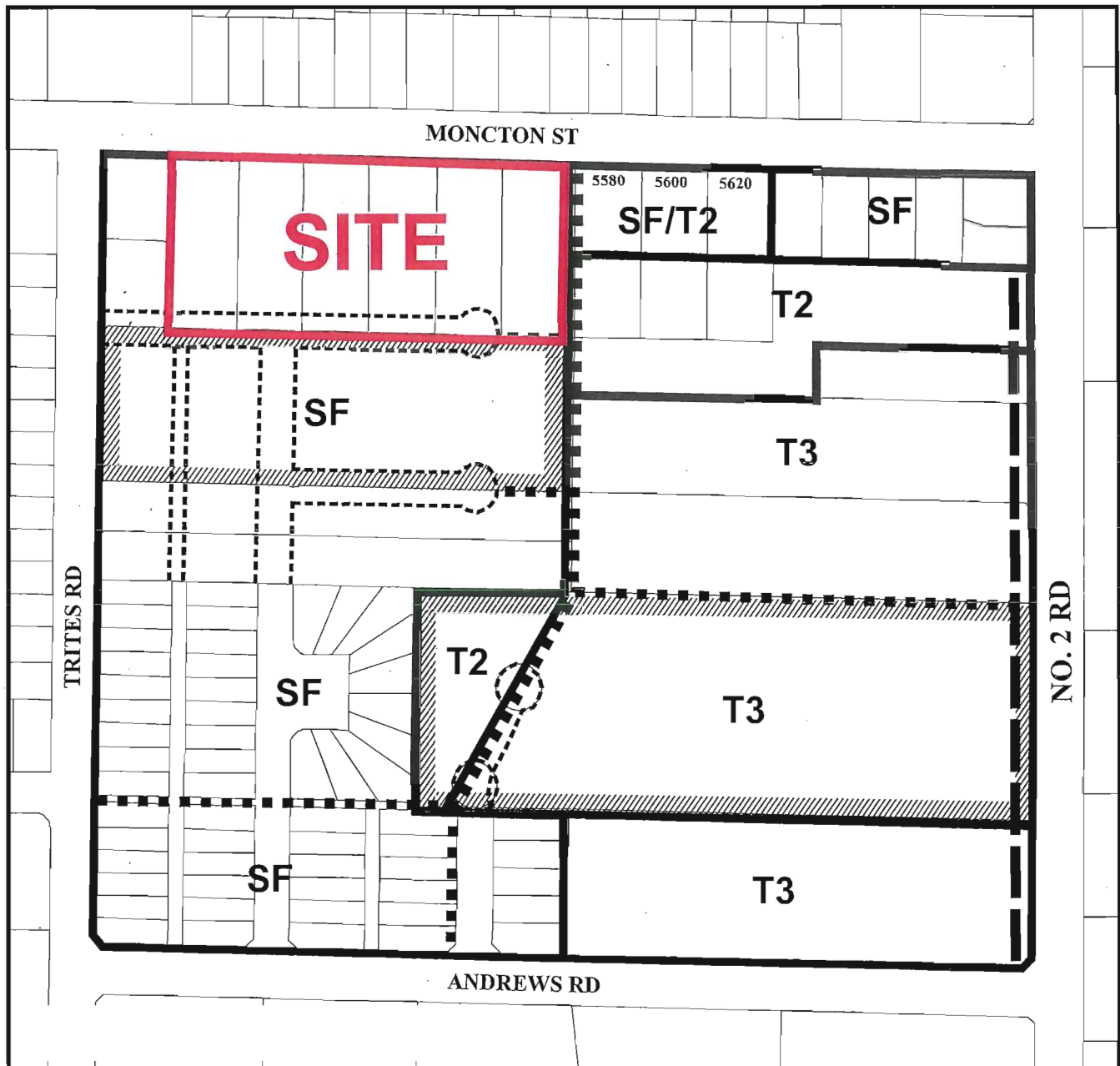


SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4

PLAN-53

TMD DETAIL 3: TREE LIST

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|-----------|------------------------------------|
| PROJECT: | PROPOSED SINGLE FAMILY SUBDIVISION |
| ADDRESS: | 5460 to 5560 MONCTON ST, RICHMOND |
| CLIENT: | AM-PRI CONSTRUCTION LTD |
| ACL FILE: | 15107 |
| SHEET: | 1 OF 1 |



- | | |
|----------------------------------|---|
| SF Single-Family Housing | ■■■■■ Pedestrian Links |
| T2 Two-Level Townhouses | ———— Urban/Rural Buffer |
| T3 Three-Level Townhouses | Possible road and lane alignments (others may be permitted) |
| | /////// Interim Industrial Use |



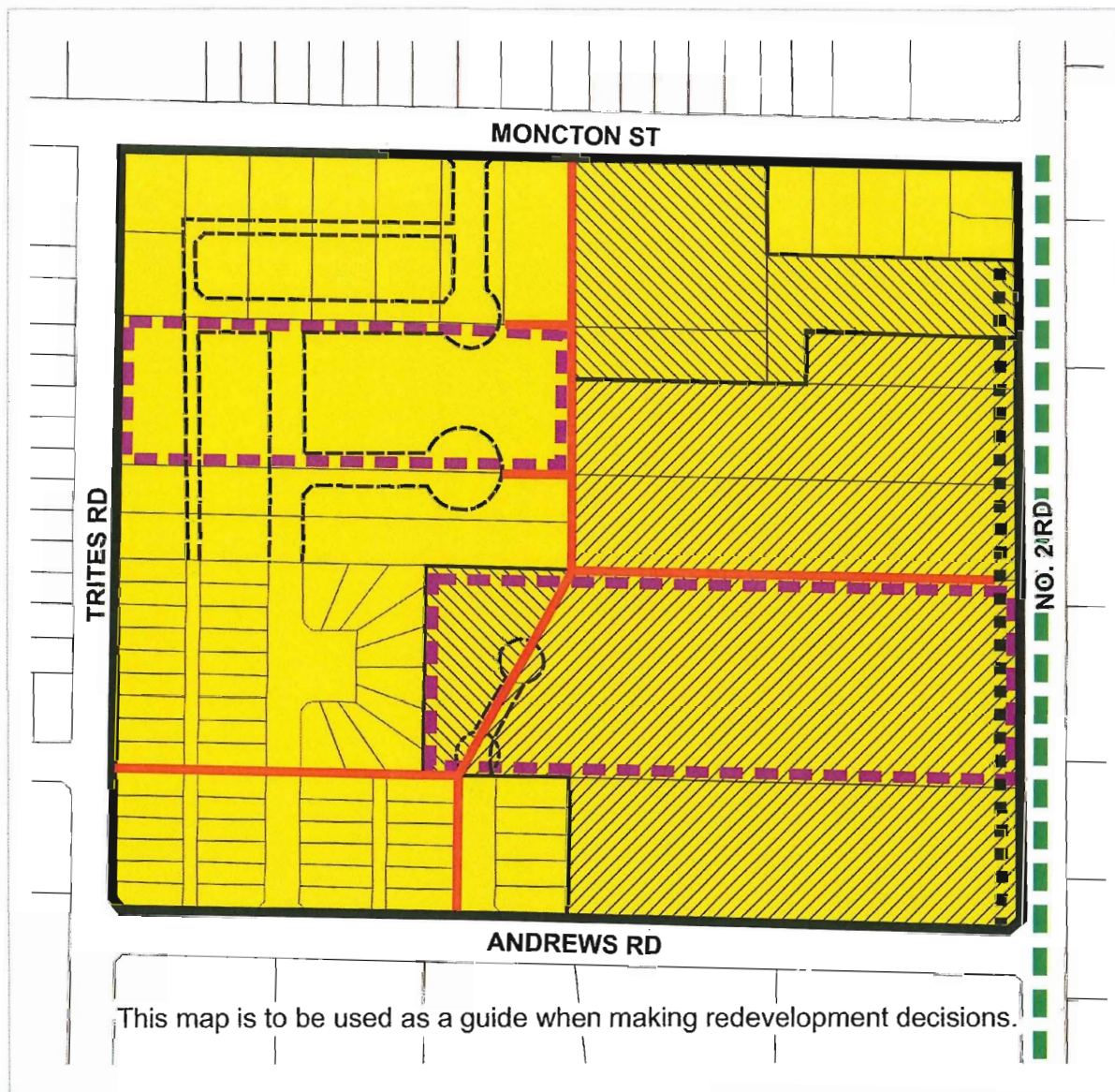
Context Land Use Map
Steveston Area Plan
Trites Area Land Use Map
(RZ 14-67479)

Adopted Date: 06/25/15

Amended Date:

Note: Dimensions are in METRES

Proposed Amended Trites Area Land Use Map



- | | |
|---|---|
| ALR Boundary | Industrial (Interim Use) |
| Trites Area Boundary | Road/Lane (Possible road and lane alignment; others may be permitted) |
| Neighbourhood Residential (Single Family) | Trail (Pedestrian Link) |
| Neighbourhood Residential (Townhouse - 2 Storey) | Urban/Rural Buffer |
| Neighbourhood Residential (Townhouse - 3 Storey) | |



RZ 14-674749

Attachment 6

Address: 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street

Applicant: AM-PRI Developments (2013) Ltd.

Planning Area(s): Trites Area (Steveston)

| | Existing | Proposed |
|-----------------------------------|--|--|
| Owner: | AM-PRI Developments (2013) Ltd. | No change |
| Site Size (m²): | 12,216 m ² | Net site 8,751 m ² Road Dedication 3,372 m ² Pedestrian Walkway 93 m ² Total 12,216 m ² |
| Land Uses: | Single family residential and vacant lot | Single family residential |
| OCP Designation: | Neighbourhood Residential | Neighbourhood Residential |
| Area Plan Designation: | Single-Family | Complies |
| Zoning: | Single Detached (RS1/C & RS1/E) | Single Detached (ZS23) – Steveston |
| Number of Units: | 6 lots | 30 lots |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---|--|----------|----------------|
| Floor Area Ratio: | Max. 0.6 | Complies | None permitted |
| Lot Coverage: Building Non-Porous Planting | Max. 50% Max. 70% Min. 20% | Complies | None |
| Lot Size: Width Width, corner lot Depth Area | Min. 9 m Min. 11 m Min. 24 m Min. 270 m ² | Complies | None |
| Setbacks: Moncton Street Other roads Rear Yard Interior Side Yard Exterior Side Yard | Min. 6.0 m Min. 5.3 m Min. 6.0 m Min. 1.2 m Min. 6.0 m | Complies | None |
| Height: | Max. two-storey & 9 m Measured from 2.9 m GSC | Complies | None |

Japanese Gardens

General Information

Type of Resource: Landscape

Also Known As:

Address: 4600-5500 Moncton Street

Neighbourhood (Planning Area Name): Steveston

Construction Date: 1950's

Current Owner: Private

Designated: No



Statement of Significance

Description of Heritage Site: Moncton Street's Japanese gardens are small-scale, elegant, and simple plantings located in the front yards of a row of modest residential homes along a two-block length of Moncton Street. Consisting mainly of foliage plants, with some flowering species and the occasional annual, the gardens express the character of traditional Japanese garden style.

Statement of Heritage Values: These gardens have heritage value as a visible reminder of the importance that the Japanese and their culture have played in the development of Steveston and Richmond. The gardens along Moncton Street belong predominantly to Japanese-Canadians whose families have lived in Steveston and often in the same homes, for generations. They have cultural significance, as gardening is an integral part of Japanese culture. This strong historical and community tradition came to Canada with new migrants to the area, who came to work in the fishing and cannery industries in Steveston.

These gardens enhance the built environment of Moncton Street, creating a unique cultural enclave and strong sense of place. They have symbolic connections to Japanese culture and speak to traditional Japanese garden style while reflecting local climate, available plant species, and individual taste.

Character Defining Elements: Key elements that define the heritage character of the site include:

- The overall design and effect of the gardens which adapt a number the elements of traditional Japanese garden design principles at a small scale, including enclosure, continuity, balance and scale, texture and contrast
- The use of materials other than plants, including small-scale elements such as stone lanterns, boulders, and gravel used to symbolize dry ponds and streams between islands of planted areas
- The continuity of the gardens along the street edge
- Their overall similarity in design and materials, punctuated by differences in each garden which express the individual owner.

History

History: The gardens along Moncton Street belong predominantly to Japanese-Canadians whose families have lived in Steveston for generations. In most cases, these families have lived at the same address for generations. Gardening is an integral part of Japanese culture and has an honoured tradition and a strong historical base.

The gardens included in this study use elements of traditional Japanese garden design principles; however, none formally follow the traditional guidelines. Most of the gardens are small and at the front of the house, a condition which restricts design decisions. For example, enclosure is a very important element in formal Japanese gardens; however, very few of the gardens employ the use of total enclosure. Some use aspects of it, such as shrubbery and walls and overhangs of the dwelling to give a sense of enclosure. The principles of borrowed scenery and hidden viewpoints are not used either, most likely because of the location and openness of most of the gardens.

The gardens do, however, use the design principles of continuity, balance and scale by grouping plant and decorative elements in odd numbers and often in the triangular form. Most of the gardens are successful at incorporating the design principle of controlling scale and space, particularly those gardens without front hedging. The creation of the illusion of space in these gardens is certainly a challenge, which is cleverly met by a number of them. The successful ones use texture and shape and also situate larger elements at the front and smaller elements at the back of the

garden. Very few use paths to manipulate space and none have streams to do so. (One garden has a small water element.) What is most effective in these gardens is the traditional use of contrast, change and light. Textures are beautifully manipulated in each garden. The choice of plant materials also ensures a lovely series of colour and foliage change throughout the seasons.

MONCTON STREET

TYPE WATERWAY CONNECTION

TYPE STORM CONNECTION

PERMEABLE PAVED SURFACE TO SATISFACTION OF ARBORIST AND CITY OF RICHMOND - EXISTING TREE TO REMAIN SEE NOTE #11

1.5M S.W. SETBACK

JAPANESE GARDEN COVARIANT SETBACK

CONCRETE SIDEWALK

LANE

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

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LOT 276

LOT 277

LOT 278

LOT 279

LOT 280

DESCRIPTION OF LANDSCAPE COMPONENTS

- KEY
- 1 HOUSE PORCH - COVERED ENTRY LANDING
 - 2 GRANITE STEPS - 5" WALKER OR PAVES
 - 3 CONCRETE WALKWAY - 5" GSP WITH PERGOLIS
 - 4 SMOOTH FACED BOLLARDS - LOW RETAINING WALL
 - 5 1" Ø 20% RIVER ROCK BORDER - BELOW ROOF OVERHANG
 - 6 STONE EPIHEM
 - 7 GRANITE STONE GUIDE - ENTRY MARKER
 - 8 GRANITE STONE WALL - LOW RETAINER
 - 9 RIVER ROCK - GROUND COVER
 - 10 WOOD PRIVACY FENCE - 6FT HT.
 - 11 WOOD - ALUM. FRONT YARD FENCE - 30" FT.
 - 12 PRIMEABLE PAVED SURFACE, AS DESIGNED BY ARCHITECT (HOLDING THE #20)

MONCTON STREET

MONCTON STREET

MONCTON STREET

SHEET TITLE
LANDSCAPE
ENLARGEMENT

SHEET NO.
L-2

DATE: MAR 27, 2014

DESIGN: [Signature]

DRAWN: [Signature]

CHECKED: [Signature]

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

JOB NO.: 141806

RAJAYAYA
LANDSCAPE ARCHITECTS

PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON STREET, RICHMOND, B.C.
FOR: AM-PR DEVELOPMENT LTD.

PLN 57

REVISIONS/ISSUED

1. APPRO. CORRECTIONS ISSUED FOR RE-CORRECTED

2. APPRO. CORRECTIONS ISSUED FOR RE-CORRECTED

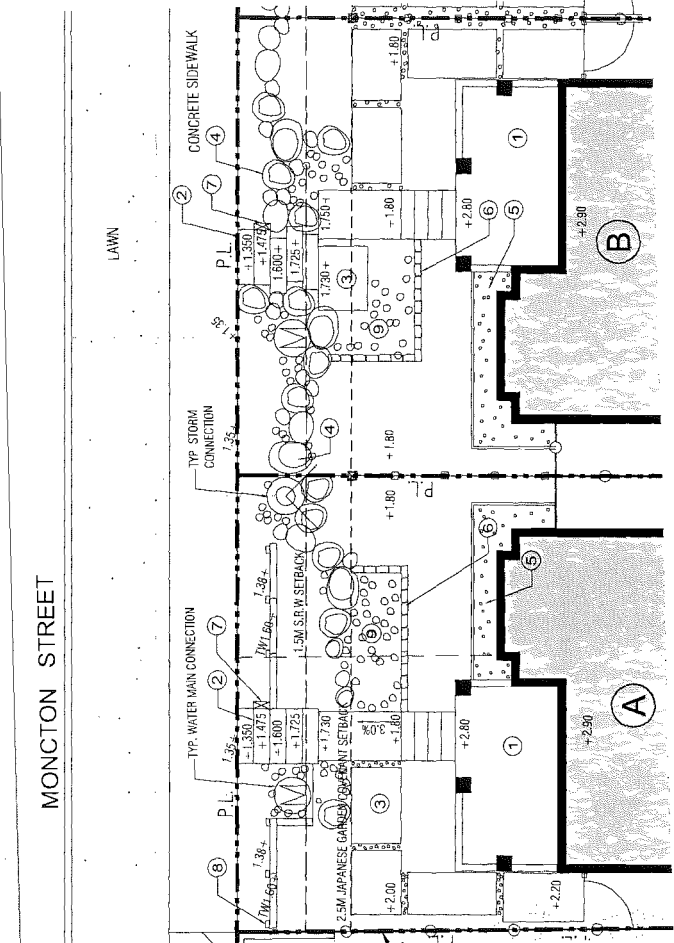
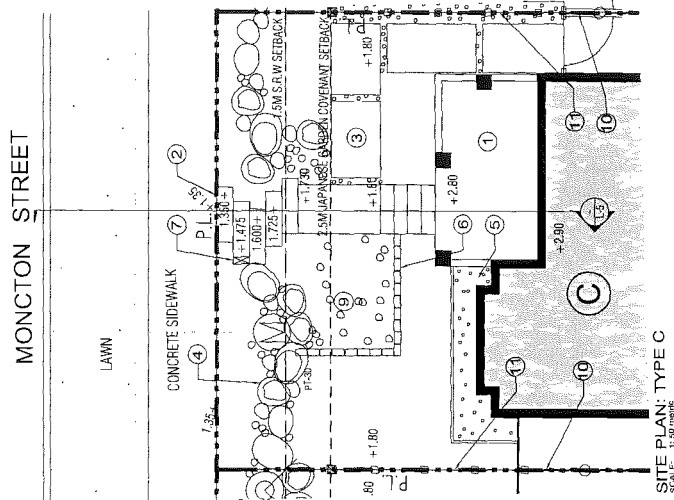
3. APPRO. CORRECTIONS ISSUED FOR RE-CORRECTED

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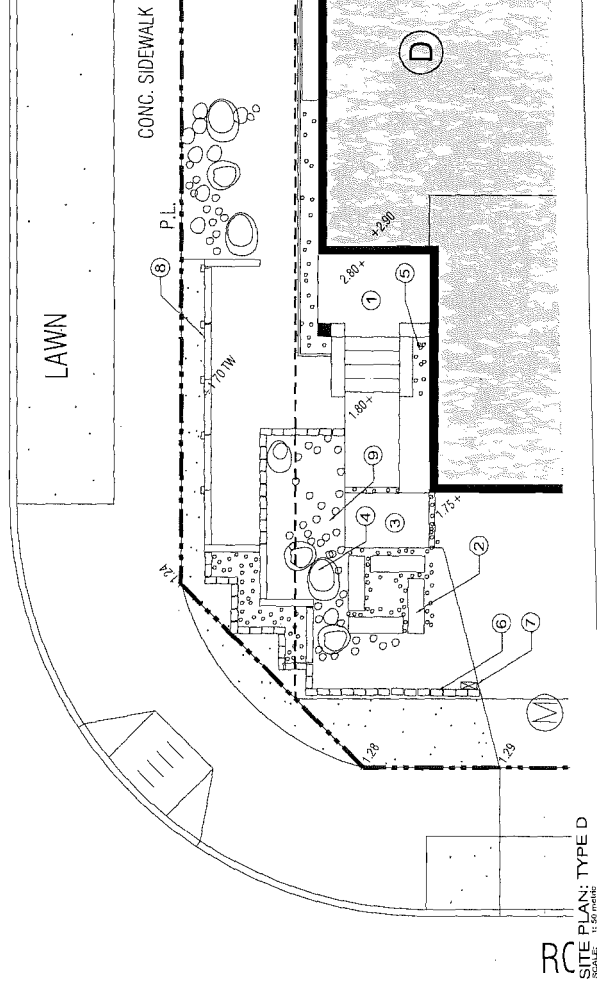
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MONCTON ST

SITE PLAN: TYPE A & B

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



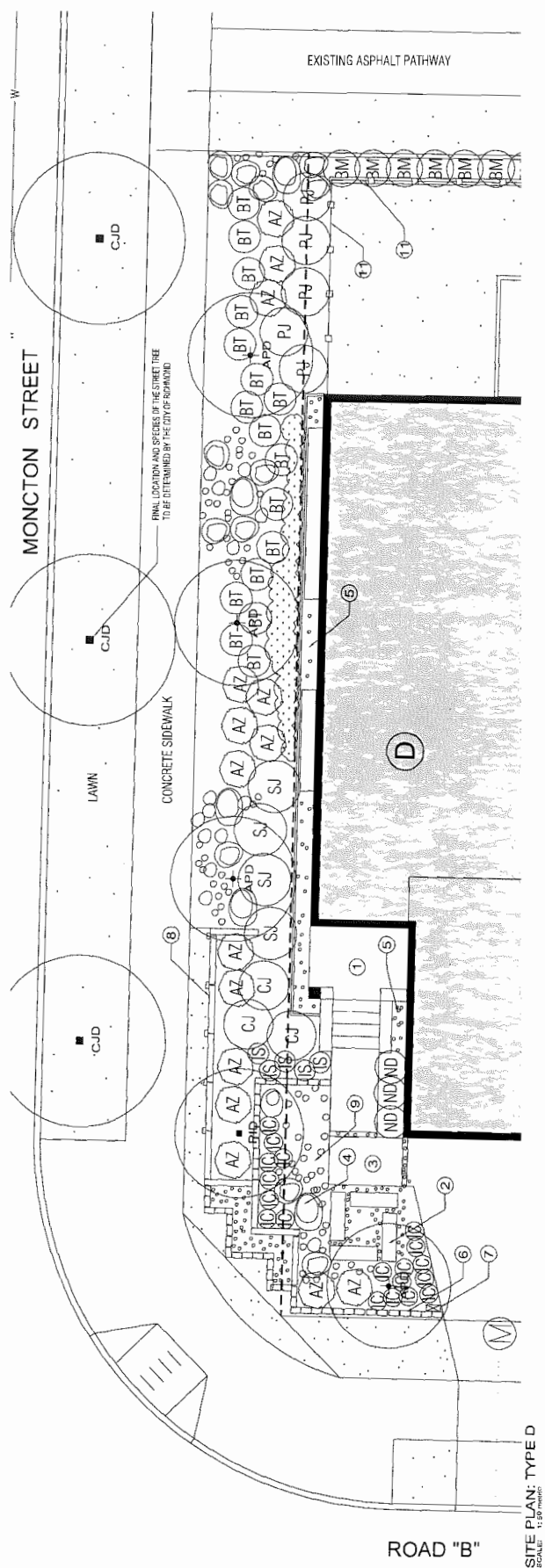
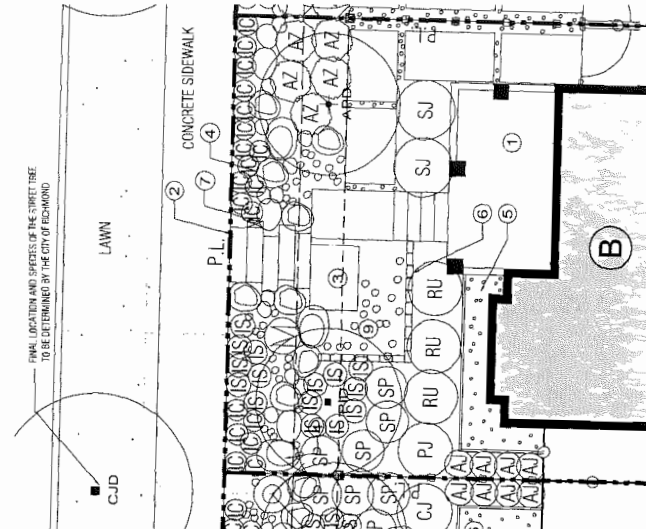
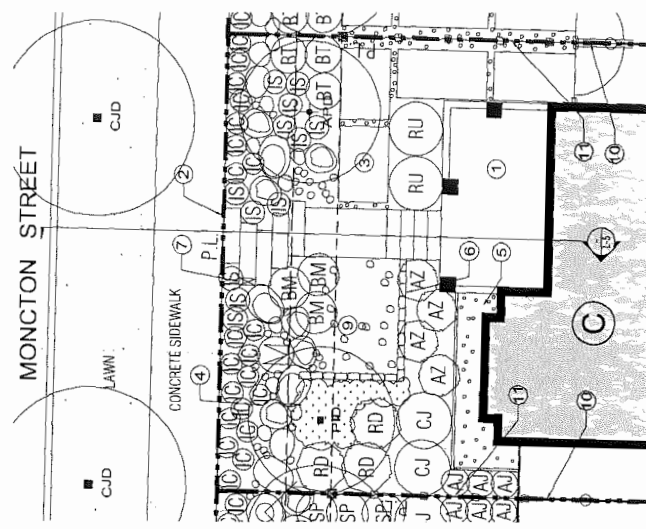
ASPHALT

RC

DESCRIPTION OF LANDSCAPE COMPONENTS

- 1 HOUSE POND - COATED ENTRY LANDING
- 2 GRANITE STEPS - 5" RISE OF PAVEMENT
- 3 CONCRETE WALKWAY - 5" GAP WITH FIBER LIDS
- 4 SMOOTH FACED BOLLARDS - LOW RETAINING WALL
- 5 1" - 8" DIA. PINE/ROCK BOLLARDS - BLOW ROD OVERHANG
- 6 STONE BORDER
- 7 GRANITE STONE QUERCY - ENTRY MARKER
- 8 GRANITE STONE WALL - LOW RETAINER
- 9 PINE/ROCK - GROUND COVER
- 10 WOOD PINE/ROCK FENCE - 5FT HT.
- 11 WOOD - ALUM. FRONT AND BACK - 30" HT.
- 12 FIBERGLASS PAVED SURFACE - AS DESIGNED BY ARCHITECT FOR LANDING TREE #205

NOTE: REFER TO LANDSCAPE PLAN L4 FOR SUGGESTED PLANT LIST



SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NO.
L-3

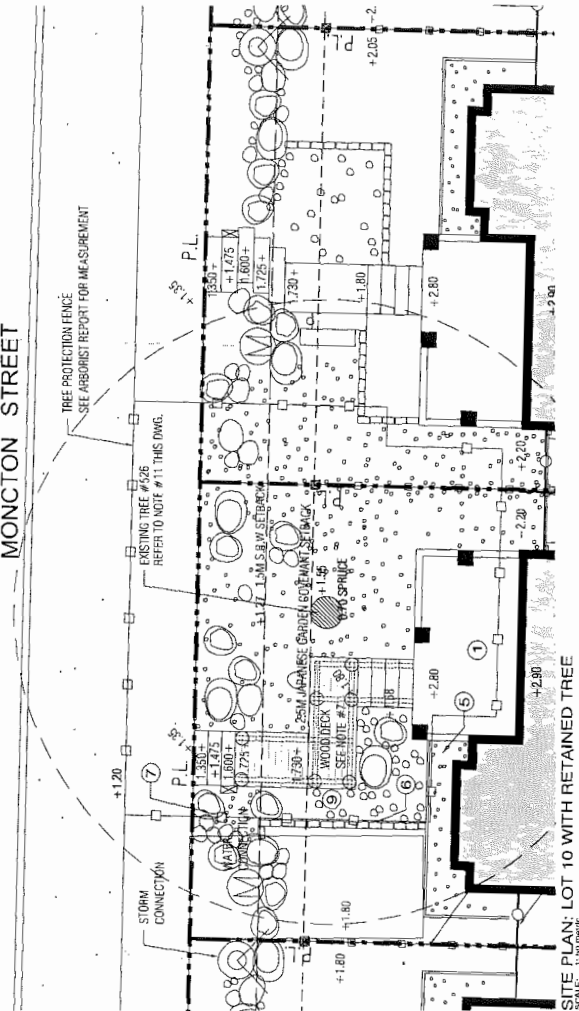
DATE: MAY 21, 2014
DESIGN: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
SCALE: 1:50
JOB NO. 10000

PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON STREET, RICHMOND, B.C.
FOR: AM-PR DEVELOPMENT LTD.

PLN 58

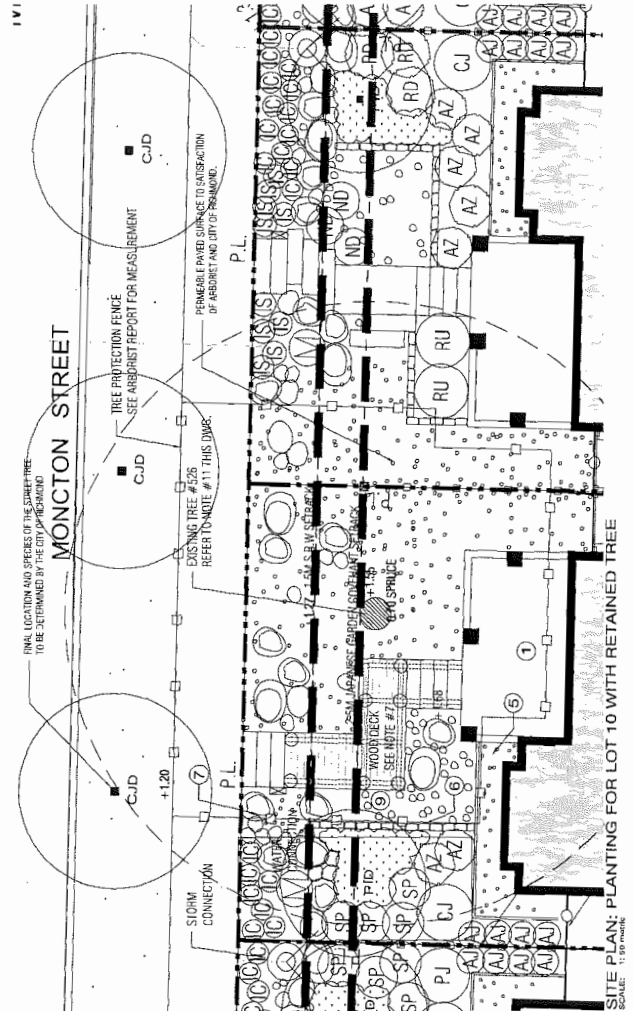
REVISIONS/ISSUED
1. APPROVED FOR THE CITY OF RICHMOND
2. APPROVED FOR THE CITY OF RICHMOND

MONCTON STREET



SITE PLAN: LOT 10 WITH RETAINED TREE
SCALE: 1/8"=1'-0"

MONCTON STREET



SITE PLAN: PLANTING FOR LOT 10 WITH RETAINED TREE
SCALE: 1/8"=1'-0"

- KEY**
- 1 HOUSE PORCH - COVERED ENTRY LANDING
 - 2 GRANITE STEPS - 5" WIDER ON PAVER
 - 3 CONCRETE WALKWAY - 5" GAP WITH PEBBLES
 - 4 SMOOTH FACED DOULGERS - LOW RETAINING WALL
 - 5 1" - 1 1/2" DIA. RIVER BEDDING - BELOW HOUSE DOORHANG
 - 6 STONE BORDER
 - 7 GRANITE STONE CURB - ENTRY MARKER
 - 8 GRANITE STONE WALL - LOW RETAINMENT
 - 9 RIVER ROCK - GROUND COVER
 - 10 WOOD PRIVACY FENCE - 8FT HT.
 - 11 4000 - ALUM. TINTED YARD FENCE - 30" HT.
 - 12 PERMEABLE PAVED SURFACE - AS DESIGNED BY ARCHITECT FOR EXISTING TREE P.O.S.

NOTE: REFER TO LANDSCAPE PLAN 1/2 FOR SUGGESTED PLANT LIST

- LANDSCAPE NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNA GUIDELINES.
 2. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION ON SITE.
 3. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION ON SITE.
 4. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION ON SITE.
 5. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION ON SITE.
 6. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION ON SITE.
 7. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION ON SITE.
 8. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION ON SITE.
 9. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION ON SITE.
 10. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION ON SITE.
 11. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION ON SITE.
 12. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION ON SITE.

SHEET TITLE
LANDSCAPE ENLARGEMENT

SHEET NO.
L-4

DATE: MAR 26, 2014

DESIGN: [Signature]

DRAWN: [Signature]

CHECKED: [Signature]

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

JOB NO.: 11101



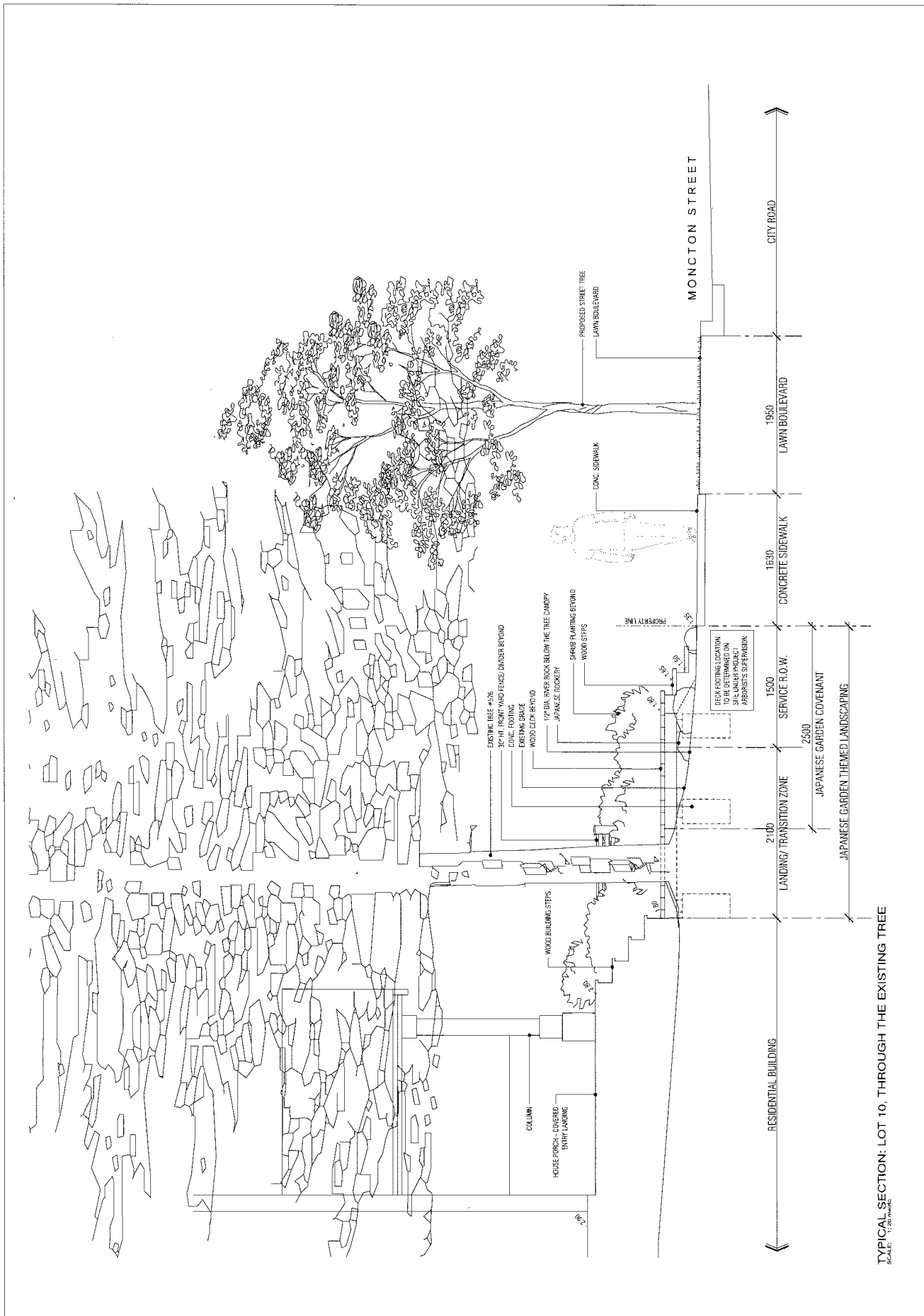
PROJECT

30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON STREET, N.D.C.
FOR: AM-PRI DEVELOPMENTS LTD.

PLAN-59

REVISIONS ISSUED

1. 1/2"=1'-0" SCALE
2. 1/8"=1'-0" SCALE
3. 1/4"=1'-0" SCALE
4. 1/2"=1'-0" SCALE
5. 1/4"=1'-0" SCALE
6. 1/8"=1'-0" SCALE
7. 1/2"=1'-0" SCALE
8. 1/4"=1'-0" SCALE
9. 1/8"=1'-0" SCALE
10. 1/2"=1'-0" SCALE
11. 1/4"=1'-0" SCALE
12. 1/8"=1'-0" SCALE



SHEET TITLE
TYPICAL SECTION

SHEET NO.
L-6

DATE MAR 25, 2015
DESIGN HMM
DRAWN AL
CHECKED HMM
SCALE 1/2\"/>

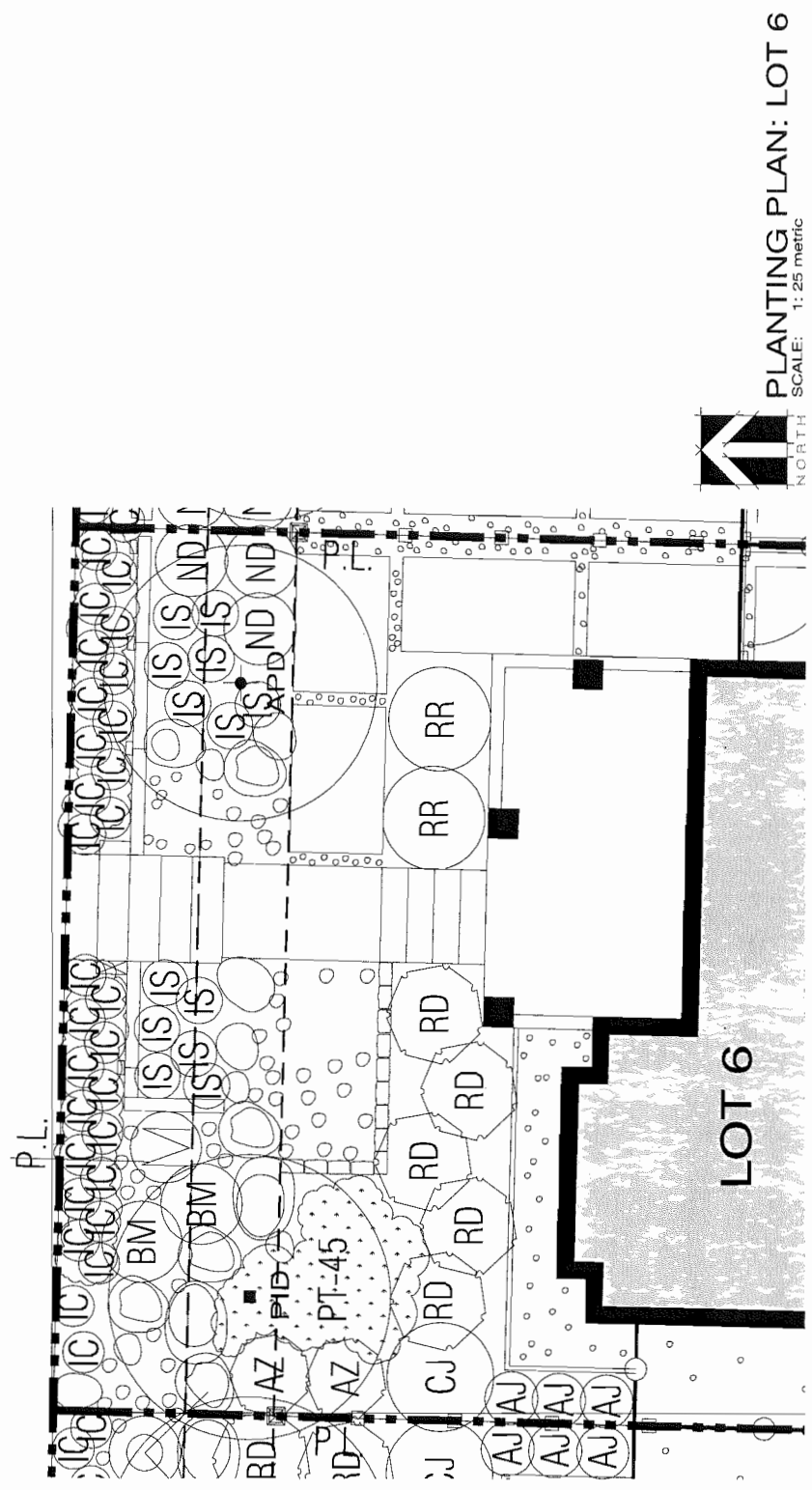
PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON STREET, RICHMOND, B.C.
FOR: AM-PR1 DEVELOPMENTS (2014) LTD.

