



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Wednesday, July 3, 2019
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on June 18, 2019.*



NEXT COMMITTEE MEETING DATE

July 16, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

PLN-16 1. Kent Mullinix, Director of the Institute for Sustainable Food Systems, Kwantlen Polytechnic University, to present **a study** being conducted regarding a substantial and important knowledge gap about the Agriculture Land Reserve in Metro Vancouver, and a request for City of Richmond financial support.

PLANNING AND DEVELOPMENT DIVISION

2. **HERITAGE ALTERATION PERMIT (HA 19-859014) AND STEVESTON VILLAGE HERITAGE CONSERVATION GRANT APPLICATION FOR 3891 MONCTON STREET BY BRETT MARTYNIUK**

(File Ref. No. HA 19-859014) (REDMS No. 6206798)

PLN-18

See Page PLN-18 for full report

Designated Speakers: Wayne Craig, Barry Konkin and Minhee Park

STAFF RECOMMENDATION

- (1) *That a Heritage Alteration Permit (HA 19-859014) which would permit the replacement of the existing roof for the protected heritage building at 3891 Moncton Street; and*
- (2) *That a grant request of \$15,159.38 be approved under the Steveston Village Heritage Conservation Grant Program to assist with the roof replacement work for the protected heritage building located at 3891 Moncton Street and disbursed in accordance with Council Policy 5900.*



3. **APPLICATION BY MONIREH AKHAVAN FOR A HERITAGE ALTERATION PERMIT AT 12051 3RD AVENUE (STEVESTON COURTHOUSE)**

(File Ref. No. HA 19-860363) (REDMS No. 6189864)

PLN-47

See Page PLN-47 for full report

Designated Speakers: Wayne Craig and Minhee Park

STAFF RECOMMENDATION

That a Heritage Alteration Permit which would permit the installation of a new kitchen exhaust system on the rear (west) elevation of the protected heritage building and the replacement of the existing free standing sign in the front yard at 12051 3rd Avenue be issued.



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4. **APPLICATION BY KONIC DEVELOPMENT FOR REZONING AT 8291 AND 8311 WILLIAMS ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**
(File Ref. No. 12-8060-20-010053; RZ 17-788945) (REDMS No. 6202186)

PLN-68

[See Page PLN-68 for full report](#)

Designated Speakers: Wayne Craig and Minhee Park

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, for the rezoning of 8291 and 8311 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of 10 townhouse units with vehicle access from Williams Road, be introduced and given first reading.



5. **APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR A ZONING TEXT AMENDMENT TO THE “RESIDENTIAL MIXED USE COMMERCIAL (ZMU9) - ABERDEEN VILLAGE (CITY CENTRE)” ZONE TO ALLOW “RETAIL, SECOND HAND” AS A PERMITTED USE AT 4151 HAZELBRIDGE WAY**
(File Ref. No. 12-8060-20-010055; ZT 19-861140) (REDMS No. 6206583)

PLN-105

[See Page PLN-105 for full report](#)

Designated Speakers: Wayne Craig and Jordan Rockerbie

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10055, for at Zoning Text Amendment to the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way, be introduced and given first reading.



Pg. # ITEM

6. **APPLICATION BY WEI DONG LUO FOR REZONING AT 11951 BLUNDELL ROAD FROM “AGRICULTURE (AG1)” TO A SITE SPECIFIC AGRICULTURE ZONE TO PERMIT A LARGER HOUSE SIZE**

(File Ref. No. RZ 19-855349) (REDMS No. 6195932 v. 2)

PLN-117

See Page PLN-117 for full report

Designated Speakers: Wayne Craig and Steven De Sousa

STAFF RECOMMENDATION

That the application for the rezoning of 11951 Blundell Road from “Agriculture (AG1)” to a Site Specific Agricultural Zone, to permit a house up to 500 m² in floor area, be denied.

7. **EARLY ADOPTION OF BC BUILDING CODE PROVISIONS FOR 12 STOREY MASS TIMBER CONSTRUCTION**

(File Ref. No. 12-8360-01) (REDMS No. 6185110 v. 12)

PLN-136

See Page PLN-136 for full report

Designated Speaker: James Cooper

STAFF RECOMMENDATION

- (1) *That participation in the Province’s program as identified in the report titled “Early Adoption of BC Building Code Provisions for 12 Storey Mass Timber Construction” dated June 7, 2019 from the Director, Building Approvals and the Fire Chief, Richmond Fire-Rescue be endorsed; and*
- (2) *That staff be directed to consider mass timber construction for buildings only in those areas of the City Centre Area Plan where buildings up to a maximum of 35 m are permitted.*

8. **MANAGER’S REPORT**

ADJOURNMENT



Planning Committee

Date: Tuesday, June 18, 2019

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Michael Wolfe

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the Planning Committee held on June 4, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 3, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **DRAFT CULTURAL HARMONY PLAN 2019–2029**

(File Ref. No. 07-3300-01) (REDMS No. 6192246 v. 7)

In reply to queries from Committee, Kim Somerville, Manager, Community Social Development, advised that (i) this strategy is intended to for residents and newcomers to the city, (ii) staff work with other agencies to ensure these groups are included to break down barriers, (iii) as the strategy is refined staff will consider a variety of perspectives and work with other community partners to examine different opportunities that are available, and (iv) staff will collaborate with the school district with regard to youth services and programs.

In reply to further queries from Committee, Dorothy Jo, Inclusion Coordinator, advised that a diversity inclusion workshop has been implemented for staff and volunteers.

Ms. Somerville noted that a number of training opportunities are offered to the volunteers and staff and as the program moves forward the needs of staff will be determined. She then advised that staff are working with the Corporate Communications Department and various groups that have connections throughout the city to promote the program to the community. Ms. Somerville remarked that more details will be provided late fall once all data has been collected, refined and the consultation results have been compiled.

It was moved and seconded

- (1) *That the Draft Cultural Harmony Plan 2019–2029, as outlined in the staff report titled “Draft Cultural Harmony Plan 2019–2029”, dated May 23, 2019, for the purpose of seeking public feedback on the Draft Plan be approved; and*
- (2) *That staff report back with the final Cultural Harmony Plan, including a summary of public feedback.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY FOUGERE ARCHITECTURE INC. TO AMEND SCHEDULE 2.14 OF OFFICIAL COMMUNITY BYLAW 9000 (HAMILTON AREA PLAN), CREATE THE “TOWN HOUSING - HAMILTON (ZT86)” ZONE, AND REZONE THE SITE AT 23400, 23440, 23460 AND 23500 GATES AVENUE AND A PORTION OF GATES AVENUE FROM “SINGLE DETACHED (RS1/F)” TO “TOWN HOUSING (ZT86) – HAMILTON” AND “SCHOOL & INSTITUTIONAL USE (SI)”**

(File Ref. No. 12-8060-20-009932/010011; RZ 17-766714) (REDMS No. 6195595 v. 2)

Mark McMullen, Senior Coordinator - Major Projects, reviewed the application and highlighted that (i) the proposed development is consistent with the Official Community Plan (OCP) and designated Neighbourhood Residential, as well as Environmentally Sensitive Area (ESA) and Neighborhood Residential (Stacked Townhouse) within the Hamilton Area Plan, (ii) there is a minor OCP amendment to make changes to the strollways and shared streets to allow for more pedestrian areas, (iii) the bylaw proposes to designate the proposed City park with the ESA habitat enhancement and compensation areas as a Conservation Area, (iv) Gates Avenue will terminate in a cul de sac with an interim public lane to serve lots to the north, (v) there will be a preservation of 17 existing trees and planting of 33 trees and shrubs within the ESA habitat enhancement, (vi) the townhouse form is three storeys with roof decks, and (vii) 10 of the standard three-storey units will be convertible units.

In reply to queries from Committee, Mr. McMullen noted that (i) the standard three-story units with convertible units do not have a roof deck, (ii) should this project move forward the applicant can consider creating renderings or virtual tours of units that have convertible units, and (iii) no on-street parking will be provided.

Joshua Reis, Program Coordinator, Development, advised that Gilley Road is envisioned as a hightstreet and that the density would decrease as you move further out and the proposed development is consistent with that strategy.

In reply to further queries from Committee, Mr. McMullen noted that the reshaping of the ESA would be of higher value and preserve more trees.

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In response to questions from Committee, Joe Erceg, General Manager, Planning and Development, advised that (i) there was a long planning and consultation process with regard to the Hamilton Area Plan, (ii) the plan before Committee is the one that received the most broad support in Hamilton, and (iii) an amenity contribution component was implemented as part of the Hamilton Area Plan and that development is needed in order to collect amenity contributions.

It was moved and seconded

(1) *That Official Community Plan Amendment Bylaw 10011, to amend Schedule 2.14 of Official Community Plan Bylaw 9000 (Hamilton Area Plan) to amend the “Circulation Map” and the “Parks, Public Realm and Open Space Map” for the area between Gates Avenue and Gilley Road, be introduced and given First Reading;*

(2) *That Bylaw 10011, having been considered in conjunction with:*

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

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

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

(3) *That Bylaw 10011, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*

(4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9932 to create the “Town Housing (ZT86) - Hamilton” zone, and to rezone 23400, 23440, 23460 and 23500 Gates Avenue and a portion of Gates Avenue from “Single Detached (RS1/F)” to “Town Housing (ZT86) – Hamilton” and “School & Institutional Use (SI)”, be introduced and given first reading.*

CARRIED

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3. **APPLICATION BY PAKLAND DEVELOPMENTS LTD. FOR REZONING AT 7571 BRIDGE STREET FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)” ZONE**

(File Ref. No. 12-8060-20-009939; RZ 18-802621) (REDMS No. 5953724)

Nathaniel Andrews, Planning Technician, reviewed the application and highlighted that (i) this rezoning application is consistent with the McLennan South Sub Area Plan for a subdivision, (ii) each newly created lot along Armstrong Street will be providing a one bedroom secondary suite, (iii) the newly constructed dwelling on the eastern portion of 7571 Bridge Street will provide a voluntary contribution to the Affordable Housing Fund, (iv) the applicant has agreed to provide four trees of on each of the three lots identified in the subdivision plan and a voluntary contribution to the City’s Tree Compensation Fund for trees to be removed, and (v) frontage improvements along with road dedication for the extension of Armstrong street will be provided.

In reply to queries from Committee, staff noted that (i) the Service Agreement (SA) for this development will be tied to an SA to lots to the north which will provide for the extension of Armstrong Road to be constructed, (ii) there are two properties to the west of the subject site with applications in circulation and construction of the road will proceed as redevelopment of properties in the area occurs, (iii) the three off-site protected trees have been accounted for in a previous rezoning application, and (iv) the proposed development does comply with the City’s affordable housing strategy and tree replacement strategy.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9939, for the rezoning of the western portion of 7571 Bridge Street from the “Single Detached (RS1/F)” zone to the “Single Detached (ZS14) – South McLennan (City Centre)” zone, be introduced and given First Reading.

CARRIED

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4. APPLICATION BY SNC LAVALIN INC. FOR REZONING OF PORTIONS OF 12700 AND 12800 RICE MILL ROAD, 12280 AND 12300 NO. 5 ROAD FROM AGRICULTURAL (AG1) AND LIGHT INDUSTRIAL (IL) TO A SITE SPECIFIC ZONE

(File Ref. No. 12-8060-20-009940; RZ 18-824565) (REDMS No. 5977294 v. 11)

David Brownlee, Planner 2, reviewed the application and highlighted that (i) the application is to create a custom zone, BC Ferries Fleet Maintenance and Moorage (ZI14), (ii) redevelopment of the site will occur in two phases over 5 years, (iii) redevelopment involves the demolition of a number of buildings, raising portions of the site, construction of two new industrial buildings, installation of a new pier structure, upgrading of utilities, 1 km of new dike to be built in several phases, and Environmentally Sensitive Area and Riparian Management Area (RMA) enhancement compensations, and (iv) approvals have been received for this project from a number of external government agencies.

In reply to queries from Committee, Mr. Brownlee provided the following information:

- rezoning would only occur to portions of the site south of the existing rail line;
- this project would not inhibit the widening of Rice Mill Road, however there are certain implications along the south side of Rice Mill Road, and the City holds property on the north side of Rice Mill Road;
- staff recommend only rezoning the southern portion of the site as there are many unknowns with regard to the George Massey Tunnel enhancement project and connections from Highway 99 through to No. 5 Road;
- staff consulted with Engineering staff regarding alternatives for placement of the sanitary sewer line to further reduce impacts on trees, however it is a private utility and placing it under Rice Mill Road would pose a liability risk to the City.

Discussion took place on whether the Provincial Government was consulted and notified of the proposed project and it was noted that BC Ferries' Board has reviewed this application and given preliminary approvals.

In reply to a query from Committee, Lloyd Bie, Director, Transportation, advised that the applicant would be required to submit a Construction and Traffic Management Plan to address any potential issues around No. 5 Road.

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In reply to further queries from Committee, Baljinder Mahal, Operations Manager, BC Ferries, David McWalter, SNC Lavalin, and Keith Dunbar, SNC Lavalin, advised that (i) BC Ferries has not been approached by the Province regarding any land appropriation in regards to the tunnel, (ii) Coastal Ferries has a Commissioner that reports to the Province and the BC Ferries Board liaises with that Commissioner who approves this project, (iii) BC Ferries' approval process runs concurrently with the application with the City, and (iv) the Ministry of Transportation and Infrastructure (MOTI) has been consulted and given their initial approvals for this project.

Discussion ensued with regard to the impacts of this application on the future enhancement of the George Massey Tunnel project and staff noted that should this application proceed, it would require final approval from MOTI prior to adoption.

Discussion further took place with regard to referring this matter back to staff for additional information and consultations with appropriate bodies regarding the George Massey Tunnel enhancement plans including the release of City property.

In reply to queries from Committee, Mr. Mahal further remarked that when this project goes to the BC Ferries' Commissioner for approval, by law the Commissioner must provide a 60 day consultation period with all affected stakeholders and that the project timeline is tight.

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

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9940 to create the "BC Ferries Fleet Maintenance and Moorage (ZI14)" zone, and to:*
 - (a) *Rezone 12300 No. 5 Road and 12800 Rice Mill Road from "Light Industrial (IL)" to "BC Ferries Fleet Maintenance and Moorage (ZI14)"; and*
 - (b) *Rezone a portion of 12280 No. 5 Road and 12700 Rice Mill Road from "Agricultural (AG1) and Light Industrial (IL)" to "BC Ferries Fleet Maintenance and Moorage (ZI14)";**be introduced and given first reading; and*
- (2) *That staff consult with the Ministry of Transportation and Infrastructure and all appropriate bodies for acknowledgement that they understand the implications of this application on the George Massey Tunnel enhancement project and City of Richmond property and report back at the next Council meeting.*

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The question on the motion was not called as staff noted that information could be provided prior to the July Public Hearing should the application proceed.

The question on the motion was then called and it was **DEFEATED** with Cllrs. Day, McNulty, McPhail and Steves opposed.

Discussion then took place to refer the application back to staff until further consultation has been conducted with the appropriate bodies and brought back as soon as possible.

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

That the staff report titled “Application by SNC Lavalin Inc. for Rezoning of Portions of 12700 and 12800 Rice Mill Road, 12280 and 12300 No. 5 Road from Agricultural (Ag1) and Light Industrial (II) to a Site Specific Zone” be referred back to staff to consult with the Ministry of Transportation and Infrastructure and all appropriate bodies for acknowledgement that they understand the implications of this application on the George Massey Tunnel enhancement project and City of Richmond property and report back as soon as possible.

CARRIED

5. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 9020 GLENALLAN GATE, 9460, 9480 & 9500 GARDEN CITY ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-010047; RZ 18-829032) (REDMS No. 6162813)

Steven De Sousa, Planner 1, reviewed the application and highlighted that the (i) proposed development consists of 13 townhouse units, including two convertible units and one secondary suite, (ii) proposed development is consistent with the Official Community Plan and Arterial Road Policy, (iii) applicant will provide a cash contribution to the Affordable Housing Reserve, (iv) proposed development includes frontage improvements along both streets, and (v) proposed building is to be built to achieve BC Energy Step Code 3.

In reply to a query from Committee, Mr. De Sousa advised that the change in elevation of the proposed development will be consistent with existing properties in the area.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10047, for the rezoning of 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, in order to permit the development of 13 townhouse units with vehicle access from Garden City Road, be introduced and given first reading.

CARRIED

6. APPLICATION BY 1116559 B.C. LTD. FOR REZONING AT 9340 GENERAL CURRIE ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT45) - GILBERT ROAD, ACHESON - BENNETT SUB-AREA, ST. ALBANS SUB-AREA, SOUTH MCLENNAN (CITY CENTRE)

(File Ref. No. 12-8060-20-010048; RZ 17-790958) (REDMS No. 6160197)

Minhee Park, Planner 2, reviewed the application and highlighted that the (i) proposed development consists of 5 townhouse units in two buildings, (ii) proposed development is consistent with the land use designation and generally consistent with the proposed ZT45 zoning regulation except for the small car parking regulation, (iii) frontage and area of the subject site do not meet the minimum requirements for townhouse developments; however staff support the application as the applicant has demonstrated that efforts have been made to acquire the properties to the east but was not successful, (iv) proposed building is carefully designed to minimize impacts to neighbours, (v) applicant proposes community benefits including a contribution to the City’s affordable housing fund, provision of convertible housing units and a cash contribution for upgrades of existing pedestrian signals to Audible Pedestrian Signals in the neighbourhood.

In reply to queries from Committee, staff noted that the McLennan South Area Plan does envision a mix of two, two and half and three-storey buildings.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10048, for the rezoning of 9340 General Currie Road from “Single Detached (RS1/F)” to “Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)”, to allow the development of five (5) townhouse units, be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, June 18, 2019

7. MANAGER'S REPORT

(i) Third Community Information Session June 13

Suzanne Smith, Acting Director, Development, highlighted that the third Community Information Session took place on June 13, 2019, at West Richmond Community centre and that there was an increase in attendance. She advised that staff have been using additional promotion and staff will continue to work with the City's Corporate Communications Department to encourage more people to attend the final session in October.

(ii) Public Information Session June 26

Ms. Smith advised that there is a second Public Information Meeting on June 26, 2019, at Richmond Alliance Church from 5-8 p.m. She noted that the information meeting is open to the public and relates to a proposed development at 10140 – 10180 No. 1 Road and 4051 – 4068 Cavendish Drive that consists of two and three-storey townhouse units and two single family residential lot developments.

(iii) Residential Rental Tenure Public Consultation

Barry Konkin, Manager, Policy Planning, highlighted that the Residential Rental Tenure public consultation is complete and the last information session was held and Let's Talk Richmond feedback is closed. He then advised that staff are collating results and more information will be provided in September.

(iv) Metro Vancouver Odour Control for Cannabis

Mr. Konkin advised that Metro Vancouver is holding consultations on odour control regulations for cannabis production facilities in the region and want to engage with Local Government, specifically Richmond's Agricultural Advisory Committee and Advisory Committee on the Environment for feedback on proposed regulations.

(v) Signage in Steveston

Mr. Konkin advised that Planning and Development and Bylaws staff will be reaching out to business owners in Steveston to advise them of signage requirements in that area and encourage compliance with guidelines.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:26 p.m.).

CARRIED

Planning Committee
Tuesday, June 18, 2019

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 18, 2019.

Councillor Linda McPhail
Chair

Sarah Goddard
Recording Secretary

Land Use Exemption Applications: Do successful non-farm use and subdivision applications support or detract from farm use of ALR land

The Agricultural Land Reserve (ALR) is the provincial land use regulation and designation enacted to protect agricultural land in British Columbia. The regulation identifies permitted farm uses as well as non-farm uses that support agriculture and our food system. While there has been concern over and substantial attention paid to the loss of prime agricultural land through removal of ALR designation, another potential threat to the long-term protection of agricultural land is its incremental loss and diminished production capacity over time due to permitted non-farm uses and land changes. Permitted non-farm uses may not, from the outset, enhance agriculture as proposed, or may over time cease contributing to agriculture and the food system as originally proposed/ intended. Either ultimately constitute an effective loss to the ALR, and may contribute to arguments for taking the land out of the ALR. Additionally, ALR parcel subdivision may lead to an increase in non-farm uses. In 2016 alone, there were over 200 applications to the Agricultural Land Commission for subdivision and non-farm use permits in BC. There is need to ascertain if permitted non-farm use and subdivision have resulted in the enhancement of the land for agricultural purposes, as proposed/ supposed, or if they led to further erosion of agricultural capacity and diminution of the ALR.

Therefore, the purpose of this study is to review previously submitted and approved applications (1976-2018) to the Agricultural Land Commission (ALC) for land use exemption activities within the Agricultural Land Reserve (ALR) in select, representative Metro Vancouver municipalities (Richmond, Surrey, Delta, Maple Ridge and Pitt Meadows and the Township of Langley) and evaluate whether these changes remain as originally approved, and if they have served to enhance or detract from agricultural use of the land. Results from this research will contribute to our current understanding of agricultural land use challenges and inform the development of municipal policy tools and resources to support efforts to assure the integrity of the ALR, preserve agriculture land for agriculture, and to advance sustainable regional food systems.

Research questions

- (1) How many subdivision and non-farm use applications have there been and how many applications were approved?
- (2) Are lands for which applications were approved being used for agricultural purposes per the stated purpose in the approved application?

Methodology

- (1) Secondary data on subdivision and non-farm use applications will be gathered from the Agricultural Land Commission (ALC) for the period between 1976 to 2018 (if available) for six agricultural municipalities in the Lower Mainland: Delta, Maple Ridge, Pitt Meadows, Richmond, Surrey and Township of Langley.



- (2) A windshield survey will be conducted to gather information on the current land and status of the subdivision and non-farm use permitted. Our intent, goal, is to assess every parcel for which a non-farm use or subdivision was approved over the last 10 years.

Deliverable

Complete report with municipality specific data and evaluations. Will include GIS map of all identified parcels having land use exemptions.

Timeline

Approximately 8 months

Estimated Budget

Project oversight/ management	\$5,000 (ISFS contribution)
Student research assistants	\$15,000
Mileage	\$3,000
Report preparation/ print	\$300 (ISFS contribution)

Cash required= \$18,000. Requested contribution from each study municipality is \$3,000.

The Institute for Sustainable Food Systems (ISFS) is an applied research and extension unit at KPU that investigates and supports regional food systems as key elements of sustainable communities. ISFS applied research focuses on the potential of regional food systems in terms of agriculture and food, economic and community development, community health, policy, and environmental stewardship. ISFS extension programming provides information and support for farmers, communities, business, policy makers, and others. Community collaboration is central to the ISFS approach.

The ISFS team is multi-disciplinary, bringing together expertise in- social science, economics, organic agriculture, agroecology, food systems, planning and policy, community health and nutrition, landscape architecture, farm business management and agriculture education.



City of Richmond

Report to Committee

To: Planning Committee **Date:** June 6, 2019
From: Wayne Craig, **File:** HA 19-859014
 Director, Development
 Barry Konkin
 Manager, Policy Planning

Re: **Heritage Alteration Permit (HA 19-859014) and Steveston Village Heritage Conservation Grant Application for 3891 Moncton Street by Brett Martyniuk**

Staff Recommendation

1. That a Heritage Alteration Permit (HA19-859014) which would permit the replacement of the existing roof for the protected heritage building at 3891 Moncton Street; and
2. That a grant request of \$15,159.38 be approved under the Steveston Village Heritage Conservation Grant Program to assist with the roof replacement work for the protected heritage building located at 3891 Moncton Street and disbursed in accordance with Council Policy 5900.

Wayne Craig
 Director, Development
 (604-247-4625)

Barry Konkin
 Manager, Policy Planning
 (604-276-4139)

Att. 7

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

Staff Report

Origin

Brett Martyniuk has submitted applications to:

- obtain a Heritage Alteration Permit (HA19-859014) to replace the existing roof of the protected heritage building, known as the Tasaka Barbershop, located at 3891 Moncton Street; and
- seek a grant in the amount of \$15,159.38 through the Steveston Village Heritage Conservation Grant Program for proposed the roof replacement work for the protected heritage building located at 3891 Moncton Street.

A location map and an aerial photo are included in Attachment 1.

Findings of Fact

The building located at 3891 Moncton Street is one of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area. The current use of the building is a bicycle shop. The Statement of Significance for the building is included in Attachment 2.

Related Policies

Steveston Village Heritage Conservation Grant Program

The Steveston Village Heritage Conservation Grant (SVHCG) Program was established in 2009 to collect contributions from development projects in exchange for additional density, and distribute funds for the exterior conservation of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area.

Council Policy 5900 regarding the SVHCG Program was updated on November 13, 2018 in order to better promote and facilitate exterior conservation of the identified heritage buildings and utilize the heritage conservation funds collected to date.

The current balance of the account is \$1,047,315.35 as of March 31, 2019, and no grants have been issued from this fund to date. Council approved a grant request of \$150,000 from the Richmond Hospital/Healthcare Auxiliary on May 13, 2019 to assist with the foundation replacement work for the protected heritage building located at 3711 and 3731 Chatham Street. The grant can be issued once staff receive confirmation the actual cost of the completed work and a project completion report demonstrating that the work was completed in accordance with the approved plans.

Below is a summary of updated Council Policy 5900 (Attachment 3) regarding the SVHCG Program:

- The maximum grant amount per identified heritage building is \$150,000;

- The grant may not exceed 50% of the total cost of eligible expenses. However, for a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses;
- Eligible expenses include roof replacements;
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council with private matching funding to achieve exceptional heritage conservation, as determined by Council;
- The owner/developer may apply more than once as heritage conservation may occur in stages; and
- A grant will not be provided where work has already been undertaken prior to Council approval.

Richmond Heritage Commission

The grant application was presented to the Richmond Heritage Commission on June 5, 2019 and was supported. An excerpt from the Commission meeting minutes is included in Attachment 4.

Analysis

Heritage Alteration Permit

The applicant proposes to replace the existing asphalt roof, which is currently in poor condition.

Two estimates have been prepared by independent contractors, and they indicate that the original roofing material was cedar. The proposed scope of works includes removing one layer of cedar and one layer of asphalt shingles, and installing a new roof.

The proposal roofing material is called “Eco Roof Medium Rubber Shakes”, which resembles the look of traditional natural cedar shakes, but is engineered to be more weather resistant and durable. The applicant would like to use “Eco Roof Medium Rubber Shakes” as it would last longer than traditional cedar shakes and would be easier to maintain. The product is also environmentally friendly as it is made from recycled tires. The proposed colour is “Silverwood”. A photo of the proposed roofing material is included in Attachment 5. A sample of the material will be presented to the Planning Committee as well.

The owner also proposes to replace the existing gutters and downpipes and install eight (8) vent boxes for attic ventilation. The new gutters and downpipes will be painted to match the existing colours, and the vent boxes will be placed on the west side of the building so they will not be visible from Moncton Street or City lane to the east. Photos showing the existing building condition and the proposed vent boxes are included in Attachment 6.

Staff support the Heritage Alteration Permit application as the existing roofing material is not identified as a character-defining element. The building's main heritage value lies in the overall form and massing of the building which contributes to the heritage character of the overall Moncton streetscape. The proposed material will be close to its original appearance (i.e., original cedar), and will help extend the physical life of the building and preserve the heritage value of the building.

Funding Request

The applicant has requested the maximum grant amount of \$15,159.38 to cover half the total cost of the proposed roof replacement, including the replacement of the roof drainage systems (i.e., gutters and downpipes). The lower estimate for the proposed work is \$30,318.85 including the GST, and the requested amount is 50% of the total cost. Two competitive estimates from independent contractors are included in Attachment 7.

If Council approves the grant application, the roof replacement work must be completed before the heritage conservation grant is issued. As noted in Council Policy 5900 (Attachment 3), the applicant will be required to submit a letter confirming the actual cost of the completed work, as well as a project completion report demonstrating that the work was completed in accordance with the approved permit and specifications.

Eligibility and Evaluation Criteria

The proposed roof replacement work is eligible for a grant as eligible expenses include roof replacements which would extend the physical life of the building.

Staff have used the following criteria to assess the application:

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;
- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project in a reasonable time-frame and secure other funding sources.

The main character-defining elements of the building include its square false front with decorative moulded cornice, double-hung windows and the typical rectangular building behind.

A properly maintained roof will help extend the physical life of the building and will safeguard the character-defining elements to conserve the heritage character and convey the historic significance of the building. It will also ensure that the building continue to contribute to preserving and enhancing the overall historic fabric of Steveston Village. Also, the applicant has indicated that he has the ability to carry out the project in a reasonable time-frame and provide

the required matching funds. As the application meets all the evaluation criteria, staff support the grant application.

Financial Impact

Funding for this \$15,159.38 grant request is available in the Steveston Village Heritage Conservation Grant Program fund.

Conclusion

It is recommended that the Heritage Alteration Permit (HA19-859014) for 3891 Moncton Street be issued to allow the proposed roof replacement work.

It is also recommended that Council approve the grant request for \$15,159.38 through the Steveston Village Heritage Conservation Grant Program. The grant will assist the roof replacement of the heritage protected building located at 3891 Moncton Street.



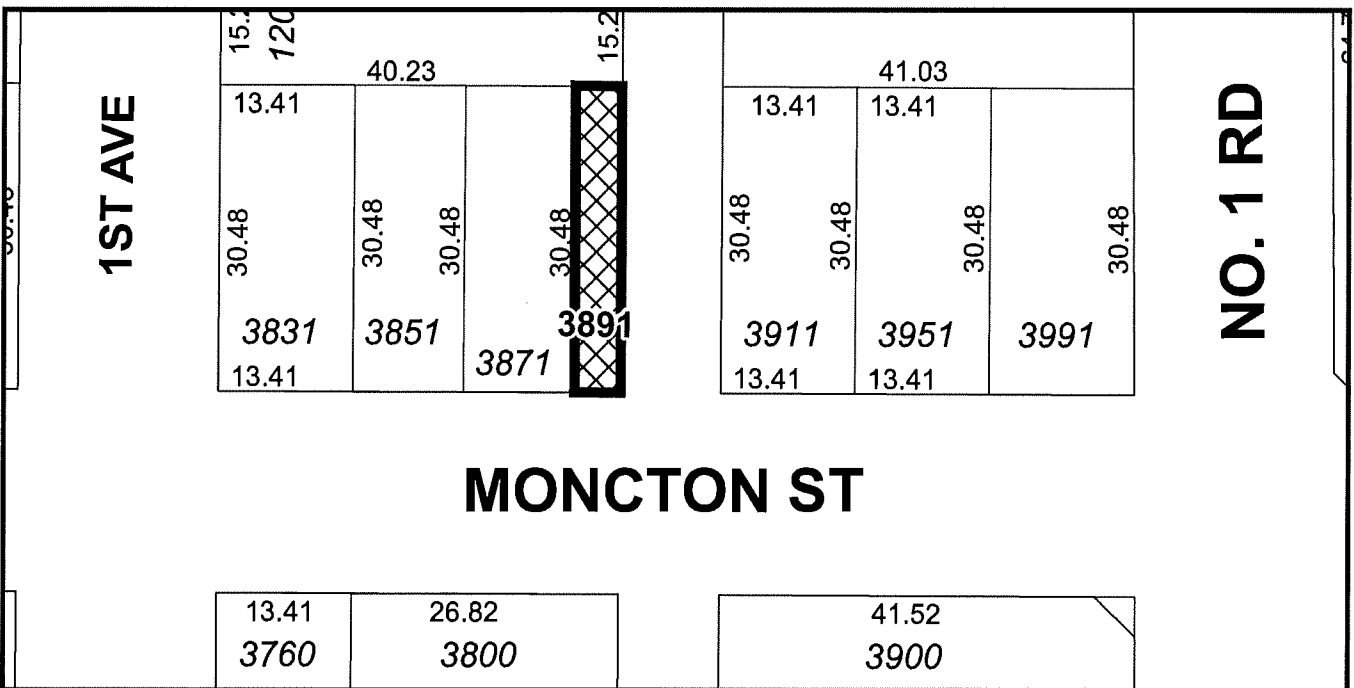
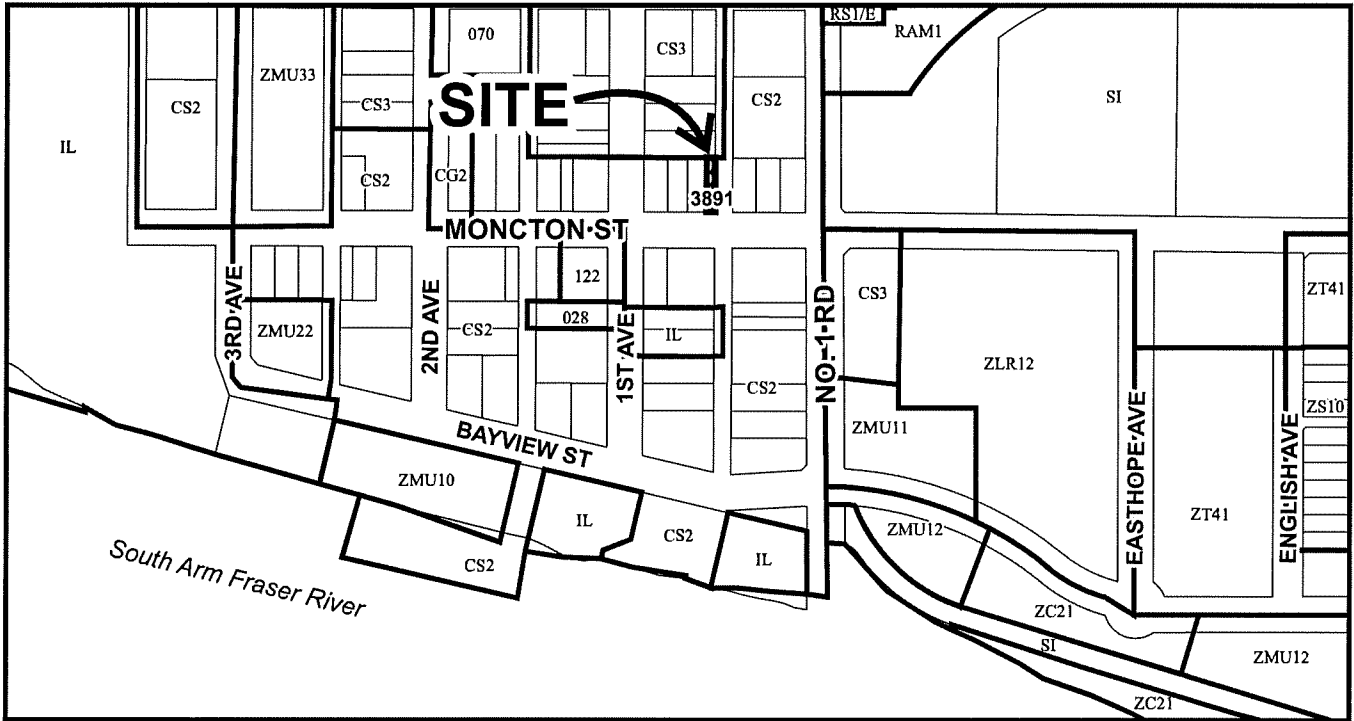
Minhee Park
Planner 2
(604-276-4188)

MP:cas

- Att. 1: Location Map and Aerial Photo
- 2: Statement of Significance
- 3: Council Policy 5900
- 4: Excerpt from the June 5, 2019 Richmond Heritage Commission Minutes
- 5: Photo of the Proposed Roofing Material
- 6: Photos of the Existing Building and Vent Box Example
- 7: Estimates



City of
Richmond



	<h1>HA 19-859014</h1>	Original Date: 05/07/19
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



HA 19-859014

Original Date: 05/06/19

Revision Date: 05/07/19

Note: Dimensions are in METRES

Steveston Village Conservation Program

Moncton Street
resources30. 3891 Moncton Street
Tasaka Barbershop**Description**

Constructed in 1938, the Tasaka Barbershop building is a one-storey false front wooden structure that sits flush with the street, part of a row of similar commercial buildings along Moncton Street in Steveston.

