



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, July 7, 2015
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-6 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on Tuesday, June 16, 2015.*



NEXT COMMITTEE MEETING DATE

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

COMMUNITY SERVICES DIVISION

1. **AFFORDABLE HOUSING RESOURCE GUIDE**
(File Ref. No. 08-4057-01) (REDMS No. 4579454 v. 7)

PLN-94

See Page PLN-94 for full report

Designated Speaker: Joyce Rautenberg

STAFF RECOMMENDATION

- (1) *That the Affordable Housing Resource Guide dated July 2015 be endorsed; and*

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



FINANCE AND CORPORATE SERVICES DIVISION

2. **BOARD OF VARIANCE BYLAW NO. 9259 AND CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 9267**
(File Ref. No. 12-8060-20-009259/9267; 01-0100-30-BVAR1-01) (REDMS No. 4578065)

PLN-158

See Page PLN-158 for full report

Designated Speaker: David Weber

STAFF RECOMMENDATION

- (1) *That Board of Variance Bylaw No. 9259 be introduced and given first, second and third readings; and*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9267 be introduced and given first, second and third readings.*



PLANNING AND DEVELOPMENT DIVISION

3. **PROPOSED ZONING TEXT AMENDMENT – NOTIFICATION SIGNS FOR CITY-INITIATED REZONING OR TEXT AMENDMENTS**
(File Ref. No. . 12-8060-20-009264; 08-4430-03-11) (REDMS No. 4596479 v. 3)

PLN-169

See Page PLN-169 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

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



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

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

PLN-175

See Page PLN-175 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

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

- (a) *amend the text within Section 3.2, Objective 2, Policy a) respecting the “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)” land use designation; and*
- (b) *re-designate 23066 and parts of 23080 and 23100 Westminster Highway from “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR);”*

be introduced and given first reading;

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

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

- (a) *the City’s Financial Plan and Capital Program; and*
- (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

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

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



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

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

PLN-267

See Page PLN-267 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

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



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6. **MANAGER'S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, June 16, 2015

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Alexa Loo

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, June 2, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

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

The Chair advised that Non-Farm Use of Farmland would be considered as Item No. 4A.

PLANNING AND DEVELOPMENT DIVISION

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

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

Wayne Craig, Director, Development, briefed Committee on the proposed application, noting that it will facilitate the redevelopment of an existing shopping centre located at the intersection of No. 1 Road and Steveston Highway, and will include an Official Community Plan amendment to re-designate portions of the site from “Neighbourhood Residential” to “Commercial.”

In reply to queries from Committee, Sara Badyal, Planner 2, noted that the proposed development will be single-storey and will not include a second storey for residential apartments.

Discussion ensued with respect to other potential uses for the subject site that may include options for residential use.

In reply to queries from Committee, Ms. Badyal advised that (i) the subject site includes a small portion that is currently zoned for single-family residential, (ii) development application signs are erected on-site, and (iii) should the proposed application proceed, notification to residents in the area would be sent in advance of the Public Hearing.

David Sprague, representing G&B Estates Ltd., provided background information on the subject site and advised that the applicant wishes to retain the site’s retail uses and not incorporate residential uses. Also, Mr. Sprague was of the opinion that the proposed retail development will be beneficial to the neighbourhood.

In reply to queries from Committee, Mr. Sprague noted that the applicant has considered the potential to include residential units above the base commercial units; however, residential units would require an additional parking structure, which is currently economically unfeasible.

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It was moved and seconded

(1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252,*

(a) *to redesignate 3868 and 3880 Steveston Highway from "Neighbourhood Residential" to "Neighbourhood Service Centre" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and*

(b) *to redesignate 3868 and 3880 Steveston Highway from "Single-Family" to "Commercial" in the Land Use Map of Schedule 2.4 of Bylaw 7100 (Steveston Area Plan);*

be introduced and given first reading;

(2) *That Bylaw 9252, having been considered in conjunction with:*

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

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

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

(3) *That Bylaw 9252, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*

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

CARRIED

2. ROAD NAMING FOR THE NEW ROAD CONNECTING ACKROYD ROAD TO ELMBRIDGE WAY

(File Ref. No. 6360-05) (REDMS No. 4583496)

In reply to queries from Committee, Kathy Tong, Property Records Clerk, noted that the new extension of Ackroyd Road is accessible from No. 3 Road.

It was moved and seconded

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

CARRIED

3.

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

Mr. Craig briefed Committee on the proposed application, noting that it will facilitate the relocation of an existing private liquor store to the SmartCentres site, and a neighbourhood survey was conducted in accordance with Policy 9307.

In reply to queries from Committee, Mr. Craig spoke of the proposed relocation of an existing private liquor store to the subject site and provided the following information:

- the Richmond RCMP and the Liquor Control and Licensing Branch have not advised the City of any issues associated with the private liquor store at its current location;
- the Parks Department and the Richmond RCMP have expressed no concern with respect to the proposed relocation of the private liquor store;
- although Garden City Park is within 500 metres of the proposed relocation of the private liquor store, Alderbridge Way is a major arterial road and as such, will act as a buffer between the store and the Park;
- a vegetative buffer on the subject site will further separate the liquor store from the Park; and
- the proposed relocation of the private liquor store will be more than 300 metres from the West Cambie Park.

It was moved and seconded

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

CARRIED

4.

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

(File Ref. No. 12-8060-20-009249; 08-4430-01) (REDMS No. 4574786 v. 3)

Barry Konkin, Program Coordinator-Development, and James Cooper, Manager, Plan Review, provided an overview of the proposed zoning bylaw amendments to regulate building massing and accessory structures in single-family developments and provided the following information:

- the proposed amendments are not anticipated to reduce the overall Floor Area Ratio (FAR) of new dwellings;
- two-storey dwellings will be limited to nine metres to the roof peak, thus eliminating the use of the roof's mid-point for measurement purposes on two storey dwellings;
- maximum ceiling height will be tied to the structural component of the floor above, eliminating the use of dropped ceilings to achieve the height requirement;
- there is a trend towards higher ceilings in new dwellings;
- the proposed amendments will reduce overall building massing on the upper floors, which will increase adjacent properties' daylight and privacy; and
- the proposed amendments will reduce massing on second floors and will complement recent zoning bylaw amendments, which regulated the building massing for 2.5 storey single-family dwellings.

Mr. Konkin then briefed Committee on the proposed amendments related to accessory buildings and highlighted the following:

- detached accessory buildings up to 70.0 m² may be located within the rear yard;
- all detached accessory buildings located entirely or partially in the rear yard, may cover no more than 40% of the rear yard's area;
- the setback from the front lot line must be at least 20.0 metres;
- the setback from the exterior side lot line must be at least 7.5 metres;
- the maximum height for detached accessory buildings less than 10 m² is 3.0 metres for a detached accessory building with a pitched roof, and 2.5 metres for a detached accessory building with a flat roof; and
- the maximum height for a forward projecting attached garage constructed as part of a principal building is 6.0 metres to the roof ridge for a garage with a pitched roof, and 4.5 metres for a garage with a flat roof.

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Mr. Cooper spoke to the enforcement of the proposed amendments, noting that the City will be able to suspend any suspected illegal construction activities until the builder is able to prove compliance.

Mr. Konkin commented on the possible alternative bylaw options for interior ceiling height. He noted that Bylaw No. 9265 would reduce the maximum permitted ceiling height to 3.7 metres and would maintain the 10 m² floor area exemption for over-height areas used for entries and stairs. Bylaw No. 9266 would permit a maximum ceiling height of 5.0 metres prior to over-height area being counted as part of the floor area, and would maintain the 10 m² exception for entries and stairs.

In reply to queries from Committee, Mr. Craig noted that, should the proposed amendments advance, they would be considered at a Special Public Hearing tentatively scheduled for July 6, 2015.

Discussion ensued with regard to the effectiveness of the proposed amendments and in response to queries from Committee, Mr. Craig advised that proposed amendments, including lower ceiling heights, will impact the form of development and will reduce the overall massing in single-family dwellings.

Discussion then took place on the role of architectural design in the increased massing in new developments.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that the proposed amendments, in combination with regulations for 2.5 storey dwellings, should effectively control the overall volume of new developments; however, the proposed amendments are not intended to address issues related to dwellings perceived to have poor architectural design. Moreover, he noted that Council may consider alternative bylaw options that would further restrict or lessen the proposed massing regulations.

In reply to queries from Committee, Mr. Craig advised that the proposed amendments have provisions for exemptions to the 3.7 metre ceiling height limit, including a 10 m² area for the entries and stairwells, and a 15 m² area that could be located elsewhere in the dwelling, provided that specific setback requirements are met.

In reply to queries from Committee, Mr. Erceg noted that the base single-family zoning will apply once overlying Land Use Contracts are terminated; therefore staff are advising that the proposed amendments be implemented prior to addressing issues related Land Use Contracts.

Discussion ensued with respect to enforcement options for the proposed amendments and Mr. Craig noted that no additional enforcement powers are required; however, the bylaws will clearly state the building regulations and staff will be requesting additional submissions during the Building Permit process to verify zoning compliance.

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In response to queries from Committee, Mr. Craig noted that staff do not recommend the use of volumetric measurements to establish building parameters, and accessory buildings larger than 10 m² will be considered part of the overall floor area. Also, Mr. Cooper noted that a dwelling's stairwell does not necessarily contribute to reducing overall massing.

In reply to queries with regard to height measurements of 2.5 storey dwellings, Mr. Craig noted that the purpose of allowing the additional height is to conceal the upper half storey within the sloping roof.

Discussion ensued with regard to reducing the overall massing by reducing the second floor ceiling height, and Mr. Craig noted that, by tying the ceiling height to the structure, false dropped ceilings are eliminated and the floor area is accommodated in an effective manner.

In reply to queries from Committee, Mr. Cooper noted that the proposed amendments will not restrict a builder from building higher ceilings; however, should builders choose to construct higher ceilings, the building's footprint and overall size would then be reduced.

In response to queries from Committee with regard to historical changes to Richmond Zoning Bylaw No. 8500, Mr. Craig noted that the adoption of the flood protection bylaw and concerns associated with 2.5 storey dwellings led to the amendment to measure height to the roof's mid-point.

Discussion ensued regarding construction violations related to space above a garage and Mr. Craig noted that staff has seen a trend to accommodate high interior spaces within dwellings. He added that based on staff assessments, the most common unpermitted conversions would be converting space over the garage into habitable space.

In reply to queries from Committee, Mr. Erceg noted that the current trends in architectural designs involve higher ceilings in single-family dwellings. He added that the proposed amendments should reduce possible mis-interpretation of the bylaw.

In reply to queries from Committee, Mr. Craig advised that staff are currently not aware of a three-storey dwelling in the city and that 2.5 storey homes with flat roofs may be perceived as three-storey homes. He added that bylaw amendments adopted earlier this year would address issues related to building height in 2.5 storey dwellings.

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Discussion ensued regarding the alternative bylaw options and Mr. Craig noted that Bylaw No. 9265 would be more restrictive than the proposed amendments as it would reduce the maximum permitted ceiling height to 3.7 metres and maintain the area exempt from the floor area calculation at 10 m². Bylaw No. 9266 would be more permissive compared to the proposed amendments as it would permit a maximum ceiling height of 5.0 metres before the over-height area is counted twice for floor area, and would leave the exemption area at 10 m². He added that the exemption areas of 10 m² and 15 m² were based on a review of issued permits and the space designed by builders, and that this could be modified if required.

In reply to queries from Committee. Mr. Erceg noted that under the proposed amendments, builders would be able to build the permitted density and FAR; however, if more over-height space is preferred beyond the 10 m² and 15 m² exemptions, the size of the house would be reduced.

Mark Sakai, representing the Greater Vancouver Home Builders' Association, expressed concern related to the proposed amendments and read from his submission (attached to and forming part of these minutes as Schedule 1).

In reply to queries from Committee with regard to zoning regulations in other municipalities, Mr. Sakai noted that zoning policies are not necessarily transferrable from one municipality to another due to varying environmental factors. Mr. Sakai then commented on the amendment process and was of the opinion that more community consultation and policy review was needed to fully address issues.

Neil Cumming, 5771 Gannet Court, spoke on the proposed amendments and expressed concern with regard to (i) the possible misinterpretation of the regulations, (ii) the timeline of the possible termination of Land Use Contracts, (iii) the footprint of dwellings under the proposed amendments. Mr. Cumming suggested that new developments should reflect the state of the current neighbourhood and that new zoning be created where larger homes may be built.

Dana Westermarck, representing the Urban Design Institute, commented on the proposed amendments and expressed concern with respect to (i) possible misinterpretation of the regulations, (ii) the potential for the regulations to create poorly designed homes, and (iii) the possible homogeneous appearance of homes. Also, he was of the opinion that the design of adjacent homes be taken into account in the approval of new dwellings, noting that the interface of the new dwellings should gently transition to the existing adjacent homes. Further, he added that the majority of builders follow the City's regulations and that the building community would be eager to participate in a discussion with stakeholders.

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Discussion ensued with regard to (i) reducing instances of possible misinterpretation of zoning bylaw regulations, (ii) blending new dwellings into existing neighbourhoods, and (iii) placing a moratorium on new construction during the bylaw amendment process.

In response to queries from Committee, Mr. Erceg noted that the City cannot impose a moratorium on new construction, and the City of Vancouver has additional powers to control the design of new construction that are not available to the City.

Sam Sandhu, 4691 Tilton Road, spoke on the effect of immigration on housing in the city and expressed concern with regard to the short timeline of the bylaw amendment process, and the potential division between builders and residents.

Cllr. Au left the meeting (5:40 p.m.) and returned (5:42 p.m.).

Vancouver Resident, 6526 Dawson Street, commented on the proposed amendments and was of the opinion that the proposed amendments will not decrease massing. He suggested that the exterior design of potential new developments in relation to adjacent homes be considered prior to approval, and additional community consultation be done on the matter.

Cllr. Day left the meeting (5:47 p.m.) and returned (5:48 p.m.).

In reply to queries, Mr. Craig noted that the City's regulatory abilities differ from those of the City of Vancouver. He added that the City cannot deny applications based on the exterior architectural design of the development. Also, he noted that amendments to Area Plans, extended public consultations and significant City resources would be required should the City wish to pursue designating all single-family areas as Development Permit Areas.

John ter Borg, 5860 Sandpiper Court, expressed concern related to building massing in the city and read from his submission (attached to and forming part of these minutes as Schedule 2). In reply to queries from Committee, Mr. ter Borg noted that the City does not provide builders with a design drawing checklist and that said checklist would work in parallel with the zoning bylaw.

In reply to queries from Committee, Gavin Woo, Senior Manager, Building Approvals, advised that there is an informal checklist available for staff use to check design drawings to ensure zoning bylaw and BC Building Code compliance.

In response to queries from Committee, Mr. Craig advised that the exterior designs of new townhouse developments are reviewed by staff, the Advisory Design Panel, and by Council. Also, he added that along arterial roads, lots adjacent to townhouse developments are typically designated in the Official Community Plan for townhouses.

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Amit Sandhu, 9751 No. 6 Road, expressed concern with regard to the possible effects of the proposed amendments on smaller lot developments and read from his submission (attached to and forming part of these minutes as Schedule 3).

Bob Ethier, 10471 Truro Drive, expressed concern with regard to the proposed amendments and noted that there is market demand for larger homes. He was of the opinion that more time be allotted for community consultation between stakeholders.

Graham Taylor, 8571 Fairhurst Road, expressed support for the proposed amendment and expressed concern with regard to (i) demolition of homes in the city, (ii) the effect of larger dwellings on local real estate prices and (iii) the inspection and enforcement process.

Kathryn McCreary, 7560 Glacier Crescent, expressed concern related to building massing in the city and read from her submission (attached to and forming part of these minutes as Schedule 4).

In reply to queries from Committee, Ms. McCreary was of the opinion that builders circumvent the zoning bylaw and has reported suspect developments to the City.

John Roberts, 9120 Chapmond Crescent, commented on the historical aspects of Richmond Zoning Bylaw No. 8500 in relation to building massing. He expressed concern with regard to (i) the incremental changes to zoning bylaw, (ii) the need for further community consultation on the proposed amendments, and (iii) the negative effects of large dwellings on adjacent homes. Also, Mr. Roberts was of the opinion that builders do not respect local residents and that the proposed amendments should move forward to Public Hearing.

In reply to queries from Committee, Mr. Roberts described the negative effects of large dwellings on existing adjacent homes including (i) a loss of sunlight from shadowing, (ii) a loss of privacy, and (iii) the lack of integration of new developments into the existing neighbourhood.

Khalid Hasan, 12220 Westminster Highway, distributed images of new dwellings adjacent to existing homes (attached to and forming part of these minutes as Schedule 5). He noted that builders generally follow the City's regulations and was of the opinion that new developments are relatively the same size as the existing adjacent homes. Also, he was of the opinion that more time should be allotted for further community consultation on the proposed amendments.

Lynda ter Borg, 5860 Sandpiper Court, expressed concern related to building massing in the city and read from her submission (attached to and forming part of these minutes as Schedule 6).

Cllr. Loo left the meeting (6:47 p.m.) and did not return.

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Raman Kooner, representing the Richmond Small Builders Group, expressed concern related to the proposed amendments and read from his submission (attached to and forming part of these minutes as Schedule 7).

Gursher Randhawa, 3311 No. 6 Road, expressed concern related to the proposed amendments, and was of the opinion that the proposed amendments needs further community consultation and refinement, and there is a market demand for homes with higher ceilings.

Charan Sethi, 10571 Granville Avenue, expressed concern related to the proposed amendments and was of the opinion that (i) the proposed amendments require further review, (ii) the proposed amendments should not be effective city-wide, and (iii) most of the issues related to building massing stem from poor architectural design.

In reply to queries from Committee, Mr. Craig confirmed that the zoning bylaw is effective city-wide with the exception of site-specific zoning.

Anne Piche, 11800 6th Avenue, expressed concern with regard to the proposed amendment in relation to (i) the need to protect existing neighbourhoods, (ii) the need for more bylaw enforcement, (iii) the trend of more infill homes within the neighbourhood, and (iv) the ability to rebuild damaged portions of existing homes under the proposed amendments.

John Montgomery, 5880 Sandpiper Court, expressed support for the proposed amendments and was of the opinion that the said amendments should proceed.

In reply to queries from Committee, Mr. Craig noted that staff can examine the potential implication of the proposed amendments on the vertical envelopes of narrow lots, and an open discussion of the proposed amendments in the form of a workshop with Council is not possible under the *Local Government Act*.

In reply to queries from Committee, Mr. Erceg advised that (i) should the proposed amendments proceed, there will be further opportunities for public consultation prior to the Public Hearing, (ii) there are provisions for the reconstruction of damaged dwellings that do not conform to the proposed amendments, (iii) the proposed amendments were thoroughly reviewed by staff, (iv) the proposed amendments can be refined in the future, (v) should the proposed amendments be deferred, the City will continue to issue building permits under the existing bylaw, (vi) approximately 25 to 35 building permits are issued every month, (vii) the proposed amendments will be complementary to the amendments brought forward addressing flat roofs on 2.5 storey dwellings, and (viii) the proposed amendments will address false ceilings and reduce building massing.

The staff recommendation was introduced, but failed to receive a seconder.

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

It was moved and seconded

- (1) *That the staff report titled Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family Developments, dated June 10, 2015, from the Director, Development, be referred back to staff ; and*
- (2) *That staff report back to the July 21, 2015 Planning Committee.*

The question on the referral was not called as discussion took place on the following:

- the potential to further refine the proposed bylaw amendments;
- the introduction of a building permit checklist;
- the effect of large dwellings on adjacent existing homes;
- options to enforce the proposed bylaw amendments;
- the potential for further public consultation and a workshop with stakeholders, including information published in the local newspaper;
- the effect of the proposed amendments on sites under Land Use Contracts;
- the feasibility of a workshop with stakeholders in light of the proposed Public Hearing's timeline;
- adherence to the current massing regulations' intent; and
- the potential number of building permits issued under the current regulations should the proposed amendments be deferred.

In reply to queries from Committee, Mr. Erceg noted that a staff review of the amendments and a potential workshop cannot be completed within a two week timeframe.

The question on the referral was then called and it was **DEFEATED** with Cllrs. Au, Day, and Steves opposed.

The Chair advised that the staff report titled "Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family Developments," dated June 10, 2015, from the Director, Development, would proceed to the Regular Council meeting on June 22, 2015, without a recommendation.

As a result of the discussion, staff were directed to provide Council with information related to the items discussed at Committee and in particular, options for the enforcement of the proposed amendments.

In reply to queries from Committee, Mr. Erceg advised that a building permit checklist is not something that is typically embedded in the zoning bylaw.

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4A. NON-FARM USE OF FARMLAND

(File Ref. No.)

Discussion ensued regarding the reported sale of health products, derived from a closed health supplement store, at a farm near the intersection of Blundell Road and Sidaway Road.

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

It was moved and seconded

That staff investigate the reported sale of non-farm products at the farm located near the intersection of Blundell Road and Sidaway Road and report back.

CARRIED

Discussion ensued with regard to the movement of dirt along the west side of Sidaway Road between Blundell Road and Steveston Highway. The Chair advised that the City has issued permits for that site.

5. MANAGER'S REPORT

(i) YVR Master Plan

Terry Crowe, Manager, Policy Planning, updated Committee on the upcoming 2017 – 2037 YVR Master Plan. He noted that staff have established a City Team and have held discussions with YVR staff. He added that the YVR Master Plan will be prepared in four phases: (i) a Public Survey, in the Fall of 2015, (ii) Scenarios and Options, early in 2016, (iii) Draft Plan, late in 2016, and (iv) Finalization, early in 2017. Also, he noted that YVR will be conducting approximately ten consulting opportunities for Richmond residents until the Fall of 2016.

Discussion ensued with regard to the piles of dirt reported north of Larry Berg Park.

As a result of the discussion, staff were directed to investigate the said piles of dirt and report back.

The Chair advised that some members of Council had an opportunity to tour the McArthurGlen Outlet Mall. Also, she noted that there are plans for the outlet mall to connect to the City's dike trails.

(ii) Lingyen Mountain Temple Open House

Mr. Craig advised that the Lingyen Mountain Temple has an Open House scheduled for June 23, 2015 and staff will be in attendance.

Planning Committee
Tuesday, June 16, 2015

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (7:54 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 16, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Auxiliary Committee Clerk



Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 16, 2015.

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The Voice of the Residential Construction Industry in the Greater Vancouver Area

16 June 2015

Planning Committee
City of Richmond
6911 No 3 Road
Richmond BC

Members of Planning Committee:

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

The Greater Vancouver Home Builders' Association (GVHBA) represents over 830 member companies involved in the development and construction of residential properties in the Lower Mainland. It has always been our opinion that the delivery of housing represents a collaborative effort between local government and industry.

In our opinion, the current proposal to amend the Richmond Zoning Bylaw, being presented today at Planning Committee, requires additional study and consultation before first and second reading and subsequent Public Hearing on 06 July.

While your staff have done an exemplary job in the short time provided to prepare the proposed bylaw, we believe there is still work to be done to examine potential unintended downstream impacts of the changes to the maximum height, building envelope and interior ceiling height elements. For example, has staff fully considered the comments from the Advisory Design Panel regarding the potential to "...stifle creativity..", "cause uniformity of design of single-family homes" and "the need for more time to study and provide comments regarding the proposed amendments"?

Has there been enough analysis to ensure that the proposed amendments will, indeed, address the concerns which have been brought to Council from Richmond residents? Has there been enough time to assess the impacts of Bylaw No. 9223 (the 2 ½ storey amendment) upon neighbourhoods before determining the need for a new bylaw? Has the analysis been completed to ensure that the 'offending homes' are not the result of Land Use Contracts, and not the existing Zoning Bylaw (in which case, the new Bylaw will have no impact until all LUCs have been terminated).



PLN - 20

Canadian
Home Builders'
Association





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The Voice of the Residential Construction Industry in the Greater Vancouver Area

Council has the very significant responsibility to ensure that approved policies are in the best interests of Richmond as a whole, including residents, businesses, and employees of those businesses. Is the application of a city-wide zoning bylaw amendment the best vehicle to deal with concerns which have been raised by residents?

In our opinion, there are too many unanswered questions regarding this proposed zoning amendment. While it may very well be the case that some new restrictions will be required, we should ensure that those amendments are correct for the circumstances, meet Council's goals, and are in the best interests of Richmond as a whole. We therefore respectfully request that the Planning Committee refer this proposal back to staff, so that the implications of the amendments can be considered more fully, communicated and discussed in a thorough manner with residents and the housing industry, and all parties are confident that the results "on the ground" will meet expectations.

Yours truly,

Mark Sakai
Director of Government Relations



PLN - 21

Canadian
Home Builders'
Association



City of Richmond
PLANNING COMMITTEE MEETING
SUBMISSION PACKAGE
June 16, 2015

Gap Analysis - Massing and Height Control Recommendations

Presented by

John ter Borg, B.Eng., MLWS, LEED AP

TABLE of CONTENTS

- I. Enforcement options
- II. Proposed Amendments to Zoning Bylaw 8500
- III. Implementation of future proposed changes now
 - a. Maximum building depth (50% of lot depth)
 - b. Envelope Articulation (2nd storey floor area at 80% of 1st storey)
- IV. Advisory Design Panel

We cannot regulate good design but we can regulate building massing. The changes in this proposed bylaw amendment to control massing and height are a watered down version of what was presented at the stakeholder's forum three weeks ago and that study was already limited in clarity and targeting. Half of the controls bundled together in this proposed amendment bylaw relate to attached garages, detached garages, and secondary structures. There is not enough substance provided that will give City plan checking and inspection staff the tools needed to control massing within the house itself.

I. Enforcement Options

Refining massing controls and improving enforcement were both part of City Council's April 20th, 2015 referral motion (Appendix 1). But the issue of enforcement has not been addressed by these proposed Bylaw Amendments.

I will again emphasize my concerns about enforcement. The changes described in the City's massing study and the wording of the proposed Bylaw will not amount to much unless stricter enforcement is also part of the change. Adoption of an internal and external Building Permit checklist with specific drawing detail requirements and an appropriate number of cross-section drawings is essential to controlling the quality of Building Permit submissions. All neighbouring municipalities include one in their submission process and Richmond needs to as well.

Enforcement of City Zoning Bylaws would benefit from a 1-year post occupancy inspection for all new houses, an enforcement practice that is also utilized by neighbouring municipalities.

The City has within its powers the ability to conduct random and independent audits on all houses and especially those that may be suspected of aftermarket infill and modifications. This should become a formal practice in Richmond.

Design Drawing Checklist and Documentation

The attached survey of Richmond's neighbouring municipalities takes a look at the minimum level of Building Permit Application drawing detail documentation and that is required by each municipality (Appendix 5a). The study reveals that Richmond's inadequate level of drawing detail and limited cross-section drawings have directly contributed to the unnecessary massing experienced in new houses.

Checklist requirements when used in conjunction with municipal Bylaws are particularly helpful in reducing void spaces, cavities, and controlling unnecessary building massing. The City of Richmond can easily enforce the intent of the Zoning Bylaw by simply instituting an external and equal to the internal drawing requirement checklist as all neighboring municipalities have done. This change is needed today and speaks directly to enforcement options required by Council's April 20th, 2015 referral motion.

II. Proposed Bylaw Amendments

The images in Appendix 3a. show how a double height floor area located at the back and in the center of a house contributes directly to massing that is experienced in rear yards. These images show houses that back on to public parks or lanes, but this is also happening within subdivisions. The massing is not obvious when viewing from the street but the direct impact on neighbouring backyards is severe.

Proposed Amendment Bylaw option 9265 that sets the double counting floor area standard at a generous height of 12.1 feet is needed. Bylaw option 9266 maintains the status quo with 16.4 feet storey heights, and Bylaw option 9249 is too complex and the only option with the floating 'free' space and will be a challenge for plan checking staff to administer and difficult for inspectors to enforce on site. Uncounted, free or 'bonus' double height floor areas contribute directly to unnecessary massing in houses. The 160 ft² 'free' extra double height space proposed in this Amendment Bylaw is not acceptable. This was not what was presented to Richmond's Advisory Design Panel and it was not an acceptable change to what minimal citizen input was allowed by the City's limited process. This gift cannot be accepted within an exercise that purports to eliminate unnecessary massing.

The single height control that is described by Bylaw option 9265 (no 'bonus' was included) is needed to provide clarity in design, construction, and enforcement.

Voids and cavities contribute to unnecessary massing

The incentive to build massive second floors in new houses also applies to 2.5 storey houses. The third storey of a 2.5 storey house is limited to a maximum of 50% of the floor below. The incentive is for 2nd floor areas to be as large as possible. This creates a driver that contributes to voids and cavities in the lower floors that are unnecessary and which can be easily filled-in post occupancy (images in Appendix 3b.).

The construction of double height floor areas within the middle of houses also contributes to unnecessary voids and cavities. Because much of the building mass is moved up to the second floor of houses in order to tie-in to the double height areas, this pushes the two storey high external walls out to the property lines. When this is combined with the Bylaw's current 20 foot rear yard setback neighbours have little relief and their rear yard privacy and livability is compromised. Just imagine having one of these buildings looking over your back fence.

Residential Vertical Lot Envelope

The changes proposed to the residential vertical lot width envelope without adding the items for "future considerations" amount to tinkering and do not provide enough of the required massing control that is needed by approvals and inspection staff (Appendix 4.).

This is explained by looking at the Allowable Floor Area Ratio (FAR) for houses in residential Richmond which is set at 55% (on first 5,000 ft²) + 30% on the remaining lot area. As well as the Maximum Buildable Site Coverage that is set at 45% of the lot. If the allowable FAR (55%) is placed on first level of the house and the allowable lot coverage is 45% that leaves only the 10% remaining FAR to spread over the 2nd and 3rd floors. But this is not what is observed in Richmond

today, as new houses climb so high that they project into and even mimic the appearance of these maximum envelope outlines (Appendix 2a).

III. Implementation of Future Proposed Changes

The massing study presented by City staff describes proposed future amendments to control height and massing. The rear yard setback and the 80% 2nd storey controls that were removed from the massing study need to be part of any approved massing and height control bylaw amendments and implemented as they are described in the study. (Appendix 5a/b).

These controls are overdue and the changes are required now, and should not be delayed. We need a commitment from Council to include these changes within the approved amendments and a confirmed timeframe for doing so.

How are we to expect that construction will be monitored and evaluated? What are the metrics that we will use to evaluate any changes in the future? In addition to approving the proposed amendment bylaw, these two additional controls need to be included as amendments as soon as possible. These changes will have real positive implications for managing massing of new houses today and the livability of neighbours and communities tomorrow.

a) Maximum Building Depth (50% of lot depth)

Introduces a flexible and fair control that speaks to the needs of a respectful rear lot setback. One that also increases and decreases with the size of a lot.

b) Secondary Vertical Building Envelope Articulation (second storey floor area is 80% of the first storey)

Introducing a limit to the 2nd floor area that is 80% of the first floor area is a helpful control that pushes the massing of a new house towards the ground floor where it is most appreciated. This will also reduce the opportunity for post-occupancy fill-ins and outdoor patio spaces becoming walled interiors and should be implemented immediately (Appendix 3b).

IV. City of Richmond Advisory Design Panel (ADP)

In a previous Planning Committee Meeting on May 20th, 2015 I made a recommendation that would increase transparency around the City of Richmond's use of the Advisory Design Panel. I appreciate that City has started to implement these changes by adding the terms of reference and mentioning the existence of the ADP on the City website's online listing of advisory boards and committees.

<http://www.richmond.ca/cityhall/council/boards/advisory.htm>

But for citizens to be kept well-informed on the workings of City Hall the listing of names of active members, meeting minutes, and the ADP meeting calendar should also be included. Other municipalities have been able to achieve this and it is important. Members of the Advisory Design Panel are appointed by Council to undertake objective reviews on behalf of Council, staff, and the public. Transparency and accountability are essential to this community role and for the important work that members are providing to protect the public interest in matters relating to Richmond's physical environment.

Appendices

- 1) City Council's April 20th, 2015 Referral Motion
- 2) Comparison of local Municipal minimum requirements
Building Permit Application Details – Design Drawing Checklists
- 3) Example Pictures
 - a. Double height rooms contribute to massing in the back of houses
 - b. Cavities and voids contribute to massing on upper levels
- 4) Vertical Lot Envelopes – current and proposed
- 5) Implementation of proposed future changes required now
 - a. Maximum Lot Depth
 - b. Envelope Articulation

Appendix 1

In response to a query from Council, Mr. Craig advised that the proposed amendment would require that multi-pitched roofs with any flat portion be measured to the peak of the flat portion. He further advised that, under the proposed amendment, buildings would not be permitted to exceed the maximum height of 7.5 metres for any flat-roof portion of the structure.

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

PH15/4-9

It was moved and seconded

That Resolution PH15/4-8 be amended by adding the following as Part 4:

"That staff investigate the regulations related to the height and design of accessory buildings."

The question on Resolution PH15/4-9 was not called as staff was directed to examine the past 20 years of the City's zoning regulations related to accessory buildings. The question on Resolution PH15/4-9 was then called and it was **CARRIED**.

Resolution PH15/4-8 as amended by Resolution PH15/4-9 now reads as follows:

"(1) That staff investigate options to better control issues related to overall building massing and construction of high ceilings, including but not limited to:

(a) what other municipalities are doing;

(b) enforcement options; and

report back through Planning Committee;

(2) That staff consult with stakeholders, residents, architects and home designers on the matter;

(3) That staff refer the matter to the Richmond Advisory Design Panel for analysis and comment; and

(4) That staff investigate the regulations related to the height and design of accessory buildings."

With the aid of a PowerPoint presentation, John ter Borg, 5860 Sandpiper Court, raised concerns regarding building massing and read from a written submission (attached to and forming part of these minutes as [Schedule 15](#)).

Kathryn McCreary, 7560 Glacier Crescent, spoke to concerns with respect to massing, great rooms, and excessive ceiling heights and read from a written submission (attached to and forming part of these minutes as [Schedule 16](#)).

Mayor Brodie acknowledged the conclusion of the first round of speakers. Speakers then addressed Council for a second time with new information.

Lynda ter Borg was of the opinion that the interests of future generations must be protected and referenced an article by Peter A. Allard (refer to Pages 30 to 34 of [Schedule 14](#)).

Kathryn McCreary spoke to the rationale in permitting the demolition of homes 10 years young in light of the City's efforts to reduce, reuse, and recycle.

Appendix 2

Comparison of Local Municipal Requirements
Building Permit Application - Drawing Detail Checklists

Date: June 16, 2015
Prepared by: John ter Borg
B.Eng., MLWS, LEED AP

Description:

A survey of Richmond's neighbouring municipalities identified the following guidelines and accompanying checklists that explain the minimum Building Permit application requirements to be used in conjunction with the municipal Bylaws. This comparison presents the minimum level of detail required by each municipality with the understanding that additional drawings and information may be required prior to processing.

Drawing detail requirements are often described by similar wording that is to have the effect of enabling the timely processing of the Building Permit application:

1. The checklist must be completed by Building Permit applicant.
2. Boxes are checked to verify that requirements are met.
3. The checklist is to be submitted with Building Permit application.
4. The requirements set out in the checklist need to be met; otherwise the application may/will be rejected.

It is further noted that the checklist does not include all the requirements in the Zoning Bylaw. The Designer is required to refer to the Zoning Bylaw for all applicable requirements. If you cannot prepare acceptable drawings yourself, please retain the services of a qualified designer.

Note:

The shaded checklist requirements are particularly helpful in reducing void spaces, cavities, and controlling unnecessary building massing. Richmond's inadequate level of drawing detail and limited cross-section drawings contribute to unnecessary massing in new houses. The City of Richmond can enforce the intent of the Zoning Bylaw by simply instituting a drawing requirement checklist as all neighboring municipalities do.