PLN-61

REVISIONS/ISSUED
1. APR 16, 2015: ISSUED FOR RE-ZONING
2. MAY 20, 2015: REVISION, RE-ZONING FOR THE ZONING

DESIGNED, DRAWN, AND CHECKED BY: HMM
REVISIONS: 1. APR 16, 2015: ISSUED FOR RE-ZONING
2. MAY 20, 2015: REVISION, RE-ZONING FOR THE ZONING





PLANTING PLAN: LOT 6
SCALE: 1:25 metric

SUGGESTED PLANT LIST (LOT 6):

| KEY QTY | BOTANICAL NAME | COMMON NAME | SIZE | COND. |
|---------|--------------------------------|--------------------------|----------|------------------|
| APD 1 | ACER PALMATUM | JAPANESE MAPLE | 2.5M HT. | B & B MULTI-STEM |
| PID 1 | PRUNUS INCISA THE BRIDE | FUJI CHERRY | 6CM CAL. | B & B |
| AZ 2 | AZALEA JAPONICA GUMPO PINK | PINK AZALEA | #3 | CONTAINER |
| AJ 3 | ARDISIA JAPONICA | MARLBERRY | #3 | CONTAINER |
| BM 2 | BUXUS MICROPHYLLA WINTER GEM | WINTER GEM BOXWOOD | #3 | CONTAINER |
| CJ 1 | CAMELLIA JAPONICA MOSHIO FLAME | JAPANESE CAMELLIA | #3 | CONTAINER |
| ND 3 | NANDINA DOMESTICA 'MOON BAY' | MOON BAY HEAVENLY BAMBOO | #2 | CONTAINER |
| RD 5 | RHOODENDRON DORA AMETEIS | DORA AMETEIS RHODO. | #3 | CONTAINER |
| RR 2 | RHODO. ROYAL PINK | ROYAL PINK RHODO. | #3 | CONTAINER |
| IC 29 | IMPERATA CYLINDRICA RED BARON | JAPANESE BLOOD GRASS | 10CM POT | CONTAINER |
| IS 13 | IRIS ENSATA | JAPANESE IRIS | 10CM POT | CONTAINER |
| PT 45 | PACHYSANDRA TERMINALIS | JAPANESE SPURGE | 10CM POT | CONTAINER |



City of Richmond

Excerpt from Minutes Heritage Commission

Wednesday, April 15, 2015

4a. Developmental Proposal (Information Purposes) – 5460 to 5560 Moncton Street Proposed Single-Family Rezoning and Subdivision Japanese Gardens – Richmond Heritage Inventory

Amit Sandhu (Ampri) and Rod Maruyama (Landscape architect) joined the Commission to present this project. It was noted that this project is not in the Steveston Village Conservation Area and is currently zoned single-family. The current subdivision plan will create 30 new single-family lots and conforms with the Trites sub-area plan.

It was noted that the developer has undertaken archival photographs of the area and have conducted a field investigation to look at the lots and take inventory of the heritage landscape. It was noted that an arborist determined that there are two significant Japanese maple trees on these lots worth saving if the owners do not take them.

The landscape design along the Moncton Street frontage was noted with respect to traditional Japanese character, design features, and materials. The importance was noted of incorporating the character and landscapes of the past into the proposed plan.

Discussion also ensued on the public art contribution which will be worked out with the Public Art Advisory Committee in the coming weeks.

It was noted that the Japanese garden theme will be for all units facing Moncton street and the corner lot.

It was moved and seconded

That Richmond Heritage Commission support this development moving forward and approve of the heritage landscape features incorporated into it.

CARRIED



City of Richmond

Excerpt from Minutes Public Art Advisory Committee

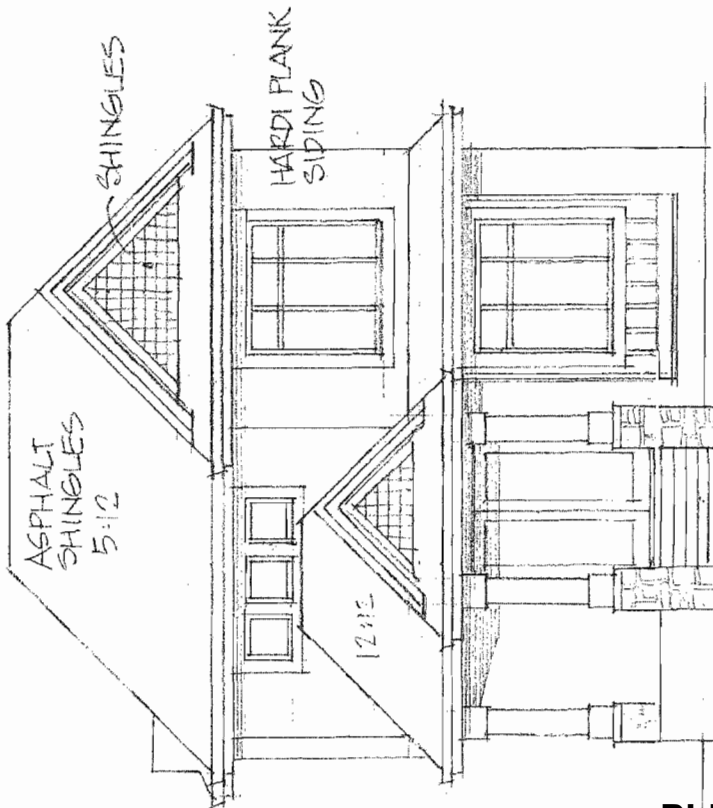
Tuesday, April 21, 2015

5a. 5460 – 5560 Moncton Street Japanese Heritage Streetscape Art Plan

Discussion ensued on this Am-Pri Development which is aiming to have the theme of a Japanese Heritage garden. It was noted that the developer is looking into purchasing stone landscape elements as the public art contribution. Staff noted that this would not qualify as a contribution and this project would need to go through the public art process which could be publicized with the “Japanese Heritage Garden” theme. Discussion ensued on different areas where art could be incorporated into this development such as on the fence, archways or some sort of connecting theme between the buildings. It was noted that the art budget for this project is relatively low and Committee members noted that there needs to be some sort of protection in place since these are freehold properties and not governed by a strata. Discussion ensued regarding rules about art on private properties. Staff will pass along the Commission’s feedback before a Public Art Call is made.

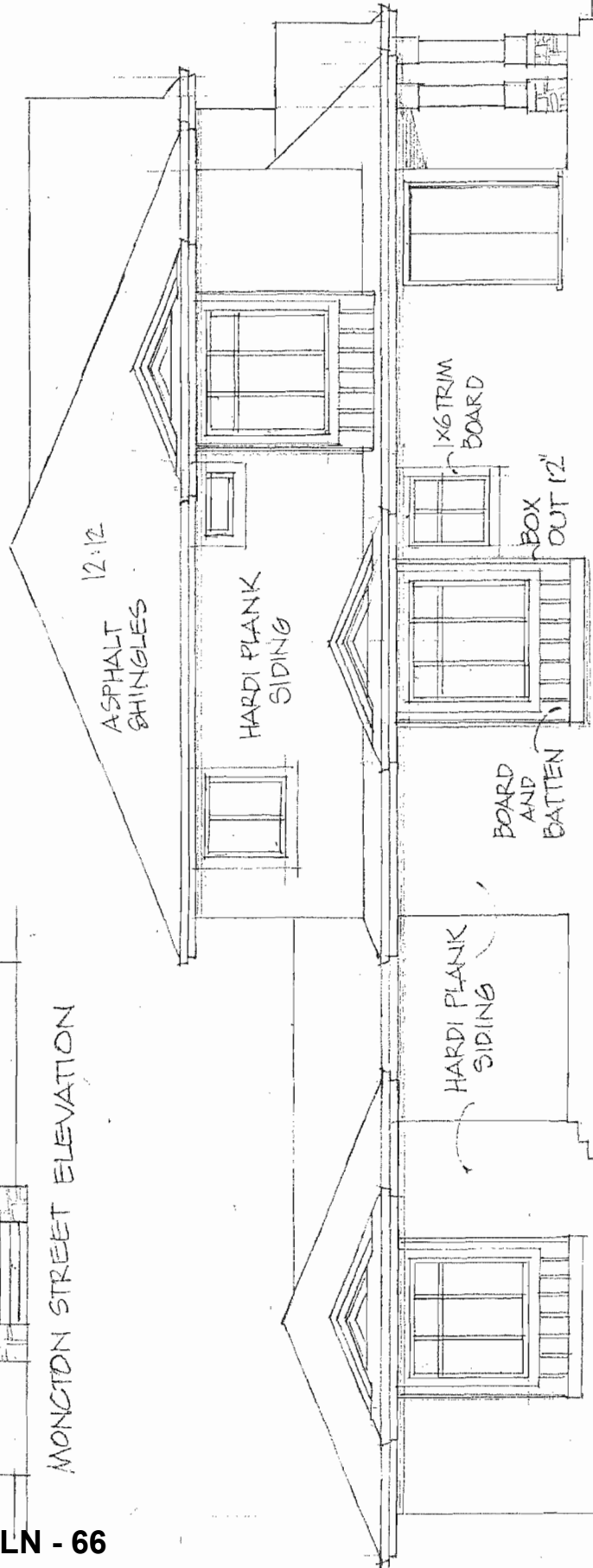
Subsequent to the meeting, the applicant was advised that City recommends that art be located on City lands for this project due to constraints with single family lot ownership.

AMPRI GROUP 2013
 MONCTON STREET
 SUBDIVISION, RICHMOND
 LOT 12 ELEVATIONS



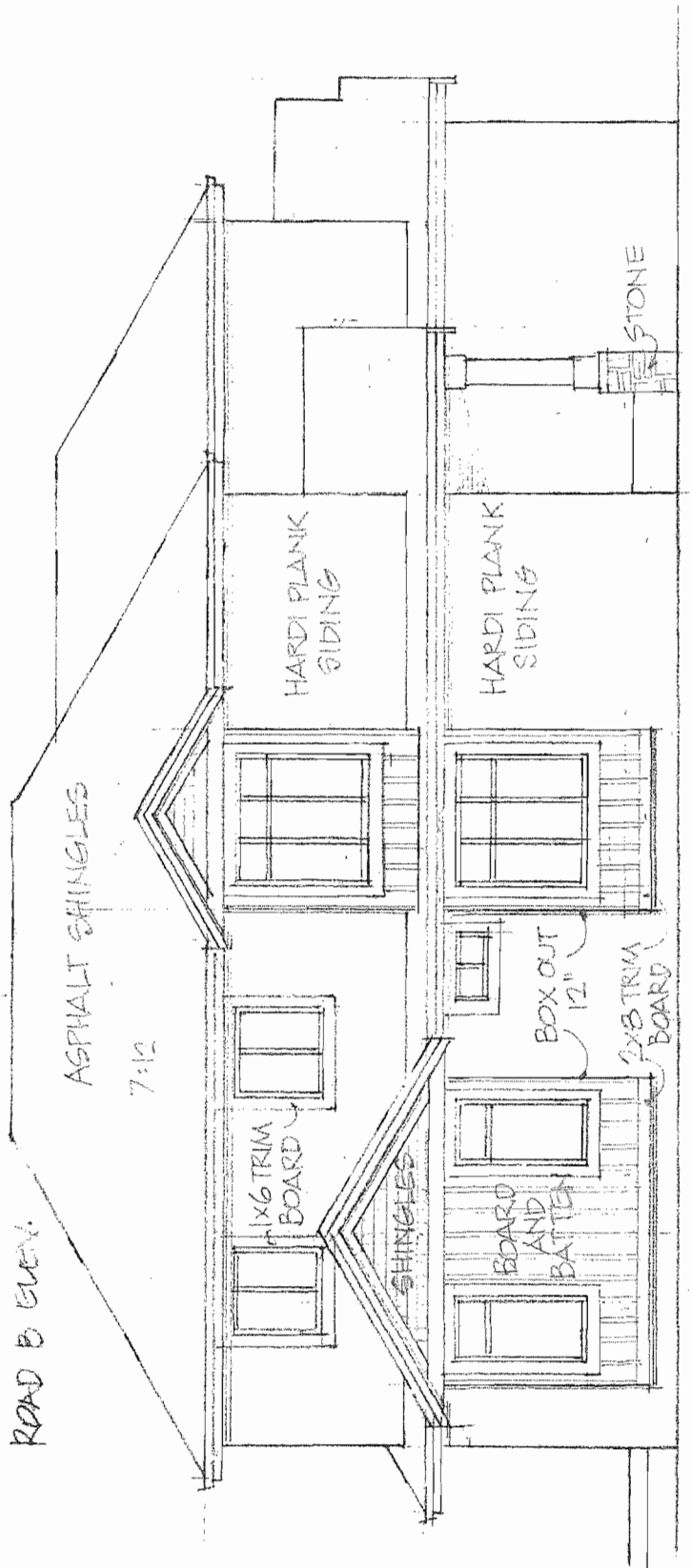
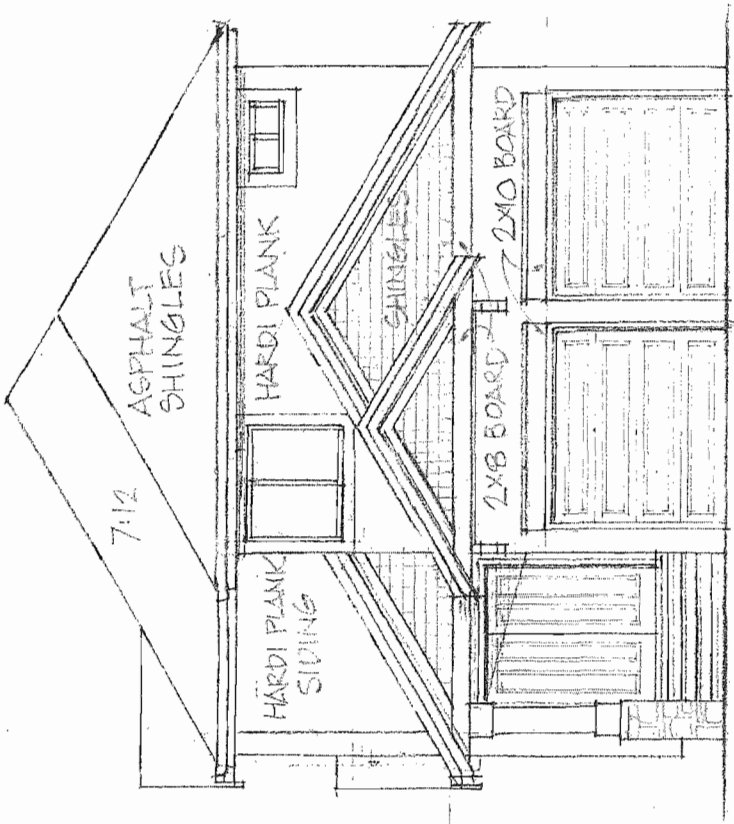
MONCTON STREET ELEVATION

PLN - 66

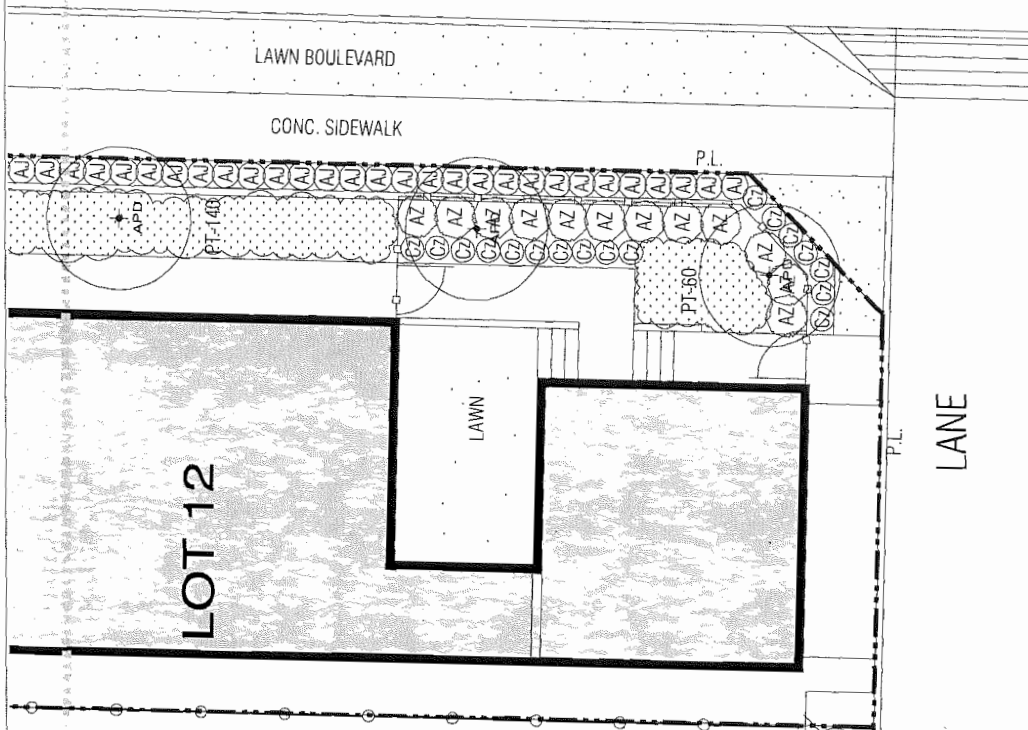


ROAD B ELEVATION

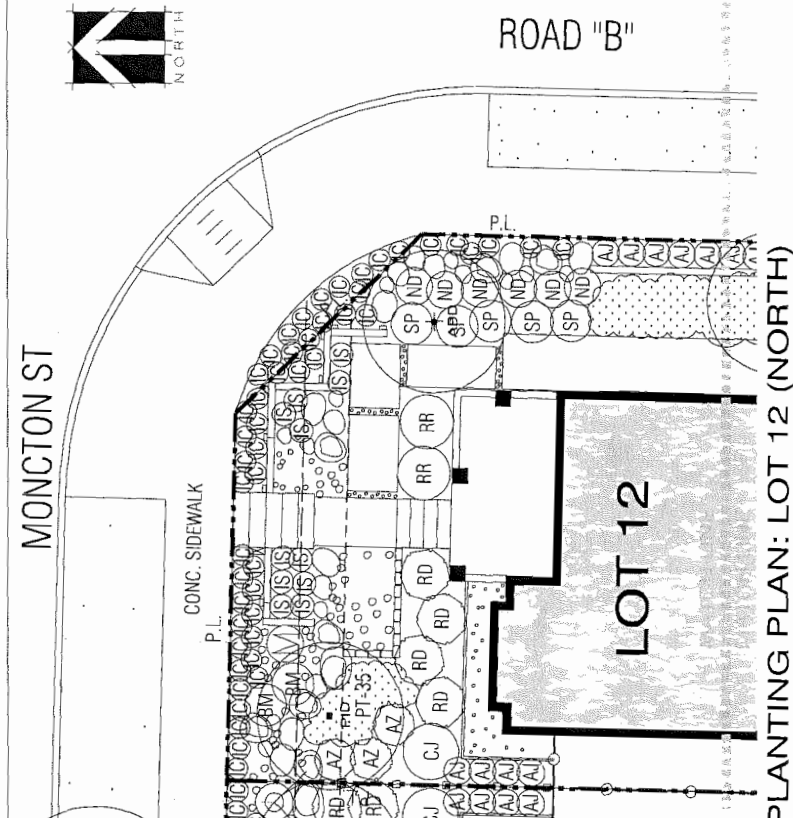
AMPR1 GROUP 2013
 MONCTON STREET
 SUBDIVISION, RICHMOND
 LOT 13 ELEVATIONS



MONCTON ST. ELEVATION



PLANTING PLAN: LOT 12 (SOUTH)
SCALE: 1: 50 metric



PLANTING PLAN: LOT 12 (NORTH)
SCALE: 1: 50 metric

SUGGESTED PLANT LIST (LOT 12):

| KEY QTY | BOTANICAL NAME | COMMON NAME | SIZE | COND. |
|---------|------------------------------------|--------------------------|----------|------------------|
| APD 2 | ACER PALMATUM | JAPANESE MAPLE | 2.5M HT. | B & B MULTI-STEM |
| PID 1 | PRUNUS INCISA THE BRIDE | FUJI CHERRY | 6CM CAL. | B & B |
| AZ 15 | AZALEA JAPONICA GUMPO PINK | PINK AZALEA | #3 | CONTAINER |
| AJ 36 | ARDISIA JAPONICA | MARLBERRY | #3 | CONTAINER |
| BM 2 | BUXUS MICROPHYLLA WINTER GEM | WINTER GEM BOXWOOD | #3 | CONTAINER |
| CJ 1 | CAMELLIA JAPONICA MOSHIO FLAME | JAPANESE CAMELLIA | #3 | CONTAINER |
| ND 6 | NANDINA DOMESTICA 'MOON BAY' | MOON BAY HEAVENLY BAMBOO | #2 | CONTAINER |
| RD 4 | RHODODENDRON DORA AMETEIS | DORA AMETEIS RHODO. | #3 | CONTAINER |
| RR 2 | RHODO. ROYAL PINK | ROYAL PINK RHODO. | #3 | CONTAINER |
| SP 5 | SPIRAEA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPIRAEA | #3 | CONTAINER |
| CZ 17 | COREOPSIS VERTICILLATA ZAGREB | ZAGREB TICKSEED | 10CM POT | CONTAINER |
| IC 49 | IMPERATA CYLINDRICA RED BARON | JAPANESE BLOOD GRASS | 10CM POT | CONTAINER |
| IS 11 | IRIS ENSATA | JAPANESE IRIS | 10CM POT | CONTAINER |
| PT 235 | PACHYSANDRA TERMINALIS | JAPANESE SPURGE | 10CM POT | CONTAINER |

SHEET TITLE
PLANTING PLAN
LOT 12

SHIFT NO.
L-18

DATE: MAR 21, 2015
DESIGN: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
SCALE: 1/8" = 1'-0"
JOB NO. 150004



PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON BLVD. VANCOUVER, B.C.
FOR: AM-PRI DEVELOPMENT LTD.

PLAN 68

REVISIONS/ISSUED
1. APPROVAL ISSUED FOR REZONING
2. NEW PROPOSAL FOR REZONING

DESIGN: [Signature] DATE: MAR 21, 2015
DRAWN: [Signature] DATE: MAR 21, 2015
CHECKED: [Signature] DATE: MAR 21, 2015

MONCTON ST

LAWN
CJD

CONC. SIDEWALK

ASPHALT WALKWAY

LOT 13

ROAD "B"

SUGGESTED PLANT LIST (LOT 13):

| KEY QTY | BOTANICAL NAME | COMMON NAME | SIZE | COND. |
|---------|--------------------------------|--------------------------|----------|------------------|
| APD 4 | ACER PALMATUM | JAPANESE MAPLE | 2.5M HT. | B & B MULTI-STEM |
| PID 1 | PRUNUS INCISA THE BRIDE | FUJI CHERRY | 6CM CAL. | B & B |
| AZ 27 | AZALEA JAPONICA GUMPO PINK | PINK AZALEA | #3 | CONTAINER |
| BM 13 | BUXUS MICROPHYLLA WINTER GEM | WINTER GEM BOXWOOD | #3 | CONTAINER |
| BT 17 | BERBERIS THUNBERGII | JAPANESE BARBERRY | #3 | CONTAINER |
| CJ 3 | CAMELLIA JAPONICA MOSHIO FLAME | JAPANESE CAMELLIA | #3 | CONTAINER |
| ND 3 | NANDINA DOMESTICA 'MOON BAY' | MOON BAY HEAVENLY BAMBOO | #2 | CONTAINER |
| PJ 5 | PIERIS JAPONICA FOREST FLAME | JAPANESE PIERIS | #3 | CONTAINER |
| SJ 4 | SKIMMIA JAPONICA REEVESIANA | JAPANESE SKIMMIA | #3 | CONTAINER |
| IC 19 | IMPERATA CYLINDRICA RED BARON | JAPANESE BLOOD GRASS | 10CM POT | CONTAINER |
| IS 5 | IRIS ENSATA | JAPANESE IRIS | 10CM POT | CONTAINER |
| PT 55 | PACHYSANDRA TERMINALIS | JAPANESE SPURGE | 10CM POT | CONTAINER |

PLANTING PLAN: LOT 13 (WEST)

SCALE: 1:50 metric



SHEET TITLE
PLANTING PLAN
LOT 13

SHEET NO.
L-19

DATE: MAR 24, 2011
DESIGN: MZ
DRAWN: JZ
CHECKED: JZ
SCALE: 1:50
JOB NO. 115010



PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON ST. RICHMOND, B.C.
FOR: AM-PRI DEVELOPMENT LTD.

PLN. 69

REVISIONS/ISSUED
1. REVISED: 03/24/2011 FOR REZONING
2. MAY BE USED FOR REZONING ONLY

CONTRACT: 115010, 115011, 115012, 115013, 115014, 115015, 115016, 115017, 115018, 115019, 115020, 115021, 115022, 115023, 115024, 115025, 115026, 115027, 115028, 115029, 115030, 115031, 115032, 115033, 115034, 115035, 115036, 115037, 115038, 115039, 115040, 115041, 115042, 115043, 115044, 115045, 115046, 115047, 115048, 115049, 115050, 115051, 115052, 115053, 115054, 115055, 115056, 115057, 115058, 115059, 115060, 115061, 115062, 115063, 115064, 115065, 115066, 115067, 115068, 115069, 115070, 115071, 115072, 115073, 115074, 115075, 115076, 115077, 115078, 115079, 115080, 115081, 115082, 115083, 115084, 115085, 115086, 115087, 115088, 115089, 115090, 115091, 115092, 115093, 115094, 115095, 115096, 115097, 115098, 115099, 115100, 115101, 115102, 115103, 115104, 115105, 115106, 115107, 115108, 115109, 115110, 115111, 115112, 115113, 115114, 115115, 115116, 115117, 115118, 115119, 115120, 115121, 115122, 115123, 115124, 115125, 115126, 115127, 115128, 115129, 115130, 115131, 115132, 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Address: 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street

File No.: RZ 14-674749

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9275, the developer is required to complete the following:

1. Final adoption of OCP Bylaw 7100, Amendment Bylaw 9274
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Road dedication:
 - a) Moncton Street - road dedication to complete required frontage improvements if required.
 - b) Road A – 10.4 m wide along the southerly limit of the site.
 - c) Road B – 15.0 m wide in a north-south orientation located west of the lots along the easterly limit of the site.
 - d) Lanes – 6.0 m wide connecting to both Road A and Road B and providing rear access to individual lots.
 - e) Corner Cuts – (i) 4.0 m x 4.0 m at intersections of Moncton Street/Road B and Road A/Road B; (ii) 3.0 m x 3.0 m at intersections of Road B/lane, Road A/lane and east-west lane/north-south lane; and (iii) 4.0 m x 4.0 m at intersection of Road A/lane is acceptable if needed.
 - f) Walkways: (i) as needed to complete 6.0 m wide north-south walkway and (ii) 3.75 m wide east-west walkway.
4. The granting of the following statutory rights-of-ways (SRWs):
 - a) Moncton Street – 1.5 m wide utility right-of-way on the north edge of the lots fronting onto the south side of Moncton Street.
 - b) Road A – 1.5 m wide utility right-of-way on the south edge of the lots fronting onto the north side of Road A. Owner to construct via required Servicing Agreement and City to maintain City works in the future.
 - c) Road B – 1.5 m wide utility right-of-way on the west edge of the lots fronting onto the east side of Road B. Owner to construct via required Servicing Agreement and City to maintain City works in the future.
 - d) Lanes – abutting 1.5 m x 1.5 m wide utility right-of-ways on the south edge of the lots fronting onto the south side of Moncton Street and the north edge of the lots fronting onto the north side of Road A. Owner to construct via required Servicing Agreement and City to maintain City works in the future.
 - e) Emergency vehicle access lane – 6.0 m wide temporary public rights of passage right-of-way at the northwest limit of the site over proposed lot 1, which may be discharged in the future when secondary road access is provided to the south. Owner to construct via required Servicing Agreement and City to maintain until SRW discharged in the future.
5. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
6. Registration of a legal agreement on title ensuring that there be no vehicle access to Moncton Street and that the only means of vehicle access is to an abutting rear lane for all lots that abut a rear lane.
7. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential industrial noise from the adjacent property to the south to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
8. Registration of a legal agreement on title identifying that the final building design for the proposed two (2) corner lots fronting Moncton Street must be generally consistent with the plans attached to the rezoning staff report.

9. Registration of a legal agreement on title ensuring that the 2.5 m wide Japanese themed garden adjacent to the Moncton street sidewalk be constructed and maintained by the owner. The agreement is to include a final landscape plan for the Japanese themed garden area for all thirteen (13) proposed lots on Moncton Street.
10. Voluntary contribution of \$30,000 to go towards the supply and installation of a city-approved bus shelter.
11. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g., \$44,648) to the City's public art program.
12. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e., \$56,517) 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 fifteen (15) of the thirty (30) 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.

13. Submission of a tree landscape security to the City in the amount of \$20,000 for forty (40) required replacement trees to be planted on all seventeen (17) proposed lots that do not front onto Moncton Street, which is to be retained until the new trees are planted on-site.
14. Submission of a final landscape plan for all thirteen (13) proposed lots on Moncton Street, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a landscaping security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The landscape plan should:

- comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
- include the 2.5 m wide Japanese themed garden along the Moncton Street sidewalk and a complementary landscape design for the remainder of front and exterior side yard areas;
- include a mix of coniferous and deciduous trees;
- include the one (1) tree to be retained, with dimensions of tree protection fencing as illustrated on the Tree Retention / Removal Plan attached to this report; and
- include twenty-eight (28) required replacement trees with the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Tree | or | Minimum Height of Coniferous Tree |
|--------------------------|-----------------------------------|----|-----------------------------------|
| 28 | 6 cm | | 3.5 m |

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.

15. 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.
16. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
17. Grading Plan to the satisfaction of the Director of Development
18. Enter into a Servicing Agreement* for the design and construction of road works, frontage improvements and infrastructure. Works include, but may not be limited to:
 - a) Road works to the satisfaction of the Director of Transportation, in accordance with the attached Road Functional Plan, including but not limited to the following:
 - i. Moncton Street frontage improvements:
 - Cross-section (measurements shown are from the property line towards the south curb of Moncton Street): new 1.5 m wide concrete sidewalk and a minimum 1.5 m wide grass boulevard with street trees not including the 0.15 m wide top of curb (the width of the boulevard will take up the remaining space between the sidewalk and the curb). The frontage works are to provide a transition to the existing frontage treatments east and west of the subject site.

- All existing driveways are to be closed and replaced with sidewalk/boulevard treatments.
 - Upgrade street lighting as needed.
 - Construct a 3 m x 9 m accessible bus stop concrete pad (next to the curb) and a 1.5 m x 4.5 m bus shelter concrete pad (next to the property line). Both concrete pads are to be located just to the west of the emergency access lane at the west end of the development.
- ii. Road A – Roadway with an east-west orientation located along the southerly limit of the site:
- The cross-section of this roadway is as follows (measurements shown are from north to south): 1.5 m wide concrete sidewalk at property line, 1.5 m wide grass boulevard with street trees and street lighting, 0.15 m wide top of curb, 6.0 m wide pavement, 0.5 m wide shoulder/retaining wall buffer and 0.75 m wide retaining wall allowance along the south edge of the site (with guard rail to be installed per MMCD/TAC standards).
 - On-street parking is to be restricted over the entire length of Road A (complete with no parking signage) until the full width of the road is built when the property to the south is redeveloped.
 - At the intersection of Road A/Road B, a 'No Exit' sign is required for westbound traffic.
 - At the west end of Road A, a 'No Exit' and checker board signs are required.
- iii. Road B – Roadway with a north-south orientation located west of the lots along the easterly limit of the site:
- Construction of a new internal roadway with a north-south orientation located west of the last row of lots along the easterly limit of the site. The cross-section of this roadway is as follows (measurements shown are from east to west): 1.5 m wide concrete sidewalk at property line, 1.6 m wide grass boulevard with street trees and street lighting, 0.15 m wide top of curb, 8.5 m wide pavement with, 0.15 m top of curb, 1.6 m wide grass boulevard with street trees and 1.5 m wide sidewalk at property line.
 - At the south end of the road, a checker board right sign is required.
 - At the Moncton Street end of the road, a 'No Exit' sign is required for southbound traffic.
 - Northbound traffic exiting the subdivision at Moncton Street is to be controlled by a stop sign complete with pavement marking, crosswalk and stop bar.
- iv. Lanes – Lane system to connect Road A and Road B and to provide rear access to individual lots:
- Cross-section of the lanes is as follows: 0.15 m wide roll over curbs on both sides, 5.1 m wide pavement and street lighting in 0.6 m wide lighting strip on one side.
- v. Walkways
- Complete the existing north-south oriented walkway located east of the east property line of the site to a full 6.0 m wide standard.
 - Construct a new east-west oriented concrete walkway connecting Road A to the north-south walkway described above. The walkway is to be 3.0 m wide (1.4 m wide grass surface, 1.5 m hard surface walkway and 0.1 m offset) plus a 0.75 m wide retaining wall allowance (with guard rail to be installed per MMCD/TAC standards).
 - Provide walkway sign and removable bollards (1.5 m spacing) at the Road A end of the walkway.
- vi. Temporary emergency vehicle access lane (in temporary SRW area)
- The emergency access lane is to be located along the west property line of the site connecting Moncton Street to the site's internal road system.
 - The emergency access lane is to have a width of 6.0 m, hard surface construction, roll over curb on Moncton Street and removable bollards (2.0 m spacing) at both ends of the emergency access lane.
 - BC Building Code requirements for 3.2.5.6 Fire Department Access Route Design must be met.
- b) Water Works improvements by the Developer:
- i. 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 building designs. Using the OCP Model, there is 90.1 L/s of water available at a 20 psi residual at the Moncton Street frontage (150 mm dia watermain on north side of Moncton). Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- ii. Install a new 150mm diameter watermain, fire hydrants and service connections within proposed roads A and B tying into the existing 600mm diameter watermain on Moncton Street and the 300mm diameter watermain on Trites Road. The watermain will pass through the existing utility SRW on 12260 Trites Road. SRW's for water meter boxes shall be finalized through the SA.
- iii. Install a new hydrant along the Moncton frontage to accommodate spacing requirements.
- c) Water Works improvements by the City at the Developers cost:
 - i. Cut and cap all existing water service connections at main, along Moncton Street frontage.
 - ii. Install 12 new water service connections tied-in to the existing 600mm watermain on Moncton St. complete with meter & meter box along Moncton Street frontage. Additional 1.5m SRW along the north property line of the development site is required to accommodate new meter boxes.
 - iii. Complete all live watermain and hydrant connections to existing mains.
- d) Storm Sewer Works improvements by the Developer:
 - i. Install a storm sewer (min 600 mm) complete with MH's, service connections and IC's within proposed roads A and B and tie-in the proposed storm sewer to the existing 900 mm storm main along Moncton Street. SRW's for service connections shall be finalized via the SA.
 - ii. Install a 200mm storm sewer complete with MH's within the proposed lane. (No service connections permitted)
 - iii. Install service connections complete with IC's along the north property line of the development site to service the new lots created along the Moncton St frontage. SRW's for IC's will be finalized via SA.
 - iv. Identify and complete drainage IC upgrades related to modification of the existing walkway along the east PL of the development site as well as the installation of a new over build MH at the existing 200mm storm sewer connection on Moncton Street.
 - v. Provide a Sediment and Erosion Control Plan.
- e) Storm Sewer Works improvements by the City at the Developers cost: Cut & cap the existing service connection at the northwest corner of the development site and cut, cap and remove all remaining IC's along the Moncton Street frontage.
- f) Sanitary Sewer Works improvements by the Developer: Install a 200mm sanitary sewer complete with MH's, service connections and IC's within the proposed Road B and Lane tying into the existing 200mm sanitary sewer along the south PL of the development site using a new MH. No service connections are permitted to the existing sanitary main. SRW's for service connections shall be finalized via SA.
- g) Sanitary Sewer Works improvements by the City at the Developers cost: Cut & cap all existing sanitary service connections and remove all existing IC's servicing Lots 5460-5560 Moncton St along the development sites south property line.
- h) Frontage Improvements: The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers: to underground the Hydro service lines; when relocating/modifying any of the existing power poles and/or guy wires within the property frontages; and to determine if above ground structures are required and coordinate their on-site locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- i) General Items: The Developer is required to:
 - i. Provide, within the first SA submission, a geotechnical assessment of pre-load construction impacts on the existing utilities fronting or within the development site.
 - ii. Provide, within the first SA submission, a geotechnical report for the construction of the new Road A and B within the development site.
 - iii. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Submission of acoustical and mechanical reports and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the legal agreement noted above and Noise Bylaw requirements and incorporation of measures in the Building Permit.
2. 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.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

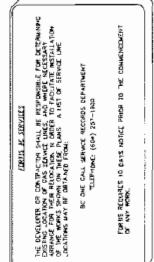
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise,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

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

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

Signed _____

Date _____





**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9274 (RZ 14-674749)
5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street**

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

1. Richmond Official Community Plan Bylaw 7100 is amended in Schedule 2.4 (Steveston Area Plan) by deleting the Trites Area Land Use Map and replacing it as per Schedule A.
2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9274”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

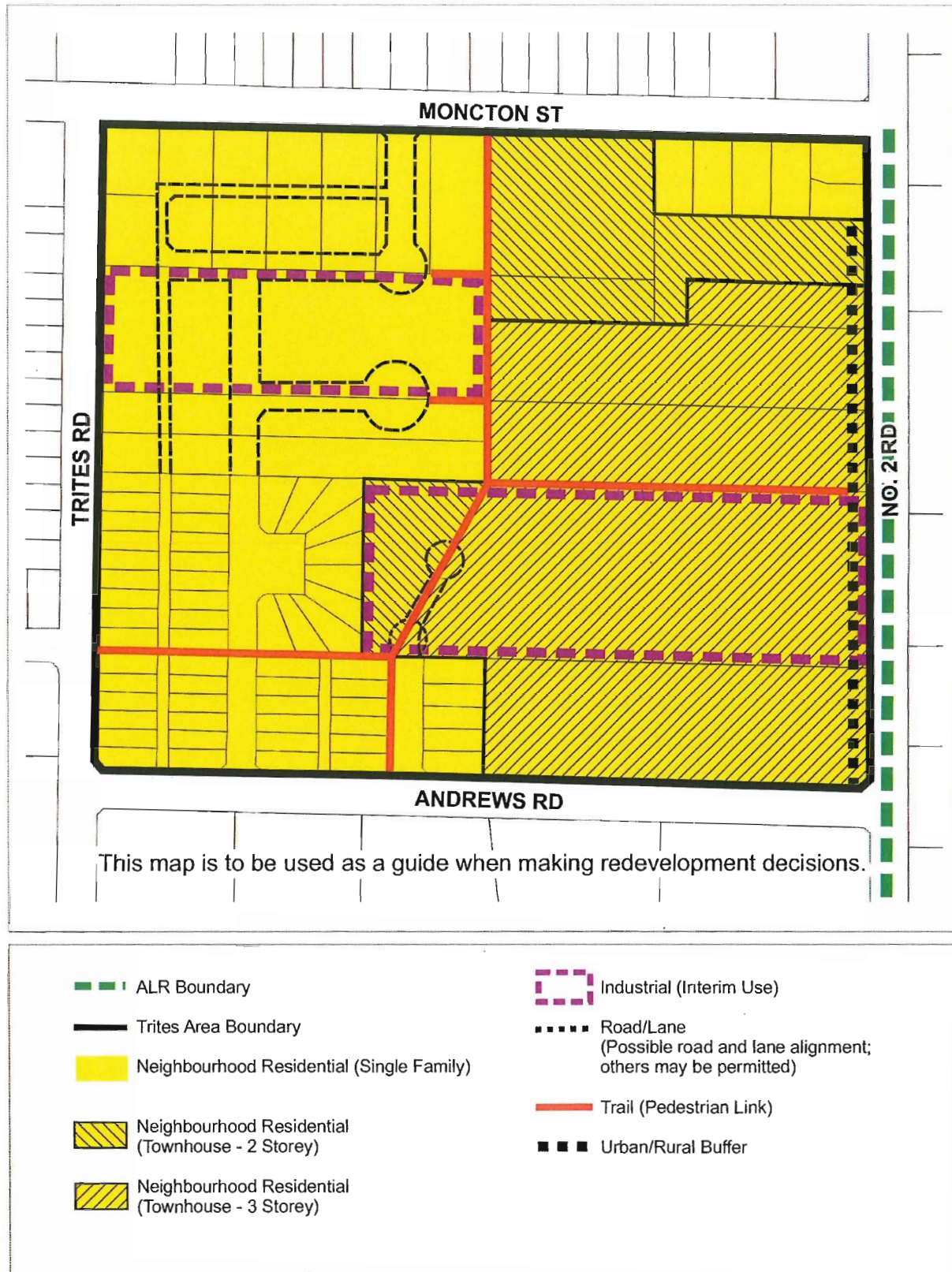
ADOPTED

MAYOR

CORPORATE OFFICER



Schedule A to Bylaw 9274: Trites Area Land Use Map

Trites Area Land Use Map



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9275 (RZ 14-674749)
5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the end of the table contained in Section 5.15.1 regarding Affordable Housing density bonusing provisions:

| Zone | Sum Per Buildable Square Foot of Permitted Principal Building |
|-------|---|
| "ZS23 | \$1.00" |

- b. Inserting the following into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

"15.23 Single Detached (ZS23) – Steveston

15.23.1 Purpose

The zone provides for compact single detached housing with a range of compatible secondary uses and provides for a density bonus that would be used for rezoning applications in order to help achieve the City's affordable housing objectives.