Values

The Tasaka Barbershop is valued for the physical contribution it makes to an almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street. Constructed in 1930, it is typical of the scale of the majority of the buildings in this area, oriented and built flush to the street.

It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing.

Architecturally, the Tasaka Barbershop is significant as a fine example of an early, wood frame, false front building. Its design, with an angled entrance facing the intersection, emphasizes the importance of its prominent location on the main commercial street in the village.

Its association with former Japanese owners and businesses is important as a reflection of the cultural diversity which facilitated the economic growth of the village.

Character-Defining Elements

The character-defining elements of the Tasaka Barbershop include:

- Design details typical of early commercial buildings including a front gable roof, square false front with a double-hung window and decorative moulded cornice, typical rectangular building behind, side shed gable window and brick chimneys
- The height, scale, colour and massing of the building typical of the street
- Its orientation and relationship to Moncton Street
- Its presence as part of the historical form of the street
- Its association with the Tasaka Barber Shop and surviving evidence thereof

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials



POLICY 5900:

It is Council policy that:

The Steveston Village Heritage Conservation Grant (SVHCG) Program is established to provide financial assistance to property owners – on a cost share basis - for conserving the exterior of 17 heritage buildings in the Steveston Village Heritage Conservation Area, as identified in the Steveston Area Plan.

The 17 identified heritage buildings make a significant contribution to the heritage character of Steveston Village. The intent of the program is to help conserve the exterior of these significant buildings and support their continued legacy for future generations.

1. Program Funding Sources

The source of funds for the SVHCG Program includes:

- Density bonus contributions, as set out in the Steveston Area Plan*;
- Senior government and Non-Governmental Organization grants; and
- Other private donations.

*Specific sites within the “Steveston Village Land Use Density and Building Height Map” are identified for a maximum possible Floor Area Ratio (FAR) of 1.6. In order to achieve this maximum density, a contribution of \$608.05 per m² (\$56.49 per ft²) - based on the increase in net building floor area between the 1.2 FAR base density and up to the 1.6 FAR maximum density - must be provided.

Contribution amounts may be reduced by an amount equivalent to any cash-in-lieu contributions received under the City’s Affordable Housing Strategy.

The above contribution rate to the SVHCG Program will be revised, starting February 28, 2019, and then by February 28 every two years thereafter, by adding the annual inflation for the preceding two calendar years using the Statistic Canada *Vancouver Construction Cost Index – Institutional* inflation rate. The revised rates will be published in a City Bulletin.

2. Grant Amounts

- Maximum grant of \$150,000 per identified heritage building. The grant may not exceed 50% of the total cost of eligible expenses (e.g. only projects with eligible expenses of \$300,000 or more would be able to apply for the maximum amount).
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council, with private matching funding, to achieve exceptional heritage conservation. Exceptional heritage conservation means a complete and comprehensive restoration of a building, in the opinion of Manager of Policy Planning and a retained heritage consultant, that would greatly enhance the heritage value of the Steveston Village Heritage Conservation Area. The final determination of what is exceptional will



Page 2 of 4	Steveston Village Heritage Conservation Grant Program	Policy 5900
	Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018	

be made by Council based on the project's overall contribution to conserving the character of Steveston Village.

- If the registered owner of the property containing one of the identified heritage buildings is a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses.
- As heritage conservation may occur in stages, an owner/developer may apply more than once; however, the total grant amount per identified heritage building is limited to \$150,000, and for exceptional conservation projects, it is limited to \$250,000.
- If no program funds are available, no grant applications will be considered (i.e., first-come, first-serve basis).

3. Eligible Expenses

Eligible expenses are limited to works related to the exterior conservation of the identified heritage buildings. These include, but are not limited to, the following:

- Façade restoration or rehabilitation to improve the appearance and convey the heritage significance of the building;
- Repair or restoration of the character-defining elements such as wood windows or original cladding;
- Reconstruction of lost heritage elements such as front porches or exterior trims;
- Roof replacement;
- Structural upgrades, including seismic upgrades, and stability work (e.g. new foundations) to extend the physical life of the building; and
- Directly related consultant costs, including the cost to prepare a conservation plan and architectural drawings, up to 10% of the total grant amount. Consultant costs without associated physical improvements to the building are not eligible.

Ineligible expenses include, but are not limited to, the following:

- General on-going maintenance work (e.g. power washing, gutter cleaning);
- Renovation or replacement of the non-historic elements of the building;
- New additions and/or construction of accessory buildings;
- Interior works; and
- Any other work deemed to be inappropriate at the discretion of the Manager of Policy Planning.

The Standards and Guidelines for the Conservation of Historic Places in Canada shall be used as a guide in determining eligible expenses. The Standards and Guidelines for the Conservation of Historic Places in Canada defines "conservation" as all actions or processes aimed at safeguarding the character-defining elements of a resource to retain its heritage value and extend its physical life.



Page 3 of 4	Steveston Village Heritage Conservation Grant Program	Policy 5900
Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018		

4. Grant Applications

- Grant applications must be submitted in accordance with the procedures and forms provided by the City;
- Owners or developers of sites with identified heritage buildings may include public entities (e.g. City or other levels of government), and are eligible to apply for a grant;
- Contributors to the SVHCG Program may apply for a grant (e.g., if the site proposed to be redevelop contains one of the 17 identified heritage buildings). However, the required contribution must be provided to the City prior to final approval of the accompanying rezoning or a Heritage Revitalization Agreement application;
- All grant applications that meet the eligibility criteria will be considered by Council. A grant will not be provided where work has already been undertaken prior to Council approval;
- Final decision on all grant applications that meet the eligibility criteria will be made by Council;
- If Council approves the application, the eligible works must be completed before the grant is issued. The following items must be submitted and accepted by City staff prior to the grant’s issuance:
 - A letter from the applicant/owner indicating the actual cost of the completed project accompanied by paid bills as proof and a request for payment of the grant;
 - A project completion report from the project manager (e.g., independent contractor who has completed the work) confirming that the work has been completed in accordance with the approved plans and specifications, including a complete list of actual improvements and installation methods. The report must include a copy of written warranties of all applicable work; and
 - Photographs of the completed project; and
- The completed works must be inspected and deemed satisfactory by the City staff.
- The works covered by the approved grant must be completed within 24 months of the date of the approval by Council. After 24 months from the date of the approval, the grant approval will expire.

5. Evaluation Criteria

The following considerations will form the basis for evaluation of grant applications:

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;



Page 4 of 4	Steveston Village Heritage Conservation Grant Program	Policy 5900
Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018		

- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project on a reasonable time-frame at reasonable costs and secure other funding sources.

Excerpt from Minutes
Richmond Heritage Commission
Held Wednesday, June 5, 2019 (7:00 pm)
M.2.002
Richmond City Hall

3.2. Heritage Alteration Permit (HA19-859014) and Heritage Conservation Grant Applications for the property at 3891 Moncton Street

Staff provided an overview of the proposed roof replacement work and details of the grant request. A sample of the proposed roofing material was presented to the Commission.

- In response to the Commission's queries, the applicant noted that he had chosen the material because of its durability and aesthetics.
- The Commission noted that the proposed roofing material was a durable and environmentally-friendly product made from recycled tires. The Commission agreed that the material looked like cedar and was appropriate for the heritage building.
- In response to the Commission's queries, the applicant noted that the vent boxes will be placed on the west side of the roof, so they would not be visible.

It was moved and seconded:

That the Richmond Heritage Commission support the Heritage Alteration Permit (HA19-859014) and the Steveston Village Heritage Conservation Grant applications for the proposed roof replacement at 3891 Moncton Street.

Carried









PLN - 34

Photo Example of Vent box



Prepared for: **Brett Martyniuk**

3891 Moncton St
Richmond, BC V7E 3A7

Prepared by: Sean Crowther

email: s.crowther@penfoldsroofing.com cel: (604) 379-0648

Penfolds Residential Roofing Inc
2230 Hartley Ave
Coquitlam, BC V3K6X3

This proposal was created exclusively for Brett Martyniuk



"The sign of quality, trust & value"



Think Roofing ... Think Penfolds

Penfolds Residential Roofing Inc - 2230 Hartley Ave Coquitlam BC V3K6X3

Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663



PLN - 35

Scope of Work



Customer: **Brett Martyniuk**
Address: 3891 Moncton St
Richmond, BC V7E 3A7
Phone: (604) 916-5637
email: info@village-bikes.ca

Proposal No: **1911324**
Date: **Wednesday, March 27, 2019**
Consultant: **Sean Crowther**
Phone: (604) 379-0648
email: s.crowther@penfoldsroofing.com

General Scope Of Work

- tear off 1 layer of cedar shingles/shakes from the roof
- tear off 1 layer of asphalt shingles from the roof
- inspect the exposed roof substrate for rot or deterioration and advise accordingly.
- install 8 Box Vents to ventilate the attic space
- replace all existing plumbing flashings, heat outlet vents and gas furnace vent flashing.
- install baked enamel maintenance free flashing to all gable ends to conceal the roof sheathing and to provide a neat finish.
- to wrap all protrusions, chimneys and skylight curbs with Peel & Stick Ice and Water Shield, and to replace all base flashings (back pan, front apron and step flashing)
- paint existing B-Vent stacks with paint to match the new roof.
- If roof ventilation does not meet current building code requirements, the performance of the selected roofing system may be adversely affected and any possible future warranty claims may be jeopardized. The design of some homes may prevent us from meeting these standards.
- clean up and remove all related debris.
- the areas included in this proposal are the entire house, excluding any outbuildings

Laminated Fiberglass Shingle Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install heavy duty underlay to the entire roof deck including eaves and valleys.
- shingle the roof with textured fiberglass laminated asphalt shingles including a starter course at all eaves and gables.
- install standard profile Ridge and Hip Caps.

Accept: Reject:

Roofing Product Selection: _____

Roofing Colour Selection: _____

Flashing Colour Selection: _____

Gable Drip Edge Flashing _____

Built-in Gutter Cap Colour Selection: _____

Colour Selection: _____

Optional Upgrade - To install a Ridge Vent system in place of the standard box vents

Accept: Reject:



Think Roofing - Think Penfolds

Penfolds Residential Roofing Inc - 2230 Hartley Ave Coquitlam BC V3K6X3

Phone: (604) 379 0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663



Optional Upgrade - To install Raised Profile Capping in place of the conventional flat caps

Accept: Reject:

Cedartwin Plus® Laminated Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install a layer of heavy duty underlay to the entire roof deck including eaves and valleys.
- to shingle with Penfolds Exclusive Cedartwin Plus® Laminated Shingles, including a starter at all eaves and gables. The Cedartwin Plus® has a built-in Algae Block for protection against algae growth.
- to install standard profile Ridge and Hip Caps.

Accept: Reject:

Roofing Product Selection: _____
 Flashing Colour Selection: _____
 Built-in Gutter Cap Colour Selection: _____

Roofing Colour Selection: _____
 Gable Drip Edge Flashing Colour Selection: _____

Cedartwin Classic® Laminated Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install a layer of heavy duty underlay to the entire roof deck including eaves and valleys.
- to shingle with Penfolds Exclusive Cedartwin Classic® Laminated Shingles - including a starter at all eaves and gables. CedarTwin® Classic shingles have built in Algae Resistance and include the NexGen Rubber Polymer which reinforces the shingle for additional performance and durability.
- to install standard profile ridge and hip caps

Accept: Reject:

Roofing Product Selection: _____
 Flashing Colour Selection: _____
 Built-in Gutter Cap Colour Selection: _____

Roofing Colour Selection: _____
 Gable Drip Edge Flashing Colour Selection: _____

Cedartwin® Ultra Rubberized Laminated Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install a layer of heavy duty underlay to the entire roof deck including eaves and valleys.
- shingle the roof with CedarTwin® Ultra Rubberized Laminated Shingles including a starter course at all eaves and gables, and custom manufactured ridge and hip caps. CedarTwin® Ultra shingles include Scotchguard® for superior algae resistance.
- to install standard profile capping

Accept: Reject:



Think Roofing ... Think Penfolds

Penfolds Residential Roofing Inc. 2230 Hartley Ave Coquitlam BC V3K6X3

PLN - 37

Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663



Roofing Product Selection: _____

Roofing Colour Selection: _____

Flashing Colour Selection: _____

Gable Drip Edge Flashing _____

Built-in Gutter Cap Colour Selection: _____

Colour Selection: _____

Cedar Shakes can be CCA pressure treated as an option prior to installation. This will provide a 30 year limited warranty

Accept: Reject:

EcoRoof® Medium Rubber Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install a layer of heavy duty underlay to the entire roof deck including eaves and valleys.
- shingle the roof with Penfolds EcoRoof Medium Rubber Roof System in either the Shake or Slate profile, including a starter course at all eaves, and custom manufactured ridge and hip caps.

Accept: Reject:

Roofing Product Selection: _____

Roofing Colour Selection: _____

Flashing Colour Selection: _____

Gable Drip Edge Flashing _____

Colour Selection: _____

Smartvent System

- cut a continuous ventilation strip in the roof deck just inside the roof overhang or at the headwall termination to allow through-ventilation in the attic.
- install the SmartVent ventilation system between the shingle rows.
- clean up and remove related debris.

Accept: Reject:

Chimney Refurbishment

- install new chimney counter flashing inclusive of removing the old counter flashing, installing new custom manufactured maintenance free baked metal counter flashing into the cut mortar joint and re-sealing.

Accept: Reject:

Solar Panel System

- to identify the best location for Solar Panels on the property



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Penfolds Residential Roofing Inc - 2230 Binley Ave, Coquitlam BC V3K6X3

Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 354-7663



to install an 12 panel, 4.44 kilowatt system

- the average home in Metro Vancouver uses 10,000 kilowatt hours per year. A 4.44 kilowatt system with good solar exposure will provide the power for roughly 40% of the average home's needs. These are only averages and a full assessment will be done of your home prior to installation

Accept: Reject:

System Size Selection: _____



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Penfolds Residential Roofing Inc - 7231 Stanley Ave, Coquitlam BC V3K6X3

Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663



Pricing Summary



Customer: **Brett Martyniuk**
 Address: **3891 Moncton St**
Richmond, BC V7E 3A7
 Phone: **(604) 916-5637**
 email: **info@village-bikes.ca**

Proposal No: **1911324**
 Date: **Wednesday, March 27, 2019**
 Consultant: **Sean Crowther**
 Phone: **(604) 379-0648**
 email: **s.crowther@penfoldsroofing.com**

The following is a summary of pricing for this Proposal. Pricing may be subject to change without notice, until such time as the contract is signed and deposits paid, including financing approval (if applicable).

	†Cost/ Month	*Price	Accepted
General			
Steep Slope Roofing Systems - Asphalt			
Laminated Fiberglass Shingle Roof System	\$147	\$14,500	_____
Ridge Vent System	\$8	\$825	_____
Raised Profile Capping	\$4	\$365	_____
Cedartwin Plus® Laminated Roof System	\$155	\$15,350	_____
Cedartwin Classic® Laminated Roof System	\$166	\$16,400	_____
Cedartwin® Ultra Rubberized Laminated Roof System	\$177	\$17,500	_____
Steep Slope Roofing Systems - Cedar			
Cedar Shake Roofing System Medium Resawn	\$282	\$27,900	_____
Cedar Shake Roofing System Heavy Resawn	\$297	\$29,400	_____
CCA Pressure Treatment	\$19	\$1,850	_____
Steep Slope Roofing Systems - Rubber			
EcoRoof® Medium Rubber Roof System	\$278	\$27,500	_____
Snow Stop System	-	TBD	_____
Roof Drainage Systems			
Gutters & Down Pipes	\$14	\$1,375	_____
Ventilation Systems			
Smartvent System	\$16	\$1,550	_____
Chimney Work			
Chimney Refurbishment	-	TBD	_____



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4.44 Kilowatt 12 x 370 Watt Solar Panel System	\$135	\$13,362
SubTotal (Accepted):	-	-
*GST:	-	-
Proposal Discount \$500 to No Tax Valid until April 15 2019	-	-
Total:	-	-

* All prices exclude GST.

† Please see loan documentation for more details located directly after confirmation of contract.

Confirmation of Contract

On signature by all the parties this Confidential Proposal constitutes a binding contract and records the entire understanding. The company entering into this contract is Penfolds Residential Roofing Inc. and will be bound by all the terms and conditions set out in this document. The person(s) signing as customer confirms that he/she is a registered owner(s) of the property or is authorized to sign the contract and bind the owner. No other understanding, collateral or otherwise, shall be binding unless agreed in writing and signed by all parties. Receipt of a copy of this contract is hereby acknowledged. All contracts are subject to a pre-inspection and verification of the scope of work by Penfolds Production department. Additional terms and conditions are attached.

Date Accepted

Sean Crowther

Technical Advisor

Accepted for Penfolds Residential Roofing Inc:

Customer Name (please print)

Customer Signature

Authorized Signature

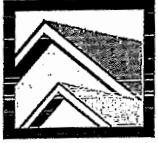


Think Roofing ... Think Penfolds

Penfolds Residential Roofing Inc - 2230 Parkview Ave, Coquitlam BC V3K6X3

Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663





**Crown
Roofing Ltd.**
Tried & True Since 1902

Member: RCABC | CRCA

Thursday, April 11, 2019

Brett Martyniuk
3891 Moncton St.
Richmond, BC
V7E-3A7

Dear Brett Martyniuk,

Thank you for giving Crown Roofing and Drainage Residential Division Ltd. the opportunity to provide you with a free estimate and consultation. We value your business.

Crown Roofing and Drainage Residential Division Ltd. has been successfully installing roofs on homes in the lower mainland for over 100 years! Quality workmanship and professional service is the foundation of our business. It really does matter who performs the work on your home.

Please take some time to review the information package provided. We suggest you highlight any areas of concern or questions that you may have as you review our information package. We have enclosed additional information for you to review including:

- A copy of our Insurance Certificate
- A copy of our Business Licence
- A copy of our WCB Certificate
- Customer references

We look forward to providing you with an estimate and answering any questions or concerns you may have. Thank you for the opportunity to quote your roofing project.

Sincerely,


Jason Bradley



**Crown
Roofing Ltd.**
Tried & True Since 1902

Member: RCABC | CRCA

Thursday, April 11, 2019

Brett Martyniuk
3891 Moncton St.
Richmond, BC
V7E-3A7

We at Crown Roofing and Drainage believe that a job should be done right the first time. This quote offers our warranty backed by over 100 years experience in the business. Our installations are done to or exceeding manufacturer's specifications.

We are pleased to offer you the following quotation:

- GAF Timberline Ultra Lifetime Fiberglass Laminate Shingles: \$22,298.22 plus GST
- GAF Grand Sequoia Premium Designer Lifetime Shingles: \$24,556.00 plus GST
- GAF Glenwood Premium Triple Layer Shake Lifetime Shingles: \$26,228.00 plus GST

Payment Details:

- 10% Deposit
- 40% Due on Project Start/Material Delivery
- 50% Due on Substantial Completion
- Lifetime Material Warranty
- 20 Year Labour Warranty

All Prices Subject to GST

Please feel free to contact Jason Bradley at our office with any questions

** Glenwood PROTO
\$23,228 + GST
JB*

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are hereby authorized to complete the work as quoted. Payment terms as specified above.

Date: 11-Apr-19

Signed: Jason Bradley, Crown Roofing

Signed: Brett Martyniuk

Application Details:

- Remove 2 layers of shingles, 1 layer of cedar and any associated old roofing materials from the home
- Dispose of refuse
- Inspect decking for rot, spot repair as required (200sqft. included)
- Replace rotten bargeboard with new, primed and caulked to match (20' included)
- Inspect strapping for rot and spot repair as required (300 ft. included)
- Install 3/8" standard grade plywood on the entire roofing surface, fully secured
- Install Deck Armour, premium, breathable underlayment over plywood decking
- Install Weatherwatch ice and water membrane in the valleys, eaves edge, rake edge, walls and protrusi
- Install 1 row of starter shingles along the gutters and up the rake edge

Supply and install Option 1, 2 or 3 shingles to the manufacturers warranty standards

- Install Timbertex ridge caps on all hips and ridges
- Replace old plumbing gaskets with new lead plumbing gaskets, paint to match
- Flash and seal around 2 chimneys including custom flashing wrap
- Install W-metal channel into valleys underlaid with ice & water membrane
- Install gable edge flashings (.26 gauge pre-painted steel)
- Install eave edge flashings (.26 gauge pre-painted steel)
- Install RT 65 roof vents to code for attic exhaust ventilation
- Install Cobra continuous ridge venting for attic exhaust ventilation
- Install Cobra continuous intake venting for attic intake ventilation
- Extend downpipes running on the roof into the lower gutters
- Paint all unpainted accessories to match the roof

GAF Golden Pledge Lifetime Warranty - 100% coverage for the first 20-years (commercial terms)

Project manager assigned to each project

All work is inspected by an independent roofing inspection company (RCABC-RRO)

This quote includes a free repair or service until the job begins

Clean up the site to your complete satisfaction

Protect the property and garden as required

Install new 5" continuous aluminum gutters and associated down-pipes: Add \$980.00 plus GST

Specification Summary:

All work is done to the manufacturer's warranty standards and is registered with the manufacturer.

Includes an independent final inspection by an RCABC - RRO. **Thank you for choosing Crown!**

Liability Information

Crown Roofing Residential Division carries \$5,000,000 of liability coverage

All workers are covered by the Workers Compensation Board of BC

Site Protection:

It is always our goal to leave a clean site to the best of our ability. We will do our utmost to tarp around plants and plywood areas around the house that can be sensitive to debris. After work is completed, we use a magnetic rake to remove all nails otherwise left in the grass and gardens.

Note Transfer:

2 layers of asphalt on cedar. Golden Pledge Lifetime Warranty.

Initials: _____



City of Richmond

Heritage Alteration Permit

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

File No.: HA 19-859014

To the Holder: Brett Martyniuk
Property Address: 3891 Moncton Street
Legal Description: East 15 Feet Lot 16 Block 3 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

(s.617, *Local Government Act*)

1. (Reason for Permit)
 - Designated Heritage Property (s.611)
 - Property Subject to Temporary Protection (s.609)
 - Property Subject to Heritage Revitalization Agreement (s.610)
 - Property in Heritage Conservation Area (s.615)
 - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize the following:
 - Roof replacement with the roofing material called “Eco Roof Medium Rubber Shakes” in “Silverwood” colour as shown in the photo included in Schedule A;
 - Replacement of the existing gutters and downpipes and painting them to match the existing colours; and
 - Installation of eight (8) vent boxes on the west side of the roof for attic ventilation.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. _____ ISSUED BY THE COUNCIL THE DAY OF
DELIVERED THIS _____ DAY OF _____, 2019

MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.





City of Richmond

Report to Committee

To: Planning Committee

Date: June 14, 2019

From: Wayne Craig
Director, Development

File: HA 19 - 860363

Re: Application by Monireh Akhavan for a Heritage Alteration Permit at 12051 3rd Avenue (Steveston Courthouse)

Staff Recommendation

That a Heritage Alteration Permit which would permit the installation of a new kitchen exhaust system on the rear (west) elevation of the protected heritage building and the replacement of the existing free standing sign in the front yard at 12051 3rd Avenue be issued.

Wayne Craig
Director, Development

WC:mp
Att. 4

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

Staff Report

Origin

Monireh Akhavan has applied for a Heritage Alteration Permit to install a new kitchen exhaust system on the rear (west) wall of the protected heritage building, known as the Steveston Courthouse, located at 12051 3rd Avenue. The applicant would also like to replace the existing free standing sign located in the front yard with a new sign. A location map and aerial photo are included in Attachment 1.

Background

Heritage Value of the Steveston Courthouse

The Steveston Courthouse is a small and simple rectangular building built in 1927. The building has aesthetic significance for its vernacular construction, combining a simple, rectangular utilitarian structure with Craftsman style influences, including a gable front entrance and exposed rafters. It also has historic and social significance for its uses as a courthouse, a Red Cross Hall during World War II and a community meeting place, and for its contribution to the community's sense of identity.

The character-defining elements of the Steveston Courthouse include:

- Its location in the historic downtown core of the Steveston Village and relationship to the street;
- The utilitarian structure consisting of a simple rectangular plan, lapped wood and shingle siding, wooden sash casement windows, and an entry directly off the street;
- Craftsman details such as exposed, painted rafter ends, decorative brackets supporting the eaves of the gabled entry roof, and wood cladding;
- The location of the two front doors in the right and left hand walls of the recessed entry; and
- Its symbolic importance as a courthouse and community hall serving the residents of Steveston.

The Steveston Courthouse is one of the identified heritage resources in the Steveston Village Heritage Conservation Area, and is also protected by Heritage Designation Bylaw 4362, adopted by Council in 1984. A Heritage Alteration Permit is therefore required for any exterior alterations to the building.

Proposal

The applicant is a new tenant of the building and would like to install a new kitchen exhaust system for a commercial kitchen needed for her restaurant, and would like to replace the existing free standing sign located in the front yard with a new sign.

The Steveston Courthouse building is currently screened by a painted masonry block wall on the south and west sides. In order to minimize exterior changes to the heritage building, the applicant proposes to use the existing opening that presently services the two bathroom exhaust fans in the rear (west) wall, and extend the duct from the building face to the masonry block wall. The existing air conditioning unit will also screen the propose ducting.

As the National Fire Prevention Association codes require that exhaust duct termination be located a minimum of 10 feet from the ground level, two metal brackets are proposed to be installed on top of the existing eight foot high masonry block wall to hold up the duct. The plans included in Attachment 2 show how the proposed kitchen exhaust system will be installed.

As required for any side discharge kitchen exhaust system, the applicant is required to install an ecology unit, which exhausts contaminated air from the kitchen hood and reduces air borne grease particles and cooking odour.

There is an existing free standing sign structure in the front yard. A Heritage Alteration Permit was issued for the existing sign in 2011. The applicant would like to use the existing structure but replace the sign for her business as shown in Attachment 3.

Surrounding Development

The subject property is surrounded by the following developments.

- To the North: Across Chatham Street is a three-storey, mixed-use building at 11971 3rd Avenue, on a site zoned “Commercial Mixed Use (ZMU26) – Steveston Village”.
- To the East: A new mix-used building ranging from one to three storeys on the former Rod’s Lumber site at 12088 3rd Avenue zoned “Commercial Mixed Use (ZMU33) – Steveston Village” (RZ15-710852). The building is currently under construction.
- To the West: The Gulf of Georgia Cannery federal historic site in the “Light Industrial (IL)” zone.
- To the South: A two-storey heritage building, known as the Steveston Hotel and associated parking at 12111 3rd Avenue zoned “Steveston Commercial (CS2)”.

Rezoning Application and Proposed Future Relocation

A rezoning application submitted by 12011 3rd Avenue Holdings Ltd., the registered owner of the property, is currently under staff review and will be forwarded to Council once the review is completed. As part of the rezoning application, relocation of the Steveston Courthouse to the northeast corner is proposed.

Should the rezoning application move forward, a Heritage Alteration Permit will be required to permit the proposed relocation of the historic building, and a comprehensive conservation plan will be reviewed in detail as part of the Heritage Alteration Permit application review process. The owner of the property has indicated that the exhaust duct would then be re-routed through the masonry chimney which will be dismantled and restored to complete the relocation, and the duct will be hidden from the view.

Related Policies & Studies

Steveston Area Plan

The Steveston Area Plan seeks to “conserve significant heritage resources throughout the Steveston area” and “conserve the identified heritage resources within the Steveston Village Node (e.g., as per the Steveston Village Conservation Strategy)”.

The Steveston Village is designated as a Heritage Conservation Area (HCA) in the Steveston Area Plan. As part of the HCA, 17 buildings are identified as protected heritage resources. The Steveston Courthouse is one of the 17 identified heritage resources in the Steveston Village HCA.

The Steveston Area Plan specifies that Heritage Alteration Permits issued for identified Steveston Village heritage resources should be consistent with the Steveston Village Conservation Strategy and the Standards and Guidelines for the Conservation of Historic Places in Canada (“S&Gs”), prepared by Parks Canada.

The relevant policies and guidelines are further detailed in the “Analysis” section of this report.

Public Consultation

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

Richmond Heritage Commission

The Richmond Heritage Commission reviewed the proposed new kitchen exhaust system on May 1, 2019 and adopted the following resolution.

The Heritage Alteration Permit application to install a new kitchen exhaust system at 12051 3rd Avenue be supported subject to the following conditions:

- 1. Further effort to be made to improve the design and make the ventilation system as unobtrusive as possible; and*
- 2. The support for the exterior exhaust duct be better secured and be aesthetically acceptable.*

An excerpt from the Commission meeting minutes is included in Attachment 4.

To address the Commission’s comments, the applicant has proposed to paint the exterior duct to match the wall colour of the building, and paint the support metal brackets to match the colour of

the existing masonry wall. The applicant has also noted that the duct itself will be welded steel for fire rating purposes, which would support its own weight without the proposed brackets attached to the wall. The metal brackets are proposed to brace the duct against excessive weather conditions.

The sign component was added to the application after the Richmond Heritage Commission had reviewed the application. As the proposed change to the sign is minor in nature, the revised application was not forwarded to the Richmond Heritage Commission.

Analysis

Steveston Village Conservation Strategy

The following are the standards and guidelines that are most relevant to the proposed exterior alterations to the Steveston Courthouse from the Steveston Village Conservation Strategy.

- Long-term protection of the historic resource should be balanced with user requirements, and future resource management goals should be identified prior to undertaking any work.
- The approach to all heritage conservation projects should be one of minimal intervention to ensure the maximum preservation of the existing and authentic physical fabric and the retention of the signs of age.

The proposed kitchen exhaust system is required to accommodate the proposed restaurant and the proposed approach is in keeping with the principle of minimal intervention.

The Standards and Guidelines for the Conservation of Historic Places in Canada

The following are the standards and guidelines that are most relevant to the proposed exterior alterations to the Steveston Courthouse from the Standards and Guidelines for the Conservation of Historic Places in Canada.

Standard #3 Conserve heritage value by adopting an approach calling for minimal intervention.

Minimal intervention means doing enough, but only enough to meet realistic objectives while protecting heritage values. The proposed work is to meet the required codes, and utilizes the existing wall venting opening in order to minimize exterior changes to the building.

4.3.1 Exterior Form

Guideline #16 Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.

Guideline #17 Working with code specialists to determine the most appropriate solution to health, safety and security requirement with the least impact on the character-defining elements and overall heritage value of the historic building.

The proposed kitchen exhaust system was designed by the applicant's mechanical engineer in order to meet building and fire code requirements. The impact on the character-defining elements and overall heritage value of the historic building is minimized by using the existing opening, and the overall impact on the streetscape is also minimized by locating the duct in the rear wall of the building, so it will not be visible from the street.