Building Permit Guidance (1)

	Vancouver	Delta	Burnaby	Surrey	New Westminster	Richmond
1 scale requirements	✓	✓	✓	✓	✓	✓
2 BP application questionnaire						
3 BP application checklist	✓	✓	✓	✓	✓	
4 BP application guide			✓	✓	✓	✓
5 zoning bylaw checklist			✓			
6 site synopsis		✓	✓			
7 lot area and zone		✓			✓	
8 FSR calculation, statement	✓	✓	✓	✓	✓	
9 building site coverage	✓	✓		✓	✓	
10 impermeable surfaces and landscaping coverage	✓	✓				
11 minimum and proposed setbacks		✓				
12 maximum and proposed building height, calculations		✓			✓	
13 floor area of each floor and any area permitted to be excluded		✓				
14 documentation checklist			✓			
15 drawing checklist			✓			
16 sample drawing	✓		✓			✓

Drawing Plans - Specific Requirements (2)

Site Plan	✓	✓	✓	✓	✓	✓
17 legal description and civic address	✓	✓	✓	✓	✓	
18 ultimate property lines	✓	✓		✓		
19 type of residence (single family, duplex)			✓			
20 north arrow	✓	✓	✓	✓	✓	
21 site dimensions per the survey	✓	✓	✓	✓	✓	
22 streets and lanes (named)	✓	✓	✓	✓	✓	
23 easements, right-of-ways, water courses, tops of bank, restricted covenants	✓	✓	✓	✓	✓	
24 locations of services at property lines (offsets shown), invert elevations, available water pressure	✓	✓	✓	✓	✓	
25 overall building dimensions of both principal and accessory buildings	✓	✓	✓	✓		
26 Riparian setbacks		✓	✓			
27 distance of all building setbacks measured perpendicular to property lines (front, rear, and side yard setbacks)	✓	✓	✓	✓	✓	
28 distance between principal building and accessory buildings	✓		✓	✓		

29	existing and finished grades at all corners (buildings, property, retaining walls (top and bottom))	✓	✓	✓	✓	✓	
30	crawl space, cellar/basement and accessory building floor slab elevation (MBE), GSC elevation	✓	✓	✓	✓	✓	
31	overall building height (roof ridge elevation)	✓	✓	✓	✓	✓	
32	window wells, patio wells, non-permeable surfaces	✓	✓	✓	✓	✓	
33	driveway(s) and crossing(s) including width and distance from side property lines, elevations and slopes	✓	✓	✓	✓	✓	
34	tree locations, size and protection measures	✓	✓	✓	✓	✓	
35	zoning and zoning summary. Summary of all calculations (FAR), site area, building area	✓	✓	✓	✓	✓	
36	Reference to climatic design criteria (snow loads) BCBC	✓	✓	✓	✓	✓	
37	Parking space requirements, access, width, spaces, for secondary suites	✓	✓	✓	✓	✓	
38	storm sewer sump; rock pit; septic tank and field layout, ditch locations and inverts	✓	✓	✓	✓	✓	
39	vision clearance at street and/or lane intersections			✓			
40	lot grading and drainage (existing and proposed)					✓	
	Building Cross-Section and Detail Drawings	✓	✓	✓	✓	✓	✓
35	floor to ceiling height of all habitable rooms			✓	✓	✓	
36	height of crawlspaces (showing a stepped footing) (area under raised slabs (>4ft) counted as FSR)	✓		✓			
37	elevation at each finished floor, uppermost ceiling, eaves, and roof peak, roof midpoint			✓	✓	✓	
38	cross section through stairs to floor above showing headroom clearance	✓		✓			
39	floor, ceiling, roof and wall assembly details	✓		✓	✓	✓	
40	roof slopes			✓			
41	vaulted areas and adjacent concealed roof spaces	✓		✓			
42	drain tile specifications				✓		
43	height of all 1/2storey or dormers where floor area has a minimum ceiling height of 4 ft	✓					
44	indicate all fire/sound separations between principle dwelling and all secondary suites	✓					
45	footing and foundation wall detail		✓	✓	✓		
46	Cross sections through the entire house relating to the floor plans, roof design and site conditions. Show floor to ceiling heights and list all wall, floor and roof assemblies.		✓				
47	provide cross sections and details for unusual construction situations including vaulted and cathedral ceilings.		✓				
48	provide a separate cross section through the lot and house demonstrating conformance to the vertical building envelope height restrictions		✓				
	Floor, Foundation, and Roof Plans	✓	✓	✓	✓	✓	✓
49	overall building dimensions of both principal and accessory buildings	✓	✓	✓	✓		
	complete dimensions to all construction (outside of exterior walls, centreline of interior walls)	✓	✓	✓	✓		
50							
51	Foundation for the proposed house, garage, decks		✓		✓	✓	
52	indicate load bearing (shear) walls	✓	✓		✓	✓	
53	crawl space details, access, ventilation	✓			✓		
54	label room use, size, and dimensions including finished and non-finished areas	✓	✓	✓	✓	✓	
	size and location of stairs, floor, decks, porches, flat roofs, balconies, sun decks, covered decks			✓	✓		
55							
56	size and location of 'open to below' area			✓	✓		
57	size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces	✓	✓	✓	✓	✓	
58	windows and doors including door swings and sizes, skylights, locations and sizes	✓	✓	✓	✓	✓	
59	stairs showing direction of travel and dimensions	✓	✓	✓	✓	✓	
60	direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.)		✓	✓	✓		
61	plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems	✓	✓	✓	✓		
62	location of hardwired smoke alarms and carbon monoxide alarms	✓	✓	✓			
63	secondary suite detail incorporated in application		✓	✓			
64	section lines (indicate with lines and arrows where cross sections are taken)		✓			✓	
65	construction and finish details					✓	
66	type of heating system, locations, mechanical equipment	✓	✓	✓			
67	framing details of floor system above (beams, columns, joists, bridging, stripping)		✓		✓	✓	
68	outline of roof above including overhangs		✓				
69	for flat roof /roof deck areas, show location of all plumbing vents	✓					
70	details for floor areas that have sloped ceilings - may have to be counted twice	✓					
	Building Elevations	✓	✓	✓	✓	✓	✓
71	exterior finish and cladding materials	✓	✓	✓	✓		
72	window size, type, and direction of opening	✓	✓	✓	✓		

73	existing and finished grades at building corners, geodetic elevations (inc. building height) at each finished floor, uppermost ceiling, eaves, & roof peaks	✓	✓	✓	✓	✓	
74		✓	✓	✓	✓	✓	
75	roof slopes	✓	✓	✓	✓		
76	spatial separation calculations for each elevation		✓	✓	✓	✓	
77	size and height of aerial trespass if applicable			✓			
78	elevation of mid roof for sloped roofs & of highest roof ridge or peak, height from avg. grade		✓		✓	✓	
79	elevation at the top of the wall under the eaves to calculate exposed building face	✓	✓				
80	proposed building envelope, primary and secondary (measured from the lowest of the four corner elevations of the proposed building)	✓					
81	Indicate location of bay windows, window wells, chimneys, including height to roof ratio	✓				✓	
82	Eave overhang dimension including gutters	✓	✓			✓	
83	elevation of proposed top of concrete around perimeter of the building	✓					
84	location of potential solar hot water heating panel on new homes		✓				
85	dimensions of exterior guards and guard details	✓					
86	porch dimensions and clear height to underside of ceiling	✓					
	Construction Details	✓	✓	✓	✓	✓	✓
83	bedroom windows indicating height from finished floor to window sill and opening vent sizes			✓			
84	typical bay window/window seat/ window well	✓		✓			
85	sloped/vaulted ceilings/roof decks indicating ventilation and insulation requirements			✓			
86	stair details, indicating inner and outer radius of curved stairs, widths, rise, run number of risers, nosings, guards, and handrails, balconies	✓	✓	✓			
87	lintel, beam, post, joist and stud sizes and spacings including lumber grading specifications	✓		✓	✓		
88	engineered structural components (prefabricated trusses, engineered wood members, glass guard, steel beams, shearwall details, hold-downs and connectors under Professional of Record)	✓		✓	✓	✓	✓
89	building envelope details (roofing, cladding insulation, vapour barrier, drainage, cavity, dampproofing, waterproofing)	✓	✓	✓	✓	✓	✓
90	for two family dwellings, party wall from foundation to underside of roof sheathing indicating proposed fire separation and sound transmission rating	✓	✓	✓			
91	crawl space and concealed roof space access and ventilation details		✓	✓	✓		
92	all construction materials	✓		✓	✓		
93	provide door, window, skylight specification demonstrating NAFC compliance			✓			
94	concrete topping (for in-floor radiant heating) where applicable		✓		✓		
	Subtotals						
	Drawing Plans - Specific Requirements (2)	60	59	65	52	39	6
	Building Permit Guidance (1)	6	10	9	5	8	3
95	Additional checklist items	40	31	0	4	0	0
Total - Drawing Detail Requirements		106	100	74	61	47	9
		Vancouver	Delta	Burnaby	Surrey	New West	Richmond

Source(s):

- 1 Corporation of Delta - Building Permit Application - Single Family Dwellings - Information Package and Guidelines
<http://www.delta.ca/docs/default-source/community-planning-and-development/building-forms/1067-new-sfd-worksheet.pdf?sfvrsn=10>
- 2 City of Burnaby - Building Permit Application Requirements for New Single and Two Family Dwellings
<http://www.burnaby.ca/Assets/city-services/building/Brochures-%26-Bulletins/Single-%26-Two-Family-Dwellings/Building-Permit-Application-Requirements-for-New-Single-and-Two-Family-Dwellings.pdf>
- 3 New Westminster - Single Detached & Duplex Residential - Building Permit Application Guide
[http://www.newwestcity.ca/database/rte/files/Guide%20to%20Single%20Detached%20and%20Duplex%20Residential%20Building%20Permit%20Application%20\(1\).pdf](http://www.newwestcity.ca/database/rte/files/Guide%20to%20Single%20Detached%20and%20Duplex%20Residential%20Building%20Permit%20Application%20(1).pdf)
- 4 City of Surrey - A Guide to Applying for a Building Permit for a New Single Family Dwelling
http://www.surrey.ca/files/8P_for_New_Single_Family_Dwelling.pdf
- 5 City of Vancouver - Construction of Outright 1/2 Family Dwelling - Development & Building Application Submission Requirements
<http://vancouver.ca/files/cov/2and2familyoutright.pdf>
- 6 City of Richmond - A Guide for the Homeowner/Builder
http://www.richmond.ca/_shared/assets/pc_325229.pdf

Appendix 3 a.



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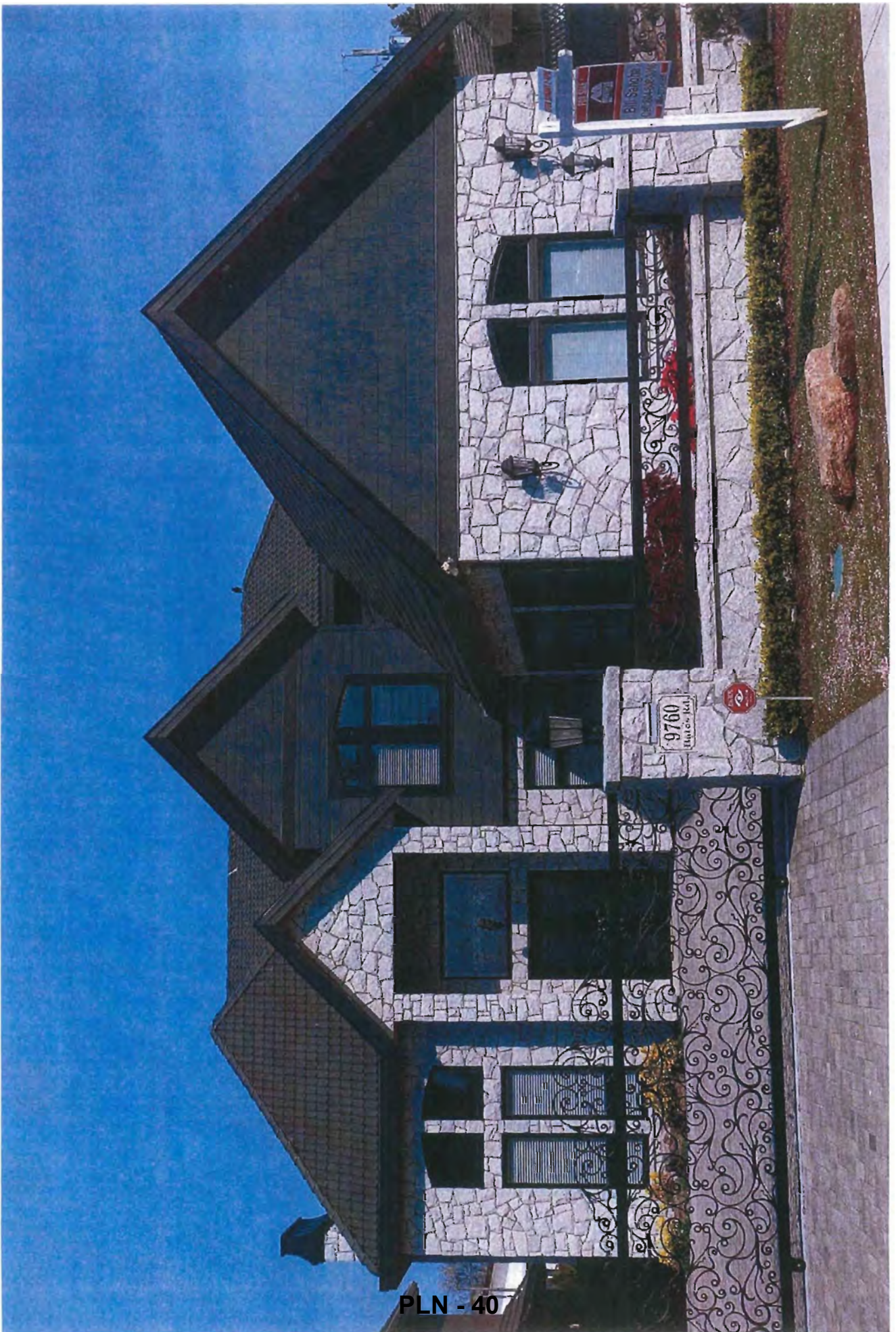
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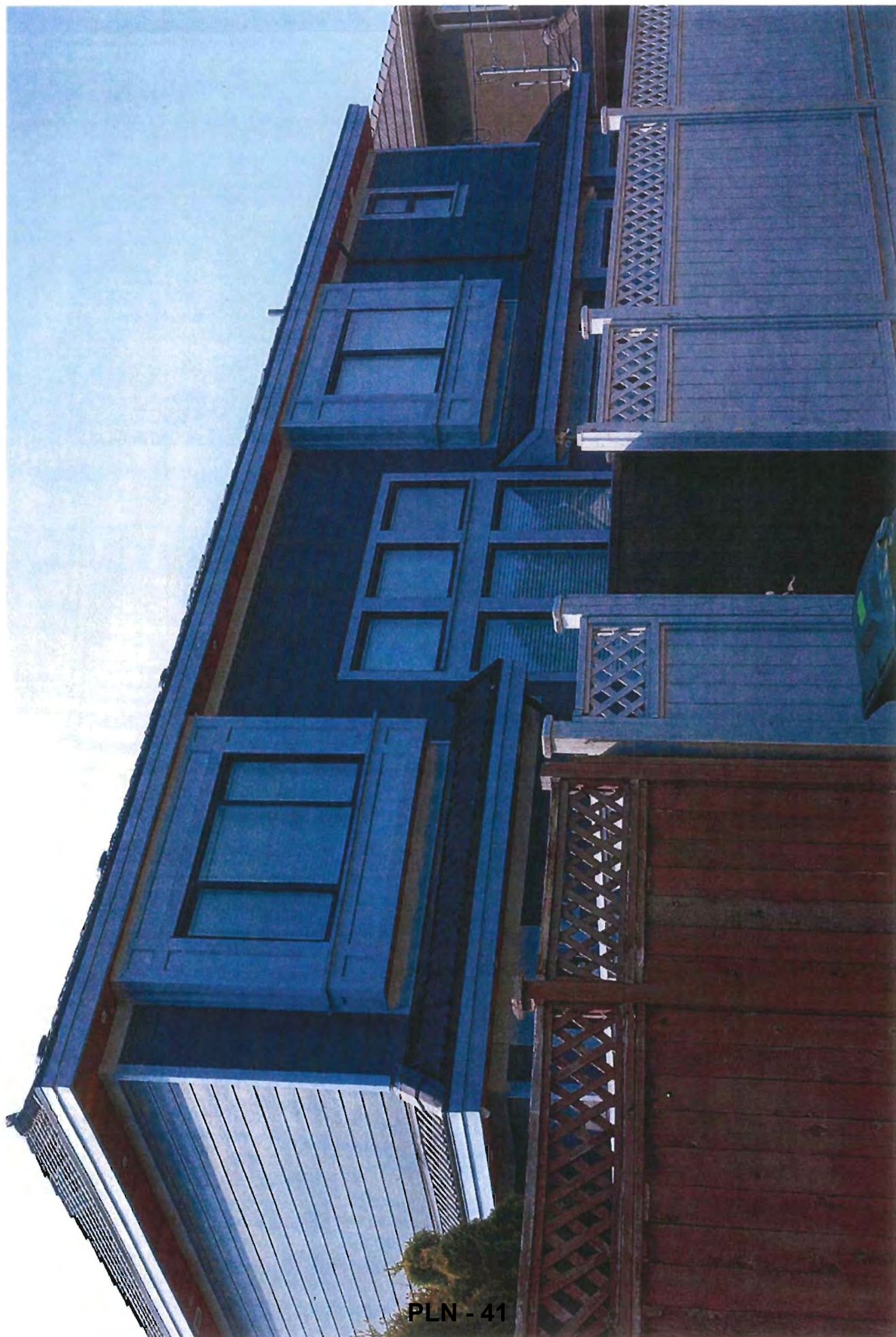


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PLN - 42

Appendix 3 b.







7151 Marrington Road, Richmond



March 26, 2015

7151 Marrington Road (back), Richmond



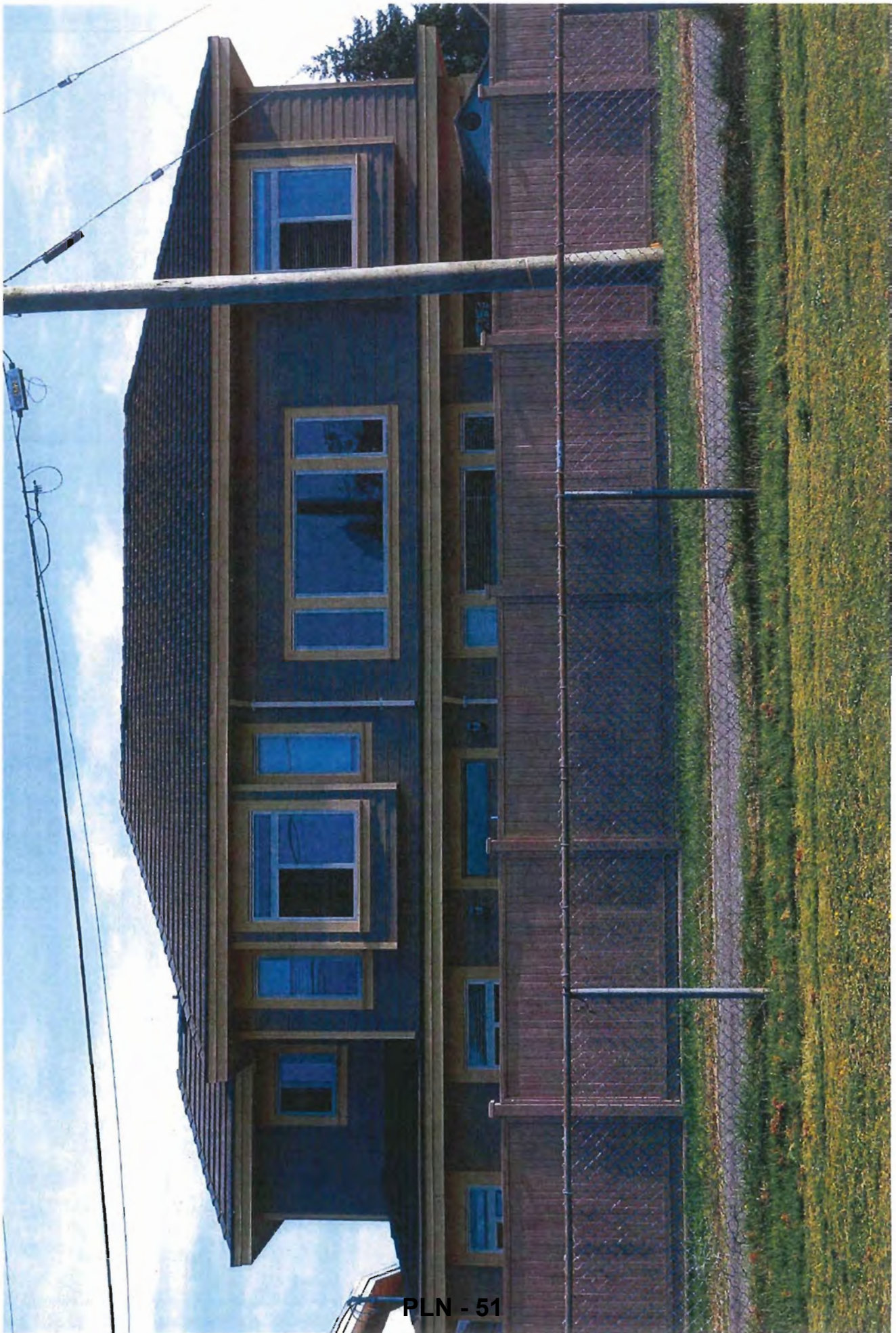
April 1st, 2015

7151 Marrington Road (back), Richmond



PLN - 50

7151 Marrington Road (back), Richmond April 1st, 2015



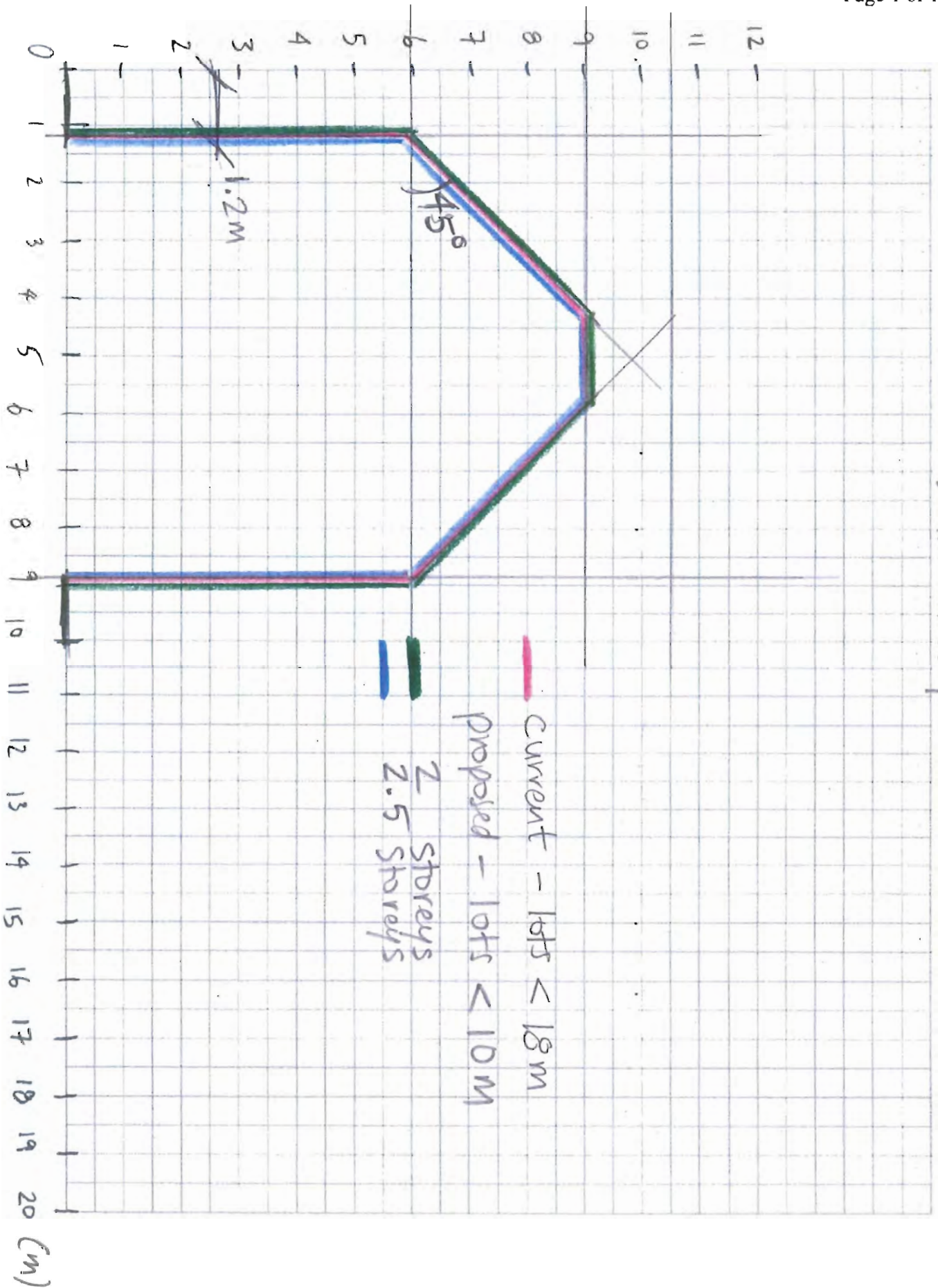
PLN - 51



PLN - 52

Appendix 4

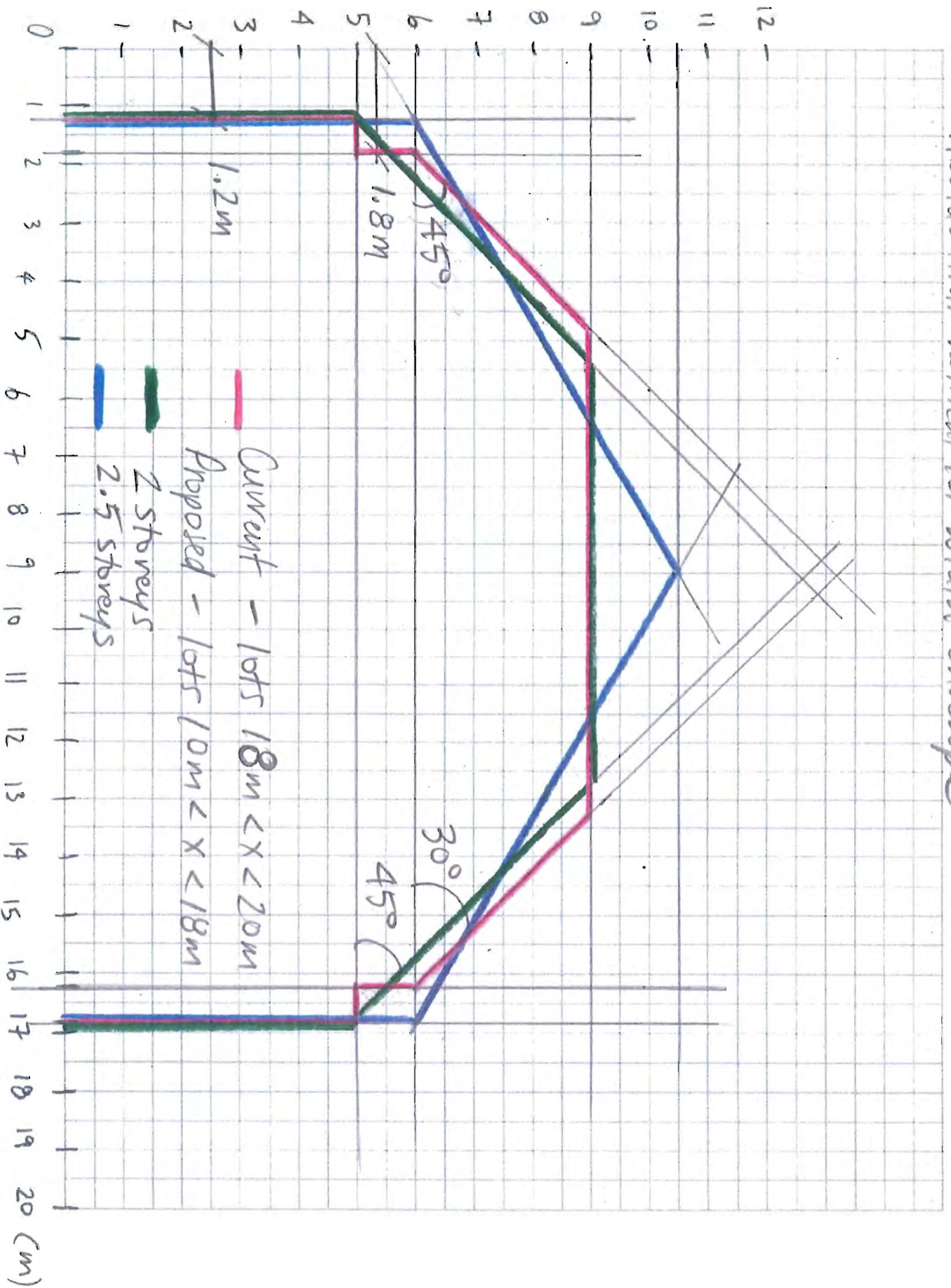
Residential vertical lot width envelope

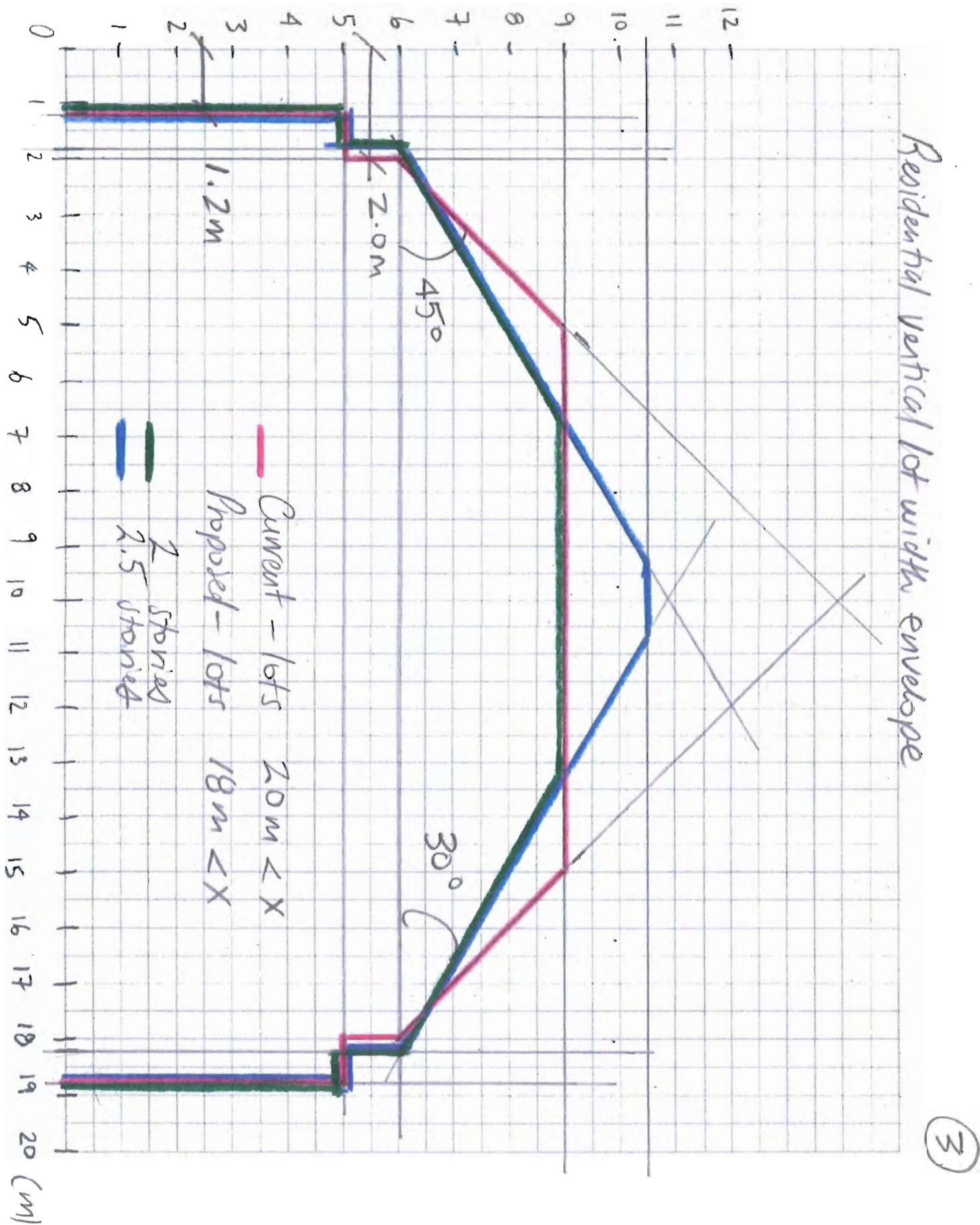


①

Residential Vertical lot width envelope

2





Appendix 5

MAXIMUM LOT DEPTH



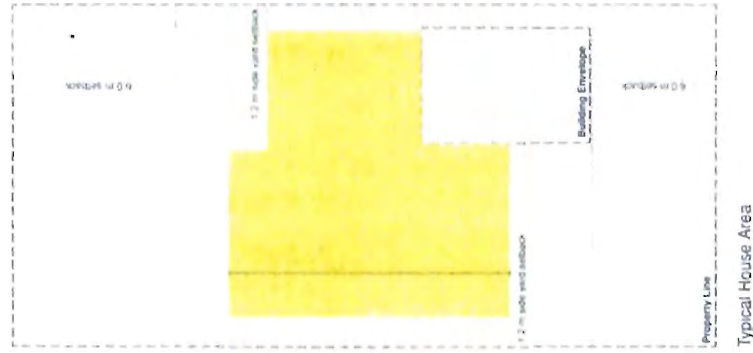
Maximum Building Depth

In conjunction with measures defining the Vertical Building Envelope, this measure to control building depth ensures that Floor Area Ratio space preserved by adherence to the maximum height definition of a story does not result in overly deep buildings impacting their side neighbours.

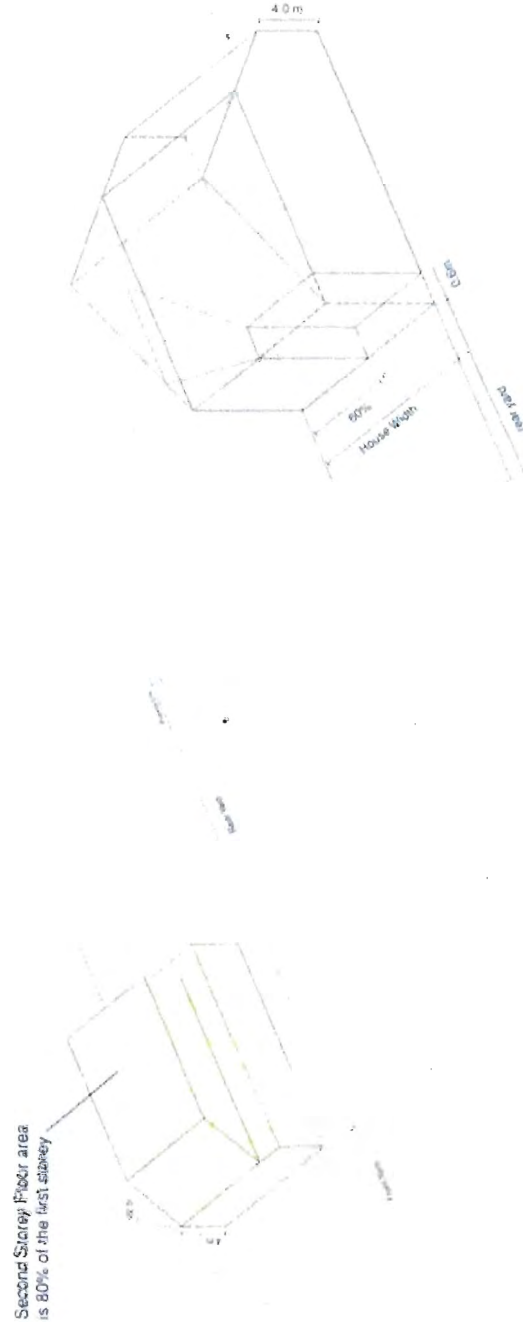
1. **Maximum Building Depth** (inhabitable space measured in the direction of the front to rear yard) will be 50% of the Lot Depth.

Lot Depth

50%



ENVELOPE ARTICULATION



Secondary Vertical Building Envelope

This measure works in conjunction with the buildable volume defined by the Vertical Building Envelope to ensure that there is at least one setback of second floor walls with respect to the first resulting in reducing the number of 2 story walls and letting in more light to the required yards

- 1 The Second storey floor area will be a maximum of 80% of the First Storey

Wall plane Articulation at the Rear Yard

In conjunction with the Vertical Building Envelope, a 2 storey wall at the rear yard setback will have a maximum width of 60% of the total width of the building. To achieve this articulation, a horizontal setback of the remaining vertical plane shall be no less than 6 meters

June 16th 2015

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

RE: Proposed Bylaw 9249 - Unintended Consequences to Compact Single Family Homes and the Adverse Impact on Affordability

Dear Councilors & Members of the Planning Committee,

My name is Amit Sandhu and my company Ampri Construction is a Multi-Family Developer in the City of Richmond. Having built over 700 townhomes in the City, we are now shifting our focus to build Compact Single Family Homes. This is in an effort to address the need for smaller, new single-family homes. This market is currently underserved, creating a large gap in the new market housing continuum. (See Sample Images on Appendix A)

I'd like to share my concerns over the proposed Bylaw 9249 and to point out the unintended side effects of the changes contained within the strategy. These concerns are over the following items in particular:

4.18.2 – Lot Width Less than 10m

A) Absolute Height Measurement

4.18.3 – Lot Width Greater than 10m but less than 18m

A) Decreasing the size of the building envelope (5m Vertical vs. 6m)

B) Absolute Height Measurement

I urge the committee to consider the following conditions that adversely affect my ability to build my 30-home subdivision in Steveston (5460 – 5560 Moncton St.)

Minimum Lot Size & Density

Although my lots meet the RC2 requirement of a minimum lot size of 270sqm, the lots are 10.12m wide leaving only 28.08m in depth. The requirements of bylaw 9249 would make it impossible to fit the allowed RC2 Zoning density on 14 of the 30 lots in my subdivision (See Appendix B). The proposed bylaw fails to adequately address homes at the compact end of the housing size spectrum.

Minimum Flood Plain Construction Levels

Complicating matters is that our subdivision is located in a 2.9m FCL and not in Area A, which allows living areas to be built .3m above the crown of the road ($1.35 + .3 = 1.65\text{m}$ in this case). So the homes on the South Side of Moncton Street are already at a 4ft disadvantage in maximum height as the living area starts 1.25m higher than across the street or other neighborhoods but the vertical building envelope measurement is taken from the finished lot

grade (See Appendix C: FCL Map + Illustrated Cross Sections). The proposed bylaw unfairly penalizes homes that are not in the Area A FCL.

Examples of the Unintended Consequences of Bylaw 9249

Adverse Effects on Affordability


When we apply the proposed changes to houses in my subdivision you will see the building envelope cuts through the second floor (See Appendix D). Since we do not have adequate lot depth to accommodate the allowable density, we must lose square footage. The reduced square footage results in the loss of one bedroom, leaving these to be two bedroom homes. We have calculated a loss of 225 square feet per typical lot in this scenario. That means our 1825 Sqft homes would be reduced to 1600 sqft. Currently, 1600sqft three bedroom townhouses sell for approximately \$700,000 whereas 2200sqft single-family homes sell for \$1.2M (See Current Listings Appendix E). This is a \$500,000 gap hopeful new homeowners must overcome to own a new single family home.

Adverse Effects on Economy

As I have illustrated, the consequences of the proposed bylaw will be far reaching. The market will react to the changes immediately and we will see older single-family home values decrease across the board. This will be a negative impact for homeowners in Richmond that have built up equity over the years in older homes. In addition, newer homes in Richmond built according to the current bylaws with higher ceilings and larger building envelopes will increase in value because of the market demand for these styles of homes – adding further pressure down the line to other asset classes such as townhouses and apartments.

Conclusion

My intent is to address an ever growing need in an unusual real estate market by building compact single-family homes that bridge the current gap between multi-family and single-family home prices. Adopting bylaws such as the proposed Bylaw 9249 makes my job harder. Complex bylaw and zoning issues require a sophisticated approach so that we can develop feasible solutions and also identify outliers and create suitable solutions for each zone or planning area. Together, we need to work to find solutions that are sensitive to the intricacies of place making, home building, community development and the diversity of the market.



Amit Sandhu
604 728 5476

APPENDIX A

Examples of Compact Single Family Homes in Steveston

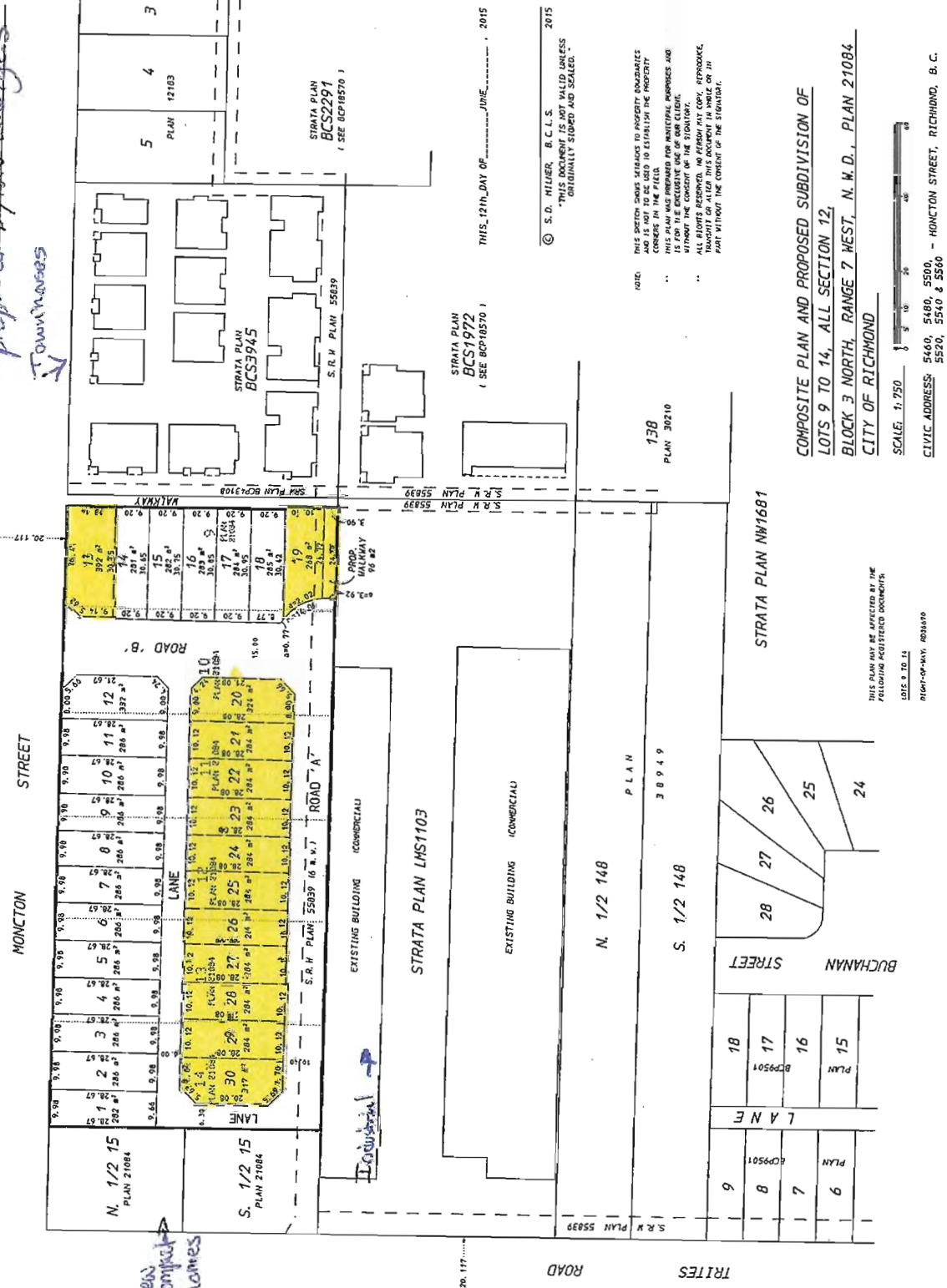


APPENDIX B

Indicates 14 lots affected by proposed bylaw changes

Townhouses

new compact homes



NOTE: ALL DIMENSIONS ARE SHOWN IN METERS.
 THE STATIONARY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY CHANGES MADE OR ACTIONS TAKEN BASED ON THIS DOCUMENT.
 THIS DOCUMENT SHOWS THE PRELIMINARY LOCATION OF THE SHOWN STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE SHOWN STRUCTURES AND FEATURES. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

NOTES:
 THIS SKETCH SHOWS STRADA TO PROPERTY BOUNDARIES AND IS NOT TO BE USED TO DEFINE THE PROPERTY CORNERS IN THE FIELD.
 THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENTS.
 WITHOUT THE CONSENT OF THE STATIONARY, THIS PLAN SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE STATIONARY.