15.23.2 Permitted Uses

- housing, single detached

15.23.3 Secondary Uses

- bed and breakfast
- boarding and lodging
- community care facility, minor
- home business
- secondary suite

15.23.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. The **maximum floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. Notwithstanding Section 15.23.4.2, the reference to "0.4" is increased to a higher **density** of "0.6" if:
 - a) the **building** contains a **secondary suite**; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZS23 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.23.4.3, the reference to "0.4" in Section 15.23.4.2 is increased to a higher **density** of "0.6" if:
 - a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
 - b) at least 50% of the **lots** contain **secondary suites**.
5. For the purposes of this **zone** only, up to 10% of the **floor area** total calculated for the **lot** in question is not included in the calculation of maximum **floor area ratio**, provided the **floor area**:
 - a) is used exclusively for covered areas of the **principal building** and the covered areas are always open on two or more sides;
 - b) is never enclosed; and
 - c) is not located more than 0.6 m above the lowest horizontal floor.

15.23.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a lot may be occupied by **buildings, structures and non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.23.6 Yards & Setbacks

1. The minimum **front yard** is 5.3 m, except that along Moncton Street and Trites Road the required minimum **front yard** shall be 6.0 m.
2. The minimum **interior side yard** is 1.2 m.

3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. A detached **accessory building** of more than 10.0 m² may be located in the **rear yard** but no closer than 3.0 m to a **lot line abutting** a public **road** or 1.2 m to any other **lot line**.
6. A detached **accessory building** of more than 10.0 m² located in the **rear yard** that is used exclusively for on-site parking purposes may be linked to the **principal building** by an enclosed area, provided that:
 - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
 - i) 50% of the width of the **principal building**; or
 - ii) 3.6 m; and
 - b) the building height of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.
7. **Bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
8. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.23.6.6, may be located within the **building separation space**.

15.23.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum height is 7.5 m.
2. For the purpose of this **zone** only, the **residential vertical lot width envelope** and the **residential vertical lot depth envelope** shall be calculated from the required **flood plain construction level**.
3. Uninhabitable roof elements may project through the envelopes to a maximum of 1.0 m measured vertically for roof dormers and 2.5 m for a roof gable facing a **road**.
4. The maximum **height** for **accessory buildings** is 5.0 m.
5. The maximum **height** for **accessory structures** is 9.0 m.
6. The maximum **height** for a **garage** is 6.1 m.

15.23.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

| Minimum frontage | Minimum lot width | Minimum lot depth | Minimum lot area |
|-------------------------|--------------------------|--------------------------|-------------------------|
| 9.0 m | 9.0 m | 24.0 m | 270.0 m ² |

15.23.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
 - a) **fences**, when located within 3.0 m of a **side lot line abutting** a public **road** or within 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into private outdoor space for a distance of not more than 0.6 m.

15.23.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

15.23.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (ZS23) – STEVESTON".

P.I.D. 010-249-311

Lot 14 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 003-887-111

Lot 13 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-303

Lot 12 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-281

Lot 11 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-273

Lot 10 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-265

Lot 9 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9275”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

| |
|--|
| CITY OF RICHMOND |
| APPROVED by <i>al</i> |
| APPROVED by Director or Solicitor <i>D. P. L.</i> |



City of Richmond

Report to Committee Fast Track Application Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development

Date: July 9, 2015
File: RZ 15-697230

Re: Application by 1006738 BC Ltd. for Rezoning at 11811 Dunford Road from Single Detached (RS1/E) to Single Detached (RS2/A)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9270, for the rezoning of 11811 Dunford Road from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

| Item | Details | | | | |
|--|---|-----------|---|-----|----|
| Applicant | 1006738 BC Ltd. | | | | |
| Location | 11811 Dunford Road (see Attachment 1) | | | | |
| Development Data Sheet | See Attachment 2 | | | | |
| Zoning | Existing: Single Detached (RS1/E) | | | | |
| | Proposed: Single Detached (RS2/A) | | | | |
| OCP Designation | Neighbourhood Residential | Complies: | X | Yes | No |
| Steveston Area Plan Land Use Designation | Single-Family | Complies: | X | Yes | No |
| Lot Size Policy | Single-Family Lot Size Policy 5470 (see Attachment 3) | Complies: | X | Yes | No |
| Affordable Housing Strategy Response | Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes to provide a cash-in-lieu contribution based on \$1.00/ft ² of buildable area (i.e., \$4,770) to the City's Affordable Housing Reserve Fund. | Complies: | X | Yes | No |
| Floodplain Management Implementation Strategy | The proposed redevelopment must meet the minimum requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw. | | | | |
| Surrounding Development | North: Directly across the existing public walkway that runs within an undeveloped portion of Dunfell Road along the north side of the subject site, is a residential lot zoned "Single Detached (RS1/E)". | | | | |
| | South: Existing residential development on small lots zoned "Single Detached (RS1/A)". | | | | |
| | East: Directly across Dunford Road, is a residential lot zoned "Single Detached (RS1/E)". | | | | |
| | West: Directly across the existing public walkway that runs along the west side of the subject site, are existing low-density townhouses on a site fronting Garry Street, which is under Land Use Contract 005. | | | | |
| Rezoning Considerations | See Attachment 4 | | | | |

Analysis

The proposed rezoning would enable subdivision of the subject property into two (2) lots zoned "Single Detached (RS2/A)" with vehicle access to and from Dunford Road. A survey showing the proposed subdivision plan is provided in Attachment 5. There is an existing dwelling on the subject site that is proposed to be retained.

Existing Legal Encumbrances

There is an existing tri-party statutory right-of-way (SRW) on title for utilities along the south side of the subject site, to which the City, Telus, and BC Hydro are parties. The City's Engineering Department has confirmed that there are no City utilities within the right-of-way and action has been taken to release the City's interest in this right-of-way. The applicant must contact Telus and BC Hydro to obtain permission to encroach into the SRW at development stage.

Proposed Site Access

Access to the proposed lots is to be from Dunford Road. Access to the proposed north lot is to be via the existing driveway. The applicant is responsible for the costs associated with installing a new driveway crossing from the proposed south lot to Dunford Road, through a City Work Order (details are included in Attachment 4).

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (1) bylaw-sized fruit tree on the subject site (Tree # 9), five (5) undersized Katsura trees in the boulevard on City-owned property along Dunford Road (Trees # 1-5), and three (3) Plum trees on City-owned property within the undeveloped portion of Dunfell Road to the northwest of the subject site (Trees # 6-8).

The City's Tree Preservation Coordinator and the City's Parks Department staff have reviewed the Arborist's Report, conducted visual tree assessment, and provide the following comments:

- The fruit tree on the subject site is recommended for removal due to poor condition resulting from bacterial blight and canker, and is conflict with the driveway on the proposed south lot (Tree # 9).
- Seven (7) of the trees on City-owned property are recommended to be retained and protected due to their condition and location away from any potential construction impacts (Trees # 1, 3, 4, 5, 6, 7, 8,).
- One (1) Katsura tree on City-owned property within the boulevard on Dunford Road is recommended to be relocated to T. Homma Neighbourhood School Park due to its conflict with the driveway crossing on the proposed south lot (Tree # 2).

Tree Protection

A total of seven (7) off-site trees are to be retained and protected adjacent to the subject site, and the off-site Katsura tree is to be relocated to Homma Park. The proposed Tree Retention Plan is shown in Attachment 6.

To ensure protection of the one (1) Katsura tree to be relocated to Homma Park, the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submission of contracts with both a Certified Arborist and with a tree relocation company to supervise tree digging, transport, and planting at the new location.
- Submission of a tree survival security in the amount of \$1,300. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and until an inspection has been passed by City staff.

Prior to construction at the subject site, the applicant is required to install tree protection fencing around all trees to be retained (Trees # 1, 3, 4, 5, 6, 7, 8). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin (TREE-03) and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

Consistent with the OCP tree replacement ratio of 2:1, the applicant agrees to plant and maintain a total of two (2) replacement trees on the proposed south lot and to submit a landscaping security in the amount of \$1,000 (\$500/tree) prior to rezoning (minimum 6 cm deciduous calliper or 3.5 m high conifer). The security will not be released until after construction and landscaping on the proposed south lot is completed, and a landscaping inspection has been passed by City staff.

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning. At subdivision and development stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees.
- Complete the required servicing works and frontage improvements as described in Attachment 4.

Development Variance Permit Requirement with Subdivision & Future Redevelopment Potential of the Subject Site

The proposed subdivision plan shown in Attachment 5 would create a large lot at the north ("Lot 1") and a small lot at the south ("Lot 2"), which is consistent with the Lot Size Policy and with the minimum lot dimensions of the "Single Detached (RS2/A)" zone.

There is an existing dwelling on the proposed "Lot 1", which the applicant proposes to temporarily retain after subdivision. If the subdivision is approved, the rear yard setback to the existing dwelling will not comply with zoning.

To allow the proposed subdivision, the applicant is required to apply for and obtain a Development Variance Permit from the City to vary the rear yard setback from 6 m to 4.18 m on “Lot 1” to temporarily retain the existing dwelling on the site. All other aspects of the existing dwelling on “Lot 1” comply with zoning.

Staff are supportive of a Development Variance Permit for the rear yard setback on “Lot 1” as it is understood to be an interim condition that will be rectified when “Lot 1” is further redeveloped in the future. Although, the applicant has not established a timeframe for this subsequent phase of development, “Lot 1” has the potential to subdivide further into two (2) lots with a north-south orientation under the proposed “Single Detached (RS2/A)” zone, subject to dedication, design, and construction of Dunfell Road to the City’s standard in place at that time.

The preliminary scope of works required with subsequent redevelopment in the future would include, but is not limited to:

- A 3 m x 3 m corner cut dedication at the northeast corner of “Lot 1”.
- Design and construction of a portion of Dunfell Road to local road standard with the proposed south road curb to be aligned with the existing Dunfell Road approach east of Dunford Road. The frontage improvement on the south side (from south to north) would be a narrow grassed boulevard, a 3 m wide multi-use pathway, a wide grassed boulevard, curb, gutter, and 6 m wide road pavement.

The final road cross-section would be determined as part of the subdivision application review process at that time. Access to the future lots would be permitted only from Dunfell Road.

To reflect that redevelopment of the subject site proceeds consistent with the approach described above, the applicant is required to register restrictive covenants on title prior to rezoning to ensure that “Lot 1” cannot subsequently subdivide unless: a) the lots front, and have access to, a dedicated and constructed Dunfell Road only; and b) the subsequent subdivision addresses the Affordable Housing Strategy requirements in place at that time.

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

This rezoning application complies with the land use designations and applicable policies contained with the OCP for the subject site, and with the Lot Size Policy 5470.

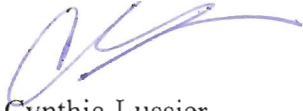
The proposed rezoning would enable subdivision of the subject property into two (2) lots zoned “Single Detached (RS2/A)” with vehicle access to and from Dunford Road.

July 9, 2015

- 6 -

RZ 15-697230
Fast Track Application

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9270 be introduced and given first reading.

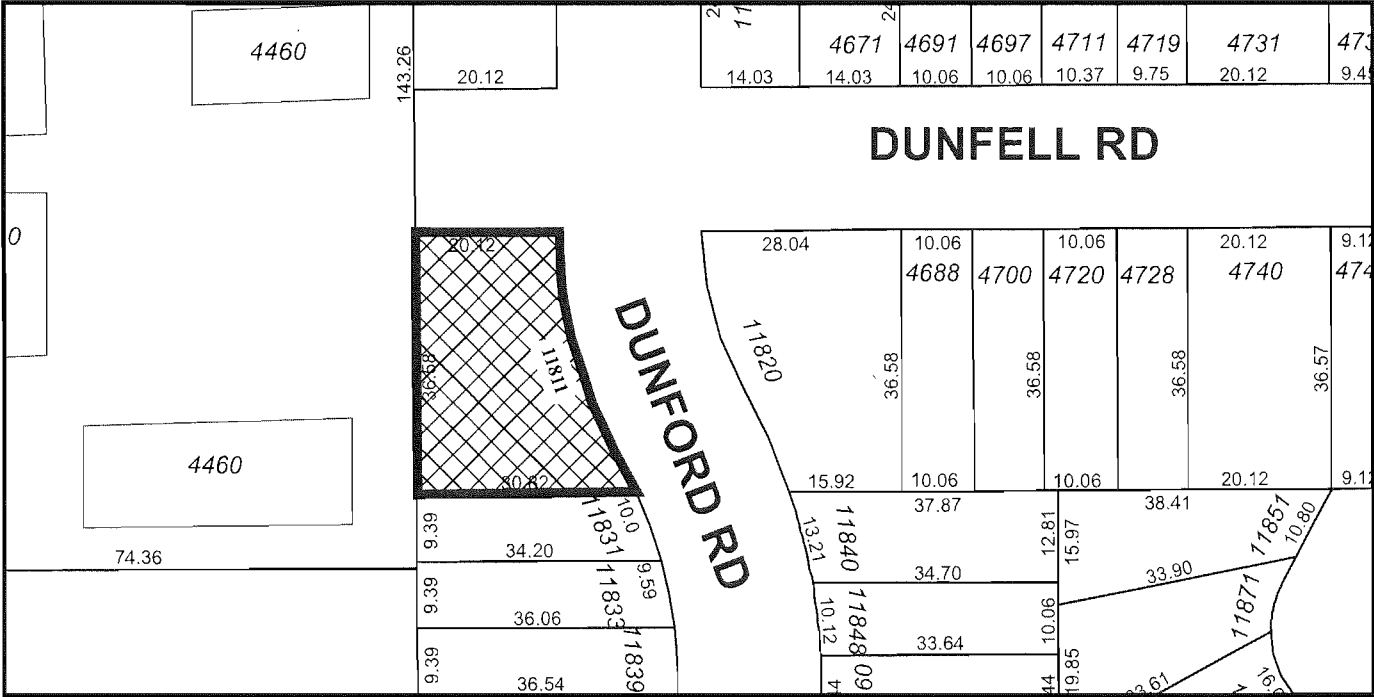
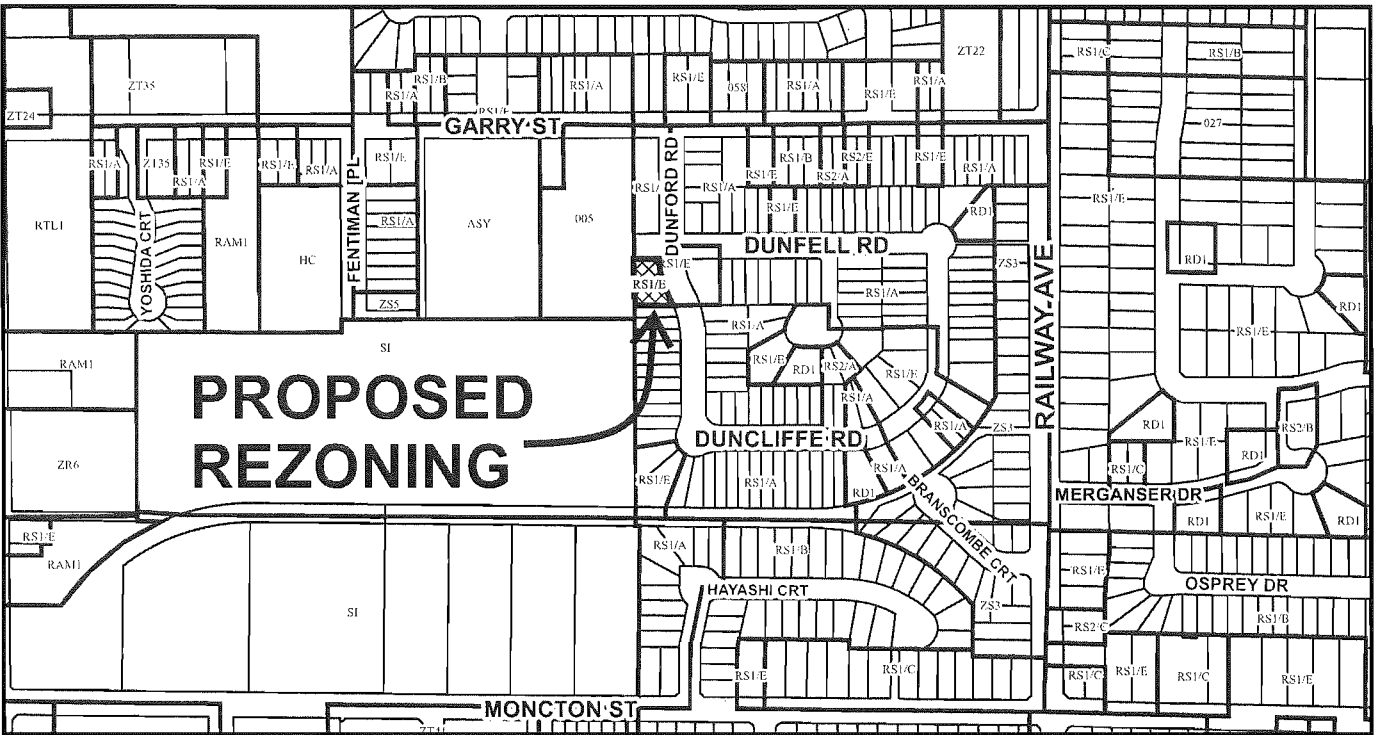



Cynthia Lussier
Planning Technician - Design
(604-276-4108)
CL:blg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Single Family Lot Size Policy 5470
Attachment 4: Rezoning Considerations
Attachment 5: Proposed Subdivision Plan
Attachment 6: Proposed Tree Retention Plan



City of
Richmond





RZ 15-697230

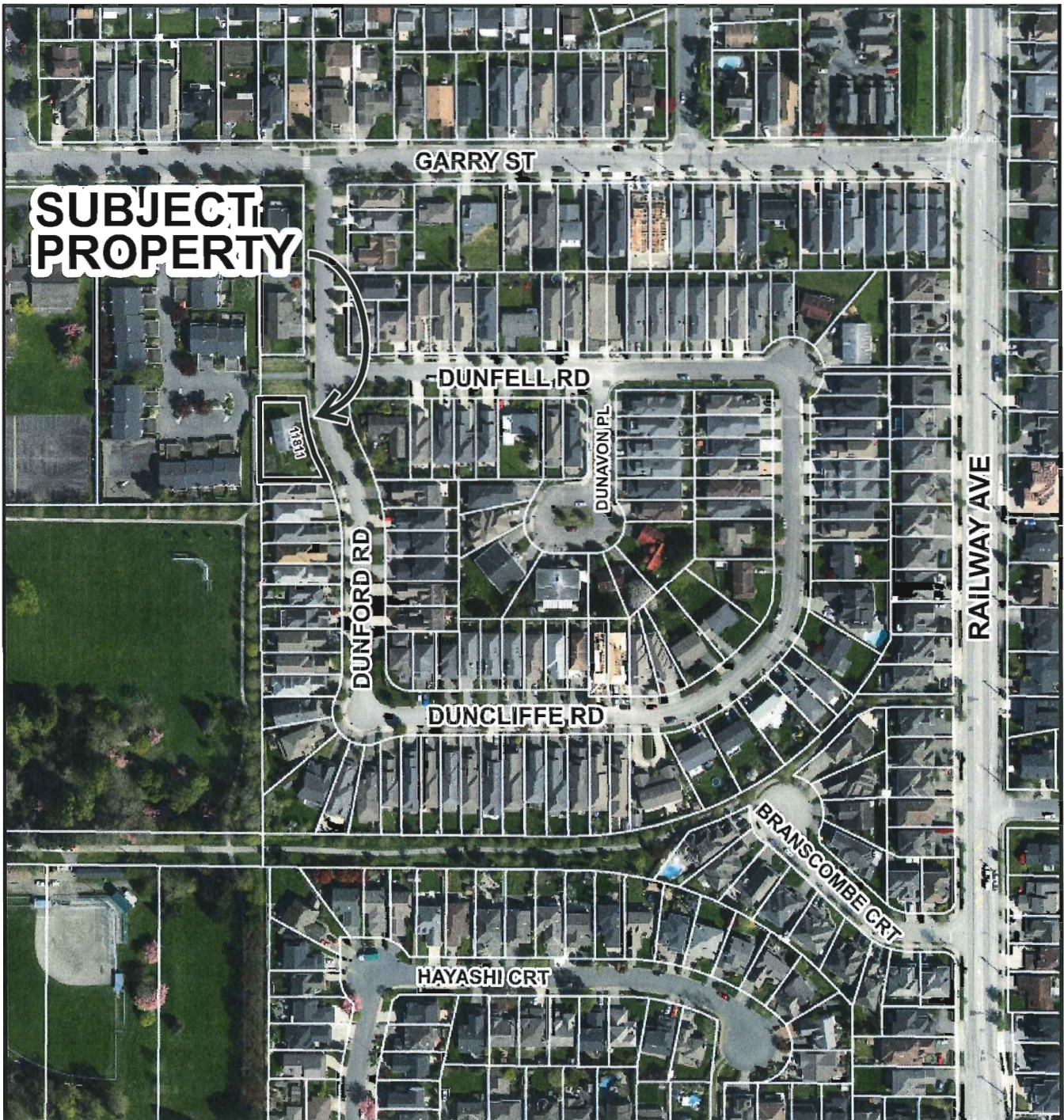
Original Date: 06/26/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-697230

Original Date: 06/26/15

Revision Date:

Note: Dimensions are in METRES

PLN - 90



RZ 15-697230

Attachment 2

Address: 11811 Dunford Road

Applicant: 1006738 BC Ltd.

Date Received: April 10, 2015

Fast Track Compliance: May 31, 2015

| | Existing | Proposed |
|-----------------------------|---|--|
| Owner | Azim Bhimani | To be determined |
| Site Size (m ²) | 865.1 m ² (9,311 ft ²) | Proposed north lot ("Lot 1") – 595.1 m ² (6,405 ft ²) Proposed south lot ("Lot 2") – 270 m ² (2,906 ft ²) |
| Land Uses | Single-family residential | No change |
| Zoning | Single Detached (RS1/E) | Single Detached (RS2/A) |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---|-------------------------|--|--|
| Floor Area Ratio | Max. 0.55 | Max. 0.55 | none permitted |
| Lot Coverage – Building | Max. 45% | Max. 45% | none |
| Lot Coverage – Building, structures, and non-porous | Max. 70% | Max. 70% | none |
| Lot Coverage – Landscaping | Min. 20% | Min. 20% | none |
| Setback – Front Yard (m) | Min. 6 m | "Lot 1" - 8.02 m | none |
| | | "Lot 2" - Min. 6 m | none |
| Setback – Rear Yard (m) | Min. 6 m | "Lot 1" – 4.18 m | Prior to subdivision, an application to vary the rear yard setback to the existing dwelling from 6 m to 4.18 m is required |
| | | "Lot 2" - Min. 6 m | none |
| Setback – Side Yards (m) | Min. 1.2 m | "Lot 1" 4.84 m (west) 5.61 m (east) | none |
| | | "Lot 2" - Min. 1.2 m | none |
| Height (m) | 2 ½ storeys | Max. 2 ½ storeys | none |
| Lot Size | Min. 270 m ² | "Lot 1" - 595.1 m ² "Lot 2" - 270 m ² | none |
| Lot Width | Min. 9 m | "Lot 1" 23.02 m (average) | none |
| | | "Lot 2" 10.09 m (average) | none |

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



City of Richmond

Policy Manual

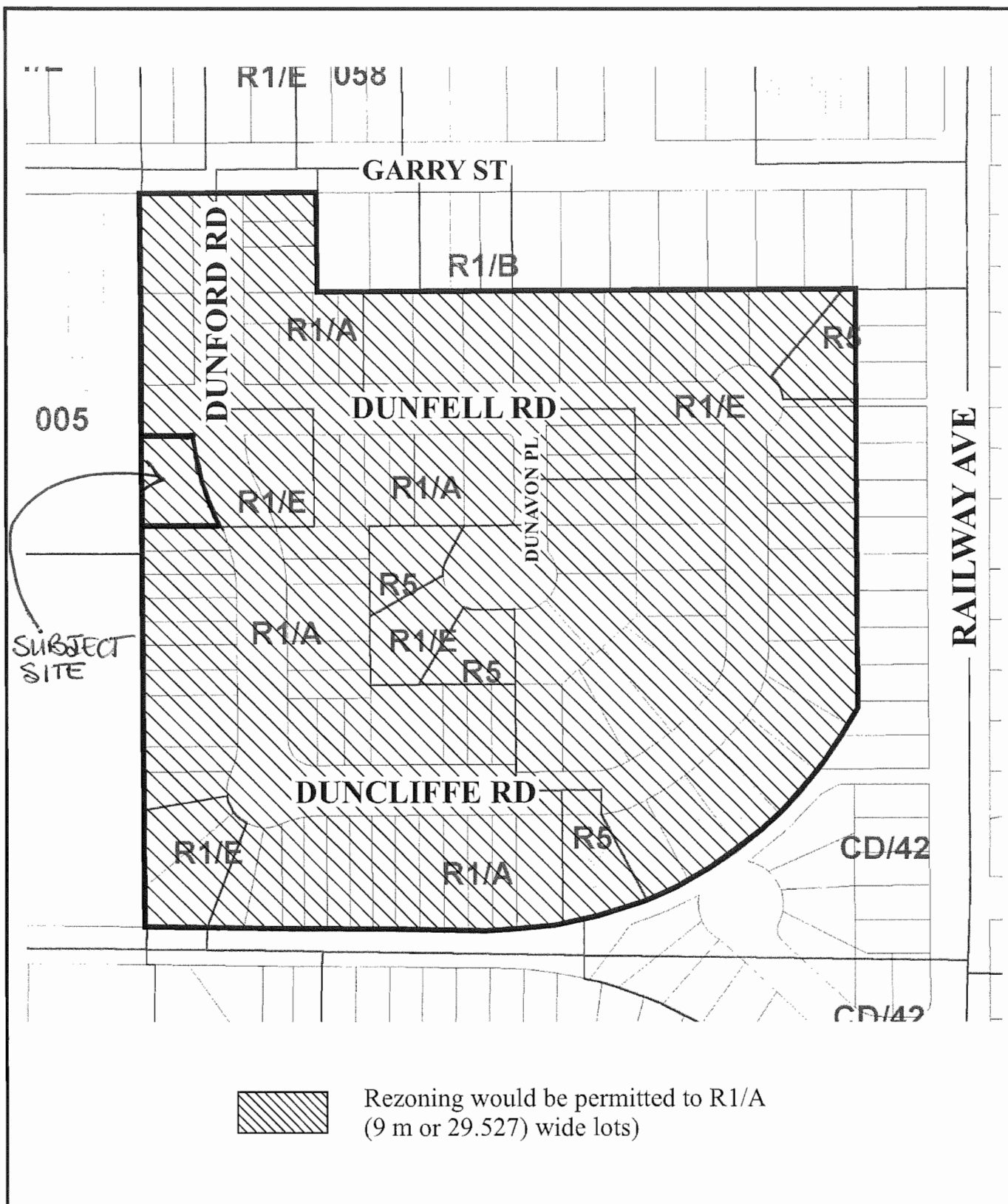
| | | |
|-------------------|--|--------------------|
| Page 1 of 2 | Adopted by Council: July 15, 2002 | POLICY 5470 |
| File Ref: 4045-00 | SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7 | |

POLICY 5470:

The following policy establishes lot sizes for properties within the area located along **Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place**, in a portion of Section 2-3-7:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300.

This policy is to be used to determine the disposition of future single-family 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 5470 Section 02, 3-7

Adopted Date: 07/15/02

Amended:

Note: Dimensions are in METRES



**City of
Richmond**

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

Address: 11811 Dunford Road

File No.: RZ 15-697230

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9270, the following items are required to be completed:

1. Submission of a Contract entered into between the applicant and both a Certified Arborist and tree relocation company to supervise tree digging, transport, and planting of Tree # 2 to T. Homma Neighbourhood School Park. The contracts should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at which stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$1,300 for relocation of Tree # 2 to T. Homma Neighbourhood School Park. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and until an inspection has been passed by City staff.
3. Submission of a Landscaping Security in the amount of \$1,000 (\$500/tree) for the planting and maintenance of two (2) replacement trees on the proposed south lot (minimum 6 cm deciduous calliper or 3.5 m high conifer). The security will not be released until after construction and landscaping on the proposed south lot is completed, and a landscaping inspection has been passed by City staff.
4. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,770) 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 one (1) of the two (2) proposed 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.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a restrictive covenant on Title to ensure that the proposed north lot ("Lot 1") is not further subdivided unless: a) the lots front, and have access to, a dedicated and constructed Dunfell Road only; and b) the subsequent subdivision addresses the Affordable Housing Strategy requirements in place at that time.

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

- Apply for and obtain a Development Variance Permit from the City to vary the rear yard setback from 6 m to 4.18 m on the proposed "Lot 1" to temporarily retain the existing dwelling on the site.

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees.
- Install tree protection fencing around all trees to be retained (Trees # 1, 3, 4, 5, 6, 7, 8). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin (TREE-03) and must remain in place until construction and landscaping on-site is completed.
- 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.
- Complete the following servicing requirements:

Water Works

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. If adequate flow is not available, the developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- Retain the existing water service connection to service the proposed north lot ("Lot 1").

At the developer's cost, the City is to:

- Install a new water service connection complete with meter and meter box along the Dunford Road frontage to service the proposed south lot ("Lot 2").

Storm Sewer Works

The developer is required to:

- Retain the existing storm service connection and inspection chamber along Dunford Road to service the proposed north lot ("Lot 1").
- Retain the existing storm service connection at the southeast corner of the subject site to service the proposed south lot ("Lot 2"), upgrade the existing inspection chamber to current City of Richmond standards, and reconnect existing active connections as required. A new statutory utility right-of-way (approx. 1.5 m x 3.0 m) will be required to accommodate the upgraded inspection chamber, to be determined through the subdivision application review process.

At the developer's cost, the City is to:

- Cut and cap the existing storm service connections and remove the existing storm inspection chambers fronting the undeveloped Dunfell Road.

Sanitary Sewer Works

The developer is required to:

- Retain the existing sanitary service connection along the west property line to service the proposed north lot ("Lot 1").
- Grant a 3.0 m wide statutory utility right-of-way along the entire west property line of the subject site.

At the developer's cost, the City is to:

- Verify the existing sanitary inspection chamber location on the proposed north lot ("Lot 1") and relocate it within the new statutory utility right-of-way to be provided along the entire west property line of the subject site, and upgrade as required.
- Install a new sanitary service connection and inspection chamber within the new statutory utility right-of-way to be provided along the west property line of the subject site to service the proposed south lot ("Lot 2").

Frontage Improvements

The developer is required to:

- Install a driveway crossing for the proposed south lot ("Lot 2"), to be 4.0 m wide (plus flare widths of 0.9 m on both sides at the road curb), consistent with Bylaw 7222. The driveway crossing is to be located next to the new north property line (as far away as possible from the existing driveway crossing to the neighbouring lot to the south at 11831 Dunford Road). The existing sidewalk and grass boulevard is to be reinstated after installation of the driveway crossing.

Note: It is expected that the existing driveway crossing for the proposed north lot ("Lot 1") is to remain unchanged. If not, the driveway location and dimensions are to be reviewed as part of the subdivision application review process.

- Coordinate with BC Hydro, Telus and other private utility 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).

General Items

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

Note:

- * This requires a separate application.

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or 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 original on file]

Signed _____

Date _____

SURVEY PLAN OF LOT 34 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 21419

ATTACHMENT 5

PARCEL IDENTIFIER (PID): 004-091-710
FOR SUBDIVISION APPLICATION PURPOSES

CURRENT CIVIC ADDRESS:
11811 DUNFORD ROAD
RICHMOND, B.C.