Signage Guidelines

The Steveston Area Plan includes guidelines for signs. The following guidelines apply:

- Signs are an integral part of the building/landscape design and its form, materials and the character of its copy should complement the types of activities being advertised;
- Material should include wood (painted, stained, sand blasted, or carved), metal (cast, painted, embossed, or enamelled), fabric, or painted/etched on windows or glazed door panels;
- No plastic, internally illuminated, back-lit awnings/canopies, electronic or moving signs or message, or neon;
- Primarily oriented to pedestrians along the sidewalk; and
- Freestanding signs are limited to sandwich boards or the equivalent.

The proposed sign is aluminum which will be powder coated in black and red. The proposed double-face sign will be located in the front yard, oriented towards pedestrians along the sidewalk. The proposed sign meets the applicable signage guidelines; therefore, staff support the proposed sign.

Financial Impact or Economic Impact

None.

Conclusion

Staff recommend that the Heritage Alteration Permit be endorsed, and issuance by Council be recommended.



Minhee Park
Planner 2

MP:cas

Attachment 1: Location Map and Aerial Photo

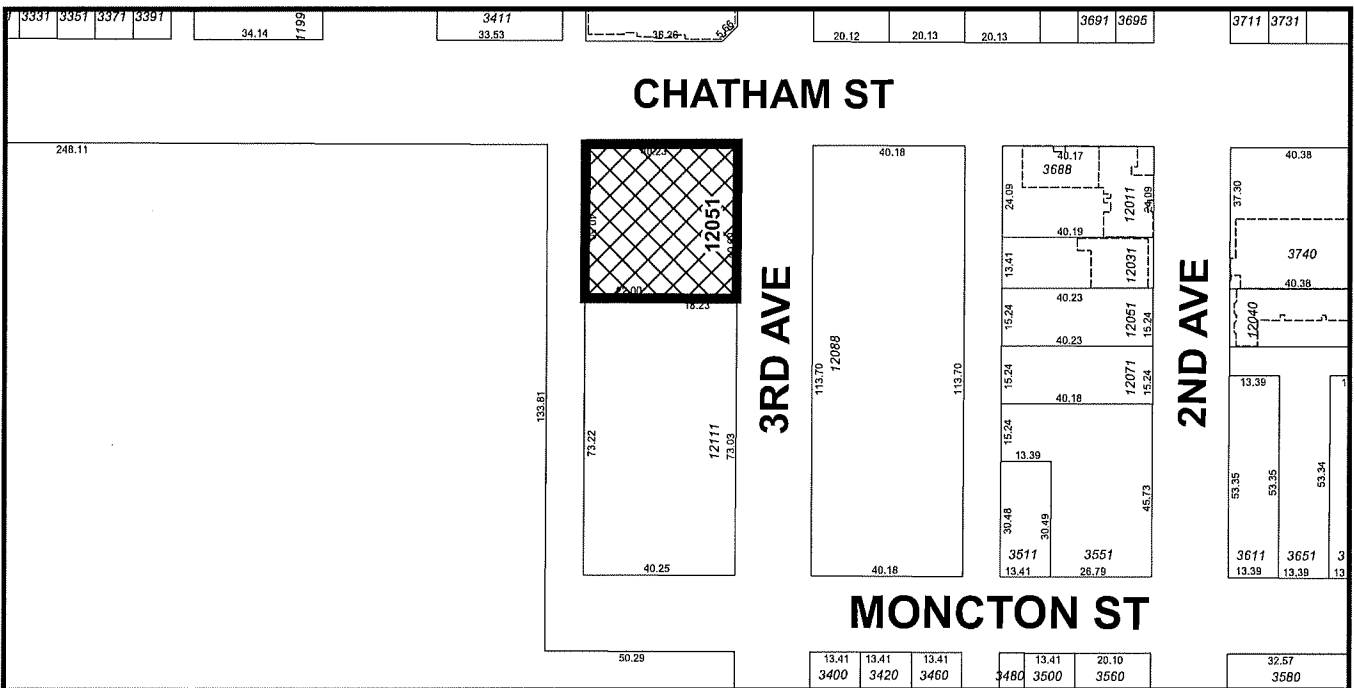
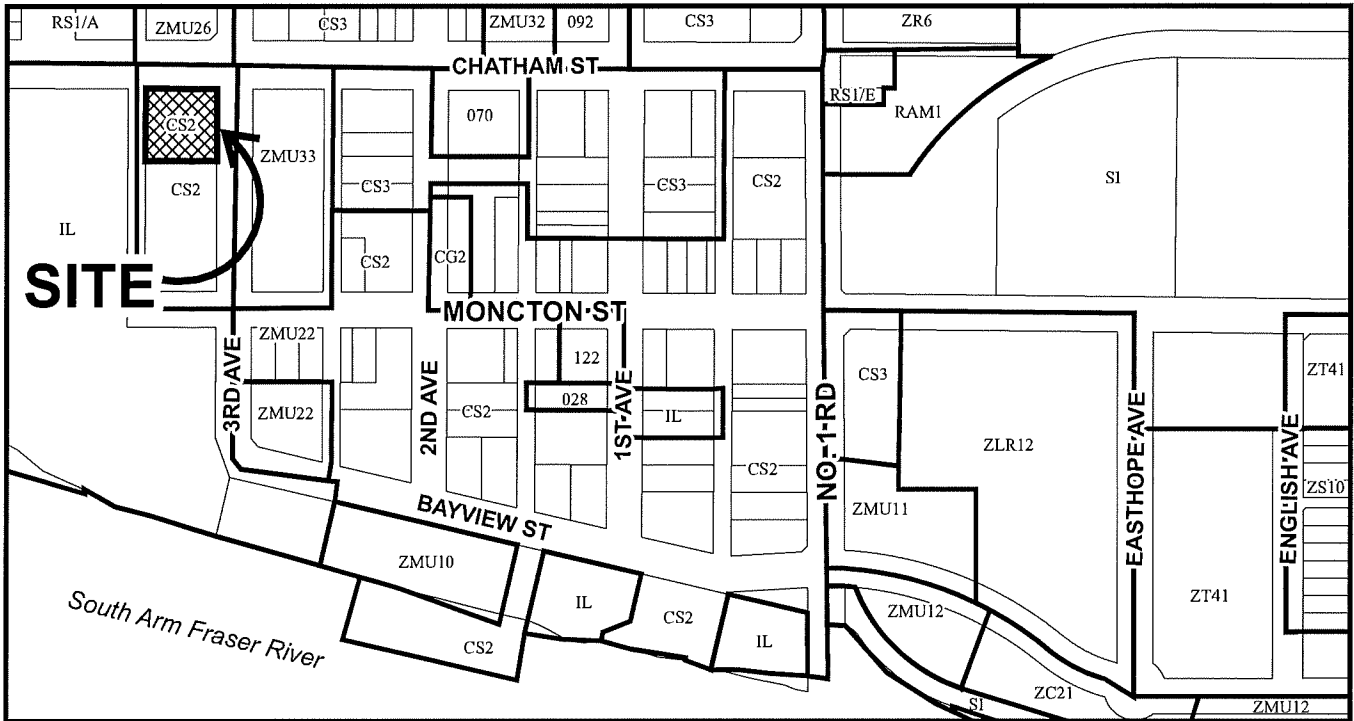
Attachment 2: Plans Showing the Proposed Kitchen Exhaust System

Attachment 3: Plans Showing the Proposed Signs

Attachment 4: Excerpt from the May 1, 2019 Richmond Heritage Commission Minutes



City of
Richmond



HA 19-860363

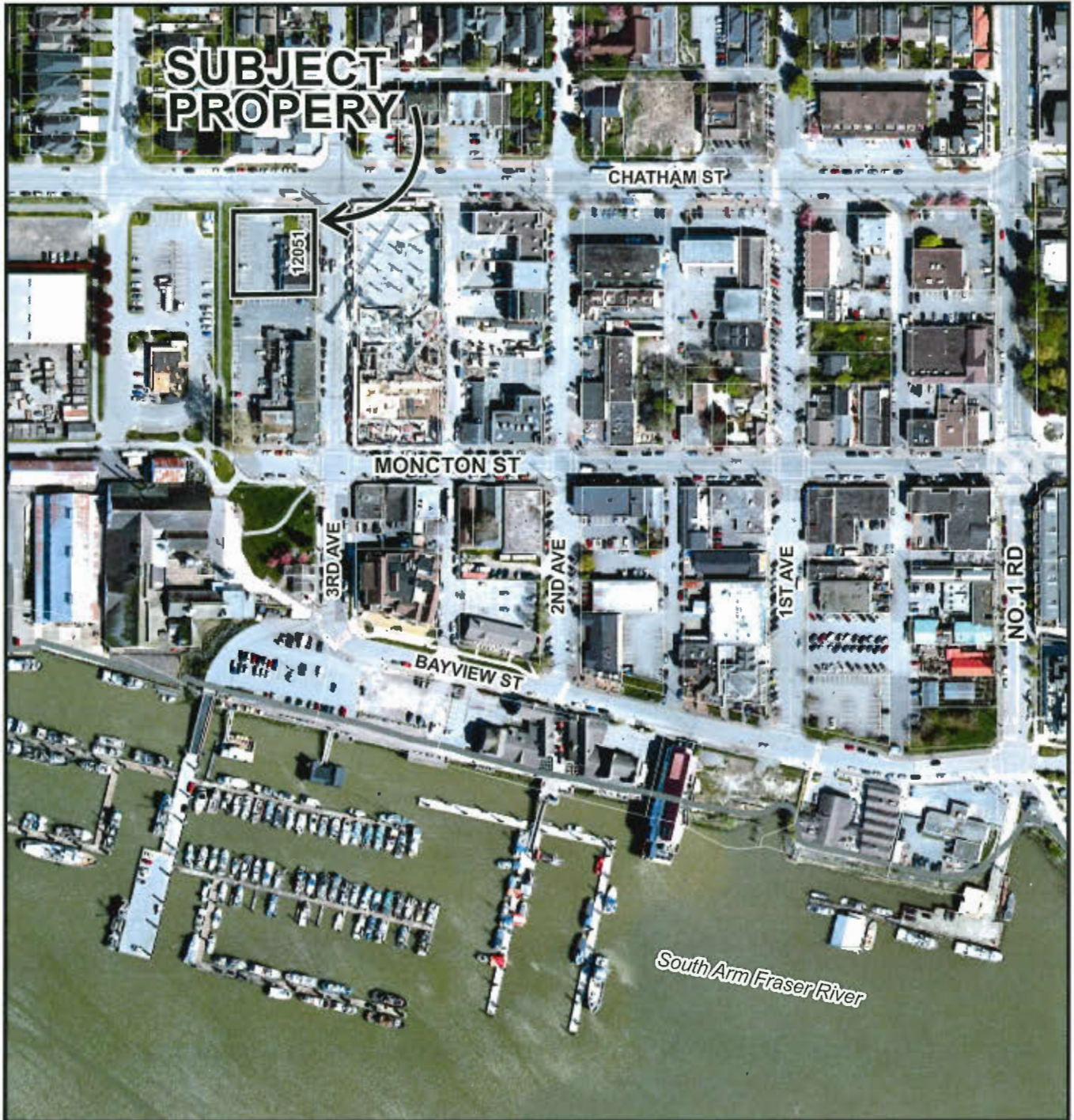
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Revision Date:

Note: Dimensions are in METRES



City of
Richmond

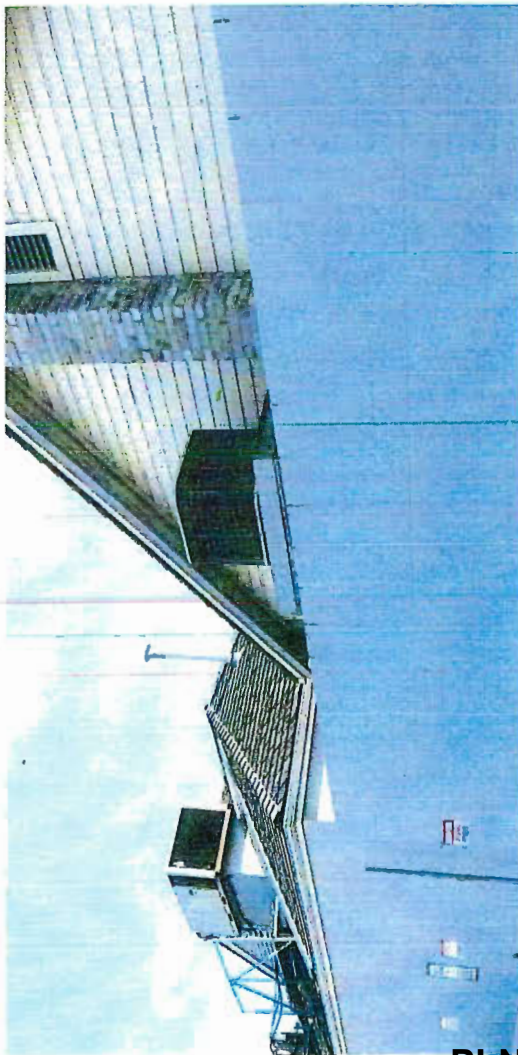


HA 19-860363

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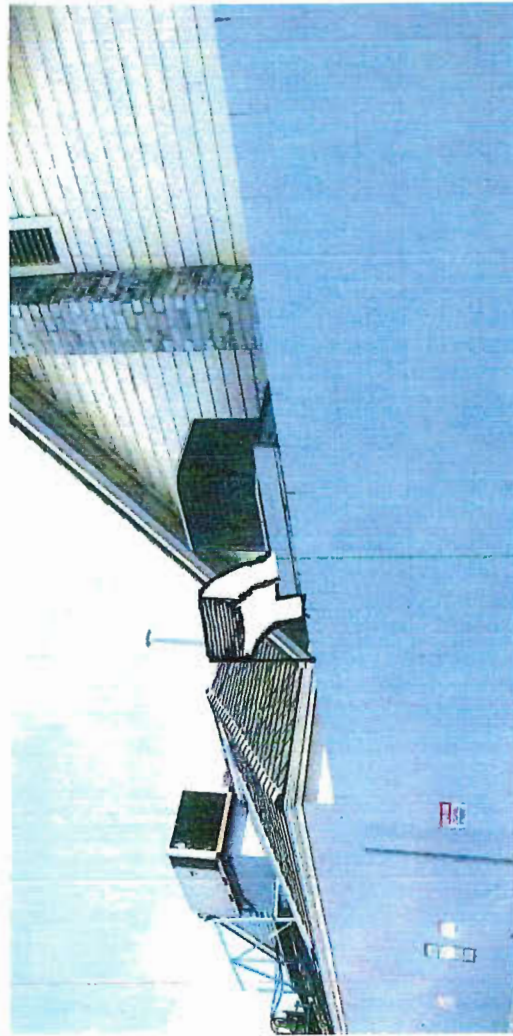
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Note: Dimensions are in METRES



EXISTING.

PLN - 55

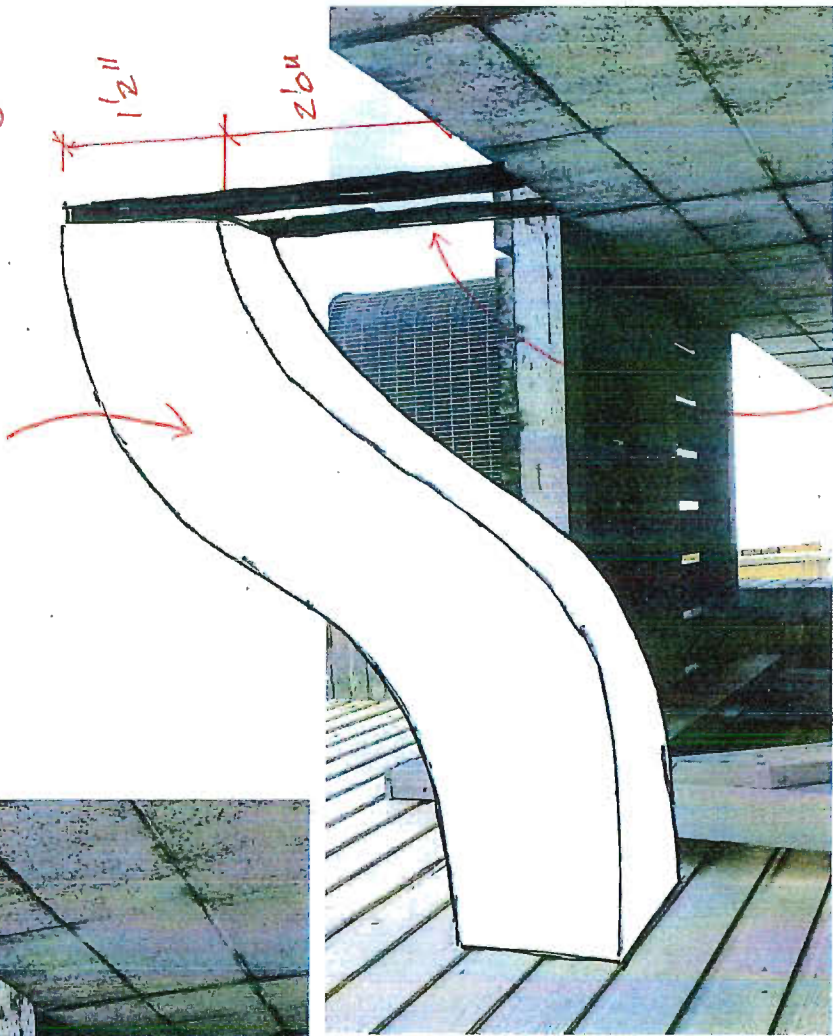


PROPOSED
(LOUVER = 24" H x 16" W.)



EXISTING

To be painted to match the colour of the existing building wall



PROPOSED

To be painted to match the colour of the masonry block wall

existing opening that presently services the two bathroom exhaust fans

existing masonry block wall





SIZE	DRAWING:
A	ANAR DOUBLE SIDED SIGN - V2
CLIENT:	ANAR PERSIAN CUISINE
SCALE: 1:10	DATE: 06/12/19
	JEFF@INDUSTRIALLASER.COM
	SHEET 1 OF 1

Industrial Laser Cutting
 160-12417 No. 2 Rd
 Richmond, BC Canada
 PH: 604-241-2362
 WWW.INDUSTRIALLASER.COM



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existing
free standing
sign structure

Excerpt of Draft Minutes
Richmond Heritage Commission
Held Wednesday, May 1, 2019 (7:00 pm)
M.2.002
Richmond City Hall

Development Proposal – Heritage Alteration Permit (HA19-) 12051 3rd Avenue (Steveston Courthouse)

The Richmond Heritage Commission reviewed the memo distributed by staff regarding the Heritage Alteration Permit application for the Steveston Courthouse.

In response to the Commission's query, staff responded that the owner of the property had noted that the exterior duct would be temporary and it would be removed after the relocation of the building. The Commission noted its concern regarding the proposed metal brackets supporting the duct and noted that the applicant should consider providing a more secured support.

In response to the Commission's query, the applicant noted that the proposed restaurant had obtained necessary approvals from the Vancouver Coastal Health.

The Commission discussed how the proposed duct could be better blend in, and suggested that a panel be installed to screen the duct or the duct be painted as the same colour of the wall.

It was moved and seconded:

The Heritage Alteration Permit application to install a new kitchen exhaust system at 12051 3rd Avenue be supported subject to the following conditions:

- 1. Further effort to be made to improve the design and make the ventilation system as unobtrusive as possible; and*
- 2. The support for the exterior exhaust duct be better secured and be aesthetically acceptable.*

CARRIED



City of Richmond

Heritage Alteration Permit

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

File No.: HA 19 - 860363

To the Holder: Monireh Akhavan

Property Address: 12051 3rd Avenue

Legal Description: LOT 1 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN EPP65456

(s.617, *Local Government Act*)

1. (Reason for Permit)
 - Designated Heritage Property (s.611)
 - Property Subject to Temporary Protection (s.609)
 - Property Subject to Heritage Revitalization Agreement (s.610)
 - Property in Heritage Conservation Area (s.615)
 - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize all works related to:
 - installation a new kitchen exhaust system as shown in Schedule A, Plan #1 to Plan #3; and
 - replacement of the existing free standing sign as shown in Schedule A, Plan #4 to Plan #6.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

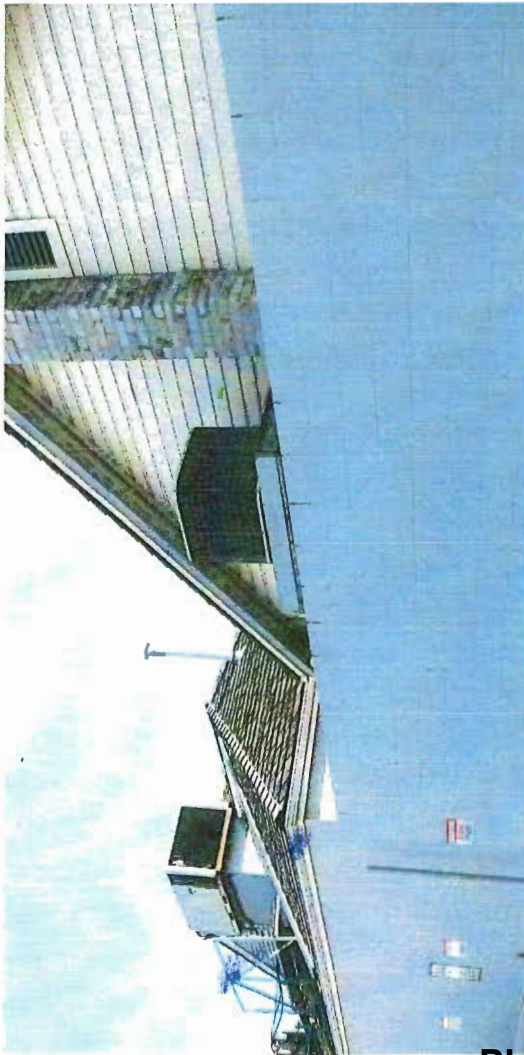
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF , 2019

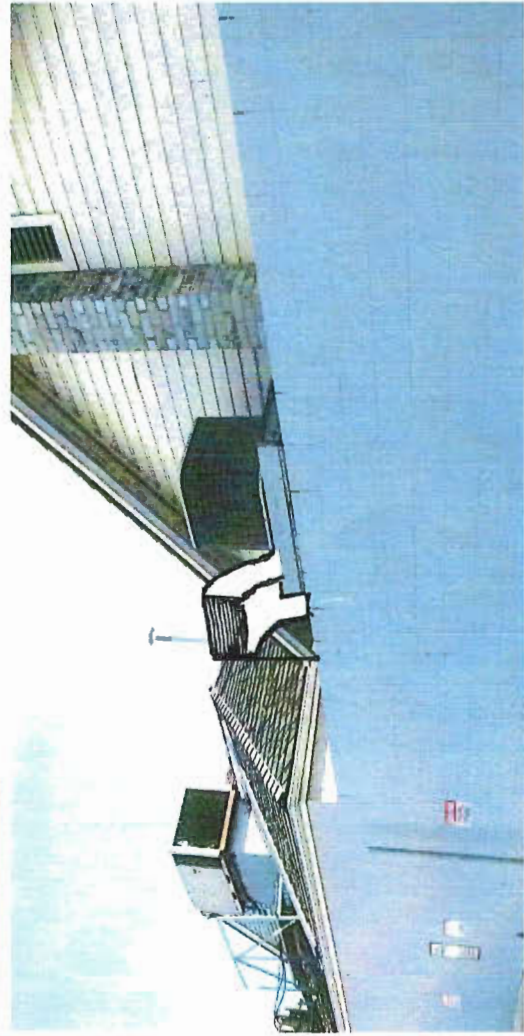
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



EXISTING.

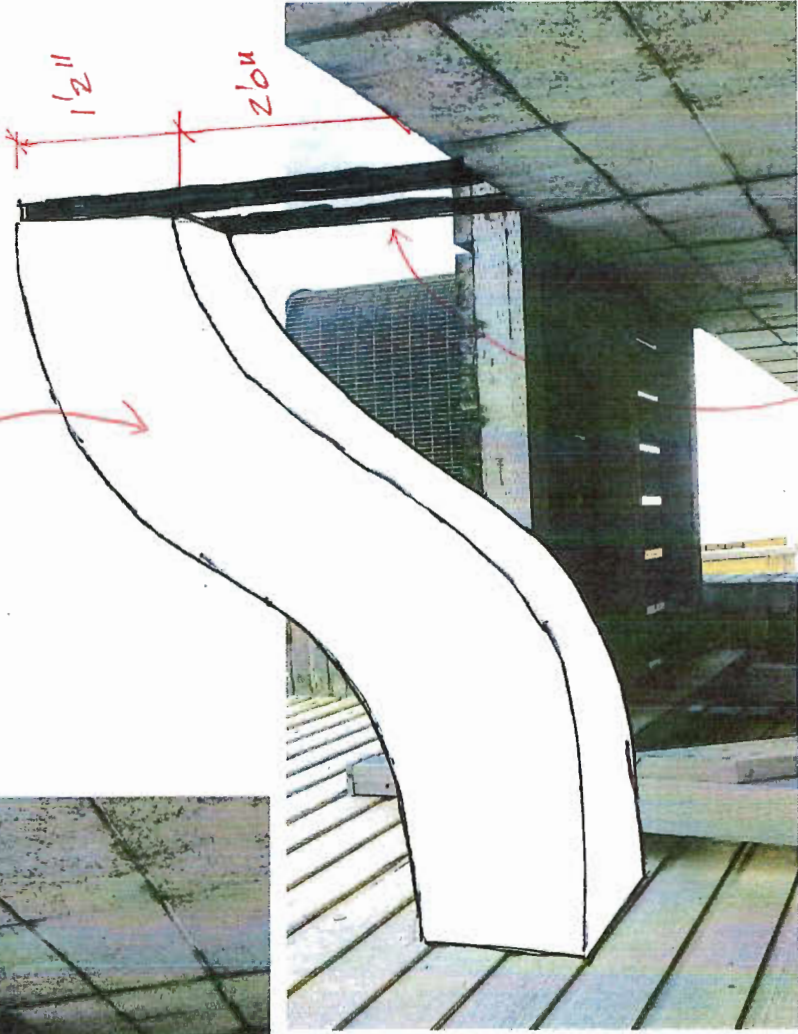


PROPOSED
(LOUVER = 14" H X 16" W.)



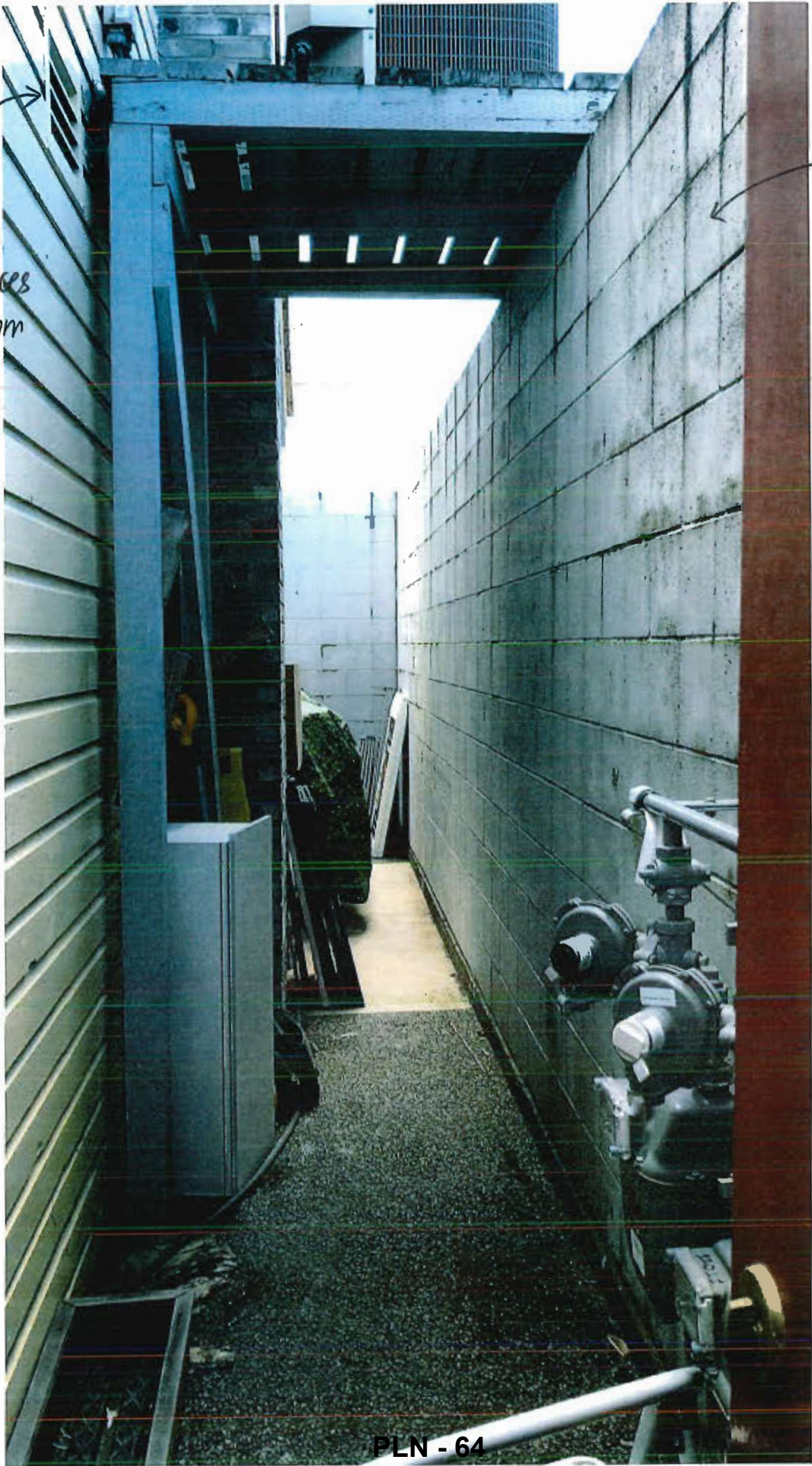
EXISTING

To be painted to match the colour of the existing building wall



PROPOSED

To be painted to match the colour of the masonry block wall



existing opening that presently services the two bathroom exhaust fans

existing masonry block wall

HA 14-860363 plan #3

- Aluminum sign to be powder coated in black and red
- The existing sign structure to be used



22.20

0.24



PLN - 65

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 WWW.INDUSTRIALLASER.COM

SIZE DRAWING:

A ANAR DOUBLE SIDED SIGN - V2

CLIENT: ANAR PERSIAN CUISINE

SCALE: 1:10 DATE: 06/12/19 JEFF@INDUSTRIALLASER.COM

SHEET 1 OF 1

HA 19-860 363 plan #4

1241-RD129

FINE TEXTURE RED

SEMI GLOSS

POLYESTER TGIC

(Cardinal)

QUALITY POWDER COATING LTD.

PH# 604-303-7779 FAX# 604-303-7733

C241-BK01

BLACK TEXTURE

POLYESTER

QUALITY POWDER COATING LTD.

PH# 604-303-7779 FAX# 604-303-7733

PLN - 66

proposed colours

Plan #5

604-303-7733

HA

existing
free standing
sign structure
to be used



HA 19-060363 plan#6



City of Richmond

Report to Committee

To: Planning Committee

Date: June 4, 2019

From: Wayne Craig
Director, Development

File: RZ 17-788945

Re: Application by Konic Development for Rezoning at 8291 and 8311 Williams Road from "Single Detached (RS1/E)" Zone to "Low Density Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, for the rezoning of 8291 and 8311 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 10 townhouse units with vehicle access from Williams Road, be introduced and given first reading.

Wayne Craig
Director, Development

WC:mp
Att. 5

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

Staff Report

Origin

Konic Development has applied to the City of Richmond for permission to rezone the properties at 8291 and 8311 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone for the development of 10 two-storey and three-storey townhouse units with vehicle access from Williams Road. A location map and an aerial photo are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2. Preliminary development plans are provided in Attachment 3.

Subject Site Existing Housing Profile

The subject site is 1,960 m² (21,097 ft²) in size and is located on the north side of Williams Road, between No. 3 Road and Piggot Drive.

The subject site consists of two lots; each containing a single family dwelling. The applicant has indicated that both dwellings are owner-occupied and do not contain a secondary suite. Both dwellings will be removed at a future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows.

To the North: Single family dwellings on lots zoned “Single Detached (RS1/E)”, with vehicle access from Piggot Road.

To the South: Across Williams Road, are single family dwellings on lots zoned “Single Detached (RS1/E)”. These lots are designated for townhouse development in the Arterial Road Policy.

To the East: Single family dwellings on lots zoned “Single Detached (RS1/E)”. These lots are designated for townhouse development in the Arterial Road Policy.

To the West: Single family dwellings on lots zoned “Single Detached (RS1/E)”. A rezoning application (RZ 18-817742) has been submitted to rezone the immediately adjacent properties at 8231 & 8251 Williams Road to the “Low Density Townhouses (RTL4)” zone for the development of 10 townhouse units. Access to the proposed development is to be provided via a Statutory Right-of-Way to be registered over the proposed driveway and drive aisle on the subject properties at 8291 and 8311 Williams Road. The rezoning application (RZ 18-817742) is currently under staff review.

Related Policies & Studies

Official Community Plan

The subject site is located in the Broadmoor planning area, and is designated “Neighbourhood Residential (NRES)” in the Official Community Plan, which permits single-family, duplex, and townhouse development. The proposed rezoning is consistent with this designation.