S.D. MILLNER, B.C.L.S.
 "THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

THIS 12TH DAY OF JUNE, 2015

COMPOSITE PLAN AND PROPOSED SUBDIVISION OF
 LOTS 9 TO 14, ALL SECTION 12,
 BLOCK 3 NORTH, RANGE 7 WEST, N.W.D., PLAN 21084
 CITY OF RICHMOND
 SCALE: 1:750
 CIVIC ADDRESS: 5400, 5400, 5500, - HUNTON STREET, RICHMOND, B.C.
 5520, 5540 & 5560

THIS PLAN MAY BE AFFECTED BY THE FOLLOWING REGISTERED DOCUMENTS:
 DATE: 8 TO 14
 RIGHT-OF-WAY: RD24490

CLIENT REFERENCE:
 JAH-FRI DEVELOPMENT

STEPHEN D. MILLNER - B.C. LAND SURVEYOR
 6102-5067-474 AVENUE, DELTA, B.C. V4K 1T9
 TEL: 945-1789
 FAX: 945-1789

FILE: 10807-9
 MAP:

APPENDIX C

Area A:
Min. Elevation
= Crown of Road + 3m
1.35 + .3 = 1.65m
(Bylaw 8204, 4.2)

Crown of the Road = 1.95m

Min. Elevation of living areas = 2.9m

*New Bylaw would penalize homes not in Area A, as the living area would start @ approximately 4ft higher and thus eliminating a substantial amount of square footage on the second floor due to the sloping of the building envelope.

73.5	0	36.77	73.5 Meters
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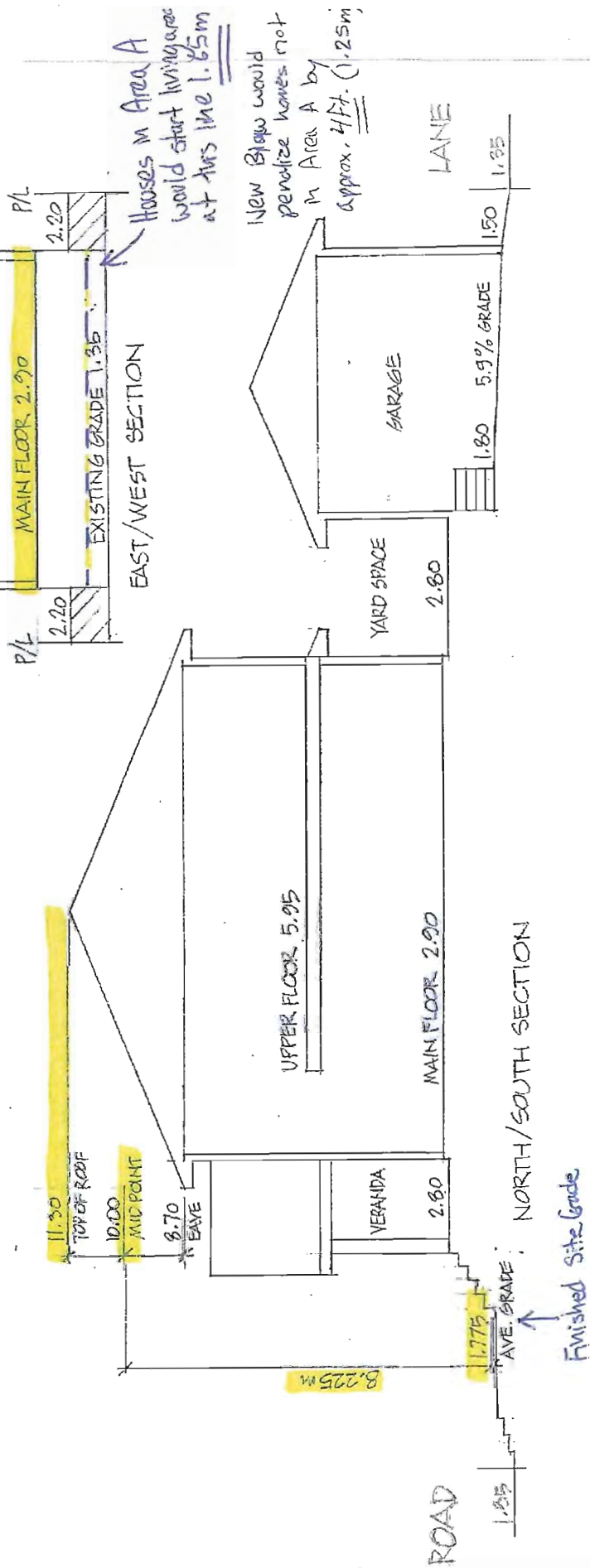
This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

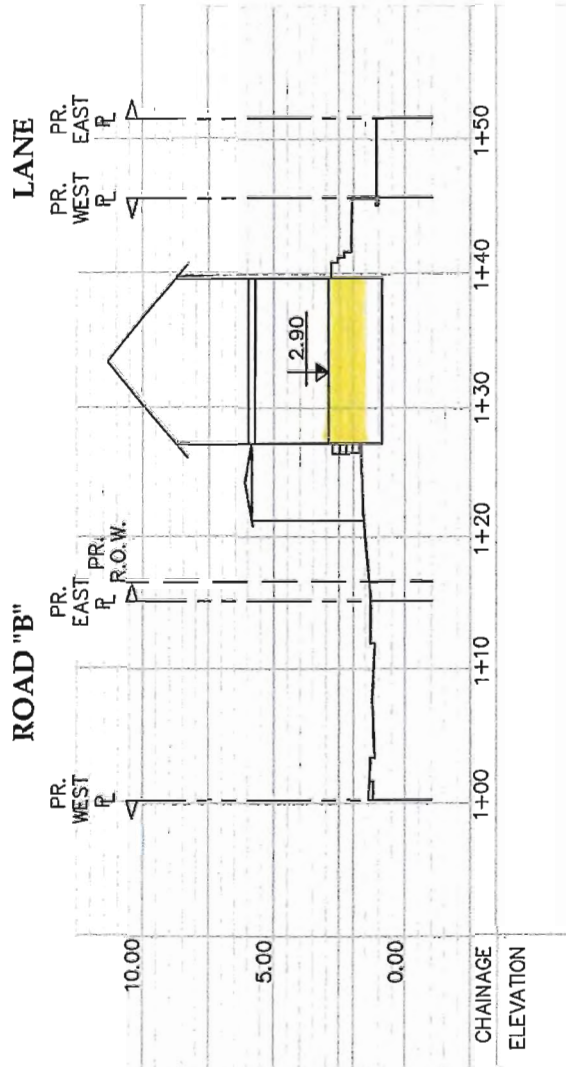
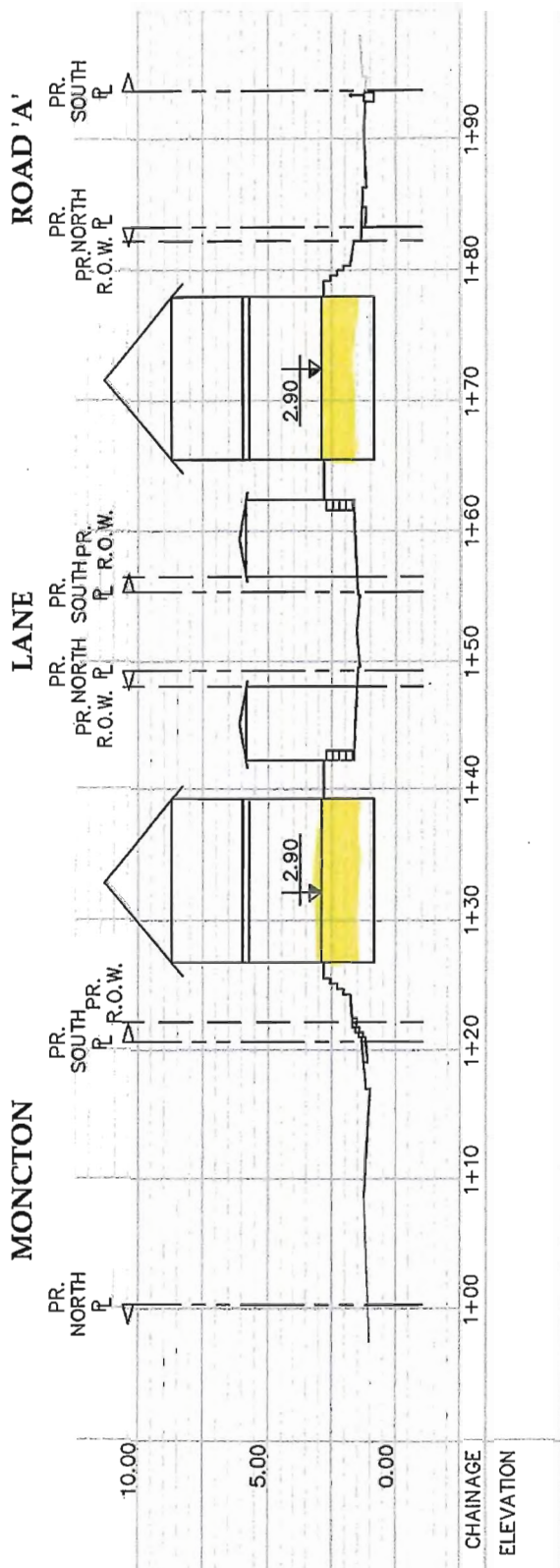
THIS MAP IS NOT TO BE USED FOR NAVIGATION

© City of Richmond

Illustration of Absolute Height as measured from Finished Site Grade.

AMPRI SUBDIVISION MONCTON STREET & ROAD A SECTIONS



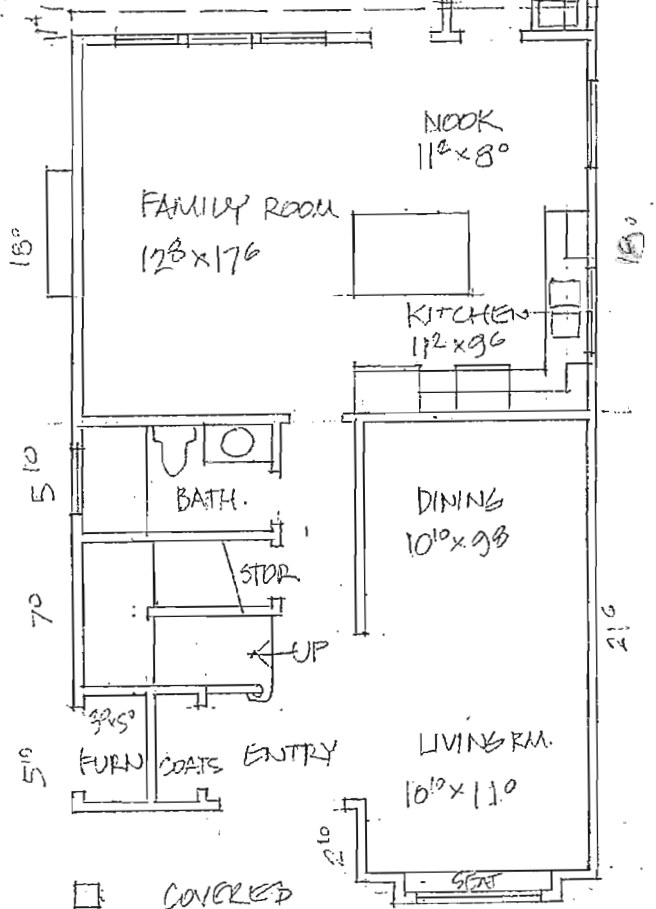
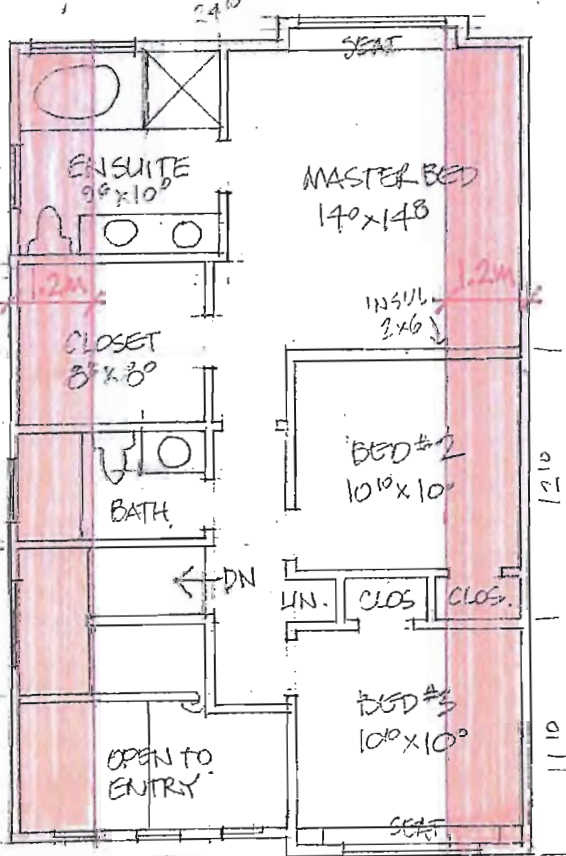
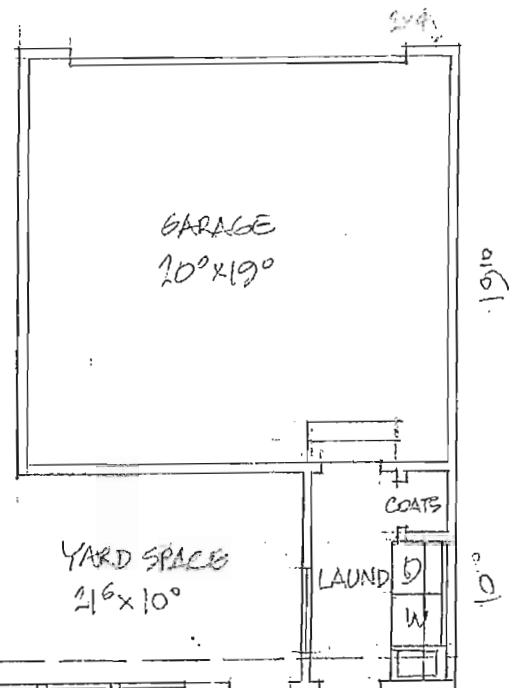


FCL of 2.9m causes living areas to be raised by 4ft, starting @ slab 2.9m. However, the finished site grade, the average of the four lot corners would be the base for measuring the 5m vertical plane, which then causes the 45° slope to cut into the building, reducing the size of the work

APPENDIX D



FRONT ELEVATION



UPPER FLOOR 805[±]

AMPRIZ MONCTON PLAN A
MARCH 19, 2015

MAIN FLOOR 1020[±] FINISHED
417[±] GARAGE
69[±] COVERED

APPENDIX E

[< Back](#)

12 5180 BLUNDELL RD, Richmond, British Columbia V7C1H4

\$710,640

Listing ID: V1128581

**Property Type**
Single Family**Building Type**
Row / Townhouse**Title**
Strata**Built in**
2015

Description

Shangri-La Living offers. Luxury Townhouses: 6 Detached-semi-detached Townhouses with Side by Side Garage, 2 storeys & 3 stores, from 1382 sq.ft. to 1644 sq.ft. Radiant Heat, Air-conditioning, Instantaneous hot water heaters, Energy electric fireplace with custom designed mantle etc. Great Catchment School: McKay Elementary & Burnett Secondary... Will Complete Fall 2015!

Details

Appliances Included
All**Features**
Central location

Building

Architecture Style
2 Level**Basement Features**
Unknown**Basement Type**
None (Unknown)**Bathrooms (Total)**
3**Fire Protection**
Smoke Detectors**Floor Space**
1620 sqft

Walk Score®

Walk Score®:
Somewhat Walkable**52****Sarah L. Guo**

Personal Real Estate Corporation

📞 778-998-4068

Fax: 604-273-3124

Multiple Realty Ltd.(Rhmd)#110 - 9780 Cambie Road
Richmond, BC V6X1K4

📞 604-273-8555

Fax: 604-273-4882

Data provided by : [Real Estate Board Of Greater Vancouver](#)

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

[< Back](#)

10531 NO 1 RD, Richmond, British Columbia V7E1S3

\$1,198,000

Listing ID: V1121985

**Property Type**

Single Family

Building Type

House

Title

Freehold

Land Size

3615 sqft

Built in

2014

Description

UNBEATABLE STUNNING CUSTOM-BUILT HOME IN DESIRABLE STEVESTON NORTH NEIGHBORHOOD! BETTER THAN NEW, 1 YR YOUNG, Almost 2,300SF, Total 5 bdms 4.5 baths which incl 1 BDRM LANEWAY HOME with \$950 monthly income. This contemporary home feats supreme materials, admirable craftsmanship & quality design, double high ceilings, rich h/w flrs, naturally bright, over-sized windows, open gourmet kitchen, top-of-line applc & cabinetry, beautiful solid stone surfaces, park-like garden, radiant flr heat & security system. WALK TO Minoa Steves Elem, Hugh Boyd Sec, Steveston Village, Richmond Dyke Trails, Garry Point Park, shopping, recreation & transit!

Details

Amenities Nearby

Golf Course, Marina, Recreation, Shopping

Appliances Included

All

Features

Central location, Wet bar

Fixtures Included

Drapes/Window coverings

Building

Architecture Style

2 Level

Basement Features

Unknown

Basement Type

None (Unknown)

Bathrooms (Total)

5

Fire Protection

Security system

Fireplace

1

Floor Space

2277 sqft

Style

Detached

Land

Frontage

30 ft, 2 in

Landscape Features

Garden Area

Walk Score®

Walk Score®:

Somewhat Walkable

66

Richmond Planning Committee Meeting - June 16, 2015

Proposed Amendments to Zoning Bylaw 8500
Height and Massing Controls for Single Family Houses in Richmond

Introduction

At the April 20, 2015 Public Hearing I made a presentation to Mayor and Council. I demonstrated that there is a pattern of over height rooms in most new houses stemming from the repeated use of partially dropped ceilings to meet the current storey height limit of 16.4ft. In reality, 21ft ceiling have become the new norm, and two storey grand rooms are appearing in both the front and back of many new houses. Continuing with my research I have analyzed the three proposed alternative amendments (9265, 9249, and 9266) to the Zoning Bylaw 8500 to control building height and massing.

Options

- Amendment Bylaw 9265 "12.1ft (3.7 m)" ceiling/storey (preferred)
- Amendment Bylaw 9249 "12.1ft (3.7 m)" ceiling/storey + 15m² of floor area (proposed by Staff)
- Amendment Bylaw 9266 "16.4ft (5.0m)" ceiling/storey

All Options Provide the following modifications to Zoning bylaw 8500:

1. The practice of using false dropped ceilings to measure the height is eliminated by introducing a "height, ceiling" definition to the top of the finished floor of a storey in the definition section of the bylaw.
2. The 34.5ft (10.5m) maximum height to the highest peak of a pitched roof allowance is removed and replaced with a 29.5ft (9m) maximum height to the highest peak for a 2 storey house, but not for a 2.5 storey house. The table below shows the heights for both 2 and 2.5 storey houses in neighboring municipalities.

Table 1: Heights - 2 and 2.5 Storey Houses in Metro Vancouver					
	Municipality	Max Overall Height to Roof Peak		Midpoint Height	
		Metre	Feet	Metre	Feet
1	Coquitlam	11	36.1		
2	New Westminster	10.7	35.0	7.6	25.0
3	Richmond	10.5	34.5	9.0	29.5
4	Surrey			9.0	29.5
5	Port Coquitlam			9.0	29.5
6	Vancouver	9.5	31.2		
7	Delta	9.5	31.2	8.1	26.5
8	North Vancouver (City of)	9.1	30.0		
9	Langley	9.0	29.5		
10	Burnaby	9.0	29.5		
11	White Rock	8.5	27.9		
12	West Vancouver			7.6	25.0

3. Richmond allows amongst the highest overall building height at 34.5ft (10.5 m). 2.5 storey houses have been permitted for the better part of the last century in most municipalities, and no other municipality differentiates between the height of a 2 and 2.5 storey house, so why should Richmond start now? Also, the FAR for a potential 2 or 2.5 storey house for a given lot is identical so why should their building heights and consequently envelopes differ?
4. Changes to controls on vertical lot width envelopes, resulting in envelopes differing between 2 and 2.5 storey houses.
5. Detached accessory buildings have been limited.
6. Reduction in the peak of the attached garage on the Richmond L shaped special is imposed.

Amendment Bylaw 9265 allowing "12.1ft (3.7 m)" ceilings/storey is the best option for improvement to the current Zoning Bylaw 8500.

The 16.4ft (5.0 m) ceiling/storey allowance is removed and replaced with a 12.1ft (3.7 m) ceiling/storey height in line with Burnaby, Surrey and Vancouver, and which the Advisory Design Panel was supportive.

Amendment Bylaw 9249 allowing "12.1ft (3.7 m)" ceilings/storey + 15m² of floor area exemption (proposed by Staff) has the potential to create problems for Zoning bylaw 8500.

Amendment Bylaw 9249 reads: *"An additional maximum of 15m² of floor area with a ceiling height between 3.7 and 5m, provided the floor area is located at least 2.0m from the interior side yard and rear yard"*.

An existing exemption of 10m² (106ft²) for the foyer/staircase is already allowed by the current bylaw. The foyer/staircase areas under the existing exemption currently reaches heights of 21ft.

The **proposed** 15m² (161ft²), 16.4ft (5m) overheight area is not tied to a location or a purpose and can be incorporated anywhere. In addition, this option is unclear because the exterior expression measured from finished floor to the bottom of the eave, must be no higher than 12.1ft (3.7m), but the interior ceiling height can range between 12.1ft (3.7m) and 16.4ft (5.0m). Definitely adding to the complexity at the plan checking stage.

The 10m² (106ft²) exemption for the foyer/staircase is already generously interpreted. Adding, another liberally interpreted area at a height that is inconsistent with other neighbouring best practices would be a recipe for confusion in, plan checking and at inspection. City Staff have shown in their table - "Environmental Scan of Building Heights and Interior ceiling limitations - May 2015", attached to the report for this planning meeting, that the exempted areas if offered, are only for the foyer/staircase in neighboring municipalities and not for other random areas in houses. As shown in the table, Surrey, Burnaby and Delta currently have an exempted area for the foyer/staircase. On the other hand, the City of North Vancouver, District of North Vancouver, City of White Rock and City of New Westminster are not cited as having exemptions.

Amendment Bylaw allowing 9266 "16.4ft (5.0m)" ceilings/storey is the worst option for improvement to the current Zoning Bylaw 8500.

The proposed Amendment Bylaw 9266 retains the 16.4ft (5.0m) ceiling/storey allowance. The Advisory Design Panel found it too generous and supports a 12.1ft (3.7m) ceiling/storey height as already mentioned.

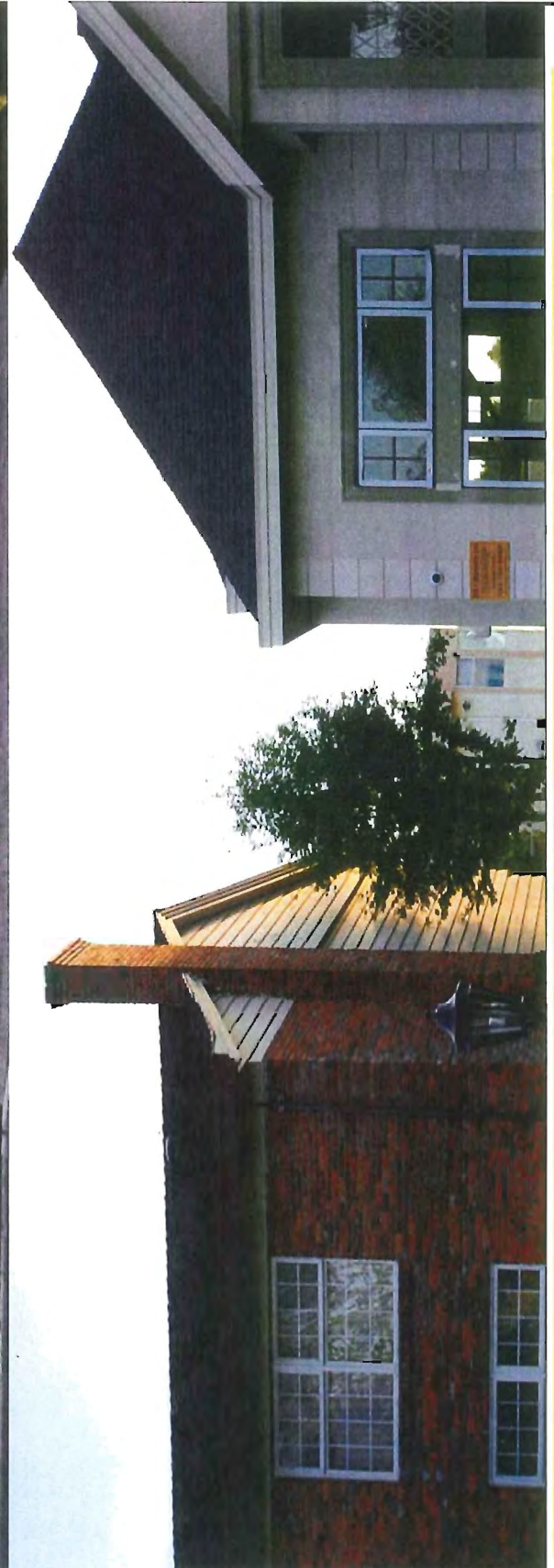
Proposed Considerations that need to be addressed now as opposed to in the future, and are omitted from all proposed Amendment Bylaws include:

1. Maximum Building Depth - inhabitable space measured in the direction of the front to rear yard will be 50% of the lot depth (as presented in Study on Massing by the City). Change was supported by Advisory Design Panel.
2. The second storey floor area will be a maximum of 80% of the first storey (as presented in Study on Massing by the City)
3. Projections into the 4ft side yard should be eliminated all together.
4. Differentiating between properties by lot size frontage alone is not sufficient. Lot area is also relevant and should be included because Richmond has many atypical shaped lots.
5. Minimum roof pitch

Conclusion:

1. Modify Amendment Bylaw 9265 (Attachment 5, PLN-219 to PLN-225), by lowering the maximum height for both 2 and 2.5 storey houses to 29.5ft (9.0 m)
2. Delete section 4.18.3(b) and 4.18.4(b) and add houses with 2.5 storeys to 4.18.3(a) and 4.18.4(a) of Amendment Bylaw 9265.
3. Put forth Amendment Bylaw 9265, in conjunction with changes that allow effective enforcement.

Kathryn McCreary, P.Eng.



Recently completed brand new home under current zoning bylaw 8500 right next to an older 2-level home on Ledway Road, Richmond. At the side yard interface, the new home and the older home are almost at similar height.



Under construction home on Cahot Drive right beside a 1-storey home.



Another example of a home recently built on Argentia Dr. having a rancher (1-storey home) on one side and a typical 2-storey Richmond special home on the other side. One can witness how the second floor is set back beside the 1-storey home to provide more open space between the two dwellings. It

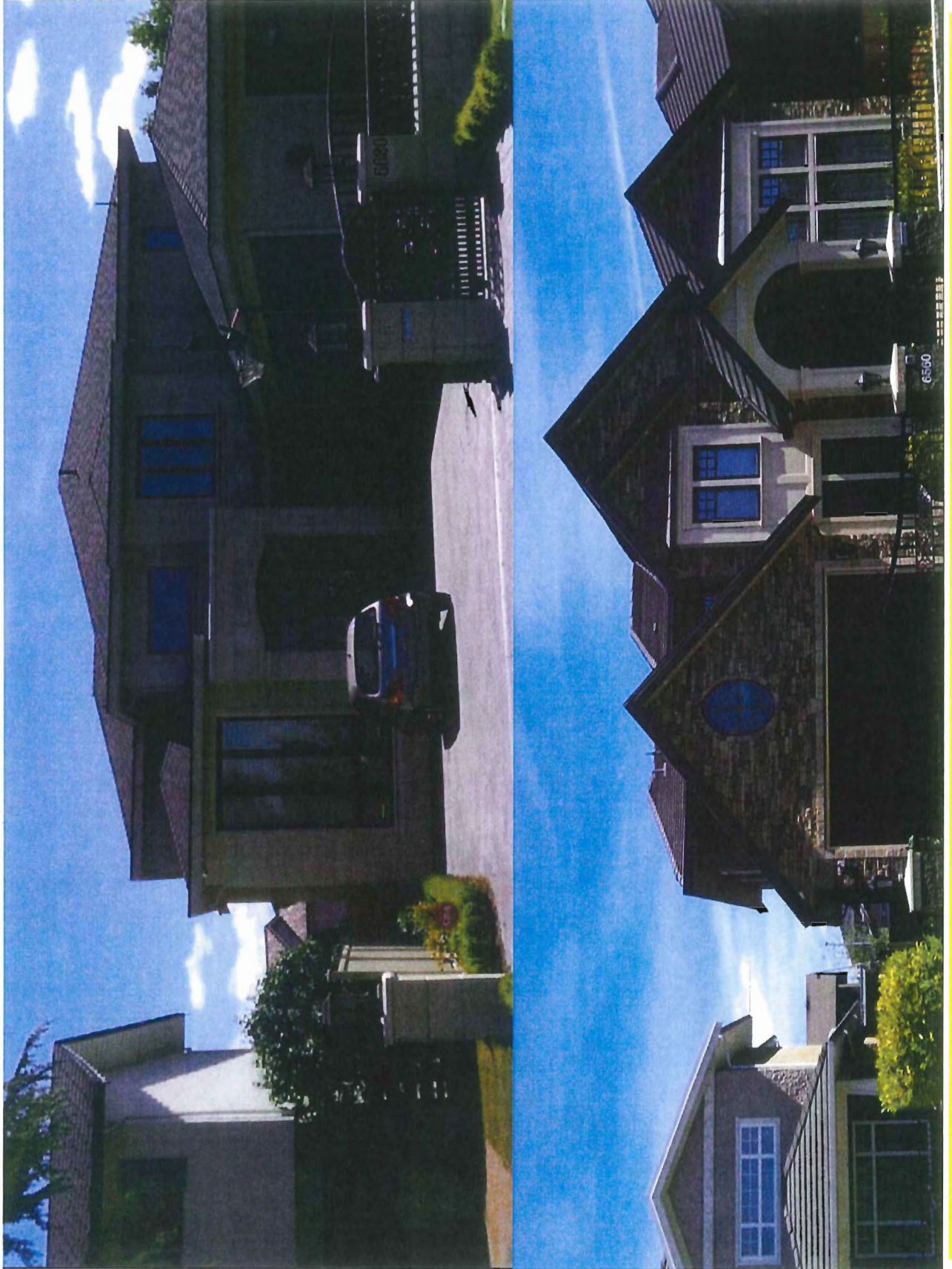


New home beside a 1-storey home on Colbeck Road.

5



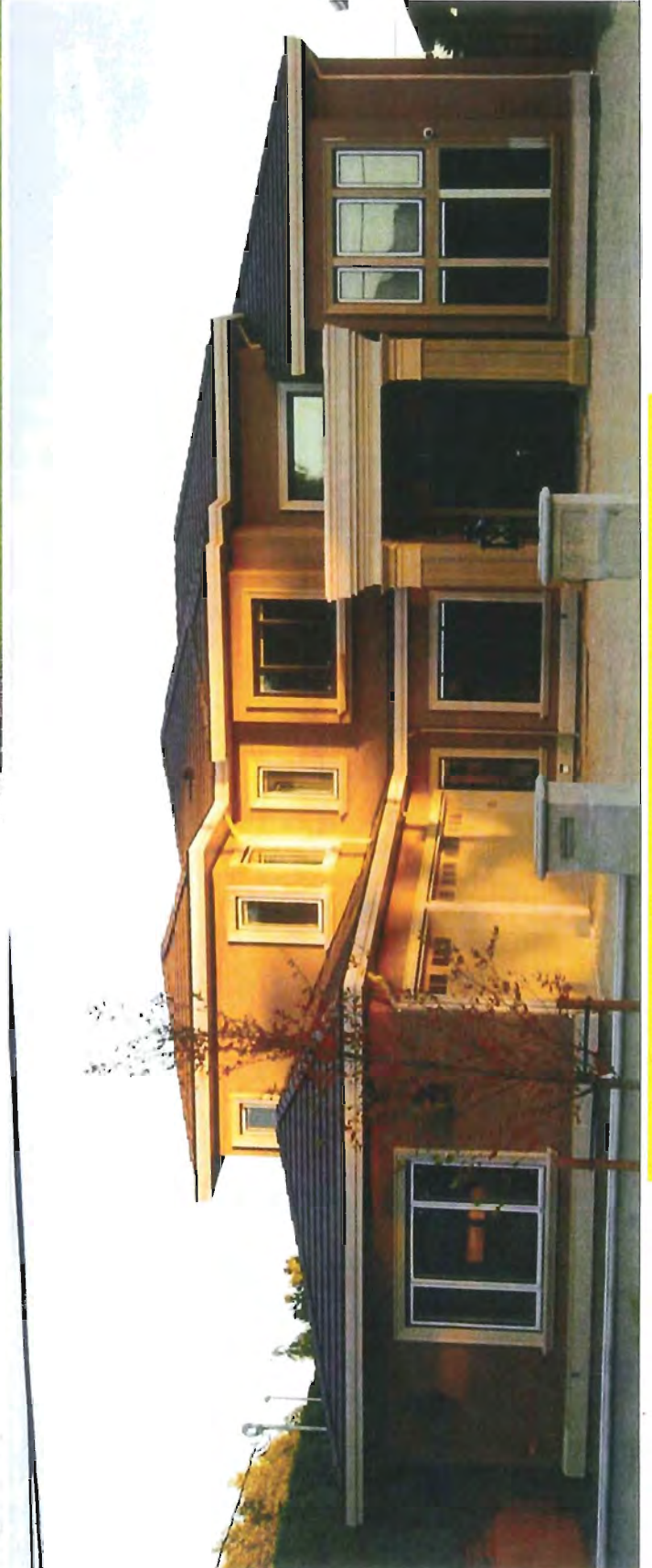
Recently built home next to a 2-storey older home in Richmond.



Example of recently built new homes under existing zoning bylaw and how they complement the neighbourhood. They are not massive and they fit well.



7



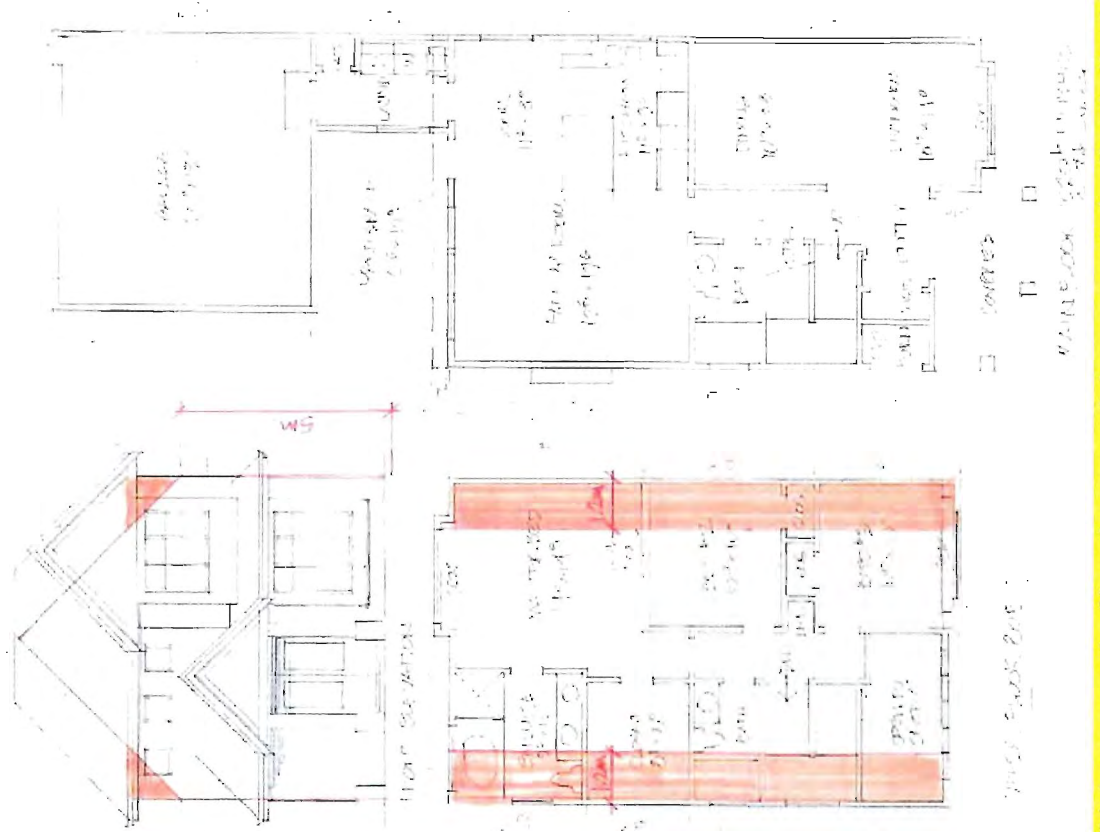
Examples of some nice looking new homes being built in beautiful Richmond.

An Example of Proposed Amendment Bylaw 9249 Item No. 4.18.3 PLN-235

For Lots Greater than 10m (32.8ft) and Less than 18m (59ft)

Analysis of typical 33ft wide lot:

- Side yard setback required: 1.2m (4ft) each side
- Net building envelope width: 33ft – 8ft = 25ft
- Apply the proposed vertical lot width envelope at 5m height with 45 degree angle
- The second floor width becomes: 25ft – 8ft = 17ft
- How can you design a second storey within this kind of width?
- If you build 7.5ft ceiling height on both levels, it works. Who will do that?
- We have never seen a new home built in Richmond with these kind of ceilings in the last decade
- No accommodation for handicapped accessibility and mobility
- It does not work



This is one example of how the proposed changes negatively affect the liveability and functionality of these homes on 33ft wide lots without achieving a significant benefit to the community in large. Has the staff shared this information with the owners of these homes/land?

RECOMMENDATIONS

Richmond is unique. It should not be compared with other municipalities. We should only adopt good practices from other municipalities.

What we suggest is the following:

1. There should be more and better communication.
2. There should be further studies and review for different lot sizes- “one size does not fit all”.
3. City wide thorough consultation needed.
4. Involve industry professionals (architects, builders, etc.) and homeowners.
5. Residents are building homes that fit their lifestyles.
6. Builders are building homes the way this market demands.
7. Our homes are unique and should be maintained that way.
- 8. Council should not rush any decision.**
- 9. Give staff more time to evaluate all the possible options and don't make recommendations unless they are 100% sure of the outcome so any unintended consequences can be avoided.**

Khalid Hasan

From: Parm Dhinjal <parmdhinjal@shaw.ca>
Sent: Tuesday, June 16, 2015 9:53 AM
To: Ajit Thaliwal; info@khalidhasan.com; 'Raman Kooner'; 'Charan Sethi'; 'Sal Bhullar'; gordonsommerfeld@shaw.ca; 'Gursher Randhawa'; 'Mark Sakai'
Subject: FW: meeting

From: Rod Lynde [mailto:lynde@telus.net]
Sent: June-16-15 7:26 AM
To: 'PARM DHINJAL'
Subject: Fw: meeting

This is a message I sent to James Cooper after the first meeting I attended. I guess it didn't make any difference.

Rod

From: Rod Lynde
Sent: Thursday, May 28, 2015 12:21 PM
To: Cooper, James
Subject: Re: meeting

Hi James:

Thanks for inviting me to Tuesday's meeting regarding residential massing concerns. I would like to make some comments which I wasn't able to at the meeting.

I design homes for a variety of clients. Some are builders wanting a plan that will sell well to the immigrating Chinese buyers which are the main driving force behind Richmond's real estate market. There are also many other home owners who want to live in Richmond and want to create a home that will maintain it's value as well as provide an enjoyable environment to live in. Some of these clients will demolish the house they were living in to build a new one because they want to stay in the neighbourhood.

I have never had someone ask me to design a new home with an 8'-0" main floor and a 7'-6" upper floor to preserve the character of the existing older homes in the neighbourhood. These existing homes which were built about fifty years ago were tract housing built to provide affordable housing and were basically three plans...the Woods bungalow, the same bungalow plan on an unfinished lower floor and the Seafair split. The only significant difference between rows of these similar homes was the colour of the siding. These homes are being replaced because they are small, outdated, inefficient and impractical for the needs of homeowners today. They are also nearing the end of their life without expensive renovations. Preservation of this neighbourhood character is unrealistic. I appreciate that the opposition to new construction originates from owners of these older homes but there is a much larger silent majority that would much rather have newer homes of better quality. To preserve this character would be like returning to rotary dial telephones or black and white television.