SCALE 1:125

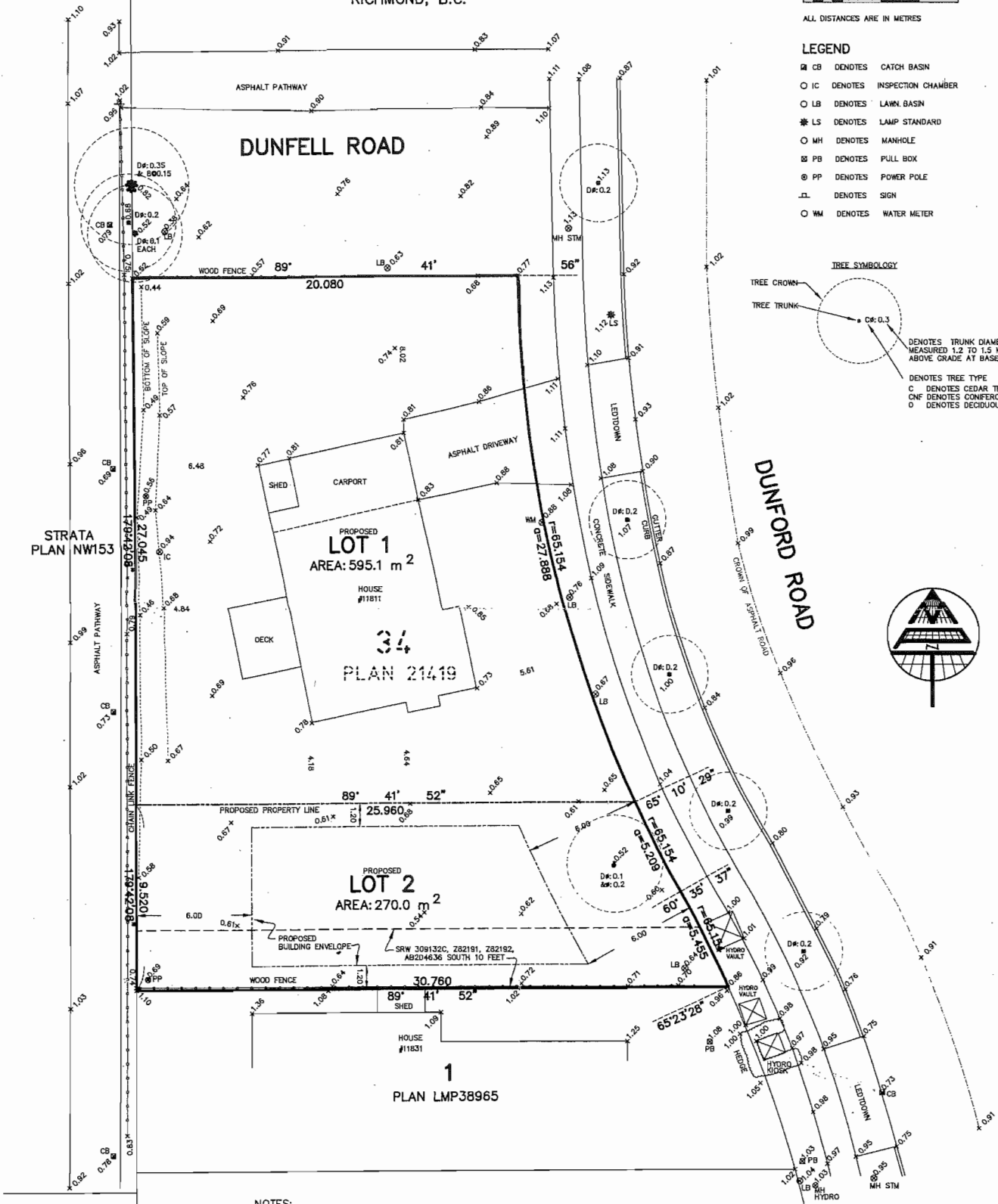
ALL DISTANCES ARE IN METRES

LEGEND

- CB DENOTES CATCH BASIN
- IC DENOTES INSPECTION CHAMBER
- LB DENOTES LAWN BASIN
- LS DENOTES LAMP STANDARD
- MH DENOTES MANHOLE
- PB DENOTES PULL BOX
- PP DENOTES POWER POLE
- SL DENOTES SIGN
- WM DENOTES WATER METER

TREE SYMBOLOGY

- TREE CROWN
- TREE TRUNK
- DENOTES TRUNK DIAMETER
MEASURED 1.2 TO 1.5 METRES
ABOVE GRADE AT BASE OF TREE
- DENOTES TREE TYPE
- C DENOTES CEDAR TREE
- CNF DENOTES CONIFEROUS TREE
- D DENOTES DECIDUOUS TREE



NOTES:

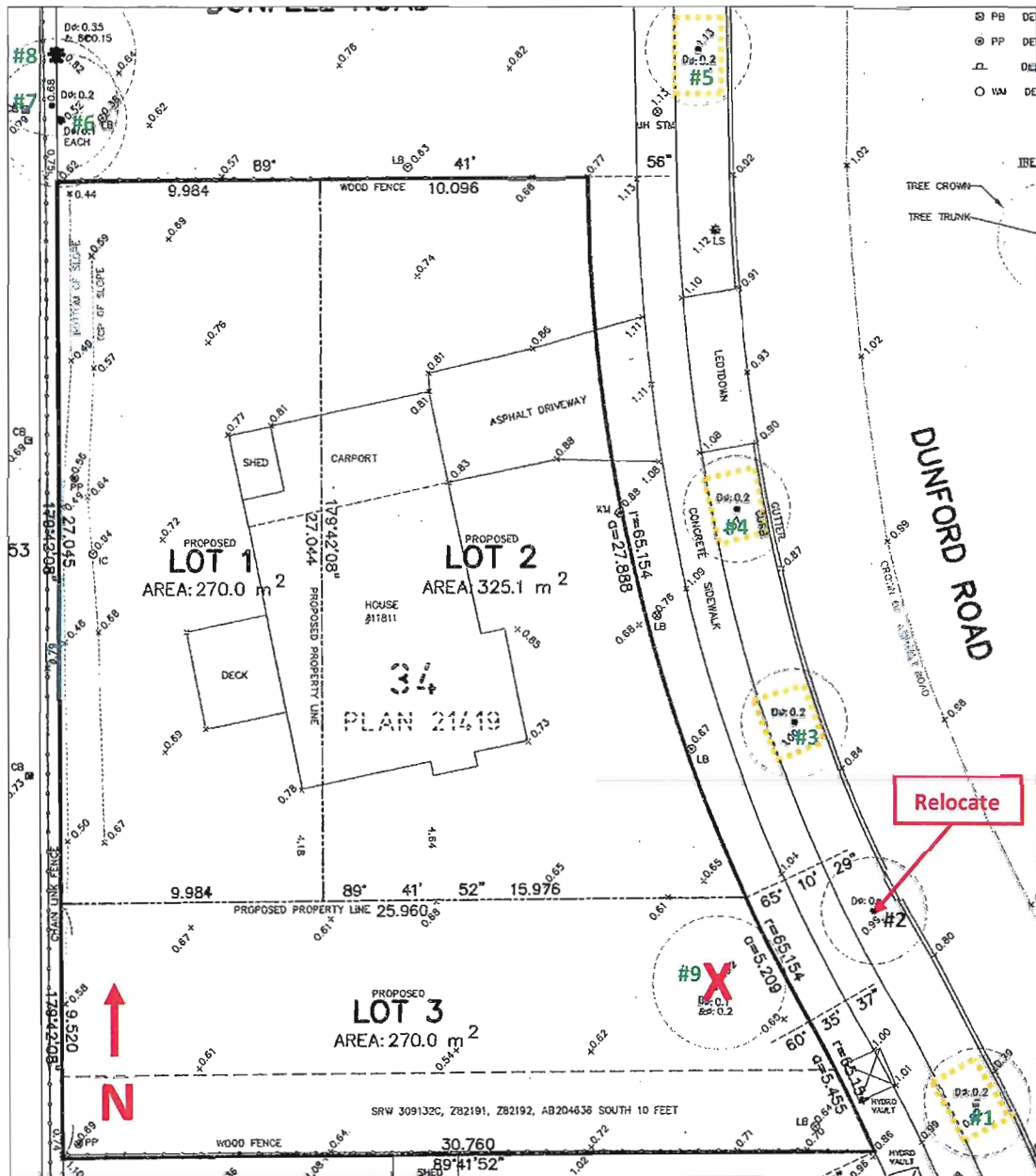
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #205 (77H4827) WITH AN ELEVATION OF 1.044 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEY.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

CERTIFIED, CORRECT
THIS 6TH DAY OF APRIL, 2015

[Signature]
B.C.L.S.
DATE OF SURVEY: MARCH 25, 2015

© COPYRIGHT
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
4320 - 11120 HORSESHOE WAY
RICHMOND, B.C. V7A 5H7
PH: 604.270.9331
FAX: 604.270.4137
CADFILE:17823-TPG.DWG

R-15-17823-TPG



| SUITABLE REPLACEMENT TREES (Botanical name) |
|--|
| Stewartia (<i>Stewartia pseudocamellia</i>) |
| Serbian Spruce (<i>Picea omorika</i>) |

| TREE # | TREE SPECIES (Botanical name) | DBH (cm) | SPREAD (M) Radius | RECOMMENDATION |
|--------|---|----------------|----------------------|----------------|
| 1 | Katsura (off-site) (<i>Cercidiphyllum Japonicum</i>) | 17 | 1 | Retain |
| 2 | Katsura (off-site) (<i>Cercidiphyllum Japonicum</i>) | 18 | 1.1 | Relocate |
| 3 | Katsura (off-site) (<i>Cercidiphyllum Japonicum</i>) | 15 | 1 | Retain |
| 4 | Katsura (off-site) (<i>Cercidiphyllum Japonicum</i>) | 16 | 1 | Retain |
| 5 | Katsura (off-site) (<i>Cercidiphyllum Japonicum</i>) | 16 | 1 | Retain |
| 6 | Plum (off-site) (<i>Prunus sp.</i>) | 52 combined | 2.3 | Retain |
| 7 | Plum (off-site) (<i>Prunus sp.</i>) | 19 | 1.2 | Retain |
| 8 | Plum (off-site) (<i>Prunus sp.</i>) | 35 combined | 2.2 | Retain |
| 9 | Pear (on-site) (<i>Pyrus sp.</i>) | 30 | 2.3 | Remove |



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9270 (RZ 15-697230)
11811 Dunford 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/A)"**.

P.I.D. 004-091-710

Lot 34 Section 2 Block 3 North Range 7 West New Westminster District Plan 21419

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9270"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

| |
|-------|
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

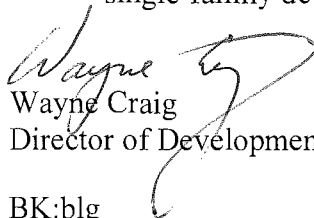
To: Planning Committee
From: Wayne Craig
Director of Development

Date: July 15, 2015
File: 08-4430-01/2015-Vol 01

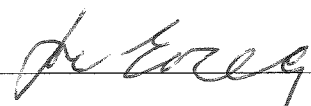

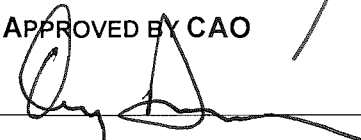
Re: Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family and Two-Family Developments

Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9279 to amend the zoning regulations for building massing, interior ceiling height and floor area calculation, and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 to amend the residential vertical lot width building envelope within single-family, coach house and two-unit dwelling zones be introduced and given first reading.
3. That staff report back to Planning Committee in one year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.


Wayne Craig
Director of Development

BK:blg
Att.

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

July 15, 2015

Staff Report

Origin

At the June 22, 2015 Regular Council meeting, the following referral motion was passed:

That Item No. 17 – “Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family Developments” be deleted from the Agenda and referred back to staff for further consultation and that bylaws be brought back by the end of July 2015 in order to be considered at the Tuesday, September 8, 2015 Public Hearing.

This report responds to this referral and brings forward an alternative set of Zoning Bylaw 8500 Amendment Bylaws, based on additional public consultation and feedback from residents and builders. Staff have restructured the proposed Zoning Bylaw 8500 amendment bylaws to address the main areas of the proposed changes.

This report also outlines addition enforcement mechanisms proposed by the Building Approvals Division to ensure plan review and issued permits are consistent with the proposed amendments to Richmond Zoning Bylaw 8500 and to address non-compliant construction.

Background

This report summarizes the results of additional public and industry consultation, and presents revised Zoning amendment bylaws for Council’s consideration. The recommended proposed revisions include:

- i. A revised maximum interior ceiling height of 3.7 m before areas are double counted for density calculations, with a 10 m² exception for entry and stairs and an additional 15 m² exception for floor area (subject to additional setbacks);
- ii. Revised Residential Vertical Lot Width Envelope for lots 12.5 or less in width; and
- iii. Revised setbacks for corner lots for detached accessory structures.

The other provisions of Zoning Bylaw 8500 Amendment Bylaw 9249 as presented on June 22, 2015 have not been changed. While the wording of the bylaw provisions is unchanged, the proposed amendments have been re-arranged into two (2) different bylaws for Council’s consideration. This will facilitate discussion of the proposed amendments and will simplify the adoption of the revised zoning regulations. The original staff report presented to the Planning Committee on June 16, 2015 is provided in Attachment 1.

Analysis

Consultation Workshops

Two (2) separate workshops were held to seek additional input from interested parties in the community. These workshops were scheduled at City Hall as follows:

July 15, 2015

July 8 – 4 pm to 7 pm – Residents

July 9 – 4 pm to 7 pm – Industry Representatives

Both meetings ran over time and concluded at approximately 8:00 pm both days.

The consultation workshops both followed the following format:

- 4 – 5 pm: Open House with display panels and general questions from participants;
- 5 – 5:30 pm: Presentation of Background Information and Meeting Purpose;
- 5:30 – 8:00 pm: Question and Answers from Participants and General Discussion;
and
- A comment sheet was provided.

Workshops were advertised in local newspaper, and invitations were sent directly by mail to all residents and industry representatives who took part in the first round of consultation in June 2015. Information on both consultation meetings was made available on the City's website effective June 30, 2015. A copy of the presentation materials used at the Workshops is provided in Attachment 2. All the presentation materials and comment forms were available on the website the afternoon of July 8, 2015, giving all interested parties ample time to review the material.

Both Workshops were well-attended: with 140 participants at the Residents' Workshop and 60 participants at the Industry Workshop. There were six (6) staff members in attendance at both meeting to provide informal comments during the open house portion of the workshop, and three (3) staff fielded questions during the formal presentation and question and answer portion of the workshop. As the workshops were a public event, attendance was open to anyone who wished to participate, and we note that both workshops were attended by both residents and representatives of the building industry, which provided an opportunity for 'cross-pollination' of ideas and comments.

Comments Received

The discussion at the Workshops was considerable, and very helpful for staff to develop the proposed revisions to the amendment bylaws. General comments received were:

- Side yard setbacks to an adjacent street for accessory lots should be reduced from the 7.5 m.
- Vertical building envelope changes and lot width should be amended.
- Considerable discussion regarding what the interior ceiling height limit should be.
- Clear preference expressed by the builders present at the workshops that interior ceiling height limit should be 5 m (16 ft.) high, up to a maximum 10 m² if that area is used for stairway and entry.
- Concerns that the proposed additional 15 m² of over-height interior space exception was excessive.
- The vertical expression limit is too restrictive.
- Ensure better enforcement of the bylaw by Building Approvals Division.

July 15, 2015

Minutes of the discussions at the meetings are provided in Attachment 3. A binder with copies of all the comment sheets submitted following the consultation meetings is available in the Councillor's office and at the Front of House of City Hall. The comment sheet is not a scientific survey and results should be viewed as such. Comment sheets submitted through a public workshop such as the workshops held on July 8 and July 9, 2015 are best viewed as a 'sampling' of opinion in the meeting. While not sufficient to withstand scientific scrutiny, the comment sheets do assist Council to assess generalized community opinion of the issue.

Comments Summary:

A total of 106 comment sheets were submitted at the two (2) workshops, and an additional 645 comment sheets were submitted after the meetings. We note that 399 of these comment sheets were submitted in two (2) bulk submissions (369 sheets and 30 sheets respectively) by a representative of the building industry.

From the comment sheets submitted at the July 8 2015 workshops, there was no clear preference for an interior ceiling height, but the comment sheets at the July 9 meeting indicated a strong preference for the a 5.0 m interior ceiling height.

Of the comment sheets received after the meeting date, including the two (2) bulk submissions of 399 sheets, there as a clear preference for a 5.0 m interior ceiling height.

Additional public correspondence submitted after the June 22, 2105 Council referral is provided in Attachment 4.

Recommended Revised Zoning Bylaw Amendments (Bylaws 9279 and 9281)

To address the Council referral from June 22, 2015 and to reflect the comments received at the two (2) public workshops, staff have re-structured the proposed amendments to Zoning Bylaw 8500 into two (2) new bylaws. Based on the comments received, staff have structured the bylaws to address the two (2) areas of change that resulted in the most public feedback:

- Proposed bylaw amendment for interior ceiling height before double counting over-height areas as floor area; and
- Proposed bylaw amendments to residential vertical lot with envelope

Relatively few comments were received on the other areas of the proposed bylaw amendments, related to accessory buildings and attached garages. Accordingly, staff have restructured the recommended amendments into two (2) separate bylaws as follows:

Recommended Zoning Bylaw 8500 Amendment Bylaw 9279 – this bylaw contains more general bylaw amendments: definition of ceiling height; accessory building height and setbacks; and height of attached garage. The recommended bylaw also contains the proposed amendment to the internal ceiling height to 3.7 m, with an exception of 10 m² for entry and staircase before over-height areas are counted as floor area, plus an additional 15 m² area up to 5 m in height, subject to additional setbacks.

July 15, 2015

Zoning Bylaw 8500 Amendment Bylaw 9281 – this bylaw contains the revised amendments for the residential vertical lot width envelope and reduction of two-storey building height to 9 m to roof peak and 10.5 m for roof peak for a two and half- storey house. The proposed amendments are based on comments received during the consultation process regarding the potential implications of the revised building envelope on narrow lots and propose to maintain the current residential vertical lot width envelope for lots equal to or less than 12.5 m in width, and amend the building envelopes for lots between 12.5 and 18 m wide, and those lots wider than 18 m. We note that this is a change from the original bylaw proposed, which stipulated an envelope for lots width of 10 m or less.

This report also presents three (3) alternative bylaws that Council could consider, should recommended Zoning Bylaw 8500 Amendment Bylaws 9279 and 9281 not be supported: two (2) bylaws (9278 and 9280) which are alternative bylaws to address the interior ceiling height limit; and Bylaw 9282 which is an alternative bylaw for the vertical lot width building envelope. These optional bylaws are discussed later in this report, and can be selected by Committee and Council should they wish to endorse alternative bylaws.

Recommended Bylaw Amendments for Building Massing and Interior Ceiling Height (Bylaw 9279):

The proposed Zoning Amendments presented to Planning Committee on June 16, 2015 included the following amendments:

- A new definition of ceiling height which will eliminate the use of ‘dropped ceilings’;
- Removed the provision to allow roof height to be measured to the mid-point of a roof for two-storey houses – effectively reducing the maximum height of a two-storey house to 9 m measured to roof ridge;
- A new provision to require the mid-point of the roof to be measured from the underside of eave for two and a half -storey houses;
- New height regulations for detached accessory structures;
- New setbacks, size limit and rear yard coverage limits for detached accessory structures; and
- Height regulations for attached forward-projecting garages.

As these proposed amendments were not the subject of comment or concern from the public or from the builders, staff recommend that Bylaw 9279 to amend the Zoning Bylaw 8500 be introduced and given first reading. These amendments are consistent with the amendments in Bylaw 9249 as presented to Planning Committee on June 16, 2015, with the exception of some minor changes proposed to the required setbacks for detached accessory buildings, as discussed below.

Recommended Interior Ceiling Height: In the report Planning Committee from June 16, 2015, staff proposed that Zoning Bylaw 8500 be amended indicate that the maximum interior ceiling height of 3.7 m before the area is double counted for floor area, with an exception for 10 m² for entry and stairs. Zoning Bylaw 8500 Amendment 9249 also permitted an additional 15 m² (161.4 ft²) of over-height ceiling to located anywhere in the house, subject to additional setbacks.

July 15, 2015

Staff propose no changes to these proposed regulations, and Zoning Bylaw 8500 Amendment Bylaw 9279 has been drafted to include the following:

- Maximum ceiling height will be limited to 3.7 m (12 ft), before the area is double counted for the purpose of determining the maximum Floor Area ratio (FAR);
- The existing exception from calculation of floor area for 10 m² limited to entry and stairs is maintained;
- An additional 15 m² of ceiling height up to 5 m can be permitted in the house, with additional 2.0 m rear yard setback; and
- The proposed regulation to limit the exterior expression of the first storey has been removed.

Staff have proposed that the interior ceiling height be a maximum of 3.7 m, and any area beyond the 10 m² and 15 m² floor area exceptions with a height greater than 3.7 m would be double counted for the purpose of determining floor area. Staff recommend that Bylaw 9279 be supported by Council as the 3.7 m interior ceiling height will have the greatest immediate impact on the concerns raised regarding building massing. Based on the large number of comment sheets submitted, and in particular those submitted after the meeting, there is evidence that there are residents who have a preference for a higher (5.0 m) interior ceiling height.

As stated in the original staff report, these proposed amendments do not prohibit the construction of a ceiling higher than 3.7 m (12 ft.), but rather, establish the limit in terms of internal ceiling height and clarification of the potential area for exceptions for calculation of floor area of the house. Any homeowner or builder can submit a Building Permit showing a ceiling height greater than the proposed 3.7 m limit, but the overall floor area of the house must be reduced accordingly.

Setbacks for Detached Accessory Buildings: The recommended amendments in the previous bylaw 9249 presented to Planning Committee on June 16, 2015 proposed amendments to regulate the siting of detached accessory buildings proposed minimum setback to an adjacent street of 7.5 m (25 ft). Comments from builders indicated that while they understood the intent of the original bylaw, there would be challenges on narrow lots to accommodate the proposed setback.

Accordingly, Zoning Bylaw 8500 Amendment Bylaw 9279 as recommended in this report revises the proposed setbacks for detached accessory buildings as follows:

- For lots with a width equal to or less than 12.5 m, the minimum front yard setback is 20 m, and the minimum setback to an adjacent street is 3.0 m;
- For lots with a width greater than 12.5 m but equal to less than 15.5 m, the minimum front yard setback is 20 m, and the minimum setback to an adjacent street is 4.5 m;
- For lots with a width greater than 15.5 m, the minimum front yard setback is 20 m, and the minimum setback to an adjacent street is 7.5 m; and

July 15, 2015

- The minimum interior side yard and rear yard setbacks for accessory buildings for all lot widths is 1.2 m.

We note that these setbacks are also contained in the alternative bylaws 9278 and 9280 (Attachments 5 and 6).

Residential Vertical Lot Width Envelope:

The amendments presented to Planning Committee on June 16, 2015 were proposed in order to fine-tune the vertical building envelope for a range of lot widths, better capturing the range of lot sizes and geometry in the city. The proposed amendments defined the vertical width envelope for lots less than 10 m in width, between 10 and 18 m in width, and greater than 18 m in width.

Comments from the building industry and home designers have raised concerns with the implications for construction on narrow lots, and specifically point out potential design challenges for lots less than or equal to 12.5 m (40 ft). The building industry representatives who attended the July 8 and July 9, 2015 public workshops requested that the proposed building envelope revisions be amended to leave the residential vertical width envelope unchanged for all lots less than 18 m in width. It is noted that at the time of writing, no evidence had been provided to demonstrate that the proposed amendments are problematic for lot widths greater than 12.5 m.

Staff acknowledge the comments from the builders but are of the opinion that changes to the building envelope are warranted for lots wider than 12.5 m and accordingly, Richmond Zoning Bylaw 8500 Amendment Bylaw 9281 has been drafted to change the building envelope categories to lots less than or equal to 12.5 m in width, between 12.5 and 18 m in width, and greater than 18 m in width.

Bylaw Enforcement

Plan Review Stage

An essential component of bylaw enforcement is having sufficient information to determine compliance at the Plan Review level. To ensure that all applications for single and two (2) family dwellings provide the required information, Building Approvals staff have augmented an already extensive Checklist of required items with additional base information requirements designed for applicants to clearly demonstrate compliance to Zoning regulations. This enhanced checklist will be communicated to all designers and applicants and will be made available and on-line and at the front counter. Plan Review will not proceed until all the required information has been provided.

The enhanced list of submission requirements will result in better information on applications enabling more accurate and consistent plan review for both zoning and building regulations. Improved information on plans will also aid in stricter enforcement in the field inspections for compliance.

July 15, 2015

Additional items proposed include:

- Large scale Plan and Section drawings fully describing any high interior spaces to demonstrate either compliance to maximum ceiling height or be counted twice toward the floor area maximum.
- Additional building cross-sections to completely describe the vertical composition of the proposed design
- Building details to show height and connection point of structural elements supporting interior high ceilings
- Information confirming the area of any high space exempted from being counted twice
- Indication of the vertical building envelope compliance will be required on elevation drawings.
- A Zoning Regulation Summary form affirming compliance to the bylaw regulations shall be filled and signed by the applicant. This additional step is confirmation by the applicant that the proposed development is in compliance to the Zoning Bylaw.

Any discrepancy to compliance identified by Plan Review staff shall be addressed with the applicant with subsequent drawing revisions required. Any ambiguity in construction details showing the height of structural elements supporting interior ceilings shall require additional information to be submitted. The combination of improved submittal information required are intended to compliment improvements to plan review afforded by the clarity provided in the proposed Zoning Bylaw amendments.

Field Review Stage

At the Field Review level, staff will implement new procedures to be clearly followed when construction does not match the approved plans of the building permit.

If a Building Inspector identifies construction not conforming to the zoning bylaw:

- Directs work to stop immediately
- Documents non-compliant work on the approved permit set
- Addresses issues with senior management
- No further inspections available until resolution of issues

Senior staff directs applicant to remediate the non-conforming construction and:

- Construction documents are revised to reflect remediation
- Proposed remediation is reviewed against approved permit drawings
- If Senior Building Division staff approve the remediation, the applicant provides written assurance that the work will be compliant with the zoning bylaw
- Construction may continue upon inspection of remedial work.

If remediation is not possible, inspector directs removal of non-compliant construction:

- Construction may not continue until after removal and directed by the building inspector
- Construction continues only after removal to the satisfaction of the building inspector

July 15, 2015

Enforcement by Community Bylaws Division

Building Approvals staff will work in close collaboration with Community Bylaws to affect enforcement at both construction and post construction stages.

- Community Bylaws staff will prepare legal prosecution leading to court action in those cases where the applicant refuses to remove or remediate construction under the direction of the building inspector.
- Legal prosecution will result in fines and the ultimate removal of non-compliant construction.
- Community Bylaws staff will participate in post construction inspections to verify that there are no non-permitted alterations after approved construction is complete.

We note for Council that non-compliance is enforceable by Court Proceeding and fines up to \$10,000 per day, as per the City's Building Regulation Bylaw 7230.

Staff is of the opinion that the clarity afforded by the new proposed Zoning Bylaw amendments will greatly aid in interpretation and field enforcement.

Alternate Bylaw Options

Staff have attached three (3) additional bylaws to this report, which provide alternative amendments to Richmond Zoning Bylaw 8500 (Attachment 5, Attachment 6 and Attachment 7), based on comments received through the public consultation workshops. These optional bylaws are discussed below.

Bylaw 9278 – 3.7 m internal ceiling height and no new floor area exceptions (not recommended): Bylaw 9265 (Attachment 5) would establish a maximum permitted ceiling height of 3.7 m (12 ft.) before the floor area would be double counted for the purposes of measuring floor area ratio, and would maintain the area excepted from floor area calculation at 10 m². This bylaw also includes the provisions to clarify how ceiling height is measured, requiring the measurement of ceiling height to a structural element, i.e. use of 'dropped ceilings' is prohibited.

Bylaw 9280 - 5.0 m internal ceiling height and no new floor area exceptions (not recommended): Bylaw 9266 (Attachment 6) would permit a maximum ceiling height of 5.0 m (16 ft.) limit before the over-height area is counted for floor area, and would leave the exemption area at 10 m². This bylaw includes the same provisions to clarify how ceiling height is measured, requiring the measurement of ceiling height to a structural element, i.e. use of 'dropped ceilings' is prohibited.

Bylaw 9282 – Building Envelope (not recommended): Zoning Bylaw 8500 Amendment Bylaw 9282 (Attachment 7) would amend the residential vertical lot width envelope to maintain the status quo for envelope calculations and upper storey massing for lots with a width of equal to or less than 18 m (59 ft), but would amend the vertical lot width envelope for lots greater than 18 m. This bylaw would specifically address the concerns raised by the building industry during the public consultation workshops.

July 15, 2015

Financial Impact or Economic Impact

None.

Future Considerations

Through the consultation held July 8 and July 9, 2015, several issues were raised by the public which, with the benefit of more time, might warrant additional analysis. These issues were:

- Maximum depth of house
- Rear yard setbacks to house
- Front Rear yard setback for larger detached accessory buildings
- Interior side yard setbacks
- Projections into required side yard setbacks
- Secondary (upper floor) building envelope

Should Council so direct, staff would conduct further research and analysis into these items and report back in a subsequent report to the Planning Committee. We note that adopting any of the proposed bylaws attached to this report would not preclude further analysis of these issues.

Conclusion

City Council passed a referral motion that staff undertake additional public consultation regarding proposed zoning bylaw amendments for single-family residential building massing. Staff conducted public workshops on July 8 and July 9, 2015. In response to the comments made at the workshops, Zoning Bylaw Amendment Bylaws 9279 and 9281 are attached for Council's consideration, with revised amendments to regulate massing of single detached and two-unit dwellings.

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

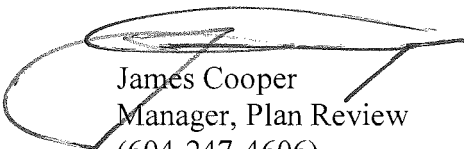
It is recommended that Richmond Zoning Bylaw No. 8500 Amendment Bylaws 9279 and 9281 be introduced and given first reading.



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BK:rg

July 15, 2015

Attachment 1: Original Staff Report Dated June 10, 2015

Attachment 2: Presentation Boards from July 8 and July 9 2015 Workshops

Attachment 3: Minutes of Workshop with Residents and Industry Representatives – July 8 and July 9, 2015

Attachment 4: Additional Correspondence Received Following June 22, 2015 Council Referral

Attachment 5: Bylaw 9278 (Not recommended): Ceiling Height Option 2

Attachment 6: Bylaw 9280 (Not recommended): Ceiling Height Option 3

Attachment 7: Bylaw 9282 (Not recommended) Building Envelope Option 2



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee **Date:** June 10, 2015
From: Wayne Craig **File:** 08-4430-01/2015-Vol 01
 Director of Development
Re: **Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family Developments**

Staff Recommendations

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

Wayne Craig
 Wayne Craig
 Director of Development

GW/BK/IE:blg
 Att.

| REPORT CONCURRENCE | | |
|--|-------------------------------------|---------------------------------------|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Law | <input checked="" type="checkbox"/> | <i>De Eusey</i> |
| REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE | INITIALS: <i>WAC</i> | APPROVED BY CAO <i>Wayne Craig</i> |

Staff Report

Origin

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

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

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

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

Background

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

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

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

Analysis

Existing Zoning Regulations

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

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

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

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

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

Practices in Other Jurisdictions

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

Proposed Zoning Bylaw Amendments

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

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

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

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

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

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

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

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

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

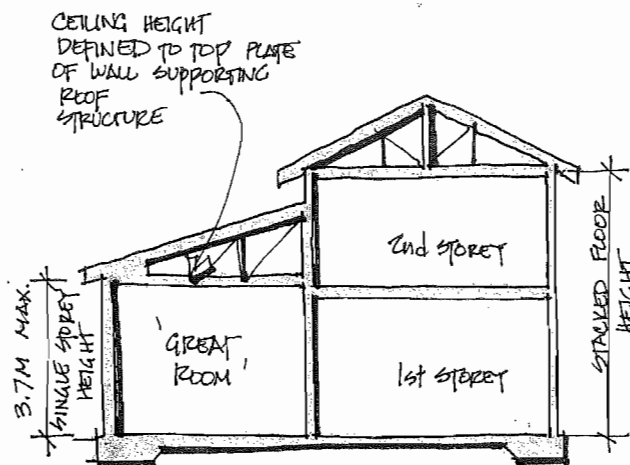
- Create a new definition of ceiling height which specifically ties the maximum ceiling height to a structural component such as roof truss or floor joist above, eliminating the use of dropped ceilings to achieve the height requirement.
- Reduce the maximum ceiling height before the area is double counted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

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

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

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

Figure 2 –Interior Ceiling Height Regulation (Recommended)



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Richmond Advisory Design Panel Commentary

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

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

Bylaw Enforcement

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

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

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

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

Additional Consultation

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

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

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

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

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

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

Implementation

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

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

Alternate Bylaw Options for Interior Ceiling Height and Density Calculation

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

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

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

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

Financial Impact or Economic Impact

None.

Conclusion

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

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

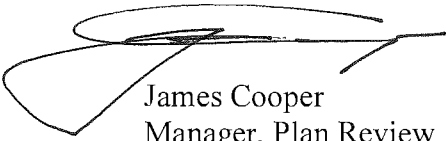
It is recommended that Richmond Zoning Bylaw No. 8500 Amendment Bylaw 9249 be introduced and given first reading.



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

GW/BK:blg

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

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

Advisory Design Panel

Thursday, May 21, 2015

Time: 4:00 p.m.

Place: Rm. M.1.003
City of Richmond

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

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

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

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

1. ADOPTION OF THE MINUTES

It was moved and seconded

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

CARRIED

Advisory Design Panel

Thursday, May 21, 2015

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

Panel Decision

It was moved and seconded

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

CARRIED

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

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

PROPONENT: City of Richmond (Planning and Building)

Advisory Design Panel

Thursday, May 21, 2015

Staff's Presentation

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

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

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

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

Advisory Design Panel

Thursday, May 21, 2015

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

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

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

Panel Discussion

Comments from the Panel were as follows:

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

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

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

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

Advisory Design Panel

Thursday, May 21, 2015

5. ADJOURNMENT

It was moved and seconded

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

CARRIED

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

Grant Brumpton
Chair

Rustico Agawin
Auxiliary Committee Clerk



**City of
Richmond**

Public Consultation
Planning and Development Department

Summary Study on Massing for Single Family Neighbourhoods

Location: 2nd floor Galleria – Meeting Room 2.004

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

Staff Members Involved:

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

Attendees:

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

Goals:

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

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

Presentation by James Cooper

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

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

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

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

17:20—Floor Opened to Comments from the Audience

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

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

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

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

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

Question: What is the easement to a wall?

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

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

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

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

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

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

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

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

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

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

Answer (B): The OCP cannot legislate design.

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

**Anecdotal evidence that will require verification*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19:05—End of Meeting

Woo, Gavin

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

FYI

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

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

Hello WRAPd Subscribers,

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

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

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

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

Your participation is appreciated.

The story continues ...

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

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

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

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

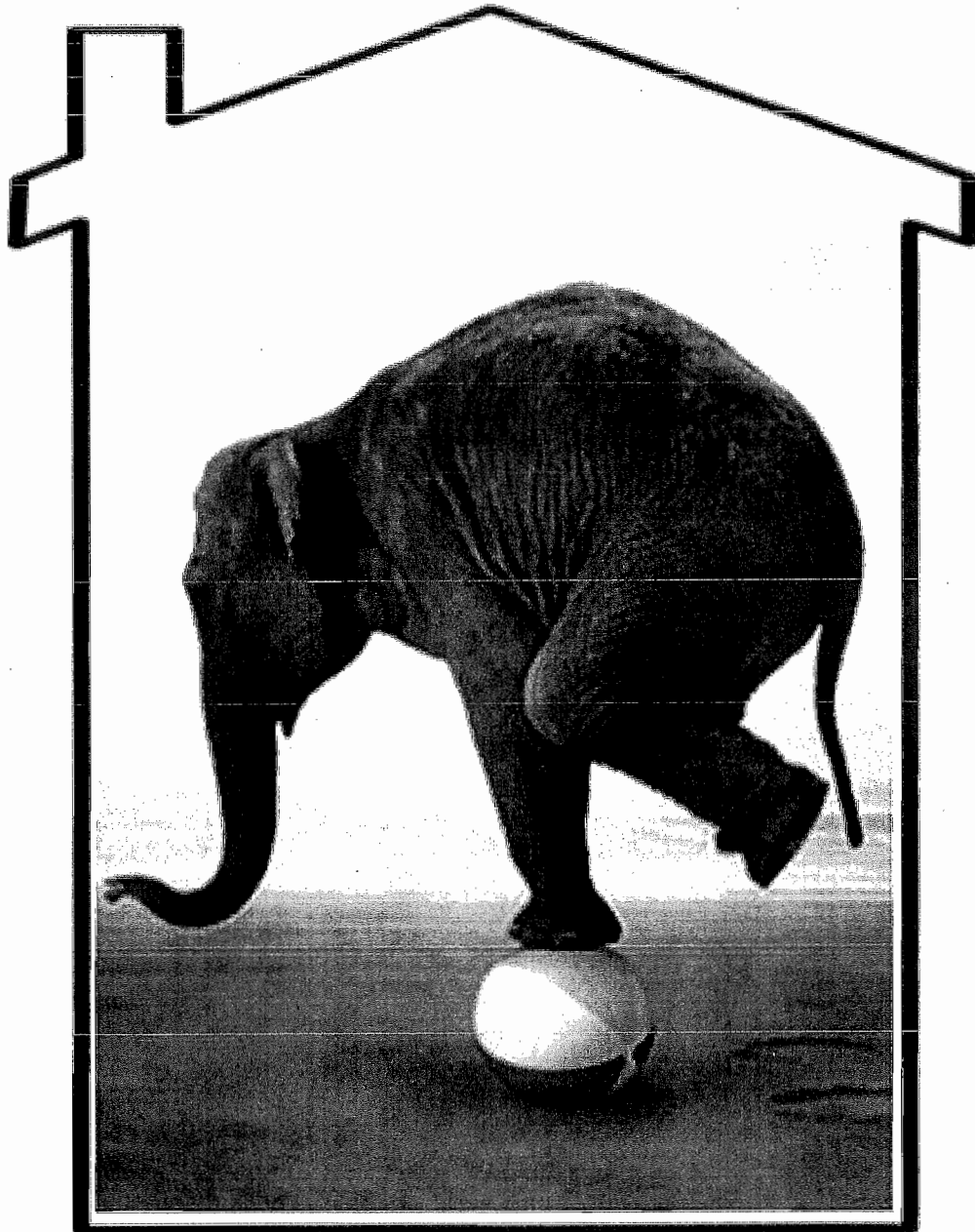
<http://wrapd.org/PDF/JamesStrilesky-LettertoMayorandCouncil2015-04-14.pdf>

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

You are invited to a ...

TOWN HALL MEETING on "MEGA HOUSES"

Get Informed!



pc: Joe Erceg

Brodie, Malcolm

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

Mayor Brodie and Councillors

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

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

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

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

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

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

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

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

Thank you,

John S. R. Montgomery

5880 Sandpiper Court, Richmond, BC V7E 3P7

2015-04-23 07:10

Woo, Gavin

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

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

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

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

Yours truly,

Michelle Jansson

Manager, Legislative Services

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

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

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

Sent: Wednesday, 22 April 2015 9:06 PM

To: MayorandCouncillors

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

Subject: Zoning Bylaw Amendments

Mayor Brodie and Councillors

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

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

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

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

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

Thank you,

John S. R. Montgomery

5880 Sandpiper Court, Richmond, BC V7E 3P7

Sent from Windows Mail

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

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

Teopea
Richmond BC
May 7, 2015

Elected Politicians not doing their job.

A6 THURSDAY, APRIL 23, 2015

■ **LETTERS** *to the Editor*

City's sold out

Dear Editor,

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

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

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

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

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

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

JG Jardey
Richmond

City of

RICHMOND
British Columbia

**Performance
Grade**

F
ailed

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

Richmond Public Hearing – May 20, 2015

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

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

Show picture 1

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

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

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

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

Show Picture group 2

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

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

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

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

insert word document

insert spreadsheet

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

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

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

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

There is a problem

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

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

There is a problem

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

There is a problem - it's not happening

Conclusion

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

Kathryn McCreary, P.Eng.