Arterial Road Policy

The subject site is designated “Arterial Road Townhouse” in the Arterial Road Housing Development Map. The proposed rezoning is consistent with this designation.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Site Planning and Form and Character

The subject properties have a total combined frontage of 40.24 m (132.02 ft.), and are proposed to be consolidated into one development parcel. The site frontage meets the minimum frontage requirement of 40 m for townhouse development on a minor arterial road such as Williams Road.

The applicant has proposed four buildings arranged on a T-shaped central drive aisle. Each of the two buildings on the south side of the site along Williams Road contains two three-storey units and one two-storey units, and each of the two buildings on the north side contains two two-storey units.

Four units in the buildings on the south side have front doors fronting onto Williams Road, and two units have front doors fronting onto the internal drive aisle. All the units in the buildings on the north side have front doors fronting onto the internal drive aisle. All the garages will be accessed from the internal drive aisle.

Building massing is consistent with the Arterial Road Guidelines for Townhouses in the Official Community Plan. The buildings on the south side are stepped back to two storeys within 7.5 m of the side yards to provide a transition to the existing single detached houses to the east and west. The height of the proposed duplexes on the north side is two-storey to serve as a transition to the single family homes to the north.

A common outdoor amenity space is proposed between the proposed duplexes on the north side. The proposed outdoor amenity area is designed to facilitate children's play and a bench to permit observation of children and social activities.

One convertible unit (Unit 101) is proposed in the building at the southwest corner. The unit includes space designed for the future installation of an elevator and a side-by-side, two car garage, which is wide enough to accommodate an accessible parking space.

One ground-level, one-bedroom secondary suite is proposed. The secondary suite is proposed within the townhouse unit (Unit 109) in the building at the northeast corner. Parking for the unit is provided in a side-by-side, non-tandem arrangement; therefore, an additional on-site parking space for the secondary suite is not required.

Further details of the site plan and architectural character of the proposed development, and landscape design including the outdoor amenity area design will be reviewed and finalized through the Development Permit application process.

Existing Legal Encumbrances

There is a restrictive covenant (registration number: 167729C) registered on the title of the property at 8311 Williams Road. The covenant restricts development of the property to one single detached dwelling house only. This covenant must be discharged prior to the final adoption of the rezoning bylaw.

Also, there is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the rear property line for an existing sanitary sewer line. The applicant is aware that no construction of a building or a structure, or planting of trees is permitted in the SRW.

Transportation and Site Access

Vehicle access is proposed via a single driveway crossing to Williams Road located in the middle of the site frontage. The proposed drive aisle is designed to provide vehicle access to future developments to the east and west. Access to the proposed townhouse development on the adjacent site to the west (RZ 18-817742) will be provided through the driveway and drive aisle. Prior to final adoption of the rezoning bylaw, a Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) over the entire driveway and the drive aisle is required to be registered on title. Registration on title ensures all purchasers are made aware that the driveway and drive aisle will be used by future adjacent developments.

Staff have identified that a 1.0 m road dedication is required along the entire Williams Road frontage in order to accommodate a new sidewalk and landscape boulevard. The required 1.0 m must be dedicated prior to final adoption of the rezoning bylaw.

The proposed vehicle and bicycle parking spaces meet the Zoning Bylaw 8500 requirements. The required number of residential parking spaces is 20, and the proposed development includes 20 residential parking spaces in attached garages. Two visitor parking spaces are proposed in the side yards: one on the east side and one on the west side.

Eight of the 10 townhouse units have side-by-side garages. Two units in the buildings on the south side will have two vehicle parking spaces in a tandem arrangement. Providing four parking spaces in a tandem arrangement complies with the Zoning Bylaw 8500 requirement that allows 50% of parking spaces to be in a tandem arrangement. Prior to final adoption of the rezoning bylaw, a restrictive covenant is required to be registered on title to prohibit the conversion of the tandem garage area into habitable space.

A total of 13 Class 1 bicycle parking spaces are required, and a total of 14 Class 1 bicycle parking provided in the garages.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six (6) bylaw-sized trees (tag #1, 2, 3, 4, 5 and 6) on the subject property, two (2) hedges (tag #7 and 8) located on the shared property line with the neighbour to the east at 8331 Williams Road, and one (1) tree (tag# 9) located on the neighbouring property to the west at 8251 Williams Road.

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

- Two (2) trees (tag# 1 and 2) located on the development site are in very poor condition and should be removed and replaced. One (1) holly tree (tag#1) has multiple stems commencing at the base, and there is branch and twig dieback throughout the entire canopy due to holly blight disease. One (1) Dwarf Alberta Spruce (tag#2) has a moderate corrected lean to the west. The crown is asymmetrical, and is heavily weighted to the west.
- Four (4) trees (tag#3, 4, 5, and 6) located on the development site are in fair to good condition and are not in conflict with the proposed development. These trees should be retained and protected.
- Two (2) hedges (tag#7 and 8) are proposed to be retained but trimmed back to accommodate the proposed parking area and site grading. The applicant has obtained written permission from the adjacent property owner to trim the hedges.
- One cherry (1) tree (tag#9) located on the neighbour's property to the west is to be retained.
- Retained trees should be protected as per the City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan.

Tree Replacement

The applicant wishes to remove two on-site trees (tag# 1 and 2). The 2:1 replacement ratio would require a total of four replacement trees. The preliminary landscape plan submitted for the rezoning application shows 10 new trees to be planted on the site. The size and species of replacement trees, and overall landscape design will be reviewed in detail through the Development Permit application review process.

Tree Protection

Four (4) trees (tag#3, 4, 5, and 6) located on the development site are proposed to be retained and protected, and one (1) cherry tree (tag#9) on the neighbouring property to the west at 8251 Williams Road is to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 4). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission of a \$35,000 Tree Survival Security for the four trees located on the development site to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variance Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone, except for the variances noted below.

- Reduce the front yard setback along Williams Road from 6.0 m to 4.5 m in order to provide a 6.0 rear yard setback to the buildings proposed at the rear.

Staff support the proposed variance for the following reasons:

- *The proposed variance is consistent with the Arterial Road Guidelines for Townhouses in the OCP. Balconies, bay windows, and porches are not permitted to project into the proposed 4.5m front yard setback;*
- *The proposed 6.0 m rear yard setback to the rear units provides an improved rear yard interface with the existing single family dwellings to the north;*

- *Four existing trees in the rear yard are proposed to be retained, and providing a 6 m rear yard setback maximizes tree retention opportunities; and*
 - *A 1m road dedication along Williams Road frontage is provided to accommodate a new sidewalk and a landscape boulevard.*
- Allow one small car parking stall in each of the side-by-side garages (eight (8) small car spaces in total). The Zoning Bylaw allows small car parking spaces for on-site parking areas which contain 31 or more paces. The proposed development contains 22 parking spaces; therefore all required parking spaces are required to be standard spaces.

Staff support the proposed variance as it enables the required resident parking spaces to be provided within the garages of each unit in a side-by-side arrangement.

These variances will be reviewed in the context of the overall details design of the project, including architectural form, site design and landscaping at the Development Permit application review stage.

Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, which requires either provision of units or a cash contribution to the City's Affordable Housing Fund, townhouse rezoning applications are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution of \$105,388.27.

In addition to the cash-in-lieu contribution, the applicant proposes to construct a one-bedroom secondary suite in one of the townhouse units. Prior to final adoption of the rezoning bylaw, the applicant must register two restrictive covenants ensuring that:

- No final Building Permit inspection will be granted until a one-bedroom secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw; and
- A secondary suite cannot be stratified or otherwise held under separate title.

Public Art Program Policy

The applicant will be participating in the City's Public Art Program by making a voluntary contribution to the City's Public Art Reserve Fund for City-wide projects on City lands. A total contribution will be \$10,538.83 (based on \$0.85 per buildable square foot). This contribution is required to be submitted to the City prior to final adoption of the rezoning bylaw.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System score of 82 and all units will be pre-ducted for solar hot water. As part of the Development Permit application review process, the developer will be required to retain a Certified Energy Advisor (CEA) to complete

an Evaluation Report to confirm details of construction requirements needed to achieve the target rating.

This application would qualify as an “in-stream” application as the associated Development Permit application was submitted prior to July 16, 2018 (i.e., before Bylaw 9769 implementing BC Energy Step Code requirements for all new construction in Richmond was adopted), provided that the associated Building Permit application is received prior to January 1, 2020.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title to ensure that all units are built and maintained to ERS 82 or higher, as detailed in the CEA’s evaluation report, and that all units are to be solar hot water ready. The legal agreement must include language to note that, should the application not meeting the grandfathering provisions described above, the development will need to comply with the BC Energy Step Code requirements in place at the time of the Building Permit application.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on the site. The total cash contribution required for the proposed 10-unit townhouse development is \$16,000 (\$1,600 per unit as per the OCP).

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

Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage improvements, as described in Attachment 5. Frontage improvements include, but may not be limited to, the following:

- Removing the existing sidewalk and constructing a new 1.5 m wide sidewalk; and
- Constructing a new 1.5 m wide landscaped boulevard with street trees.

A 1 m road dedication is required to accommodate the frontage improvements.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the 2041 Official Community Plan.

- Refinement of the proposed site grading and building foundations to ensure survival of all proposed protected trees and development of an appropriate transition between the proposed development to the public sidewalk on Williams Road, and to the adjacent existing properties.
- Review of the size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous trees on site.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

Financial Impact or Economic Impact

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

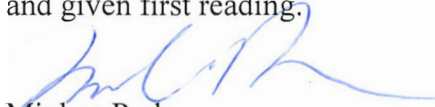
Conclusion

The purpose of this application is to rezone 8291 and 8311 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 10 two and three storey townhouse units with vehicle access from Williams Road.

The rezoning application is consistent with the land use designation and applicable policies contained in the Official Community Plan for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, be introduced and given first reading.



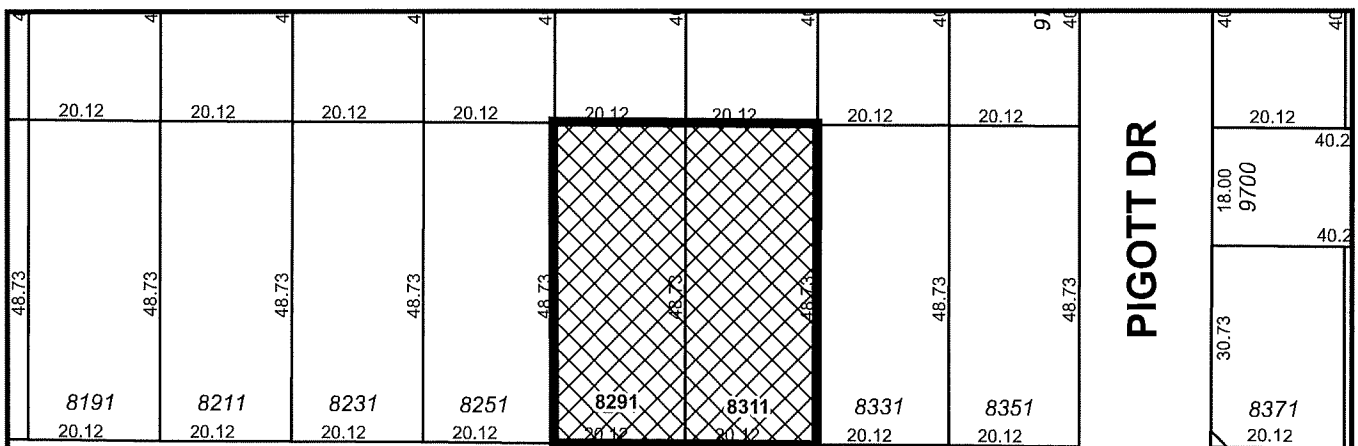
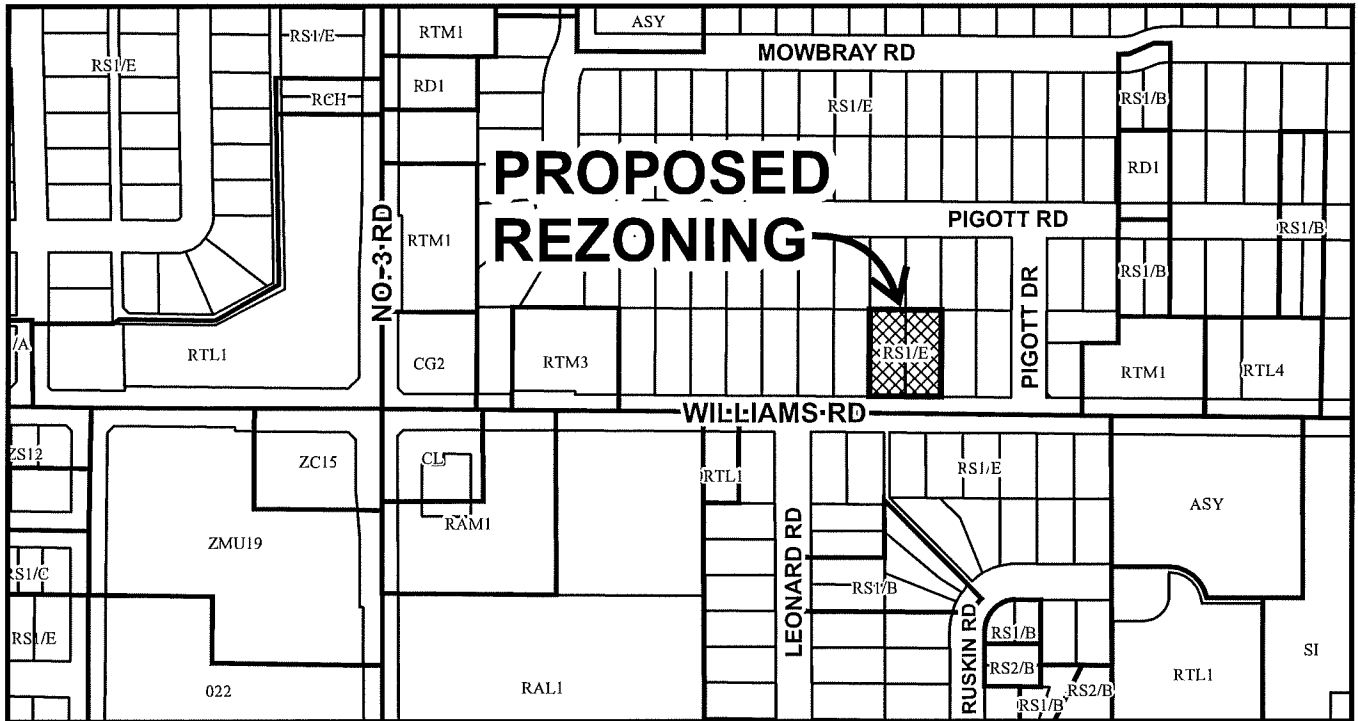
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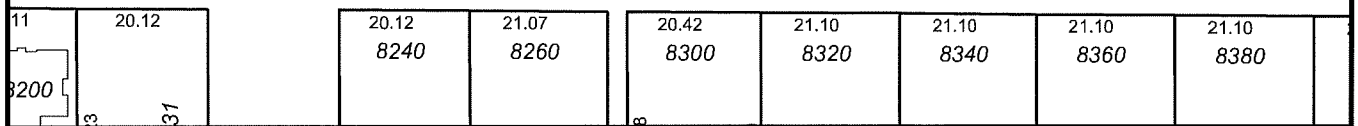
Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Preliminary Development Plans
Attachment 4: Tree Management Plan
Attachment 5: Rezoning Considerations



City of
Richmond



WILLIAMS RD



RZ 17-788945

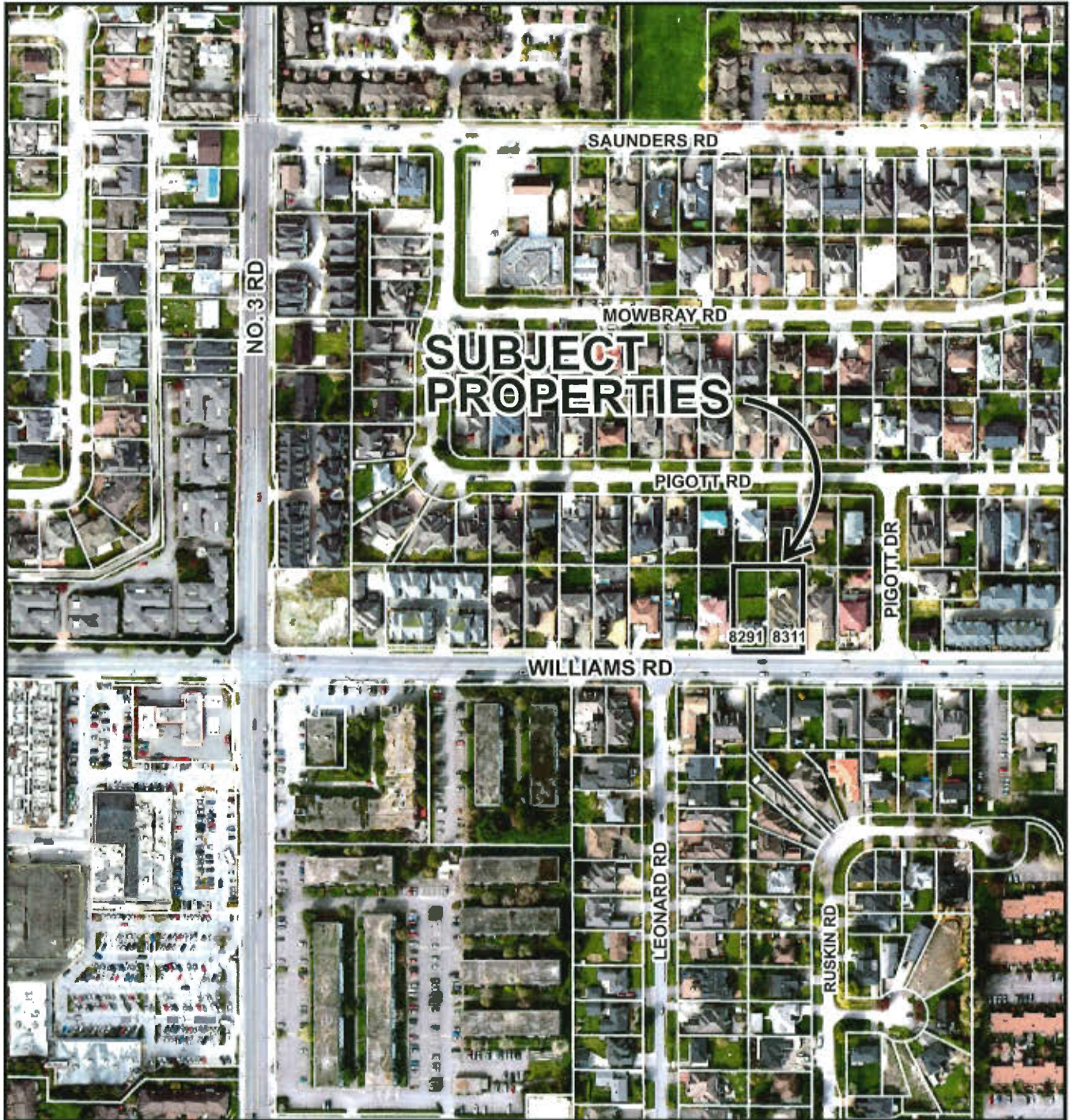
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Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 17-788945

Original Date: 10/30/17

Revision Date:

Note: Dimensions are in METRES

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RZ 17-788945

Attachment 2

Address: 8291 and 8311 Williams Road

Applicant: Konic Development

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	South Arm Williams Homes Ltd.	To be determined
Site Size (m²):	1,960 m ² (21,097.2 ft ²)	1,919 m ² (20,664.4 ft ²) after 1m road dedication
Land Uses:	Single-family residential	Multi-family residential
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	Two single detached dwellings	10 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m ²):*	Max. 1151.8 m ²	1151.7 m ² (12,397.6 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Min. 25%	Building: 38.48% Non-porous Surfaces: 57.17% Landscaping: 27.1%	none
Lot Dimensions (m):	Width: 40 m Depth: 35 m	Width: 40 m Depth: 48.7 m	none
Setbacks (m):	Front: Min. 6 m Rear: Min. 3 m Side: Min. 3 m	Front: Min. 4.5 m Rear: Min. 6 m Side: Min. 3 m	Variance - front yard setback
Height (m):	12 m (3 storeys)	11.7 m (3 storeys)	none
Off-street Parking Spaces – Total:	20 (R) and 2 (V)	20 (R) and 2 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	4 stalls	none
Small Car Parking Spaces:	None permitted	8	Variance
Bicycle Parking Spaces – Class 1	1.25 per unit (i.e.13)	14	none
Bicycle Parking Spaces – Class 2	0.2 per unit (i.e. 2)	2	none
Amenity Space – Indoor:	Min. 50m ² or \$1,600/unit cash-in-lieu (i.e. \$16,000)	\$16,000 cash-in-lieu	none
Amenity Space – Outdoor:	6 m ² per unit (i.e. 60 m ²)	87.7 m ²	none

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



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Scale:
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PLN - 80

TOWNHOUSE DEVELOPMENT
AT 8291 & 8311 WILLIAMS RD, RICHMOND, BC (RZ 17-788945)
 ISSUED FOR REZONING RESUBMISSION 2019-05-07

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 A0.0 COVER SHEET
 A0.1 COLOR RENDERING - EYE LEVEL STREETSCAPE VIEWS
 A0.2 COLOR RENDERING - BIRD-EYE VIEW
 A0.3 PROJECT DATA & STATISTICS
 A0.4 SITE AERIAL PHOTO
 A0.5 SITE CONTEXT PLAN / STREET ELEVATION
 A0.6 SITE SURVEY PLAN
 A1.0A SITE PLAN
 A1.0B SITE / LEVEL 1 PLAN
 A1.1 PARKING PLAN
 A1.2 FIRE FIGHTING PLAN
 A1.3 BUILDING / PORCH AREA CALCULATION
 A1.4 PRIVATE OUTDOOR SPACE CALCULATION & DIAGRAM
 A2.1 BUILDING A & B FLOOR PLANS
 A2.2 BUILDING C & D FLOOR PLANS
 A2.3 ROOF PLAN
 A3.1 BUILDING A ELEVATIONS
 A3.2 BUILDING B ELEVATIONS
 A3.3 BUILDING C ELEVATIONS
 A3.4 BUILDING D ELEVATIONS
 A4.1 BUILDING SECTIONS

DRAWING LIST

- A5.1 UNIT TYPE A1 / A2 / A3 L1 FLOOR PLAN
 A5.1A UNIT TYPE A1 / A2 / A3 L1 AREA OVERLAY
 A5.2 UNIT TYPE A1 / A2 / A3 L2 FLOOR PLAN
 A5.2A UNIT TYPE A1 / A2 / A3 L2 AREA OVERLAY
 A5.3 UNIT TYPE A1 / A3 L3 FLOOR PLAN
 A5.3A UNIT TYPE A1 / A3 L3 AREA OVERLAY
 A5.4 UNIT TYPE B1 / B2 / B3 L1 FLOOR PLAN
 A5.4A UNIT TYPE B1 / B2 / B3 L1 AREA OVERLAY
 A5.5 UNIT TYPE B1 / B2 / B3 L2 FLOOR PLAN
 A5.5A UNIT TYPE B1 / B2 / B3 L2 AREA OVERLAY
 A5.6 UNIT TYPE B1 / B3 L3 FLOOR PLAN
 A5.6A UNIT TYPE B1 / B3 L3 AREA OVERLAY
 A5.7 UNIT TYPE C1 PLANS
 A5.7A UNIT TYPE C1 AREA OVERLAY
 A5.8 UNIT TYPE D1 (LOCK-OFF) PLANS
 A5.8A UNIT TYPE D1 AREA OVERLAY
 A5.8B ELEVATOR / WHEELCHAIR LIFT SPECIFICATION
- LANDSCAPE:**
 L1 LANDSCAPE PLAN
 L2 LOT COVERAGE PLAN
 L3 TREE MANAGEMENT PLAN
- ELECTRICAL:**
 E1 CONCEPTUAL SITE PLAN

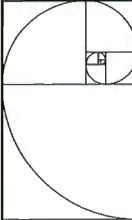
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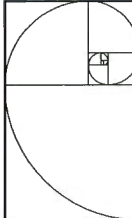
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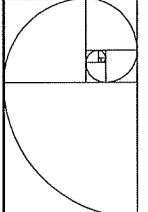
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PLN - 82



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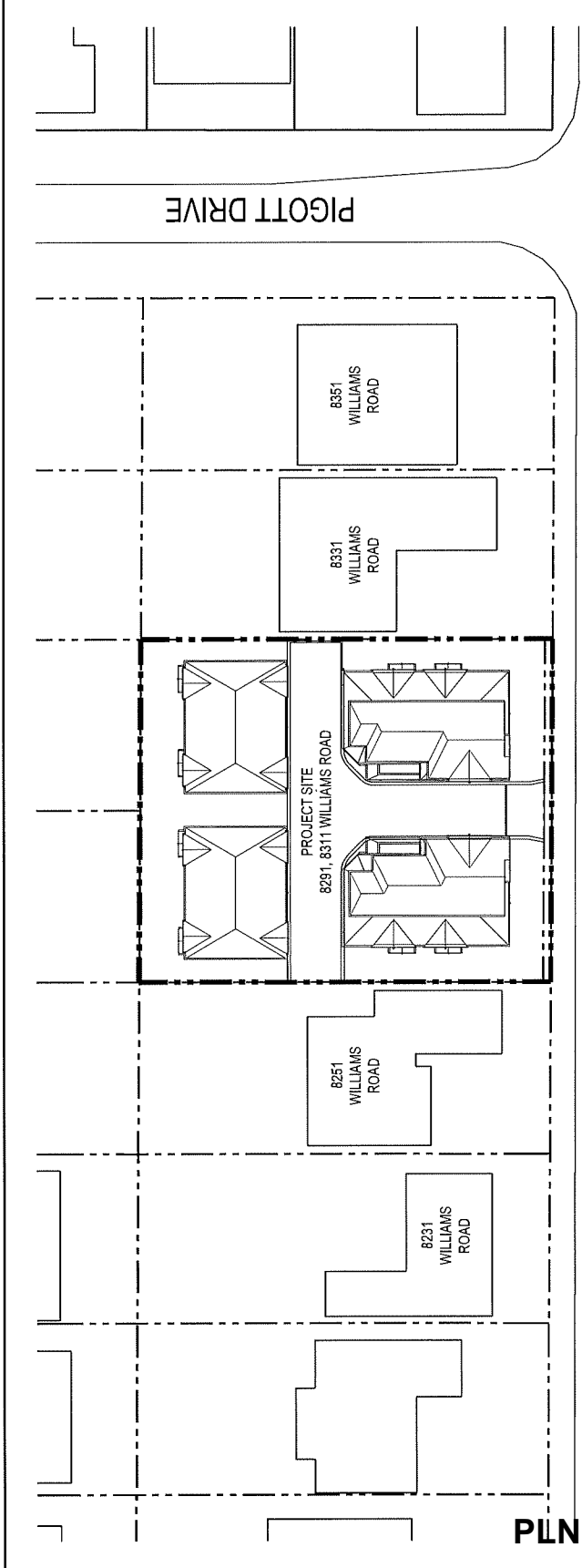
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PLN - 85

CENTER LINE OF STREET

WILLIAMS ROAD

LEONARD ROAD

1 SITE CONTEXT PLAN
 SCALE 1"=20'-0"



2 STREET ELEVATION
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NO.	REVISION	DATE
1	ISSUED FOR REZONING RESUBMISSION (2019-05-07)	05/07/19
2	REVISED PER COMMENTS FROM THE BOARD	05/14/19
3	REVISED PER COMMENTS FROM THE BOARD	05/21/19
4	REVISED PER COMMENTS FROM THE BOARD	05/28/19
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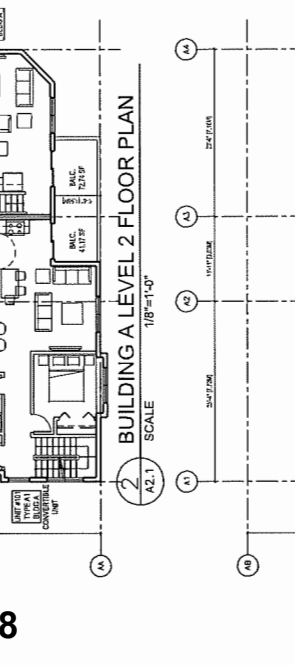
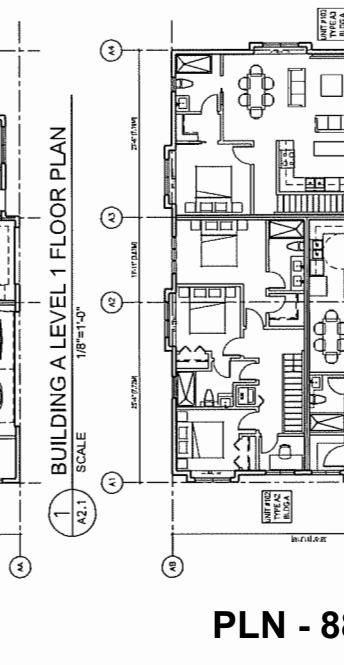
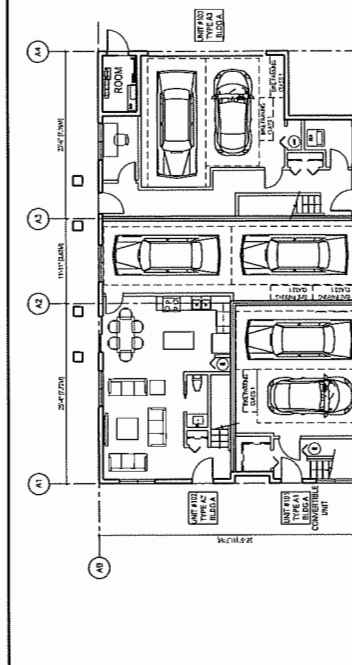
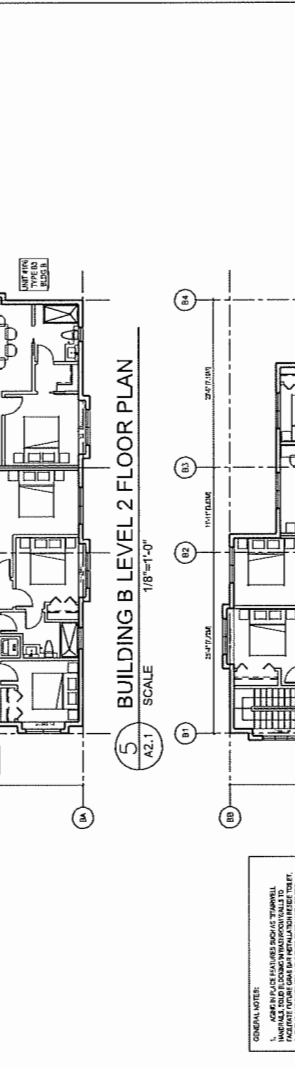
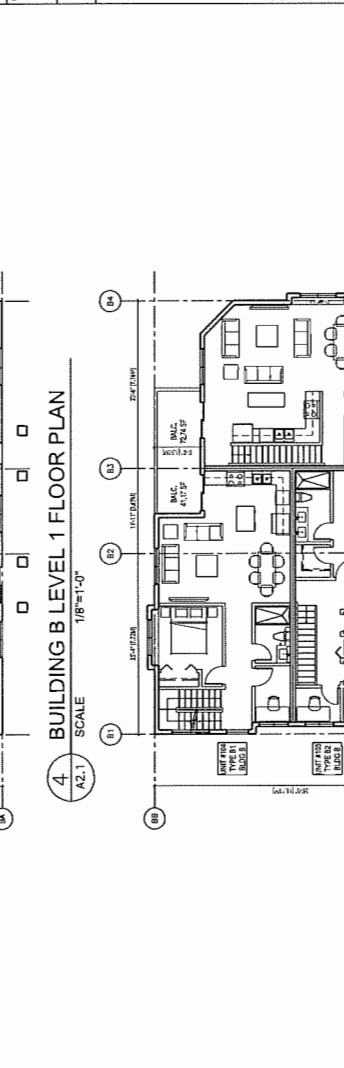
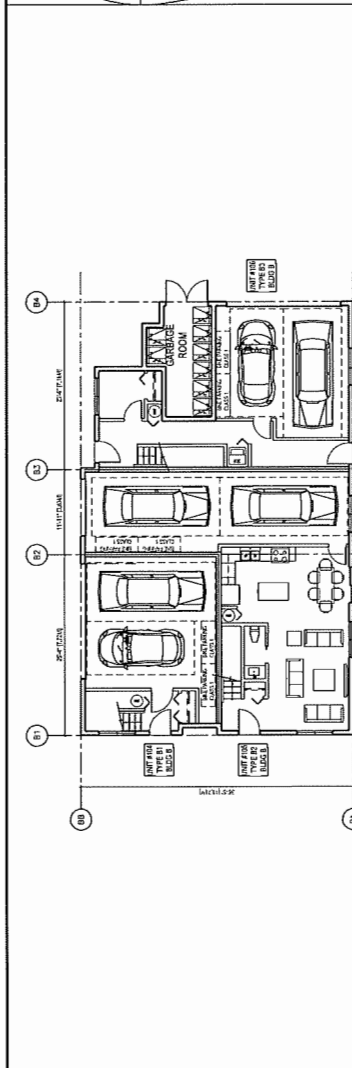
ISSUED FOR REZONING RESUBMISSION (2019-05-07)

WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR

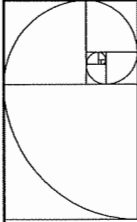
4th KOWIS
 401 & 411 WILLIAMS ROAD, RICHMOND, VA 23217-7845

BUILDING A & B FLOOR PLANS

Project No. #8194
 Drawing No. A2.1



GENERAL NOTE:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL BUILDING CODE (IBC) AS APPLICABLE TO ALL LEVELS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AS APPLICABLE TO ALL LEVELS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC) AS APPLICABLE TO ALL LEVELS.
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 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS APPLICABLE TO ALL LEVELS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SWEET'S ARCHITECTURAL SYMBOLS GUIDE (ASG) AS APPLICABLE TO ALL LEVELS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SYMBOLS GUIDE (ISG) AS APPLICABLE TO ALL LEVELS.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SYMBOLS GUIDE (ISG) AS APPLICABLE TO ALL LEVELS.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SYMBOLS GUIDE (ISG) AS APPLICABLE TO ALL LEVELS.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SYMBOLS GUIDE (ISG) AS APPLICABLE TO ALL LEVELS.