The Westwind subdivision and other land use subdivisions are anomalies because many of the lots are governed by a land use contract which limits site coverage but not floor area and allows a maximum height of 35 feet. The original homes there are about 40 years old and were built to standards that would not comply to the existing building code or market demand.

I'd like to address the proposed envelope for lots more than 18 metres wide which would be zoned R1/E. The houses I have been designing in the last few years have typically been two storey with the main floor height of 10'-0" and the upper floor height of 9'-0". If you add in the joist space of 1'-3" and 8" minimum from the main floor slab to finished grade, the total height would be almost 21 feet or 6.4 metres minimum. The definition of finished site grade would increase the height depending on the existing lot grade. To create a building envelope that penalizes the typical new home by forcing the upper wall in to comply with the new envelope seems excessive especially if the angle of the upper portion is 30 degrees instead of 45 degrees.

I propose that the envelope shape would be measured from the highest adjacent crown of road to be consistent with the flood plain measurement and follow the principal of the existing envelope shape. The

envelope would be measured 1.2 metres from the side lot line and rise 5 metres vertically to the top of the wall plate then at 1.8 metres for lots up to 20 metres wide and 2.0 metres for wider, the envelope would rise vertically to a height of 6.5 metres to the top of the wall plate then rise at a 45 degree angle to a maximum height of 9.3 metres. This would ensure a level field for new construction competing with existing construction.

The 45 degree angle would allow design of "Craftsman" style homes which are very popular but include steep roof lines to accent the gables. A 30 degree angle would not allow this type of home and would limit the shape of houses to a strict template that would make the new houses look too similar. Design by legislation might not be what Council intends to achieve.

Height of attached garages could be controlled by a second envelope that would be measured from the highest adjacent crown of road and measured from the 1.2 metre setback and rise to 4.3 metres vertically then rise at a 45 degree angle to a maximum of 7.3 metres. This envelope would only apply to the portion of the garage that does not have a habitable floor space above it.

The issue of dropped ceilings in overheight rooms can be solved easily. One storey maximum height would be 5.0 metres from the main floor slab elevation to the top of the wall plate of the highest wall in the room. This is not difficult to design into typical plans and would take away the option of a second floor being added.

Limiting the depth of new houses might be too restrictive if the lot depth is smaller than average. If the one storey portions at the front and rear were excluded from the restricted depth that could be a solution.

I hope you consider my comments even though they are unsolicited. I wanted to make sure I was heard and that I could still design houses in Richmond that clients want.

Thanks, Rod

From: [Cooper, James](#)

Sent: Monday, May 25, 2015 1:29 PM

To: 'Rod Lynde'

Subject: meeting

Good afternoon, Rod

The agenda package for tomorrow's meeting will be available at the front counter at City Hall after 2.30 pm today.

James

James Cooper, Architect AIBC

Manager, Plan Review

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

Direct (604) 247-4606 | jcooper2@richmond.ca

I am Lynda ter Borg and I reside at 5860 Sandpiper Court in Richmond. From my perspective as a realtor, I see hundreds of homes each year, and I have extensively studied the issues before us. I am able to speak to your choice amongst the 3 amendment options, presented to you by staff today, to control massing and height issues of new house construction.

You will need to ask staff to provide a few more tools to be able to better control the massing and height issues. Maximum lot depth and envelope articulation are tools left in the backroom for future consideration. The Design Advisory Design Panel expressed support for a 50% maximum lot depth but we don't see that recommendation in any of the 3 proposals. The tools must be applied as a whole to houses being built in order for these controls to be successful. Houses that are too high, too wide, or too deep simply do not fit in a lot.

The processes used by staff were ones of expediency. Public consultation was token and superficial. We asked to meet to review these proposals to evaluate how the changes affect current building practices but were refused. The bundling of choices in the recommendations is not supportable without additions to these amendment proposals.

There is no choice in the three proposals to control the height issues. All three proposals separate 2 storey height and 2 and a half storey height to 29.5 feet and 34.5 feet respectively. No other municipality separates these two styles of houses. We need to remember these zoning bylaws will eventually have to fit the 4000 smaller and shorter to depth LUC properties. Staff suggested at the builder's forum, if a two and a half storey house on farm land, or a property with view, and has a specific need, they can best proceed by way of a variance request with neighbourhood consultation.

The following is an example from the MLS of a house built after the 2008 height change to 34.5 feet. The lot size has a maximum allowable FAR 3120 sq. ft. One year later it sold at 3950 sq. ft. with realtor comments "all available space is maximized into bonus living area." But that is not the end of the storey. That same house was back on the market at 4380 sq. ft. with now the realtor comments describing "3 expansive levels" and with a "registered plan showing 3116 sf., builder added 3rd level with no permits." 1264 sq. ft. or 40% added FAR!

Here is an example of a house being built at 8291 Fairfax Place (SHOW PICTURE). I call it the "attic with view windows." This house has huge windows into the attic space and you can see clearly from the street all the roof trusses. I was walking by yesterday and was invited inside to view. The gentlemen in the house told me the room and staircase to the attic would be added later. This is a zoning house, not LUC, and has a very tiny 2% pitch. Is this not a flat roof?

This last example on Bates shows a house built with the entire first floor at 16 ft (5m). (SHOW PICTURE)

We have a problem in Richmond applying the zoning bylaws as they are intended to be interpreted. In the public consultation "Attachment 3" page PLN-172 the record says I presented "legal" double height examples. How ridiculous, I would like the minutes corrected to read that all my examples showed illegal, unrestricted ceiling, double height in completed homes. These examples were not to some lowered ceiling trying to comply with the current 16ft (5 m)standard but were full one storey 20 feet

interior and exterior height and definitely, inspected and approved in breach of the City's zoning bylaws.

How can we have such a disjoint from intention and enforcement of our Bylaws? Freely gifting additional double height bonus space or what is now being called "exception space" is in direct opposition to our intention to control massing and building height. The staff recommended proposal is the only proposal that makes this gift to increase to interior massing. The issue is how the volume inside a house affects those who live next door. The rules should be simple and clear. Gifting an extra 160 ft² of floating double height space is working against the intention to control massing.

Our Bylaws already grant 10m² of double height space that is specifically attached to staircase and entrance foyer functions. This creates the grand entrance of a finely designed home. I can assure you the City is already being very liberal in this interpretation, as the majority of entrance foyer's are well in excess of a 10ft X 10 foot space. A new freely floating additional space, 150% more than currently allowed, is governed by additional setback requirements and will be a problem for staff to administer and enforce. Why create more problems? The staff proposal doesn't even have the additional setbacks properly and accurately written. For this reason alone this proposal cannot be accepted without corrections required.

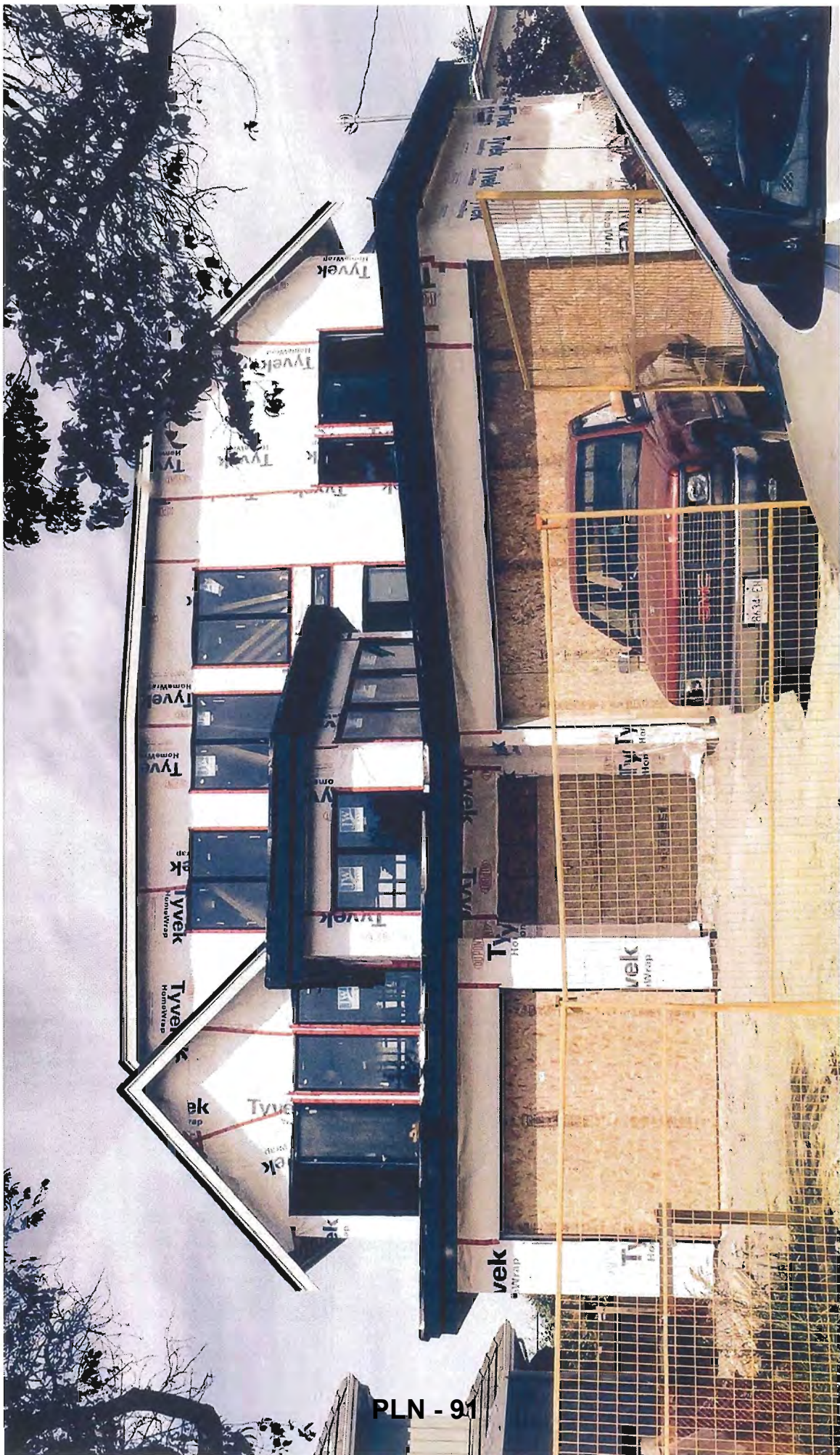
Corrections for errors and omissions must also be made to setbacks for accessory buildings. The deletions in all three proposals have removed setback requirements for rear lot and interior side lot lines. Good fences make good neighbours but I don't think a 700 sq ft building measuring, 13 feet tall, and covering 40% of your backyard is a good neighbour substitute for a 6 foot backyard fence.

Speaking of setbacks and Vertical lot width envelope. My 1970's house has side yard setbacks of 2 meters or 6 feet. We are 12 feet from our neighbour, wall to wall. Today's current Zoning Bylaw 8.1.6.3 (a) says the minimum interior side yard is 2.0 m (6.5 feet) for lots greater than 65 feet wide. Sounds great however, this is now translated as 1.2meters minus 0.6m for projections for fireplaces we no longer build, for dining room buffets, bayed windows, inter alia. Resulting in 2 foot wide sideyards that are narrower than a door way. No space for a wheelbarrow or wheelchair to pass thru to the backyard.

Please support the 3.7 meter ceiling/storey height option. Bylaw 9265, with no additional bonus to double height, and make the necessary corrections to bring all houses to a common building height of 29.5 ft. (9m) , add those set back corrections for accessory buildings... and please also correct the front page so you are recommending the correct amendment Bylaw (see front page for error).

Earn back the credibility, the transparency and the accountability this municipality needs by introducing one year completion inspections, conducting random audit inspections during construction and after completion by different inspectors, and by instituting stringent design check lists for plan checkers and builders to follow.

I could go on but I won't. A Public Hearing should not be the place to have to hammer out these housekeeping issues. Enforce not only the Bylaws but also their intent.





PLN - 92

My name is Raman Kooner I live at 3399 Moresby Dr in Richmond BC. I am here as a representative of the small builders group in Richmond.

I just wanted to start off by thanking staff for the long hours invested in the report brought forward. At planning committee on May 5th I was a delegate and spoke on the referral from council on this massing and construction of high ceilings. Councillor Day had asked me a question if as a representative of the building community was I willing to compromise and my answer to that was, yes we would.

In that spirit we attended a meeting with representatives from the small builders group and the westwind rate payers group. In this meeting we had good discussions amongst the people that were there. Towards the end of the meeting it seemed like there was very good progress made as to concerns and issues that needed to be addressed it really felt like the two parties were coming to agreements on many things and some things that still needed to be worked on.

Durring our Second meeting with staff that included UDI, Greater Vancouver Home Builders Association and The Small Builders group, We once again discussed with staff the proposed changes and expressed to them where we were willing to make compromises and significant adjustments to the current bylaw to address the massing and ceiling height issue.

In both of these meetings we pointed out to staff that we thought that the process was moving along very quickly and we did not have enough time to digest the information that was coming out. The informal report that staff had given us had three versions of what they said was going to come forward in the report one of which was going to be recommended. In that informal report we pointed out many errors that were made.

We feel that there has been a real disconnect here with staff, although they did meet with us on two different occasions and fielded many phone calls from us they also told us they would be going forward with these three options and one of those options has been ~~completely omitted~~ from the report.

changed

Although we have some real major issues with what staff has recommended here there are other things in the recommended bylaw that we are completely comfortable in making the compromise on.

One of these major issues is the second floor setback. On the RS1/A, RS1/B, R1,K this drastically changes the upper floor of the homes that can be built in these zones. On the RS1/A zone if this is allowed to pass it will effectively destroy that type of home. 99% of the homes in Steveston Village are RS1/A, Here I have a drawing of a Home in Stevenson Village; if the change to the bylaw is made the shaded area on the upper floor plan will be lost, this home will be left with 2 bedrooms and maybe an open den with a

1st floor high ceiling. Caps the floor.

As a representative of the small builders group we respectfully ask committee to refer this back to staff as a community we need more time to look at this bylaw and make sure it is clear and concise and free from these mistakes. We also ask that staff be instructed to take their time in this process and that they give all stakeholders including residents enough time to review information that they gather. The last thing we want to see is this coming back in 6 months to a year from now for changes again.

Thank You



City of Richmond

Report to Committee

To: Planning Committee
From: Cathryn Volkering Carlile
General Manager, Community Services
Re: Affordable Housing Resource Guide

Date: June 29, 2015
File: 08-4057-01/2015-Vol
01

Staff Recommendation

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

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

Att. 4

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

Staff Report

Origin

At the March 17, 2015 Planning Committee, staff were directed to seek comments from the development community and other key stakeholders regarding the Affordable Housing Resource Guide draft and report back.

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

2.2 Effective social service networks.

Continued implementation of the Social Development Strategy that articulates our role and how we work with our partners in service provision, manage expectations and target our limited resources on the delivery of these services.

Providing resources to navigate development processes, the technical aspects of building housing, and a tool to partner with the development community and other organizations helps build capacity for housing providers to meet the affordable housing needs in Richmond.

Background

The Affordable Housing Resource Guide (the "Guide") is one component of the broader Affordable Housing Strategy (AHS) update process currently underway. Other components include:

- Affordable Housing Contribution Rate Review
- Housing Action Plan (as per Metro Vancouver requirements)
- Low End Market Rental Housing
- Affordable Home Ownership Options

The Resource Guide responds specifically to Policy Area #5 (Building Community Capacity) of the current AHS. The Guide is intended to provide clarity and guidance primarily to non-profit housing providers and other stakeholders regarding the City's Affordable Housing Strategy, the City's development processes, and other relevant City policies, regulation and guidelines that need to be taken into account in the development of affordable housing in Richmond. The Guide also provides an overview of the City's Affordable Housing Reserve Fund requirements for groups interested in applying for capital grant assistance and provides examples of recent, stand-alone affordable housing developments. Ideas for innovative housing development along with project examples (e.g. aging in place, energy efficiency, building materials) are also provided.

Stakeholder Feedback

As per Planning Committee's direction, staff sought comments on the draft Guide from the development community and key community stakeholders including:

- Non-profit housing and service providers
- Council-appointed advisory committees
- Urban Development Institute (UDI)
- Representatives from Richmond Small Builders Group
- Greater Vancouver Home Builders' Association (GVHBA)
- Richmond Visitability Task Force
- Richmond Centre for Disability
- Richmond Homelessness Coalition

The comments were received from the UDI and the Richmond Seniors Advisory Committee and are included verbatim in Attachment 2 along with staff responses. The comments from stakeholders were in reference to the Resource Guide that was submitted to Planning Committee on March 17, 2015. Page numbers of the current Guide (Attachment 1) may not match the stakeholder comment submissions, due to formatting changes and incorporation of feedback.

The feedback has helped improve clarity and consistency between the Guide and current City policies and zoning regulations (e.g. references to the City's requirements for Basic Universal Housing Features). The Guide more clearly distinguishes City development regulations and requirements, versus additional guidelines and standards that may be required by other jurisdictions. It is noted that several comments addressed specific development projects in the City and important issues such as affordable homeownership which are not specifically within the scope of the Guide, but will be explored as part of the ongoing Affordable Housing Strategy update. References regarding the role of collaboration and partnerships including the private sector have been strengthened.

Financial Impact

None.

Conclusion

Staff reviewed stakeholder feedback and have prepared a revised Resource Guide for adoption by Council. Subject to Council approval, the Resource Guide will be made available on the City's web site and in hard copy. The Guide will be seen as a "living document" that can be updated in the future as needed. Staff recommend that the Guide be sent to local Members of Parliament (MPs), Members of the Provincial Legislative Assembly (MLAs), BC Housing and Metro Vancouver Regional District for their implementation support.



Rob Innes
Aux. Affordable Housing Coordinator
(604-247-4946)

Att. 1: Affordable Housing Resource Guide

June 29, 2015

- 4 -

Att. 2: Summary of Stakeholder Comments and Staff response

Att. 3: Submission from Urban Development Institute

Att. 4: Submission from Richmond Seniors Advisory Committee



City of
Richmond

City of Richmond Affordable Housing Resource Guide

July 2015

DRAFT

PLN - 98



Richmond



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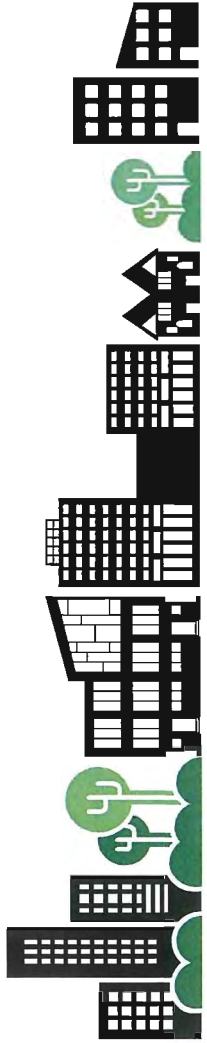


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Affordable Housing Resource Guide

Policy Context in the City of Richmond



1.1 A Glossary of Definitions Pertaining to Development of Various Types of Affordable Housing

Affordable Housing developments have a descriptive and regulatory language that is specific to the needs and requirements of this sector. It is useful to define various Affordable Housing-related terms, to provide meaning and clarity to the various parts of this document.

Adaptable Housing - single storey units that are not ground-oriented and designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. (This is a term that is regulated by the BC Building Code - "Adaptable Units" are similar to the City of Richmond's "Basic Universal Housing Unit").

Affordable Housing - housing that meets the needs of households earning 65% or less of the median income in Richmond, with a goal of that household spending no more than 30% of total gross income on shelter.

Accessibility - housing that is barrier-free for users with disabilities or mobility challenges. Also, providing housing that is available or accessible to lower income households.

Aging in Place - the ability to live in one's own home for as long as possible. Often this depends on the living space allowing for adaptability to assist with health and wellness goals.

At-Risk Populations - individuals or households with income or health challenges, whose shelter needs are a concern, and who are homeless or at risk of homelessness.

Complete Community - a neighbourhood where households from all income strata can find options for stable, secure and comfortable housing. Also, a neighbourhood that features a wide range of uses, where all residents can enjoy options for living, working, learning and recreation.

Convertible Housing Unit - designed with the potential to accommodate a future resident in a wheelchair. Basic Universal Housing Unit - a City of Richmond zoning term, regulating features in housing unit design to accommodate a resident in a wheelchair.

Crime Prevention through Environmental Design [CPTED] - an approach to building and urban design which can foster feelings of security for residents and users, and perhaps result in crime prevention. CPTED principles include natural surveillance and overlook ["eyes on the street"], access control by means of fences and gates, and appropriate types of night-lighting.

Density - the number of dwelling units on a parcel of land. Usually expressed as "units per hectare" or "units per acre". Also, density relates to the total amount of floor space that is or can be developed on a parcel of land.

Flexible Housing - housing that can adapt to the changing needs of its users, including the ability to modify layouts to adjust one's housing over time. Related to "Aging in Place" and "Visitability".

Floor Area Ratio [FAR] or Floor Space Ratio [FSR] - a calculation where the total floor area of a building or development is divided by the site area of the site. Often the FAR or FSR is expressed as the maximum floor area allowed on a particular site.

Inclusionary Zoning - Zoning that encourages or mandates the inclusion of lower income housing options in a proposed development.

Healing Environments in Housing - housing that provides appropriate supports to enable residents to better deal with health-related challenges. Such supports include amenity spaces that encourage wellness for users, and facilities for supervisory staff.

Housing Action Plan - specific program adopted by Metro Vancouver. Local governments in Metro Vancouver must adequately plan to meet the existing and projected needs of all economic segments of the community.

Housing Agreement - a regulatory tool that allows municipalities to secure different housing options over the long term in new developments. For example, as part of an incentive to develop, a Housing Agreement would be negotiated between the developer and the City to secure different housing options.

Housing Types relating to Household Income - City of Richmond [See Richmond's Affordable Housing Strategy; Note that yearly income rates are 2013 rates.]

- Subsidized Rental (also called Non-Market Rental) - targeted at households with an annual income of less than \$34,000.
- Low End of Market Rental - targeted at households with an annual income of between \$34,000 or less and \$57,500 or less.
- Entry-Level Market Housing - targeted at households with an annual income of less than \$60,000.



Waterstone Pier, Richmond, BC | DIALOG project

1.2 Intent of this Document and How it is to be Applied

In the City of Richmond, affordable housing is typically negotiated through the rezoning or development approval process. The intent of this document is to provide clarity for residents, land owners, developers, architects, housing operators, and others in the housing and non-profit sectors regarding the City's policies and expectations for the design and delivery of Affordable Housing in Richmond. By helping with design decision-making, the City hopes to promote enhanced urban design and social outcomes for new Affordable Housing developments.

1.3 City of Richmond's Commitment to Affordable Housing

The City of Richmond is committed to facilitating the construction of quality, accessible affordable housing projects in the City, to enhance housing opportunities for all Richmond households and families, and to help foster overall economic stability and growth in the City.

The City has a strong history of facilitating the development of affordable housing, across a range of housing types, based on the following core planning principles:

- meet existing community needs and anticipate future needs
- provide quality spaces, indoors and outdoors
- provide for equity in the development of housing opportunities
- commitment to working with the private, non-profit and various government sectors to partner with and deliver affordable housing in the City

- commitment to best practices in housing and sustainability
- commitment to principles of accessibility and visitability
- commitment to exploring ways to help provide appropriate housing and support for Richmond citizens who are part of vulnerable groups, or at-risk of homelessness
- commitment to partnering with community health or other organizations that can assist with generating healing environments
- development of resilient buildings for housing uses, that are durable and that minimize maintenance costs over the life of the building
- commitment to sound public finance economic practice, and working pro-actively with all stakeholders in the delivery of affordable housing
- commitment to public engagement on the delivery of affordable housing

INTENT OF THIS DOCUMENT

This document is meant to serve as a resource and tool box for those interested in the development of affordable housing for the City of Richmond. It will be of particular interest to non-profits and community groups, as it provides design guidelines and technical specifications relating to affordable housing, and a checklist itemizing components of an affordable housing project.

Users of this document are also encouraged to review Richmond's Official Community Plan and sections of City Bylaws pertinent to the subject of affordable housing.



Affordable Housing Resource Guide

Policy Context in the City of Richmond



1.4 Richmond's Affordable Housing Strategies

Strategies to deliver Affordable Housing in Richmond are set out in three main policy documents:

1.4.1 Official Community Plan [OCP]

The OCP is a legally required City Bylaw which enables Council to plan, coordinate and manage City interests for social, economic and environmental sustainability, and land use over the long term.

Approved in November 2012, the 2041 OCP Bylaw 9000, provides a vision for the future for the City to the target year of 2041, and is meant to provide certainty for residents, land owners and the general public, about how growth in the City will be managed and shaped in the next 30 years.

Besides being required to meet Provincial legislative requirements such as addressing Greenhouse Gas [GHG] policies and targets, and preparing Regional Context Statements [RCS] indicating how Richmond will meet Metro Vancouver's Regional Growth Strategy, the OCP also establishes housing policies that will allow Richmond to meet housing needs for a period of at least five years.

1.4.2 Building Our Social Future

A Social Development Strategy for Richmond 2013 – 2022

This document envisions the City in 2022 being an inclusive, engaged and caring community, that not only addresses existing social issues of today, but also develops the capacity to deal with change in the future and the emerging needs of a diverse population.

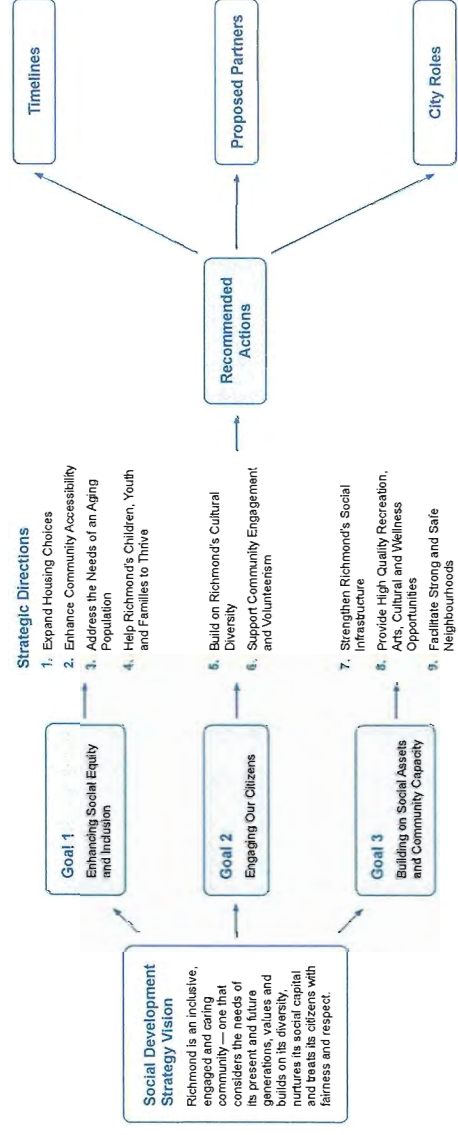
The strategy presents a vision, goals, strategies and recommended actions to work towards implementing the vision.

The strategy also provides clarity that the City cannot meet social goals alone, and that collaboration with other community partners is required, including senior governments and government agencies, and the nonprofit and private sectors.

The strategy sets out that in order to help create an inclusive City, housing choices must be expanded and more affordable and accessible housing units created. This includes implementing, monitoring and enhancing the Richmond Affordable Housing Strategy of 2007, as well as developing a Housing Action Plan and additional housing strategies to enable current and future residents to live, work, play and thrive in the City.



Social Development Strategy Framework



Affordable Housing Resource Guide

Policy Context in the City of Richmond



1.4.3 Richmond Affordable Housing Strategy

Richmond City Council approved the "Richmond Affordable Housing Strategy" in May 2007, which sought to provide a range of housing options for households of different ages, family types and incomes.

The strategy recognizes that the City alone cannot adequately address the affordable housing needs of its citizens, and that substantial support and cooperation is required from other levels of government, and from the non-profit sector and the development community.

Richmond City Council has adopted the following Affordable Housing Strategies:

Targeting priorities for affordable housing types and eligible tenant yearly income thresholds:

- 1st priority - subsidized rental [less than \$34,000]
- 2nd priority - low end of market rental [between \$34,000 or less and \$57,500 or less]
- 3rd priority - entry level homeownership [less than \$60,000]

Priority	Affordable Housing Type	Household Annual Income Threshold *	Initial Annual Target (NOTE: Estimated housing needs)
1st	Subsidized Rental	less than \$33,500	73 housing units
2nd	Low End Market Rental	between \$33,500 and \$51,000	279 housing units
3rd	Entry Level Homeownership	less than \$60,000	243 housing units

* Note that yearly income thresholds rates for the 3 priorities are 2013 rates; provided by BC Housing.

- Providing for density bonuses for all multi-family rezoning applications:

- for apartment developments of greater than 80 residential units, 5% of the residential floor area is to be built as low end of market rental units, secured by Housing Agreement
- for townhouse or smaller apartment developments, a cash-in-lieu contribution towards the City's Affordable Housing Reserve fund is collected
- for single-family rezoning applications, 50% of the new lots being created must deliver a secondary suite or coach house as well as the principal residence, and a cash-in-lieu contribution is collected on all new single family dwellings
- The City utilizes cash-in-lieu contributions deposited into the Affordable Housing Reserve Fund, to assist working with senior governments and community-based and non-profit groups to deliver affordable subsidized housing units.

Affordable Housing Reserve Fund Requirements

At its open meeting of April 10, 2012 Council endorsed the Affordable Housing Statutory Reserve Fund Policy 5008, Zoning Bylaw 8500 and Affordable Housing Operating Reserve Fund Establishment Bylaw No. 8206.

These policies provide Council with authority to direct:

1. Different proportions of contributions to the two capital and operating Affordable Housing Reserve Funds, from time to time, to support affordable housing special development circumstances ("AHSDC's"); and
2. Capital potential financial support for specific affordable housing developments for affordable project eligible costs that include:
 - a. Municipal fiscal relief (ie., development cost charges, costs related to the construction of infrastructure required to service the land, and development application and permit fees);
 - b. The construction of infrastructure required to service the land on which the affordable housing is being constructed; and
 - c. Other costs normally associated with construction of the affordable housing (eg. Design costs, soft costs).

At the discretion of Council, 100% of contributions can be allocated to projects that meet the AHSDC requirements set out in Policy 5008; with the creation of subsidized rental projects being the first priority.

For more information on AHSDC's, see the City's website link to the [Affordable Housing Strategy](#) and the Report to Council dated 11 March 2013.

Affordable Housing Resource Guide

Policy Context in the City of Richmond

1.4.4 A Definition for Affordable Housing

The City of Richmond uses the standard accepted in the mortgage, finance and development sectors for affordability - that no more than 30% of the gross income of a household (not counting utilities and communication fees), should be spent on providing for housing for that household.

While meeting this threshold is often a challenge in today's climate of escalating real estate prices and high rental rates, the 30% of gross income level remains a useful point of departure for discussing the subject of affordable housing, as it indicates how difficult it is for some households to find accommodation within this threshold.

The following diagram, the "Housing Continuum", illustrates the range of housing types found in Richmond, and the general affordability associated with each.

The Housing Continuum

Emergency Shelters	Transitional Housing	Supporting Housing	Affordable Rental Housing	Market Rental Housing	Entry Level Homeownership Housing	Market Homeownership Housing
<ul style="list-style-type: none"> Year-round beds Seasonal and extreme weather beds 	Includes provision of on-site support services in which residents may stay from 30 days to 2-3 years	<ul style="list-style-type: none"> Integrates on-site support services available to residents Residents may or may not have a maximum length of stay 	<ul style="list-style-type: none"> Offers rents at or below market rent Purpose built affordable housing Secondary suites/coach houses Rental condominiums 	Offers rents at market rental rates	<ul style="list-style-type: none"> Is considered to be affordable if the purchase price is below market price for a unit of similar size, type and number of bedrooms, and it is sustainable for the purchaser over time within a threshold of 30% of before tax household income (source: <i>Canada Housing and Mortgage Corp.</i>) 	<ul style="list-style-type: none"> Single-family Condominium Other

Subsidized Rental Housing

* Requires subsidy in order to serve lower income individuals and households

* Note that while subsidy is required to make shelter and housing affordable for lower income individuals and households, many market rental units cannot be considered affordable, since residents pay higher than 30% of gross income for rent.

For example, Canada Mortgage and Housing [CMHC] statistics indicate that for households renting market housing, a growing number spend over 50% of gross income on housing and shelter costs.

Affordable Housing Resource Guide

Policy Context in the City of Richmond



1.5 City Approaches and Mechanisms to Assist in the Delivery of Affordable Housing

Priority Processing for Affordable Housing Projects

The City can expedite rezoning and development permit applications, at no additional cost to the applicant, where the entire development or building consists of affordable subsidized rental housing units.

Strategic Land Acquisition by the City

The City can acquire sites for affordable housing with funding coming from the Affordable Housing Reserve Fund and other sources where appropriate.

Development of such sites will typically involve funding from other levels of government or partnerships with the private sector and/or non-profit agencies or groups.

Density Bonus Approach

This approach can be used to collect affordable housing contributions from larger sized residential and mixed-use developments.

Typically, the intent is to require at least 5 per cent of the total residential building area in mixed use development with more than 80 units to be made available for low-end market rental purposes. However, the City will also typically seek to maximize housing capacity, and will encourage the creation of more housing units rather than the delivery of a small number of larger units, except in cases where creating family housing is a priority.



Rental Housing Preservation

OCP policy and the Affordable Housing Strategy both encourage 1:1 replacement when existing rental housing in multi-family developments is converted to strata-title or where existing sites are rezoned.

The City wants to work with owners and developers so that the existing stock of affordable rental housing is not eroded.

Entry Level Homeownership

As noted over, the intent is to see development of strata units at a price point that is affordable to purchasers with low to moderate incomes (i.e. less than \$60,000 per year).



Affordable Housing Resource Guide

Policy Context in the City of Richmond



1.6 Current Implementation of the Affordable Housing Strategy

1.6.1 Richmond's Housing Stock

- *Update on the progress status of the Affordable Housing Strategy as of March 31, 2015.*

1. Affordable Rental Units in Richmond - 5,130 Units

- 3,797 affordable units in the existing inventory
 - 1,352 units secured through the City's Affordable Housing Strategy (are constructed or in the process of being constructed)
- #### 2. Units Secured Through the City's Affordable Housing Strategy and Secondary Suite Bylaw
- 300 Low End of Market Rental Units (LEMR)
 - 477 Subsidized Rental Units
 - 411 market rental units secured in private developments
 - 145 secondary suites and coach houses

3. Affordable Home Ownership Units

- 19 units secured through the City's Affordable Housing Strategy

4. Specialized and Supportive Housing

- 39 Group Homes accommodating 219 residents
- 712 Residential Care Beds
- 7 person women's recovery group home (in a City-owned house)
- 10 year-round shelter spaces
- 22 extreme weather shelter beds

1.6.2 Current Initiatives - Richmond Homelessness Coalition [RHC]

Formed as a multi-stakeholder, 45 active participant community planning table in July 2011, the Richmond Housing Coalition addresses homelessness issues, and supports affordable housing initiatives as long-term solutions to end homelessness. Five priorities are identified:

- a year-round emergency shelter
- a drop-in centre to serve socially marginalized individuals
- outreach services
- youth services
- housing with support services

1.6.3 Future Directions for the Affordable Housing Strategy

1. Affordable housing contribution rates and reserve fund efficiencies
2. Low-end market rental unit management
3. Accessibility standards, including social, cultural and economic considerations
4. Affordable homeownership initiatives
5. Promoting multi-stakeholder investment opportunities in affordable housing
6. Review of parking requirements in developments with affordable housing

The Affordable Housing Strategy is making progress in helping to deliver more affordable housing units in Richmond. The goal is to sustain this progress, and to enhance the effectiveness of the strategy in the future.