Calculation

Study

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

Example Calculation: 7531 Glacier Crescent

Maximum Floor Area permitted for Single Family Residential Zoning

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

Sample Calculation:

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

Conclusion:

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

- Ratio = 1.004/1

Suggests Builders are maxing out on allowable square footage

Source Information:

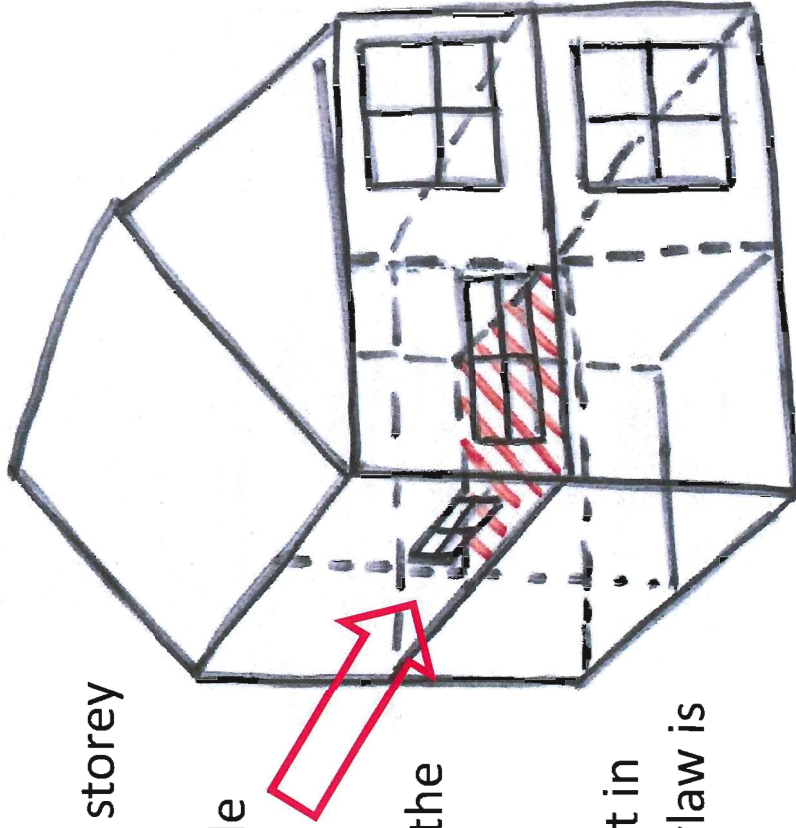
- <http://www.realtylink.org/>
- <http://www.bcassessment.ca>

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

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

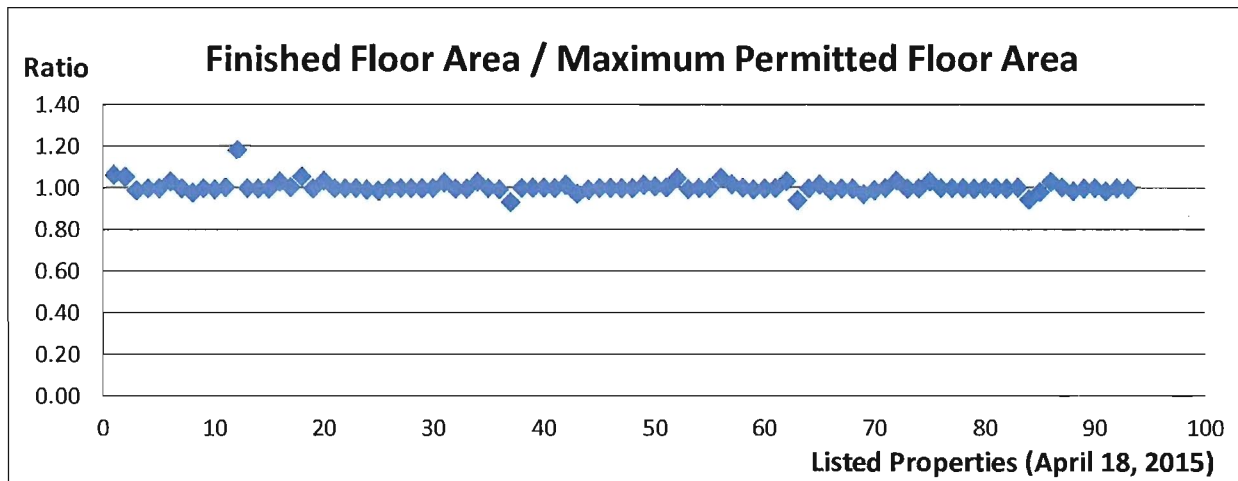
The saleable area must be reduced by the same floor area as this room.

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



MLS Richmond Listings

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








Graph:**Summary:**
















































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























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

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

Data:

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

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

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

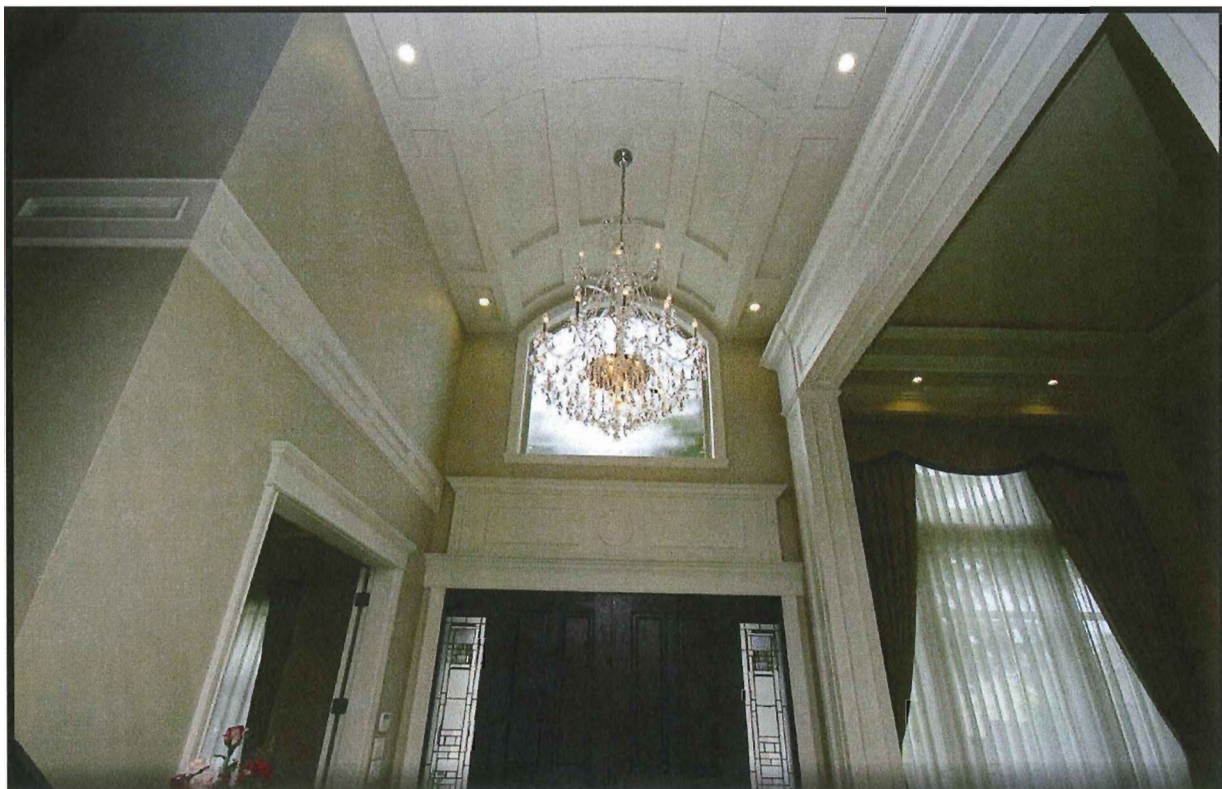
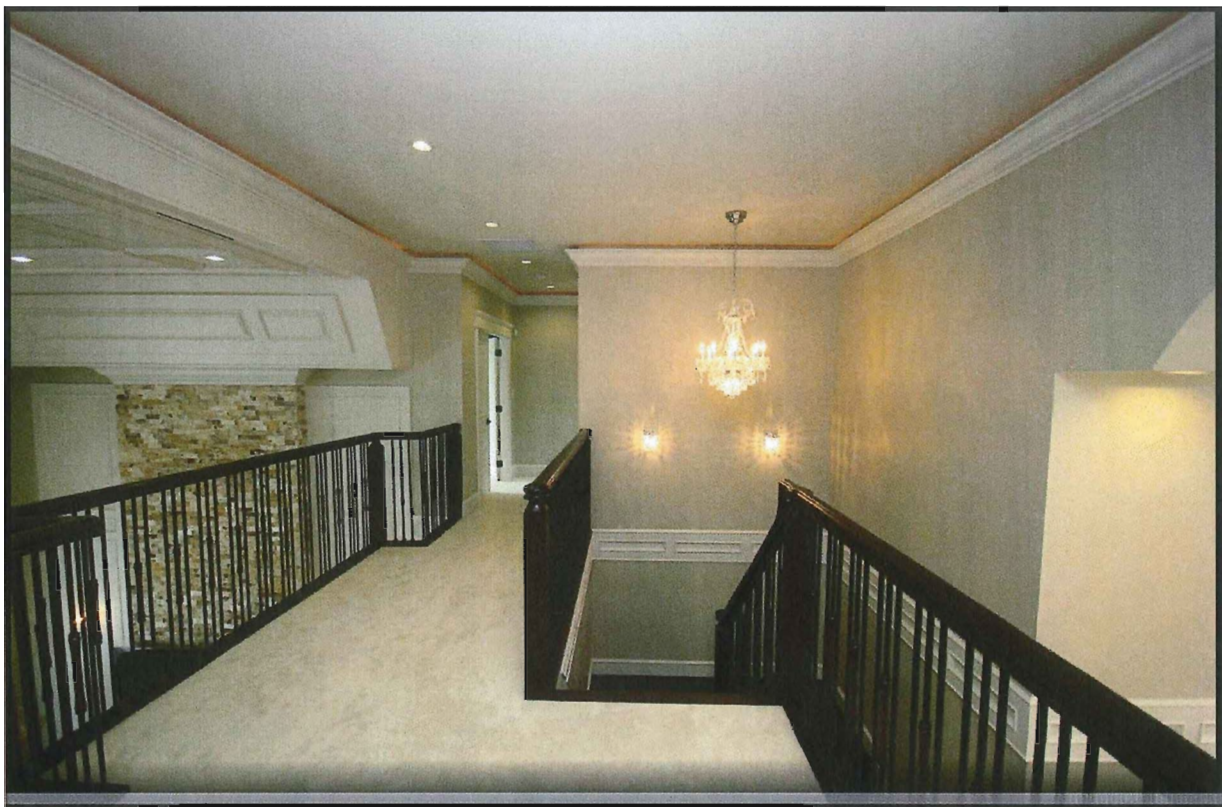
7531 Glacier Crescent (Back)





PLN - 152







7900 Goldstream Place



Woo, Gavin

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

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

Sent: Sunday, 19 April 2015 09:41

To: inf@wrapd.org

Cc: MayorandCouncillors

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

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

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

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

Patrick Hill

5791 Bittern Court

Richmond

Woo, Gavin

Subject: FW: Call to Action on MASSIVE houses

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

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

Sent: April-18-15 7:32 PM

Subject: Call to Action on MASSIVE houses

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

Public Hearing is Monday 7pm at Richmond City Hall.

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

Please plan to attend to share your concern.

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

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

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

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

Zoning

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

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

Land Use Contracts

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

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

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

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

signed,
WRAP'd Group

Woo, Gavin

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

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

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

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

Yours truly,

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

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

Please read this and drive by the address

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

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

Mayor and Councillors

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

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

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

Mayor and Councillors,

Following up on my concerns...

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

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

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

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

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

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

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

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

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

Thank you,

Kathryn

CityClerk

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

Categories: 12-8060-20-009223

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

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

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

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

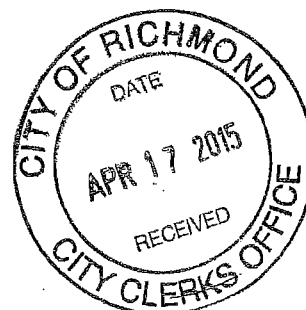
I note to staff report says you are going to consult with the building associations before the public hearing. I hope you will also consider the views of the public, the people that live in the houses next to the new houses.

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

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

Yours truly,
Graham Taylor
8571 Fairhurst Rd.

Sent from my iPhone.



CityClerk

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

| To Public Hearing | |
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| Date: | |
| Item # | |
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Please accept these photos as part of the submission of Graham Taylor emailed earlier. Thank you





PLN - 164



PLN - 165

Woo, Gavin

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

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

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

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

Yours truly,

Michelle Jansson

Manager, Legislative Services

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

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

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

Sent: Thursday, 16 April 2015 7:42 PM

To: MayorandCouncillors

Cc: McPhail, Linda; Steves, Harold

Subject: Maple Lane neighbourhood massive houses

Mayor and Councillors,

Following up on my concerns...

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

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

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

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

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

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

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

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

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

Thank you,

Kathryn

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

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

Subject: Fwd: LUC 036 Pintail

Hey ****,

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

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

Cheers

Sent from my iPhone

Begin forwarded message:

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

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

Cheers, Lyn

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

Woo, Gavin

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

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

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

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

Yours truly,

Michelle Jansson

Manager, Legislative Services

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

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

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

Sent: Friday, 01 May 2015 1:10 AM

To: MayorandCouncillors

Cc: AdministratorsOffice

Subject: Concerned Resident

Importance: High

Hello Mayor Brodie and fellow councillor members,

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

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

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

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

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

Sincerely,

Robbie Sharda
www.infinityliving.ca
Design Build Manage

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

April 30, 2015

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

Dear Councillor:

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

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

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

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

We are not opposed to redevelopment, nor to changing styles and tastes not in keeping with our own. We are opposed to City officials who do not enforce existing zoning rules consistently. We are opposed to current measurements that permit construction of far too tall and far too big homes that directly impact the homes around them. We are opposed to Council's failure to bring in consistent regulations by dragging its feet on the termination of existing LUCs. Meanwhile, many more Richmond homes become bulldozer bait for developers. Councillors and bureaucrats have been listening to the voices of developers, architects and builders and not to those of homeowners. We want to be heard.

We want to hear your voice too. Where do you stand on the issues we have raised? What are you doing to ensure existing regulations are enforced? How do you intend to bring consistency to the zoning regulations? When will you terminate all Land Use Contracts in Richmond? How will you engage, involve and inform Richmond homeowners on these issues?

Yours truly,



Bob Hardacre



Elizabeth Hardacre

Cc:

Mayor Malcolm Brodie

Councillor Derek Dang

Councillor Bill McNulty

Councillor Harold Steves

Councillor Ken Johnston

Councillor Chak Kwong Au

Councillor Linda McPhail

Councillor Carol Day

Councillor Alexa Loo

Westwind Ratepayer Association for Positive Development (WRAPd)

Woo, Gavin

From: Building
Sent: Tuesday, 19 May 2015 10:50
To: Jaggs, Gordon; Caravan, Bob; Nishi, Ernie
Cc: Woo, Gavin
Subject: FW: City of Richmond BC - Report Problem or Request a Service - Case [0515-BD-CS-E-005447] Received

F Y I and/or action. Laura

From: donotreply@richmond.ca [<mailto:donotreply@richmond.ca>]
Sent: Tuesday, May 19, 2015 10:04 AM
To: Building
Subject: City of Richmond BC - Report Problem or Request a Service - Case [0515-BD-CS-E-005447] Received



Attention: Administrator

A problem report or service request has been submitted through the City of Richmond online Feedback Form. Below is the information which was provided by the person making the report.

Report a Problem - Request a Service

Category: Building & Construction Sites

Sub Category: Other

Message:

We are the owners of 6271 Goldsmith Drive. Currently there are lots of new houses construction in our neighborhood. Among all, the one behind us (now changed to 10200 Addison Street) is the most awful one. We wonder how the City can allow a 3-storey monster house to be built to intrude the privacy of the neighbours as well as to ruin the uniqueness.

We noticed yesterday, that the house beside us (6291 Goldsmith Drive) is listed (and probably sold and to be pulled down as we saw people coming by and discussing in front of that house). We strongly request the followings:

1. The tree between our house and their house NOT to be cut down;
2. Now we have a kitchen window and skylight window on the east side. The to-be-built house SHOULD NOT block the sunlight going through these windows;
3. NO MORE 3-storey houses in our neighbourhood.
4. NO constructions early in the morning or during weekends.

Location:

Goldsmith Dr and Addison St

Uploaded Files:

Personal Information:

Paul Ip and Doris Lau
6271 Goldsmith Drive
Richmond
V7E4G6
604-270-1028
604-838-3869

dorislau66@hotmail.com

Preferred Contact Method: Email

Tech Information:

Submitted By: 199.175.130.61

Submitted On: May 19, 2015 10:04 AM

[Click Here](#) to open this message in the case management system. You should immediately update the case status either to Received to leave the case open for further follow-up, or select the appropriate status based on your activity and work protocols. Click Save to generate the standard received message to the customer, add any additional comments you wish to and click Save & Send Email. Close the browser window to exit.

Woo, Gavin

Subject: FW: Westwind Ratepayer Association - Real Motivations?
Attachments: DOC004.pdf

From: MayorandCouncillors
Sent: Thursday, 30 April 2015 14:55
To: 'William Cooke'
Subject: RE: Westwind Ratepayer Association - Real Motivations?

This is to acknowledge and thank you for your email of April 30, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

Thank you again for taking the time to contact Richmond City Council.

Yours truly,

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

From: William Cooke [<mailto:wcooke604@gmail.com>]
Sent: Thursday, 30 April 2015 08:47
To: gwood@richmond-news.com; MayorandCouncillors
Subject: Westwind Ratepayer Association - Real Motivations?

Hi Graeme & Mayor & Councillors:

I attended the town hall at the Westwind school last night. At this meeting, it was interesting because it seems that Lynda Terborg spoke against land use contracts and "monster houses on steroids", citing that they are bad for privacy, sunshine, and the community. One speaker asked her about the impact on land values. She did not have a direct answer to this. However one must question her motivations. A speaker at the end presented a letter (attached), where she is telling a potential buyer of a property that a "super big rebuild" is possible on the property -- promoting the lot on the merits of the build ability.

I believe that the city is doing a fine job. The city makes the bylaws, and can interpret them as they deem reasonable. I do not have any concern with any zoning, or LUC issues. I am of the mindset that if one does not like living in the city, then one should move elsewhere. I find it interesting how people say Surrey Burnaby Vancouver have different ceiling height restrictions -- but these are areas which allow basements. Also, areas such as Coquitlam allow much larger houses than Richmond as well. Obviously people are building and buying these houses, so there is a demand. On a square footage per lot size ratio, Burnaby actually allows flat 60% (up to 4700sq house) -- which is more generous than Richmond. Vancouver allows 70% (also more generous than Richmond). Every city is different.

Thank-you,

Woo, Gavin

Subject: FW: April 20th Councillors - Double Height Referral to Staff

From:

From: MayorandCouncillors
Sent: May-05-15 10:14 AM
To: 'Bradley Dore'
Subject: RE: April 20th Councillors - Double Height Referral to Staff

This is to acknowledge and thank you for your email of May 3, 2015 to the Mayor and Councillors; in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

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

Thank you again for taking the time to contact Richmond City Council.

Yours truly,

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

From: Bradley Dore [<mailto:brad.dore@icloud.com>]
Sent: Sunday, 03 May 2015 17:30
To: MayorandCouncillors
Cc: Sophie 911 Lin
Subject: April 20th Councillors - Double Height Referral to Staff

At the April 20th Council meeting a referral was made back to staff about the "double height" clause and the massing of single family and two family dwellings. Mayor Malcolm Brodie asked at the meeting that there be input from home designer and architects.

I believe I have valuable technical knowledge that could assist staff and council moving forward. I split my time between documenting & designing residences in the greater vancouver area. The documentation part of my work provides great insight into how other designers and builders have interpreted and had designs approved in cities such as Vancouver, Richmond, Burnaby, Surrey, etc. In my design work I am then challenged to understand what can be designed under the different zoning bylaws.

Though the majority of my design work is done for submissions to the city of Vancouver, I am a long term term Richmond resident, my grandfather was born here in Richmond, I attended McKay Elementary & Burnett Secondary way back when and currently reside here in Richmond. I would like to help residential development

in Richmond balance the benefits of a strong healthy efficient residential real estate market, against the long term livability of the current and future residents of the community.

LinkedIn Profile

Brad Doré
Residential Designer &
Building Technologist
604.782.8240



Richmond Zoning Bylaw 8500 Amendment Bylaw 9249 (Building Height and Massing Regulations)

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**.”

- b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and **half (½) storeys** having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

- c) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

“**Residential vertical lot width envelope** means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 3.7 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, except that, subject to Section 4.3.3, the following **floor area** shall be considered to comprise one floor:

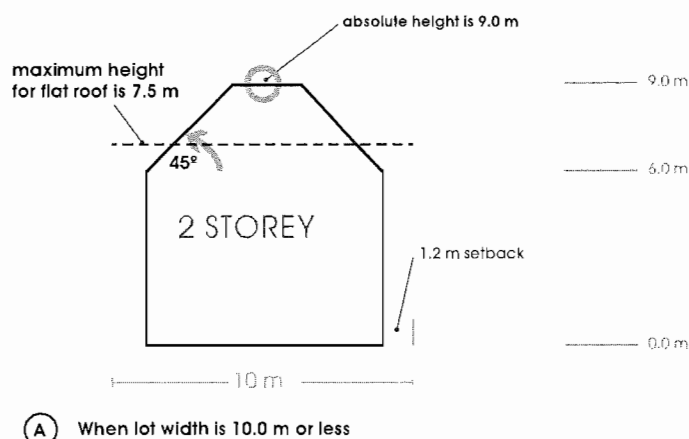
- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 3.7 m, provided such **floor area** is exclusively for interior entry and staircase purposes.

4.3.3 If the **floor area** to be calculated in accordance with the exception in subsection 4.3.2(a) is located on the **first storey**, the exterior wall of the **first storey** which faces the **interior side yard** and **rear yard**, as measured from finished floor to the bottom of the eave, must be no higher than 3.7 m.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

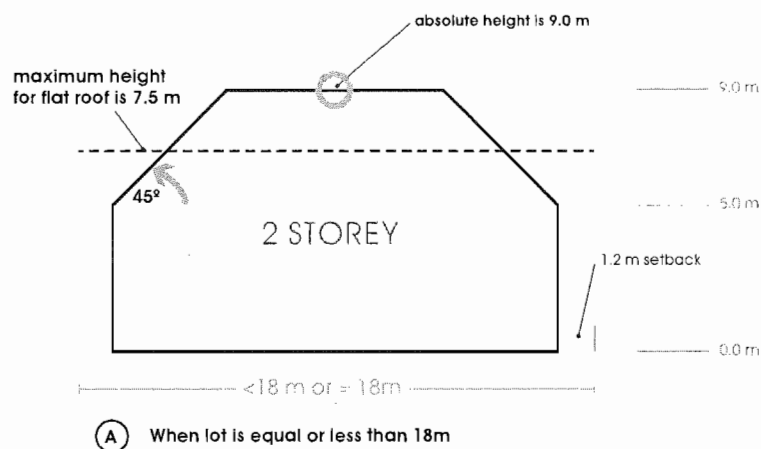
“4.18.1 The **residential vertical lot width envelope** of a **lot** in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

4.18.2 For a **lot** with a **lot width** that is 10.0 m or less, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:

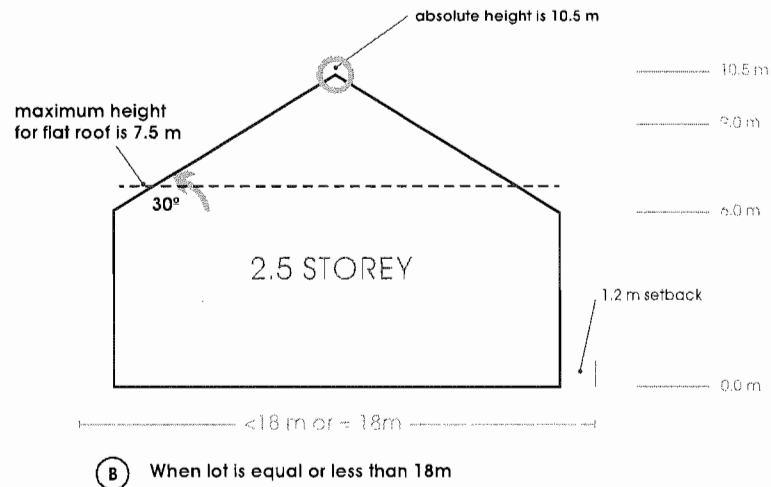


4.18.3 For a **lot** with a **lot width** that is greater than 10.0 m but less than 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0m, as generally shown in the diagram below:

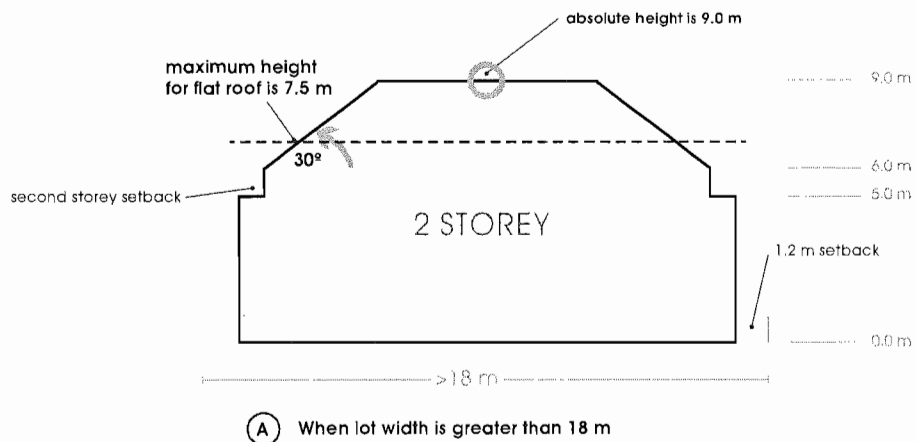


- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



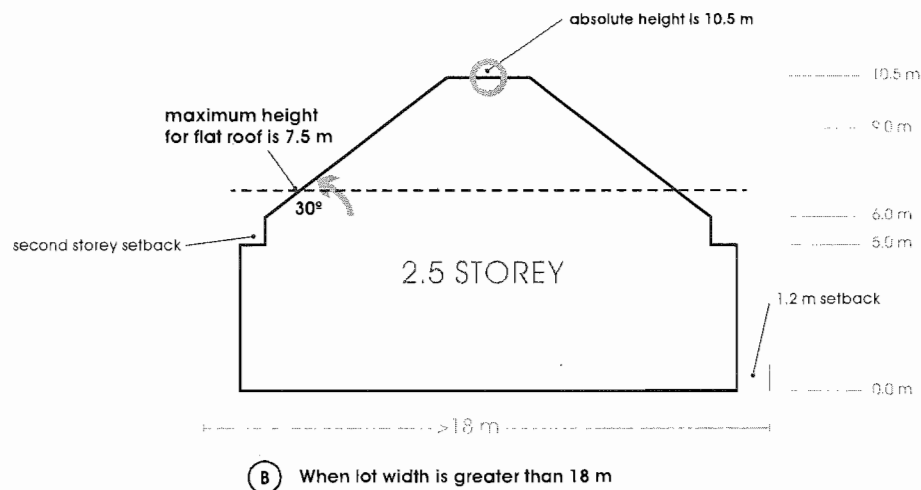
4.18.4 For a lot with a lot width that is 18.0 m or greater:

- a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



- b) for **single detached housing** and **two-unit housing** with two and **half (½)** **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an

angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- the **setback** from the **front lot line** is greater than 20.0 m; and
- the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.7.8 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- the **setback** from the **front lot line** is greater than 20.0 m; and

- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.8.4 Repealed”

6. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.

8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:

- a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
- b) deleting subsection 8.2.7.6 and marking it “Repealed.”.

9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:

- a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and

- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”.
 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”.
 12. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
 13. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9265”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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| _____ | APPROVED by Director or Solicitor <i>as</i> |
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MAYOR_____
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9249 (Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**.”

- b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and half (½) **storeys** having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

- c) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

“**Residential vertical lot width envelope** means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which

exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, except that, subject to Section 4.3.3, the following **floor area** shall be considered to comprise one floor:

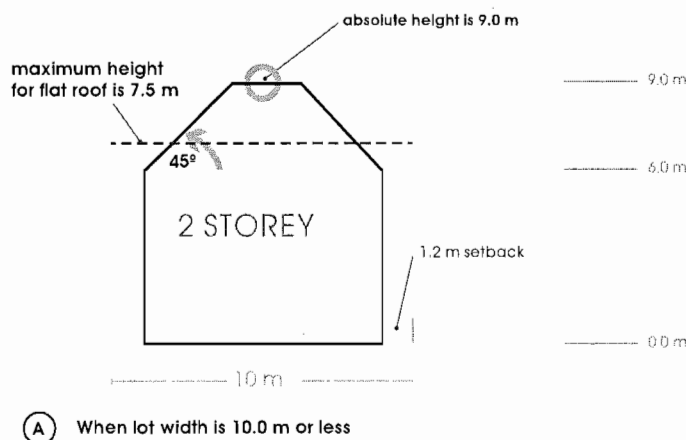
- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.

4.3.3 If the **floor area** to be calculated in accordance with the exception in subsection 4.3.2(a) is located on the **first storey**, the exterior wall of the **first storey** which faces the **interior side yard** and **rear yard**, as measured from finished floor to the bottom of the eave, must be no higher than 3.7 m.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

“4.18.1 The **residential vertical lot width envelope** of a lot in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

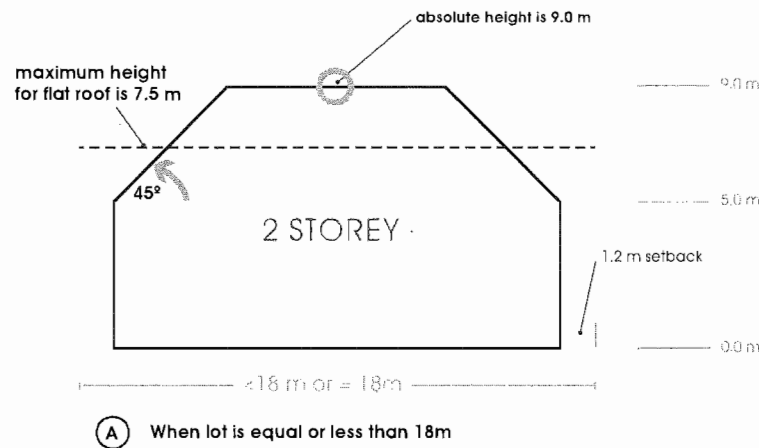
- 4.18.2 For a lot with a **lot width** that is 10.0 m or less, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



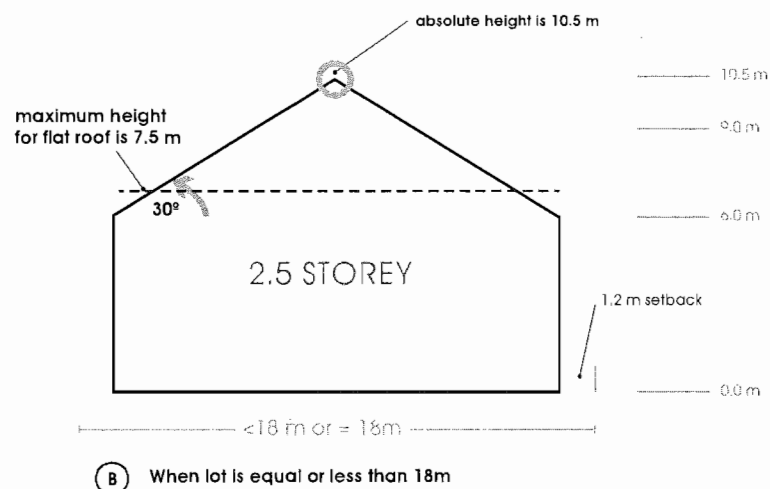
- 4.18.3 For a lot with a **lot width** that is greater than 10.0 m but less than 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending

inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0m, as generally shown in the diagram below:



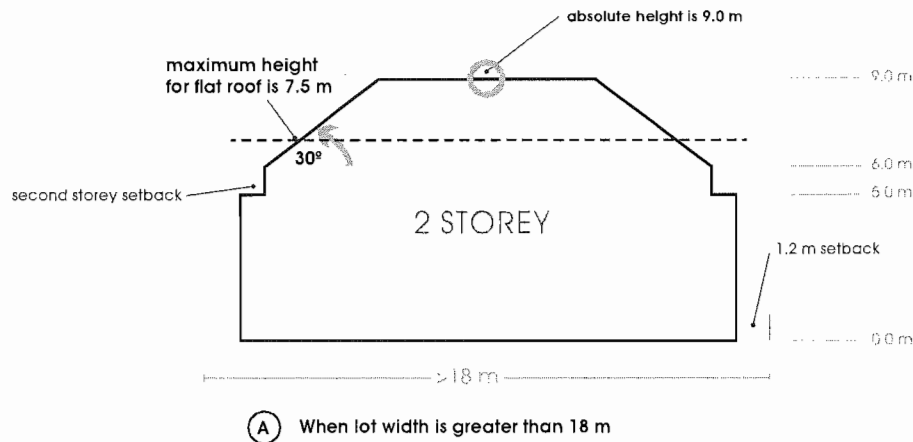
- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



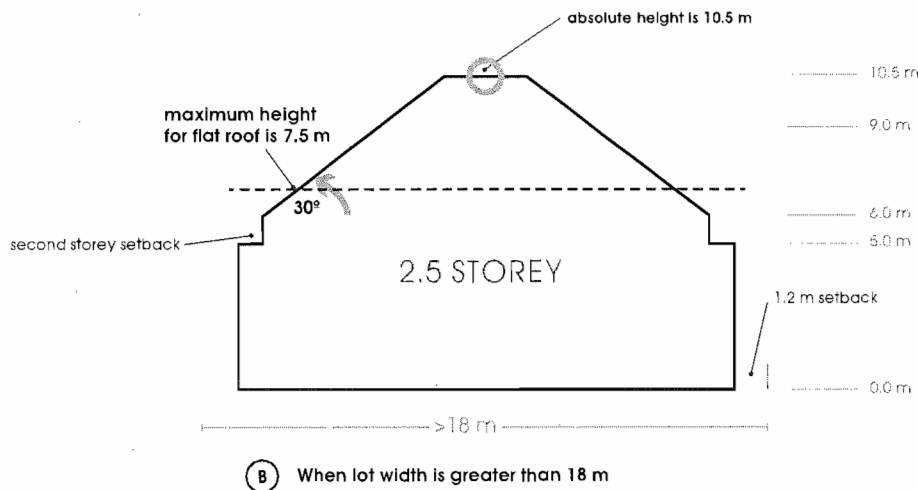
4.18.4 For a **lot** with a **lot width** that is 18.0 m or greater:

- a) for **single detached housing** and **two-unit housing** with two storeys, the

residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m; and
- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.7.8 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m; and
- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.8.4 Repealed”

6. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory**

building with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and

- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.
8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:
 - a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
 - b) deleting subsection 8.2.7.6 and marking it “Repealed.”.
9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
 - a) deleting Section 8.3.7.6 in its entirety and substituting the following:
 - “6. The maximum **height** for an **accessory building** containing a **coach house** shall be:
 - a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and
 - b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”.
11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”.
12. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
13. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9249**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

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| CITY OF RICHMOND |
| APPROVED by <i>cw</i> <i>hk</i> |
| APPROVED by Director or Solicitor <i>hy</i> |

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9249
(Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) adding the following definition of **“height, ceiling”**, in alphabetical order:

“Height, ceiling means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey.**”

- (b) deleting the definition of **Height, building** in its entirety and substituting the following:

“Height, building means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and half (½) **storeys** having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

- (c) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

“Residential vertical lot width envelope means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 3.7 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, except that, subject to Section 4.3.3, the following **floor area** shall be considered to comprise one floor:

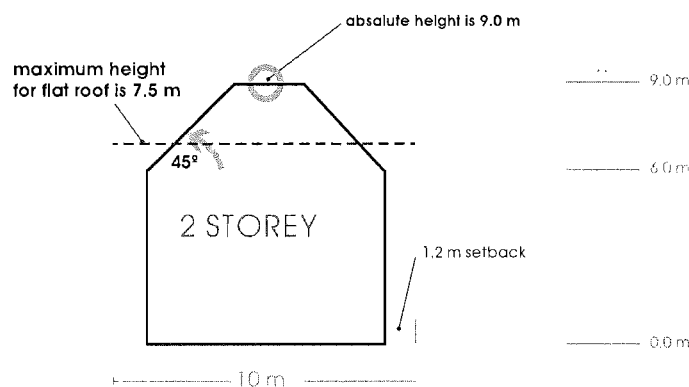
- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 3.7 m, provided such **floor area** is exclusively for interior entry and staircase purposes; and
- b) an additional maximum of 15 m² of **floor area** with a **ceiling height** between 3.7 m and 5 m, provided the **floor area** is located at least 2.0 m from the **interior side yard** and **rear yard**.

4.3.3 If the **floor area** to be calculated in accordance with the exception in subsection 4.3.2(a) or (b) is located on the **first storey**, the exterior wall of the **first storey** which faces the **interior side yard** and **rear yard**, as measured from finished floor to the bottom of the eave, must be no higher than 3.7 m.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

“4.18.1 The **residential vertical lot width envelope** of a lot in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

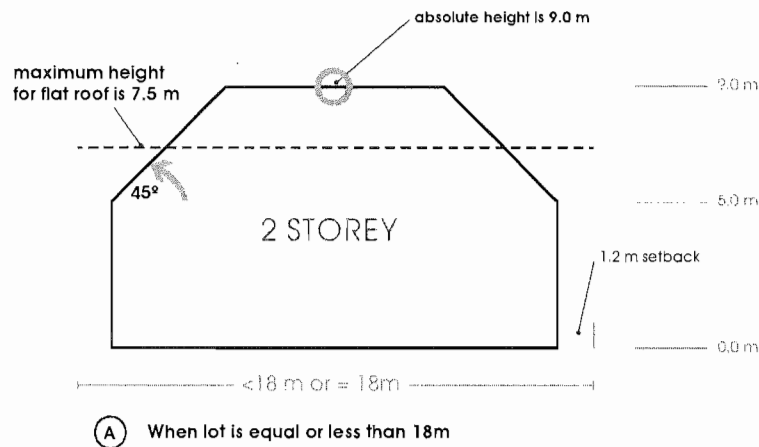
4.18.2 For a lot with a **lot width** that is 10.0 m or less, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



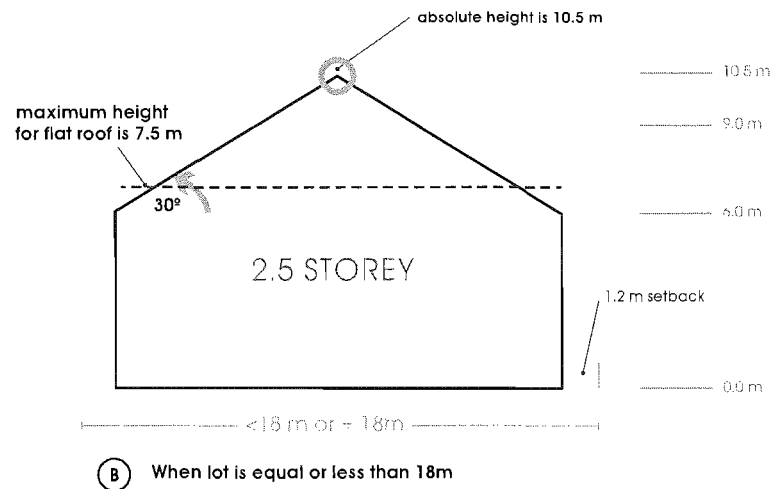
(A) When lot width is 10.0 m or less

4.18.3 For a lot with a lot width that is greater than 10.0 m but less than 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0m, as generally shown in the diagram below:

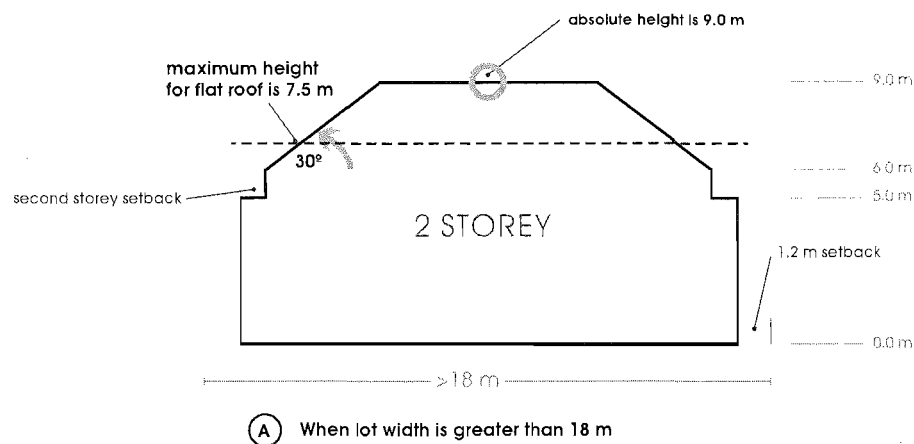


- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



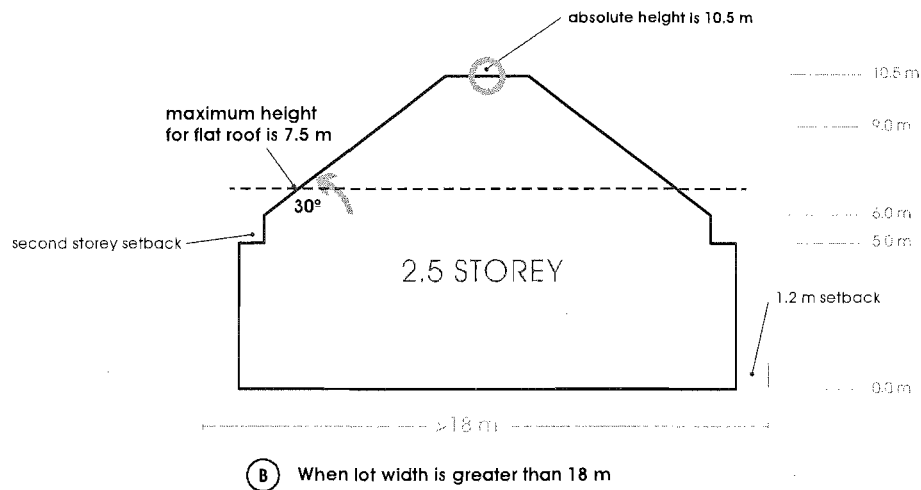
4.18.4 For a lot with a lot width that is 18.0 m or greater:

- a) for **single detached housing** and **two-unit housing** with two storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



- b) for **single detached housing** and **two-unit housing** with two and half (½) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an

angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- the **setback** from the **front lot line** is greater than 20.0 m; and
- the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.7.8 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- the **setback** from the **front lot line** is greater than 20.0 m; and

- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.8.4 Repealed”

6. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.
8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:
 - a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
 - b) deleting subsection 8.2.7.6 and marking it “Repealed.”.
9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
 - a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and

- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”.
 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”.
 12. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
 13. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9249”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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| CITY OF RICHMOND |
| APPROVED by <i>GW</i> |
| APPROVED by Director or Solicitor <i>h2</i> |

MAYOR

CORPORATE OFFICER

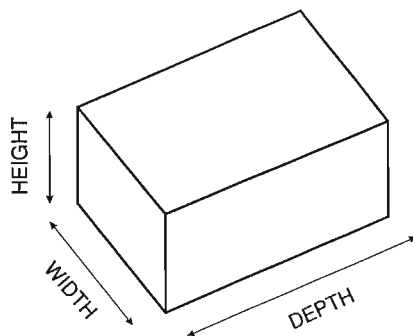
STUDY ON MASSING FOR SINGLE FAMILY NEIGHBOURHOODS**Why Are We Proposing Changes to the Zoning Bylaw?****1. HOUSING FABRIC IN 2015**

CONCERNS OVER RECENT TRENDS IN NEW HOME CONSTRUCTION INFILLING EXISTING NEIGHBOURHOODS HAVE PROMPTED COUNCIL TO DIRECT CITY STAFF TO STUDY PROVISIONS IN THE EXISTING ZONING BYLAW CONTROLLING THE BULK AND MASSING OF BUILDINGS.