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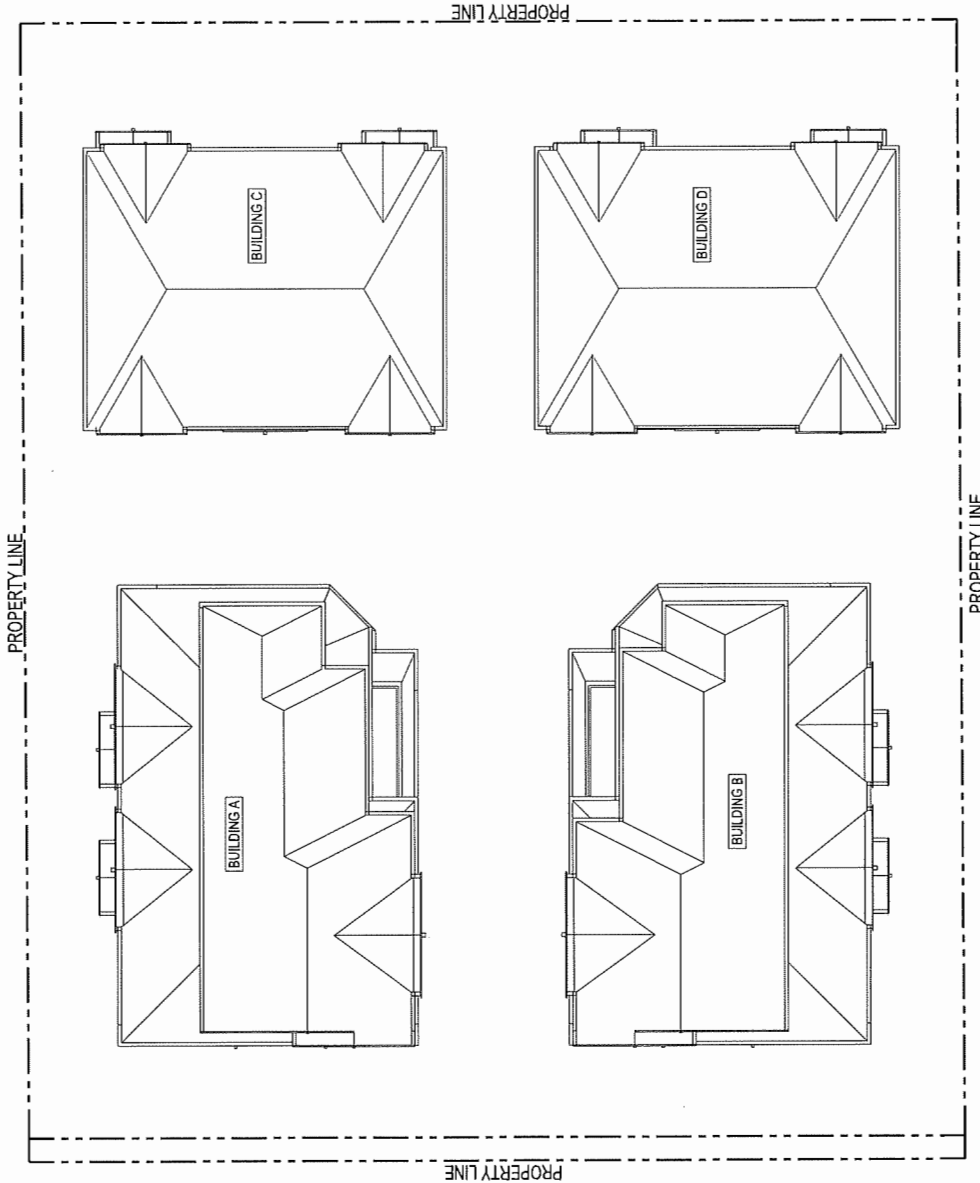
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5	05/07/19	ISSUED FOR REZONING RESUBMISSION	JL	JK

ISSUED FOR REZONING
 RESUBMISSION
 (2019-05-07)

CLIENT: WILLIAMS ROAD TOWNHOUSE
 DEVELOPMENT FOR
J. KONIS
 821 & 811 WILLIAMS ROAD, RICHMOND, VA
 RZ 17-284MS

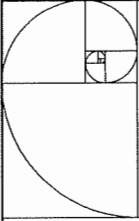
PROJECT: BUILDING ABC/D
 ROOF PLANS
 SHEET: #6154
 SCALE: 1/8"=1'-0"

A 2.3



PLN - 90

1 ROOF PLAN
 SCALE 1/8"=1'-0"



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DATE: 06/15/19
 DRAWN BY: J. K. SMITH
 CHECKED BY: J. K. SMITH
 PROJECT: WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR KSCOME INCORPORATED
 SHEET: A3.1 OF 10

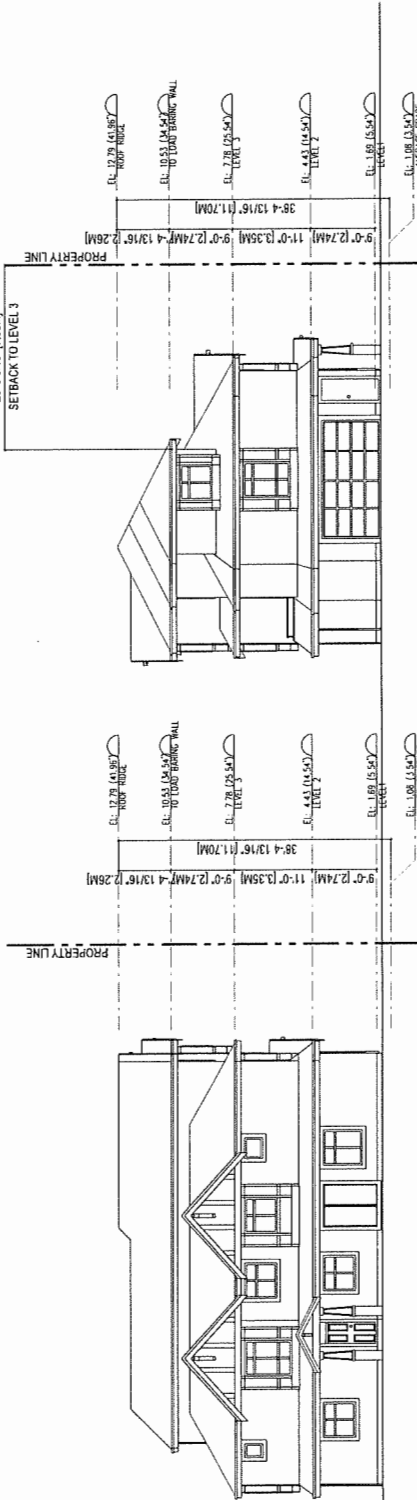
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10	REVISED PER COMMENTS	06/15/19

ISSUED FOR REZONING RESUBMISSION
 (2019-06-13)

WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR
KSCOME
 INCORPORATED
 421 & 431 WILLIAMS ROAD, MICHIGAN, MI
 48129-2500

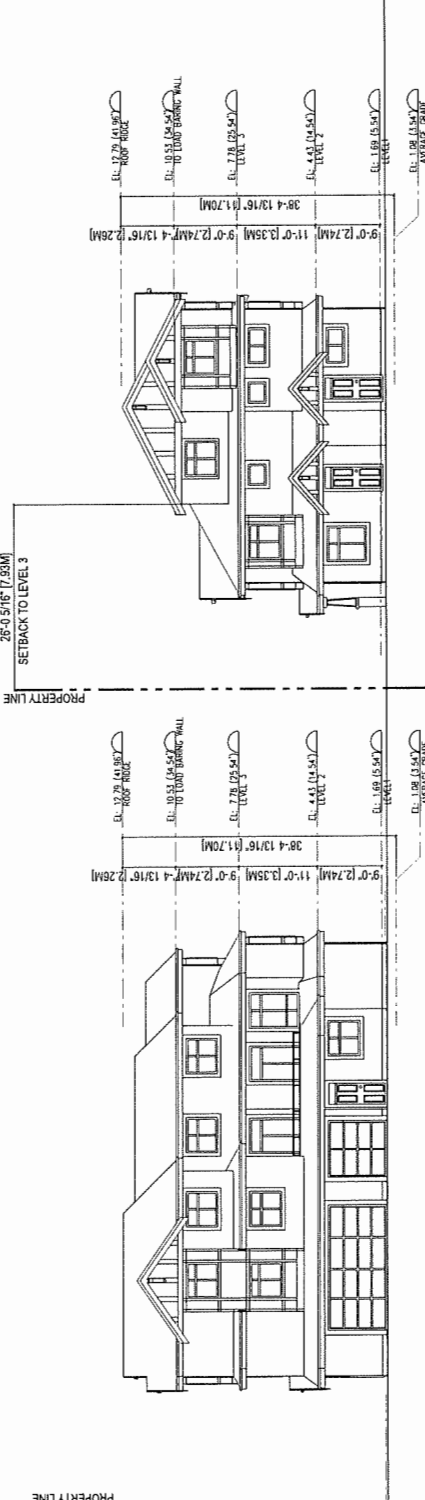
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 SHEET: A3.1 OF 10
 DATE: 06/15/19

A 3.1



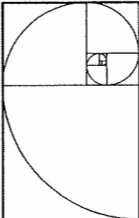
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 SCALE 1/8"=1'-0"
 A3.1

2 BUILDING A NORTH ELEVATION
 SCALE 1/8"=1'-0"
 A3.1



3 BUILDING A EAST ELEVATION
 SCALE 1/8"=1'-0"
 A3.1

4 BUILDING A SOUTH ELEVATION
 SCALE 1/8"=1'-0"
 A3.1



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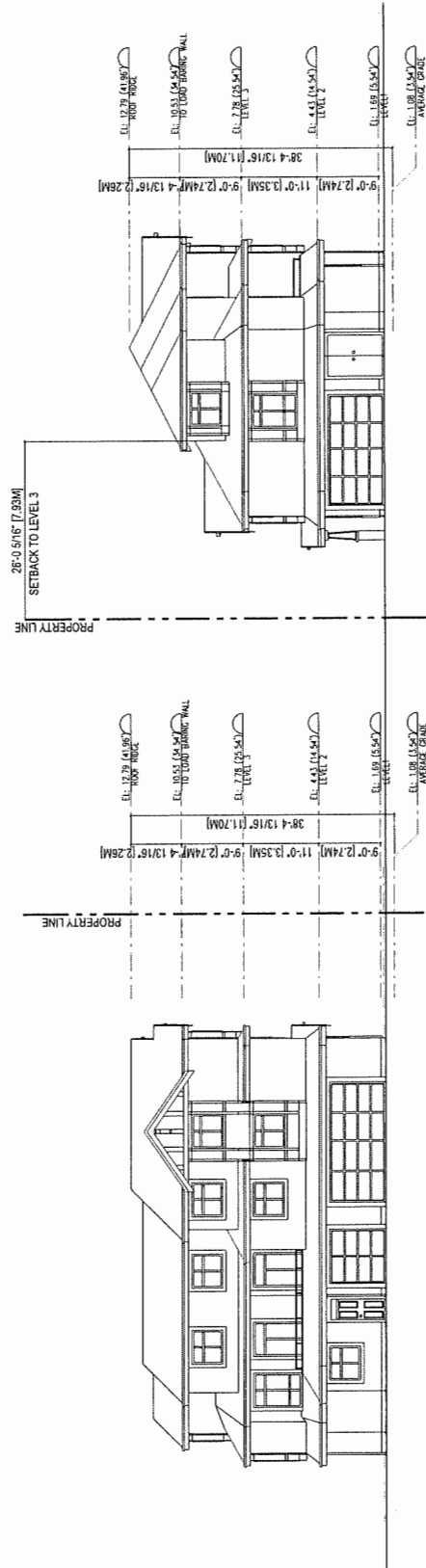
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ISSUED FOR REZONING RESUBMISSION
 (2019-06-13)

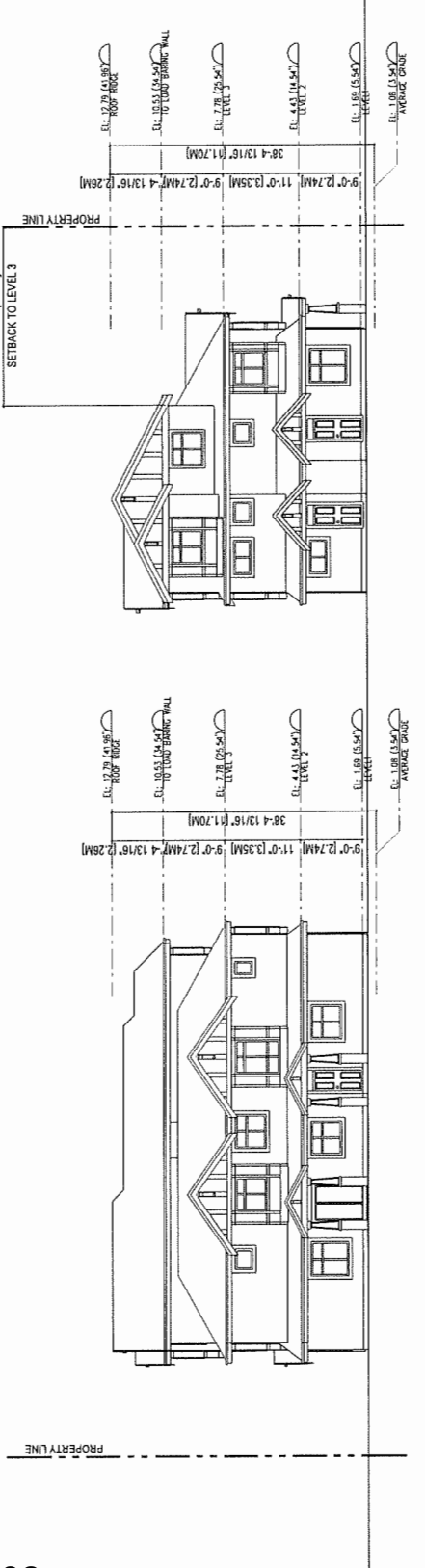
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RESUBMISSION
 #18-194
 SCALE: 1/8"=1'-0"

A 3.2



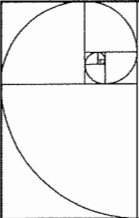
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2 BUILDING B NORTH ELEVATION
 SCALE: 1/8"=1'-0"



3 BUILDING B EAST ELEVATION
 SCALE: 1/8"=1'-0"

4 BUILDING B SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



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 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

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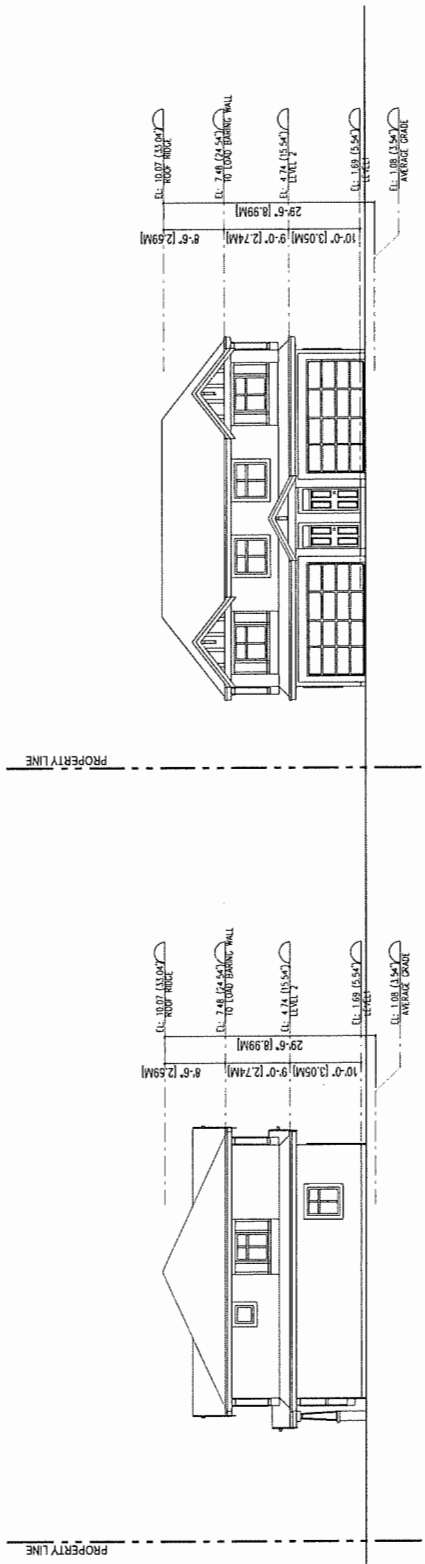
Imperial Architecture
 4251 & 431 WILLIAMS ROAD, RICHMOND, BC
 V6X 1A7
 TEL: 604-273-1111
 FAX: 604-273-1112
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NO.	DESCRIPTION	DATE
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ISSUED FOR REZONING
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 (2019-06-13)

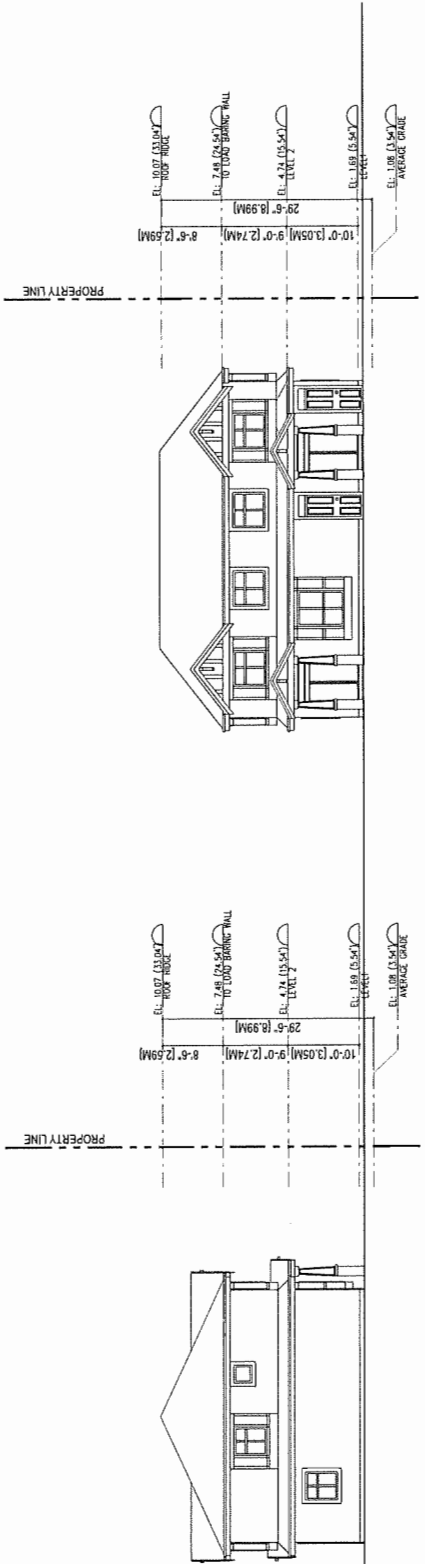
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 DEVELOPMENT FOR
 J. KOSINSKI
 4251 & 431 WILLIAMS ROAD, RICHMOND, BC
 V6X 1A7

PROJECT #6194
 SHEET A 3.3



1 BUILDING C WEST ELEVATION
 SCALE 1/8"=1'-0"

2 BUILDING C SOUTH ELEVATION
 SCALE 1/8"=1'-0"



3 BUILDING C EAST ELEVATION
 SCALE 1/8"=1'-0"

4 BUILDING C NORTH ELEVATION
 SCALE 1/8"=1'-0"

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SCALE

1	DATE	REVISION / DESCRIPTION
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3	DATE	REVISION / DESCRIPTION
4	DATE	REVISION / DESCRIPTION
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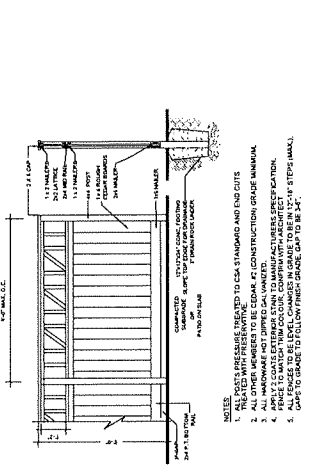
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10 UNIT TOWNHOUSE DEVELOPMENT

8291 WILLIAMS ROAD
RICHMOND

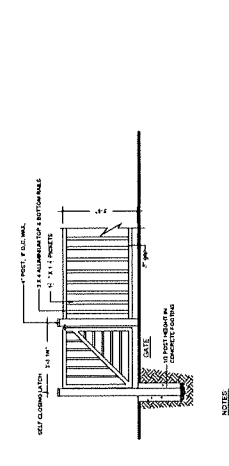
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DATE: JUN 10 2014
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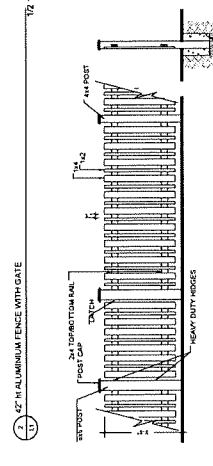
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PROJECT NUMBER: 18-145



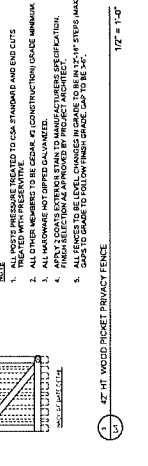
1. 6" x 6" WOOD FENCE WITH LATTICE TOP
1/2" = 1'-0"



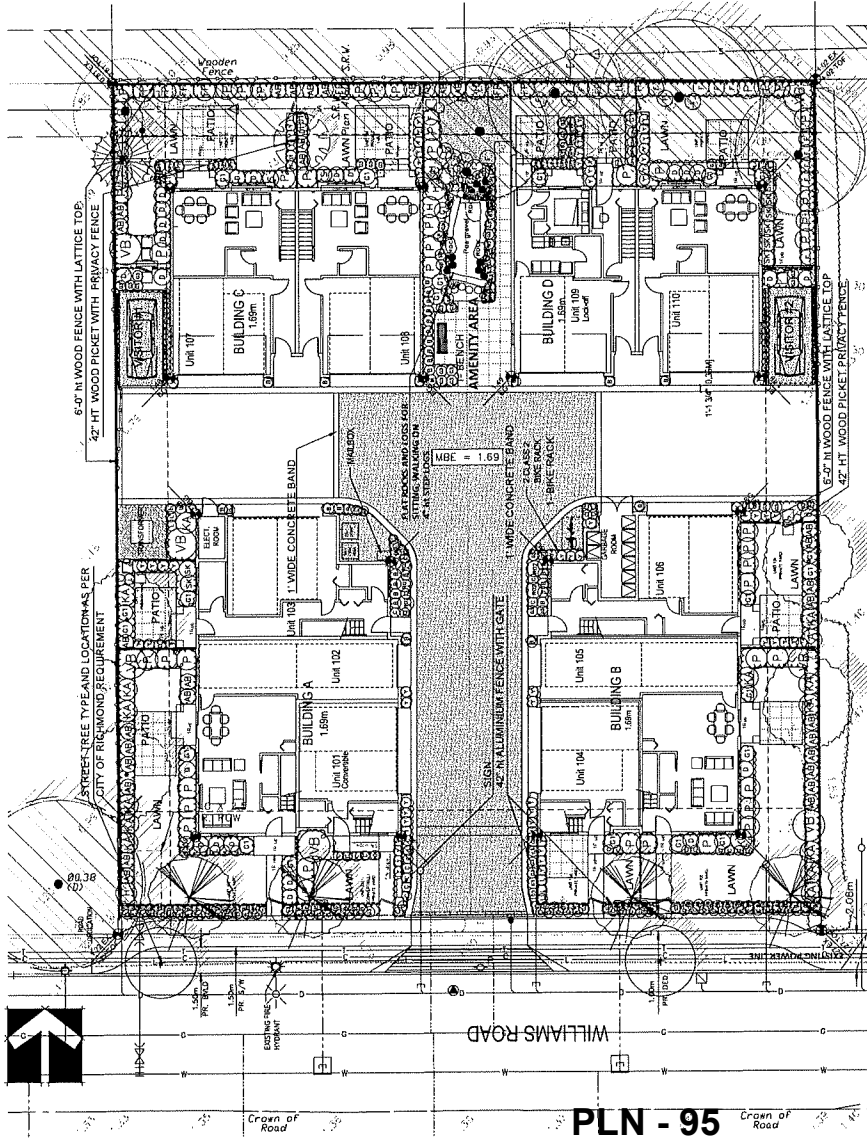
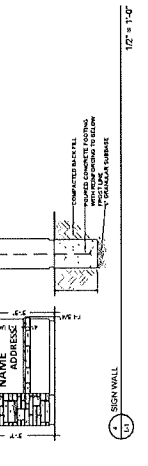
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1/2" = 1'-0"



3. 42" WOOD PICKET PRIVACY FENCE
1/2" = 1'-0"



4. 42" WOOD PICKET PRIVACY FENCE
1/2" = 1'-0"



PAVER KEY:

- REMOVABLE PAVING
Eco Pavers by Mutual Metwork, Inc.
INSTALL PER MANUFACTURERS SPECIFICATIONS
- PATIO PAVES, CONCRETE
SIZE: 24"x24"
- 4" THICK 2" x 8" ROUNDED ROCK ON 4" THICK SAND
- SCORED CONCRETE

Modern Park Branch Model Number: MVB-5
BY WASHBONE SITE FURNISHINGS
UltraGrip™ Recycled Plastic Slat-Deckwood
Large Lumber, Stainless Steel Hardware
ALL SPECIFICATIONS AND FINISHES TO BE VERIFIED TO MANUFACTURERS SPECIFICATIONS FOR 2" THICK CONCRETE PAVES

WASHBONE BIKE RACK
TENAJ Model No. T.BR-34,
in Metallic Silver

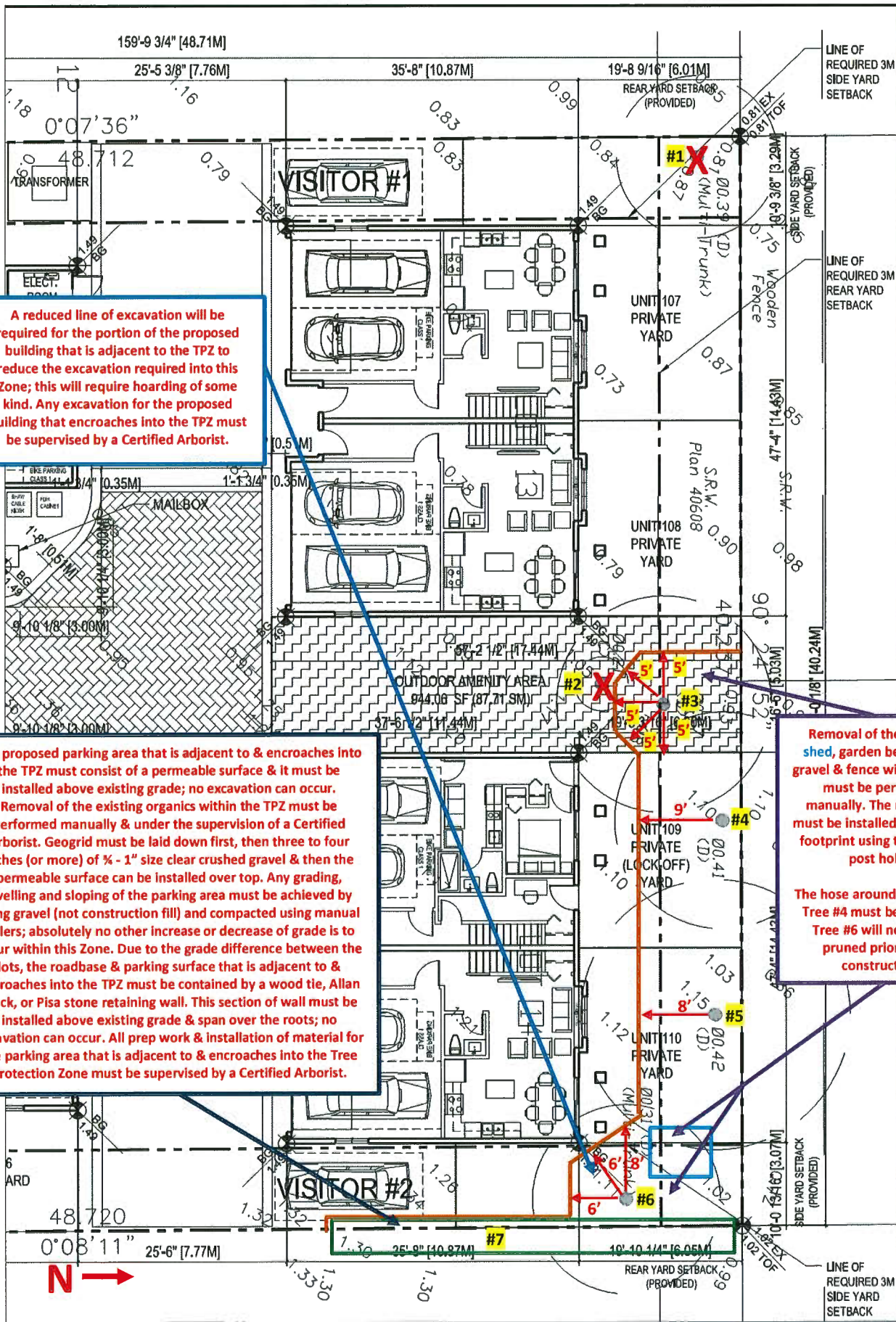
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9	WOODEN PICKET PRIVACY FENCE	112	LINEAL FEET	112
10	WOODEN PICKET PRIVACY FENCE	112	LINEAL FEET	112

PLN - 95

<u>TREE #</u>	<u>SPECIES</u>	<u>DBH (cm)</u>	<u>SPREAD (m est.)</u>
1	Holly (<i>Ilex sp.</i>)	39 per survey	5.5m
2	Dwarf Alberta Spruce (<i>Picea sp.</i>)	40	2.1m
3	Cherry (<i>Prunus sp.</i>)	24	7.6m
4	Holly (<i>Ilex sp.</i>)	41 per survey	7.9m
5	Cherry (<i>Prunus sp.</i>)	35	10m
6	Cherry (<i>Prunus sp.</i>)	40 combined (15+12+8+5)	7m
7	Cedar (<i>Thuja occidentalis</i>)	-	1.5m
8	Laurel (<i>Laurocerasus sp.</i>)	-	2m
9	Cherry (<i>Prunus sp.</i>)	38 per survey	9.4m

Suitable Replacement Tree Species

- Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain')
- Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk')
- Japanese maple (*Acer palmatum sp.*)
- Persian Ironwood (*Parrotia persica*)
- Stewartia (*Stewartia pseudocamellia*)
- Ginkgo 'Princeton Sentry' (*Ginkgo biloba* 'Princeton Sentry')
- Dik's Weeping Cypress (*Chamaecyparis lawsoniana* 'Dik's Weeping')
- Serviceberry (*Amelanchier x grandiflora* 'Autumn Brilliance')
- Oriental Dogwood (*Cornus kousa*)
- Paperbark maple (*Acer griseum*)
- Threadleaf Cypress (*Chamaecyparis pisifera* 'Filifera')
- Sentinel Columnar pine (*Pinus nigra* 'sentinel')
- Picea omorika (*Serbian spruce*)



A reduced line of excavation will be required for the portion of the proposed building that is adjacent to the TPZ to reduce the excavation required into this Zone; this will require hoarding of some kind. Any excavation for the proposed building that encroaches into the TPZ must be supervised by a Certified Arborist.