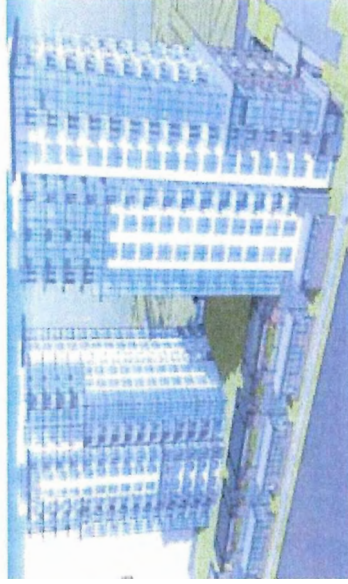
Affordable Housing Resource Guide

Policy Context in the City of Richmond



1.7 Examples of Recent Projects in Richmond that have delivered Affordable Housing Units

Seniors Rental Housing - Kiwanis Towers - Innovative Partnership - Private Developer (Polygon), Kiwanis Seniors Housing Society, City of Richmond
6251 Minoru Boulevard



The proposed development provides:

- a City Centre location - across from Richmond Centre, close to services and transit
- 296 units of senior's rental housing units for low-income households
- 710 square meters of resident amenity spaces

The development and funding for the project includes a collaborative effort with:

- Kiwanis Society - (Owner and Operator)
- Polygon - Design (Development and Construction Management)
- City - (Financial support towards project capital costs)
- BC Housing - (Providing construction financing and facilitating long-term mortgage)

Estimated Need and Demand for Affordable Senior's Housing (a senior is defined as someone over 65 years of age)

- the 2011 Census reports that Richmond senior's population is 53,635—an increase of 25 per cent from the 2006 reported total of 42,625 Richmond seniors
- over the next two decades, the Richmond Senior population is projected to increase by 163 per cent or 38,000 more individuals, comparing to a region-wide forecast rate of 118 percent
- the 2006 Census reports that there are 26,980 Seniors in Richmond with incomes of \$29,999 and below, with 16,675 of these households with incomes of \$15,000 and below

Public, Private and Non-Profit Collaboration

- Kiwanis Seniors Citizens Housing Society to provide land and Polygon Developments hired to provide development and construction management services. Polygon also assisted with the relation of the original tenant
- Kiwanis Senior Citizens Housing Society, Polygon, City of Richmond, BC Housing, and Vancouver Coastal Health representatives are working together through the municipal approvals, project development, and community/resident amenity planning processes
- collaborative multi-stakeholder planning approach to address the policy, tenant and communication requirements
- the use of City Affordable Housing Reserve Funds to provide financial support towards the proposed capital project costs
- BC Housing financing and technical support

Affordable Housing Resource Guide

Policy Context in the City of Richmond



Affordable Housing - Storeys Development
City-Owned Site
8111 Granville Avenue / 8080 Anderson Road



PLN - 109

The proposed project includes a collaborative effort including:

- the applicant team consisting of six non-profit housing and service providers, including:
 - Atira Women's Resource Society
 - Coast Mental Health
 - S.U.C.C.E.S.S.
 - Tik'va Housing Society
 - Turning Point Housing Society
 - CMHA - operating Pathways Clubhouse
- an example of multi-stakeholder approach to leveraging resources to support affordable housing:
 - City of Richmond (City owned land, Affordable Housing Reserves, Affordable Housing Value Transfers)
 - BC Housing (project financing and technical support)
 - Private Developers (City policy requirements for density bonusing)

City and BC Housing collaborative development of an Expression of Interest Process:

- City and BC Housing representatives working together to develop the Expression of Interest document, expedite development, funding and project approval processes
- collaborative multi-stakeholder planning approach
- City-owned land and use of Affordable Housing Reserve Funds to provide financial support towards the proposed capital project costs
- BC Housing financing

The proposed development provides:

- a convenient City Centre location close to services and supports
- approximately 129 units of affordable rental housing for low-income households
- 2,146 square meters of community amenity and service space (e.g. social enterprise coffee shop, community meal program, community support services, health and service provision spaces)

Affordable Housing Resource Guide

Policy Context in the City of Richmond



Low-End Market Rental - Cadence Development
Private Developer
5640 Hollybridge Way [Cressey Developments]



PLN - 110



- two market residential buildings with 14 and 15 stories facing Lansdowne Road with a total of 218 apartment units, located above commercial space on the ground and second floors
- a five storey block facing Elmbridge Way with a 5,000 ft (465 m) childcare facility and 15 affordable housing units located above street-oriented commercial space
- street-oriented commercial space with two levels of decorative metal screened parkade located above and the 15-storey market residential tower and the five storey affordable housing / child care block located at each corner
- a block of 13 townhouses and street-oriented commercial space facing Hollybridge Way
- the City working with a selected affordable housing provider and local non-profit community service and health providers to develop a coordinated approach for access and delivery of housing, social programs and supports for the families (e.g. life skills, self sufficiency, financial literacy, health education, higher education, and employment opportunities)
- the City-owned childcare facility will be operated by a non-profit childcare provider with the expectation that spaces will be provided to accommodate children from the affordable housing units
- the affordable housing units are located on the top three floors of the five-storey block facing Elmbridge Way on the south side of the development in which the 5,000 ft (465 m) to 5,500 ft (5 11 m) childcare facility is located on the fifth level

Affordable Housing Resource Guide

Policy Context in the City of Richmond



1.8 Developing Affordable Housing Projects in the City of Richmond - Overview of the Process

The City wants to continue to work with the development community and housing sector and non-profit operators to help create high quality, affordable housing projects. To facilitate the process, it is important for project applicants to follow an appropriate Affordable Housing development methodology in order to promote successful applications. An overview of the process would include:

review City and Provincial guidelines and requirements for affordable housing delivery, and operation and sponsorship of an affordable housing project

determination of community needs and identification of a site. Preliminary project discussions with City staff

a review of what consultants may be needed to help develop an Affordable Housing project. A list of consultants might include:

- a Development Consultant, specializing in affordable or non-profit housing
- consultants to provide required site specific information, such as Land Surveyor (to provide a legal survey), a Geotechnical Engineer (to provide a Soils Report and Building Foundation Recommendations), an Environmental Consultant (to provide Environmental and Hazardous Materials Surveys and Recommendations)
- a Cost Consultant (sometimes called a Quantity Surveyor)
- a Construction Manager (to help with a market-based cost analysis

- an Architect
- Engineers, including structural, mechanical, electrical and civil engineers
- a Landscape Architect
- a Building Code Consultant / Code Engineer
- a Building Envelope Consultant

Other specialist consultants who might be included in an Affordable Housing project could include an Acoustic Engineer, a Traffic Consultant, a Heritage Consultant, an Arborist (where existing trees would be protected), a Security and/or Hardware Consultant, and a LEED Consultant (where the project has an ambition for a LEED certification and be recognized for a "Leadership in Energy and Environmental Design).

discussion of a project pro forma, which analyzes the economics and financial viability of a project. A detailed Business Plan is recommended

review of the typical approvals process

- City Approvals

Rezoning

- a rezoning of a parcel of land is required when the proposed use or scale of development is not consistent with the existing zoning for the property
- a rezoning should be consistent with the Official Community Plan (OCP)

Development Permit (DP)

- a development application for the project, comprised of design drawings that incorporate OCP DP Guidelines, City zoning regulations, the Affordable Housing Resource Guide and Technical Guidelines criteria, and any pertinent Provincial regulations
- the City provides a Checklist on the DP application, so that Applicants are aware of the submission requirements that will accompany a development application
- all projects containing affordable housing will be reviewed by the Community Services Department in conjunction with the Development Applications Department, to ensure that applications meet the City's affordable housing policies and objectives

Building Permit (BP)

- City approval that allows construction to begin, comprised of working drawings and specifications that demonstrate compliance with the BC Building Code, Zoning and Development Permit requirements, and City Bylaws

Final Building Permit Issuing Occupancy Permit

- City final approval of the constructed facility, indicating that it is ready for use

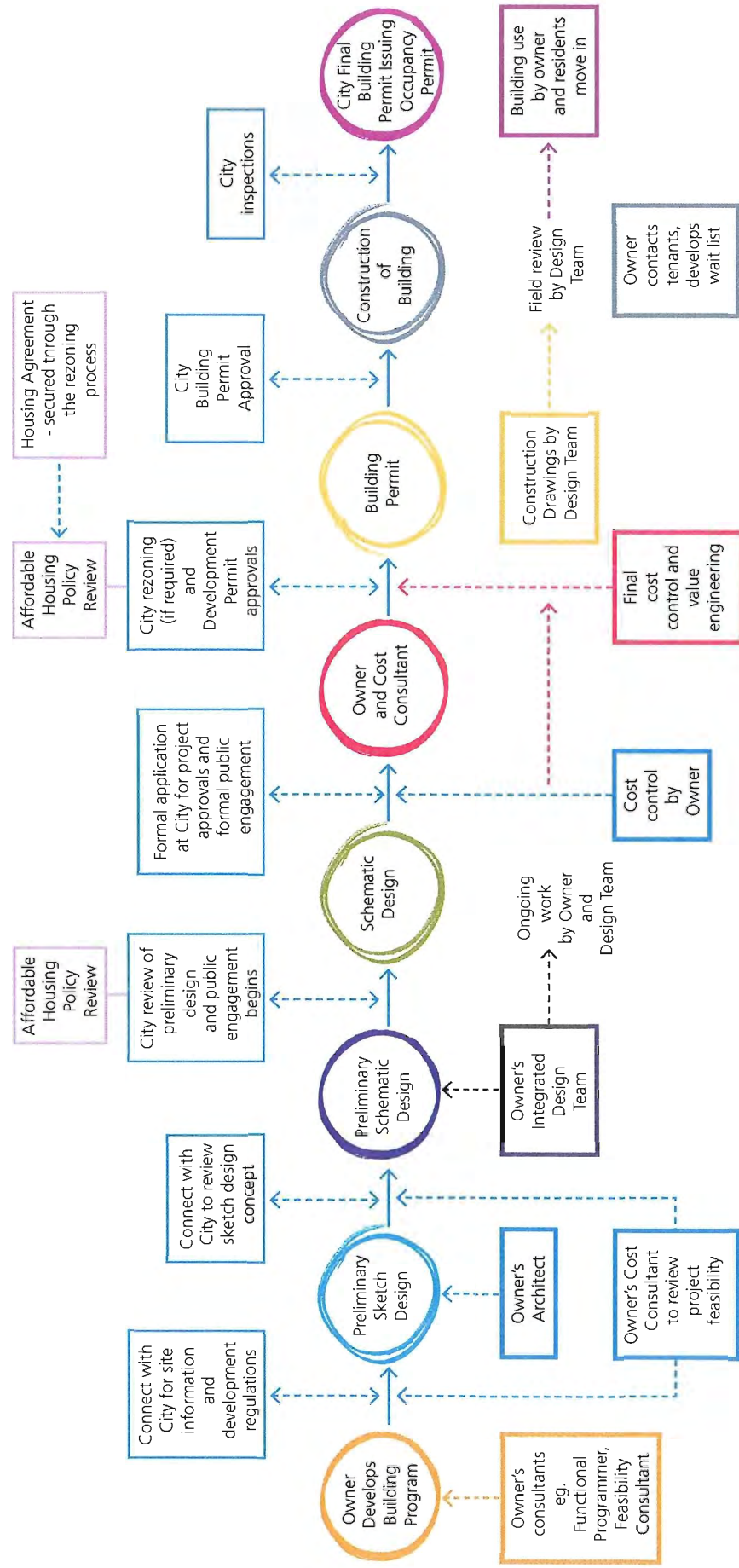
Affordable Housing Resource Guide

Policy Context in the City of Richmond



Affordable Housing Project - Overview of the Development Process

Multi-Unit Project



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Affordable Housing Resource Guide

Policy Context in the City of Richmond



1.9 Building the Optimal Consulting Team to Develop an Affordable Housing Project

As noted in the previous section, the list of consultants who would assist an owner to deliver an Affordable Housing project can be long and seemingly complex. Typically, consultants are grouped into two categories, non-design related and design-related consultants.

Non-Design Owner's Consultants

One group of these consultants provide the owner with legal documents that are required for project approvals, such as environmental surveys or hazardous material remediation reports or certifications, or they provide inventories of existing site conditions, such as legal surveys or soil conditions.

Another group of non-design consultants are engaged to advise the owner on aspects of the development process as a whole. Many affordable housing developers, for example, are non-profit groups and might not be especially skilled in how to successfully deliver a housing project. These owners can engage development consultants who have experience in construction management and finance, to help lead the planning, budget, construction and operations aspects of a project. It greatly assists if the development consultant is well-versed in how to deliver affordable housing, as there are many aspects of development that are unique to this project type.

Design-Related Owner's Consultants

Owners will typically engage an architect to lead the design process. The architect not only designs the building, but also typically acts as the managing consultant who coordinates the work of the other engineering and specialist design consultants. Again, it is useful if the architect selected to lead the design process has affordable housing development experience. The architect can assist the owner with selecting other design consultants, and these consultants can either be engaged directly by the owner or sometimes by the architect.

The various engineering and specialist consultants play specific roles in helping to fully describe the building that is being designed. These include building structure, building systems for heating, cooling and ventilation, building lighting and fire and life safety concerns, and creating landscaping for the project.

All of the design-related consultants have specific responsibilities set out by provincial legislation and by professional organizations. The municipality, who acts as the approving authority, or "authority having jurisdiction" on a project. Design-related consultants must certify to the municipality that their designs meet all pertinent zoning and development regulations, and building code requirements.



The Integrated Design Process

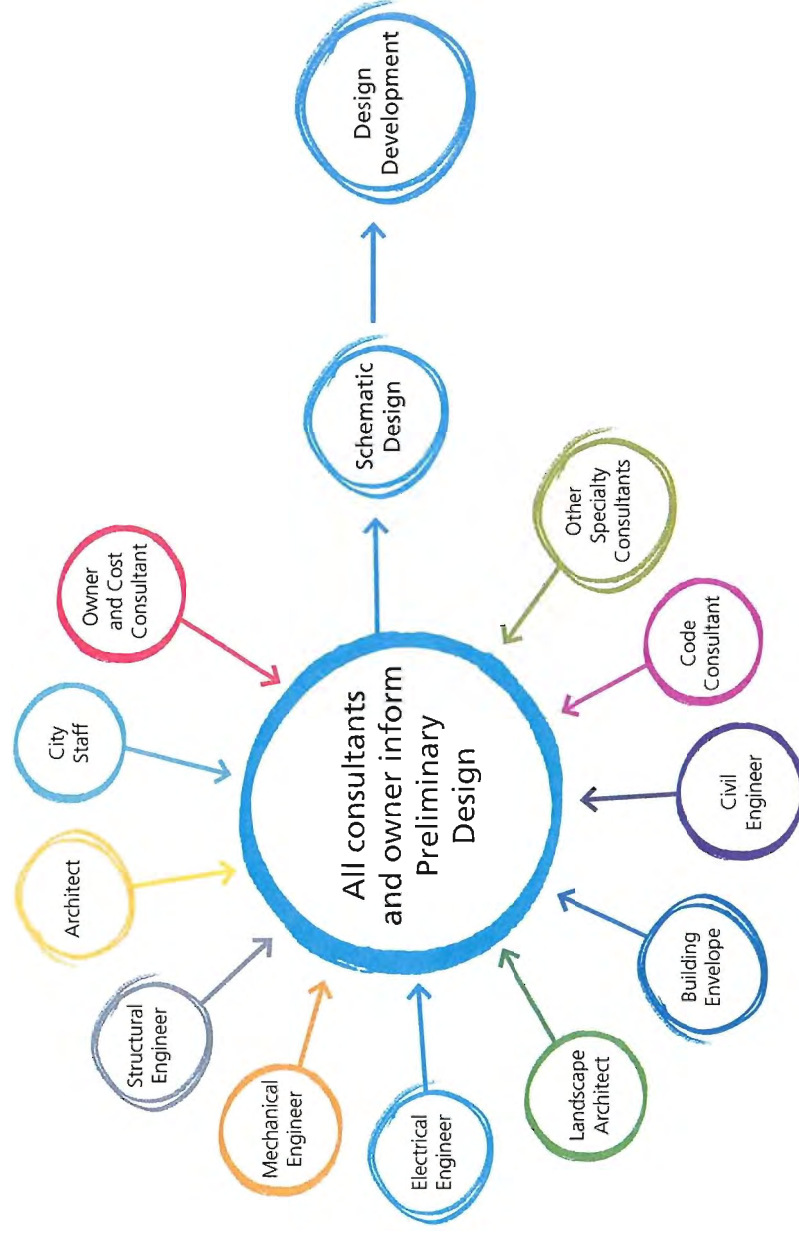
More and more in today's development world, projects are designed by an integrated team of consultants, who define project goals and set out how best to achieve these from the outset of the design process.

For example, in the contemporary context, it is becoming more prevalent that new buildings provide a high degree of energy utilization. To achieve this, the consultant team and the owner's team will decide early in the design process what design features and building systems the building should accommodate. Heating and cooling and insulation goals are set out at the beginning of the project, which helps inform the architect's overall design for the project.

Beyond being useful to develop high performance type buildings for energy utilization, the integrated design approach is also used to articulate a wide range of building and space planning goals for a building, including social and community building goals.

With an integrated team approach, appropriate design decisions can be made from the outset of a project to enhance the delivery of buildings that work for communities.

INTEGRATED DESIGN - THE TEAM APPROACH





Financial Viability

2

2.1 Providing for Financial Viability for both Private Sector and Affordable Housing Projects that involve the Public Sector

No matter who is developing housing, whether it is the private sector or an agency from the public sector, investment in and delivery of new or renovated housing is a complicated and costly process. It is often said that the biggest investment a household will make is to acquire and maintain home and shelter, and it is important to keep in mind the cost of, and effort required, to provide for the delivery of new housing supply.

Given the substantial investment required, it is fundamental that the financial viability of the development of a housing project be kept foremost in mind, so that new housing supply can be delivered successfully, and be maintained successfully over time, to meet evolving housing needs.

While concern for the bottom line is typically thought of as the purview and strength of the private sector, it is no less important that where the public sector is involved in delivering housing, specifically affordable housing, that individual projects be planned to demonstrate financial viability, in the planning and construction stages and especially over the longer term in the operations and maintenance stages of the building.

This means that some aspects of housing delivery, such as maintenance and life cycle costs, which often aren't a primary concern in lower cost private sector projects, should be a key component of public sector affordable projects.

The overall message then, is that all housing developments require close attention to the cost of delivering new housing supply, and that while the private sector should be encouraged and made more viable by the setting out of clear regulation that delivers certainty while meeting community goals, the viability of affordable projects involving the public sector must take into account a wide range of public goals and objectives.

2.2 Financial Analyses

In the first stages of planning for a housing project that includes affordable housing components, financial assessments must be made of key project elements:

2.2.1 Identifying Development and Financing Costs

The Cost of Land

- capital costs, financing costs, legal and holding costs

Project Development Soft Costs

- project management costs, including development planning and financial consultant costs
- geotechnical (soils and foundation) consultant and legal survey costs
- environmental and hazardous materials survey costs
- design costs, including architectural, engineering and landscape consultant costs
- design contingency
- municipal fees
- project close-out and marketing costs
- public art amenity contribution

Project Development Hard Costs

- site development and servicing costs
- per sq. ft. (or sq.m) costs of construction (based on the consultants' preliminary design)
- construction contingency



Financial Viability 2

Identifying Operating Expenditures

- maintenance
- heat and utilities
- property management
- taxes
- replacement reserve (for eventual major servicing or replacement of constructed portions of the project)
- long term financing commitments
- demolition reserve fund

Identifying Funding And Operating Income

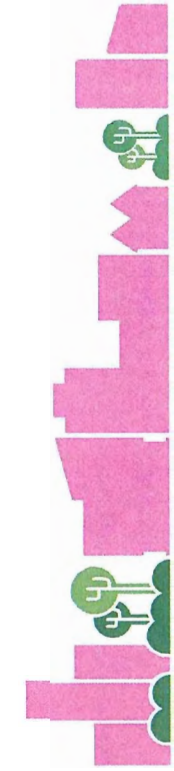
- private lender funding
- government funding
- capital fund-raising
- partnerships with other community service organizations
- housing unit rental income
- revenue from parking
- possible revenue from services to tenants (eg. Laundry), or rents from commercial space in the project
- possible revenue from social enterprises that might be incorporated in the building

Developing Proformas To Assess Project Viability

- updating proformas at project milestones, to assess project financial viability on an ongoing basis

Long-Term Operations Models That Illustrate Financial Sustainability Over The Long term

- summary of energy and utilities costs, and how these are evolving
- analysis of building systems replacement costs, and pressures on the replacement reserve
- analysis of property management costs
- summary of adequacy of revenues to meet operations costs



Affordable Housing Development 3 Housing Mix

3.1 Meeting Community Needs

As Richmond continues to grow and demographics change, community housing needs will continue to evolve. Individual development applications that include housing should respond to community needs, and provide housing types, including a range of affordable housing types, that match the profile of existing and future residents in Richmond.

3.2 Meeting Housing Demand

Metro Vancouver's Regional Growth Strategy stipulates that Richmond must absorb a significant amount of residential growth in order to meet anticipated Regional population increases. By 2040 it is estimated that Richmond must add 16,200 units over today's existing unit numbers.

To ensure marketability, and to meet the housing needs of the widest range of Richmond residents, new housing should provide a supply of various housing types, with an appropriate mix of numbers of bedrooms, in a variety of building forms.

2040 Total Demand:

- Additional Units (see Table 1 - Estimated Housing Demand, Regional Growth Strategy, May 2009)

3.3 Additional Considerations Regarding Housing Mix and Unit Types

- provision of amenity spaces or community services in an individual project or connectivity with amenities and community services nearby. (Refer to the City of Richmond Official Community Plan for minimum indoor amenity area requirements.)
- level of resident independence
- visitability aspects including accessibility and barrier-free design

Low-End Market Rental

Low-End Market [LEM] Rental in medium and higher density development is a priority in Richmond.

When part of a new market housing development, the LEM units should have the following four characteristics:

- Constructed with the same level of finish as the market units.
- LEM residents should have the same access to shared spaces and amenities as market residents.
- No charges to residents for vehicle parking. [Parking requirements can be decreased for LEM units].
- LEM units should incorporate Basic Universal Housing features, consistent with Richmond's zoning requirements.

Housing demand estimates in the City of Richmond - Table 1 - part of Metro Vancouver's Regional Growth Strategy

As part of Metro Vancouver, it has been determined that Richmond should deliver 400 units of affordable housing per year in order to accommodate growth in the region.

City of Richmond	Overall Housing Demand	Ownership Demand	Rental Demand	Total Affordable Rental Demand	Low Income Rental Demand	Moderate Income Rental Demand	Market Rental Demand
RICHMOND: Annual estimated housing demand	1,600 units	1,040 units	560 units	400 units	180 units	220 units	160 units
RICHMOND: 10-year estimated housing demand	16,000 units	10,400 units	5,600 units	4,000 units	1,800 units	2,200 units	1,600 units
METRO VANCOUVER: 10-year estimated housing demand	185,600 units	120,700 units	64,900 units	46,800 units	21,400 units	25,400 units	18,100 units



Affordable Housing Project Design Considerations

4

4.1 Context and Environmental Concerns

4.1.1 Location in the Community

As Richmond continues to evolve as an urban centre in Metro Vancouver, with a more compact form of development, affordable housing will be delivered in more medium and higher density developments.

These should be strategically located close to community facilities such as community centres, schools, libraries and parks, and transit.

4.1.2 Adjacent Uses

It is anticipated that as Richmond grows, affordable housing units will tend to be delivered as part of mixed-use developments, including as part of market housing projects.

In such projects, effort should be made not to segregate the affordable components. The preferred approach will be to integrate the affordable units into the larger development so that the perception of lower-income versus higher-income, or market versus non-market housing components, is not pronounced or obvious.

Where non-market or affordable units are delivered in a single stand-alone project, effort should be made to design the exterior of the building so that it complements and feels in context with adjacent buildings in a local precinct.

The overall design intent should be to create a seamless integration of market and affordable housing units in the community, through the careful manipulation of scale and massing, and the use of building materials in a consistent and complementary way.

4.1.3 Zoning

As noted previously, the Richmond Official Community Plan [OCP] and Zoning Bylaws guide growth and change in the City. When reviewing a possible site for a project that contains affordable housing components or comprises the entire project, the zoning and development parameters must be determined, and early contact with City staff is recommended to discuss the potential development.

4.1.4 Relationship to Grade

Affordable housing projects, and larger projects in general, should be designed to provide barrier-free, same level access from the public realm, through the exterior site areas and to the interior of the project. This allows for wheelchair accessibility and freedom of movement for all users, with all trip hazards also minimized.

4.1.5 Relationship of Indoor and Outdoor Spaces

In order to promote barrier-free design, and enhance visibility for projects, indoor and outdoor spaces should also be connected in a wheelchair accessible manner. Minor differences in grade should be accommodated by means of ramps, while vertical movement requirements will be provided by elevators as well as stairs. The elevator should be of sufficient size to accommodate mobility aides such as strollers and scooters, as well meet code requirements for wheelchairs and ambulance stretchers.

4.1.6 Importance of Natural Light

Natural lighting is an important aspect of creating useful and amenable housing projects. Indoor and outdoor common areas, as well as the interiors of the housing units themselves, require good exposure to natural light and at some direct sunlight.

A high level of daylighting for interior spaces can reduce artificial lighting needs and passive solar heat gain into housing units, and can reduce energy consumption in buildings, as well as improve the energy utilization levels over the long term.

4.1.7 Access

Walking, Biking, Transit

As Richmond continues to grow as an urban centre, especially in areas with transit-oriented development, the preferred means of movement will be non-vehicular. Richmond's flat topography is highly amenable to walking and biking, and a barrier-free, pedestrian-oriented public realm and means of access to housing developments is important.

Vehicular Access, Drop-Off and Parking, Parking and Loading Regulations

- while non-vehicular modes of mobility are to be encouraged, vehicle use must also be accommodated for new housing projects
- the Parking and Loading Section of the Zoning Bylaw sets out minimum resident, and visitor parking and loading space requirements. City staff should be consulted on this matter

Affordable Housing Project Design Considerations 4



- new multi-unit projects may also require for safe and convenient vehicular drop-off and short-term parking areas
- other vehicle movements considerations will include access for service and delivery vehicles, garbage trucks and emergency vehicles. As all of these parking, loading and traffic movement issues can be quite complex, early contact with the City's Engineering, Planning, Project Development, and Transportation Departments is encouraged

Surveillance

- typically, access to housing projects will be by enterphone, with resident-controlled "buzzing-in" of visitors. Video monitoring of the entry area is recommended, to heighten residents' ability to survey and control who is asking for admittance to the building
- outdoor entry areas and interior lobbies should be well-lit. Security can also be enhanced by limiting elevator access to other floors to residents only, by means of electronic devices such as fobs and card-readers

4.1.8 Security

Fences and Boundaries

in higher density urban settings, it is important to provide a practical and highly amenable inter-relationship between the public realm, and semi-private and private areas that are part of the housing project

- typically, solid fences should be avoided, and separation between the public realm and the housing should be comprised of landscaping with grade changes, and open fence or glazed screens where appropriate. In this way, natural surveillance of the public and private realms is enhanced

Gates and Security

- for higher density projects, gates that access entry courtyards or outdoor common areas should be secured with electronic locking devices that limit entry to residents only. Electronic security however must not compromise safe egress and emergency exit capability that is required by building code

4.2 Housing Design - Interior Spaces

4.2.1 Housing Unit Size

4.2.1.1 Richmond Standards

While the City does not have any formal standards for minimum unit size, the City recognizes that unit livability and visitability relates directly to more generous unit areas, as well as to unit layout openness and overall design.

Unit size, however, also is closely related to housing affordability, and there is a trend in market housing in urban centers in Metro Vancouver, towards delivering smaller sized units to make housing more affordable.

In the Richmond marketplace, smaller units are not typically the norm, but for affordability reasons it warrants consideration to make units as compact as possible, while still making the housing sufficiently open and spacious to meet visitability and aging in place concerns.

The following unit sizes should be considered as minimums for the purpose of affordable housing design:

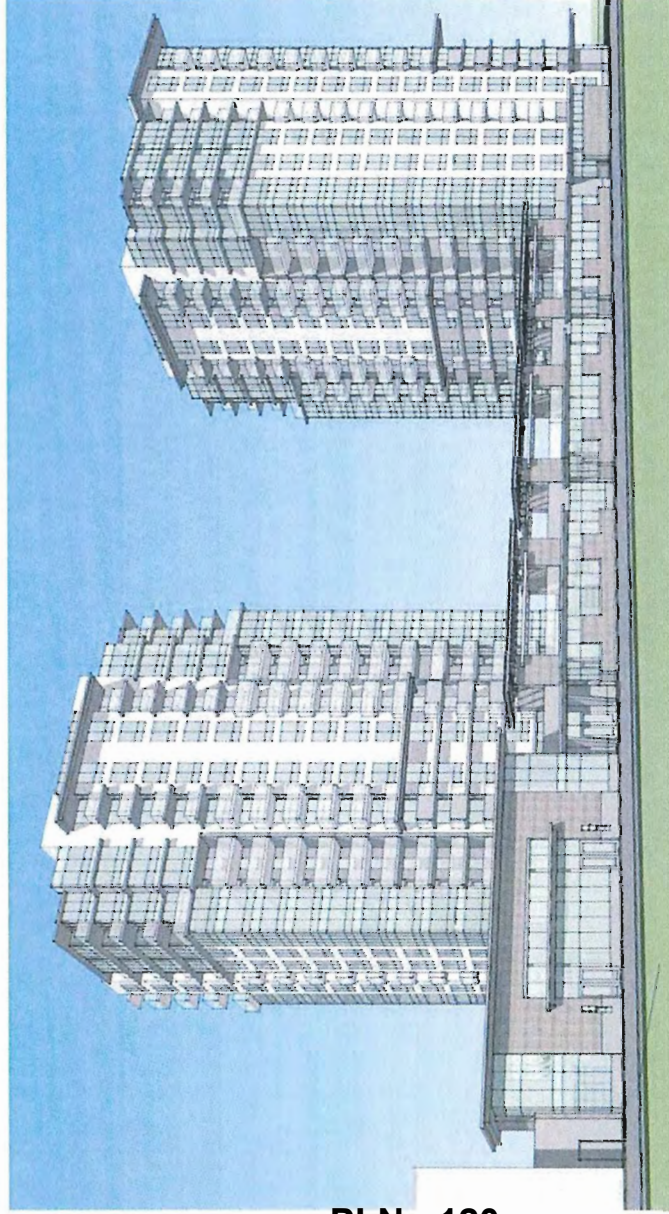
Studio Unit:	400 sq. ft. [37 sq.m]
1 - BR Unit:	535 sq.ft. [50 sq.m]
2 - BR Unit:	860 sq.ft. [80 sq.m]
3 - BR Unit:	980 sq.ft. [91 sq.m]

Affordable Housing Project Design Considerations 4

4.2.1.2 Design Characteristics for Affordable Housing Units - Universal Housing Units and Accessible Housing Units

The intention is that affordable units generally be designed as Universal Housing Units, incorporating features that will enhance opportunities for residents to remain in their homes over time, and allow for independent living over the long term. Richmond zoning regulations characterize such units as "Basic Universal Housing", with such features as:

- open kitchen and living room
 - if the living spaces flow together in an open plan, areas can be made smaller while still allowing for ease of movement and flexibility in furniture arrangement
- wider hallways and stairs
 - ideally hallways and stairs should be no less than 1,220.0 mm wide minimum
- wider doorways
 - minimum clear opening of 850.0 mm for all entry doors to dwelling units
 - if the front door opens into the unit, provide a minimum of 6.0 m of unobstructed clearance on the wall at the latch side of the door
- low profile wheelchair accessible thresholds at the front entry door - maximum 13.0 mm high
- consider use of pocket doors



Kiwanis Towers, Minoru Park, Richmond, BC

Basic Universal Housing Features

Richmond's Zoning and Development Bylaw sets out basic universal housing features. See section 4.16.

Bylaw 8500 provides a modest FAR exemption for single-storey residential units that incorporate the specified "Basic Universal Housing Features".

City staff encourage universal design features in all built affordable housing units.

Affordable Housing Project Design Considerations 4



- wider bathrooms
 - provide at least 760.0 mm x 1,220.0 mm wide of unobstructed space between the toilet and the bath or shower stall, when these elements are situated opposite from each other, and the same unobstructed area in front of sink vanities
- electrical outlets at a higher level off of the floor; light switches at a lower level
 - install outlets at 455.0 mm to 1,200.0 mm above finish floor to the centreline of the electrical box, and light switches at 900.0 mm to 1,200.0 mm from the floor
- have a lower sill for windows, and taller, brighter windows
 - install sill at 750.0 mm above finish floor. (Windows will have tempered glass and be rated for guard loading structurally)
- other consideration to allow for future adaptability (not in Zoning Bylaw)
 - provide backing for future grab bars in washroom tub, shower and toilet locations
 - allow for cabinets under kitchen sinks and bathroom vanities to be removable, to provide for knee space for possible future wheelchair use
 - rough-in wiring for a future possible automatic door opener at the unit entry door
 - for multi-level units, stack closets or storage spaces over one another, to allow for a possible residential elevator/platform lift to connect floors. The closets must be deep and wide enough to accommodate construction of a rated hoistway

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- allow for "smart home" options by providing a "Node Zero Location", where all housing unit wiring, including security, telephone, cable and data, meets in one place
- position bath and shower controls closer to the outside edge of the tub or shower, to assist with future mobility issues
- install low threshold showers that already have an "ADA" compliance rating [American Disabilities Association]
- leave space on one side of the toilet

Accessible Residential Units

Accessible Housing Units have special design features to accommodate the needs of residents who require the use of a wheelchair. Such features include:

- space for turning wheelchairs and manoeuvring
- larger kitchen and bathroom areas
- specific appliance and fixture needs

Richmond Zoning also allows for the construction of "Convertible Units" which are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair.

Consult City staff regarding "Convertible Unit Guidelines" for townhouse units.

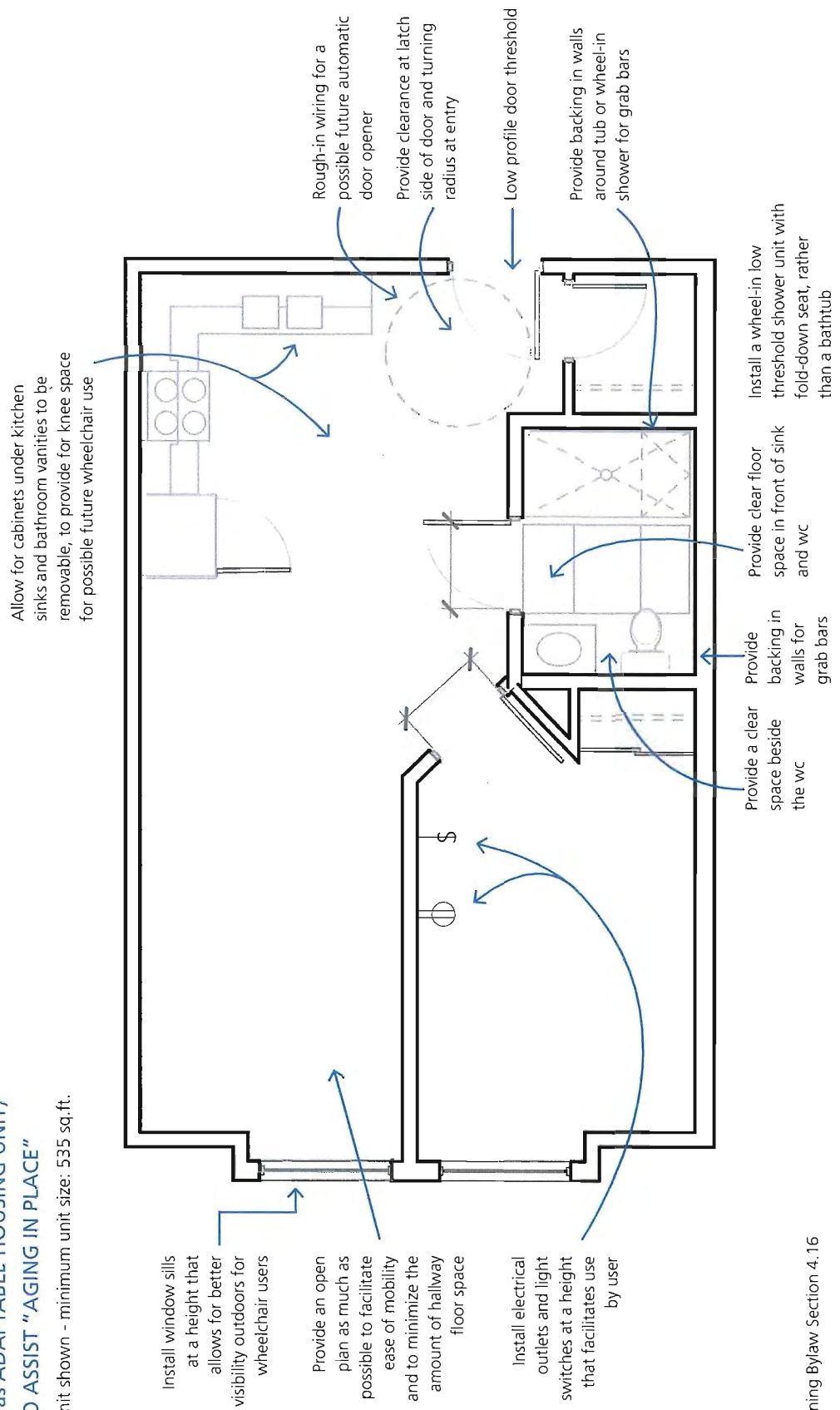
Affordable Housing Project Design Considerations 4



BASIC UNIVERSAL HOUSING UNIT (see Richmond Zoning Bylaw for specific dimensions/requirements)

(also known as ADAPTABLE HOUSING UNIT)
FEATURES TO ASSIST "AGING IN PLACE"

One bedroom unit shown - minimum unit size: 535 sq.ft.

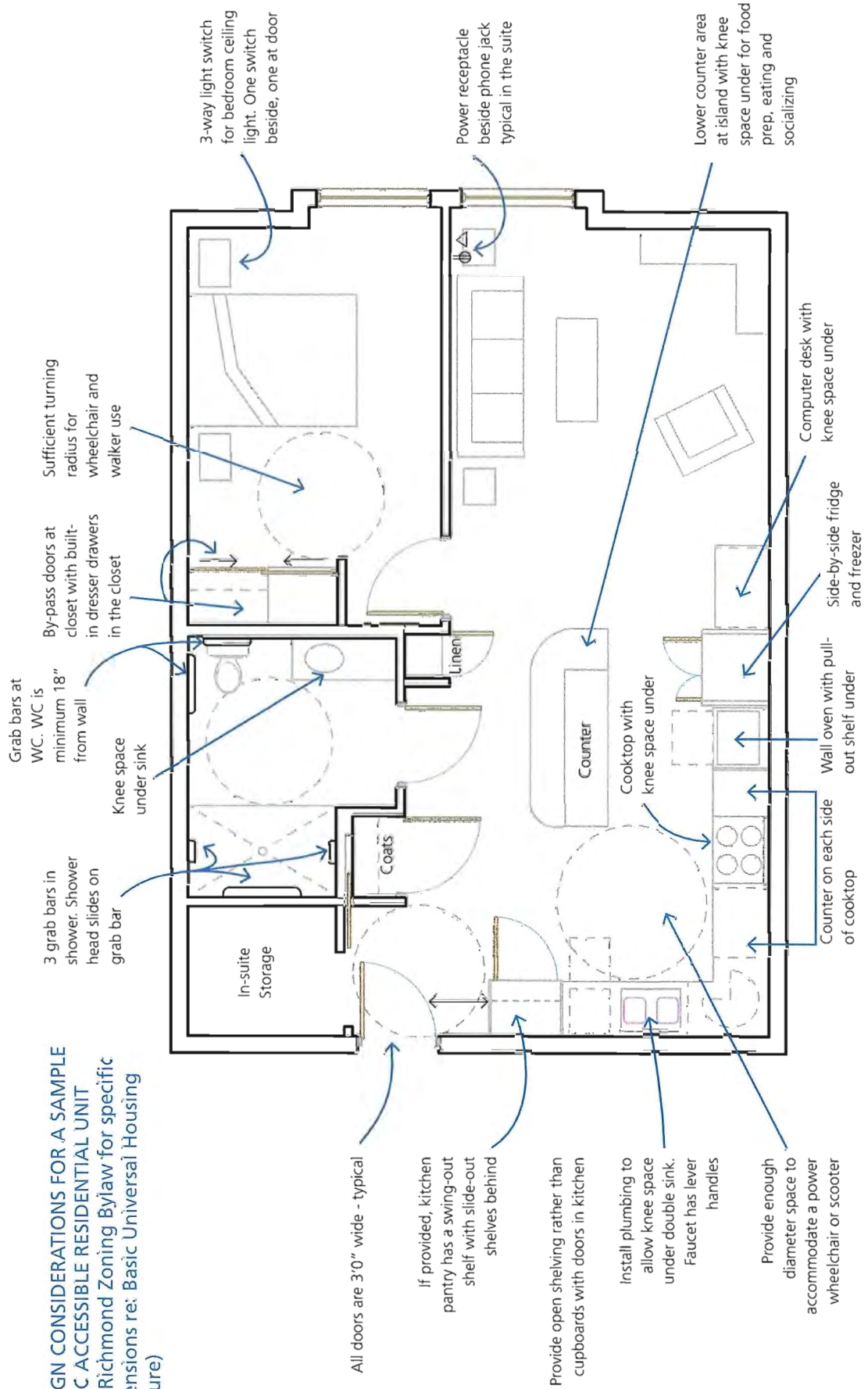


Refer to Zoning Bylaw Section 4.16

Affordable Housing Project Design Considerations 4



**DESIGN CONSIDERATIONS FOR A SAMPLE
BASIC ACCESSIBLE RESIDENTIAL UNIT**
(see Richmond Zoning Bylaw for specific
dimensions re: Basic Universal Housing
Feature)



PLN - 123

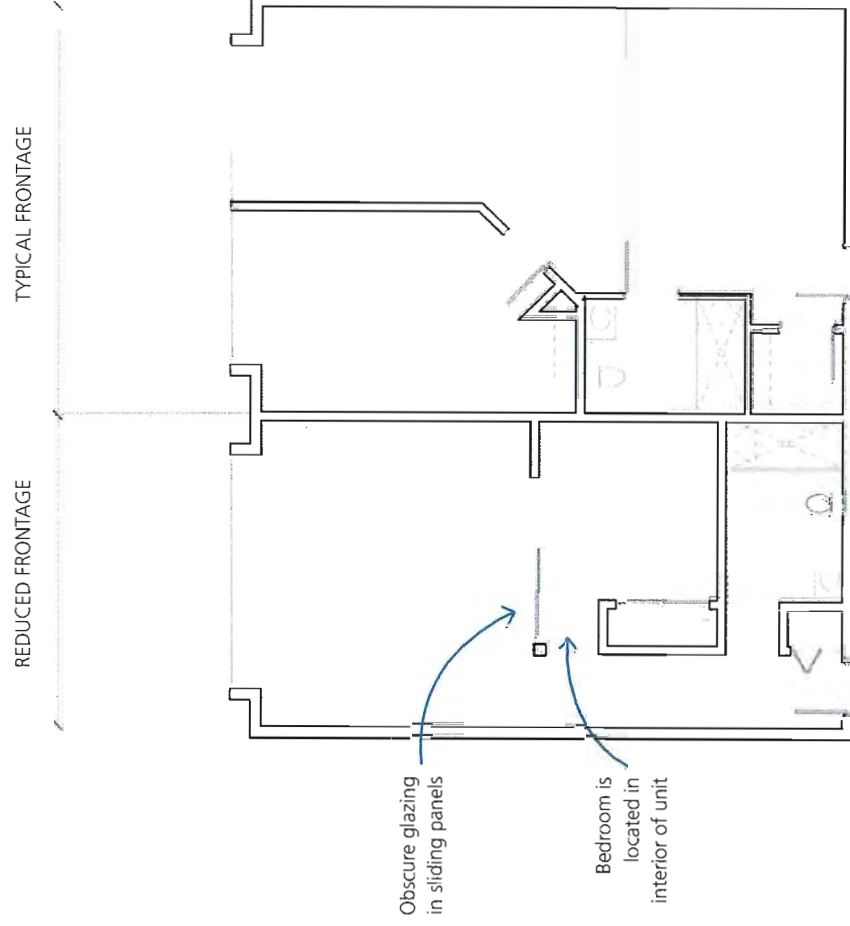
Affordable Housing Project Design Considerations 4

Affordable Housing Layout - Utilizing Less Building Frontage

One way to create more affordability is to accommodate a second or third bedroom wholly within the unit interior, with no exterior windows.

The light into the interior of this bedroom is borrowed light through high windows or obscure glass from an adjoining room that has outside windows. Additionally, good mechanical ventilation of such spaces are required, to provide fresh air supply in these spaces.

When housing units take up less building frontage, more units can be created within the same building footprint, which typically enhances affordability.



Where appropriate, consider reducing unit frontage to increase total number of dwelling units provided.

Note: This idea is no prescriptive and not all units should feature internal bedrooms. Consult with City staff.