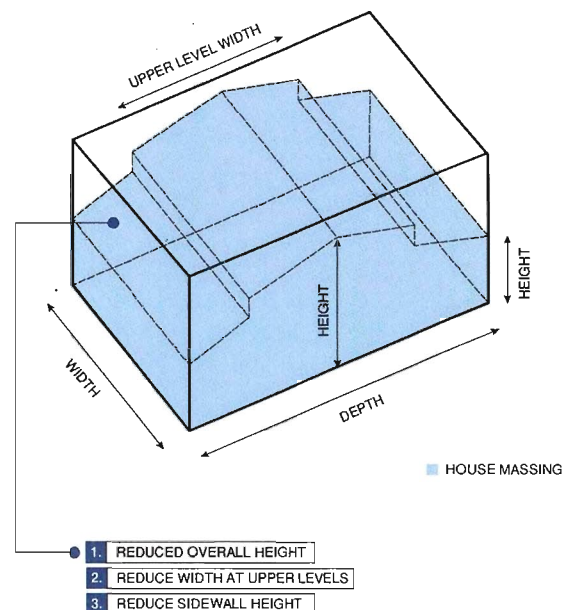
THE PURPOSE OF THESE PUBLIC WORKSHOPS IS TO GATHER INSIGHT AND OPINIONS FROM CONCERNED RESIDENTS AND INDUSTRY STAKEHOLDERS IN ORDER TO ENSURE THAT THE PROPOSED MODIFICATIONS TO THE ZONING BYLAW ARE RESPONSIVE TO THE OVERALL OBJECTIVE OF MAKING NEW HOUSES MORE COMPATIBLE WITH EXISTING NEIGHBORS.

**2. DEFINE MASSING**

VOLUMETRIC EXPRESSION OF THE BUILT FORM IN RELATION TO THE SIZE AND SHAPE OF BUILDING.

**3. PROPOSAL GOAL**

TO REFINE CONTROLS ON MASSING TO MAKE NEW HOME CONSTRUCTION MORE COMPATIBLE WITH EXISTING NEIGHBOURS.



Relation Between Interior Height and Building Massing: Effect of Maximum Ceiling Height

1. INTERIOR CEILING HEIGHT

DROPPED CEILINGS ARE CURRENTLY BEING USED TO PRESERVE 5.0M INTERIOR CEILING HEIGHT RESULTING IN HIGH WALLS THAT LOOK LIKE TWO STOREYS, WHICH MAKE HOUSES LOOK MORE MASSIVE.

THE PROPOSED BYLAW AMENDMENTS WILL TIE THE INTERIOR CEILING HEIGHT TO STRUCTURAL ELEMENTS WITHIN THE BUILDING, ELIMINATING USE OF DROPPED CEILINGS. ANY FLOOR AREAS EXCEEDING THE MAXIMUM INTERIOR CEILING HEIGHT AS PROPOSED BY THE BYLAW AMENDMENTS WILL BE COUNTED TWICE TOWARDS THE MAXIMUM FLOOR AREA.

A. EXISTING ZONING BYLAW ALLOWANCE



B. POTENTIAL BYLAW TYING 5.0M INTERIOR CEILING HEIGHT TO STRUCTURE



C. STAFF RECOMMENDED BYLAW TYING 3.7M INTERIOR CEILING HEIGHT TO STRUCTURE

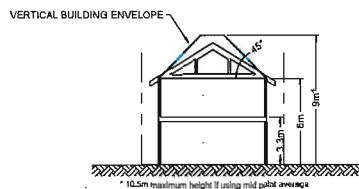


Proposed Vertical Building Envelopes

1. VERTICAL BUILDING ENVELOPES

THE PURPOSE OF THE VERTICAL BUILDING ENVELOPE IS TO DEFINE WHERE PERMISSIBLE FLOOR AREA MAY BE DISTRIBUTED, DIRECTING THE HIGHEST PORTIONS AND UPPER FLOORS TOWARD THE CENTER OF THE HOUSE AWAY FROM THE SIDE BOUNDARIES AND NEIGHBOURS. THIS HAS THE EFFECT OF SHAPING THE HOME IN ORDER TO IMPROVE THE SEPARATION AND ACCESS TO DAYLIGHT BETWEEN NEIGHBOURS.

A. LOT WIDTH $\leq 10\text{M}$

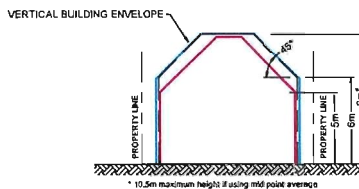


1. ZONING BYLAW 8500, UNCHANGED IN PROPOSED JUNE 16TH AMENDMENT

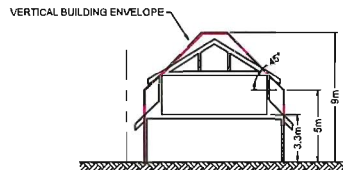
■ ZONING BYLAW 8500

ACKNOWLEDGING THE DIMENSIONAL CONSTRAINTS FOR DEVELOPMENT ON NARROWER LOTS, CITY STAFF DID NOT PROPOSE ANY CHANGES TO THE VERTICAL BUILDING ENVELOPE FOR LOTS HAVING WIDTHS LESS THAN OR EQUAL TO 10M.

B. LOT WIDTH $> 10\text{M} \leq 12\text{M}$

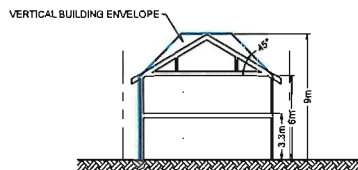


1. VERTICAL BUILDING ENVELOPES



2. VERTICAL BUILDING ENVELOPE RECOMMENDED BY STAFF ON JUNE 16TH

■ ZONING BYLAW 8500
■ JUNE 16TH PROPOSAL

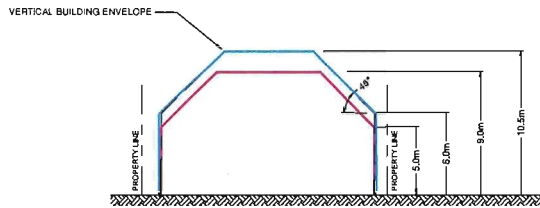


3. EXISTING VERTICAL BUILDING ENVELOPE

AFTER RECEIVING MULTIPLE COMMENTS ON THE EFFECT OF THE PROPOSED VERTICAL BUILDING ENVELOPE CHANGE ON LOTS WITH WIDTHS BETWEEN 10M AND 12M, A POTENTIAL ALTERATION TO THE PROPOSED AMENDMENT AS PRESENTED ON JUNE 16 WOULD BE TO RETAIN THE EXISTING BUILDING ENVELOPE PROVISIONS FOR LOTS LESS THAN 12M WIDE.

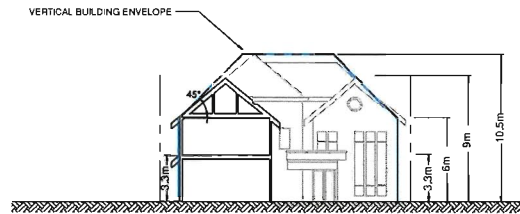
Proposed Vertical Building Envelopes:

C. LOT WIDTH > 12M ≤ 18M



1. VERTICAL BUILDING ENVELOPES

■ ZONING BYLAW 8500
■ JUNE 16TH PROPOSAL



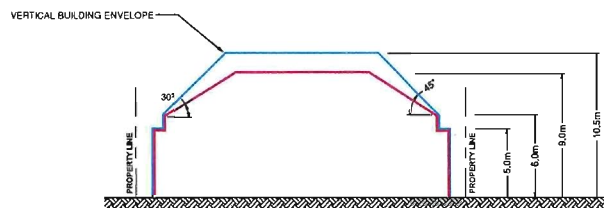
2. VERTICAL BUILDING ENVELOPE ZONING BYLAW 8500



3. VERTICAL BUILDING ENVELOPE JUNE 16TH, NO PROPOSED CHANGE

THERE ARE NO CONTEMPLATED MODIFICATIONS TO THE VERTICAL BUILDING ENVELOPE TO LOTS WITH WIDTHS OF GREATER THAN 12M AND LESS THAN AND EQUAL TO 18M AS PROPOSED IN THE ZONING BYLAW AMENDMENT ON JUNE 16.

D. LOT WIDTH > 18M

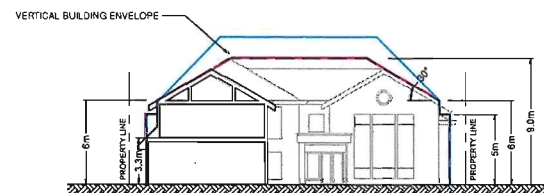


1. VERTICAL BUILDING ENVELOPES

■ ZONING BYLAW 8500
■ JUNE 16TH PROPOSAL



2. VERTICAL BUILDING ENVELOPE ZONING BYLAW 8500



3. VERTICAL BUILDING ENVELOPE JUNE 16TH, NO PROPOSED CHANGE

THERE ARE NO CONTEMPLATED MODIFICATIONS TO THE VERTICAL BUILDING ENVELOPE TO LOTS WITH WIDTHS OF GREATER THAN 18M AS PROPOSED IN THE ZONING BYLAW AMENDMENT ON JUNE 16.

Accessory Building

Proposed Setbacks

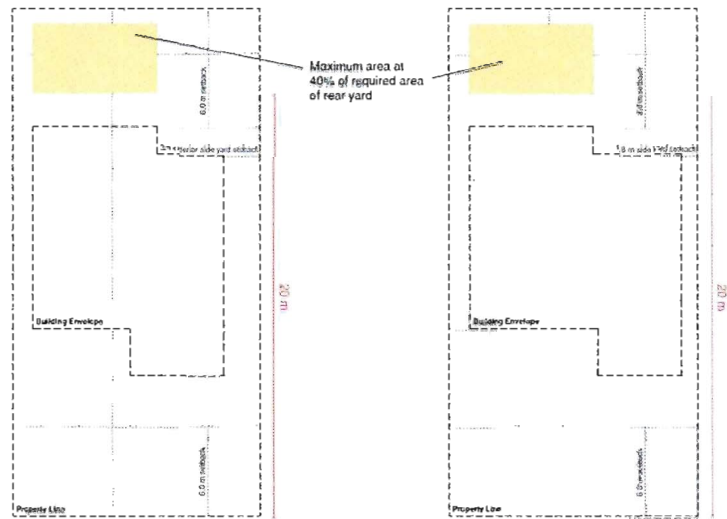
PROPOSED SETBACKS FROM ADJACENT STREETS

1. LOTS LESS THAN 12.5M REQUIRE 3.0M SETBACK
2. LOTS GREATER THAN 12.5M AND LESS THAN 15.5M REQUIRE 4.5M SETBACK
3. LOTS GREATER THAN OR EQUAL TO 15.5M REQUIRE 7.5M SETBACK

1. Accessory Building greater than 10 m²

Proposed Changes to limit massing of detached accessory buildings:

- 1 Size of detached Accessory Building limited to 40% of the area of the required rear yard up to a maximum of 70 square meters.
- 2 Maximum Height for sloped roofs to highest peak is 4.0 m.
- 3 Maximum Height for flat roofs is 3.0 m.
- 4 Location for accessory building within the rear yard as per drawing.



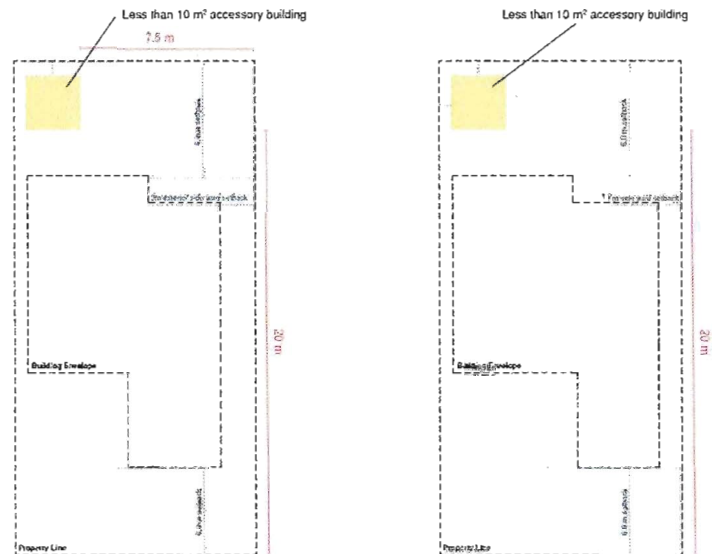
Exterior side yard scenario

Interior side yard scenario

2. Accessory Building less than 10 m²

These accessory buildings do not require building permit, but their height and location within the rear yard will be defined by the following measures:

- 1 Maximum Height is 3.0m for sloped roofs
- 2 Maximum Height is 2.5m for flat roofs
- 3 Location in rear yard shall be as per drawing



Exterior side yard scenario

Interior side yard scenario

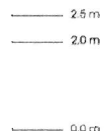
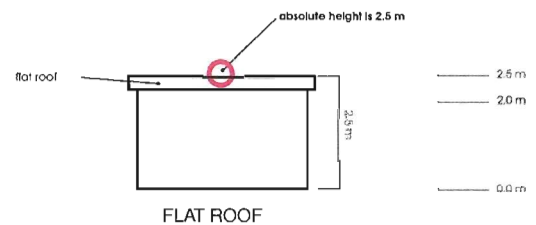
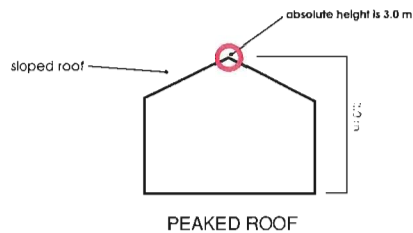
Accessory Building and Garage

Height Requirements

1. Accessory Building less than 10 m²

Accessory buildings less than 10 m² do not require a building permit, but their height and location within the rear yard will be defined by the following measures:

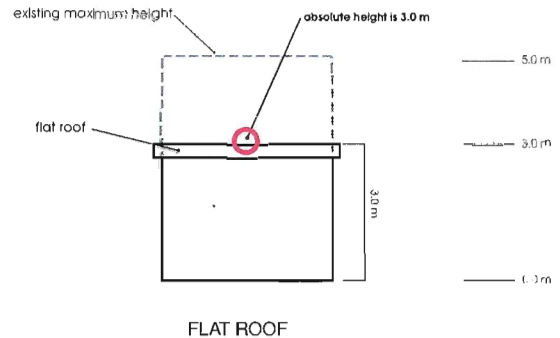
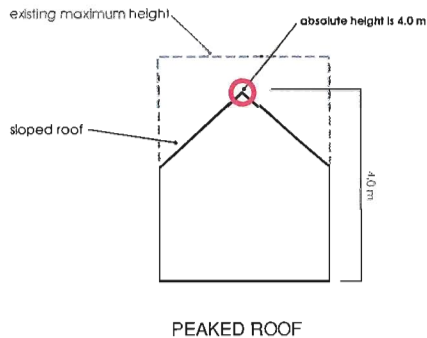
- 1 Maximum Height is 3.0m for sloped roofs
- 2 Maximum Height is 2.5m for flat roofs



2. Accessory Building greater than 10 m²

Proposed Changes to limit massing of detached accessory buildings greater than 10 m² requiring a building permit:

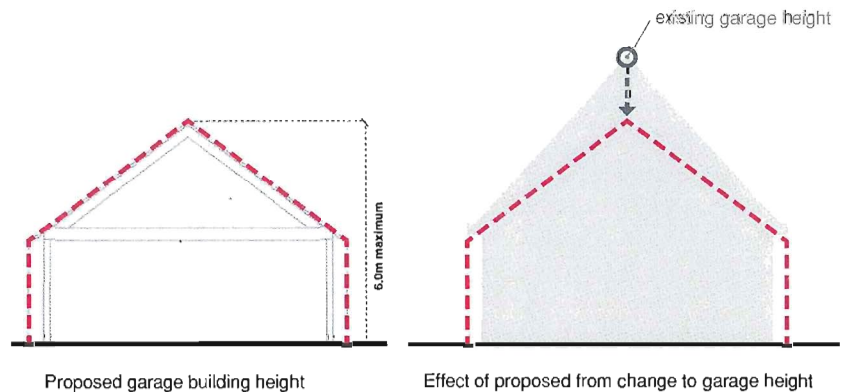
- 1 Maximum Height for sloped roofs to highest peak is 4.0 m.
- 2 Maximum Height for flat roofs is 3.0 m.



3. Attached Garage Height

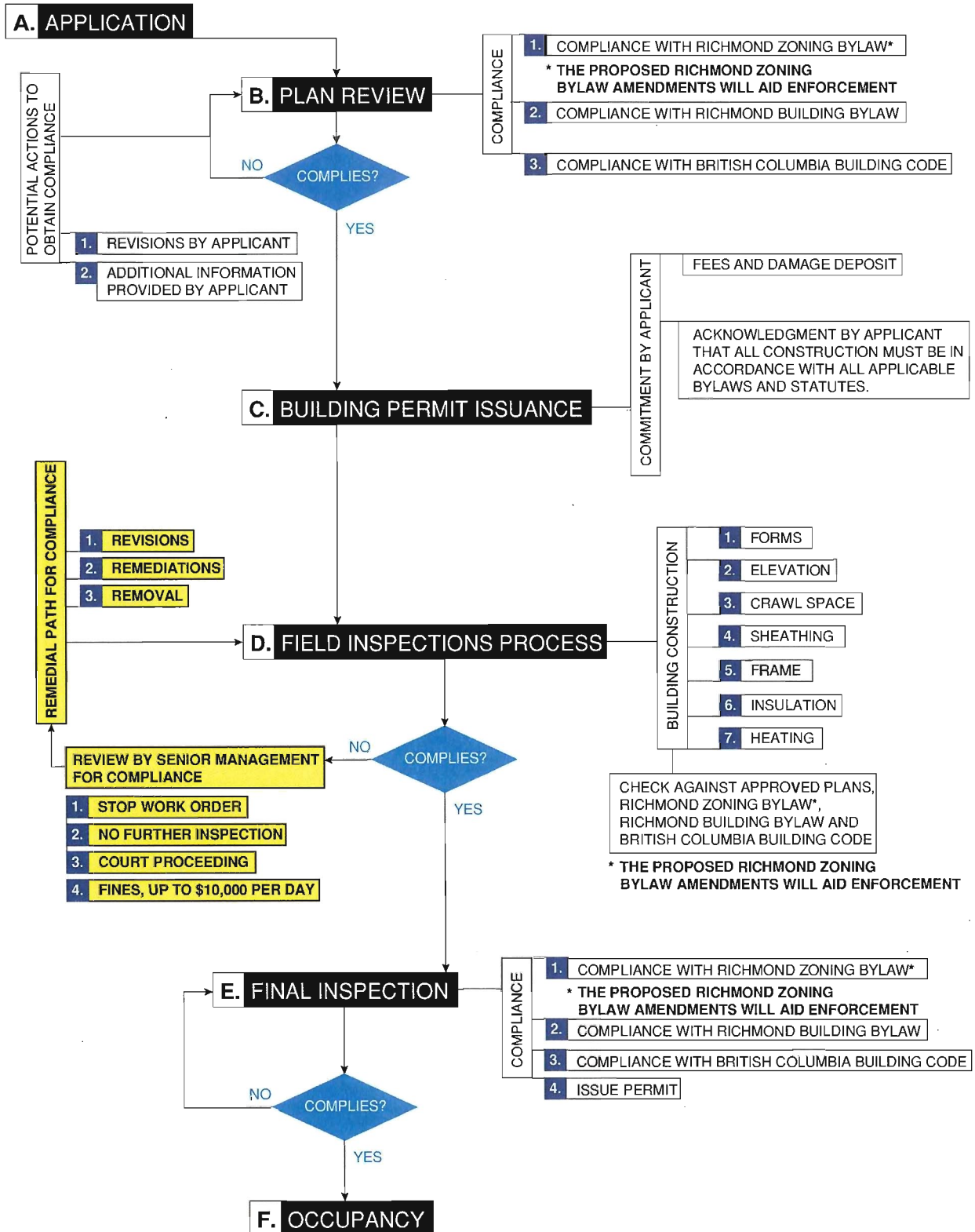
Proposed Changes to Attached Garage Construction:

- 1 Maximum Height to highest peak of sloped roof at 6.0 m
- 2 Maximum Height of flat roof at 4.5 m



Enforcement By Building Approvals: Building and Zoning Regulations

NEW PROCESS



STUDY ON MASSING FOR SINGLE FAMILY NEIGHBOURHOODS

Enhanced Building Permit Application Checklist:

Submission Requirements to be presented in Document

A. DOCUMENTATION REQUIREMENTS

- * ITEMS CRITICAL FOR INTERIOR CEILING HEIGHT CHECK
 ** ITEM CRITICAL FOR COMPLIANCE TO VERTICAL BUILDING ENVELOPE

- | | | |
|------------------------------------|---|---|
| 1. ADMINISTRATIVE ITEMS | A. OWNER OR OWNER'S AGENT (FREEHOLD OR AUTHORIZATION) B. HOMEOWNER PROTECTION OFFICE (HPO) FORM C. CONFIRMATION OF INSURANCE COVERAGE BY A REGISTERED PROFESSIONAL (SCHEDULE E) D. OWNER'S UNDERTAKINGS (SCHEDULE F) E. BUSINESS LICENSE F. TWO (2) COMPLETE DRAWING SETS | 1. DRAWINGS MUST BE SCALE TO SCALE 2. DRAWINGS MUST BE CLEARLY DIMENSIONED 3. SITE PLAN 4. PLANS SHOW HEIGHTS AND AREAS 5. BUILDING SECTIONS 6. SECTIONS SHOWING INTERIOR CEILING HEIGHTS* 7. SECTION SHOWING ALL INTERIOR VOID SPACES* 8. ENERGY DETAILS AND CALCULATIONS 9. SITE SURVEY 10. ELEVATIONS 11. CONSTRUCTION DETAILS 12. ELEVATIONS MUST SHOW PROPOSED VERTICAL BUILDING ENVELOPE** |
| 2. LOT SERVICES | A. PROVIDE DAMAGE DEPOSIT (PUBLIC WORKS) B. INDICATE ROAD IMPROVEMENTS C. INDICATE DRIVEWAY AS NEW, EXISTING OR RELOCATED D. INDICATE WATER SERVICE TYPE E. INDICATE SANITARY SEWER OR SEPTIC TANK F. INDICATE STORM SEWER OR DITCH | |
| 3. SOIL CONDITIONS | A. INDICATE SOIL CONDITIONS AND AMOUNTS OF PEAT, CLAY, FILL B. PROVIDE SOIL REPORT IF NECESSARY C. PROVIDE ASSURANCE OF SUBSURFACE INVESTIGATION (SCHEDULE D) D. CONFIRMATION OF INSURANCE COVERAGE BY A REGISTERED PROFESSIONAL (SCHEDULE E) E. INDICATE METHANE GAS / HOG FUEL AMOUNT F. SOILS COMPACTION REPORT G. PROVIDE DEMOLITION CARD | |
| 4. LAND TITLE AND COVENANTS | A. PROVIDE LAND TITLE RECORD B. NOISE EXPOSURE FORECAST (NEF) AREA IF APPLICABLE C. DEFERRED DEMOLITION | |
| 5. PROPERTY INFORMATION | A. PROVIDE CORRECT PERMIT NUMBERS B. PROVIDE LEGAL DESCRIPTION OF LOT C. INDICATE IF SUBDIVISION D. PROVIDE SERVICING AGREEMENT E. PROVIDE FINAL APPROVAL FOR DEMOLITION F. INDICATE RIGHTS OF WAY (ROW) / EASEMENTS / SERVICES G. PROVIDE HERITAGE STATUS IF APPLICABLE H. INDICATE ENVIRONMENTALLY SENSITIVE AREAS (ESA) IF APPLICABLE I. PROVIDE RIPARIAN MANAGEMENT AREA (RMA) IF APPLICABLE | |

B. BRITISH COLUMBIA BUILDING CODE COMPLIANCE

- | | |
|------------------------------|---|
| 1. BCBC PART 9 REVIEW | A. INDICATE UNPROTECTED OPENINGS B. PROVIDE STAIR DESIGN INCLUDING RISER, WIDTH, RAILS C. PROVIDE MEANS OF EGRESS INCLUDING DOOR SIZE, HALLWAY WIDTH, NUMBER OF WINDOWS IN BEDROOMS D. INDICATE SMOKE AND CARBON MONOXIDE ALARMS E. IDENTIFY SAFETY GLASS IN ENVELOPE OPENINGS F. SECURE HOT WATER HEATER AND SOLAR HOT WATER IF APPLICABLE G. IDENTIFY HEATING TYPE FOR BUILDING H. VENTILATION TO COMPLY WITH BCBC SECTION 9.32 I. ENERGY EFFICIENCY TO COMPLY WITH BCBC SECTION 9.36 J. MINIMUM ATTIC ACCESS COMPLIANCE (20" x 28") K. INDICATE FUME SEPARATION IN GARAGE L. PROVIDE CONSTRUCTION DETAILS INCLUDING RAINSCREEN AND CULTURED STONE M. PROVIDE SOFFIT VENT NOTE |
| 2. STRUCTURAL REVIEW | A. PROVIDE STRUCTURAL ENGINEERING DESIGN B. PROVIDE GEOTECHNICAL ENGINEERING REPORT IF APPLICABLE C. PROVIDE ACOUSTICAL ENGINEERING REPORT IF APPLICABLE D. IF NO ENGINEER CONSULTED, DESIGN IS PRESCRIBED BY PART 9 OF BCBC E. PROVIDE INFORMATION ON UNIFORM LOADS ACROSS STRUCTURE AND POINT LOADS F. IDENTIFY SHEAR WALLS, LINTELS, BUILT-UP BEAM SPANS, JOIST SPANS G. IDENTIFY STRIP FOOTING (8" x 20") AND PAD FOOTINGS H. INDICATE LARGE SPAN OPENINGS I. PROVIDE ROOF OF OR TRUSS LAYOUT UP TO 40' SPAN J. INDICATE BEARING PRESSURE LESS THAN 800 PSF |

C. RICHMOND BYLAW REQUIREMENTS

- A. PROVIDE FLOOR AREA RATIO (FAR) CALCULATIONS
- B. PROVIDE GARAGE AREA
- C. PROVIDE TOTAL AREA OF COVERED OPENINGS
- D. PROVIDE TOTAL AREA OF PROJECTIONS INTO REQUIRED YARDS
- E. PROVIDE BOARD OF VARIANCE (BOV) RULING IF APPLICABLE
- F. PROVIDE DEVELOPMENT PERMIT (DP) / DEVELOPMENT VARIANCE PERMIT (DVP) IF APPLICABLE
- G. INDICATE LETTER OF CREDIT IS RECEIVED
- H. INDICATE SECONDARY SUITE
- I. FULFILL LANDSCAPE REQUIREMENTS
- J. PROVIDE LOT COVERAGE CALCULATIONS
- K. INDICATE LOT DIMENSIONS, SET BACKS AND BUILDING SEPARATIONS
- L. INDICATE MAXIMUM BUILDING HEIGHT
- M. INDICATE RESIDENTIAL VERTICAL ENVELOPE COMPLIANCE
- N. INDICATE FENCE HEIGHT
- O. INDICATE ALL ACCESSORY BUILDINGS OVER 10M² IN AREA

- A. INDICATE PROPERTY ZONE OR LAND-USE CONTRACT
- B. INDICATE LAND USE
- C. PROVIDE TOPOGRAPHICAL PLAN WITH TREES, MATERIAL COVERAGE, GRADE
- D. INDICATE LOT DIMENSIONS, AREA, SETBACKS, LOT COVERAGE AND BUILDING SEPARATIONS
- E. INDICATE AVERAGE GRADE, ELEVATION STAMP / MINIMUM FLOOD CONTROL LEVEL (FCL)
- F. ENSURE SPOT ELEVATIONS AND HEIGHTS ARE IDENTICAL ON ALL FLOOR PLANS
- G. PROVIDE PERIMETER DRAINS FOR ALL IMPERVIOUS SURFACES AND OVERALL SITE DRAINAGE
- H. INDICATE AND DIMENSION ALL ROOF OVERHANGS ON SITE PLAN

D. EXTERNAL CONFIRMATION BY APPLICANT INDICATING ZONING BYLAW COMPLIANCE

1. ZONING REGULATION SUMMARY, TO BE FILLED BY APPLICANT

City of Richmond

Zoning Regulation Summary

Building Approvals Division
6911 No. 3 Road, Richmond, BC V6V 2C1

www.richmond.ca

Tel: 604-276-4006 Fax: 604-276-4053

Property Information:

1. Street Address: _____
2. Legal Description: _____
3. Lot Area: _____ m²

Zoning Bylaw Analysis

1. Proposed Use: _____ Zone: _____
2. Density Floor Area Ratio (F.A.R.): _____

Permitted F.A.R.: _____ % x _____ = _____ m²
 _____ % x _____ = _____ m²
Remainder of Lot Area

Total F.A.R. Permitted: _____ m²

Exemptions:

| All Exterior Covered Areas (Max. 10 % of Floor Area) | Area: Entry/Staircase | Total Garage Area (Vehicle Parking Area Only) |
|---|-----------------------|--|
| 1. _____ m ² | _____ m ² | _____ m ² |
| 2. _____ m ² | | |
| 3. _____ m ² | | |

Main Floor Area: _____ m²

(Including garage/appraisel max. of 60 m²)

Upper Floor Area: _____ m²

1/2 Storey Area: _____ m²

Total Building Floor Area: _____ m²

Plus Covered Area: (Over 10%) _____ m²

Plus Entry/Stair: (Over max. 10 m²) _____ m²

Plus Garage: (Over 60 m²) _____ m²

Total Proposed F.A.R.: _____ m²

3. Maximum Lot Coverage:

Permitted: _____ % x _____ = _____ m²

Proposed: _____ m²

4. Landscaped Area:

Required: _____ % x _____ = _____ m²

Proposed: _____ m²

5. Building Height:

Permitted: _____ m Proposed: _____ m

Finished Average Grade: _____ ft High Point of the Building: _____ m

☐ Show the "residential vertical lot width and depth envelopes" on the elevations.
☐ Sections show different interior ceiling heights.
☐ Sections show interior void space.

6. Secondary Suite Area: Maximum 40% of floor area, or 60 m² whichever lesser.

(if applicable)

Suite Area: _____ m²

Suite to be "roughed-in" for future completion: Yes

Building Designer (Print name): _____ Date: _____

Signature: _____

4-23972
PL-40-100 March 19, 2016

1

4-23972
PL-40-100 March 19, 2016

2

STUDY ON MASSING FOR SINGLE FAMILY NEIGHBOURHOODS



Thank you for attending this public workshop to share thoughts, ideas and comments about the form of our residential neighbourhoods.

For further information please visit:

<http://www.richmond.ca/plandev/planning2/projects/buildingmassingstudy.htm>

In order to express your thoughts and views on the material presented and discussed in this workshop, please take with you a Comment Form and return to City Hall, attention Mr. Gavin Woo, Senior Manager of Building Approvals **by July 15.**





Public Consultation on Proposed Bylaw Amendment

Held July 8th 2015 and July 9th 2015, 4:00PM – 7:30PM
Council Chambers
Richmond City Hall

1. July 8 2015

1. Should allow neighbourhood to grow but also maintain look and feel of existing neighbourhood (retention of existing housing and construction of new to meet existing look). What happens after bylaw is changed? What is the next step?
 - *Present to Council, monitor and track changes, modify and evolve bylaw as we go along*
 - *Short term win is seeing a change in the massing of houses*
2. Worst aspect is in the backyard. Loss of sunlight, privacy, etc. Devastating to people with a garden. Proposed shaping of backyard?
 - *Proposed shaping of backyard was in a massing study. Tabled for future study.*
 - *Present bylaw has requirement of shaping of backyard; high space in building to be facing rear or side yard with additional rear/side yard setback.*
3. Poor inventory of real estate in Richmond. Either small townhouse or very large houses only available.
 - *Direction to staff include development of smaller lots and developments.*
 - *City would support smaller houses, but builders and market tends to drive towards larger homes*
 - *This is a first step and bylaw will evolve to address further issues*
4. First step far too late. Neighbourhood should maintain image. Outsides of houses should maintain a certain look.
 - *Trying to set ground rules on compatibility of homes*
5. 5 of 9 houses are under construction in a particular neighbourhood. How soon will changes be implemented? Multiple large houses in neighbourhood sitting empty.
 - *Getting back to Planning Committee July 21st, Council Committee July 27th. Public hearing September.*
 - *Council aware of the issue of vacant houses.*
6. Resident's house next to a LUC. Can't wait until 2024 for implemented changes to LUC. Setbacks of large houses also an issue. Massive homes not about densification; all about private ownership and money. No community.

- *Staff instructed to start discharging LUC before 2024. All former LUC will be subject to standard zones.*
 - *When LUC comes in, staff talks to designer and owner to see if changes can be negotiated to see if building can more easily fit the look of the community.*
Voluntary for applicant/builder
7. Want feedback that public is being heard in terms of concerns. Design tends to be based on technical policy and guidelines, resulting in big box houses that look intimidating in a community with smaller houses. Large houses imply a statement of affluence that breaks up the culture and breaks up the community. Suggest that look of houses match neighbouring. Suggest a vision for the neighbourhood. Suggest go back to previous bylaw that determined how much of a lot a house could cover (percentage). Also concerned about people who modify property after construction (remove grass, trees, etc).
- *Committed to a process. Timeline not available. Comments to be summarized and presented to planning committee and council.*
 - *Boards of this project are available tomorrow.*
 - *Defining character: no authority to impose look of houses. Can't do it under local gov't act. No opportunity to secure legal agreement to control design.*
8. 28th of Nov 1992 presentation made before council regarding today's comments. Resident at on mega-house committee. Richmond Fire Department had talked about safety concerns. Insufficient side yard setback for set-up of rescue ladder.
- *Will note comments and address*
9. Can freeze be implemented for BP until bylaws in effect? Issue in effect for 23 years.
10. OCP affords great safeguards to individual rights to quality of life, access to light, safety, etc. Most recent developments not in line with concepts of OCP. OCP should protect individuals, especially people who already live there. Feedback mechanism not working. Guidelines not in accord with constitution. Bylaw creators should base bylaw to make it work for people.
11. Need to address setbacks for backyard of house. Any restrictions on setbacks of new house? Concern about fleet of garages at the front of the house. Concerns about houses being built too close together. Concern about amount of densification; Richmond no longer a garden city.
- *Yes, minimum front, rear, side yard setbacks exist.*
 - *Permits issued must meet bylaw*
12. Setbacks with rear yard, 40' backyard for certain zones, but adjoining lot has much shorter yard.
13. Height of site grade requirement caused older lots to be in a hole due to floodplain bylaw.
14. Want fast action and don't want gift of bonus space of high spaces. Houses too high.
- *2.5 Storey houses maintained at height currently noted in bylaw*
15. Want to build new house to existing regulations; build large house with high ceilings.
16. California has a storm fee to address non-permeable ground. Flooding issues. New bylaw that was passed recently had new items that were not previously discussed. ALR properties that looked suspicious were discussed during planning meeting with no investigation or evidence as to their use
17. Builder would love to build bungalows but land prices are so high that it is not financially feasible. Demand is so high for large homes.