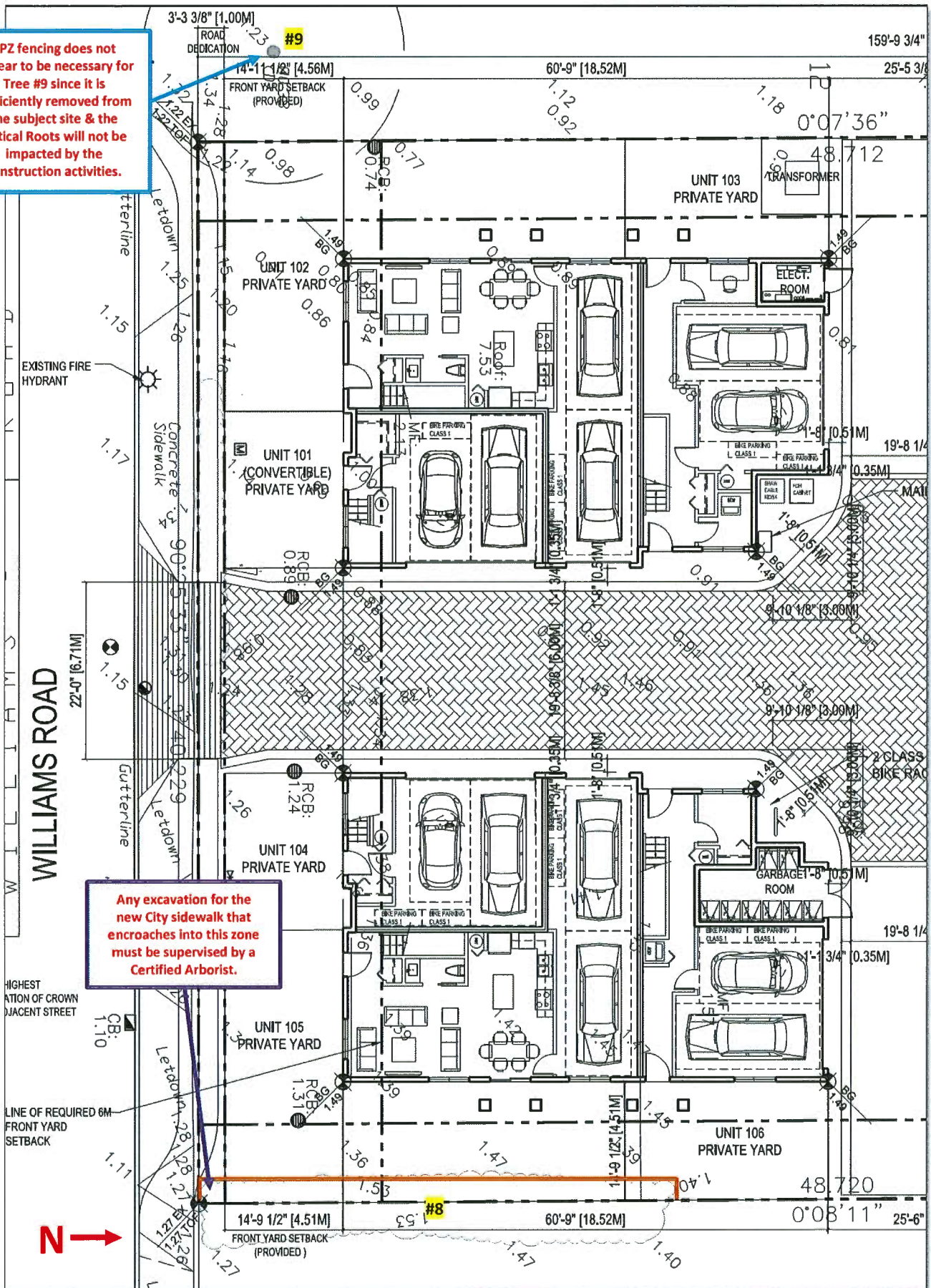
The proposed parking area that is adjacent to & encroaches into the TPZ must consist of a permeable surface & it must be installed above existing grade; no excavation can occur. Removal of the existing organics within the TPZ must be performed manually & under the supervision of a Certified Arborist. Geogrid must be laid down first, then three to four inches (or more) of 1/4 - 1" size clear crushed gravel & then the permeable surface can be installed over top. Any grading, levelling and sloping of the parking area must be achieved by using gravel (not construction fill) and compacted using manual rollers; absolutely no other increase or decrease of grade is to occur within this Zone. Due to the grade difference between the lots, the roadbase & parking surface that is adjacent to & encroaches into the TPZ must be contained by a wood tie, Allan block, or Pisa stone retaining wall. This section of wall must be installed above existing grade & span over the roots; no excavation can occur. All prep work & installation of material for the parking area that is adjacent to & encroaches into the Tree Protection Zone must be supervised by a Certified Arborist.

Removal of the existing, shed, garden bed, border, gravel & fence within the TPZ must be performed manually. The new fence must be installed in the same footprint using the existing post holes. The hose around the stem of Tree #4 must be removed. Tree #6 will need to be pruned prior to any construction.

North Area Tree Retention & Removal Plan, Scale 1/16" = 1'
PLN - 98

TPZ fencing does not appear to be necessary for Tree #9 since it is sufficiently removed from the subject site & the Critical Roots will not be impacted by the construction activities.

Any excavation for the new City sidewalk that encroaches into this zone must be supervised by a Certified Arborist.



South Area Tree Retention & Removal Plan, Scale 1/16" = 1'



Address: 8291 and 8311 Williams Road

File No.: RZ 17-788945

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. 1 m road dedication along the entire Williams Road frontage.
3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
4. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future developments to the east and west.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. Submission of a Tree Survival Security to the City in the amount of \$35,000 for the four trees to be retained.
7. Registration of a flood indemnity covenant on title.
8. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (i.e. \$10,538.83) to the City's public art fund.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (i.e. \$105,388.27) to the City's affordable housing fund.
10. Discharge of the restrictive covenant (Registration Number: 167729C), which restricts the use of the property to one detached dwelling only registered on the title of 8311 Williams Road.
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
12. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. The legal agreement must include language to note that, should the application not meeting the grandfathering provisions described above, the development will need to comply with the BC Energy Step Code requirements in place at the time of the Building Permit application.
13. Contribution of \$16,000 (\$1,600 per unit) in lieu of providing on-site indoor amenity space.
14. Registration of a legal agreement on title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) No final Building Permit inspection granting occupancy will be completed until one one-bedroom secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 - b) The secondary suite cannot be stratified or otherwise held under separate title.

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

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

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

1. Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including all hard and soft materials, installation and a 10% contingency.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 672 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
 - Submit, at Building Permit stage, Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Provide an adequately sized utility SRW for a new water meter and its chamber that shall be placed inside the proposed development. A plan showing the location and size of the required utility SRW shall be submitted to the City for review and approval at the servicing agreement stage.
- At developer's cost, the City is to:
 - Install a new service connection off of the existing 300mm PVC watermain at Williams Road.
 - Install a new water meter complete with chamber inside the development site.
 - Remove existing water service connections to 8291 and 8311 Williams Road and cap at main.

Storm Sewer Works:

- The Developer is required to:
 - Upgrade approximately 114 meters of the existing 375mm diameter storm sewer at Williams Road frontage to 600mm diameter from existing manhole STMH 2925 to existing manhole STMH 117302 that is located at the east side of Piggott Drive. Existing manholes STMH 2925 and 2926 shall be replaced with 1200mm diameter manholes as per the City's Engineering standards.
 - Remove the existing storm service connection leads at Williams Road frontage.
- At Developer's cost, the City is to:
 - Install an adequately sized storm service connection, complete with a type 3 inspection chamber at PL.
- Latecomer eligible works:
 - The developer may apply for a Latecomer agreement for storm sewer works that are beyond the proposed development frontage.

Sanitary Sewer Works:

- The Developer is required to:
 - Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
 - Review, via the SA design, the impact of the required private utility service connections (e.g., BC Hydro, Telus and Shaw) on the existing 350mm diameter AC forcemain along the south side of Williams Road and provide mitigation measures. A utility locate is required to confirm the cover above the existing 350mm AC forcemain at servicing agreement stage to determine whether the required private utility service connections will impact the 350mm AC forcemain. If required, the impacted portion of the 350mm AC forcemain shall be replaced.
- At developer's cost, the City is to:
 - Install an adequately sized sanitary service connection complete with a 600mm diameter inspection chamber. Tie-in shall be to existing manhole SMH1868 that is located at the northeast corner of 8291 Williams Road.
 - Remove the existing sanitary service connection leads.

Frontage Improvements:

- The Developer is required to:
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
 - Provide street lighting along Williams Road frontage.

General Items:

- The Developer is required to:
 - Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing single family dwellings at 8331 and 8251 Williams Road and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
 - 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.
- 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 Zoning Bylaw 8500
Amendment Bylaw 10053 (RZ17-788945)
8291 and 8311 Williams 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 "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 009-913-301

Lot 13 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

P.I.D. 003-427-188

Lot 14 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10053".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.



MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 14, 2019
File: ZT 19-861140

Re: **Application by Fairchild Developments Ltd. for a Zoning Text Amendment to the “Residential Mixed Use Commercial (ZMU9) - Aberdeen Village (City Centre)” Zone to Allow “Retail, Second Hand” as a Permitted Use at 4151 Hazelbridge Way**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10055, for at Zoning Text Amendment to the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way, be introduced and given First Reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:jr
Att. 3

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Fairchild Developments Ltd. has applied to the City of Richmond for the permission to amend the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way. A location map and aerial photo is provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the proposal is provided in Attachment 2.

Subject Site

The subject site is occupied by Aberdeen Centre, which contains a large mall, 119 residential units, and the parkade for both Aberdeen Centre and Aberdeen Square. The mall includes a variety of retail, restaurant, and service uses. The applicant wishes to diversify the tenant mix to include businesses dealing in the resale of consignment and second hand goods.

No changes to the exterior of the building are proposed through this application.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: A vacant property zoned “Auto-Oriented Commercial (CA)”, a commercial building on a property split zoned “Auto-Oriented Commercial (CA)” and “Industrial Retail (IR1)”, and a mixed-use commercial and hotel building on a property zoned “Hotel Commercial (ZC1) – Aberdeen Village (City Centre)”.
- To the South: Commercial buildings on properties zoned “Auto-Oriented Commercial (CA)” and “Auto-Oriented Commercial (ZC7) – Aberdeen Village (City Centre)”, and single-family dwellings on properties zoned “Single Detached (RS1/E)”.
- To the East: Single-family dwellings on properties zoned “Single Detached (RS1/E)”. There is a surface parking lot in operation on two of the properties through a Temporary Commercial Use Permit, which was issued by Council on May 15, 2017 (TU 17-763604).
- To the West: Commercial buildings on properties zoned “Auto-Oriented Commercial (CA)”, a commercial and office building on a property zoned “High Rise Office Commercial (ZC27) – Aberdeen Village (City Centre)”, and the Aberdeen Canada Line Station.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) includes two land use designations for the subject site. The portion of the site occupied by Aberdeen Centre, where the Zoning Text Amendment is proposed, is designated “Commercial.” This designation provides for retail, restaurant, office, business, personal service, arts, culture, recreational, entertainment, institutional, hospitality and hotel accommodation. The proposal to add “Retail, Second Hand” as a permitted use is consistent with this land use designation.

The City Centre Area Plan land use designation for the subject site is “Urban Centre T5”, which provides for office, hotel, retail, restaurant, entertainment, commercial education, neighbourhood pub, institutional, recreation, studio, and community uses. The proposal is consistent with this land use designation.

Public Consultation

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

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Proposed Zoning Text Amendment

The applicant proposes to add “Retail, Second Hand” as a permitted use in the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)”, which is a site specific zone arising from the redevelopment of Aberdeen Centre (RZ 96-017656). This zone has been applied to only two properties in the city: 4151 Hazelbridge Way, which contains Aberdeen Centre; and 4000 No. 3 Road, which contains Aberdeen Square. The proposal to add “Retail, Second Hand” as a permitted use would apply to 4151 Hazelbridge Way only.

The “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone was created upon the adoption of Richmond Zoning Bylaw 8500, and was previously referenced as the “Comprehensive Development District (CD/86)” zone in Richmond Zoning Bylaw 5300. At the time the CD/86 zone was adopted, “Retail, Second Hand” was not a defined land use in the zoning bylaw. “Second Hand Retail” was therefore captured under the wider definition of “Retail Trade & Services” and would have been permitted outright.

Under Richmond Zoning Bylaw 8500, “Retail, Second Hand” is a permitted use in the “Auto-Oriented Commercial (CA)” zone, which is one of the standard commercial zones found

throughout the city. “Retail, Second Hand” is also permitted in many site specific zones. A summary of all site specific commercial and mixed-use zones is provided in Attachment 3.

The proposal to add “Retail, Second Hand” as a permitted use in the site specific zone would be generally consistent with other commercial and mixed-use zones in the City Centre.

Business Licensing

The retail sale of second hand goods is subject to the regulations contained in Richmond Business Regulation Bylaw No. 7538, unless the business deals in the retail or wholesaling of used property limited to antiques, books, papers, magazines, vinyl records, long-playing records, clothing, footwear, costume jewellery, knickknacks, furniture, and/or housewares such as dishes, pots, pans, utensils, and cutlery.

Business licensing staff have reviewed the application and have no issue with the proposal to add “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way.

Transportation and Site Access

The parking requirements identified in Richmond Zoning Bylaw 8500 are the same for “Retail, General”, “Retail, Convenience”, and “Retail, Second Hand.” As such there should be no impact to the required parking on site as a result of adding “Retail, Second Hand” as a permitted use in the zone.

Financial Impact

None.

Conclusion

The purpose of this application is to amend the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way.

The proposed Zoning Text Amendment is consistent with the land use designation and applicable policies contained within the Official Community Plan (OCP) for the subject site.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10055 be introduced and given First Reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

June 14, 2019

- 5 -

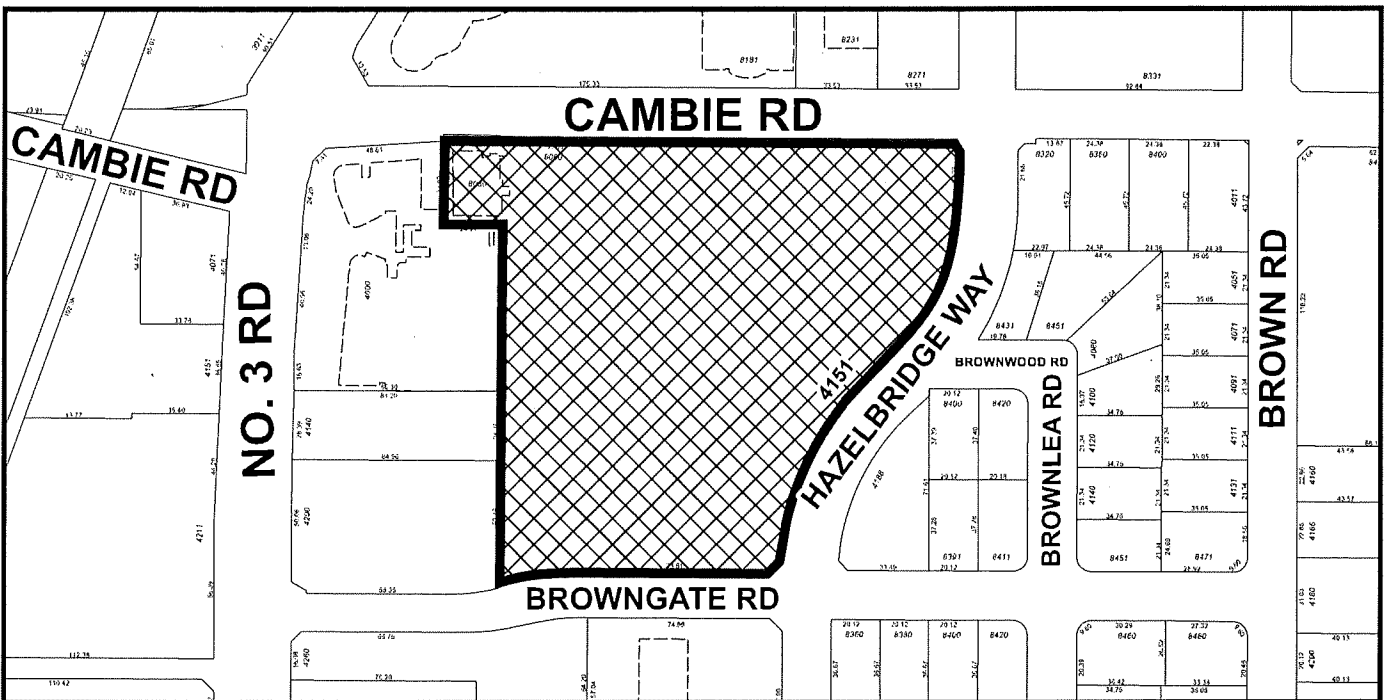
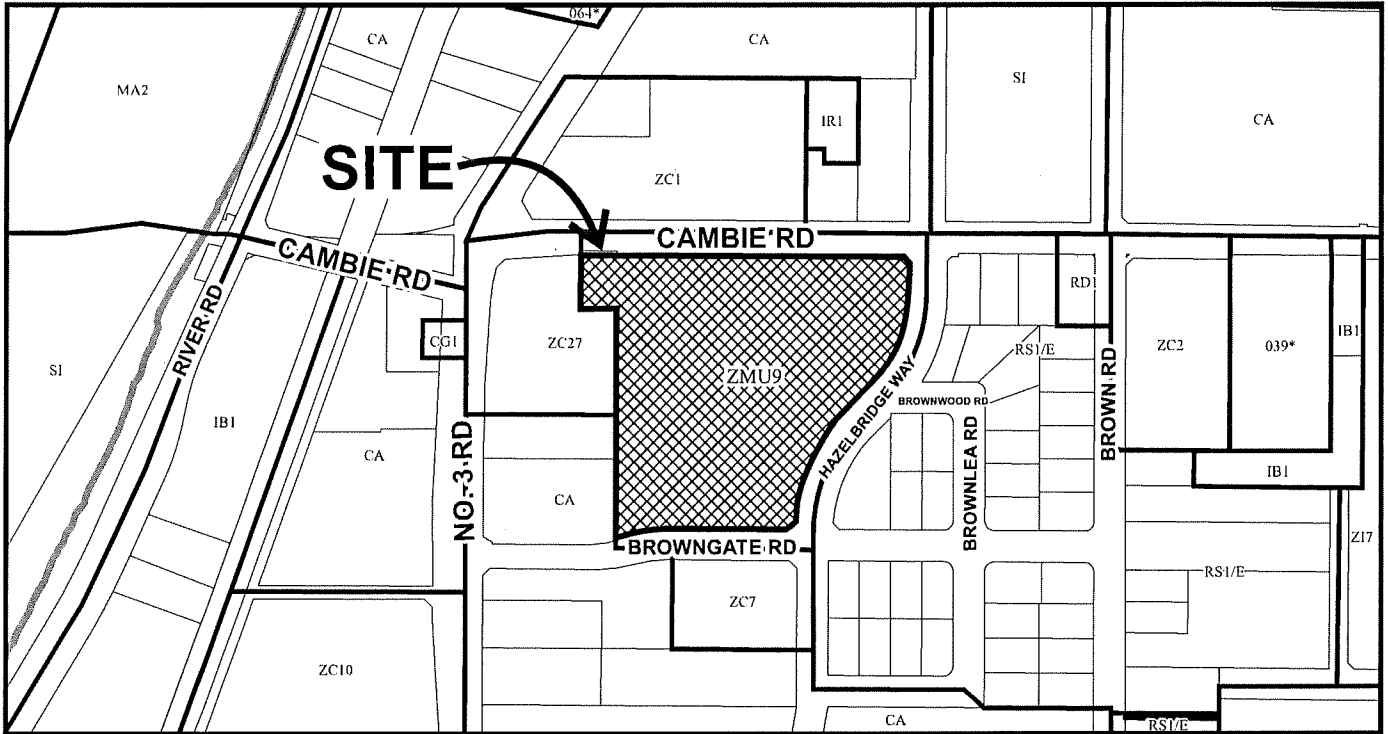
Attachment 1: Location Map and Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Summary of Site Specific Commercial and Mixed-Use Zones



City of
Richmond



ZT 19-861140

Original Date: 05/30/19

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



ZT 19-861140

Original Date: 05/30/19

Revision Date:

Note: Dimensions are in METRES

PLN - 111



ZT 19-861140

Attachment 2

Address: 4151 Hazelbridge Way

Applicant: Fairchild Developments Ltd.

Planning Area(s): City Centre Area Plan – Aberdeen Village

	Existing	Proposed
Owner:	Fairchild Development Ltd.	No change
Site Size (m²):	27,854 m ²	No change
Permitted Land Uses:	Amusement centre Animal grooming Child care Education, commercial Entertainment, spectator Government service Health service, minor Hotel Housing, apartment Liquor primary establishment Manufacturing, custom indoor Neighbourhood public house Office Parking, non-accessory Private club Recreation, indoor Religious assembly Restaurant Retail, convenience Retail, general Service, business support Service, financial Service, household repair Service, Personal & Confidential Studio Transportation depot Vehicle sale/rental Veterinary service	Addition of "Retail, second hand" as a permitted additional use at 4151 Hazelbridge Way, only
Secondary Land Uses:	Boarding and lodging Community care facility, minor Home business Residential security/operator unit	No change
OCP Designation:	Commercial, Mixed-Use	No change
Area Plan Designation:	Urban Centre T5	No change
Zoning:	Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)	No change

Site Specific Commercial and Mixed-Use Zones

Zone	Permitted Uses	
	Retail, General	Retail, Second Hand
Hotel Commercial (ZC1) – Aberdeen Village (City Centre)	Yes	No
Funeral Home Commercial (ZC2) – Aberdeen Village (City Centre)	Yes	No
Neighbourhood Commercial (ZC3) – Broadmoor	Yes	No
Retail Commercial (ZC4) – Brighthouse Village (City Centre)	Yes	No
Personal Services Commercial (ZC5) – Brighthouse Village (City Centre)	No	No
Industrial Community Commercial (ZC6) – Ironwood Area	Yes	No
Auto-Oriented Commercial (ZC7) – Aberdeen Village (City Centre)	Yes	No
Office Commercial (ZC8) – Lansdowne Village (City Centre)	Yes	No
Office Commercial (ZC9) – Lansdowne Village (City Centre)	Yes	No
Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village	Yes	No
Office Commercial (ZC11) – Brighthouse Village (City Centre)	No	No
Gas Station Commercial (ZC12) – Bridgeport Road and Ironwood Area	No	No
Community Commercial (ZC13) – Terra Nova	Yes	No
Community Commercial (ZC14) – Blundell Road	Yes	No
Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area	No	No
Hotel Commercial (ZC16) – Capstan Village (City Centre)	Yes	No
Casino Hotel Commercial (ZC17) – Bridgeport Village (City Centre)	Yes	No
Gas and Service Station Commercial (ZC18) – Brighthouse Village (City Centre)	No	No
Neighbourhood Commercial (ZC19) – Shellmont Area	Yes	No
Gas Station Commercial (ZC20) – McLennan Area (East Richmond)	No	No
Steveston Maritime (ZC21)	No	No
Auto-Oriented Commercial (ZC22) – Aberdeen Village (City Centre)	Yes	No
Neighbourhood Commercial (ZC23) – East Cambie Area	Yes	No
Gas Station Commercial (ZC24) – Bridgeport Village (City Centre)	No	No
Gas Station Commercial (ZC25) – Bridgeport Area	No	No
Auto-Oriented Commercial and Pub (ZC26) – Ironwood Area	Yes	Yes
High Rise Office Commercial (ZC27) – Aberdeen Village (City	Yes	No

Centre)		
Vehicle Sales Commercial (ZC28) – Ironwood Area	No	No
Neighbourhood Commercial (ZC32) – West Cambie Area	Yes	Yes
High Rise Office Commercial (ZC33) – City Centre	Yes	Yes
Auto-Oriented Commercial (ZC22) – Aberdeen Village (City Centre)	Yes	No
Car Wash & Service Station (ZC35) – Bridgeport	No	No
Neighbourhood Commercial (ZC36) – Steveston	Yes	No
Office Commercial (ZC37) – Blundell **LUC**	No	No
Office Commercial (ZC38) – Broadmoor **LUC**	No	No
Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre) **LUC**	Yes	No
Vehicle Sales Commercial (ZC41) – No. 3 Road (City Centre) **LUC**	No	No
Restaurant Commercial (ZC42) – Alderbridge Way (City Centre) **LUC**	No	No
Commercial (ZC43) – Bridgeport Road (City Centre) **LUC**	Yes	No
Office Commercial (ZC46) – Lansdowne Village (City Centre) **LUC**	Yes	No
Office (ZC47) – Brighthouse Village (City Centre) **LUC**	No	No
Downtown Commercial (ZMU1) – Brighthouse Village (City Centre)	Yes	No
Residential/ Limited Commercial (ZMU2) – St. Albans Sub-Area (City Centre)	Yes	No
High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)	Yes	Yes
Residential/Hotel (ZMU5) – Capstan Village (City Centre) Residential/Limited Commercial (ZMU3) – North McLennan (City Centre)	Yes	No
Residential/Limited Commercial (ZMU6) – St. Albans Sub Area (City Centre)	Yes	No
Downtown Commercial (ZMU7) – Brighthouse Village (City Centre)	Yes	No
Commercial Mixed Use (ZMU8) London Landing (Steveston)	Yes	No
Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)	Yes	No
Steveston Commercial and Pub (ZMU10)	Yes	Yes
Steveston Commercial (ZMU11)	Yes	Yes
Steveston Maritime Mixed Use (ZMU12)	No	No
Commercial Mixed Use (ZMU13) – London Landing (Steveston)	Yes	No
Commercial/Mixed Use (ZMU14) – London Landing (Steveston)	Yes	No
Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)	Yes	No
Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4	Yes	No

Road (Bridgeport)		
Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)	Yes	Yes
Commercial Mixed Use (ZMU19) – Broadmoor	Yes	No
Commercial Mixed Use (ZMU20) – London Landing (Steveston)	Yes	No
Commercial Mixed Use (ZMU21) – Terra Nova	Yes	No
Commercial Mixed Use (ZMU22) – Steveston Commercial	Yes	No
Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie)	Yes	No
Commercial Mixed Use (ZMU24) – London Landing (Steveston)	Yes	No
Residential / Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)	Yes	Yes
Commercial Mixed Use (ZMU26) – Steveston Village	Yes	Yes
Residential / Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)	No	No
Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)	Yes	No
Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)	Yes	Yes
Commercial Mixed Use (ZMU32) – Steveston Village	Yes	Yes
Commercial Mixed Use (ZMU33) – Steveston Village	Yes	Yes
High Density Mixed Use (ZMU34) – Lansdowne Village (City Centre)	Yes	Yes
High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)	Yes	Yes
High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)	Yes	Yes

Summary		
Zones permitting:	Number	Percentage
“Retail, general” but not “Retail, second hand”	40	55%
“Retail, general” and “Retail, second hand”	15	21%
Neither “Retail, general” nor “Retail, second hand”	18	25%
Total:	73	100%



Richmond Zoning Bylaw 8500
Amendment Bylaw 10055 (ZT 19-861140)
4151 Hazelbridge Way

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 20.9 [Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)] by:

a) Adding Additional Uses (Section 20.9.2.B) and renumbering previous section accordingly and inserting the following text into the Additional Uses (Section 20.9.2.B):

“Retail, second hand”

b) Inserting the following as new Section 20.9.11.4, and renumbering the remaining sections accordingly:

“4. Retail, second hand shall only be permitted on the following listed sites:

- a) 4151 Hazelbridge Way
P.I.D. 025-530-372
Lot A Section 33 Block 5 North Range 6 West New Westminster
District Plan BCP1379 Except Air Space Plan BCP34029 and Plan EPP27353

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 10055”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Five horizontal lines for signature or date entry.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



To: Planning Committee

Date: June 10, 2019

From: Barry Konkin
Manager, Policy Planning

File: RZ 19-855349

Re: Application by Wei Dong Luo for Rezoning at 11951 Blundell Road from
"Agriculture (AG1)" to a Site Specific Agriculture Zone to Permit a Larger House
Size

Staff Recommendation

That the application for the rezoning of 11951 Blundell Road from "Agriculture (AG1)" to a Site Specific Agricultural Zone, to permit a house up to 500 m² in floor area, be denied.

Barry Konkin
Manager, Policy Planning

BK:sds
Att. 8

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

Staff Report

Origin

Wei Dong Luo has applied to the City of Richmond for permission to rezone the property at 11951 Blundell Road from the “Agriculture (AG1)” zone to a Site Specific Agricultural Zone, in order to permit a single-family dwelling with a floor area of 500 m² (5,382 ft²). The maximum floor area permitted in the AG1 zone for a single-family dwelling (and all residential accessory buildings or structures) is 400 m² (4,306 ft²). The subject property is approximately 0.38 acres (0.15 hectares) in area and is located within the Agricultural Land Reserve (ALR). The subject site is currently vacant, but was previously occupied by a single-family dwelling, which was demolished in 2019. A location map and aerial photograph are provided in Attachment 1.

A Building Permit (B7 18-843119) application was submitted on December 13, 2018 for a new single-family dwelling with a total floor area of 500 m² (5,382 ft²). The Building Permit was submitted during the Council endorsed withholding period for Building Permits that conflicted with the bylaw amendments under preparation and consideration by Council, which included reducing the maximum floor area permitted in the AG1 zone to 400 m² (4,306 ft²). The amendments to the AG1 zone were adopted by Council on December 17, 2018, and the Building Permit was subsequently cancelled as it did not comply with the new regulations for maximum floor area. The applicant subsequently submitted the subject rezoning application in order to permit a single-family dwelling with a maximum floor area of 500 m² (5,382 ft²), as per the original submitted Building Permit application. The proposed site plan and elevations for the house are provided in Attachment 2.

Findings of Fact

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

Surrounding Development

- To the North: Single-family dwelling on a 0.4 acre (0.16 hectare) lot zoned “Agriculture (AG1)” fronting No. 5 Road, located in the Agricultural Land Reserve (ALR).
- To the South: Across Blundell Road, a small commercial building with retail space on the ground floor and a residential operator unit on the upper floor, on a lot zoned “Local Commercial (CL)”.
- To the East: Across No. 5 Road, a religious assembly building on a lot zoned “Assembly (ASY)”.
- To the West: Single-family dwellings on approximately 0.5 acre (0.2 hectare) lots zoned “Agriculture (AG1)” fronting Blundell Road, located in the ALR.

Related Policies & Studies

Official Community Plan/East Richmond Area McLennan Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Agriculture”. The East Richmond Area McLennan Sub-Area Plan land use designation for the subject site is “Agriculture” (Attachment 4). The “Agriculture” designation comprises of those areas of the City where the principal use is agriculture and food production, but may include other land uses as permitted under the Agricultural Land Commission Act (ALCA).

The OCP includes policies on residential development in the Agricultural Land Reserve (ALR), including limiting the area used for residential development on properties in the ALR. As per Section 7.0 of the OCP (p. 7-4) (Attachment 5), the following policies are provided as guidelines which may be applied by Council, in a flexible manner, individual or together, to increase house size in the City’s agricultural areas:

- the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
- verification that the site has been or can be used for agricultural production;
- verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
- demonstration that there is a need for a larger farm house, to accommodate existing and/or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
- submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented.

The applicant has advised staff that they do not intend to actively farm the subject property and no verification or demonstration of farming has been provided. The applicant’s stated reason for the proposed rezoning is the timing of the withholding period and cancellation of the previous Building Permit, and for multi-generational family accommodations unrelated to onsite farming. The applicant’s statement of intent is provided in Attachment 6. Therefore, the above-noted guidelines cannot be applied in this context and the proposal is not consistent with OCP policies.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received one written submission which is attached (Attachment 7). In the submission, the writer does not support the rezoning application. No further comments from the public about the rezoning application have been received.

Analysis

Proposed Rezoning

The purpose of the proposed rezoning application is to allow a single-family dwelling with a total floor area of 500 m² (5,382 ft²). A Building Permit (B7 18-843119) application for a new single-family dwelling (500 m² in floor area) was submitted on December 13, 2018, during the Council endorsed withholding period for Building Permits that conflicted with the bylaw amendments under preparation and consideration by Council. The withholding period began on November 13, 2018 and ended on December 17, 2018. On December 17, 2018, Council adopted amendments to the “Agriculture (AG1)” zone to limit residential development on agriculturally zoned land, including:

- a maximum house size of 400 m² (4,306 ft²);
- a maximum two storey building height;
- a maximum house footprint of 60% of the total floor area;
- a maximum farm home plate of 50% of the lot area for lots less than 0.2 ha and 1,000 m² for lots equal to or greater than 0.2 ha; and
- requiring the septic field to be located within the farm home plate.

The associated Building Permit for the subject property was subsequently cancelled after the amendments were adopted, as it did not comply with the new regulations (i.e. maximum house size). The applicant submitted a rezoning application on March 4, 2019 for a house size of 500 m² (5,382 ft²). The Development Application Data Sheet in Attachment 3 provides details about the development proposal in comparison to the current requirements of the AG1 zone. A timeline of applicable events is also provided in Attachment 8.