ONE SUGGESTION FOR AN AFFORDABLE HOUSING LAYOUT UTILIZING LESS BUILDING FRONTAGE



Affordable Housing Project Design Considerations 4

Common Areas in Buildings - Design Characteristics for Building Community

In affordable housing projects, it is important to consider including common areas in new developments that will enhance livability, and allow for building community among residents.

In some cases, these common areas might be provided for all residents in the development to use, but if this is not feasible, some of the following areas should be included where the number of affordable units in the project is greater than 10 units:

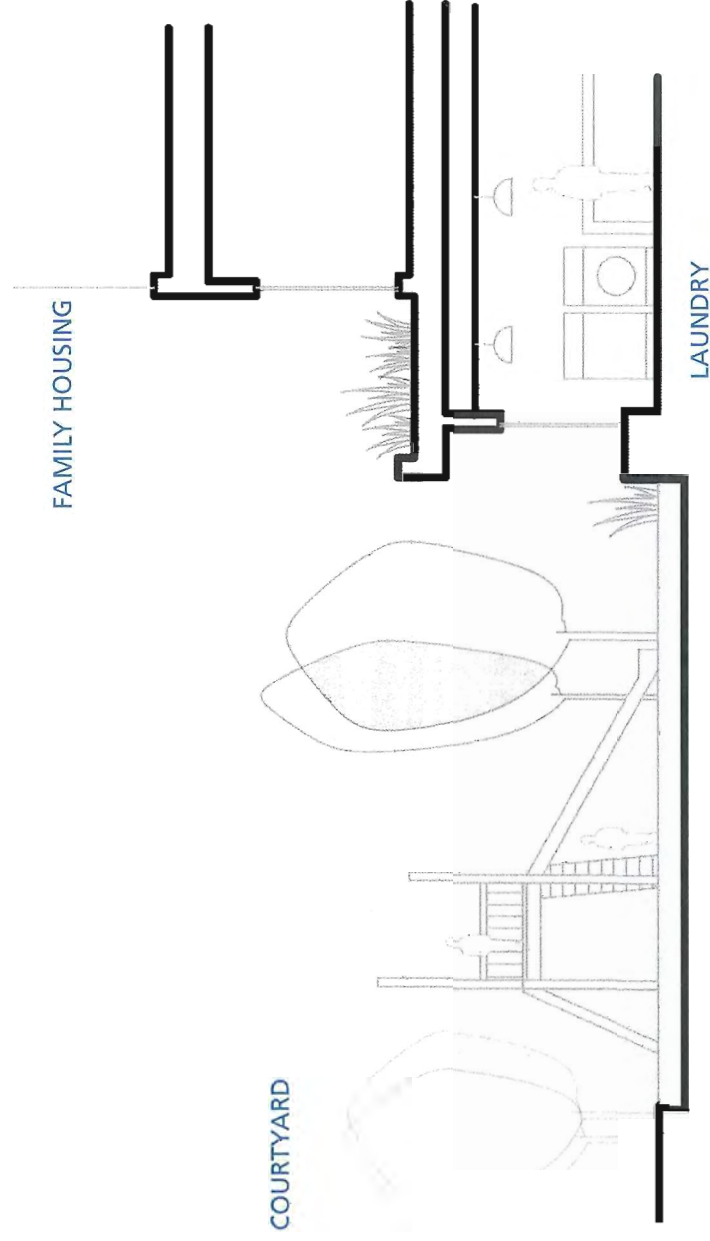
- community kitchen and dining area
- library and common internet use area
- lounge and multi-purpose rooms
- common laundry area
- use of the entry lobby as a casual meeting area
- opportunities for gardening - greenhouses

The overall design intent here is to provide opportunities for residents to gather in various sized groups, whether casually, or in more structured meeting situations. The size of meeting areas can range from those that accommodate 4 to 6 people, to a larger meeting room or amenity space that holds most of the resident population.

Additionally, in larger mixed use developments, the following opportunities should be reviewed:

- possible commercial space
- look at possibilities for multi-cultural uses
- look at integration of public art

In all, it is important for affordable housing sponsors and designers to review specific requirements for common areas in projects in Richmond's Official Community Plan, and coordination with City staff is recommended.



Locate social areas like meeting rooms and laundry rooms adjacent children's outdoor play areas.

Affordable Housing Project Design Considerations 4



Supportive Housing Projects

These affordable housing projects typically serve specific target populations, and tend to be health-related housing operated by non-profit agencies partnering with government or with a private sector partner.

Some of the common area amenities listed in the above section should be included in these types of developments.

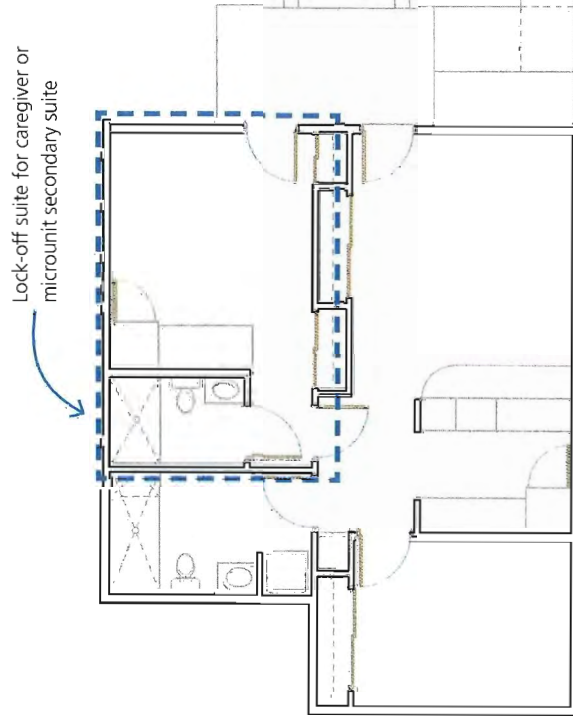
Such projects can also benefit from live-in staff, where 24-hour assistance is required for the resident group. A small self-contained unit, with bathroom and kitchenette, is typically satisfactory to provide supportive living assistance.

It is also preferred that supportive housing projects be integrated with appropriate services that serve the larger community, such as health services, child care, and seniors service facilities.

Supportive Housing Units with Adjacent Caregiver Suites [Lock-off suites]

As residents age in place, health issues may develop. Rather than relocating a resident to a care home, it may be preferable and more economical to allow the resident to remain in place, with the assistance of a live-in caregiver.

To accommodate the caregiver, a smaller self-contained (with bathroom and kitchenette) adjoining unit could be designed as part of the original unit layout ensuring that all relevant Building Code requirements are met. This unit would initially be locked-off from the main unit, and serve as secondary suite type accommodation in the overall development.



ONE-BEDROOM SUITE WITH LOCK-OFF UNIT

Affordable Housing Project Design Considerations 4



4.3 Affordable Housing Design - Exterior Considerations

4.3.1 Environmental Concerns

As noted in Richmond's Official Community Plan, well-designed private and semi-private outdoor areas can greatly enhance the livability and appearance of affordable housing projects. Addressing site specific environmental concerns is an important part of this aspect of the affordable housing design process, whether the outdoor area is an active zone for socializing, or a more passive landscaped area.

Wind Protection

Exposure to wind limits the use of outdoor areas. Locating building mass and wall extensions to shelter outdoor areas from prevailing winds and weather will assist in making outdoor areas more usable, especially for seniors and for children's outdoor play areas in family-oriented affordable housing projects.

Sun Exposure

Outdoor areas should be oriented to provide at least three hours a day of direct sun exposure at the winter solstice, preferably in the mid-day hours.

Provide Some Shade for Hot Days

- shade on hot summer days must be provided, by means of wide building overhangs, shade structures (such as pergolas and the like), and by strategically located specimen tree landscaping. Open roof structures can also be considered, which have the advantage of providing shelter on rainy days

Provide Non-glare Surfaces

- building materials on walls adjacent active outdoor areas, and those used for ground plane hard-surfacing, should not be shiny or be finished in bright reflective colours

Lighting

- provide adequate night-lighting in outdoor areas, but avoid lighting fixtures that produce glare. Consider the use of soffit or down-lighting that are International Dark Sky Association compliant
- consider using lighting projects and systems that are energy conserving, have long life, have a low cost of ownership and were accessible for service and maintenance

Protect from Car Traffic and Noise and Fumes

- active outdoor areas should not be located where they can be negatively impacted by traffic noise or exhaust

Pay Close Attention to the Location of a Building's Mechanical Equipment and Vents.

- do not locate a building's mechanical exhaust vents such that they exhaust into active use outdoor areas. Mechanical and electrical equipment should also not be located where equipment noise or vibration impacts such areas

Hard Landscaping

- hard surfacing must be carefully considered to meet universal design and accessibility requirements, and to provide ease of maintenance and meet long-term wear and resiliency characteristics
- slippery or unstable surfaces must be avoided, as well as sharp corners or rough surfaces
- provide for effective surface drainage with adequate slopes to drain for all surfaces of ¼" in 1'0", and avoid all ponding
- for children's play areas, provide adequate fall zones and cushioned play surfaces around play equipment

Soft Landscaping

- significant areas of soft landscaping should be provided in affordable housing projects, including specimen trees and shrubs, massed planting and lawn areas
- ensure that plant species are vigorous and chosen for ease of maintenance and resistance to drought. If built-in irrigation systems are used, ensure they can be automatically operated
- provide for adequate drainage in lawn and landscaped areas to avoid pooling and standing water
- consider the use of indigenous plant material as a priority, and avoid toxic plants
- avoid known invasive plant species
- consider pollinator friendly landscaping strategies.
- consider edible landscaping

Affordable Housing Project Design Considerations 4



Rooftop Outdoor Space

- rooftop areas have considerable potential for outdoor amenity areas in affordable housing projects, especially in urban areas where available outdoor space on the ground is limited or non-existent
- for these rooftop areas, the roof structure must be designed to support the weight of sufficient soil depth for landscaping, including larger shrubs and small trees
- if play equipment or landscape structures are contemplated, consider anchoring these into housekeeping pads that do not penetrate the roofing membrane. Locate heavier landscape elements over the building structure's columns and beams, to minimize added structural cost. Advance plan to prevent roof leaks and for repair of roofing membranes in the future
- provide for positive slopes to drain of 1/4" in 1'0" minimum, and make all roof drains easily accessible for cleaning



Rooftop Garden, Centro, Richmond, BC | DIALOG

- boundary fencing should be designed to prevent climbing, and with a top that extends back into the rooftop area, as a deterrent to objects being thrown over the fence. Fencing should be high enough to meet Richmond by-law and safety requirements, and incorporate glazing panels to allow views from the rooftop
- allow for sun exposure, but provide shade opportunities since roof areas can get very hot in sunny weather. Use wind tolerant and drought-resistant landscaping
- locate mechanical exhaust vents and rooftop equipment away from active use rooftop areas, to avoid noise and fumes

4.4 Affordable Housing Design - Sustainability Issues

Energy Efficiency and Utilization

It is recommended that purpose-built Affordable Housing projects in the City of Richmond be designed in accordance with the energy utilization guidelines as noted in the City's Corporate High Performance Building Policy.

The policy guidelines advocate for achieving "sustainable" building design through energy use optimized systems and on-going operations and maintenance procedures, such as commissioning and retro-commissioning on an on-going basis. Other areas of importance for the "sustainable" design of Affordable Housing project include the following:

- reduce landfill waste generation
- demonstrate a high level of operational efficiencies in energy use
- reduce greenhouse gas emissions

- best practice efficient use of natural resources such as water, land and materials
- minimize facility maintenance costs over the long-term

Capability to Plug into District Energy Systems

The City of Richmond is encouraging the expansion of a District Energy System program to effect energy utilization savings and the reduction of greenhouse gas emissions in the centre area of the City.

New developments in the City Centre will be expected to be "District Energy Ready" - contact City staff regarding District Energy Ready specifications.

Resilient Buildings - Durability and Maintenance Considerations

- Materials and Building Design
 - new buildings should be appropriately designed, and constructed with quality and durable building materials, to promote structural and material longevity and ease of maintenance considerations
 - the goal will be to optimize occupant satisfaction and to minimize annual ownership costs for the building, including energy, operating, service and maintenance costs
- Building Systems
 - plumbing and heating, fire and life safety, and electrical, communication and security systems should all be designed and installed to deliver a high standard of performance and durability, while being as simple to maintain as possible

Affordable Housing Project Design Considerations 4



- building commissioning should be thorough, and operations and maintenance manuals should be comprehensive with maintenance schedules clearly laid out for effective upkeep of the building's physical plant

Environmental Design Rating Systems

- certification costs for Environmental Design Rating Systems are high, requiring a significant investment in consultant and testing agency fees, and in making application for certification itself
- for affordable housing projects, it will be sufficient that the criteria for certification only be followed to achieve equivalency, and that unless desired by the developer or housing sponsor, the costs associated with the actual certification process may be avoided

Food Security - Community Gardens

- it is desirable that affordable housing projects provide opportunities for foodstuff gardening on site, either at grade or on rooftops

Sustainable Transportation

- consider adding EV charging stations in affordable housing projects
- encourage transit use, cycling, and provide dedicated car-share parking spaces

4.5 Affordable Housing Design - Innovative Examples from Other Places

4.5.1 Aging-in-Place Affordable Housing Examples

A) NATURALLY OCCURRING RETIREMENT COMMUNITIES ["NORC"s]

NORC's are multi-age communities with large concentrations of older adults. These communities have evolved in recent years, owing to a variety of demographic shifts in society:

- aging-in-place
- the arrival of more older adults coming to live in a community, seeking amenities and services that fit with their retirement lifestyle
- the departure of younger people in search of opportunities, leaving behind the older generations



Community Garden at Mole Hill Community Housing, Vancouver, BC | DIALOG / S.R. McEwen, Associated Architects

In the United States, federal and state health programs are being put in place to provide place-based public services to improve the health status of older adults and seniors in these naturally-occurring communities, which typically contain a large percentage of lower-income households. The intent is to promote better health for seniors in these communities, and so lessen pressure on the acute care and extended care sectors of the health system.



Co-op City, Bronx, New York

Affordable Housing Project Design Considerations

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Elliot-Chelsea Houses, Manhattan, New York



Ravenswood Houses, Queens, New York

Though funding to serve NORCs has been established in over 25 states in the USA, some of the better known examples (all in NY state) include:

- Co-op City in the Bronx
- Elliot-Chelsea Houses in Manhattan
- Ravenswood Houses in Queens

B) PACE MODELS TO SERVE FRAIL SENIORS IN THEIR OWN HOMES

The Program for All-Inclusive Care for the Elderly [PACE] model is centred on the belief that it is better for the well-being of seniors with chronic care issues (and their families), to be served in the community and remain in their own homes, rather than having to reside in a nursing home.

It has also been established that this model delivers health care services to seniors at far less cost than institutionalization. The model is especially beneficial for lower-income frail seniors, who can live independently, or with family, and maintain a quality of life and better health outcomes without dependence on the acute care and long-term care health sectors.

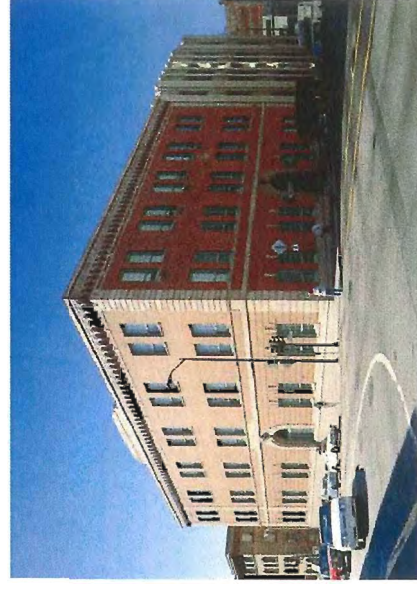
Begun in San Francisco's Chinatown in the early 1970s as the On Lok Senior Health Services, with similar programs now in place across the USA, PACE services include the following:

- assistance with maintaining independent living for frail seniors in their own home, providing home health care and personal care, and local treatment-related transportation.

- medical care provided by a PACE physician, familiar with the history, needs and preferences of each participant
- adult day care at a local Centre that offers physical, occupational and recreational therapies; meals and nutritional counseling; medical specialties, including all necessary prescription drugs
- respite care and hospital and nursing home care when necessary

C) INTENTIONAL COMMUNITIES

"Intentional Communities" have been created by residents in local areas in American cities, to advocate for and establish aging-in-place strategies to allow seniors to live independently and remain in their own homes. Rather than move to care homes to receive supports and assistance, seniors pay a membership fee and receive free or discounted services in their own home.



On Lok, Bush and Larkin, San Francisco, CA

Intentional communities are non-profit organizations, funded in part by medical insurance plans as well as membership fees. They are found across the United States. A well-known one is "Beacon Hill Village", located in Cambridge Massachusetts and adjacent areas.

4.5.2 Supportive Housing Examples

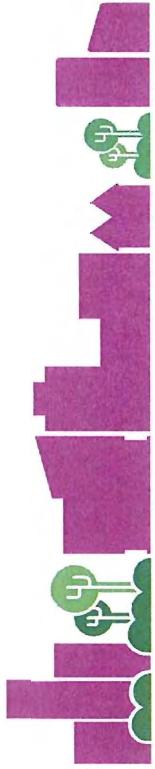
- A) SENIORS HOUSING INTEGRATED IN A MIXED USE COMMUNITY PROJECT
KITSILANO NEIGHBOURHOOD HOUSE
2305 WEST 7TH AVENUE, VANCOUVER B.C.

Kitsilano Neighbourhood House ["Kits House"], developed by the Association of Neighbourhood Houses of BC, in conjunction with funding from the Province and the Municipality, is a mixed-use assembly and residential project. The building complex features the retention of two heritage buildings, joined by a new infill structure. The complex features child cares, a community meeting hall, a seniors lounge, rooftop gardens for urban agriculture, and meeting rooms for use by the general public, as well as 15 units of low-income seniors housing.

The intent is that the seniors will use the facility like their "living room", while Kits House continues to serve the local neighbourhood.



Kitsilano Neighbourhood House Redevelopment incorporating Low-Income Seniors Housing / S.R. McEWEN Architect



Affordable Housing Technical Guidelines 5

5.1 Purpose

This section outlines key technical considerations and guidelines addressing building functionality, long term operational efficiency and sustainability that should be taken into account during the planning and design phases for affordable housing projects. It is targeted primarily to consultants who are ultimately responsible for ensuring that a completed project meets applicable technical guidelines and conforms to the regulations of all relevant authorities having jurisdiction over planning, development and construction approvals. This information will be important to help prepare project cost estimates early in the design process. The section also includes references to standards and guidelines that may be required by jurisdictions other than the City of Richmond.

5.2 Applicable Regulations

Developers and Consultants must ensure that all applicable regulations are met to the satisfaction of all authorities having jurisdiction. Regulations include, but are not limited to:

- British Columbia Building Code
- City of Richmond Official Community Plan (OCP)
- City of Richmond Zoning Bylaw
 - Richmond Social Development Strategy
 - Affordable Housing Strategy
- Energy Utilization and Building Performance Regulations
 - Energy components of the BC Building Code
 - National Energy Code for buildings

5.3 Technical Guidelines for Affordable Housing Design and Construction

Note: Section numbers shown under the following headings refer to Sections organized in "Masterformat", the national standard for organizing Specifications for construction projects in Canada.

5.3.1 Building Construction

- refer to Building Code
- Use and Occupancy
- Combustible or Non-combustible construction requirements

5.3.2 Building Envelope and Roofing

- design and construct according to the latest edition of Walls, Windows and Roofs for the Canadian Climate by the National Research Council of Canada (NRCC 13487) and per the project's Envelope Consultant's recommendations
- if floor areas are over an unheated space, consider the use of in-floor radiant heating loops set into a concrete floor topping, or increase the insulation R-values in the floor system beyond that required by the Building Code or ASHRAE 90.1 standards
- Exterior Openings
 - doors and windows to meet CAN/CSA-A440 standards and as per the Building envelope Consultant's recommendations

- install windows generally with a sill height such that users can see out while seated
- place restrictors on windows to limit the opening dimension to 4 inches
- ensure opening windows are not a hazard at exterior pathways
- pay attention to solar heat gain issues
- Roofing
 - provide a minimum 5 year Roofing Warranty from the RCABC
 - provide roof edge safety barriers, fall protection and fall arrest as per the Building Code and WCB requirements

5.3.3 Building Systems

- Heating, Ventilation and Air Conditioning - if not a stand-alone facility, the Housing should have its own separate metering from the rest of the building
- Acoustic Design:
 - provide protection from external noise or that from adjacent occupancies
 - consider enhancing STC ratings above those required by the Building Code

5.3.4 Floors

- provide resilient low gloss flooring generally in living and wet areas
- resilient flooring should be non-slip in wet areas
- avoid carpet with underlay



Affordable Housing Technical Guidelines

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- consider high durability flooring at entries and high traffic areas
- provide walk-off mats at entries
- provide vinyl or rubber tread, riser and stringer trim systems at stairs, with colour contrast nosings, and tactile warning strips at landings

5.3.5 Walls and Partitions

- painted drywall is the typical finish - consider acoustic requirements
 - use low volatile organic compound (VOC) paints and sealants
- Gloss levels:
- G5 (semi-gloss) - Kitchen, Washrooms, Laundry, Janitor's Room and all doors, door frames and interior trims
 - G3 (eggshell) - typical for walls (Matte finishes not acceptable)

- provide corner guards
- impact-resistant drywall and/or wall protection paneling is recommended in activity and high traffic areas
- for durability, consider the use of ceramic tile in Washrooms, and for Kitchen back-splashes
- provide backing in walls and partitions to secure millwork, railings and fittings as required. Refer to BC Building Code and the Building Access Handbook for requirements for backing for grab bar locations

5.3.6 Ceilings

- painted drywall is a typical finish - consider acoustic requirements (Kitchen ceilings must be washable)
- use low volatile organic compound (VOC) paints and sealants (Refer to Gloss levels over)
- acoustic T-bar ceilings:
 - install commercial quality
 - system to have an NRC of 70 or better
- provide access for above ceiling services

5.3.7 Doors and Hardware

- doors into any public area are to contain glazing with tempered glass
- doors typically should be solid core, except for bi-fold and sliding bypass doors, which can be hollow core. Meet AWMAC standards for doors
- Hardware
 - should be commercial grade
 - should meet accessibility and universal design requirements
 - door stops to typically be wall-mounted
 - sliding doors should have the ability to be pinned in place to prevent unsupervised sliding
 - swing doors to social areas to be equipped with "elephant's foot" or similar hold-open devices (unless not permitted by Code)
 - kick plates are required on the push side of doors with closers, and at all storage room doors

- Locks, Security and Alarms
 - all doors to have locks with a "classroom" function except:
 - Storage Rooms or Laundry Rooms may have "classroom" or storeroom" function
 - janitor and service rooms to have "storeroom" function.
 - provide a lockbox embedded in the building façade for Fire Rescue. [Refer to Fire Protection and Life Safety Bylaw No. 8306]
 - gates typically will feature child-proof latches. Emergency exiting, however, must not be impeded
 - equip gates with heavy duty hinges
 - review security and surveillance requirements
 - consider controlling access with the use of enterphones
 - equip doors to the building exterior, and certain interior doors with piezo type alarms, to prevent unsupervised access. Provide delay releases and alarms at emergency exits
 - restrict access from elevators, parking areas and exits



Affordable Housing Technical Guidelines

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5.3.8 *Housing Unit Bathrooms and Common Washrooms*

Housing Unit Bathrooms

- Plumbing Fixtures
 - accessible height tank style toilets with bolted tops
 - self-rimming drop-in sinks in vanities with accessible type plumbing brass (locate sinks as close as possible to the front edge of the counter to promote accessibility)
 - wheel-in showers rather than bathtubs
- Washroom Accessories
 - grab bars or future adaptability to accommodate accessible features
- Lighting
 - standardize fixtures and lamping as much as possible

Common Washrooms and Gender Neutral Washrooms

- Toilet Partitions
 - acceptable products:
 - plastic laminate covered high density particle board
 - metal with baked enamel finish
 - phenolic (if budget allows)
- Plumbing
 - toilets
 - tank style toilets
 - sinks

- self-rimming drop in vanity sinks
- faucets to have aerators for water conservation and have temperature control (120 degree F / 49 degrees C maximum). (Provide mixing valves)
- Hardware
 - heavy duty stainless steel with tamper-proof screws. (concealed where possible)
- Countertops - plastic laminate with large-size ceramic tile backsplash with dark grout colour
- Accessories
 - paper towel dispensers
 - towel and waste unit
 - soap dispenser
 - toilet paper dispensers
 - diaper change table in washrooms

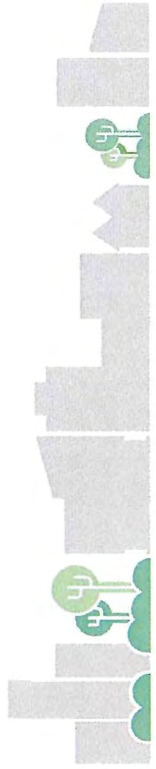
5.3.9 *Housing Unit Kitchen and Common Area Kitchens*

- Appliances - "Energy Star" rating
 - dishwasher:
 - typically not provided with Affordable Housing Unit Kitchens
 - for Common Kitchens used as community kitchens consider a commercial style under-counter dishwasher with a sani-cycle
 - 21.5 cu. ft. refrigerator for units and common kitchens
 - consider an additional freezer for a community kitchen

- 30 inch wide 4 burner stove with oven, with controls out of reach of children
- rangehood
- microwave oven:
 - generally not provided for Affordable Housing Units
 - 2.0 cu.ft., 1100 watt minimum for community kitchens
- Millwork
 - for housing units - residential casework standards
 - for community kitchens - commercial casework standards
- 1. plywood carcass construction
- 2. plastic laminate countertop with all outside corners eased
- 3. Architectural Woodwork Manufacturers Association of Canada (AWMAC) requirements
- Plumbing
 - double bowl stainless steel kitchen sink
 - separate stainless steel hand sink

5.3.10 *Laundry Room*

- Millwork: AWMAC standards for construction
- Mechanical:
 - provide 10 inch deep stainless steel laundry sink in counter
 - standard temperature hot water



Affordable Housing Technical Guidelines 5

- stacked washer/dryer hook-up
- laundry vent to exterior avoiding outdoor common areas

5.3.11 Staff Office (Supportive Housing)

- Millwork:
 - Desk / Work Table
 - Room for Photocopier
- Staff Lockers

5.3.12 Storage Areas

- provide in-suite storage closets, as well as coat and clothes closets
- Residential Storage - 200 cu.ft. caged storage locker for each unit
- Supportive Housing Additional Storage
 - configure as per specific requirements

5.3.13 Additional General Mechanical Considerations

- HVAC
 - all rooms to be adequately ventilated
 - if baseboards heaters or radiators are used, ensure hot surfaces cannot be touched
 - all equipment to be easily accessible for maintenance purposes
- Controls
 - to be Direct Digital Control (DDC), with the ability to tie into the City of Richmond's DDC networks

- install a permanent Carbon Dioxide monitoring system
- Plumbing
 - hot water temperature shall be adjustable. Provide mixing valves as required
 - high temperature water to be provided to the commercial kitchen plumbing and dishwasher, and residents' laundry and janitor's sinks
 - all faucets to have aerators for water conservation
 - provide hose bibs at residents' outdoor areas, and in garbage and recycling areas. Provide drains so no standing water occurs
 - hose bibs should be frost-free with a vacuum breaker and be vandal resistant
 - floor-mounted mop sink in the Janitor's Room to have an approved backwater prevention valve

5.3.14 Additional General Electrical Considerations

- Power
 - all outlets to have shatterproof faceplates
 - provide high outlets for use by seniors
 - where the building has an emergency power generator, the emergency lighting system shall be powered by the generator, and not by separate battery packs

- Lighting
 - provide sufficient illumination:
 - 50 ft. candles (540 lux) in Kitchen, Offices and Washrooms
 - minimize the number of fixture types and lamp types. [No MR 16 lamp type fixtures]
 - LED lighting is preferred
- Controls
 - each room to have its own light switching and controls
 - provide for varying lighting levels in residents' activity rooms, with dimmer capability
- Cable and Telephone
 - provide outlets in Residential Units and in common Activity Rooms
 - consider having telephone cable/type specification (Cat 5e minimum) the same as data grade to allow for non-analog features
- Data
 - Cat 5e is the minimum specification but Cat 6 is preferred
 - provide as required, including:
 - in staff offices, 1 with fixed IP address for DDC controls
 - allow space for City fibre network connection and separate conduit network (if nearby) or capped at the property line
- Fire Alarm
 - ensure no proprietary alarm system is installed



Affordable Housing Technical Guidelines 5

- strobe light and audible signal in the dwelling unit
- Security
 - Access
 - review which type of entry security system is appropriate for the development. [eg. Bell, buzzer, intercom, video interphone, etc.]
 - it is recommended that a security consultant be engaged to assist with the appropriate security solution
 - consider the installation of card readers with pass cards or fobs for controlled access, including elevators
 - After-Hours Security
 - provide an intruder alarm system

5.3.15 Additional Interior Design Considerations

- General Finish Requirements
 - no rough or sharp surfaces are permitted. All corners should be rounded and edges eased, particularly at countertops, window sills and corners
- General Architectural Millwork Specification [Section 06 40 00]
 - typically ¾ inch plywood interiors with ½ inch plywood backs, natural wood veneer or sheathed in laminate. Drawers from plywood construction
 - good quality melamine on MDF is acceptable except in wet areas

- use rubber cove base over ¾ inch plywood at toe-kicks
- plastic laminate finish over plywood core is preferred for countertops and splashes
- Window Blinds
 - to be commercial grade, chain operated roller style preferred
 - to be installed on all exterior windows, and at interior doors in meeting room and support staff areas
 - all cords or chains to terminate 5 feet above the floor, or have a hook tie-off at that height
- Mailbox
 - typically, one large mailbox accessible from the interior to be installed at the main entrance. All accessible elements to be no more than 4 feet above finished floor. Consult with Canada Post
- Notice Boards and Tackboards
 - provide corkboard with trim tackboards and white boards
 - typical locations include the Meeting Rooms and support staff areas
- Signage
 - conform with City of Richmond Sign Bylaw for exterior signs
 - 50% or more of the content on a sign is encouraged to be in the English language
 - provide wayfinding signage as required

- provide all signage required for Fire and Life Safety
- provide signage in parking areas
- provide all required accessibility signage and room identification signage
- Elevator Design Considerations
 - if the affordable housing is located in a mixed-income building, and has its own dedicated elevator, ensure that the elevator controllers are non-proprietary
 - the cab size of the elevator must be able to accommodate sufficient person capacity and emergency stretcher size requirements
 - elevators serving Affordable Housing projects with usable roof-top areas must be able to accommodate freight for the purposes of maintaining the rooftop areas. [Minimum capacity of 4000 pounds is recommended]
- Seismic Bracing
 - all furnishings greater than 4 feet high should be secured to prevent tipping



6

Checklists

Building Components	Implementation Details	Applicant Response to Implementation Details	Staff Notes
1. Building Construction Assemblies			
1.a Building Envelope	A qualified consultant will confirm all building envelope elements and assemblies in the project		
1.b Exterior Finishes	Exterior finish materials are quality and durable products <ul style="list-style-type: none"> - masonry, stucco or siding - fascias and trims - exposed structure - wall systems - painting (conforms to latest edition of MPI Manual) 		
1.c Windows and Doors	Meet CAN / CSA – A440 Standards with these minimum ratings: <ul style="list-style-type: none"> - Air Tightness A-3 - Water Tightness B-3 - Wind Load Resistance C-3 - as required by the Building Envelope Consultant, pre-installation lab testing and during construction field testing are specified 		
1.d Roofing	Conforms to the standards set out in the RCABC [Roofing Contractors Association of BC], latest edition and updates, and provides a minimum 5 year RCABC Roofing Warranty <ul style="list-style-type: none"> - low slope membrane roofing - asphalt shingles - roof hatch (with ladder) - rooftop equipment - service penetrations - venting - fall arrest equipment 		
1.e Interior Items and Finishes			
.1 Floors	Resilient flooring recommended <ul style="list-style-type: none"> - non-slip vinyl in wet areas, with flash coving and cap stick - high durability in building entries and high traffic areas - walk-off mats at entries - vinyl or rubber tread systems at stairs 		

PLN - 137



Checklists

6

Building Components	Implementation Details	Applicant Response to Implementation Details	Staff Notes
.2 Walls	<ul style="list-style-type: none"> Painted drywall is the typical finish. (Consider higher acoustic ratings) <ul style="list-style-type: none"> use low VOC paints and sealants impact-resistant drywall in activity and high traffic areas provide all backing in walls for all accessibility items and items to be installed in the future Ceramic tile recommended in washrooms and for kitchen splashes 		
.3 Ceilings	<ul style="list-style-type: none"> Painted drywall is the typical finish (Consider higher acoustic ratings) <ul style="list-style-type: none"> Use low VOC paints Kitchen and bathroom ceilings must be washable Install commercial quality acoustic T-Bar ceilings with 70 NRC minimum 		
.4 Doors and Hardware	<ul style="list-style-type: none"> Doors to be solid core, except for bifolds and sliding bypass doors <ul style="list-style-type: none"> doors in public areas to have glazing Hardware to be commercial grade <ul style="list-style-type: none"> meet accessibility and universal design requirements all doors to have a "classroom" function, except Storage or Laundry (can have "storeroom" function). Service and Janitor rooms to have "storeroom" function Surveillance and Security <ul style="list-style-type: none"> access control at entries, exits, and from parking areas restrict access to certain floors in elevators alarm exterior doors and key interior doors to prevent unsupervised holding open 		
.5 Housing Unit Bathrooms and Common Use Washrooms	<ul style="list-style-type: none"> Plumbing Fixtures <ul style="list-style-type: none"> accessible height WC's with bolt-down lids accessible plumbing brass wheel-in showers not bathtubs Common Use Washrooms <ul style="list-style-type: none"> grab-bars or future adaptability for same (backing in walls) stainless steel towel and waste fold-down diaper change table low-flush WC's and aerators on faucets to reduce water consumption 		



Checklists

6

Building Components	Implementation Details	Applicant Response to Implementation Details	Staff Notes
.6 Housing Unit Kitchens and Common Use Kitchens	<p>Appliances ("Energy Star" rated) and Fixtures</p> <ul style="list-style-type: none"> Dishwasher <ul style="list-style-type: none"> typically not supplied in Units in Common Use Kitchens provide a "sani-cycle" appliance Refrigerators - 21.5 cu.ft. Oven Range <ul style="list-style-type: none"> 30 inches wide with 4 burners Range Hood 2 speed, 180 cfm Microwave <ul style="list-style-type: none"> typically not supplied in Units in Common Use Kitchens provide minimum 2.0 cu.ft. 1100 watt item Kitchen Improvements to aid accessibility <ul style="list-style-type: none"> pull-out shelves under wall ovens open shelving rather than cupboards with doors install plumbing to allow knee space under sinks cooktop with knee space under lower counter area with knee space under for food prep and socializing in the Kitchen Stainless steel double bowl sinks 		
.7 Millwork	<ul style="list-style-type: none"> For Housing Units <ul style="list-style-type: none"> residential casework standards For Common Use Areas <ul style="list-style-type: none"> plywood carcass construction AWMAC standards 		
.8 Laundry Room	<p>Millwork as for Common Use Areas</p> <ul style="list-style-type: none"> Laundry appliances <ul style="list-style-type: none"> electrical and mechanical requirements for specific appliances vent to exterior avoids outdoor common use areas 		
.9 Storage Areas	<p>Housing Units</p> <ul style="list-style-type: none"> 200 cu.ft. storage lockers as well as in-suite storage 		
.10 Mailbox	<p>One large mailbox at the Front Entry</p> <ul style="list-style-type: none"> ensure all elements are accessible 		



Building Components	Implementation Details	Applicant Response to Implementation Details	Staff Notes
.11 Signage	Provide all required wayfinding, fire and life safety and accessibility-related signage		
.12 Elevator	Confirm elevator controllers are non-proprietary		
2. Building Mechanical Systems			
2.a Plumbing	<ul style="list-style-type: none"> Confirm low water consumption fixtures are specified All faucets should be accessible type 		
.1 Potable Water System	<ul style="list-style-type: none"> Confirm no water supply piping is in the outside walls, unless completely inside the exterior wall Confirm shut-offs for piping risers and valves are easily accessible Provide frost free hose bibs c/w automatic draining vacuum breakers / backflow preventer at: <ul style="list-style-type: none"> garbage enclosure main entry landscaped areas 		
.2 Domestic Hot Water System	<ul style="list-style-type: none"> Hot water temperature not to exceed 43 C (110 F) at tenants' faucets Hot water storage and distribution to Laundry systems should not be below 60 C (140 F) 		
.3 Drainage Systems	<ul style="list-style-type: none"> Minimize the number of stacks from roof to storm sewer, while requirements for 2-way drainage to flat roof drains Provide floor drains in housing unit Bathrooms, and in Laundry rooms and Common Use Kitchens 		
2.b Heating and Cooling			
.1 Corridors	Provide for positive pressurization in all common corridors		
.2 Suite Ventilation	<ul style="list-style-type: none"> Supply air will be ducted directly to each suite Suite ventilation systems should have heat recovery Exhaust fans to be ultra-quiet rated 		
.3 Laundry Rooms	<ul style="list-style-type: none"> Make-up air to be adequate volume and pre-heated to room temperature Dryer exhaust to be direct to outdoors Provide adequate space to service commercial equipment 		



Building Components	Implementation Details	Applicant Response to Implementation Details	Staff Notes
4 Parking Exhaust	<ul style="list-style-type: none"> Mechanical exhaust for common enclosed parking areas to have CO or combustible gas sensors Exhaust louvers to be located away from building windows or entrances, fresh air intakes or outdoor activity areas 		
2.c Fire Protection	<ul style="list-style-type: none"> Provide a complete sprinkler system in accordance with the requirements of the BC Building Code and the Authority Having Jurisdiction Provide sprinkler system zoning in accordance with NFPA 13 and the Authority Having Jurisdiction Sprinkler system installation: <ul style="list-style-type: none"> - avoid installing wet sprinkler system in cold attics and exterior walls - provide furred out drops and wall-mounted heads in top floor units Fire Extinguisher Cabinets <ul style="list-style-type: none"> - recessed installations in corridor walls preferred. (Do not compromise fire separations or wall ratings) - mount cabinet top 4'0" above finish floor 		
2.d Metering	<ul style="list-style-type: none"> Gas and Water <ul style="list-style-type: none"> - independent /separate meters for residential common areas and each separate lease space Revenue metering for local utilities <ul style="list-style-type: none"> - provide for a single utility meter on the entire service with the ability to change to individual suite utility metering 		
3. Building Electrical Systems			
3.a Electrical	<ul style="list-style-type: none"> Project design should incorporate best practices to reduce energy consumption, and incorporate sustainable technologies typical for LEED Gold buildings (although Certification for LEED is not a requirement) 		
1 Utilities	Must be underground		
2 Service Voltage	Not to exceed 250, to limit maintenance costs associated with higher voltage services		



Building Components	Implementation Details	Applicant Response to Implementation Details	Staff Notes
.3 Wiring Devices	Universal Design features: - switches to be 42" above finish floor [AFF] to the centre of the box - receptacles to be 20" AFF to the centre of the box		
.4 Lighting	<ul style="list-style-type: none"> Select luminaries to limit the number of different lamp types Provide a ceiling-mounted luminaire in suite bedrooms with a three-way switch, one at the door and one at bedside 		
.5 Emergency Lighting	<ul style="list-style-type: none"> Where provided, an emergency generator must be utilized for supply of power to emergency lighting Otherwise, utilize emergency battery Packs with remote heads; units to have 5 year warranty 		
.6 Fire Alarm	<ul style="list-style-type: none"> Provide a complete fire alarm system, integrated with the building's sprinkler system as required Provide smoke alarms in all suites, with a silence switch integral with the device 		
.7 Auto Door Openers	<ul style="list-style-type: none"> Install these at entry and lobby doors, and at key interior doors, to allow free access for persons in wheelchairs Rough-in for future auto door openers at suites, to allow for "aging-in-place" 		
.8 Telecommunications	Provide a complete telecommunications cable plant to support telephone and personal call, TV and internet, and entryphone connections to suites		
.9 Security	Provide access control, intrusion detection and video surveillance		
3.b Metering	Provide revenue metering to local utility standards, with provisions for separate metering of each residential suite, and of the "house" or common area		
4. Building Service Rooms			
4.a Size	Confirm size of rooms are adequate for proposed building systems		



Building Components	Implementation Details	Applicant Response to Implementation Details	Staff Notes
4.b Location	<ul style="list-style-type: none"> Confirm rooms are located as close as possible to service entry points Confirm the location of the rooms allow for efficient distribution, including space for servicing 		
5. Fire Safety Plan	<ul style="list-style-type: none"> Confirm a qualified consultant is engaged to produce this Plan Confirm with the Fire Department whether a secure location in the proposed building lobby is required to locate the Plan 		
6. Sustainability	<ul style="list-style-type: none"> Provide an analysis to show compliance with City objectives for High Performance Buildings for Affordable Housing Development <ul style="list-style-type: none"> sets out LEED Gold focus areas, but meeting a LEED Silver points level for these is the requirement 		
7. Acoustic Design	Floor and Wall details are provided with STC required ratings, and notes that minimize flanking noise transmission		
8. Structural Differential Shrinkage	Minimize differential shrinkage that could result from the use of steel, concrete or engineered wood in conjunction with sawn lumber		

The City of Richmond provides the following Affordable Housing Resource Guide (the "Guide") to assist the general public as part of the City's ongoing commitment to providing excellent customer service. The Guide is being made available "for information purposes only". While the content is thought to be accurate on the publication date shown, it is provided on an "as is" basis and without warranty of any kind, either expressed or implied. The City of Richmond, its elected officials, officers, agents, employees and contractors will, in no event, be liable or responsible for losses or damages of any kind arising out of the use of the Guide. Changes may be made to the Guide without prior notice.