18. Builder hears the need to build smaller houses, but this is a prevalent problem throughout the project. Can't make houses so small that it becomes restrictive. Concerned that the proposed changes will make all new houses look the same. Majority of buyers want to buy larger houses. Richmond is a luxury market now.
19. City has developed, why go back to old requirements for older houses.
20. Interest in seeing changes happening sooner. Suggest trade-offs for grand/large rooms and something that is workable for everyone.
21. New houses being built does not foster community. Houses built are catered to off-shore buyers. Off-shore buyers lured into buying large houses.
22. Builders can make recommendations on how houses designed. Builders should explain to buyers the animosity that may come with having massive house. Builders should educate potential buyers of what they should be asking for to maintain a sense of community.
23. Dropped ceilings not typically allowed in Bylaw. Why were they allowed?
 - *History of allowing it. It was not so bad before with previous stacked design.*
 - *Ambiguity of bylaw being amended to address this.*
24. Sideyard projections could result in two houses being only 4 ft apart. Safety issue.
 - *Will be reviewed.*
25. City needs to do more to notify public of meetings.
26. Richmond originally built with a mix of housing (back in 60's) to prevent ghetto. People in some big houses are embarrassed about their homes due to lack of fit in neighbourhood.
27. Some houses lit up; perimeter and fence posts. Impacts neighbouring properties. Lots of emphasis on luxury but it's not something everyone wants. Some large houses in neighbourhood become rental places.
28. What is a single family home? Some houses divided into multiple family homes and hotels.
 - *Single family house is a single house that can contain a secondary suite.*
 - *Planning committee gave staff referral to follow up on hotels*
29. Builders and realtors have a responsibility on how Richmond is presented.
30. All houses are the same now and unfriendly (gates closed, don't care about vegetation, no responsibility to community). Need public input on how things should change. Should consist of long term members of the community.
31. Some neighbourhoods are already built (over half) and these new changes can affect the look of the neighborhood. These are housing trends.
32. Stakeholders have leaders. Suggest more emphasis on hearing from these leaders (?)
33. Neighbours should be consulted on changes. Cited North Delta example.
 - *North Delta is a DP area. Not a process that has been legally explored in Richmond. Have not considered advising neighbours, but proposal will be noted.*
34. Change in appearance of homes and some people like it. High ceilings bring in more natural light. Security cameras installed to protect themselves and not to invade other people's properties. Support living in a city with more green space.
35. Can't turn the clock back on progress. Need to understand the needs of other cultures. Richmond is now an international City with different cultures and wants. Benefit of increased land value.
36. Large houses being built as rooming houses.

37. There are nice houses being built in Richmond. Proposed bylaw is to deal with excesses. How does regulations deal with discharge of LUC and yard issue?
 - *Bylaws do try to address LUCs. To be dealt with on an ongoing basis.*
38. Between bylaw and floodplain bylaw regulations, new houses end up being very tall in comparison to adjacent house. Also issue with flooding on older lots with new houses built adjacent. Suggest some way to accommodate older houses to prevent flooding issues or build additional drainage or pay for damages.
 - *Perimeter drains are supposed to be designed and installed to prevent overland drainage to adjacent property.*
39. Variety of concerns beyond massing: look of the house, cost of living, cost of house. Suggest creating a website to allow for votes that indicate what the major concern is and what should be addressed.
40. Suggestion that presentation documents be available in advance of the actual meeting.
41. Are trees allowed to be cut down for new houses without permit?
 - *When trees need to be cut down, the trees are measured to determine whether or not they require a permit. If permit required, City investigates whether or not it is a healthy tree and if it impedes construction. Permit posted every time tree is to be removed.*
42. Why nothing going forward for new houses to be sustainable? Why not build better houses or move towards more sustainable homes.
 - *Ongoing process. Will move in that direction in the future.*
43. Resident got involved because her group wants fairness for all. Finds it disturbing that existing bylaw allow high ceilings will continue.
44. Builders want to listen to suggestions and find a solution that works for everyone.
45. Concern with building large houses is when it impacts neighbouring properties.

2. July 9 2015

1. Agree that the top plate should be brought down to eliminate the void space. Supported in general by builders. But bringing the top plate down to 12' would make the house imbalanced and less visually appealing. Suggest that people can do whatever they want on the inside as long as it does not contribute to massing. Suggest the middle option (5m ceiling attached to structure).
2. Suggest elimination of changes for lots smaller than R1E (?) due to difficulty in workable layout. Concern with proposed changes to the smaller lots is that house would be pushed further back
3. Proposed change to accessory buildings – agree, but concern with impact of setbacks on corner lots will result in decreased back yards.
4. Appreciate bringing in more enforcement.
5. Want larger setbacks; concern about decreased daylight due to smaller setback.
6. For wider lots, side yards should be more generous, allowing wider houses
7. Any complaints about the 2.5 storey has been about mega homes. Houses built in 60's and 70's also have lack of day lighting. Lots under 18m, proposed changes to building envelope will not work with a current marketable floor plan. Marketable is 4 bedrooms and 3 bathrooms upstairs.
8. 6'8" already on either side of the property lines. Need to determine what the overall objective is: affordable houses? Sunlight?

9. Proposal for 14m lots will not work. Current bylaw makes it difficult for these lots. Sunlight difficult to achieve unless bungalows built and bungalows are not feasible due to cost of lots.
10. 8' ceilings are not marketable.
11. Suggest the City show a plan that works for these smaller lots.
12. Houses built on No 1 Rd – Nobody complains that they are built to the maximum size. Biggest complaint is that they are mirror image or cookie cutter houses.
13. Sunlight is still an issue. Should not be trivialized.
14. Detached accessory building – concerns are in the backyard where garages are being detached and houses are being pushed further back. Concern that the 40% allowance of backyard space to be useable as accessory building.
15. Building envelope change may negatively impact rear yard and could cause more complaints. This will not deal with social issue of new residents coming into the City.
16. Are we here to discuss technical solutions that builders can all follow? Why will proposed changes to building envelope not work for smaller lots? Won't people still buy a house with 9ft ceilings?
17. Marketability is a valid concern but must keep things in context and determine how it applies as priority. Must not supersede rights of residents who have lived in Richmond for decades and want a certain lifestyle committed by City in the OCP.
18. Nothing worse than when we are in a reactive situation. Approach is a knee-jerk reaction to what is happening. Why hasn't City come up with a proactive approach to this problem of monster homes? Why not have stricter controls for neighbourhoods? Why not reward programs for homes that suit the neighbourhood? Need to take a different approach that would address all the problems.
19. Trying to fit one solution to the whole City. Due to diverse opinions, suggest that each subdivision be surveyed as to the type of homes they prefer in that area and bind them for 5 years. Neighbourhood specific zone.
 - *If a neighbourhood wants to come forward to do the specific zone then bring it to council.*
20. People want bigger kitchen or higher ceiling. Don't want design to be dictated. Should focus on the exterior of the homes only and not the inside. Acknowledge that some few builders have built rooms that are not supposed to be there. Suggest that Richmond do inspections up to 1 year after Final Occupancy granted to aid enforcement and propose hefty penalty for non-compliance.
21. Marketability – People are moving forward, builders are building what sells.
22. Port Moody has good neighbour policy that is formalized with signage and has formal inquiry and response method if there are concerns – encourages communication. Port Moody's policy is voluntary; suggest that Richmond makes it a requirement for dialogue between builder and resident before BP issued.
23. Recommend that future be considered when planning the solutions; some people may not want large houses.
24. Current bylaw produces both beautiful and ugly homes. Problem is with the designer and not the bylaw.
25. Small lots – if floor area maxed, the house will either go up or go out. If houses brought forward and garages attached you will have vertical solid wall.

26. The reason why 2nd floor spaces not available for extra bathrooms and bedrooms are the areas with high ceilings.
27. Has anyone from City Hall conferred with RFD regarding these sideyards.
 - *Side yard separation addressed in BC Building Code*
28. The only solution is to rezone neighbourhoods accordingly to address the problem. These issues are causing divisions. Proposed changes to the bylaw will not be effective long term.
29. Problems not typically in smaller lots.
30. Because of changes to building envelopes it is more difficult to follow direction of council of buying larger lots and subdividing to smaller lots and more affordable homes.
31. Don't look at the frontage of the lot, look the size of the lots when considering building envelope
32. Suggest wording and documentation in bylaw is very diligent and exact.
33. Rear yard is shallow and has a negative impact on neighbours.
34. Design in Richmond is very isolated. Does not deal with rear and front yard compatibility of neighbours. Compatible building will help deal with problems.
35. Suggest an experiment be conducted in a certain neighbourhood. Work as a building industry to develop house design that works with the consumer as well as existing residents.
 - *General interest noted.*
36. Richmond's differences from other municipalities in terms of ability to build are what make houses here appealing. Other than Tsawwassen, Richmond has lowest FAR. High ceilings make it appealing.
37. Building the houses for the community as much as ourselves.
38. Massing – Large houses impact neighbours; what is being given back to the community? Interested in solutions that make neighbours happy such as retention of trees or additional trees?
39. Why didn't the City increase enforcement?
 - *City is introducing a level of increased enforcement. More requirements from designers and more enforcement during inspection*
40. During construction trees may be "protected" but end up getting cut down.
 - *There is a tree protection bylaw in place. Trees removed reviewed by arborist; determined to be diseased. Some trees removed as they are in the proposed building envelope.*
41. Regarding trees that are supposed to be protected, suggest reinspection to ensure the trees are actually supposed to be cut down and not done so illegally.
42. Do existing homes meet bylaw?
 - *There was ambiguity in bylaw resulting in some construction that may not have the proper ceiling heights*
43. Enforcement – found many houses with 20' undropped ceilings, knock-outs, 3rd levels, other non-compliance. Must strengthen enforcement.
44. Massing – Considering coach houses to reduce FAR? (not specifically as an offset)
45. Good neighbour policy brought to council previously – progress?
 - *Working towards it. Will be preparing a report that requires signage per good neighbour policy, that indicates contact numbers for City and contractor so people can be notified of issues.*

46. How many additional drawings are required to comply with new check list?
 - *currently at least two, but plan reviewers ask for more if unclear. New requirements would ask for additional documentation.*
47. Suggest City wide bylaw be implemented, rather than test market proposed experiment in Westwind
48. Bylaw restricting creativity (due to restrictions to envelope) will cause more trouble.
49. 5m ceiling height too high, 3.7m ceiling height acceptable as determined by design panel and professionals retained by City.
50. Builders want 5m ceiling height.

Wesley Lim
Recorder & Chairman

:lw

pc: <enter text here>

Woo, Gavin

From: Mayor and Councillors
Sent: Tuesday, 14 July 2015 14:43
To: 'Michael Seidelman'
Subject: RE: Richmond Neighbourhoods

This is to acknowledge and thank you for your email of July 14, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

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

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

Yours truly,

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

From: Michael Seidelman [<mailto:bat1734@telus.net>]
Sent: Tuesday, 14 July 2015 12:35 AM
To: Mayor and Councillors
Subject: Richmond Neighbourhoods

Dear Mayor and City Council,

I currently live in a condo (Apple Green complex) in Richmond but grew up on Coventry Road not far from Grauer Elementary School and before that Craigflower Drive, which is two block away. My parents still live in their house and as I live just a few minutes away and am close with my family, I am there visiting several days a week as are my sisters and my nephew, visiting with my parents, former neighbours and enjoying the quiet and spacious backyard. My parents may be the only ones to sleep there but it really is a "family home" and I hope to own a nice house in Richmond myself one day. I also keep in touch with my former neighbours and hear the concerns they and my parents share with me.

My concerns are the exact same ones my parents and neighbours have. No one I know really has a problem with large homes (mega homes), especially on main streets or in remote areas like Finn Road. We may not like to see completely good homes that are no more than 35 years old being torn down but understand the reality of the matter. The problem is that many of the new homes don't fit into the existing neighbourhoods for various reasons. Personally, I wouldn't say size is the problem. I have seen some nice new homes that fit in well that are in the 4000 sq range. My main concerns are the following.

- Lack of green space and excess of concrete: Older neighbourhoods are very green, with large front lawns and plant life. many newer homes have three-car that unlike most existing homes, have garages that face the house next door so the concrete driveways are larger to allow the cars drive straights and then turn right or left into the garage, as well as to allow more cars to park on the driveways. With double the concrete, there is obviously less

green space and houses don't match the existing neighbourhood. Three-car garages don't need such large concrete driveways if they face the street like the older houses. I think new homes in subdivisions should have to maintain at 85-90% of the front green space to blend into the current neighbourhoods and keep the neighbourhood streets aesthetically pleasing.

- Houses that go further back: Many new homes start further from the street (often because of the large driveways needed for side-facing three-car garages) and because they are larger, go much further back and have smaller yards. The problem with this is that the houses behind these homes are now closer to their neighbours than they ever used to be and the homes next to them lose their sun and feel more like a courtyard when their yard is surrounded by homes rather than other yards. I would like to see homes not allowed to go back as far so they don't close in on existing yards and homes.

Metal fences: Growing up, there was a real neighbourhood feeling but many new homes have metal fences that separate them from the rest of the neighbourhood. Besides not being very "neighbourly", these fences don't fit in with the older homes and block the view of what little greenspace these new homes have from other neighbours. Backyards are fenced in but front yards need not be. I'd like to see this practice stop and over a period of time (10 years perhaps), have the new houses that have popped up with un-friendly and unsightly metal fences be made to remove them so they fit in with their neighbourhood.

I was unable to attend the public hearing but ask ask council to please consider my input. To clarify, these concerns are regarding subdivisions, not main roads which i believe are a little bit of a different matter. Many long-time residents feel like they are being pushed out of their neighbourhoods and it's time their voices are heard.

Thank you for taking the time to read this.

Sincerely,
Michael Seidelman

Woo, Gavin

From: Marion Bellis [wmbellis@shaw.ca]
Sent: Saturday, 04 July 2015 12:27
To: Woo, Gavin
Subject: Mega houses

Dear Mr. Woo

I am unable to attend Public Workshop on Mega houses so I would like to take this opportunity to give my 2 cents worth to this problem as on my south side we have a Mega House.

My husband and I bought this house (a 3 bedroom bungalow) in 1962 when this subdivision was developed. All the houses on this street, the east side of Ainsworth Cres., were bungalows, as the west side of Ainsworth Cres. was developed the house built were two level and back split. All front yards were unfenced but the back yards had fences. Neighbors met one another and helped on another.

About 10 years ago the neighborhood started to change. Large houses with fencing all around were being built. About 6 or so years ago the house on our south side was torn down and a mega house complete with complete fencing went up. Our first problem was our tv was not cable but satellite so lo and behold no tv reception. Cost to us \$485 to move the receiver to the north west corner of our house and to raise it. Our second problem was the next door property was raised about 30 or so inches then a 6 ft fence went up, then a mega house went up almost to the property line, so now the garden area on the south side of our house became shade and I could no longer grow my tomatoes and beans there.

I know the property is occupied but a it is impossible to meet the people because a garage door opens, the gate opens a car drives out, the garage door closes and the gate closes with nobody being seen. Because of these large houses and in some cases with spaces in them being rented, we have a parking problem with so many cars. A good example is coming off Williams Road turning south onto Aragon there are so many cars parked one car only can pass, just be extra vigilant coming around the corner. Alas with so many changes my friendly neighborhood is no more and as a senior we become isolated because we cannot ask a neighbor for help is we need it which we could do before when we checked up on one another.

Thank you for the opportunity of saying my peace.

Regards

Mrs Marion Bellis,
10440 Ainsworth Cres.
Richmond, B.C.
V7A 3V6
604-277-8518

Woo, Gavin

From: Lois & Gilles Bouchard [glbouchard@telus.net]
Sent: Friday, 03 July 2015 15:50
To: Woo, Gavin
Cc: gwood@richmond-news.com
Subject: Richmond Building Sites ...

Mr. Woo,

I may be unable to attend the July 8 public consultation, so wish to submit the following:

From Fairdell Crescent, to Seafair Drive, Francis and Blundell to Number 1 Road, a great number of properties are in redevelopment status. New home sizes, lot coverage, fencing/gates, endless construction noise and absentee owners are significant and unpleasant neighbourhood changes. We are disappointed in City management that has allowed this to happen.

Equally distressing is the often twelve-month or more development time of projects where neighbours witness absolute neglect and disrespect – grossly unattractive construction fencing and excessive signage; filthy site management habits: garbage tossed and abandoned for weeks at a time to blight the landscape of otherwise tidy neighbourhoods and blow across neighbours' lawns; grass and weeds gone wild.

As Buildings Approval Manager, I ask you to share this message with relevant City authorities. We see City vehicles all around the neighbourhoods – they should be reporting these conditions and new builders/owners should be charged with the responsibility of maintaining clean sites. It's all a very sloppy mess!

Regards,

Lois Bouchard
8800 Fairdell Crescent, Richmond
604.275.3309

Woo, Gavin

From: Brandt Lorne [brandte1@telus.net]
Sent: Friday, 03 July 2015 10:21
To: Woo, Gavin
Cc: MayorandCouncillors
Subject: Housing bylaw changes.

Dear Mr. Woo,

I want to share with you and the mayor, staff and councillors of our city my thoughts on housing in Richmond. I am also copying it to our other city representatives at other government levels.

As so many have been saying for so long, the current building trend - which has already gone on far too long - **must stop**.

As a Christian who also is aware of and supports First Nations views on our need to care for our earth and try to keep it beautiful and sustainable for all, the way our Creator made it, I also believe I need to make my voice heard.

What we are doing to our city is destructive to the environment and contributing to global warming. Is that what we want to be remembered for? What we are doing is also **obscenely socially unjust**. If we had prophets as in biblical times, they would be calling judgment on our heads for what we are doing to the environment and to those who cannot afford any longer to live in their homes because of the greed of too many.

There are many groups involved. First is the federal government, who lets too many wealthy immigrants in, ostensibly to invest or get jobs. But that is another level of government beyond you all. However, I think it is the responsibility of city councillors and staff to bring citizens concerns on federal matters to that government.

Then there are the immigrants who build what are now often referred to as these monster houses. Indeed, some are bigger than small hotels in other parts of our country. These people often do not end up working here because in the end they really do not have the language skills and because they can make more money in Asia, so they contribute little to our economy besides what they spend on houses, cars and other purchases. They generally keep all their other assets offshore, nontaxable for Canada there. Therefore, they claim low income and drain our social welfare coffers. I have close ties to the new immigrant community and I know how they count the days until they can get the maximal benefits from our system - OAS, GIS, Sales tax rebate etc, not to mention low-cost bus and community amenity passes and extra medical care - all the benefits that accrue to low income. They are well-informed about these things by their immigration advisers and often know more about these things than many who grow up here. They also thus inflate our poverty figures, including for children, as again, many of these wealthy parents don't work here and claim no income here as it is still being earned and kept offshore.

We need to educate these newcomers about our Canadian values at the stage where they are expressing interest in coming here. They come here for our education and health care but, as I said, contribute little to its upkeep. They come here for our beauty and clean air, but are speeding up the process of changing all that by their driving and housing habits.

Then there are the realtors who are just too happy to let home prices go up and up so they can make more. This is driving away many of our citizens; those who have lived here for years and those who have grown up here and have every right to keep living here in this beautiful environment. Instead, we sell out to wealthy

immigrants at overblown prices. If the market cannot correct this, government needs to step in somehow. There are ethics involved here.

Then there are the developers and builders. Again, why not, they will build what the customer wants. More money is made that way. Maybe the architects and developers need to teach their clients that large house are giving them a bad name in the eyes of fellow Canadians and making them unwelcome. I have taken guests around our city and heard them and other newcomers comment on how ugly many of these new homes are with their mix of old, new and pretentious. It is again, **socially and morally obscene** the way we tear down perfectly sound homes in this city to make way for these monstrosities. In any other part of this country these homes would be kept up and renovated over time. Here? Why bother, let it deteriorate and we can sell it for a fortune. Four hundred homes gone in a year? That's a whole village in other parts of our land. We need to encourage preservation of our homes, not destruction. At least these older homes would be more affordable to those who now cannot afford to live here.

Here is where the city comes in. We need to turn the tide on the increasing growth of our carbon footprint because of these building methods. Every tree cut down - and our tree bylaws and their reinforcement, I'm sorry, are just a window-dressing joke in far too many instances - contributes to loss of oxygen and increase in carbon dioxide in our environment. It also directly drives up the temperature because trees give off water vapour which has a cooling effect. They also provide shade which further cools. They way some trees repeatedly have their limbs amputated - I won't give the practice the dignity of calling it pruning - even right on Number 3 Rd. almost in sight of city hall, is contrary to city bylaws, not mention that it eventually kills the trees. Our newcomers come from cities and places where they are not used to greenery and trees. They are not used to looking after yards (mowing grass and raking up leaves), so they want no big trees that might cause more work such as pruning and cleaning up fallen leaves. We need to teach them (and many of our so-called arborists and gardeners, who are too often tree butchers - look at what they do to trees near hydro lines etc. - overkill and then some) the value of trees.

Environmentally, lawns make no sense either - cutting, watering, fertilizing etc. However, one can plant ground cover, flowers and shrubs. One can make gardens, what with all our concern about food safety, transportation costs and loss of farmland. Every square foot of green replaced by paving stone and pavement, or larger house, again contributes to global warming. This calls for more air conditioning... see the energy usage and costs increase? These homes must be ovens inside in the summer with no trees or greenery around to absorb heat and provide shade and cooling.

Surely the City also realizes that many of these large homes with their large car-filled driveways are so made to accommodate the many illegal renters housed there. Many are also indeed unofficial hotels for tourists. All of this needs to stop or be controlled and monitored.

Every time I go for a walk in the neighbourhood and see more developer signs and orange fencing etc., a little bit of me dies along with our city. Is this what our city representatives want to be remembered for - the death of Richmond and loss of many of its citizens to the rest of the country? we need some major changes at City Hall... I know there are some allies there, but obviously still not enough.

Lorne Brandt, MD, FRCP
307-8300 Bennett Rd.
604-276-9304
Richmond BC.
E-mail: brandte1@telus.net
Twitter: [@elbrandt](https://twitter.com/elbrandt)
Blog: <http://reflect-lulu-isle.blogspot.ca>

Woo, Gavin

From: Penny Charlebois [pennycharlebois@telus.net]
Sent: Thursday, 02 July 2015 19:38
To: Woo, Gavin
Subject: Mega homes

I am in favour of changing the residential zoning bylaw. This city only seems to favour the developers and not the people such as myself who have lived in Richmond and paid taxes for many years. So far I am very fortunate that I have not had a mega home built next to me. I moved from my previous neighbourhood (broadmoor) because I feared for my children's lives with all the construction trucks going by our home.

I do not for a minute buy Alexa Loo's argument that we should build them because people want them, that is the most ridiculous statement I have ever heard. I know of someone building one right now, the first floor is the living area, the second are the bedrooms and the third is the builders "playroom". So this guy gets a playroom and his neighbours get to look at an eyesore and ruin there backyard.

My neighbourhood is not zoned for the three level homes, but close by it is and some are doing the slanted roof line but one in particular looks like a condo it is a full three stories high (this house is just being built but the top floor caught fire) it is so close to the road, I couldn't believe it when I first laid eyes on it. I feel so sorry for the neighbours.

No more Mega's

Penny Charlebois and Family

Sent from my iPad

Woo, Gavin

From: Ryan Bullard [ryan09560@gmail.com]
Sent: Sunday, 05 July 2015 21:20
To: Woo, Gavin
Subject: Development bylaws

Just don't bow down and cater to the developers any longer.

Please, for the sake of my city, do the moral and right thing.

Thanks,

Ryan

Woo, Gavin

From: Woo, Gavin
Sent: Friday, 10 July 2015 16:25
To: 'WILDE DEBBIE'
Subject: RE: Mega home consultation

Dear Ms. Wilde,

This is to acknowledge and thank you for your email on July 7, 2015. We are reviewing all comments and will be bringing this information and providing recommendations in our proposed amendments of the Zoning Bylaw to our Mayor and Councillor.

If you have any questions or further concerns at this time, please give me a call.

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

Gavin Woo, P. Eng
Senior Manager, Building Approvals Division
City of Richmond
604-276-4113

From: WILDE DEBBIE [<mailto:debralynnwilde@hotmail.com>]
Sent: Tuesday, 07 July 2015 20:45
To: Woo, Gavin
Subject: Mega home consultation

Dear Mr. Woo:

I write as a 50 year plus resident of Steveston/Richmond and, although I've come to learn that deaf ears often hold these consultations with no intention of "hearing" or changing the feedback (with them mostly for show and to cover bases), that must change. We, the people who made these communities what they are today, will not settle for any less.

Our children no longer can find "homes" as what is being built here are palaces, castles and hotels. This was recently confirmed by a report of an advertisement in Asian promoting a home on Gilbert Road as just that. Someone is turning a blind eye and will be held accountable. People building these homes are not invested in the community, they are simply looking for profit through quick turnover investments. It is for profit, but at such an expense. For what has made Richmond so appealing is the sense of safety and community that has been established over the years here. That's because families all have reached out to one another in modest family homes, joining together in backyards for barbecues and gatherings. That is changing, as greed and profit pave the way over homes where memories were made.

It is a huge imposition and intrusion to have these gigantic fortresses placed beside homes that families have been raised in, forcing them out when they can no longer see the forest for the trees. The mountains beyond the buildings. The sunsets.

We will continue to strive for what is so treasured here and insist it is preserved. It is not too late, but once it's gone it'll never come back. We will never come back. And the Richmond that was formed on families will

be just another city of concrete. And the legacy will be gone...but not forgotten. We will be sure to spread the word on how some have failed us...have stripped from us what we so cherish.

I have a following of 50,000 people on a site where my profile is viewed daily. I will continue to speak out about the injustices I'm seeing and will not rest until this is put to a halt. There is no need for monstrosities that we are seeing here. And we're wise to how they're being bought, sold, rented and promoted. Someone has to step up and lead the way.

And, if they are to be "hotels", they must be taxed and monitored as such with business licenses and zoning regulations in place. Audits and reports on revenue. Who's steering the ship here (and turning a blind eye)?

Please, preserve this beautiful community by reeling things back in and permitting "homes" not "buildings". It is your duty to do so.

I have to work (overtime, just to now make ends meet here). But I will be there in spirit, and my voice is to be heard. I will make sure it is.

Debbie Wilde

From: Kelly Greene [kelly_jelly@hotmail.com]
Sent: Tuesday, 07 July 2015 15:48
To: Woo, Gavin
Subject: Out of scale new home development

Hello Gavin,

I'm writing in response to a call for comments (Richmond Review, July 1, 2015) regarding new home development in established neighbourhoods.

I'm disappointed that some established neighbourhoods, like Westwind and Steveston North (Diefenbaker), have been allowed to become "Franken-hoods." The damage to established neighbourhoods is two pronged: inappropriate design from the street, affecting the entire neighbourhood, and inappropriate design from the rear of the property, affecting adjacent owners.

To understand what I mean by inappropriate design from the street, I would encourage you to drive down Freshwater Drive, where exactly two homes ruin the streetscape. You will not have any question which ones they are. They use two design features that are employed extensively (to the detriment of all neighborhoods in Richmond), namely a garage turned 90 degrees to the street, and a mortar and iron fence. I understand on arterial roads that these features may be desirable, for example, allowing a driver to enter/exit the road safely, or keeping errant pedestrians from loitering on their property. However, these design features have NO place inside a neighbourhood.

A garage turned 90 degrees is just an excuse to pave (in a variety of mediums) the whole front yard. Often developers leave a token tree, leftover from the demolition of the old home. This utterly decimates the collective urban garden we all have a duty to provide and maintain for all of our benefit. The strip of grass between the cinderblock and iron fence is not an adequate contribution, and in fact is often sorely neglected. And the "fence" effectively cuts a line around the house from the rest of the neighbours. They might deign to live there, but surely will not allow themselves to belong to a greater community. Although if not allowed a fully paved front yard, perhaps the "fence" would disappear as a natural consequence?

With regards to inappropriate design from the rear of the property, this naturally stems from the feature where the garage is turned 90 degrees. By turning the garage, the entire home is pushed as far back into the lot as possible. As a consequence, now the entire front yard is paved and nearly the entire lot is covered by a home. (Not to mention the additional accessory building which is also allowed.) I cannot imagine how much a huge home looming over an existing owner's yard would devalue that person's property, but I imagine it is significant. Who would want to spend quality time outside next to a home which, from the sides and rear, appears commercial rather than residential? Playtime with your kids or a barbecue with friends literally shadowed by a stucco wall?

Perhaps the issue is partly massing, but I believe a major portion of it is positioning the new home correctly on the lot. If the back wall of the new home is roughly in line with the neighbours, would anyone feel crowded out of their green space? If the front of the home had a garage which faced the street, and landscaping, rather than pavers, cinderblock and iron, would residents feel unwelcome from their own neighbourhoods?

I call on city council to make corrections to the building bylaws to address the erosion of existing neighbourhoods. **There is value** in maintaining mutually beneficial green spaces in our front yards. **There is**

value in ensuring all homeowners, old and new, have the ability to enjoy outdoor recreation in their backyards. This value can be measured with both financial benefits and intangible benefits, individually and collectively.

I trust city council to implement changes to protect our neighbourhoods for the betterment of all Richmond residents.

Sincerely,
Kelly Greene

Woo,Gavin

From: WILDE DEBBIE [debralynnwilde@hotmail.com]
Sent: Tuesday, 07 July 2015 20:45
To: Woo, Gavin
Subject: Mega home consulation

Dear Mr. Woo:

I write as a 50 year plus resident of Steveston/Richmond and, although I've come to learn that deaf ears often hold these consultations with no intention of "hearing" or changing the feedback (with them mostly for show and to cover bases), that must change. We, the people who made these communities what they are today, will not settle for any less.

Our children no longer can find "homes" as what is being built here are palaces, castles and hotels. This was recently confirmed by a report of an advertisement in Asian promoting a home on Gilbert Road as just that. Someone is turning a blind eye and will be held accountable. People building these homes are not invested in the community, they are simply looking for profit through quick turnover investments. It is for profit, but at such an expense. For what has made Richmond so appealing is the sense of safety and community that has been established over the years here. That's because families all have reached out to one another in modest family homes, joining together in backyards for barbecues and gatherings. That is changing, as greed and profit pave the way over homes where memories were made.

It is a huge imposition and intrusion to have these gigantic fortresses placed beside homes that families have been raised in, forcing them out when they can no longer see the forest for the trees. The mountains beyond the buildings. The sunsets.

We will continue to strive for what is so treasured here and insist it is preserved. It is not too late, but once it's gone it'll never come back. We will never come back. And the Richmond that was formed on families will be just another city of concrete. And the legacy will be gone...but not forgotten. We will be sure to spread the word on how some have failed us...have stripped from us what we so cherish.

I have a following of 50,000 people on a site where my profile is viewed daily. I will continue to speak out about the injustices I'm seeing and will not rest until this is put to a halt. There is no need for monstrosities that we are seeing here. And we're wise to how they're being bought, sold, rented and promoted. Someone has to step up and lead the way.

And, if they are to be "hotels", they must be taxed and monitored as such with business licenses and zoning regulations in place. Audits and reports on revenue. Who's steering the ship here (and turning a blind eye)?

Please, preserve this beautiful community by reeling things back in and permitting "homes" not "buildings". It is your duty to do so.

I have to work (overtime, just to now make ends meet here). But I will be there in spirit, and my voice is to be heard. I will make sure it is.

Debbie Wilde

July 06, 2015

To whom it may concern,

I Harjinder Vinepal resident of 3620 Blundell Rd is concerned about the new changes the city is planning which will limit the high ceilings. I am particularly in favour of these high ceilings which can amount up to 16 feet in height. These ceiling make the house look more open , bright and more appealing. The High ceiling have no effect on the exterior of the house. These houses are just as solid as others, even engineers sign off on them. These wonderful homes existed for the last 20 years and I do not see a problem in the future of these homes. As some say they look massive or big I personally feel they fit right in with the rest of the subdivision. I would personally love to raise my kids and family in this type of home. They do not seem to encroach on other homes, everyone still keeps their privacy .So I do not find a concern of any type with this type of land use. If there is any question or concerns please feel free to contact me at 604 729 0198 or harryvinepal@hotmail.com at anytime Thanks.

Harjinder Vinepal

Concerned Resident

Comments for Public Workshop, July 8, 2015 Building Height and Massing

The bylaw:

- Is too subjective—open to abuse. Language must be tightened so that the intent of the bylaw cannot be ignored.
- Is not being enforced.
 - Example: A house under construction on Granville at McCallan has an attached garage at the back of the lot. There is no lane, so the garage should not be so far back.

The building approval system:

- Must be flawed. It is too easy for builders to get anything and everything approved.
- Appears to allow builders to apply pressure on employees. Separate the intake process (with the builder/applicant) from the checking and approval process (without the applicant).
- Seems to be no one's responsibility. Make every employee down the line responsible for ensuring the bylaws are followed. What we see now is an attitude of "I don't know how this happened". Nobody takes ownership of the problem.

Megahouses:

- Are too large for their lot sizes. They are shoehorned into lots, spoiling the look of established neighbourhoods. Expanded volumes and roof heights cause new houses to dwarf neighbours.
- Affect quality of life. Houses are set far back on the lots so that the neighbouring homes lose privacy and the feeling of open space in their back yards.
- Block neighbouring houses' sunlight.
 - Example: Long-time neighbours moved because the new megahouse cast a permanent shadow on their swimming pool. The pool no longer had sun to warm the water.
- Send water runoff to the neighbouring lots.
 - Example: At least two blocks in our subdivision have noticed higher water levels after construction of megahouses on each block. Higher water tables can drown established gardens.
- Begin a domino effect on a neighbourhood. Long established neighbourhoods come apart as people decide to sell and leave Richmond.
 - Example: On just one side of my street, of the original twelve houses, seven have been replaced in the past couple of years. One of these new houses has already clearly been abandoned by its owner.

Cheating:

- Megahouses are built with void spaces to be filled in after final inspection.
- Houses are built with knock-out trusses meant to be removed after inspection.
 - Example: A house on Riverdale Drive had the garage roof trusses removed last fall/winter. The windows are now covered with blinds.
- Extra-high rooms are converted to two rooms, one above the other.
- Double height spaces are not counted as double floor area.
- Ceilings are pushed higher than the nominally accepted height.

Fire hazards:

- Void spaces between false ceilings and attics are a fire hazard because they aren't obvious.
 - History: Sometime ago, there was a condo fire on or near Minoru Blvd, where there was a hidden hallway that had been built into the building but not connected to the suites. The fire was difficult to contain because of that hidden space.
- Megahouses have very minimal side yards.
 - Some houses are only an armspan apart from each other
 - Side yards are made even narrower by projections on the house, making the space between the fence and house difficult to access.
 - History: Many years ago, the Richmond Fire Department attended a city meeting about a new subdivision. The fire department stated the houses were so close together that if one were to catch on fire, it would be very difficult to keep others from also burning. Megahouses are much larger and closer than houses were in those days.

Richmond has a big problem:

- Builders regularly use the terms *teardowns* and *shacks* to convince Richmond's council and planning department that older homes should be demolished.
- We are losing the truly affordable homes—those in middle income neighbourhoods that have been owned for many years. We have also lost many affordable basement suites that were in now-demolished homes.
- We will lose even more citizens who have tried to make Richmond a liveable community. People want to live in a city where everyone lives by the rules.
- Richmond is now the wild west of building construction. Anything goes. If it isn't already, it will soon be impossible to reign in uncontrolled construction.

Marion Smith
marionsmith@shaw.ca

Woo, Gavin

From: Ryan Bullard [ryan09560@gmail.com]
Sent: Sunday, 05 July 2015 21:20
To: Woo, Gavin
Subject: Development bylaws

Just don't bow down and cater to the developers any longer.

Please, for the sake of my city, do the moral and right thing.

Thanks,

Ryan

Woo, Gavin

From: Marion Bellis [wmbellis@shaw.ca]
Sent: Saturday, 04 July 2015 12:27
To: Woo, Gavin
Subject: Mega houses

Dear Mr. Woo

I am unable to attend Public Workshop on Mega houses so I would like to take this opportunity to give my 2 cents worth to this problem as on my south side we have a Mega House.

My husband and I bought this house (a 3 bedroom bungalow) in 1962 when this subdivision was developed. All the houses on this street, the east side of Ainsworth Cres., were bungalows, as the west side of Ainsworth Cres. was developed the house built were two level and back split. All front yards were unfenced but the back yards had fences. Neighbors met one another and helped on another.

About 10 years ago the neighborhood started to change. Large houses with fencing all around were being built. About 6 or so years ago the house on our south side was torn down and a mega house complete with complete fencing went up. Our first problem was our tv was not cable but satellite so lo and behold no tv reception. Cost to us \$485 to move the receiver to the north west corner of our house and to raise it. Our second problem was the next door property was raised about 30 or so inches then a 6 ft fence went up, then a mega house went up almost to the property line, so now the garden area on the south side of our house became shade and I could no longer grow my tomatoes and beans there.

I know the property is occupied but a it is impossible to meet the people because a garage door opens, the gate opens a car drives out, the garage door closes and the gate closes with nobody being seen. Because of these large houses and in some cases with spaces in them being rented, we have a parking problem with so many cars. A good example is coming off Williams Road turning south onto Aragon there are so many cars parked one car only can pass, just be extra vigilant coming around the corner. Alas with so many changes my friendly neighborhood is no more and as a senior we become isolated because we cannot ask a neighbor for help is we need it which we could do before when we checked up on one another.

Thank you for the opportunity of saying my peace.

Regards

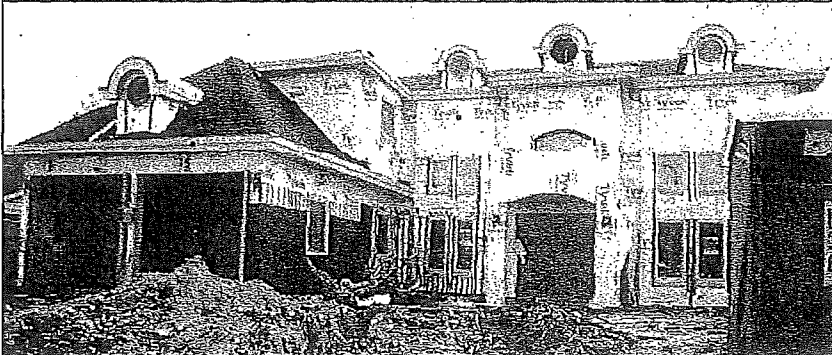
Mrs Marion Bellis,
10440 Ainsworth Cres.
Richmond, B.C.
V7A 3V6
604-277-8518

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Why are Richmond houses so massive?



Have you lost your sunshine? Your privacy?

LEARN about back framing, filling in void spaces, knock out trusses, double height calculations with false dropped ceilings that circumvent the intent of our City's Zoning Bylaws

City's Proposed amendments don't go far enough!

- Extra Free Bonuses to double height void spaces on the second floor are counter productive to limiting excessive massing of new houses.
- Large allowances for detached accessory buildings, are not precluded from front yards, and further push back houses to maximum depth.
- No change to 2-1/2 storey peak height at 34.5 feet differs from the proposed 2 storey height reduction. Both were the same pre-2008 at a maximum of 29.5 feet to peak.
- Dropping double height calculations to 12 feet is a step in the right direction.

BRING your backyard pictures...TALK about your concerns...