Council recently considered similar rezoning applications for a larger house size on agricultural land, which also involved cancellation of a Building Permit submitted during the withholding period (November 13 – December 17, 2018). A summary table of these rezoning applications is provided below:

Property (Rezoning File)	Associated Building Permit Submission Date	Proposed Size of House	Council Decision
22260 River Road (RZ 19-851176)	December 14, 2018	486 m ² (5,232 ft ²)	Rezoning Application denied by Council on March 25, 2019
11120 Granville Ave (RZ 19-850784)	December 13, 2018	500 m ² (5,382 ft ²)	Rezoning Application denied by Council on March 25, 2019
11951 Blundell Rd (RZ 19-855349)	December 13, 2018	500 m ² (5,382 ft ²)	Subject Rezoning Application

A total of four Building Permit applications for single-family homes on agricultural land were submitted during the withholding period. Three of the four have submitted rezoning

applications, as referenced above. The owner of the remaining property (11131 Granville Avenue) submitted a new Building Permit application on March 25, 2019 consistent with the new regulations, which is currently in-circulation.

The Agricultural Land Reserve Regulation was amended on February 22, 2019 and established a maximum single-family dwelling size of 500 m² (5,382 ft²) in total floor area for land located within the Agricultural Land Reserve (ALR). Although the subject property is located in the ALR, the proposed house size would be within the Provincial limit and thus not required to submit an application to the Agricultural Land Commission (ALC).

Financial Impact or Economic Impact

None.

Conclusion

Wei Dong Luo has applied to the City of Richmond for permission to rezone the property at 11951 Blundell Road from the "Agriculture (AG1)" zone to a Site Specific Agricultural Zone, in order to permit a single-family dwelling with a floor area of 500 m² (5,382 ft²).

The application is not consistent with the AG1 zone and does not comply with applicable policies and land use designations contained within the OCP and Area Plan.

On this basis, it is recommended that the application be denied.



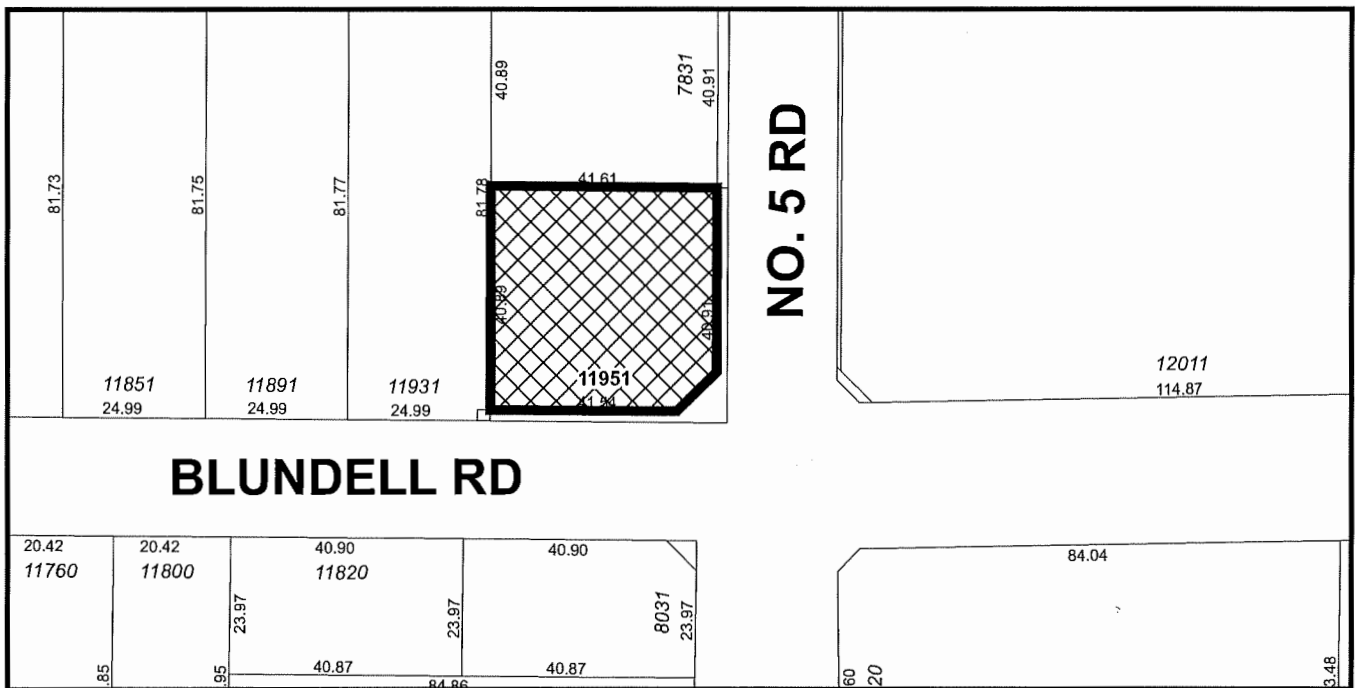
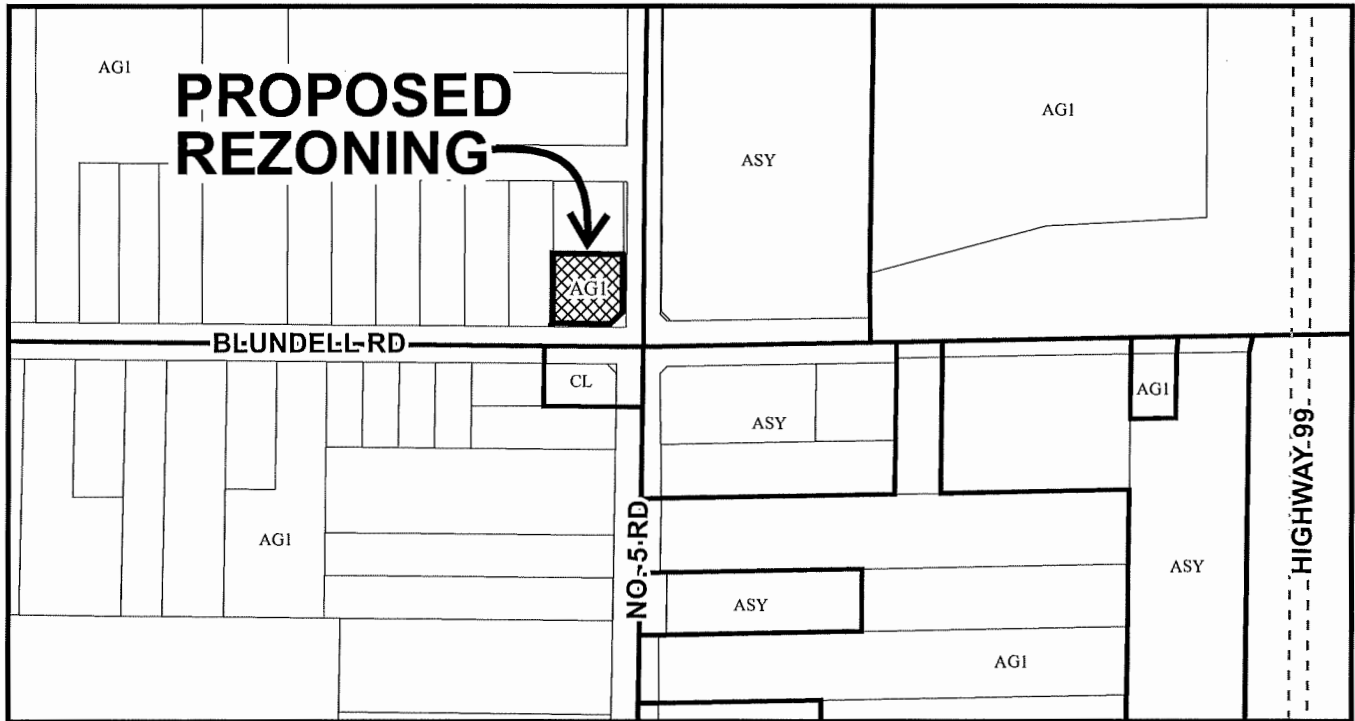
Steven De Sousa
Planner 1

SDS:cas

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: East Richmond Area McLennan Sub-Area Plan Land Use Map
- Attachment 5: Official Community Plan Section 7-4
- Attachment 6: Statement of Intent by Applicant
- Attachment 7: Written Submission on Rezoning Application
- Attachment 8: Timeline of Applicable Events



City of
Richmond



RZ 19-855349

Original Date: 03/11/19

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 19-855349

Original Date: 03/11/19

Revision Date:

Note: Dimensions are in METRES

PROJECT DESCRIPTION:

CIVIC ADDRESS 11951 BLUNDELL ROAD RICHMOND, B.C.	
LEGAL ADDRESS LOT 133 SECTION 13 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMOUNT PLAN 29845 PID: 00-300-10-20	
ZONE	AS1
LOT SIZE	16,393.04 SQ. FT.
FARM HOME PLATE	PERMITTED 8,196.62 SQ. FT.
SOIL FILL PLACEMENT	PROPOSED 8,197.65 SQ. FT.
FAR	PERMITTED 21,048.61 SQ. FT.
MAIN FLOOR	PROPOSED 11,511.84 SQ. FT.
UPPER FLOOR	PROPOSED 5,391.98 SQ. FT.
LOWER FLOOR	PROPOSED 5,219.98 SQ. FT.
CARAGE	PROPOSED 2,968.96 SQ. FT.
PERMITTED FOOTPRINT COVERAGE	PROPOSED 40,000 SQ. FT.
IMPERVIOUS AREA PERMITTED	PROPOSED 5,985.08 SQ. FT.
IMPERVIOUS AREA PROPOSED	PROPOSED 5,297.21 SQ. FT. (65.44%)
IMP. AREA	PROPOSED 16,393.04 (100%)
OUTDOOR AREA	PROPOSED 5,820.50 SQ. FT.
ACC. BLDG.	PROPOSED 107.00 SQ. FT.
	PROPOSED NA

IMPERVIOUS AREA CALCULATION

IMPERVIOUS AREA PERMITTED	5,985.08 SQ. FT.
IMPERVIOUS AREA PROPOSED	5,297.21 SQ. FT. (65.44%)
GARAGE	546.02 SQ. FT.
MAIN BLDG. & COV. PORCH	3,641.04 SQ. FT.
SIDE WALK & DRIVEWAY	790.29 - 1,071.85 SQ. FT.

NOTES:

1. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.
2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF BRITISH COLUMBIA CODE 2012 EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. 2421 LATEST EDITION.
5. ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO C.S.A. LATEST EDITION.
6. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR @2 OR BETTER REGISTERED IN B.C.
7. ALL WOOD TRUSSES SHALL BE DOUGLAS FIR CONFORM TO C.S.A. 021 LATEST EDITION.
8. ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO C.S.A. 021 LATEST EDITION.
9. ALL WORK SHALL BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENT.
10. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES. THERE IS NO RESPONSIBILITY OF THE DESIGNER/THE OWNER CONTRACTOR/BUILDER SHOULD INFORM THE DESIGNER BEFORE COMMENCEMENT OF CONSTRUCTION POTENTIAL DISCREPANCY.

THESE PLANS CONFORM TO BCBC 2012

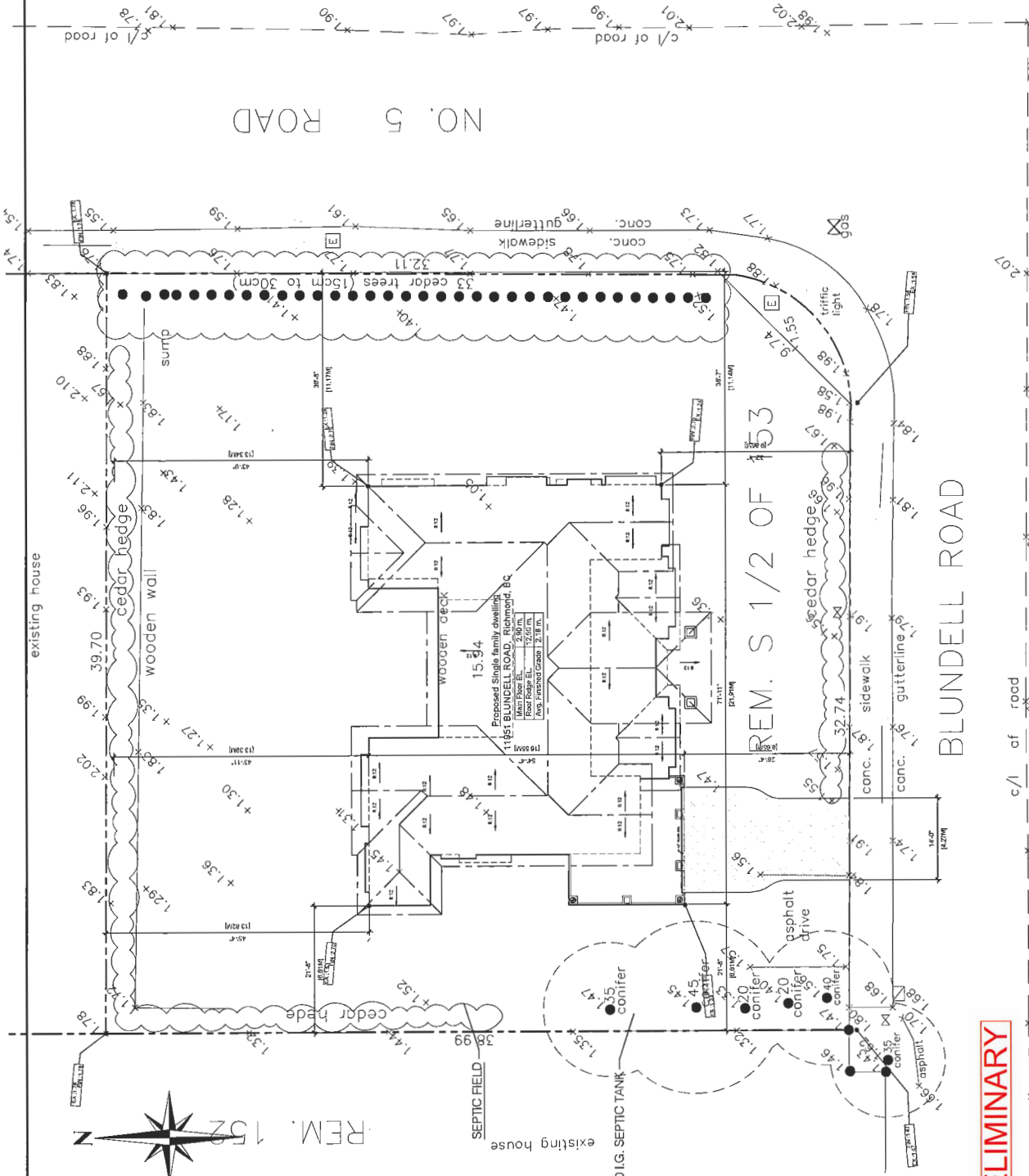
ADDRESS:
11951 BLUNDELL ROAD
RICHMOND, B.C.

ENRICH DEVELOPMENT GROUP
N 210 - 5811 COONEY ROAD,
RICHMOND, BC V6X 1B5
T 604-279-8808 EMAIL design@enrichdevelopments.com

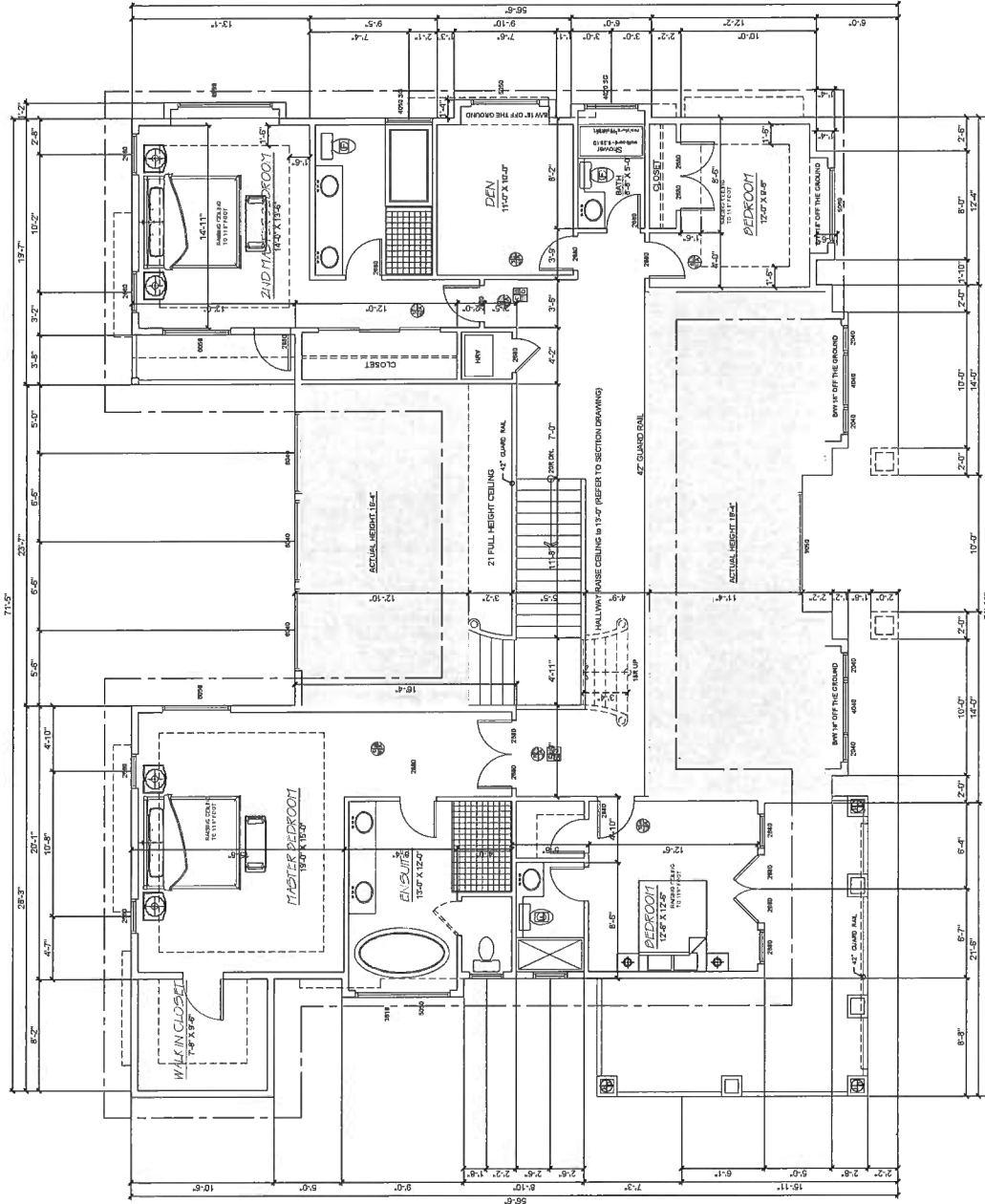


REZONING APPLICATION
MAY 22, 2019

PRELIMINARY



PLN - 124



UPPER FLOOR PLAN
ENRICH MARK SCALE: 1/4" = 1'-0"

NET UPPER F.L.R. AREA	2,052.96 SF
STAIR AREA	107.83 SF
TOTAL F.L.R. AREA	2,177.59 SF

SYMBOLS:

	PIR/UNCONNECTED SHOCK ANALOG DETECTOR
	INTERCONNECTED COMMON INQUIRY DETECTOR
	ENERGY SAVING UNIT
	ELECTRIC BOX/ENERGY
	SCHEDULED BURNING LIGHT
	HOT WATER TANK
	SINK
	BACKFLOW PREVENTOR
	FLOOR DRAIN

UPPER FLOOR PLAN
ENRICH MARK SCALE: 1/4" = 1'-0"

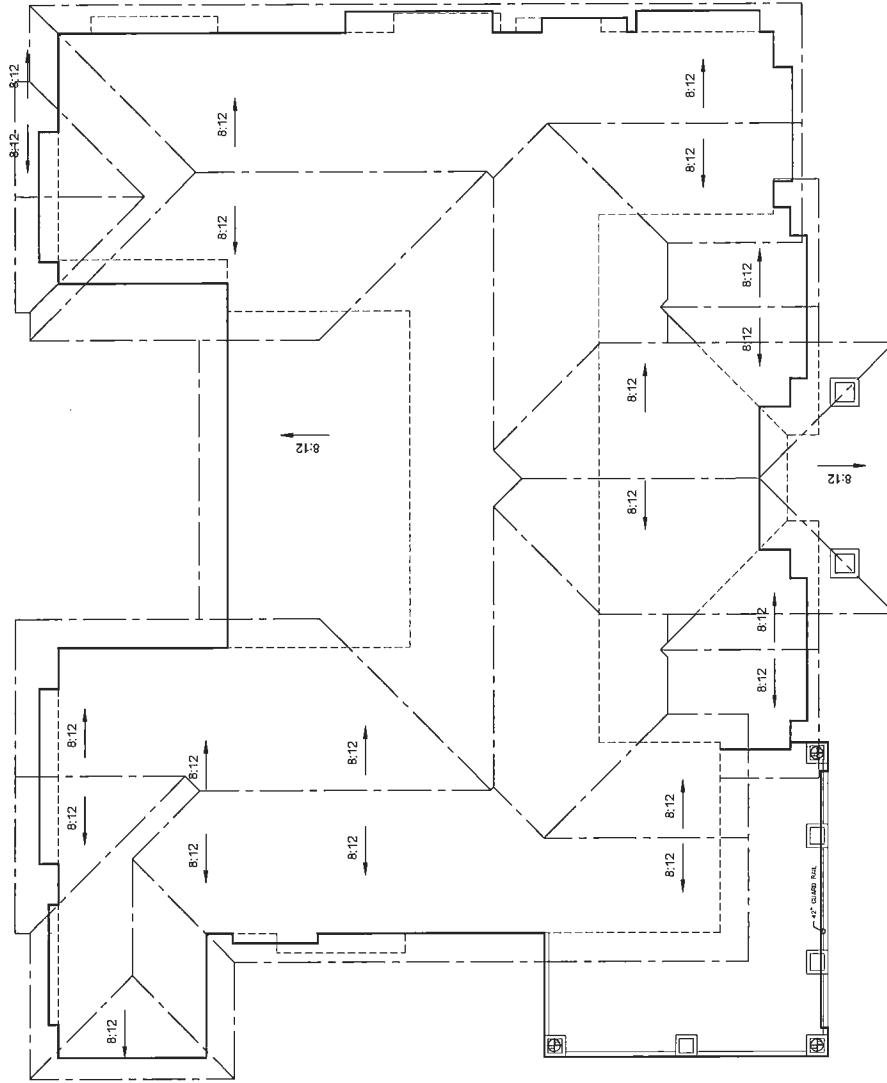
THESE PLANS CONFORM TO BCBC 2012

ADDRESS:
 11951 BLUNDELL ROAD
 RICHMOND, B.C.

ENRICH DEVELOPMENT GROUP
 N 210 - 5611 COONEY ROAD,
 RICHMOND, BC V6X 1B5
 T 604-279-8808 EMAIL design@enrichdevelopments.com



REZONING APPLICATION
 MAY 22, 2019




ROOF PLAN
 SCALE: 1/4" = 1'-0"

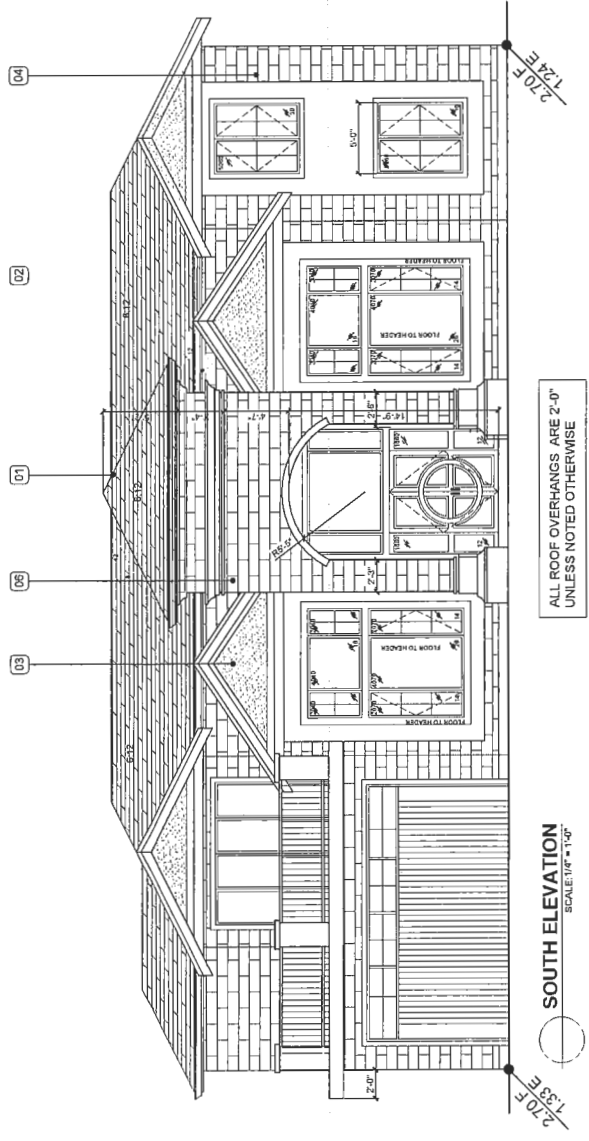
PLN - 127

ENRICH DEVELOPMENT GROUP
 N 210 - 5811 COONEY ROAD,
 RICHMOND, BC V6X 1B5
 T 604-279-8808 EMAIL design@enrichdevelopments.com



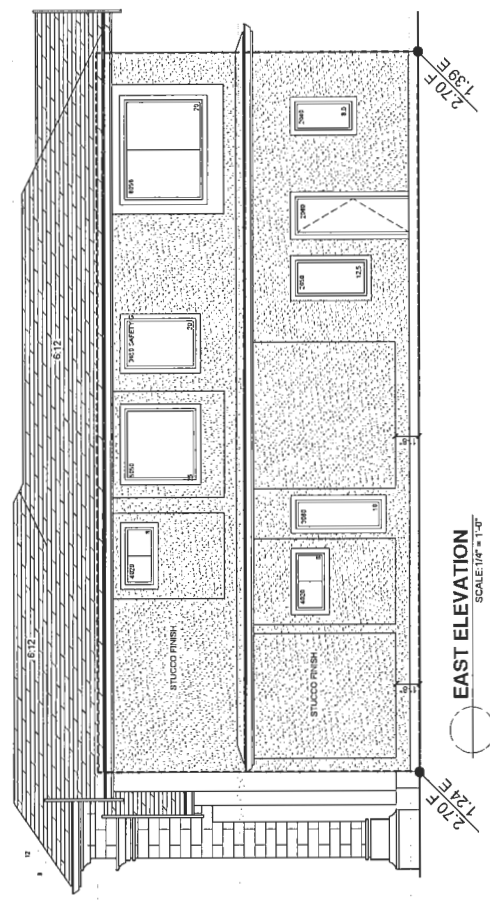
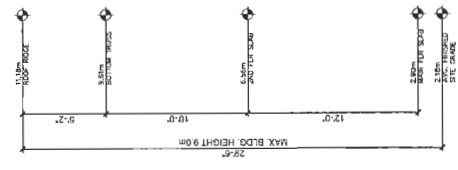
ADDRESS:
 11951 BLUNDELL ROAD
 RICHMOND, B.C.

- 01 ASPHALT SHINGLE
- 02 DOUBLE GLAZED WINDOW IN VINYL FRAME
- 03 STUCCO FINISH
- 04 LIMESTONE FINISH
- 05 ELECTRIC GARAGE DOOR
- 06 NATURAL STONE FINISH
- 07 CORNER STONE FINISH

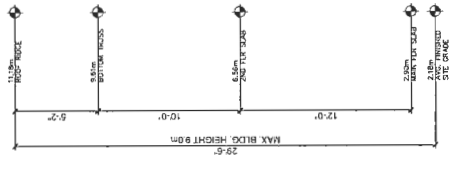


ALL ROOF OVERHANGS ARE 2'-0"
UNLESS NOTED OTHERWISE

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



TOTAL WALL AREA (180° VIEW)	1,238.17 SF
UNPROTECTED OPENING PERMITTED	123.88 SF
(100% TEMP. GLAZING)	
UNPROTECTED OPENING PROPOSED	119.94 SF

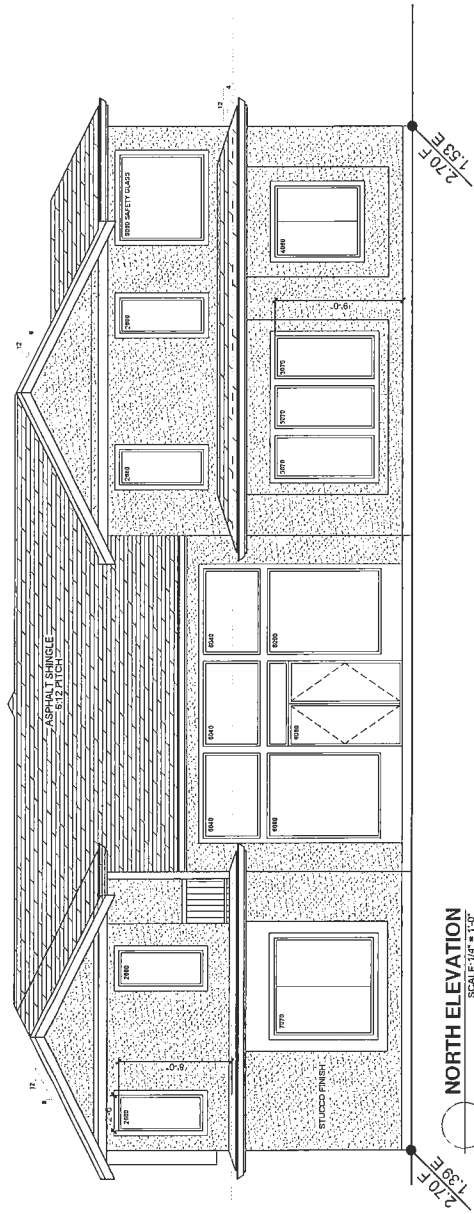
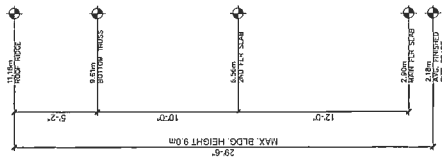
THESE PLANS CONFORM TO BCBC 2012

ADDRESS: 11951 BLUNDELL ROAD
RICHMOND, B.C.

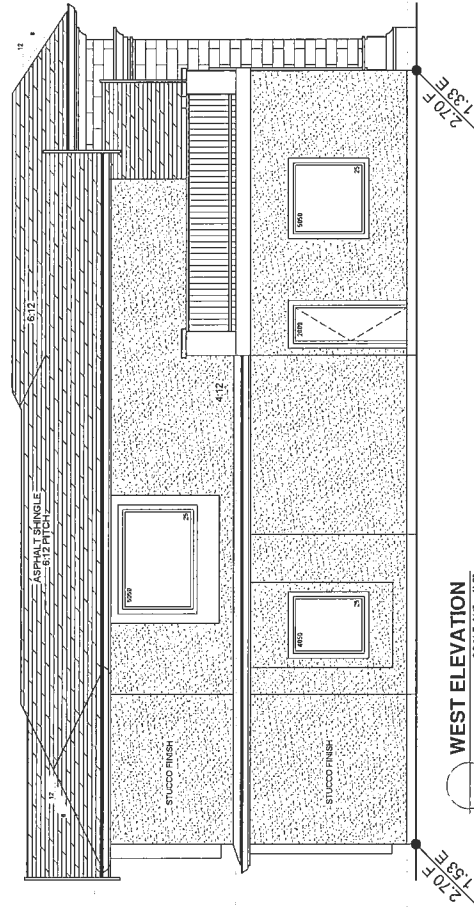
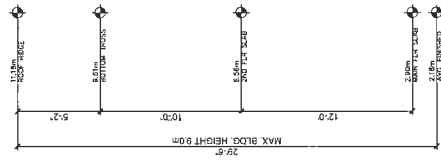
ENRICH DEVELOPMENT GROUP
N 210 - 3811 COONEY ROAD,
RICHMOND, BC V6X 1B5
T 604-279-8808 EMAIL: design@enrichdevelopments.com



REZONING APPLICATION
REV JUNE 11, 2019



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

TOTAL WALL AREA (19'-2" DIST.)	1,204.05 SF
UNPROTECTED OPENING PERMITTED	248.33 SF
(DPA 15M+ CLAZING)	
UNPROTECTED OPENING PROPOSED	111.0 SF



ENRICH DEVELOPMENT GROUP
4210 - 5811 COONEY ROAD,
RICHMOND, BC V6X 1B5
T 604-273-5800 EMAIL design@enrichdevelopments.com

ADDRESS:
11951 BLUNDELL ROAD
RICHMOND, B.C.