The information contained in the Guide is subject always to the provisions of all governing legislation and bylaws including, without limitation, the BC Building Code, the City of Richmond Building Regulation Bylaw 7230, the City of Richmond Zoning Bylaw 8500, and the City of Richmond Subdivision and Development Bylaw 8751, all as they amended or replaced from time to time.

Affordable Housing Resource Guide – Stakeholder Input

Stakeholder	Comments (verbatim)	Staff review/comments
Urban Development Institute (UDI)		
	Typo in the first bullet point following the paragraph starting with "Affordability, location..." Should read "daycare designed to be accessible".	This comment does not refer to the Resource Guide but rather the staff covering report to Committee dated Feb 24, 2015
	On PLN -27, the table indicates the goals for various housing options. However, it fails to point out that those goals are being met, except for affordable homeownership.	The table reflects current Affordable Housing Strategy (AHS) priorities as adopted by Council in 2007; affordable homeownership options will be explored as part of the current AHS update process
	On page PLN – 28, there doesn't seem to be any recognition that income levels in Richmond are under-reported. Many people living in homes worth more than \$2,000,000 are reporting little or no income. While it may be true that some people are paying up to 50% of their income in rent, one needs to consider where Richmond sits relative to other communities. The proscribed rents for AH units are well below the market rates for the same unit. In many cases, the AH rate is half as much as the market rate for a brand new apartment	30% of gross household income continues to be the accepted affordability standard in the financial/mortgage sector; the AHS update will review current data on incomes and affordability levels in Richmond.
	It would provide clarity if the City noted the Income thresholds referenced are from BC Housing (HILS) for Vancouver. It would also be beneficial if they quoted the 2015 BC Housing (HILS) rates (Link below) versus 2013. http://www.bchousing.org/resources/HPK/Rent_Calculation/HILS.pdf	The City's Social Development Strategy (2013) acknowledges that income data from Statistics Canada alone does not present a complete picture in the City and the need to work with other community partners/levels of government to better understand incomes/poverty in Richmond.
		Reference to BC Housing as the source of HIL data has been included; staff anticipate providing Council with updates to HIL rates in Fall 2015.
	In 1.5, Priority Processing is offered for projects consisting of 100% "affordable subsidized rental housing units". This is a form of development that is nearly impossible to achieve. Suggest offering priority processing to any development that exceeds the 5% of floor area as rental housing required in the AHS.	The draft Resource Guide reflects current AHS priorities and associated implementation measures as adopted by Council; the AHS update process provides an opportunity to review the current policy re:priority development application processing
	Same section: Density Bonus Approach doesn't talk about density bonuses. It says "as outlined above", but I don't see where that is done. It goes on to talk about unit mix, which doesn't have anything to do with density bonuses	The sentence has been edited to remove "as outlined above"; this section of the guide reflects the current density bonus approach in Richmond as per Council policy.
	Entry Level Homeownership simply restates the policy without adding any detail on what might be acceptable or how this might be achieved. Certainly this needs to be a significant part of the Housing Affordability Strategy.	Exploration of affordable home ownership options is included within the scope of the current AHS update process.

Affordable Housing Resource Guide – Stakeholder Input

Stakeholder Comments (verbatim)	Staff review/comments
On page PLN-32, the bubble says that “The AHS is making progress...” It should clearly state that Richmond is meeting its’ goal for subsidised and rental units, but not meeting the goals for affordable homeownership.	As noted, the exploration of affordable home ownership options is within the scope of the current AHS update process.
PLN-33 and 34; both of these projects were developer driven. Polygon, in partnership with the Kiwanis, presented the proposal to the City. Page 33 should recognize that this project does not fit the present AHS and only proceeded because of the innovative approach taken by the developer. Similarly, the Storeys project was put together by a group assembled by a developer and was funded by agreements with developers to transfer cash to this project instead of building AH elsewhere. In the call for proposals, there was only one response: the developer driven proposal that is now coming to fruition. The City needs to acknowledge the help and innovative thinking that the development community has provided to enable these important projects to advance.	Partnerships and collaboration with the private, non-profit and government sectors are central elements of the current AHS (Policy #5) with the City’s Affordable Housing Reserve Fund providing significant capital funds to help support the Kiwanis project. This project is referenced in the Guide as a collaborative effort between Polygon, Kiwanis, Richmond and BC Housing. Text has been amended to highlight the innovative partnerships among these partners.
PLN-36 needs to include more information on the financial analysis. To skip over this critical part of the process is to continue to live the fantasy that somehow these projects will get done without developer engagement. It is unlikely that there will be a significant amount of help from federal or provincial governments. The City doesn’t have the resources to get these projects built on their own. The only way to build these projects is with cooperation between the City, non-profits and the development community.	Partnerships and collaboration with the private, non-profit and government sectors are central elements of the current AHS (Policy #5); The City recognizes that these partnerships are needed to help develop affordable housing. The City recognizes the invaluable contribution and experience of the development community to help create affordable housing.
PLN-39, 40 and 41 skip over the requirement for a developer to be part of the mix. To suggest that a property owner could redevelop a site as entirely not-for-profit housing is not realistic. Staff has acknowledged this in various meetings with UDI and other stakeholders. This needs to be stated.	These sections highlight the “Integrated Design Approach” necessary to develop affordable housing. The role of the owner/developer is referenced in the report as part of this process.
On PLN-42, the bubble talks about requirements for AH units. It includes a comment that there should not be a charge for parking for AH units. This is not part of the existing policy. It is also inappropriate to restrict the developer or owner from charging for parking. It is not uncommon to do so for market units (either by way of a pre-paid lease or monthly charges). Since the intent is to provide housing for people with lower incomes, many of them will not own a vehicle. It does not make sense to add to the cost of all AH units to benefit a minority. Perhaps this should be discussed at a future Affordable Housing or Liaison Committee meeting. Also, while it is desirable to provide units that meet the basic universal housing guidelines, why would ALL AH units be required to meet this? Again, it adds cost to all for the benefit of a few. Why not require the same ratio as the rest of the development? Once again, the table fails to point out where Richmond is meeting its goals and where they are not.	The text has been edited to reflect recent developments (and written into Housing Agreements) that have significantly reduced/eliminated parking charges for affordable housing tenants; future review of Low End Market Rental Units as part of AHS update will provide an opportunity to explore the issue of parking in more detail. Text in the draft Guide is consistent with Richmond’s Zoning Bylaw provisions regarding Basic Universal Housing Features

Affordable Housing Resource Guide – Stakeholder Input

Stakeholder Comments (verbatim)	Staff review/comments
<p>PLN-43 and 44 are mostly a restatement of the overall development guidelines for the City. The section labelled 4.2.1.1 lists minimum sizes for units. Why would the AH units be so restricted? It is not uncommon to have market units smaller than the minimums specified. Why not require them to be the same as the market units in the rest of the project, or as are commonly available elsewhere as market units? Perhaps this should be discussed at a future Affordable Housing or Liaison Committee meeting.</p>	<p>This section recognizes that Richmond does not any formal standards for minimum unit size but does note that unit livability and visitability relates to more generous unit sizes. The text has been edited to remove the phrase "should be considered" to "are suggested as" re: minimum unit sizes for affordable housing units.</p>
<p>The spatial requirements for universal housing can have negative impacts on unit efficiency, particularly for smaller units. Suggest a percentage of affordable units are required to be universal. Some of the design features referred to as 'Basic Universal Housing' in section 4.2.1.2 don't appear to be consistent with the Richmond's 'Basic Universal Housing' such as the 6' wide diameter space to accommodate a power wheelchair or scooter in the kitchen as shown on page PLN -48. The document should be clear on which items are consistent with the Basic Universal guidelines and those that are suggested design items.</p>	<p>Dimensions have been updated to ensure consistency with the Basic Universal Housing Features provisions in the Zoning Bylaw.</p>
<p>PLN-45,46, 47 and 48 list design characteristics for accessible units. However, some of these are NOT included in the guidelines, such as 3'6" hallways and stairs. Why attempt to reinvent the wheel? Why not simply copy the accessible guidelines into the document, or refer the reader to them? The bubble on 46 speaks about "Convertible Units", specifically for townhouses. Townhouses are inherently less accessible than condos, with the requirements to make them convertible being very expensive. This seems like a contradiction in objectives: particularly for townhouses.</p>	<p>Dimensions in the Guide has been updated to ensure consistency with Zoning Bylaw provisions.</p>
<p>PLN-51 suggests a lock off unit as a way to allow a caregiver to reside with the tenant. While the lock-off suite is a good idea for market housing, if the appropriate FAR exemptions are in place to adjust for the loss of efficiency, it is very unlikely that a low income resident could afford to have a live-in caregiver. The sketch provided seems to create a lock-off suite without any exterior wall. This would not meet code or "livability" requirements.</p>	<p>Text has been added to ensure that all relevant BC Building Code provisions are met.</p>
<p>PLN-57 to the end of the document is specifications and it too prescriptive. For example specifying the type of data wiring (CAT 5e is the minimum, CAT 6 is preferred) does not contribute anything to making these units affordable. In market units, many developers aren't including data wiring: everyone is going wireless anyway. Suggest further conversation about this entire section.</p>	<p>The introductory paragraph for this section has been edited to reflect its main purpose to outline key technical considerations and guidelines (building functionality and long term operational efficiency and sustainability) that should be taken into account during the planning and design phases. Clarification is provided re: City requirements versus other guidelines/standards that may be required by other jurisdictions.</p>

Affordable Housing Resource Guide – Stakeholder Input

Stakeholder	Comments (verbatim)	Staff review/comments
Richmond Seniors Advisory Committee		
	On page 3 (1.3.3 Richmond Affordable Housing Strategy, 2 nd bullet), regarding five percent of floor plan area to be built as low rental units in developments greater than 80 units, I understand from the City of Richmond Planning Department that a project with market sales did not include affordable housing as the developer requested to have these units transferred to a rental building which is to be built 2016 – 2017. I inquired if this rental building would now have affordable housing plus affordable housing from the market building, but was informed “NO” as rental buildings did not have to provide affordable housing. Hopefully, this loophole has now been closed and in future, all rental buildings will have affordable housing units. My query is, how is this transfer of affordable housing units to be recorded – not forgotten because of change of staff, etc. Is there a mechanism in place to prevent this?	Staff are guided by current Council policy that states that any development greater than 80 units must provide a minimum of 5% of Low End of Market units. Units secured through the Affordable Housing Strategy (including unit transfers) are tracked by staff through the City's Affordable Housing inventory that is updated quarterly.
	On page 11, affordable housing units are not to be integrated into market residential buildings. If indeed, affordable housing is integrated on various floors in market residential buildings (see page 19 – 4.1.2 Adjacent Uses) and these units would possibly be smaller (square foot) would not this be a problem for the architect, developer and contractor? I would think this problem would be venting, stacking, electrical, plumbing, natural gas and even electrical and computer wall plugs. Would this change of irregular size of units not add to the cost of construction?	Page 11 refers to the Cadence project on Hollybridge Way. This project is unique in that the 15 units of subsidized units that are targeted to lone parent families were located to be close to the planned child care facility. Units secured through the Affordable Housing Strategy are typically comparable in size to market units.
	See page 19 (4.1.2 Adjacent Uses), are rental tenants allowed to use market residential common area facilities? With regards to affordable housing having access to amenities enjoyed by market residential owners, I recall a project where 5 affordable housing units were built (attached to tower) and having their own amenity space. Is this a developer's decision and approved by the City?	It is the City's intent to ensure that tenants in rental units that are secured through the Affordable Housing Strategy can access and use any common area, facility or amenity area that is enjoyed by owners and other tenants. These provisions are included in Housing Agreements between the City and a developer.
	On page 14 (1.9 Building the Optimal Consulting Team to Develop an Affordable Housing Project), mention of building and developing affordable housing project – does this mean a complete building with affordable housing renters or does Richmond anticipate having additional high rises for affordable housing renters only, as well as Granville Avenue and Kiwanis?	As a key priority for the City, the provision of additional affordable rental housing is always encouraged. This reference to “affordable housing project” could include projects that provide either 100% affordable rental units or a proportion of rental units as part of a larger development.
	See page 18 (Low-End Market Rental), regarding construction – same level of finishes as market residential units, but on page 34, you mention no carpet, etc.?	Basic Universal Housing Feature provisions included in the City's Zoning Bylaw require that floor surfaces be slip resistant but do not specifically prohibit the use of carpets provided that they be firmly fixed, with a firm underlay and low pile. The references on page 34 are drawn from other jurisdictions and suggest that carpets be avoided, not necessarily prohibited.

Affordable Housing Resource Guide – Stakeholder Input

Stakeholder Comments (verbatim)	Staff review/comments
Item 3, page 18, parking for affordable housing renters to be at no charge. Kiwanis does charge for parking, is this cost at the discretion of the developer/management?	As of December 2014, Housing Agreements now state that developers/property managers cannot charge tenants in affordable housing for parking. The Kiwanis Towers project pre-dates this.
See page 19 (4.1.5 Relationship of Indoor and Outdoor Spaces), will there be a wheelchair ramp to balcony within suite, as well as including a scooter room available in parking area?	While the City's zoning regulations address wheel chair access to the building and unit, they do not however specifically require a wheelchair ramp to a balcony. Similarly, there are currently not specific provisions in the Zoning Bylaw to require space for scooter parking.
See pages 21-22 (4.2.1.2 Design Characteristics for Affordable Housing Units – Universal Housing Units and Accessible Housing Units), affordable housing units are not designated for seniors. Although, I agree that Universal Guidelines can be adapted to all affordable housing units, but who will be responsible for the added cost? If, in the likelihood, that a senior moves into a suite that has to be adapted, and she eventually moves out, is this suite reverted back to the original plans? In fact, affordable housing is for all residents in Richmond and the units can be available to anyone outside the City. I have advocated for many years that a percentage of affordable housing should be allocated to seniors and residents with disabilities. Although, you mention that Universal Guidelines would be encouraged by the City, I note that in the plans there is no indication that pocket doors are being installed in bathroom entrances, can this be included?	Richmond's Zoning Bylaw does prohibit the use of pocket doors. A reference to pocket doors has been added to the guide.
See page 27, Supportive Housing Projects – these would be rentals and solely for supportive and assisted living residents. Is this a correct assumption?	Yes, the reference in this example could be a rental unit and potentially accommodate a care giver to support a resident/tenant.
See page 31 (B - Pace Models to serve frail seniors in their own homes), note in USA they have adult daycare. Is this to be an initiative in Richmond, as at present there are perhaps a total of 3-4 adult daycare facilities? I believe that it would be a positive move for the City of Richmond to encourage developers to incorporate space on the ground level for adult daycare. This would alleviate the worry of families finding appropriate safe daycare and also an excellent social environment for seniors.	The need for adult day in Richmond is recognized, however at present, there are no plans to provide additional facilities in the City.
See pages 34 - 45, is this an example of what we can expect in an affordable housing tower? Have these specifications been copied from Kiwanis project design?	This section serves primarily as a guide to groups interested in pursuing affordable housing projects and outlines key technical considerations and guidelines that should be taken into account during planning and design phases. Many of the guidelines referenced in this section are outside of the City's jurisdiction. While the Kiwanis Towers may include many of these features, they have not been specifically copied from that specific project.

Affordable Housing Resource Guide – Stakeholder Input

Stakeholder Comments (verbatim)	Staff review/comments
See page 38 (5.3.15 – Additional Interior Design Considerations – Signage) – 50% or more of the content on a sign is encouraged to be in the English language. Why encouraged, not enforced?	The City's current Sign Bylaw does not require a minimum amount of English. This provision will be retained in the current update of the Sign Bylaw per Council direction of May 25, 2015.



April 16, 2015

City of Richmond Affordable Housing Resource Guide

UDI Liaison Committee Feedback

Link to guide: http://www.richmond.ca/agendafiles/Open_Planning_3-17-2015.pdf (full report starts on page 15)

1. Typo in the first bullet point following the paragraph starting with "Affordability, location..."
Should read "daycare designed to be accessible".
2. On PLN -27, the table indicates the goals for various housing options. However, it fails to point out that those goals are being met, except for affordable homeownership.
3. On page PLN – 28, there doesn't seem to be any recognition that income levels in Richmond are under-reported. Many people living in homes worth more than \$2,000,000 are reporting little or no income. While it may be true that some people are paying up to 50% of their income in rent, one needs to consider where Richmond sits relative to other communities. The proscribed rents for AH units are well below the market rates for the same unit. In many cases, the AH rate is half as much as the market rate for a brand new apartment

It would provide clarity if the City noted the Income thresholds referenced are from BC Housing (HILS) for Vancouver. It would also be beneficial if they quoted the 2015 BC Housing (HILS) rates (Link below) versus 2013. http://www.bchousing.org/resources/HPK/Rent_Calculation/HILs.pdf
4. In 1.5, Priority Processing is offered for projects consisting of 100% "affordable subsidized rental housing units". This is a form of development that is nearly impossible to achieve. Suggest offering priority processing to any development that exceeds the 5% of floor area as rental housing required in the AHS.
5. Same section: Density Bonus Approach doesn't talk about density bonuses. It says "as outlined above", but I don't see where that is done. It goes on to talk about unit mix, which doesn't have anything to do with density bonuses.

6. Entry Level Homeownership simply restates the policy without adding any detail on what might be acceptable or how this might be achieved. Certainly this needs to be a significant part of the Housing Affordability Strategy.
7. On page PLN-32, the bubble says that “The AHS is making progress...” It should clearly state that Richmond is meeting its’ goal for subsidised and rental units, but not meeting the goals for affordable homeownership.
8. PLN-33 and 34; both of these projects were developer driven. Polygon, in partnership with the Kiwanis, presented the proposal to the City. Page 33 should recognize that this project does not fit the present AHS and only proceeded because of the innovative approach taken by the developer. Similarly, the Storeys project was put together by a group assembled by a developer and was funded by agreements with developers to transfer cash to this project instead of building AH elsewhere. In the call for proposals, there was only one response: the developer driven proposal that is now coming to fruition. The City needs to acknowledge the help and innovative thinking that the development community has provided to enable these important projects to advance.
9. PLN-36 needs to include more information on the financial analysis. To skip over this critical part of the process is to continue to live the fantasy that somehow these projects will get done without developer engagement. It is unlikely that there will be a significant amount of help from federal or provincial governments. The City doesn’t have the resources to get these projects built on their own. The only way to build these projects is with cooperation between the City, non-profits and the development community.
10. PLN-39,40 and 41 skip over the requirement for a developer to be part of the mix. To suggest that a property owner could redevelop a site as entirely not-for-profit housing is not realistic. Staff has acknowledged this in various meetings with UDI and other stakeholders. This needs to be stated.
11. On PLN-42, the bubble talks about requirements for AH units. It includes a comment that there should not be a charge for parking for AH units. This is not part of the existing policy. It is also inappropriate to restrict the developer or owner from charging for parking. It is not uncommon to do so for market units (either by way of a pre-paid lease or monthly charges). Since the intent is to provide housing for people with lower incomes, many of them will not own a vehicle. It does not make sense to add to the cost of all AH units to benefit a minority. Perhaps this should be discussed at a future Affordable Housing or Liaison Committee meeting. Also, while it is

desirable to provide units that meet the basic universal housing guidelines, why would ALL Ah units be required to meet this? Again, it adds cost to all for the benefit of a few. Why not require the same ratio as the rest of the development? Once again, the table fails to point out where Richmond is meeting its goals and where they are not.

12. PLN-43 and 44 are mostly a restatement of the overall development guidelines for the City. The section labelled 4.2.1.1 lists minimum sizes for units. Why would the AH units be so restricted? It is not uncommon to have market units smaller than the minimums specified. Why not require them to be the same as the market units in the rest of the project, or as are commonly available elsewhere as market units? Perhaps this should be discussed at a future Affordable Housing or Liaison Committee meeting.

The spatial requirements for universal housing can have negative impacts on unit efficiency, particularly for smaller units. Suggest a percentage of affordable units are required to be universal. Some of the design features referred to as 'Basic Universal Housing' in section 4.2.1.2 don't appear to be consistent with the Richmond's 'Basic Universal Housing' such as the 6' wide diameter space to accommodate a power wheelchair or scooter in the kitchen as shown on page PLN -48. The document should be clear on which items are consistent with the Basic Universal guidelines and those that are suggested design items.

13. PLN-45,46,47 and 48 list design characteristics for accessible units. However, some of these are NOT included in the guidelines, such as 3'6" hallways and stairs. Why attempt to reinvent the wheel? Why not simply copy the accessible guidelines into the document, or refer the reader to them? The bubble on 46 speaks about "Convertible Units", specifically for townhouses.

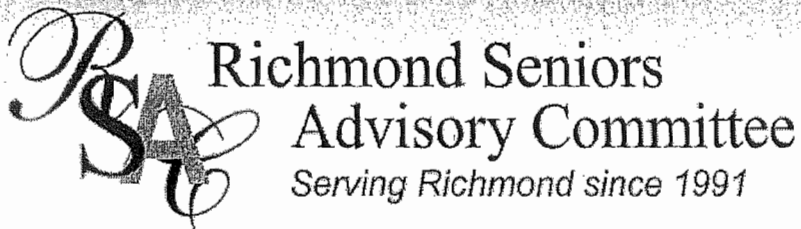
Townhouses are inherently less accessible than condos, with the requirements to make them convertible being very expensive. This seems like a contradiction in objectives: particularly for townhouses.

14. PLN-51 suggests a lock off unit as a way to allow a caregiver to reside with the tenant. While the lock-off suite is a good idea for market housing, if the appropriate FAR exemptions are in place to adjust for the loss of efficiency, it is very unlikely that a low income resident could afford to have a live-in caregiver. The sketch provided seems to create a lock-off suite without any exterior wall. This would not meet code or "livability" requirements.

15. PLN-54,55 and 56 offer examples of innovative approaches to providing housing. All but one are from the U.S., with the one local example being in Vancouver. The U.S. examples cannot be repeated here: there isn't the same financial support from the provincial or federal

governments as exists in the U.S. The Vancouver example relied on funding from the Federal Infrastructure grants, a program that is no longer available. The “Remy” project on Cambie, in Richmond, is a better example of accessing the FI grants: S.U.C.C.E.S.S. was able to purchase 81 units of affordable market housing by leveraging that grant money, along with the affordable units provided under Richmond’s AH. It is curious why a project that has been widely praised as very successful is ignored in favour of examples from elsewhere.

16. PLN-57 to the end of the document is specifications and it too prescriptive. For example specifying the type of data wiring (CAT 5e is the minimum, CAT 6 is preferred) does not contribute anything to making these units affordable. In market units, many developers aren’t including data wiring: everyone is going wireless anyway. Suggest further conversation about this entire section.



May 4, 2015

City of Richmond
6911 Number 3 Road
Richmond, BC, V6Y 2C1

Attn: Ms. Joyce Rautenberg, Affordable Housing

Dear Joyce:

Re: Affordable Housing Resource Guide

On behalf of **Richmond Seniors Advisory Committee, the Housing Sub-Committee** has been requested to provide comments on the Affordable Housing Resource Guide.

We were reminded that this report is a Resource Guide, which can be followed in its entirety or various segments that would pertain to developers building affordable housing within Richmond.

On page 3 (1.3.3 Richmond Affordable Housing Strategy, 2nd bullet), regarding five percent of floor plan area to be built as low rental units in developments greater than 80 units, I understand from the City of Richmond Planning Department that a project with market sales did not include affordable housing as the developer requested to have these units transferred to a rental building which is to be built 2016 – 2017. I inquired if this rental building would now have affordable housing plus affordable housing from the market building, but was informed “NO” as rental buildings did not have to provide affordable housing. Hopefully, this loophole has now been closed and in future, all rental buildings will have affordable housing units. **My query is, how is this transfer of affordable housing units to be recorded – not forgotten because of change of staff, etc. Is there a mechanism in place to prevent this?**

On page 11, affordable housing units are not to be integrated into market residential buildings. **If indeed, affordable housing is integrated on various floors in market residential buildings (see page 19 – 4.1.2 Adjacent Uses) and these units would possibly be smaller (square foot) would not this be a problem for the architect, developer and contractor?** I would think this problem would be venting, stacking, electrical, plumbing, natural gas and even electrical and computer wall plugs. **Would this change of irregular size of units not add to the cost of construction?**

See page 19 (4.1.2 Adjacent Uses), **are rental tenants allowed to use market residential common area facilities?** With regards to affordable housing having access to amenities enjoyed by market residential owners, I recall a project where 5 affordable housing units were built (attached to tower) and having their own amenity space. **Is this a developer's decision and approved by the City?**

On page 14 (1.9 Building the Optimal Consulting Team to Develop an Affordable Housing Project), mention of building and developing affordable housing project – **does this mean a complete building with affordable housing renters or does Richmond anticipate having additional high rises for affordable housing renters only, as well as Granville Avenue and Kiwanis?**

See page 18 (Low-End Market Rental), regarding construction – same level of finishes as market residential units, **but on page 34, you mention no carpet, etc.?**

Item 3, page 18, parking for affordable housing renters to be at no charge. **Kiwanis does charge for parking, is this cost at the discretion of the developer/management?**

See page 19 (4.1.5 Relationship of Indoor and Outdoor Spaces), **will there be a wheelchair ramp to balcony within suite, as well as including a scooter room available in parking area?**

See pages 21-22 (4.2.1.2 Design Characteristics for Affordable Housing Units – Universal Housing Units and Accessible Housing Units), affordable housing units are not designated for seniors. Although, I agree that Universal Guidelines can be adapted to all affordable housing units, but who will be responsible for the added cost? If, in the likelihood, that a senior moves into a suite that has to be adapted, and she eventually moves out, is this suite reverted back to the original plans? In fact, affordable housing is for all residents in Richmond and the units can be available to anyone outside the City. I have advocated for many years that a percentage of affordable housing should be allocated to seniors and residents with disabilities. **Although, you mention that Universal Guidelines would be encouraged by the City, I note that in the plans there is no indication that pocket doors are being installed in bathroom entrances, can this be included?**

See page 27, Supportive Housing Projects – these would be rentals and solely for supportive and assisted living residents. **Is this a correct assumption?**

See page 31 (B - Pace Models to serve frail seniors in their own homes), note in USA they have adult daycare. **Is this to be an initiative in Richmond, as at present there are perhaps a total of 3-4 adult daycare facilities? I believe that it would be a positive move for the City of Richmond to encourage developers to incorporate space on the ground level for adult daycare. This would alleviate the worry of families finding appropriate safe daycare and also an excellent social environment for seniors.**

See pages 34 - 45, is this an example of what we can expect in an affordable housing tower? **Have these specifications been copied from Kiwanis project design?**

See page 38 (5.3.15 – Additional Interior Design Considerations – Signage) – 50% or more of the content on a sign is encouraged to be in the English language. **Why encouraged, not enforced?**

Conclusion

We wish to thank the City of Richmond for giving us the opportunity to review and comment on the Affordable Housing Resource Guide. We think this document is a good first step to encourage developers to incorporate affordable housing in their projects. We would appreciate being kept apprised of any additions and have the opportunity to work with your team on all positive changes to this Guide. In addition, we would request that this letter be included with any report that goes forward to City Council on this subject.

Submitted by:

Aileen Cormack

Chair, Housing Sub-Committee

Richmond Seniors Advisory Committee

Joan Hawes

Member, Housing Sub-Committee

Richmond Seniors Advisory Committee



City of Richmond



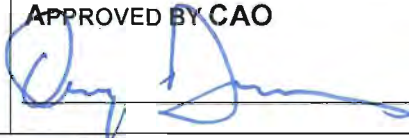
Report to Committee

To: Planning Committee
From: David Weber
Director, City Clerk's Office
Date: June 15, 2015
File: 12-8060-20-9259-
9267/2015-Vol 01
Re: **Board of Variance Bylaw No.9259 and Consolidated Fees Bylaw No.8636,
Amendment Bylaw No. 9267**

Staff Recommendation

1. That Board of Variance Bylaw No. 9259 be introduced and given first, second and third readings; and
2. That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9267 be introduced and given first, second and third readings.

David Weber
Director, City Clerk's Office
(604-276-4098)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<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

On April 27, 2015, it was announced that Richmond City Council would undertake a process to consider the early termination of land use contracts within the City. As part of that process and in order to incorporate new legislative powers for the Board of Variance to hear appeals relating to the early termination of land use contracts, a review of the Board of Variance Establishment and Procedure Bylaw has been conducted. As a result of this review, a new Board of Variance Bylaw is presented for Council's consideration.

Analysis

Together with the existing and recently enacted amendments to the *Local Government Act* that govern Boards of Variance, an up-to-date Board of Variance bylaw has been drafted to include the necessary procedural and regulatory provisions for an efficient and compliant Board of Variance appeal process. The proposed bylaw:

- establishes the jurisdiction and purpose of the Board;
- authorizes and provides for administrative and technical staff support;
- defines BOV application requirements and rules for application handling;
- establishes application fees (through the Consolidated Fees Bylaw);
- provides for scheduling and notice for BOV hearings; and
- outlines hearing procedures (including provisions relating to quorum, order of proceedings, rules for delegations, rules for deliberations and decisions of the Board, record-keeping, and provisions for the inspection and availability of Board decisions).

A new category of application has also been established for land use contract early termination appeals to the Board of Variance. The recommended application fee is \$650 which is based on the estimated staff time and resources that will be required to process applications, conduct BOV hearings and to provide notification for each application.

It is also recommended that the fees for other types of Board of Variance applications be standardized at this same level. Although there have only been a handful of applications in recent years, the application fees for BOV appeals have not been reviewed and have therefore remained essentially the same for the past 20 years. Accordingly, the fees (\$173 and \$144 respectively for appeal applications relating to variances or exemptions and appeal applications relating to non-conforming uses) are very outdated and would not realistically cover the current costs associated with processing such applications today. It is recommended that all BOV application fees be standardized and set at \$650.

Financial Impact

None.

Conclusion

An updated Board of Variance bylaw, together with provisions found in the *Local Government Act*, will provide staff and the Board with the procedural and administrative controls necessary to conduct an efficient and effective appeal process. Adoption of the new bylaw and the establishment of the associated application fees are recommended.

A handwritten signature in black ink, appearing to read "David Weber". The signature is fluid and cursive, with a large initial "D" and "W".

David Weber
Director, City Clerk's Office
(604-276-4098)

- Att. 1: Board of Variance Bylaw No. 9259
2: Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9267



BOARD OF VARIANCE BYLAW NO. 9259

The Council of the City of Richmond enacts as follows:

PART ONE: CONTINUATION AND JURISDICTION OF BOARD

1.1 Continuation of Board

1.1.1 The **Board**, established by previous bylaw of the **City**, is hereby continued.

1.2 Jurisdiction of Board

1.1.2 The **Board** shall hear and determine **applications** on the grounds and to the extent set out in the *Local Government Act*.

PART TWO: ADMINISTRATIVE AND TECHNICAL SUPPORT

2.1 Administrative Support

2.1.1 The **Corporate Officer**, or a person assigned by the **Corporate Officer**, shall be the Secretary to the **Board**.

2.1.2 The **Secretary** shall have the following duties:

- (a) determine completeness of an **application**;
- (b) provide notice of an **application** in accordance with the *Local Government Act* and this bylaw;
- (c) prepare the agenda and minutes for each **Board** meeting;
- (d) provide notice of a **Board** decision in accordance with this bylaw; and
- (e) maintain a record of all decisions of the **Board** and ensure that the record is available for public inspection during normal business hours.

2.2 Technical Support

2.2.1 The **City's** Planning and Development Division shall provide technical support to the **Board** in respect to an **application**.

2.2.2 The representative(s) of the Planning and Development Division may:

- (a) provide a written report to the **Board** in respect to an **application**; and/or
- (b) attend a **hearing** and respond to any questions from the **Board**.

PART THREE: APPLICATION PROCEDURES

3.1 Completion of Application

- 3.1.1 A person or an owner, as applicable, may apply to the **Board** for an order under the following section(s) of the *Local Government Act*:
 - (a) section 901 [*Variance or exemption to relieve hardship*];
 - (b) section 901.1 [*Exemption to relieve hardship from early termination of land use contract*];
 - (c) section 902 [*Extent of damage preventing reconstruction as non-conforming use*].
- 3.1.2 The person or owner making an **application** shall submit the following to the **Secretary**:
 - (a) a completed application form together with any required supporting materials, including any applicable drawings and plans, and the grounds of the **application**, in form and content satisfactory to the **Secretary**;
 - (b) title search, dated no earlier than 30 days from the **application** date, for the land that is the subject of the **application**; and
 - (c) the applicable fee specified in the Consolidated Fees Bylaw No. 8636, which fee is non-refundable except in accordance with section 3.2.2 of this bylaw.
- 3.1.3 The owner making an **application** pursuant to section 3.1.1(b) of this bylaw shall submit the following additional materials and information:
 - (a) a copy of the land use contract registered on title, together with any amendments to the land use contract; and
 - (b) the length of extension requested for the termination of the land use contract, the nature of the hardship requiring the extension, and how the extension would relieve the hardship, together with any supporting documents or materials.
- 3.1.4 The **Secretary** shall examine each **application** and may request the applicant to submit such further information or materials as the **Secretary** may deem necessary.

- 3.1.5 An **application** for an order under section 3.1.1(b) of this bylaw shall be made within 6 months after the adoption of the bylaw, authorized by section 914.2 [*early termination of land use contracts*] of the **Local Government Act**, that is applicable to the land for which the order is sought.

3.2 Withdrawal or Adjournment

- 3.2.1 A person or owner who has made an **application** may, at any time prior to the **hearing** date, apply to the **Secretary** to withdraw the **application** or request an adjournment of the **hearing**.
- 3.2.2 If a person or owner withdraws an **application** prior to the mailing or delivery of notices for the **hearing** pursuant to section 4.1.2 of this bylaw, the person or owner is entitled to a refund of 50% of the fee paid pursuant to section 3.1.2(c) of this bylaw.
- 3.2.3 If the **Secretary** grants a request to adjourn a **hearing** after the mailing or delivery of the notices for the **hearing** pursuant to section 4.1.2 of this bylaw, the person or owner shall pay to the **City** the additional fee specified in the Consolidated Fees Bylaw No. 8636 for mailing or delivery of notices in respect to the new **hearing** date.

PART FOUR: BOARD PROCEDURES

4.1 Pre-Meeting Procedures

- 4.1.1 Upon the **Secretary** being satisfied the **application** is complete, the **Secretary** shall:
- (a) schedule the **hearing** of the **application** for the next available meeting date for the **Board**;
 - (b) provide notice of the **hearing** in accordance with section 4.1.2 of this bylaw; and
 - (c) provide the completed **application** to the **Board** and the **City's** Planning and Development Division.
- 4.1.2 Not less than 10 days before the **hearing** date for an **application** for an order pursuant to section 3.1.1(a) or (b) of this bylaw, the **Secretary** shall mail or otherwise deliver written notice of the **hearing** date, time, location and subject matter for the **application** to:
- (a) the person or owner making the **application**;
 - (b) the tenants in occupation of the land that is the subject of the **application**; and

- (c) the owners and tenants in occupation of land that is immediately adjacent to or within 50 metres of the land that is the subject of the **application**.

4.1.3 The **Secretary** may schedule more than one **hearing** for each **Board** meeting.

4.2 Meeting Procedures

4.2.1 The quorum of the **Board** for a meeting is the majority of its members.

4.2.2 If a quorum is not present within 15 minutes after the scheduled time of the meeting, the **Secretary** shall cancel the meeting and:

- (a) record the names of the persons present;
- (b) reschedule the **applications** to be heard at that meeting to the next available **Board** meeting; and
- (c) either:
 - (i) prior to cancelling the meeting, announce the new **hearing** date and location for each rescheduled **application**; or
 - (ii) provide notice of the new **hearing** date and location in accordance with section 4.1.2 of this bylaw.

4.2.3 At the beginning of each **hearing**, the **Secretary** must provide to the **Board** and the applicant any written submissions in respect to the **application** received in advance of the **hearing**.

4.2.4 The applicant must be afforded the first opportunity to make a submission to the **Board**, after which submissions may be presented by other persons in the order determined by the Chair of the meeting, until all persons wishing to make a submission relevant to the **application** have been given an opportunity to be heard.

4.2.5 Other than the applicant, persons making submissions to the **Board** at a **hearing** must not exceed a total speaking time of five minutes, excluding the time taken for questions posed by **Board** members, unless the **Board** authorizes additional speaking time.

4.2.6 The **Board**, in its discretion, may:

- (a) establish procedures for **Board** meetings and **hearings**, provided such procedures do not conflict with the provisions of this bylaw;
- (b) administer an oath or affirmation for oral evidence;
- (c) accept evidence that is unsworn, written or hearsay evidence; and

- (d) before evidence is presented at a **hearing**, direct that:
 - (i) no oral evidence will be allowed to be given unless all of the witnesses first take an oath or affirmation in the same manner as witnesses at a civil trial in the Supreme Court of British Columbia; or
 - (ii) no written evidence will be allowed to be given unless it is given by affidavit.
- 4.2.7 The **Board** may, at any time, adjourn a meeting or the **hearing** of an **application**, provided either:
- (a) prior to the adjournment, the **Secretary** announces the new date and location for the meeting or **hearing**; or
 - (b) the **Board** directs the **Secretary** to provide notice of the new meeting or **hearing** date and location in accordance with section 4.1.2 of this bylaw.
- 4.2.8 The **Board** must not hear any oral or written submissions in respect to an **application** except at a **hearing** for the **application**.

4.3 Decision-Making Procedures

- 4.3.1 At the conclusion of the **hearing** for an **application**, the Board may:
- (a) grant or deny the order requested by the applicant and provide reasons for the grant or denial;
 - (b) request further information from the applicant, the **City's** Planning and Development Division or any person who has made a submission to the **Board** in respect to the **application** and adjourn the **hearing** in accordance with section 4.2.7 of this bylaw; or
 - (c) reserve its decision and provide a written decision at a later date.
- 4.3.2 The decision of the **Board** to either grant or deny an order must be supported by not less than 3 members of the **Board**.
- 4.3.3 A **Board** member must not abstain from voting in respect to an **application** heard by the **Board** member.
- 4.3.4 **Board** members not present during a **hearing** for an **application** must not participate in making a decision in respect to the **application**.
- 4.3.5 A **Board** member shall not discuss the merits of an **application** other than with another **Board** member who was present at the **hearing** for the **application**.

- 4.3.6 If an applicant, or his or her representative, does not attend the **hearing** for the **application**, the **Board** may adjourn the **hearing** in accordance with section 4.2.7 of this bylaw or make a decision in the absence of the person or owner.
- 4.3.7 Following a decision by the **Board** in respect to an **application**, the **Secretary** must mail or otherwise deliver to the applicant written notice of the **Board's** decision.
- 4.3.8 The **Board** shall not rehear an **application** covering the identical grounds or principles upon which the **Board** has previously rendered a decision.