- Richmond size control of LUC properties is deferred. (Surrey has started process)
- SEND a copy of your backyard pictures to info@WRAPd.org

MAKE YOUR VIEWS KNOWN DIRECTLY to the CITY:

City Sponsored Meetings July 8 (Public) & July 9 (Builders)
(both meetings are open to the public)
4 to 7pm at the Richmond City Hall, Council Chambers

This ad is paid for by the West Richmond Association for Positive development.

www.WRAPd.org

DELIVERING FRESHNESS

PLN - 234

Woo, Gavin

From: MayorandCouncillors
Sent: Thursday, 02 July 2015 15:20
To: 'Tessa D'Aguiar'
Subject: RE: Mega Houses

This is to acknowledge and thank you for your email of July 2, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

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

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

Yours truly,

Michelle Jansson

Manager, Legislative Services

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

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

From: Tessa D'Aguiar [<mailto:skydogs@telus.net>]
Sent: Thursday, 02 July 2015 12:11 PM
To: MayorandCouncillors
Cc: Woo, Gavin
Subject: Mega Houses

It appears that again the mayor and his band with the exception of Carol Day is not getting the issue of mega houses and just how invasive they are to other taxpayers. These houses are too BIG, TOO LONG, TOO WIDE FOR THE LOT THAT THEY ARE ON. They are multi dwelling homes with no where for their tenants to park as the roads in these residential areas are too narrow. They are houses on my street of Aintree Crescent where nine cars can be found parked in front of one house all at the same time. As massive homes are being built on my street at this moment they is no conformity, they all look massive with no class or decorum to them. Contrary to what one developer said we are not envious nor are we jealous of these big homes and it is not in our culture to have many families living under the same roof. No one is saying these large homes should not be built but they belong on lot sizes that are much bigger than what they are on. We are taxpayers too and the time has come to stop this mega home building on too small a lots. Listen to the people to Richmond, we put you there and we can

take you out. this has been a long standing issue which you all have ignored over the years and now you are forcing people to leave this city because you refuse to do nothing in favour of the almighty dollar. Richmond has become a disaster and if you are proud of what you have done you are all misguided and totally oblivious to the wants and need of the people living here. The signage issue is another subject where we English speaking people have rights too and since when is Canada a country of English & Chinese. Even with this public forum you all will still go ahead and allow the developers to build ugly big homes so you don't have to deal with affordable living while turning Richmond into the uglier city it is becoming

Sincerely,
Tessa D'Aguiar.



FREE Animations for your email [**Click Here!**](#)

Woo, Gavin

Subject: FW: Zoning Bylaw Amendments Building Height and Massing

From: Lynda Terborg [<mailto:lterborg@shaw.ca>]
Sent: July-02-15 9:12 AM
To: Erceg, Joe; Craig, Wayne
Subject: Zoning Bylaw Amendments Building Height and Massing

Good Morning gentlemen,

Members of the WRAPd group who have been involved in providing concerned citizen inputs to the staff recommendations for controlling building height and massing since the April 20th Council meeting, understand senior staff have had follow-up meetings with the small builders group, and others subsequent to the Planning meeting of June 16th.

We have reviewed the material posted on the City's website and do not find any updates from the June 16th planning committee recommendations. The material posted does not include Wayne Craig's memo to Council dated June 19th that was not addressed at Council due to Item 17 (the Planning Committee report) being deleted from the agenda.

Are we going to see any changes to the proposals presented with the story boards provided at workshop meetings?

We would like to request a meeting with you, at your earliest convenience, and prior to the proposed workshops next week July 8 and 9 to discuss the recommendations, and provide our input and concerns directly.

Thank you

Lynda Terborg
WRAPd Steering Committee
West Richmond Association for Positive development
604-250-8676

Mayor and Councillors

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

From: Mayor and Councillors
Sent: Monday, 22 June 2015 9:59 AM
To: 'Robert Ethier'
Subject: RE: Council Meeting to be held on June 22, 2015.

cc: Gavin Woo
Wayne Craig
Joe Erceg

This is to acknowledge and thank you for your email of June 21, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

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

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

Yours truly,

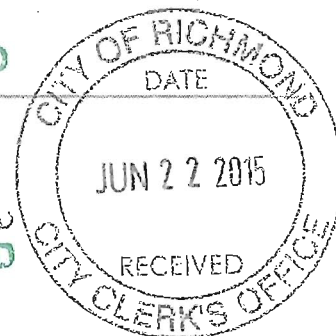
Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

PHOTOCOPIED

From: Robert Ethier [<mailto:rethier@shaw.ca>]
Sent: Sunday, 21 June 2015 9:12 PM
To: Mayor and Councillors
Cc: 'Ajit Thaliwal'; 'Raman Kooner'; 'SAM SANDHU'
Subject: Council Meeting to be held on June 22, 2015.

JUN 22 2015

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Dear Mayor & Councillors

This email is sent to City of Richmond Mayor & Councillors as a record and to be filed accordingly.

Thank you for taking the time to read this email. I do understand the high demands placed on all our City's Public members for their time.

After reviewing the Agenda for the Council Meeting to be held on the 22nd June 2015. I also read Linda McPhail's Memo to motion the item to be deleted on the agenda and to be referred back to staff for further consultations and be brought back to Council Meeting at the end of July and moved forward to Sept 8th 2015 Public Hearing.

We as the Small Builders Group, would also like to make a commitment to Council Members that we would like to do our part for the community and the concerned residents, by hiring a reputable Architectural Design Firm, to further study the proposed staff recommendations that were made by City Staff to the Planning Committee.

The Richmond Small Builders Group, will without hesitation, commit to pay for all the costs associated in this process. The Architectural Design Firm will be able to go into further details and

examine the impacts of each option presented in the Staff report at the Planning Committee on the 16th June 2015, which may pose on the design styles and functionality of our future homes.

The Firm will also be asked to look at the various Residential Zoning's for Single Family Detached Dwellings and demonstrate in a visual format, the implications of the proposed changes and also advise on their recommendations.

For the Firm to properly assess the proposed changes in a thorough and meaningful way, and to properly assess their impacts (if any) on our current neighbourhoods, we ask Council to allow us more time before staff brings this to a Council Meeting at the end of July 2015.

We believe that the Architect's reports could be ready by the end of August, given that July and August are typically months when many individuals take their yearly holidays.

Kindest Regards,

Bob Ethier

Reliable-Value Homes, Inc.
10471 Truro Dr. Richmond, BC
Mobile: 778-865-2428



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Mayor and Councillors

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

From: Mayor and Councillors
Sent: Monday, 22 June 2015 9:42 AM
To: 'Jim Wright'
Subject: RE: procrastination motion re oversized-houses bylaw

PC: Gavin Woo
Wayne Craig
Joe Erceg

This is to acknowledge and thank you for your email of June 21, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

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

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

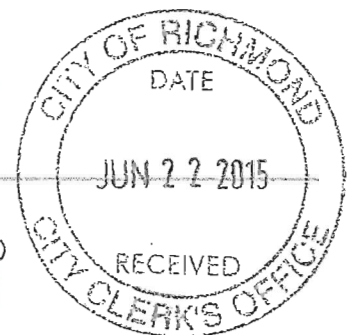
Yours truly,

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

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JUN 22 2015

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From: Jim Wright [<mailto:jamesw8300@shaw.ca>]
Sent: Sunday, 21 June 2015 11:29 PM
To: Mayor and Councillors
Subject: procrastination motion re oversized-houses bylaw

Mayor and Councillors,

I've been trying to figure out what's going on with oversized-houses bylaw. As far as I can tell, there's a late addition to the June 22 council agenda to give developers an extra two months to get permits to oppress our city's family neighbourhoods with oversized houses. The procrastination motion appears to be one more example of putting developers first instead of putting Richmond first.

When I looked through the meeting agenda and noticed the procrastination motion, it immediately brought to mind what happened with the tree bylaw in the fall of 2007. There was a long period between the time when the bylaw provisions were known and the time when they came into effect. As a result, everyone whose business included tree removal was working from dawn to dusk six days a week to meet the demand to cut down trees before the deadline. The sound of chainsaws was everywhere. I hope the equivalent won't happen with applications to build oversized houses, but it's likely that it will if the regulations are put off for the proposed procrastination period, a period of more than two months.

In this case, though, the rush during the summer procrastination period would be to get permits for oversized-house building, not necessarily to begin the construction. If builders are close to being fully occupied over the summer, a good guess is that much of the actual additional construction of oversized-houses would occur later, with any new law—passed in September at best—NOT applying to the oversized-houses that got permits over the summer.

The oversized-houses bylaw will always need refining. Furthermore, even if it could actually ever become perfect, there would be no value in making the perfect the enemy of the good at this time. (This is the kind of situation that makes that cliché true.) Passing the procrastination motion that's been added to the June 22 council agenda would intensify the killing of neighbourhoods. In contrast, acting decisively to protect neighbourhoods can only have good effects. The precautionary timely action can always be reviewed in the fall to make the protection laxer again if a council majority prefers that.

Sincerely,
Jim Wright
8300 Osgoode Drive, Richmond, B.C. V7A 4P1

Re "procrastination motion," the reference is to the motion described in the memorandum on page 52 at http://www.richmond.ca/agendafiles/Open_Council_6-22-2015.pdf.

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

Mayor and Councillors

From: Bradley Dore [brad.dore@icloud.com]
Sent: Monday, 22 June 2015 8:17 AM
To: Cooper, James
Cc: Mayor and Councillors; Day, Carol
Subject: Where in current zoning is the Single Storey Floor to Ceiling Definition
Attachments: Sec431c Defined.pdf

PC: Gavin Woo
Wayne Craig
Joe Erceg

Categories: 12-8060-20-9249

As we are about to move to a new set of bylaw clauses addressing building massing one critical question needs to be answered, as it demonstrates staff's bias in the interpretation of the current zoning bylaw.

Where in current zoning is the "floor to ceiling definition" for a single storey?

Attached is the pdf showing the only applicable "**height**" definition in the bylaw available to be used.

Please forward the staff's interpretation memo and/or bulletin showing how the zoning bylaw permits height to be defined from floor to ceiling.

Brad Doré
Residential Designer &
Building Technologist
604.782.8240

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JUN 22 2015

PLN 1242

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Maximum Allowable Height of a Single Floor Area

Sec.4 General Development Regulation

Sec.4.3.1(c) Calculation of Density in Single Detached Housing

4.3

Calculation of Density in Single Detached Housing and Two-Unit Housing Zones

4.3.1

The following items are not included in the calculation of maximum floor area ratio in all residential zones and site specific zones that permit single detached housing and two-unit housing:

a)

10% of the floor area total calculated for the lot in question, which must be used exclusively for covered areas of the principal building which are always open on two or more sides and are never enclosed;

b)

50.0 m² for use only as accessory buildings and on-site parking, which cannot be used for habitable space;

c)

an area of up to 10.0 m² used exclusively for interior entry and staircase purposes where the interior entry and staircase exceeds 5.0 m in height (the remaining portion of floor area which exceeds 5.0 m in height shall be considered to comprise two floors and shall be measured as such); and

d)

one accessory building which is less than 10.0 m².

Sec.3 Interpretation

Sec.3.1 Rules of Interpretation

3.1.6. Words, phrases and terms neither defined in this bylaw nor in the Local Government Act or the Community Charter or the Interpretation Act shall be given their usual and customary meaning.

Sec.3.4 Use and Term Definitions

Height, building

means the vertical distance between finished site grade and:

a)

the highest point of a building having a flat roof; or

b)

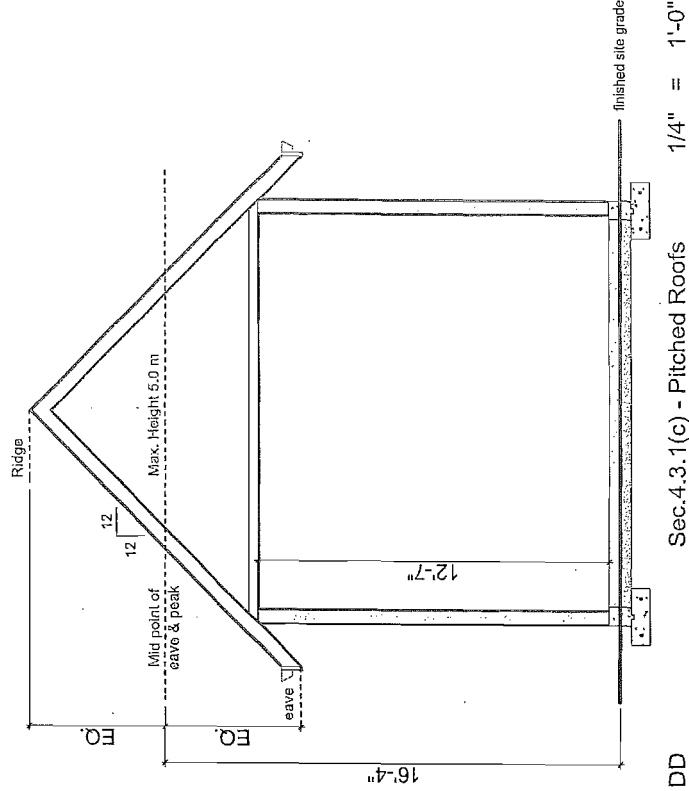
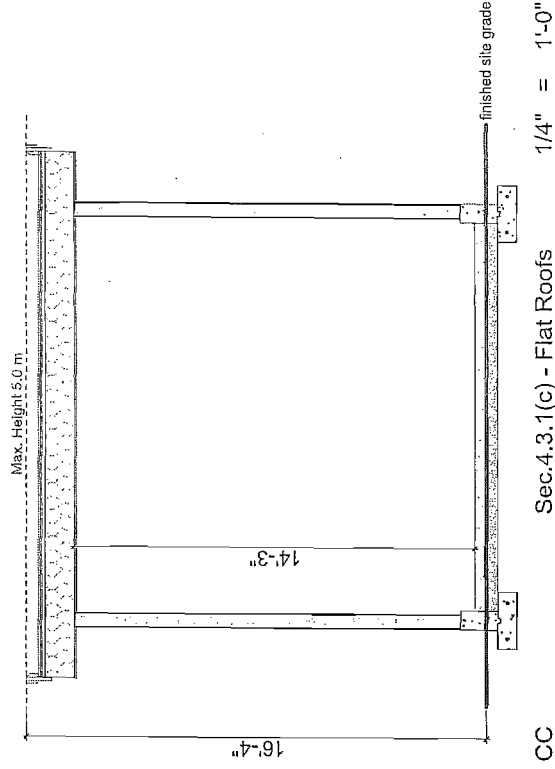
the mid-point between the eaves line and ridge of a roof having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, provided that, the ridge of the roof is not more than 1.5 m above the mid-point; or

c)

the highest point of a building having a roof pitch other than those identified in b) above; or

d)

the greater of the measurements referred to in a), b) and c) above in the case of a building with more than one type of roof.





[Previous \(#story-carousel\)](#) [Next \(#story-carousel\)](#)

Many new houses are egregiously oversized, questionably legal and are clearly negatively impacting the privacy and natural light of adjacent homes, says a letter-writer.

Editor:

No Richmond resident could fail to observe the rampant demolition of older Richmond homes (464 in 2014; on track for over 500 in 2015) and their subsequent replacement by much larger houses that dwarf their neighbours.

Many new houses are egregiously oversized, questionably legal and are clearly negatively impacting the privacy and natural light of adjacent homes. Changing streetscapes are irrevocably altering the character and livability of Richmond neighbourhoods.

This is not about new house styles or who is buying them. It is about houses that are too tall, too wide and too deep for their lot size.

Richmond council is considering changes to the zoning bylaw. Purportedly, these changes will reduce the massive height and imposing front, back and side wall faces of new houses. I hope that the mayor and councillors are up to the task of analyzing critically the proposals presented to them. City planners have consulted extensively with the builders' lobby. Concessions to builders are eroding reasonable, common sense solutions, such as regulating just how far back a house can extend into its backyard, how close to the neighbours it can be, fixing a maximum height and reducing the area on second floors.

I urge council to listen to the voices of Richmond residents and homeowners in a public forum. As tempting as all that additional revenue generated for the city from permit fees and taxes on high value properties might be, and despite generous campaign contributions to politicians from the developer community, current homeowners deserve to be heard above the clamouring and complaints of builders crying foul. Strengthen the bylaw to reduce massive houses, do not water down common sense proposals, and above all, enforce the regulations.

Elizabeth Hardacre

Richmond

PLN - 244

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Residents deserve public forum on mega-houses

Richmond Review

June 23, 2015 08:06 AM

PLN - 245



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Councillors Linda McPhail and Carol Day sit side by side on council but couldn't be further apart when it comes to policies on development. June, 2015.

Richmond City Council postponed a decision to amend the city's residential zoning bylaws, which could have stopped mega homes in their tracks.

As such, developers have at least another three months to "build big" under the existing bylaws.

At Monday evening's council (http://www.richmond.ca/agendafiles/Open_Council_6-22-2015.pdf) meeting the majority of councillors cited the need for more public consultation from all sides of the issue.

"I suggest that a little more analysis and to engage the community would be beneficial," said planning committee chair Coun. Linda McPhail.

With Coun. Ken Johnston absent, a near majority on council proceeded to direct staff to consult for four more weeks. With the item off the meeting agenda, people filed outside without having had the opportunity to speak. After a public hearing was scheduled for July 6, the earliest one can occur now is early September.

Last week, developers and residents raised several bones of contention with the proposed bylaw amendment, which was supposed to be a compromise between the two sides.

As a result, a set of new recommendations from director of planning Wayne Craig was tabled in a letter to council before Monday's meeting.

In the recommendations is the option to implement design controls on new homes, which, if implemented, "would add significant time to the processing of single-family building permits."

As such, a large group of homebuilders was on hand to witness the meeting along with many residents concerned about mega homes ruining backyards, privacy and the character of neighbourhoods.

Only Coun. Carol Day opposed the postponement, citing the fact roughly 40 homes per month are being demolished.

Day said she wanted to debate the merits of the staff recommendation.

PLN - 246

"The referral (postponement) should come after we have the opportunity to hear from the people," said Day.

The proposed bylaw amendment would reduce the height of two-storey houses by five feet, from 34 feet to 29 feet, and interior double-ceiling allowances by four feet, from 16 feet to 12 feet. Furthermore, accessory buildings will also be curtailed and home setbacks will be better managed so new walls don't loom over other properties.



The changes are meant to manage the shape of new homes and how they fit in established neighbourhoods.

The city's proposal also gave developers a few carrots in the form of extra ceiling height within the interior of a home and maintaining 34-foot high two-and-a-half storey homes.

Craig's department also gave council a series of options to approve (such as changing certain proposed measurements to setbacks) and recommended reviewing the changes after one year.

Although Coun. Chak Au voted to postpone the decision he read a letter from a concerned resident stating that 'the time for a public hearing is before, not after the bylaw is drafted.'

While raising concerns about the process he concluded "we should make a decision based on good information."

PLN - 247

Coun. Harold Steves said he needed assurances from staff that the existing bylaw would be enforced over the summer. When he got that he too voted to postpone the debate.

Coun. Alexa Loo said if there's a summer rush to build big homes then it would mean people want them and thus it would be unfair to "cut them out ...before giving it a closer examination."

She questioned if four weeks was enough time for staff to consult and make additional changes but Deputy Chief Administrative Officer Joe Erceg interjected and stated that it was.

Councillors Bill McNulty and Derek Dang also voted to postpone any debate. As such a public workshop is planned to take place.

"Let's get this right," said McNulty.

Among the many complaints over the new stock of housing being built in the city, is design and character.

In his letter, Craig noted council can implement design guidelines to regulate the form and character of homes by mandating development permits for certain residential neighbourhoods.

This would effectively solve some of the concerns raised by developer and Urban Development Institute member Dana Westermarck; namely that a house should conform to its surroundings (and thus a one-size-fits-all bylaw is ineffective). Ergo, in Westwind a new home would likely feature pitched roofs while in Broadmoor a new home could be more of a large box-style home — said to be popular amongst new Chinese immigrants — to conform to that neighbourhood's late 1990s stock.

Craig cautioned that the legal feasibility of such a plan would need to be "comprehensively examined" and individual permits "would add significant time to the processing of single-family Building Permits."

Craig dismissed concerns from developers that the new bylaw would affect compact single-family homes. Yet, he noted to council that it has the ability to alter the bylaw at any time. He also presented an example of a bylaw amendment for council's consideration.

Au said he didn't want to be reviewing this issue every six months.

Craig reiterated that it was the opinion of city planners that the amended bylaw would be clear enough as to not require new enforcement measures, a common complaint from the Westwind Ratepayers' Association. Even still, he said it would be possible for the city to provide a new checklist of bylaw rules on the building application form.

The proposed bylaw amendment would encapsulate all single-family homes in Richmond save for about 4,000 properties that fall under a provincial contract, known as a land-use contract, which allow for even bigger homes.

Such contracts are in the process of being extinguished by the city. When that occurs all residential properties would fall under the powers of city zoning bylaws.

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PLN - 249



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9278
(Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**.”

- (b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and half (½) **storeys**, having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof may not be more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 3.7 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 3.7 m, provided such **floor area** is exclusively for interior entry and staircase purposes.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.7.8 Repealed”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and

- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.8.4 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:

- a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
- b) deleting subsection 8.2.7.6 and marking it “Repealed.”.

8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:

- a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and

- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”.
 10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”.
 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
 12. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9278”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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| CITY OF RICHMOND |
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MAYOR_____
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9280
(Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**.”

- (b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and half (½) **storeys**, having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.7.8 Repealed”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
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- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.8.4 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
 - b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
 - c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”
6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.
7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:
- a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
 - b) deleting subsection 8.2.7.6 and marking it “Repealed.”.
8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
- a) deleting Section 8.3.7.6 in its entirety and substituting the following:
 - “6. The maximum **height** for an **accessory building** containing a **coach house** shall be:
 - a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and

- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”
 10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”
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 12. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9280”**.

FIRST READING

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THIRD READING

ADOPTED

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| APPROVED by Director or Solicitor  |

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9282
(Building Height and Massing Regulations – Building Envelope)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions]by:

- a) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

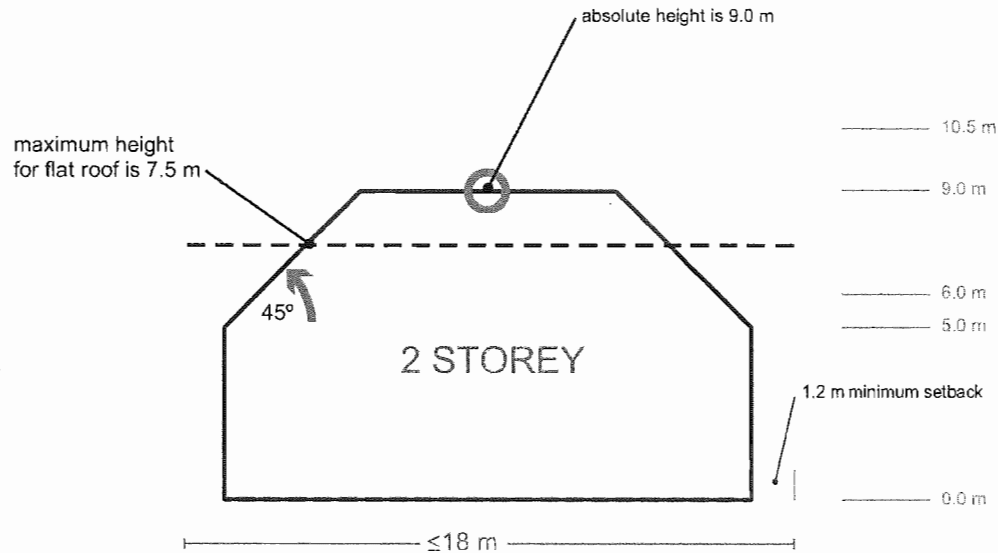
“Residential vertical lot width envelope means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

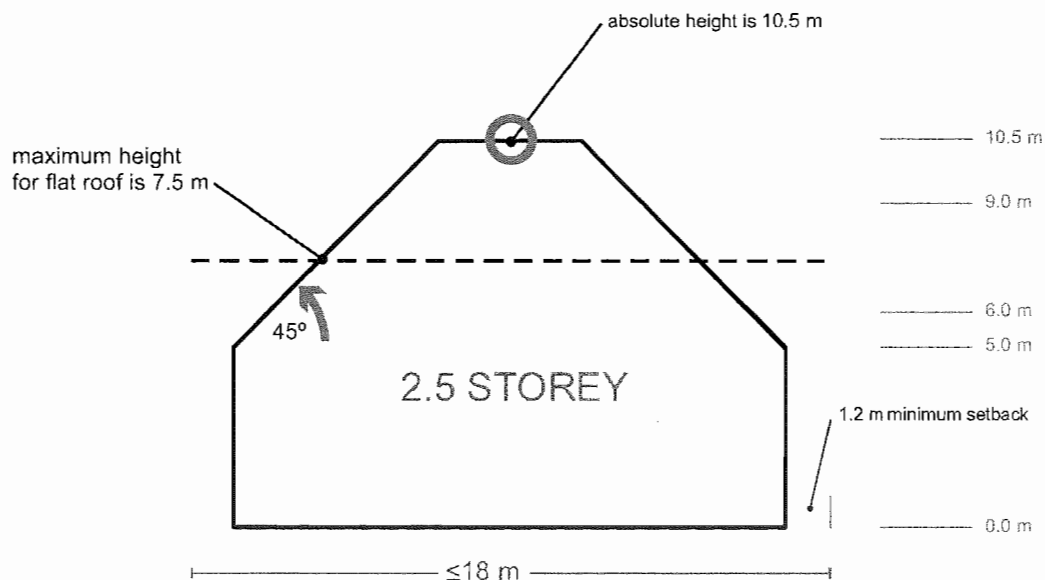
“4.18.1 The residential vertical lot width envelope of a lot in residential zones and site specific zones that permit single detached housing or two-unit housing shall be calculated in accordance with Sections 4.18.2 to 4.18.3.

4.18.2 For a lot with a lot width that is less than or equal to 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



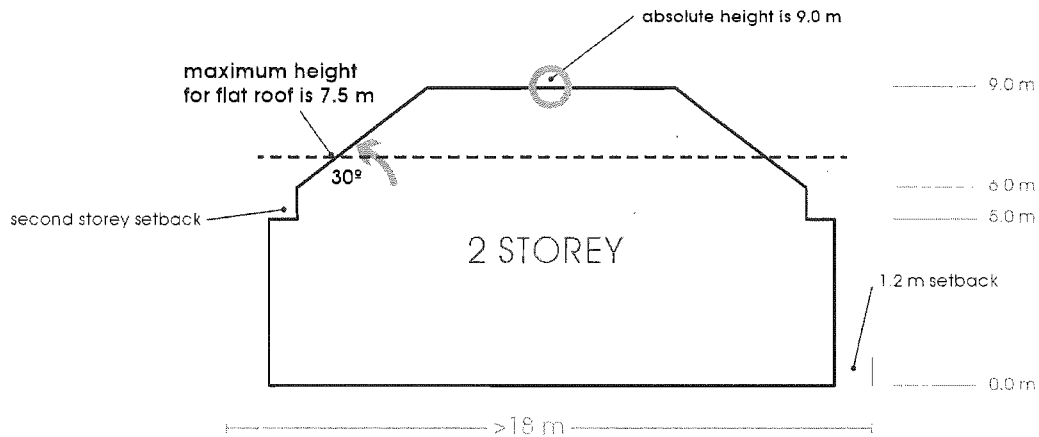
- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 5.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



4.18.3 For a **lot** with a **lot width** that is greater than 18.0 m:

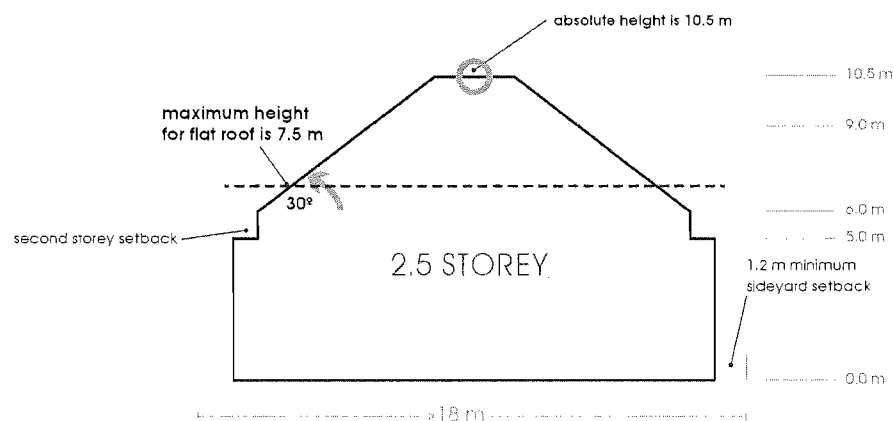
- a) for **single detached housing** and **two-unit housing** with two storeys, the

residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the vertical 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



(A) When lot width is greater than 18 m

- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



(B) When lot width is greater than 18 m

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9282**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

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| CITY OF RICHMOND |
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| APPROVED by Director or Solicitor  |

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9279
(Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) adding the following definition of **“height, ceiling”**, in alphabetical order:

“Height, ceiling means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey.**”

- (b) deleting the definition of **Height, building** in its entirety and substituting the following:

“Height, building means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and **half** (½) **storeys**, having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof may not be more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 3.7 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 3.7 m, provided such **floor area** is exclusively for interior entry and staircase purposes; and
 - b) an additional maximum of 15 m² of **floor area** with a **ceiling height** between 3.7 m and 5 m, provided the **floor area** is located at least 2.0 m from the **rear yard**.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.7.8 Repealed”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;

- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.8.4 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.
7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:
 - a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
 - b) deleting subsection 8.2.7.6 and marking it “Repealed.”.
8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
 - a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and
 - b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
- 9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”
- 10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”
- 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
- 12. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9279**”.

FIRST READING


PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR_____
CORPORATE OFFICER

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|--|
| CITY OF RICHMOND |
| APPROVED by  |
| APPROVED by Director or Solicitor  |



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9281
(Building Height and Massing Regulations – Building Envelope)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions]by:

- a) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

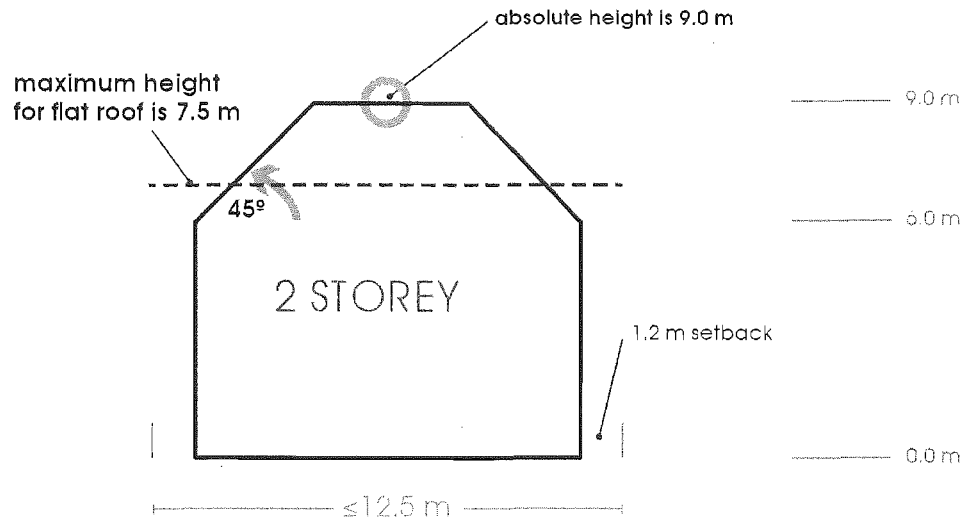
| | |
|---|--|
| “Residential vertical lot width envelope | means the vertical envelope within which a single detached housing or two-unit housing must be contained, as calculated in accordance with Section 4.18” |
|---|--|

2. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

“4.18.1 The **residential vertical lot width envelope** of a lot in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

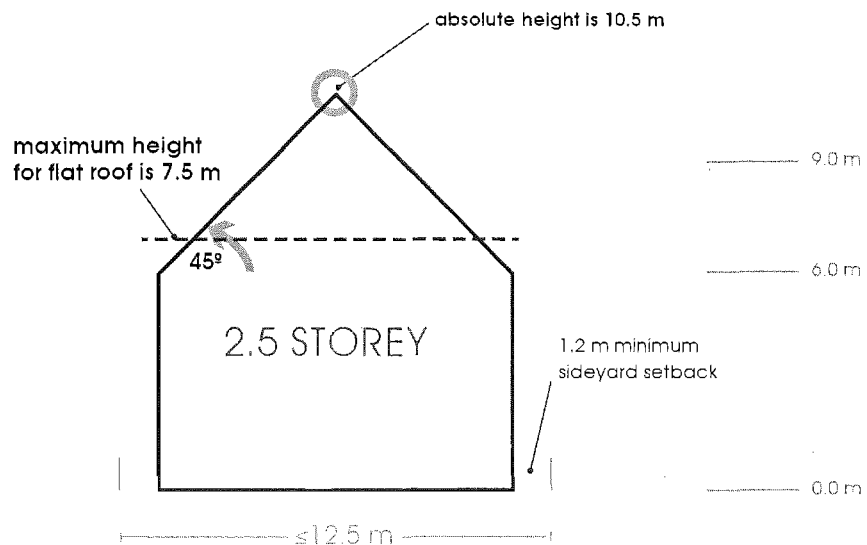
4.18.2 For a lot with a lot width that is 12.5 m or less:

- a) for **single detached housing** and **two-unit housing** with two storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



(A) Lot width is less than or equal to 12.5m

- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:

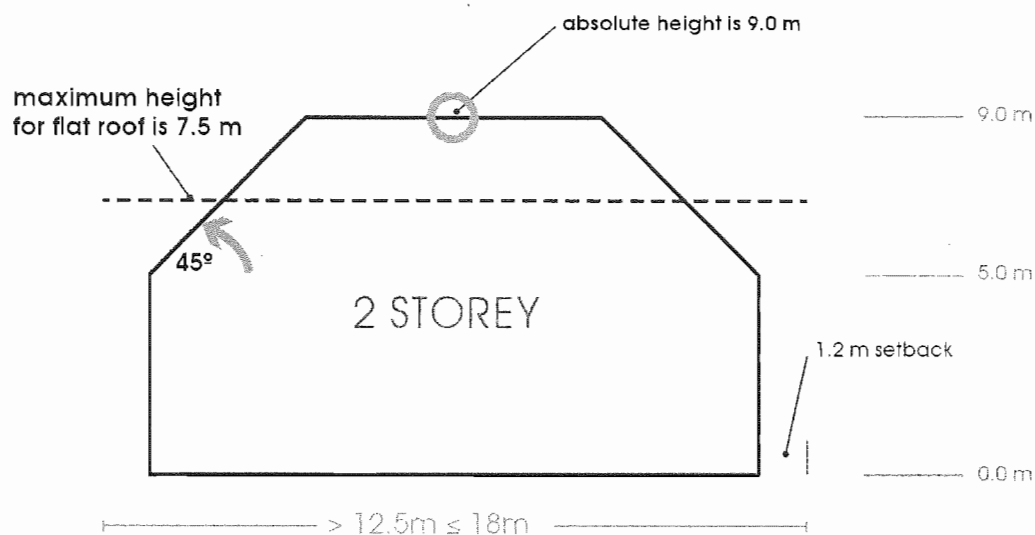


(B) Lot width is less than or equal to 12.5m

4.18.3 For a **lot** with a **lot width** that is greater than 12.5 m but less than or equal to 18.0 m:

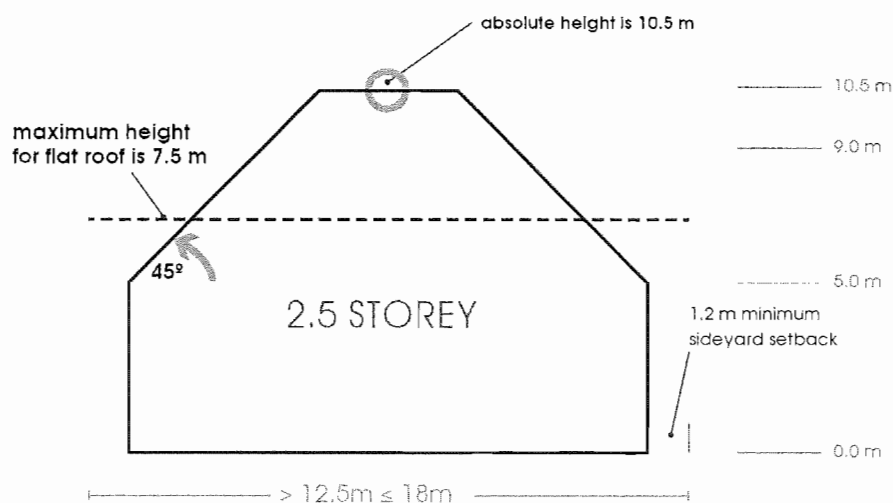
- a) for **single detached housing** and **two-unit housing** with two storeys, the **residential**

vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



(A) Lot width is greater than 12.5m and less than or equal to 18m

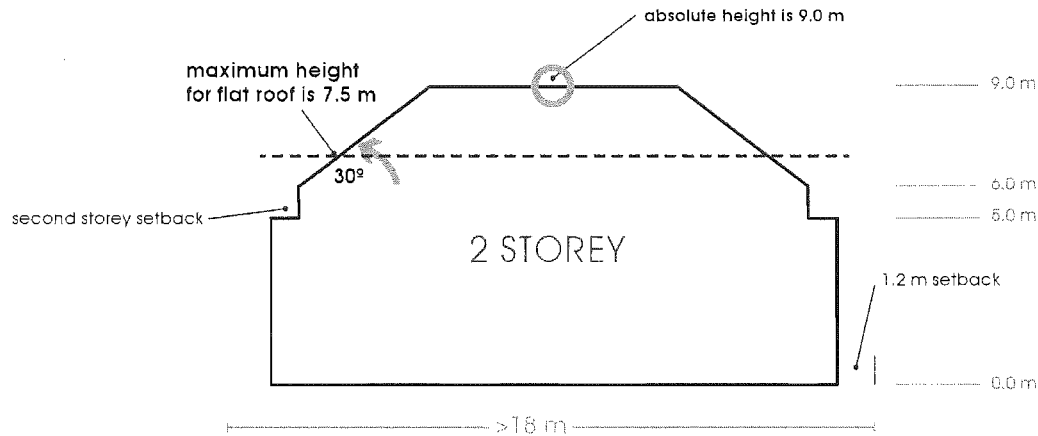
- b) for **single detached housing** and **two-unit housing** with two and half (½) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 5.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



(B) Lot width is greater than 12.5m and less than or equal to 18m

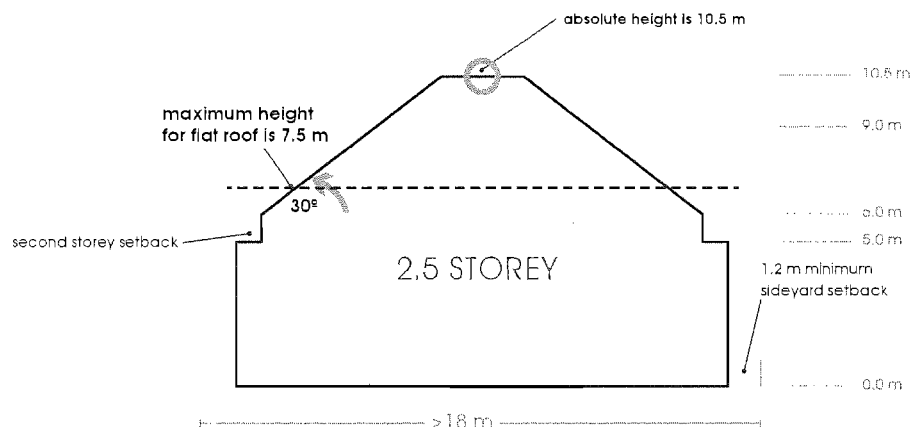
4.18.4 For a **lot** with a **lot width** that is greater than 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



(A) When lot width is greater than 18 m

- b) for **single detached housing** and **two-unit housing** with two and **half ($\frac{1}{2}$) storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



(B) When lot width is greater than 18 m

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9281**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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| CITY OF RICHMOND |
| APPROVED by  |
| APPROVED by Director or Solicitor  |

MAYOR

CORPORATE OFFICER