RZ 19-855349

Attachment 3

Address: 11951 Blundell Road

Applicant: Wei Dong Luo

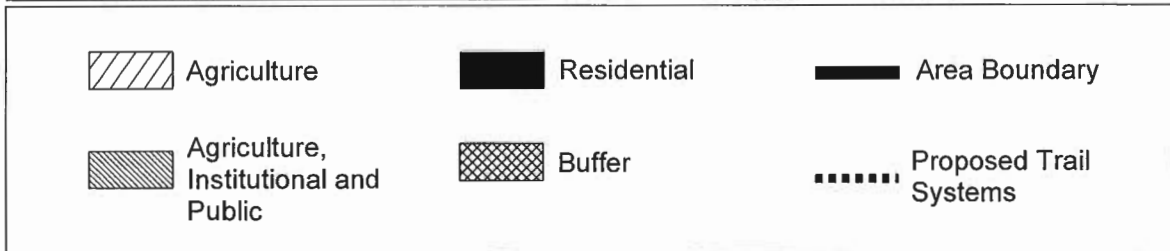
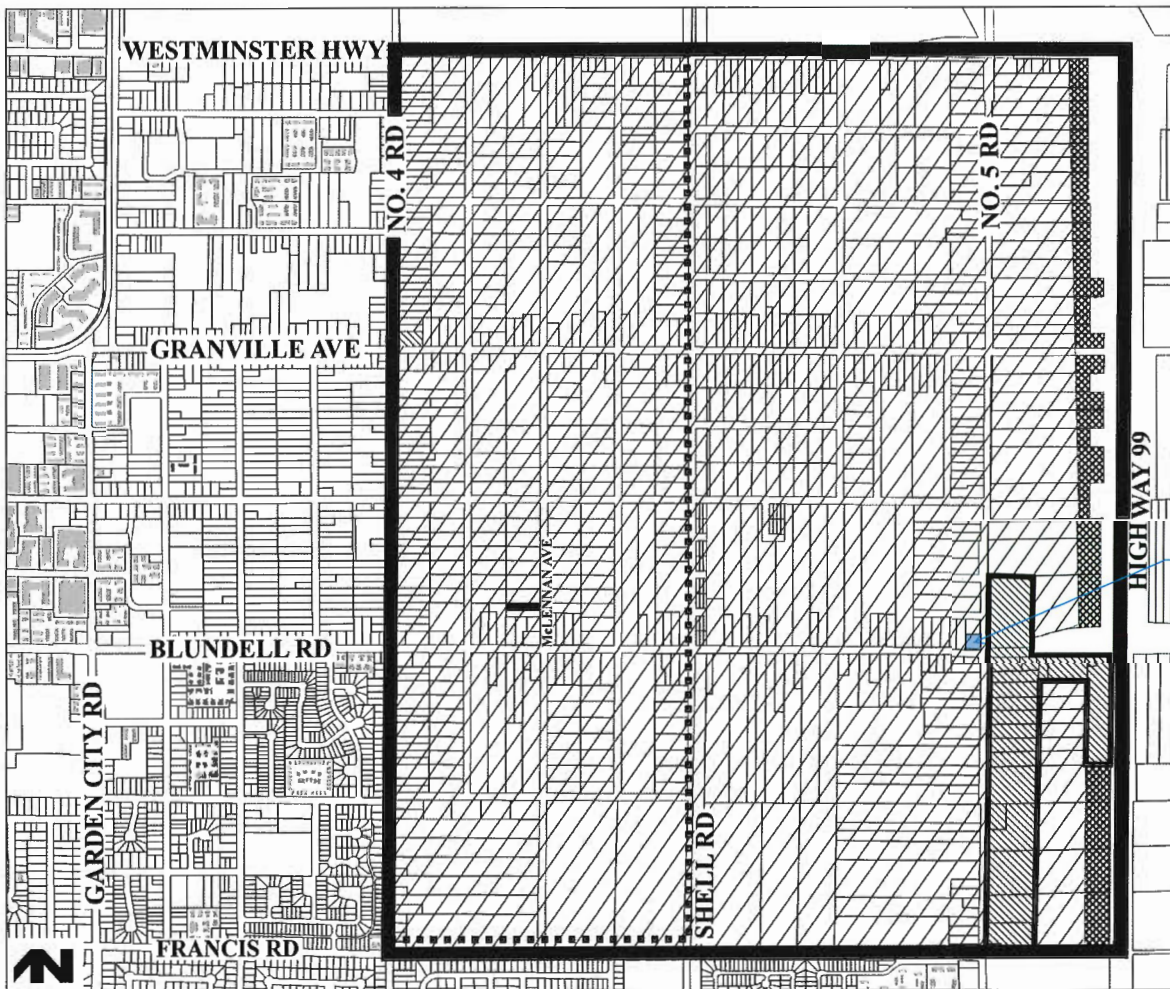
Planning Area(s): East Richmond

	Existing	Proposed
Owner:	H. Xiao	No change
Site Size:	1,523 m ² (0.38 ac / 0.15 ha / 16,393 ft ²)	No change
Land Uses:	Single-family residential	No change
OCP Designation:	Agriculture (AGR)	No change
Area Plan Designation:	Agriculture	No change
Zoning:	Agriculture (AG1)	Site Specific Agriculture Zone to permit a larger house size
Number of Units:	1	No change

	Bylaw Requirement (AG1)	Proposed	Variance
Buildable Floor Area:	Max. 400 m ² (4,306 ft ²)	500 m ² (5,382 ft ²)	Rezoning Requested
Farm Home Plate:	Max. 50% of the lot area for lots less than 0.2 ha	50%	None
House Footprint:	Max. 60% of the maximum floor area ratio	60%	None
Setbacks – Farm Home Plate:	Max. 75 m	Complies	None
Setbacks – Single Detached Housing Building:	Max. 50 m	Complies	None
Setbacks – Front:	Min. 6.0 m	8.6 m	None
Setbacks – Interior Side:	Min. 1.2 m	6.6 m	None
Setbacks – Exterior Side:	Min. 4.0 m	11.1 m	None
Setbacks – Rear:	Min. 10 m	13.3 m	None
Height:	Max. 2 storeys (9.0 m)	2 storeys (9.0 m)	None

City of Richmond

Land Use Map Bylaw 8791
2012/09/10





Bylaw 9706
2017/05/17

Residential Development

- f) limit the area used for residential development on properties in the Agricultural Land Reserve. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
- the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
 - verification that the site has been or can be used for agricultural production;
 - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
 - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
 - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;

Bylaw 9984
2019/02/19

- g) limit the number of dwelling units to one (1) on lots within the Agricultural Land Reserve (ALR). Any proposal for additional dwelling units would require approval from both Council and the Agricultural Land Commission (ALC).

TO WHOM MAY CONCERN

I am writing to apply for rezoning for 11951 Blundell Road from the "Agricultural (AG1)" Zone to a site specific Agricultural Zone to permit a Single-Family dwelling up to a maximum floor area of 500m² (5382 ft²). The reason I am writing to apply for rezoning is because my family of 3 generations will be living all together. We have spent over a year to design the new single family house so that we can have a house to live for our family. We have just arrived in Canada from China and we still don't have a house to live. We understand the Provincial government allows for 500 square meters for the new house dwelling, that's the main reason why we choose to build a new house on that lot for all our family members to live together.

Please consider our serious need for 500 square meters new houses and help our family to have the place to live in.

Should you have any questions, feel free to contact me at 604-8892691 or email me at eloyalconstruction@gmail.com.

Best Regards

Xiao Han Xiao



CITY OF RICHMOND

MAY 10 2019

RECEIVED

Hopkins,John

Subject: FW: Rezoning - 11951 Blundell Road - 19-855349

Sent: Tuesday, 4 June 2019 11:54 AM

To: DevApps

Subject: Rezoning - 11951 Blundell Road - 19-855349

Good afternoon,

I am looking to contact Steven De Sousa in regards to the rezoning application proposed at 11951 Blundell Road (19-855349) to express my opposition. I have been unable to find his contact information on the City's website.

I am opposed to this rezoning because it is in contradiction to the most recent amendments to the AG1 zoning.

I was present for the Council meeting where the City imposed the maximum 400 m2 house size requirement for the AG1 Zoning. Though myself and many others who live in AG1 opposed this change, as it differs from the ALR permitted maximum 500 m2, the City upheld the decision.

Now I see that a property located in AG1 is proposing a rezoning application which is contrary to the most recent amendments and the intent that AG1 should pertain to farming uses.

By allowing and supporting this rezoning, the City will only set a precedence for other applications to follow, making the AG1 amendments unnecessary and a waste of effort.

I believe that the City should uphold the requirements of the AG1 zoning and only permit the maximum 400 m2 house size limit.

Please advise if this is the correct avenue for correspondence.

Thank you,

Joseph Smallwood
13720 Blundell Road

Timeline of Events

Date	Event
November 6, 2018 (Special Council)	<ul style="list-style-type: none"> • Council directed staff to prepare a bylaw that limits residential development in the "Agriculture (AG1)" zone, which included a maximum house size of 500 m². • Council resolution included a withholding period for all Building Permit applications in conflict with the proposed bylaws in preparation, received more than 7 days after the passage of the resolution.
November 13, 2018 (Regular Council)	<ul style="list-style-type: none"> • The proposed bylaws to limit residential development in the AG1 zone (Bylaw 9965, 9966, 9967 & 9968) were introduced for Council's consideration. • The proposed bylaws were amended by Council to limit house size on agricultural land to a maximum floor area of 400 m². • The proposed bylaws received first reading and were forwarded to the following Public Hearing (December 17, 2018).
November 13, 2018 (Withholding period begins)	<ul style="list-style-type: none"> • Withholding period begins for all Building Permit applications in conflict with the proposed bylaws noted above, which included a maximum house size of 400 m².
November 27, 2018	<ul style="list-style-type: none"> • Bill 52 (<i>Agricultural Land Commission Amendment Act, 2018</i>) was given third reading and royal assent, which included a maximum house size of 500 m².
December 13, 2018	<ul style="list-style-type: none"> • Submission of associated Building Permit for the subject property for a single-family dwelling of 500 m² (B7 18-843119).
December 17, 2018 (Public Hearing)	<ul style="list-style-type: none"> • Council adopted the bylaws limiting residential development in the AG1 zone (Bylaw 9965, 9966, 9967 & 9968), which included a maximum house size of 400 m².
December 17, 2018 (Withholding period ends)	<ul style="list-style-type: none"> • Withholding period for all Building Permit applications in conflict with the proposed bylaws ends. • Building Permits submitted during the withholding period were cancelled (did not comply with the new regulations). • All Building Permit applications must now comply with the adopted changes to the AG1 zone.
February 22, 2019	<ul style="list-style-type: none"> • Agricultural Land Reserve (ALR) Regulation amended to reflect the changes as per Bill 52, including a maximum house size of 500 m² for properties located in the ALR.
March 4, 2019	<ul style="list-style-type: none"> • Subject Rezoning application (RZ 19-855349) submitted in order to permit a larger house size than permitted in the AG1 zone, as per the previous Building Permit submitted.



To: Planning Committee **Date:** June 7, 2019

From: James Cooper, Architect AIBC **File:** 12-8360-01/2019-Vol
Director, Building Approvals 01

Tim Wilkinson
Fire Chief

Re: **Early Adoption of BC Building Code Provisions for 12 Storey Mass Timber Construction**

Staff Recommendation

1. That participation in the Province’s program as identified in the report titled “Early Adoption of BC Building Code Provisions for 12 Storey Mass Timber Construction” dated June 7, 2019 from the Director, Building Approvals and the Fire Chief, Richmond Fire-Rescue be endorsed.
2. That staff be directed to consider mass timber construction for buildings only in those areas of the City Centre Area Plan where buildings up to a maximum of 35 m are permitted.

James Cooper, Architect AIBC
Director, Building Approvals
(604-247-4606)

Tim Wilkinson
Fire Chief
(604-303-2701)

Att. 3

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

Staff Report

Origin

In March of 2019, the Province's Office of Housing and Construction Standards extended to the City of Richmond an invitation to participate in early adoption of new BC Building Code provisions allowing construction of buildings up to 12 storey using Encapsulated Mass Timber. These Code provisions permit the use of this innovative building system using wood in the construction of tall buildings. In order to participate in this Provincial program, Council approval is required.

Background

Mass timber is best described as engineered, solid wood building elements manufactured in dimensions that qualify as "heavy timber construction". The Encapsulated Mass Timber system adds further fire protection with fire resistant coverings and an automatic sprinkler system. The proposed Building Code provisions consider this building system as providing an equivalent level of safety as non-combustible construction within the 12 storey height limitation. It is important to note that this is not "wood frame or stick built construction" that is limited to 6 storey but rather heavy timber using solid wood beams, columns, load bearing walls and floor slabs that together comprise the structural system of the building.

The currently proposed system has been under consideration for taller building applications by building codes and jurisdictions throughout North America and Europe with present examples having been constructed in recent years. This building type is currently described in the 2020 version of the National Building Code (NBC) with the Province stating incorporation of those NBC sections into the next version of the BC Building Code.

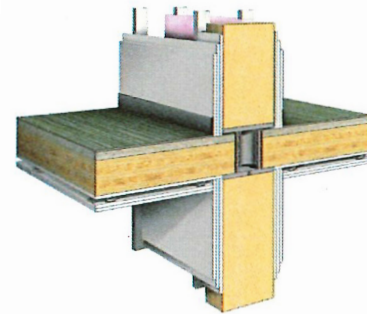


Figure 1: Encapsulated Mass Timber System incorporating fire protective coverings

Findings of Fact

Traditionally, taller and larger buildings have relied exclusively on steel and concrete classified as non-combustible construction to provide a level of fire safety that is commensurate to the size, height and occupant load of a building. Advancing technologies for innovative use of timber are enabling building departments provincially, nationally and internationally to either consider or adopt the Encapsulated Mass Timber system for use, with some restrictions, in construction formerly reserved for non-combustible construction.

The structural capacities of timber elements have increased markedly through innovative manufacturing techniques used for forming solid wood slabs, known as Cross Laminated Timber (CLT), from perpendicularly laminated layers to be used as load bearing floors and walls. In combination with other engineered wood beams and posts, and specially designed connectors, the structural forces experienced in tall buildings may be well managed within this type of wood building. Such technology

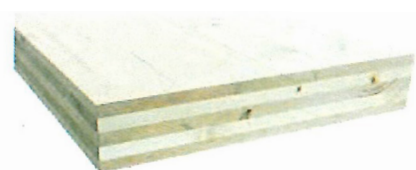


Figure 2: Cross Laminated Timber Slab

and design expertise have been demonstrated by built designs executed locally and internationally, notably by Canadian architects and engineers.

The fire safety of this building system has been demonstrated in conclusive studies performed by the National Research Council and Canadian Wood Council. Timber walls, posts, and beams with the minimum required thicknesses when cladded in fire resistant gypsum board passed all burn tests, remaining structurally intact. Testing in Europe, Japan and the United States has yielded similar results. Concluding from these tests, the International Code Council in the United States has recommended inclusion of this building system in the International Building Code for up to 18 storey buildings. The Province of Quebec presently has similar building code provisions as those being proposed in this report.

Brock Commons at the University of British Columbia is an 18 storey, local example constructed under a “Site Specific Regulation” approach based on engineering peer reviews. Recently completed, this students’ residence incorporates the Encapsulated Mass Timber approach and is the tallest mass timber building in North America. It demonstrates that the proposed construction system is practicable for buildings 12 storey and beyond.



Figure 3: Brock Commons, UBC, in Vancouver, BC

There are numerous other North American examples built or in design phase including office and residential towers between 10 and 12 storey in height. The applicable occupancies as proposed in the Code provisions would be residential, office, and mixed-uses on lower floors including assembly, retail shops and parking. A Norwegian example of a mixed-use tower at 18 storey and 85 m to the top of structure is currently the tallest wood structure building.



Figure 4: 10 storey office building in Portland, Oregon



Figure 5: 18 storey tower in Mjostarnet, Norway

Richmond Fire and Rescue, Development Applications and Building Approvals departments concur with the approach described in the proposed BC Building Code amendments as derived from the National Building Code.

Analysis

Leadership

Early adoption of the proposed Building Code provisions would be consistent with the City of Richmond’s leadership record of encouraging innovative technologies that reduce the carbon footprint of construction and improve the energy conservation of buildings. Richmond was the first municipality in BC to permit 6-storey wood frame construction, supporting the Province’s innovation at that time by accepting enabling amendments to the 2008 version of the Building Code in advance of their adoption in the 2012 Building Code. Through this participation the City of Richmond is recognized as a regulatory leader managing the design, construction, and construction site safety issues in that construction typology, with staff having been asked to lecture at conferences for other jurisdictions throughout Canada.

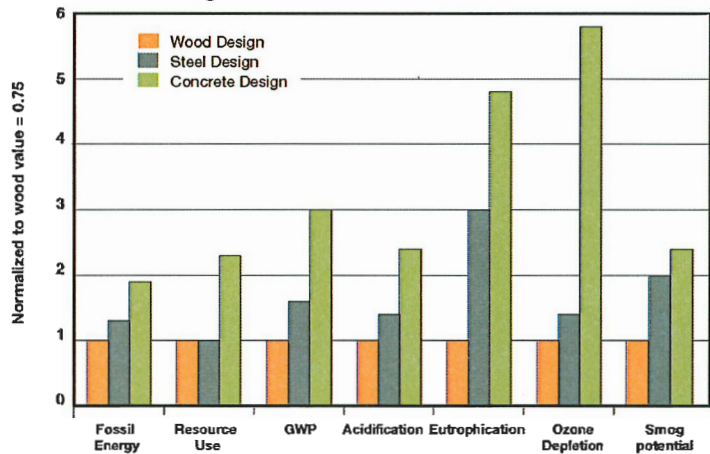
Participation in the Encapsulated Mass Timber initiative aligns with Richmond’s commitment and programs for a more sustainable community and furthers its leadership role in innovative construction.

Sustainability

Mass timber construction offers unique advantages that relate to sustainability and constructability. In general it avoids the greenhouse gas emissions commonly associated with the manufacture of steel and concrete, and lowers the imbued energy and carbon footprint involved in a building’s construction.

Wood as a building material has much less imbued energy in its manufacture than concrete or steel which involves the burning of large amounts fossil fuels, releasing commensurate amounts of carbon emissions and using large amounts of water. If harvested from forests managed under the Canadian Standards Association’s (CSA) Sustainable Forest Management Standards, wood represents a source of renewable building materials that uses a smaller investment in energy and water resources.

Figure 6: Life Cycle Assessment of Construction Types Relative to Wood Design



Source: Canadian Wood Council – Dovetail Partners using Athena Calculator 2014

Construction using this system would allow larger, taller buildings to be less taxing on primary resources, less polluting, and present a smaller investment in energy. There is also potential for improved operational energy performance as wood has higher natural insulation value compared to other structural materials. This is an advantage when wood elements can contribute to the overall insulation value of the building exterior while providing structural support.

Seismic (Cost) Advantages

Technical advancements in timber structural systems make it possible to use wood in place of much heavier concrete to reduce the building's weight, and to address the lateral (seismic) and vertical forces experienced in tall buildings. The proposed system leverages advanced technology in the manufacture of cross-laminated timber slabs used for spanning floors and bearing walls, in conjunction with wood beams and posts. These elements together provide a high degree of confidence in structural designs that are capable of supporting tall buildings that are functional and light weight.

Currently, tall buildings in Richmond are typically constructed of reinforced concrete in order to address the horizontal loads experienced during an earthquake or high winds. By being comparatively lighter, a mass timber structure reduces the vertical and seismic loads that are ultimately carried by the foundation. Less heavy buildings result in lighter foundations that require less concrete and reinforcing steel, and are more suitable for Richmond's typically softer soils. In order to support heavy buildings on soft soils, "raft" concrete foundations from 5 to 8 ft thick are currently used in Richmond. It is anticipated that potentially, mass timber construction may achieve potentially very significant cost savings through reduced foundations. Other advantages of lighter buildings include less intense requirements for soil densification, as well as avoiding prolonged concrete pours that at times have proven to cause noise issues with surrounding neighbors.

Appropriate and Likely Building Forms in the City

The most suitable applications optimizing the use of Encapsulated Mass Timber will be for taller multi-family, mixed-use or office buildings in appropriately designated areas of the City Centre with maximum permitted heights up to 35 m and potentially 10 storey (see *orange areas* identified in the Attachment 2). Within these areas, the proposed wood construction system can achieve the same maximum permitted height and density as concrete and steel buildings, and be economically competitive. Industry advises that below 8 storey the mass timber system is not economically feasible compared to other construction typologies such as "stick-built" wood frame currently used for 6-storey multi-family buildings. Building Code limitations require buildings taller than 12 storey to be constructed of non-combustible materials, typically concrete.

The City Centre Area Plan (CCAP) outlines the desired formal relationship between permitted density and building height in order to provide for an overall, varied skyline. Areas of highest density identified within the overall CCAP and for each of the specific Village Centres have the corresponding highest maximum permitted building heights, to establish core areas that are surrounded by areas of gradually lower densities and commensurate heights by design.

As the proposed Building Code amendment will limit mass timber construction to a maximum of 12 storey, staff are of the opinion that the potential height and density identified for the core Village areas in the CCAP should be preserved for built form that achieves the maximum height and density, while respecting other design guidelines including maximum floor plate size and minimum tower separation guidelines. While the technology supported by the proposed National Building Code amendment offers opportunity for innovative design and construction, a 12 storey building could only achieve the maximum permitted density if larger floor plates are utilized, which would

result in buildings which are more bulky and massive, contrary to the design guidelines and regulations set out for the City Centre. It is staff's recommendation that if Council wishes the City to participate as an 'early adopter' of this technology, the use of mass timber construction be limited to those areas in the City Centre where a maximum building height of 35 m is permitted.

Staff acknowledge that the National and Provincial Building Codes continue to evolve, and it is likely that as this new mass timber technology continues to mature and evolve, the Building Codes will allow construction of taller buildings. At that point in time, if 15 storey mass timber buildings can be constructed in compliance with the Building Codes, mass timber buildings could be constructed that would meet the anticipated height, density, floor plate and tower separation guidelines of the CCAP.

In staff's opinion, the 12 storey limitation on mass timber construction is an interim stage in the development of this construction technology that merits consideration in appropriate locations in the City Centre. Rather than an amendment to the Official Community Plan (OCP) and the CCAP to identify those locations where a 12 storey building can be considered, staff recommend that Council direct staff to consider mass timber construction only in those areas where 35 m buildings are permitted, to ensure that all other guidelines of the CCAP are met.

To assist staff and the development community with this direction, staff have prepared a draft information bulletin (Attachment 3) that will be posted on the City's website, and made available through Front of House to clarify where 12 storey Encapsulated Mass Timber construction will be permitted.

Constructability

Encapsulated Mass Timber construction is well suited for modularization and offsite manufacture of building components. Its floor systems, beams, columns, load bearing walls by definition are pre-manufactured wood building elements that are assembled into an integrated system with special connectors on site. This construction methodology offers offsite manufacturing of building elements to reduce the erection time and construction noise on site while improving the overall build quality. The practicability has been demonstrated in built examples locally and internationally with much of the design approach and engineering developed locally. Several Vancouver architectural and engineering firms are considered leaders in design of tall wood buildings having executed designs worldwide.



Positive impacts of offsite manufacturing include need for smaller on-site crews, and reduction of construction site noise and waste materials. Building elements built in a controlled factory environment has the potential for offering improved build quality as well as reduced production costs depending on shipping costs.



A building system using Encapsulated Mass Timber is flexible, working in conjunction with other materials and systems. Typically, the elevator core may be constructed of reinforced concrete while the building envelope may be of any suitable material or design. In the Brock Commons example, the building skin comprises a pre-manufactured assembly of metal, wood, glass and insulation installed on site.

This is an introduction of a modern building system using innovative technology. Industry will have to respond to demand by increasing material production. Currently North America's first manufacturer of Cross Laminated Timber (CLT) is Structurlam, a British Columbia company based in Penticton. It is one of two operational plants in the country. As the viability of the proposed construction system is demonstrated and gains popularity, the availability of the material will have to increase in order to address provincial demands and those North America wide. It is anticipated that there is already broad acceptance of this and similar building systems as a response to environmental concerns in North America and Europe. Challenges to provide adequate supply of CLT and potential cost increases as a result may pose limitations to industry acceptance and utilization until more manufacturing facilities become accessible.

The design professions and construction associations will also have to effectively educate their members on the technical aspects involved in order to ensure competency in design and execution. Widespread use of this system will depend on availability of the knowledge, and technical expertise in addition to accessible and available material supply.

Regulation

Similar to Richmond's experience as the early adopter of 6-storey wood frame construction that led to refined regulation and guidelines in later versions of the BC Building Code, staff anticipate participation in the present initiative to contribute significant refinement to codes, regulations and guidelines for the Encapsulated Mass Timber system. The Building Approvals Department's experience in such endeavors qualifies staff to serve in an expert capacity for regulation of the new system.

The greatest risk to wood construction and particularly for tall timber buildings is fire exposure during construction. Serious construction fires have occurred with 6-storey wood frame construction and these are motivations for strict fire safety procedures to be implemented with the proposed, taller timber system. Regulations such as those pioneered by the City of Richmond requiring the operation of fire suppression systems as each floor is constructed, the strict control of hot-works, functional operation of all fire walls during construction, and having no more than 4 storey of unprotected wood surfaces at any point during construction are already found in the provisional code items as proposed. The National Building Code provisions take a balanced approach between innovation and fire safety, incorporating levels of redundancy with passive and active fire suppression systems. The BC Professional Firefighters Association has endorsed this approach to the development of these codes. Richmond Fire and Rescue provides a comprehensive program of construction site safety, especially pertaining to a suite of special procedures and requirements for the construction of tall wood structures.

Financial Impact

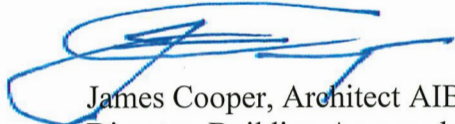
There is no financial impact.

Conclusion

The use of Encapsulated Mass Timber is an important new construction typology based on innovative building science and design that holds potential for significantly improved sustainability. Participation in the Province's initiative aligns with the City of Richmond's commitment to a sustainable community and its efforts to reduce carbon emissions, improve energy efficiency, and develop using renewable resources. Moreover, it is an extension of the City's leadership position in facilitating continuous improvement in the construction process.

Therefore staff recommend:

1. That the City's participation in the Provincial initiative to introduce code provisions for buildings up to 12 storey, constructed using the Encapsulated Mass Timber system in advance of their adoption into future versions of the BC Building Code be endorsed.
2. That staff be directed to consider mass timber construction for buildings only in those areas of the City Centre Area Plan where buildings up to a maximum of 35 m are permitted.



James Cooper, Architect AIBC
Director, Building Approvals
(604-247-4606)

JC:jc

- Att. 1: Province's Expression of Interest Letter
Att. 2: Map of Permitted Building Heights by Area in Richmond City Centre
Att. 3: Proposed Bulletin 12 Storey Buildings Using Mass Timber Construction Guidelines



March 18, 2019

Dear Chief Administrative Officer:

Re: Expression of Interest – Early Adoption Initiative for Tall Wood Mass Timber Construction

The 2020 National Building Code is targeted to contain provisions for the construction of encapsulated mass timber wood buildings up to 12 storeys in height. As recently [announced](#), the Province will provide opportunities to build taller buildings with engineered wood products (encapsulated mass timber) in advance of provincial adoption of the 2020 National Building Code.

The Office of Housing and Construction Standards is inviting expressions of interest from local governments to participate in such an opportunity. This early adoption initiative will allow participating local governments to enable innovative tall wood buildings in their communities two to three years before adoption in the BC Building Code. At this point, the Office of Housing and Construction Standards is asking for expressions of interest only. Please see the attachment for information on the types of building occupancies allowed and requirements for participation. Further details on program requirements, links to technical information and dates of information sessions will be sent to those who respond.

If this initiative is of interest to your local government, please email building.safety@gov.bc.ca using "Tall Wood - Early Adoption" in the subject line **by Friday, April 5th, 2019** (extensions may be granted). **Please be assured that an Expression of Interest does not commit you to further participation in this process.**

Thank you in advance for your consideration and we look forward to hearing from you.

Sincerely,

Gord Enemark
Acting Assistant Deputy Minister
Attachment:



ATTACHMENT

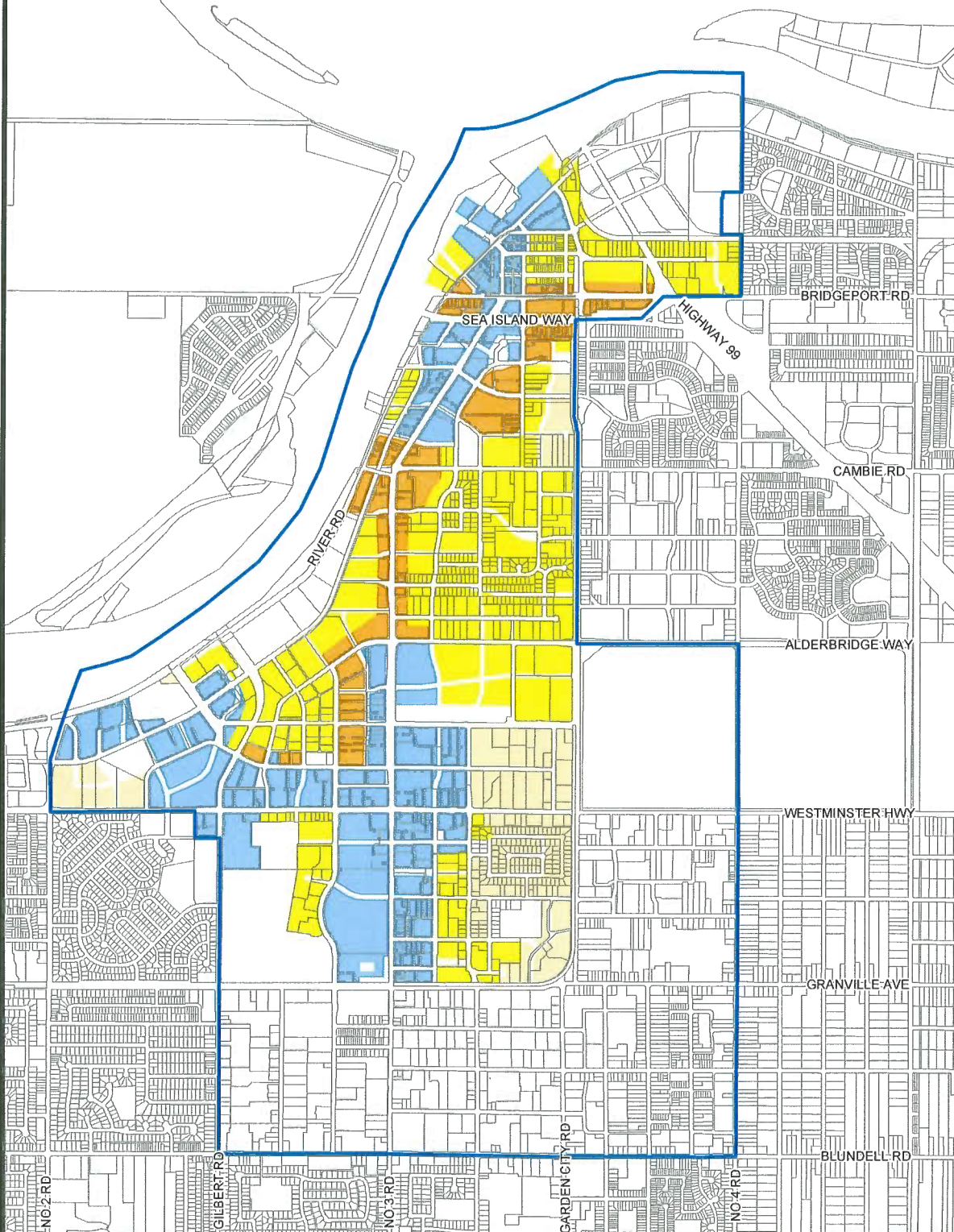
Information for Interested Participants

A local government is an ideal candidate for participation in the early adoption initiative if they have a Building Official with Level 3 Certification from the Building Officials Association of BC and land use bylaws that support buildings greater than six storeys in height.

While not required at this stage of the process, prior to a community's participation, a council resolution in favour will be required along with written confirmation that the planning, building/development and fire departments support participation.

The building occupancies that will be considered are Residential, and Business and Personal Services (as defined in the 2018 BC Building Code). Select mixed uses like education, restaurants and retail will be allowed on lower stories. More details can be found in the 2018 B.C. Building Code – *Division B: Acceptable Solutions Notes to Part 3 – Fire Protection, Occupant Safety and Accessibility (pages 2-5)*.

This initiative is subject to a ministerial regulation under the *Building Act*.



Legend

City Centre Boundary

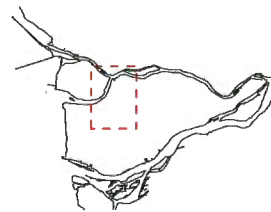
Permitted Building Heights by Area

- 15m
- 25m
- 35m
- 45m

May 28, 2019
Prepared by Onkar Buttar

Note:
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.
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PLN 1:24,146





**12 Storey Buildings Using Mass
Timber Construction Guidelines**

**No.: BUILDING-XX
Date: YYYY-MM-DD**

Purpose:

The purpose of this bulletin is to provide information on Richmond’s adoption of Encapsulated Mass Timber construction as a permitted building system for buildings limited to 12 storey in height as applied to appropriately zoned areas.

Background:

After Council endorsement of the City of Richmond’s participation in the Provincial Government’s initiative to invite early adoption of the 2020 National Building Code provision, the City will accept building permit applications for construction of buildings up to 12 storey using the Encapsulated Mass Timber system.

Implementation:

The most suitable applications optimizing the use of Encapsulated Mass Timber will be for taller multi-family, mixed-use or office buildings in appropriately designated areas of the City Center with maximum permitted heights up to 35m and potentially 10 storey. *Please see orange areas identified in the Attached Map “Permitted Building Heights in City Centre”.*

For more information please contact the Building Approvals Department at 604-276-4118 or email building@richmond.ca.