PART FIVE: INTERPRETATION

- 5.1 In this bylaw, unless the context requires otherwise:

APPLICATION	means an application for an order under section 3.1.1(a), (b) or (c) of this bylaw
BOARD	means the Board of Variance for the City continued pursuant to this bylaw
CITY	means the City of Richmond
COMMUNITY CHARTER	means <i>Community Charter</i> , SBC 2003, c. 26, as amended or replaced from time to time
CORPORATE OFFICER	means the person appointed by Council pursuant to section 148 of the <i>Community Charter</i> as the Corporate Officer of the City , or his or her designate
HEARING	means the hearing of an application by the Board
LOCAL GOVERNMENT ACT	means <i>Local Government Act</i> , RSBC 1996, c. 323, as amended or replaced from time to time
SECRETARY	means the person assigned to be Secretary to the Board in accordance with section 2.1.1 of this bylaw

PART SIX: SEVERABILITY

- 6.1 If any section, subsection, paragraph, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

PART SEVEN: REPEAL AND CITATION

- 7.1 Board of Variance Establishment and Procedure Bylaw No. 7150 is hereby repealed.
- 7.2 This bylaw is cited as "**Board of Variance Bylaw No. 9259**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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



**Consolidated Fees Bylaw No. 8636,
Amendment Bylaw No. 9267**

The Council of the City of Richmond enacts as follows:

1. The Consolidated Fees Bylaw No. 8636, as amended, is further amended by deleting the schedule titled "SCHEDULE – BOARD OF VARIANCE ESTABLISHMENT AND PROCEDURE" in its entirety and substituting the following:

"SCHEDULE – BOARD OF VARIANCE

Board of Variance Bylaw No. 9259

Application Fees

Sections 3.1.2(c), 3.2.3

Description	Fee
Application for order under section 901 of <i>Local Government Act</i> [Variance or exemption to relieve hardship]	\$650.00
Application for order under section 901.1 of <i>Local Government Act</i> [Exemption to relieve hardship from early termination of land use contract]	\$650.00
Application for order under section 902 of <i>Local Government Act</i> [Extent of damage preventing reconstruction as non-conforming use]	\$650.00
Fee for notice of new hearing due to adjournment by applicant	\$150.00

2. This Bylaw is cited as "Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9267".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept <i>DW</i>
APPROVED for legality by Solicitor <i>hy</i>



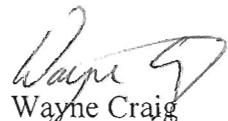
City of Richmond

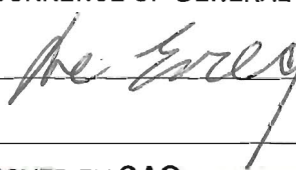


Report to Committee

To: Planning Committee
From: Wayne Craig
Director of Development
Date: June 16, 2015
File: 08-4430-03-11/2015-
Vol 01
Re: **Proposed Zoning Text Amendment – Notification Signs for City-initiated
Rezoning or Text Amendments**

Staff Recommendation

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


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

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

Staff Report

Origin

On April 27, 2015, Richmond City Council directed staff to bring forward bylaws that would result in the early termination of all 93 land use contracts (LUC) that include single-family properties within the City of Richmond. In addition to the early termination of LUC's, staff are also directed to bring forward bylaws to establish underlying zoning for the 93 LUC areas. Prior to bringing forward underlying zoning bylaws and related LUC terminations bylaws, a bylaw amendment to Richmond Zoning Bylaw No. 8500 is needed to clarify that a notification sign on each individual property is not required.

A public hearing for the early LUC termination and underlying zoning bylaws is anticipated to occur in late 2015. In the interim, a comprehensive public information process is underway to help inform residents and other stakeholders of the proposed changes.

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

3.1. Growth and development that reflects the OCP, and related policies and bylaws.

This report supports Council's 2014-2018 Term Goal #7 Strong Financial Stewardship:

7.2. Well-informed and sustainable financial decision making.

This report supports Council's 2014-2018 Term Goal #9 A Well-Informed Citizenry:

9.2. Effective engagement strategies and tools.

Findings of Fact

The requirement to post a notification sign is an obligation of Richmond's Zoning Bylaw rather than the *Local Government Act*. Section 2.4 of Richmond's Zoning Bylaw requires that all rezoning applicants post a notification sign on the site at least 14 days prior to a public hearing. This section is intended to ensure area residents are aware of specific development proposals rather than situations where multiple properties are affected by the same zoning amendment at the same time. For City-initiated rezonings or text amendments, the City does not have the ability to post notifications signs on private property.

Background on Land Use Contracts

The provincial legislation enabling land use contracts (LUC) was in effect for a short period of time between 1973 and 1979. During that time, the City of Richmond entered into several LUC's with property owners addressing the use and development rights of a property. Many of those regulations are out of date and are not consistent with more modern use and development rights provided in Richmond Zoning Bylaw No. 8500 which is the current zoning bylaw. Until recently, consent from both the municipality and property owner was required prior to modifying or discharging a LUC from the title of a property and establishing the underlying zoning.

After repeated efforts by Richmond City Council requesting the Provincial government to provide municipal governments with the authority necessary to address LUC's, the *Local Government Act* was amended on May 29, 2014.

Since the new legislation was adopted, staff and Richmond City Council have been reviewing the legal and procedural requirements of terminating LUC's prior to the sunset date of June 30, 2024. In order to pursue the early termination of LUC's, the following must take place:

- adopt underlying zoning for all LUC properties (this has to be completed no later than June 30, 2022);
- schedule and hold a public hearing on both the underlying zoning and the early termination of 93 LUC's as per the legal requirements of the *Local Government Act* (this will require a mailed notification to over 15,000 residents, and securing a larger venue in anticipation of a high level of interest);
- provide the Board of Variance with new authority to hear appeals on the early termination of LUC's and to extend the dates set in early termination bylaws for reasons of hardship, up to the sunset date of June 30, 2024.

On April 27, 2015, Council directed staff to bring forward bylaws that would result in the early termination of all 93 LUC's that include single-family properties. Some of the 93 LUC's also include multi-family residential (townhouses and apartments) and institutional uses. In addition to the early termination of the LUC's, staff are also directed to bring forward bylaws to establish underlying zoning for the 93 LUC areas.

Prior to bringing forward underlying zoning bylaws and related LUC termination bylaws, there are a number of steps that must be taken. They include:

- Bylaw amendments to Richmond Zoning Bylaw No. 8500 to clarify that the requirement for a notification sign on an individual property for City-initiated rezoning or text amendments which is the subject of this report;
- Preparation of a new Board of Variance Bylaw to establish application fees for the optional LUC early termination bylaw appeals, update the application procedures and requirements, update and review the notification procedures, and provide for other housekeeping updates which is the subject of a separate report;
- Establish the form of the public hearing notice that will include up to 186 separate bylaws and will be mailed to over 15,000 residents; and
- Ensure availability of off-site venues that can host a larger sized public hearing.

It is anticipated that two sets of bylaws will be introduced to Council in the fall of 2015. The first set of bylaws will establish underlying zoning for properties affected by the 93 LUC's. The second set of bylaws will terminate those 93 LUC's. If Council gives first reading to those bylaws, the bylaws would be forwarded to a special public hearing to be held later in 2015. The public hearing will provide an opportunity for those who believe that their interest in property is

affected by the proposed bylaws to be heard or to present written submissions. Following the public hearing, Council would consider adoption of the bylaws.

The provincial legislation requires a transition period of at least one year after the LUC termination bylaw is adopted unless otherwise specified by City Council. For example if LUC termination bylaws are adopted at the end of 2015, then the LUC would still be valid for a minimum of one year before the LUC is terminated. The provincial legislation has also given the City's Board of Variance new authority to consider appeals by a property owner regarding timing of the LUC termination date due to hardship. The Board of Variance can extend the termination date for a LUC for a particular property to a later date up to June 30, 2024. If granted, the extension would only apply to the particular property owner and would end if the property ownership changes.

Analysis

As part of the process to terminate LUC's, underlying zoning would have to be established for the more than 4,000 properties that would be affected. Read extremely narrowly, section 2.4 of Richmond's Zoning Bylaw could be interpreted to indicate a notification sign should be posted on each property prior to a public hearing. This would be impossible as the City has no authority to post signage on private property. The City has already begun a multi-faceted communications strategy to provide members of the public with information on what the City is doing with respect to the establishment of underlying zoning and the early termination of LUC's.

To date, the communication strategy has included the following:

- a press release explaining the proposed changes and process;
- a separate webpage link at www.richmond.ca/plandev/planning2/projects/LUC.htm that includes a summary of the process and frequently asked questions;
- a separate email address (luc@richmond.ca) and phone number (604-204-8626) for members of the public to contact if they have questions or wish to provide comments and other feedback; and
- static display boards with summary information and maps which can be found in the main lobby at City Hall.

The addition of a notification sign for each property that is proposed to have underlying zoning would not be necessary due to the comprehensive communication strategy.

The City will post a notification sign if an individual City-owned parcel is subject to a rezoning proposal. A recent example is the temporary fire hall at 6931 Granville Avenue where a text amendment was required to the existing zone to allow for emergency services. In that case, two notification signs were used, in addition to the required public hearing notices. The statutory requirements to inform residents and adjacent property owners and tenants would ensure that there is sufficient notice. The City will also consider additional consultation with the community, in addition to the public hearing requirements.

Financial Impact

None.

Conclusion

As part of the process to terminate land use contracts that have single family properties, an amendment would be required to Richmond Zoning Bylaw 8500 to clarify that notification signs for City-initiated rezoning or text amendments are not required. A multi-faceted communications strategy is underway to properly inform the public on the implications of terminating land use contracts. As such, requiring over 4,000 notification signs would not be necessary.

It is recommend that Zoning Bylaw 8500, Amendment Bylaw 9264, be introduced and given first reading.

A handwritten signature in blue ink, appearing to read 'John Hopkins', is written over the printed name.

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

JH:cas



**Richmond Zoning Bylaw 8500
Amendment Bylaw No. 9264**

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

1. Richmond Zoning Bylaw 8500 is amended by adding the following to Section 2.4:

“2.4.9. Notwithstanding Section 2.4.1, a notification sign is not required for City-initiated rezoning or text amendments.”
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9264”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

_____ _____ _____ _____ _____

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Wayne Craig
Director of Development

Date: July 2, 2015
File: RZ 14-660662/
RZ 14-660663

Re: **Applications by Oris Development (Hamilton) Corp. for Rezoning at:**

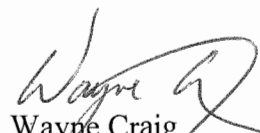
- **Parts of 23241 and 23281 Gilley Road, and 23060, 23066, 23080 and part of 23100 Westminster Highway from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)"; and**
 - **23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway from "Single Detached (RS1/F)" to "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)"**
-

Staff Recommendation

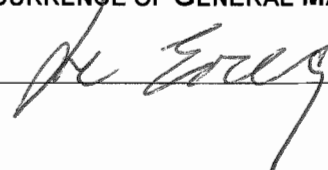
1. That Official Community Plan Bylaw 9000, Amendment Bylaw 9260 to amend Schedule 2.14 – Hamilton Area Plan to:
 - Amend the text within Section 3.2, Objective 2, Policy a) respecting the “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)” land use designation; and
 - Re-designate 23066 and parts of 23080 and 23100 Westminster Highway from “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)”;be introduced and given first reading.
2. That Official Community Plan Bylaw 7100, Amendment Bylaw 9273 to delete the exiting Schedule 2.14 – Hamilton Area Plan in its entirety, be introduced and given first reading.
3. That Bylaws 9260 and 9273, having been considered in conjunction with:
 - The City’s Financial Plan and Capital Program; and
 - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

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


Wayne Craig
Director of Development

MM:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Economic Development	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	

Staff Report

Origin

Oris Developments (Hamilton) Corp. has made two (2) separate rezoning applications for two (2) proposed development sites as shown Attachments 1 and 3:

- A 0.58 ha. (1.43 acre) site on parts of 23241 and 23281 Gilley Road, part of 23060, 23066, 23080 and part of 23100 Westminster Highway from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" to permit development of a 130-unit building, with 82 seniors congregate housing rental units that include common dining and limited health care, an memory ward with 18 rental units which are intended to be licenced by Vancouver Coastal Health as they provide additional health care and supervision, and 30 market condo apartment units to be sold, on Oris' Parcel 3.
- A 0.44 ha. (1.10 acre) site on 23241, 23281, and part of 23301 Gilley Road and part of 23060 and 23000 Westminster Highway from "Single Detached (RS1/F)" to a proposed new, mixed-use "Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" to permit development of a 73-unit market condo, mixed-use building with 929 m² (10,000 ft²) of ground floor commercial on Oris' Parcel 2.

Two (2) rezoning applications have been submitted by Oris (Hamilton) Corp. who will build and market the mixed-used building on Parcel 2 while the apartment / seniors congregate housing building on Parcel 3 will be built by New Coast Lifestyles (NCL) Management Ltd. Oris and NCL have provided a document confirming that each project is distinct and will be independently developed with Oris (Hamilton) Corp. only acting behalf of New Coast Lifestyles (NCL) Management Ltd.

The proposed mixed-use building on Parcel 2 and apartment/seniors congregate care building on Parcel 3 as shown on Attachment 3 are the first rezoning applications to be considered under the recently updated Hamilton Area Plan are the first steps to establish the new Hamilton Village Centre envisioned under the Area Plan. These two (2) developments are connected in that they share a common driveway located on Parcel 3, have shared indoor amenity space on Parcel 2 and have connected parkades with shared parking.

The new Hamilton Area Plan within Schedule 2.14 of the Official Community Plan (OCP) is also proposed to be amended to facilitate both of the above rezoning applications.

Findings of Fact

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

Surrounding Development

- To the North: Single-family dwellings zoned “Single Detached (RS1/F)”.
- To the East: Single-family dwellings zoned “Single Detached (RS1/F)”.
- To the South: A shopping mall fronting onto Gilley Road zoned “Community Commercial (CC)”.
- To the West: A vacant, former fire hall site fronting onto Westminster Highway zoned “School and Institutional (SI)”.

Related Policies & Studies**Richmond Official Community Plan (OCP) – Hamilton Area Plan Schedule 2.14**

The new Hamilton Area Plan under Official Community Plan Bylaw 9000 designates all of Parcel 2 and most of Parcel 3 as “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)”. Parcel 2 has a split designation with its most northerly portion designated as “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” as shown on Attachments 3 and 4. The proposed OCP Amendment Bylaw 9260 would:

- Amend the text within “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)” land use designation to require that only a portion of the ground floor of buildings adjacent to Gilley Road be used for non-residential uses instead of the entire ground floor amended, and to include a range of assisted living residential uses; and
- Re-designate 23066 and parts of 23080 and 23100 Westminster Highway from “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)”.

Secondly, the proposed OCP Amendment Bylaw 9273 would delete the old Hamilton Area Plan from the 1997 Official Community Plan Bylaw 7100 which still includes all of the City’s Area Plans. The new Hamilton Area Plan which was included within the newer 2012 Official Community Plan Bylaw 9000 on February 25, 2014.

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 plain covenant on Title is required prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The City’s Affordable Housing Strategy provides that apartment and mixed-use buildings with over 80 residential apartment units provide five (5) percent of the building’s total residential floor area within affordable housing units secured under a housing agreement and covenant in perpetuity. Under the Strategy, developers of buildings with less than 80 residential apartment

units are to make a contribution of \$4.00 per buildable square foot of total residential floor area permitted under the proposed rezoning.

Despite the fact that these two (2) rezoning applications are linked via access and parking, the rezoning is being advanced by the applicant as separate rezoning applications for the buildings on Parcels 2 and 3.

At the time of application, staff inquired as to why two (2) rezoning applications were being submitted instead of one (1) application. The applicant, Oris (Hamilton) confirmed that it will be proceeding to build and market the mixed-used building on Parcel 2 and is acting behalf of the future owner of Parcel 3, New Coast Lifestyles (NCL) Ltd., who would build the apartment / seniors congregate housing building. Oris and NCL also provided a detailed written summary that described how Parcels 2 and 3 will be built and marketed separately after the sale of Parcel 3 to NCL. Therefore, the applicants are contributing:

- An estimated \$249,176 for the residential floor area associated with the 73 residential apartment units within the mixed-use building on Parcel 2.
- An estimated \$79,032 for the floor area of the 30 market strata units and associated common areas within the 130-unit apartment/seniors building on Parcel 3. Of the total 130 units within this building, the remaining 82 units of congregate housing and 18 memory ward units are not subject to affordable housing contributions under the Strategy.

If this project was considered via one (1) rezoning application for both buildings, the applicant would be required to provide built affordable housing units on site. The affordable housing would be based on five (5) percent of the combined residential floor area of the 73 market apartment units within the mixed-use building on Parcel 2 and the 30 market apartment units within the apartment/ seniors congregate housing building on Parcel 3. This would equate to approximately 4,460 ft² or five (5) 2-bedroom affordable housing units.

Consultation

Staff have reviewed the proposed OCP Amendment Bylaws 9260 and 9273 with respect to the Province's *Local Government Act* and City's OCP Bylaw Preparation Consultation Policy No. 5043 and advise that the City is not obligated to refer the proposed OCP amendment bylaw and recommend that this report does not require referral to external stakeholders. Table 1 below clarifies this recommendation.

Table 1: OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	No referral necessary, as the Agricultural Land Reserve is not affected.
Richmond School Board	No referral necessary as this commercial application does not involve any multiple-family housing units thus it does not have the potential to generate 50 or more school aged children (e.g., typically around 295 multiple-family housing units).

The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as only minor land use and no density changes are proposed.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and only minor land use and density changes are proposed.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as only minor land use and no density changes are proposed.
TransLink	No referral necessary, as no transportation road network changes are proposed, only minor land use and density changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the ports are not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the airport is not affected.
Richmond Coastal Health Authority	No referral necessary, as the health authority is not affected.

However, out of courtesy, the proposed OCP Amendment Bylaws 9260 and 9273 will be referred to the School Board for their information and comment prior to this bylaw being considered at a Public Hearing.

Analysis

Built Form and Architectural Character

Parcel 2: Mixed-Use Building:

The mixed-use, four-storey building includes the following elements as shown in preliminary plans in Attachment 5:

- A contemporary style building with facade articulation and large sun decks.
- 929 m² (10, 000 ft²) of ground-floor commercial space fronting Gilley Road; with an average setback of 2.0 m (6.6 ft.) from the back of the public sidewalk.
- 73 residential apartment units on the north (rear) side of the ground floor and remaining upper three (3) floors.
- The building stepping back above ground floor; with the upper three (3) residential floor being set back an average of a further 3.0 m (9.8 ft).
- The major pedestrian entrance faces to High Street Plaza to the east.
- The “L”-shaped building footprint provides separation of common outdoor amenity space from Westminster Highway.
- Large roof overhangs and lower awnings over the commercial units.
- The elevated west facade, above the lower Westminster Highway grade, has been addressed by terraced landscape walls, sloping landscape and a window wall extending down to below the first floor level into the parkade at street level.

Parcel 3: Apartment/Seniors Congregate Housing Building:

The seniors' housing building includes the following elements as shown in preliminary plans in Attachment 6:

- A contemporary style building with facade articulation and large sun decks.
- 82 seniors congregate housing units, 18 memory ward care units and 30 residential apartment units.
- The building has a large porte cochere / canopy on its north elevation, allowing for weather protection for vehicle pick-up of residents and provides a focal point for the building.
- The major pedestrian entrance faces to High Street Plaza to the south.
- The "U" building footprint that provides for a contained courtyard.
- Large roof overhangs and awnings over the commercial units provide weather protection and additional visual interest to the building.
- The elevated first floor above Westminster Highway has been addressed by terraced landscape walls, sloping landscape and a window wall extending down to below the first floor level, providing light into the parkade at street level.

Public Realm

The proposed development provides for a varied public realm comprised of three (3) distinct components as outlined below.

Gilley High Street: Gilley Road will be reconstructed into a "High Street" compatible with the urban village environment as envisioned by the Hamilton Area Plan.

The proposed 3.35 m (10.0 ft.) wide public sidewalk on the north side with street trees and landscape strip which allows for rainwater infiltration, will be extended to the east and established on the south side of the street as future developments are approved. The proposed mixed-use building is set back at minimum of 1.5 m (5.0 ft.) with an on-site sidewalk to provide for a generous combined 4.85 m (15.0 ft.) wide pedestrian area.

Gilley High Street Plaza: The High Street Plaza is proposed to be located in the middle of the block between Westminster Highway and Smith Crescent, with an ultimate width of 18.0 m (60.0 ft.) opening up onto the Gilley High Street. The current Parcel 2 application includes a 9.0 m (30.0 ft.) wide plaza frontage facing Gilley Road, with the remaining plaza being constructed with the Parcel 4 development to the east. The proposed plaza includes an outdoor restaurant seating adjacent to the building with the remaining area for seating, walking, possible outdoor market and Public Art work.

Greenway/Strollway: The Parcel 2 development will include the first leg of the Greenway/Strollway leading north out of the Gilley High Street Plaza to eventually be extended to Willet Avenue, as required in the Hamilton Area Plan. The Parcel 2 development includes a 3.0 m (9.8 ft.) wide strollway, with the future development of Parcel 7 to the east providing the remaining width of the Greenway/Strollway.

A statutory right-of-way (SRW) will be registered over the High Street Plaza and Greenway/Strollway to secure public pedestrian and bicycle access with owner maintenance.

Transportation and Access

Development Access: The proposed mixed-used building on Parcel 2 and the proposed apartment/seniors congregate care building on Parcel 3 will have one (1) shared vehicle driveway entering from Westminster Highway. This driveway is designated within the Hamilton Area Plan as a “Shared Street” (also shown as “New Road” on developer plans). The Shared Street will provide local vehicle and pedestrian access to Parcels 2 and 3 and will be extended through to Smith Crescent as future parcels develop to the east (Attachment 4). The Shared Street encumbered by a statutory right-of-way (ROW) to ensure public access and maintenance by the future owners of buildings on Parcels 2 and 3.

Westminster Highway: The applicant will complete a number of improvements to Westminster Highway as shown on Attachments 3, 5 and 6. It should be noted that Westminster Highway is to remain at its current 1.0 m (3.3 ft.) elevation. The major transportation improvements include, but are not limited to:

- A 1.8 m wide on-street bike lane, new minimum 2.5 m wide off-road multi-use pathway/sidewalk, and curb, with a landscaped boulevard in sections, on the east side of Westminster Highway to the north of the Shared Street.
- A southbound left turn lane into the development’s access driveway off of the on-site Shared Street. A new pedestrian signal will be installed on the south side of the proposed development access on Westminster Highway to facilitate the safe crossing of pedestrians across Westminster Highway.
- Improvements to the existing intersection with Gilley Road to facilitate the Gilley Road works.
- A bus lay-by north of the Westminster Highway and Gilley intersection, as well as accessible bus landing pad and shelter.
- Repaving of the full width of Westminster Highway from the Gilley intersection to north of the Shared Street.

Gilley Road High Street: The applicant will reconstruct Gilley Road to create the “High Street” as envisioned under the Hamilton Area Plan. The road will rise up at a 4 percent grade from the current 1.0 m (3.3 ft.) elevation at Westminster Highway to 3.5 m (12.0 ft.). This raised elevation allows for much of the Parcel 2 parkade to be constructed below finished grade and provides for most of the store fronts within the mixed-use building to be both at street grade and located above the required minimum flood construction level. The street will then slope down to the existing grade to the east at Smith Crescent.

The required works include:

- Resurfacing the entire block from just west of Westminster Highway to the ultimate 3.5 m (12.0 ft.) grade to the middle of the block, with an interim grading and resurfacing back down to the current grade at Smith Crescent.
- Intersection improvements with a westbound left-turn lane onto Westminster Highway southbound.

- A 3.35 m (11.0 ft.) sidewalk on the north side of the street with trees and landscaped boulevard to allow for rainwater infiltration designed to be compatible with the proposed urban, commercial High Street.
- The reconstruction of the existing concrete sidewalk on the south side of Gilley Road, separated from the traffic with a barrier curb, to accommodate the raised road grade.

The Hamilton Area Plan staff report indicated that the City's DCC program would be amended in 2015 to include approximately \$7M in road improvements to the area. These road improvements include improvements to Westminster Hwy (from just south of Gilley Rd. to Boundary Rd.) and the new Willet Ave. extension and bridge over the Queen Canal. While staff intend to recommend that these road improvements be added to the City-wide DCC program as identified in the Hamilton Area Plan staff report, an amendment to the DCC bylaw has not yet been brought forward to Council for their consideration. The DCC program review is currently underway and will be presented to City Council for consideration upon completion of a comprehensive staff review.

The developer is responsible for improvements to Westminster Hwy as part of the required Servicing Agreement for this project. A portion of these required road improvements are included in the existing City wide DCC program. The road works eligible for DCC credits will be restricted to the works included in the DCC program at the time when the DCC credits are assessed (i.e. at Building Permit). The Westminster Hwy improvements intended to be added to the DCC program (additional road widening for boulevard, sidewalk and bike lane improvements) would increase the eligible DCC credits for this development by approximately \$330,000 should these additions to the DCC program be accepted by City Council. The exact amount of the eligible DCC credits will be calculated once the SA design drawings have been approved by the City and the actual construction value is determined. The DCC credits will be capped at the lower amount of the value of the DCC works included in the City wide DCC bylaw endorsed by City Council; the actual costs of constructing the works provided by the developer; or the roads portion of the DCCs payable for the project.

Parking: The partially below-grade parkades for Parcels 2 and 3 will be connected, with vehicle access being provided on Parcel 3 to the on-site Shared Street. The proposed parking meets the requirements in Zoning Bylaw 8500 as follows:

- Parcel 2 includes 115 parking spaces, with 91 resident parking spaces (with a further 29 paces provided on Parcel 3) and 34 shared resident visitor/commercial parking spaces.
- Parcel 3 includes 102 parking spaces for the apartments and seniors congregate housing units plus 29 resident parking spaces for Parcel 2.
- Parcels 2 and 3 will have easements registered on Title to provide for shared access and parking.

Tree Retention and Replacement

No trees are planned to be retained on the sites given that the building parkades occupy the entirety of both sites to provide for the necessary parking. The applicant will be required to submit a landscape plan as part of the Development Permit that will include replacement trees at

a ratio of at least 2:1 to compensate for the 79 removed trees to which Tree Protection Bylaw No. 8057 applies (except for those trees already approved for removal by the City due to disease or for building demolition).

Amenity Space

Common Amenity Space in the Apartment/Seniors Congregate Housing Building on Parcel 3:

The proposed building on Parcel 3 will include approximately 1,096 m² (11,800 ft²) of common amenity space. Part of this large amenity space will be for residents of the building on Parcel 3, and part for use by residents on Parcel 2. The amenity areas on Parcel 3 include the following:

- For the use apartment/ seniors congregate housing on Parcel 3: 7,599 ft² of amenity space, comprised of two (2) lounges, dining room, theatre, kitchen, country kitchen, library, beauty salon and barber shop.
- Shared between Parcel 3 and adjacent Parcel 2: 3,458 ft² of shared indoor amenity space, which includes a pool and exercise room.
- Amenity Room for the use of Parcel 2: A 741 ft² amenity room for use of residents of only Parcel 2.

There will be requirement for registration of an easement on Parcel 3 to ensure that residents of Parcel 2 are provided with shared rights of access and use. The City will be a grantee to ensure that the agreements are not discharged and or changed without City approval. A covenant will also be registered on Parcel 2 that will require provision of 100 m² (1,076 ft²) at occupancy of the building on Parcel 2 if the shared amenity space has not been already been constructed on Parcel 3.

Common Outdoor Amenity Space:

The applicants are proposing outdoor amenity on Parcels 2 and as described below:

- Parcel 2 – Mixed-Use Building: 567 m² (6,103 ft²) within the main outdoor amenity spaces are located on the north side of the building and include a treed common, large play area and patio space.
- Parcel 3 – Apartment / Seniors Congregate Housing Building: 1,180 m² (12,702 ft²) within a large courtyard within this “U” shaped building which includes raised garden plots, a circuit pathway and seating. There is also an enclosed dining patio and secure memory garden patio.

Together, these amenity areas function as central gathering spaces for the buildings and will be reviewed further during the Development Permit process.

Site Servicing and Frontage Improvements

Servicing: In addition to frontage improvements discussed above, the City’s Engineering Department has determined the scope of upgrades to existing services to service the proposed development to be undertaken by the applicant, as identified in the Rezoning Considerations (Attachment 7).

The applicant will be constructing a sub-surface structure over Gilley Road and the 1.0 m (3.3 ft.) diameter Metro Vancouver sewer main and utilizing light weight fill to raise Gilley Road to the elevations discussed above.

Riparian Management Areas: There are two (2) Riparian Management Areas (RMAs) affected by the proposed developments. The Parcel 2 development and Gilley High Street works will remove the small Gilley Road ditch which is within an RMA extending 5.0 m (16.0 ft.) back on either side of the ditch. Through the Servicing Agreement, a linear landscape strip and boulevard trees will be included within the streetscape and provide for rainwater infiltration and a slowing of stormwater flow into the Queen Canal. The Queen Canal RMA extends 15.0 m (49.0 ft.) back on either side of the canal with impacts to this area requiring habitat compensation within this RMA.

The compensation for in-stream and riparian habitat loss will be included within the Queen Canal corridor through the Servicing Agreement.

These works are to be further reviewed by the developer's Qualified Environmental Professional (QEP), with a follow-up report to confirm that the design of the necessary habitat compensation that will be provided through the Servicing Agreement process as provided in the Rezoning Considerations (Attachment 7) to the satisfaction of the Director of Engineering.

Proposed OCP and Zoning Bylaw Amendments

As discussed above, proposed OCP Amendment Bylaw 9260 includes both a text amendment and map amendment concerning the Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR) land use designations.

Proposed Amendments to the Hamilton Area Plan within the OCP:

The proposed text change to the "Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)" land use designation will require that a portion of the ground floor of buildings adjacent to Gilley Road be used for commercial and non-residential uses rather than the entire ground floor as currently required. Specifically, the change would only require commercial and non-residential uses within 10.0 m (33.0 ft.) of the north side of Gilley Road and within 15 m (49.0 ft.) and south side of Gilley Road. This change would apply to the entire land use designation including properties adjacent to Parcels 2 and 3 under the rezoning applications and facing the south side of Gilley Road. The land use designation would continue to allow for the same commercial, non-residential residential apartment uses to be located on the remainder of the ground floor and upper floors of buildings.

The proposed change was requested by the applicant who presented a professional market analysis study that demonstrates that the 12,000 build-out population of Hamilton could only support approximately 50,000 to 55,000 ft² of commercial floor area (excluding amenity space). The Hamilton Area Plan's land use designation for ground floor commercial could lead to 120,000 sq. ft. of commercial floor area being required. Based on the retail demand model in the consultant market study, which takes into consideration Hamilton's projected population, exposure to traffic and location characteristics within the region, this is 2 to 2.6 times the amount that could be supported and sustained. This assessment resonates with other regional studies (such as the Grandview Heights Commercial Market Analysis completed for that area of Surrey),

which estimate that similarly built communities can support approximately 0.38 m² (4 ft²) per capita of supermarket/commercial space. It is thus reasonable to accommodate commercial space in line with the findings of the consultant's report of approximately 4,645 m² (50,000 ft²).

The proposed land use designation change to Land Use Map (Attachment 4) to re-designate part of the proposed Parcel 3 (apartment /seniors congregate housing) from "Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" applied to a small area. The change was necessitated by the applicant's site planning which lead to Parcel 3 including both the above designations (a split designation). Given that the apartment form of development and 1.5 FAR density remain consistent with both designations under the current Area Plan, the proposed change of designation constitutes a relatively minor amendment which Planning staff support.

The Area Plan supports the inclusion of seniors housing in multi-family designations. To support this policy, the Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" designation is amended to specifically include a range of assisted living residential uses as found in the adjacent "Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)" designation.

Lastly, proposed OCP Amendment Bylaw 9273 deletes the existing Hamilton Area Plan under Bylaw 7100 for the same area to which the new Hamilton Area Plan was adopted as an amendment to OCP Bylaw 9000 in February, 2014.

Zoning Bylaw Amendments:

The proposed Zoning Bylaw amendments proposed above are consistent with the Hamilton Area Plan.

Bylaw 9261 proposes to rezone 0.44 ha. (1.10 acres) comprising Parcel 3 from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" to permit a 130 unit apartment/seniors congregate housing building, with 82 congregate housing units, 18 memory ward care units and 30 strata apartment units. The following primary uses are included to accommodate this development: "housing, apartment", "housing, congregate" and "community care facility, major". This zone provides for maximum density of 1.5 FAR with provision of community amenity contributions by the applicants. An additional 0.19 FAR is permitted provided that it is used to accommodate amenity space for the lot subject to this zone.

Lastly, Bylaw 9261 includes a definition for the "Hamilton Area Plan community amenity capital reserve". The definition references the statutory Capital Reserve Fund to be created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276 into which this and future applicant's amenity contributions will be deposited.

Bylaw 9262 proposes to rezone 0.58 ha. (1.43 acres) Parcel 2 from "Single Detached (RS1/F)" to "Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" to permit a 73-unit mixed-use building with ground floor commercial. The zone includes a wide range of commercial and non-residential uses similar those found in the "Community Commercial (CC)".

The zone also permits a neighbourhood public house (neighbourhood pub) use as requested by the applicant. Should a neighbourhood pub be proposed for the site, the City's typical liquor licencing process will be required as a condition of Business Licencing. The applicant has agreed to register a covenant on title that restricts the use to the ground floor, requires its outdoor public entrance on Gilley Road and advises other owners of this possible use within the building. The zone also permits "housing, apartment" and provides for a maximum density of 1.5 FAR with provision of community amenity contributions by the applicants.

Hamilton Area Plan Amenity Contributions:

The applicants will provide community amenity contributions of \$49.50 per square meter (\$4.60 per ft²) of the total residential floor area of the buildings on Parcels 2 and 3 consistent with the Hamilton Area Plan for the proposed amenities (e.g, community centre, library, police office, a childcare hub, pedestrian pier as proposed under the Area Plan). The contribution is estimated at \$285,205 for the mixed-use building on Parcel 2. The total contribution for Parcel 3 is estimated at \$430,118. Part of this contribution (\$28,985) would not apply to the floor area specified including within the proposed 18 memory ward units as Area Plan's amenity contributions only apply to residential floor area. To confirm that these units fall within with the "community care facility, major" use under the zoning, the applicant will need to verify that the necessary licencing from Vancouver Coastal Health (VCH) for the memory ward is in place prior to these units being exempted from the amenity contribution.

Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276 has been prepared pursuant to Section 188(1) of the *Community Charter* to establish a capital reserve fund for community amenity contributions that are received for the planned community amenities as specified under Schedule 2.14 - Hamilton Area Plan, Bylaw 9000.

Public Art

The applicant will either make a public art contribution as provided by the City's Public Art Policy or prepare a Public Art Plan to provide Public Art elements within the development. The High Street Plaza on Parcel 2 has been discussed as a possible location for the public art. The contributions for both Parcels 2 and 3 are estimated total \$127,048. Provision of the public art contribution will be coordinated between the developer and the City's Public Art Coordinator, and secured prior to adoption of the rezoning with details to be provided at the Development Permit stage.

Accessible Housing

To assist in ensuring accessibility is an option for residents, 44 of the 73 units in the mixed use building on Parcel 2 and 109 of the 130 units in the building on Parcel 3 will meet the Basic Universal Housing provisions within Zoning Bylaw 8500. The remaining units within the buildings will include the Aging-in-Place elements as provided within the OCP.

The above-noted specifications and units will be identified and reviewed during the Development Permit and Building Permit stages.

LEED Silver Development

As provided by the Hamilton Area Plan, the applicants will ensure that the buildings on Parcels 2 and 3 have been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score. This will require review from a LEED certified consultant which confirms that buildings have been designed at Development Permit and constructed at Building Permit to achieve LEED Silver certification or equivalent. Consideration will be given to building design with higher energy efficiency ratings than required by the BC Building Code and utilizing geo-exchange energy systems.

Major Elements to be Addressed at the Development Permit Stage

Development Permit (DP) approval to the satisfaction of the Director of Development is required prior to rezoning adoption.

In advance of the full DP submission and review, the following significant aspects of the proposal have been identified to be addressed.

- The grade difference along Gilley Road between the public sidewalk and the “retail sidewalk/patio”, particularly where Gilley Road slopes down to meet Westminster Highway, with the objective of achieving a comfortable height transition, adequate landscape screening of the projecting parkade, adequate depths for both the public sidewalk and the retail sidewalk/patio and appropriate accessibility for the disabled.
- The grade difference between the public sidewalk and Level 1 of the Parcel 2 and 3 buildings along Westminster Highway, with the objective of achieving a comfortable height transition, adequate landscape screening of the projecting parkade, adequate animation of the streetscape and application of CPTED principles.

Financial Implications

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals.

The anticipated operating budget impact for the ongoing maintenance of these assets is \$8,000.00. This will be considered as part of the 2017 Operating budget.

Conclusion

The proposed developments on Parcels 2 and 3 shown on Attachment 3, 5 and 6 constitute the first rezoning applications to be considered under the Hamilton Area Plan. In particular, these developments will involve significant improvements to Westminster Highway and the first phase of the Gilley High Street to be at the centre of the Hamilton Village Centre as envisioned under the Hamilton Area Plan.

The proposed developments also establish part of the High Street Plaza and first leg of the Greenway/Strollway network for Hamilton. These improvements are at the core of creating a pedestrian-oriented Hamilton Village Centre.

The proposed developments will also assist in funding the future community amenities as provided under the Hamilton Area Plan.

As this proposal is being advanced as separate two (2) rezoning applications, the applicant will be providing a cash-in-lieu contribution toward affordable housing instead of constructing built affordable housing units on-site.

On this basis, it is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 9260, Official Community Plan Bylaw 7100, Bylaw 9273, and Zoning Bylaw 8500, Amendment Bylaws 9261 and 9262, be introduced and given first reading. It is also recommended that Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276 be introduced and given first, second and third readings.



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

MM:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Oris Parcel Phasing Plan
- Attachment 4 Hamilton Area Plan Land Use Map Excerpt
- Attachment 5: Preliminary Development Plans for Parcel 2
- Attachment 6: Preliminary Development Plans for Parcel 3
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 14-660662
RZ 14-660663

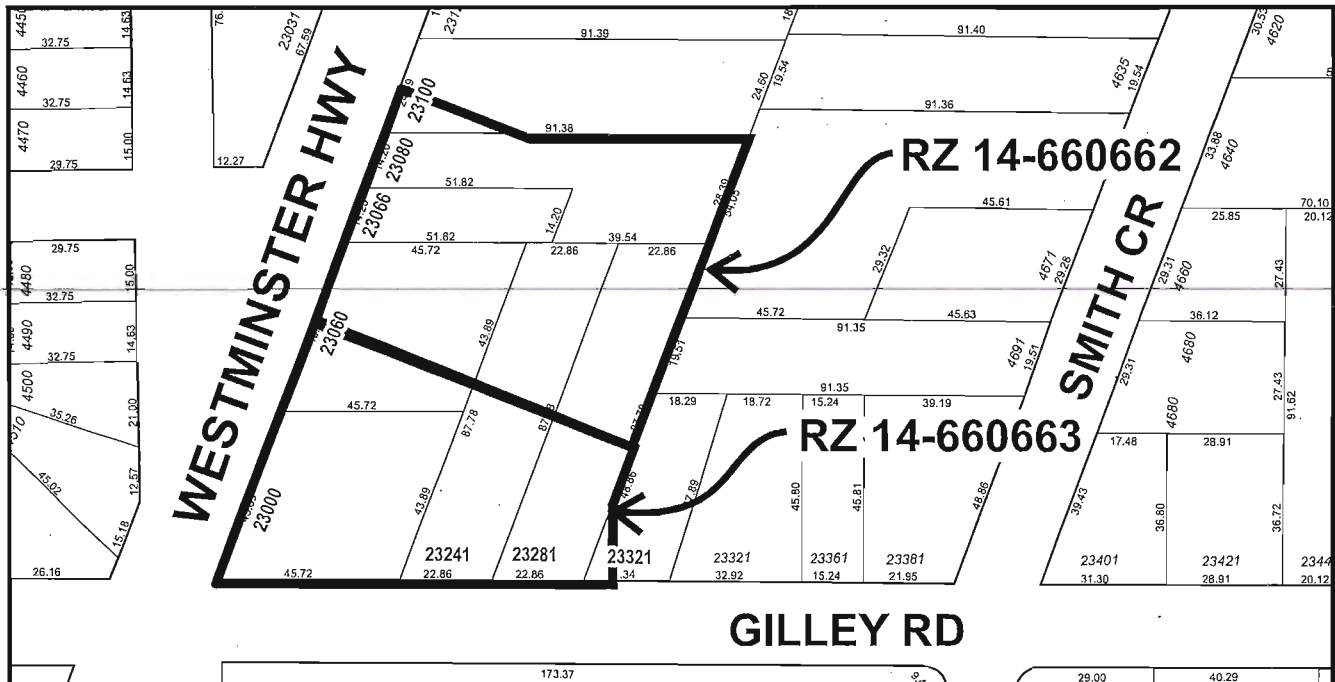
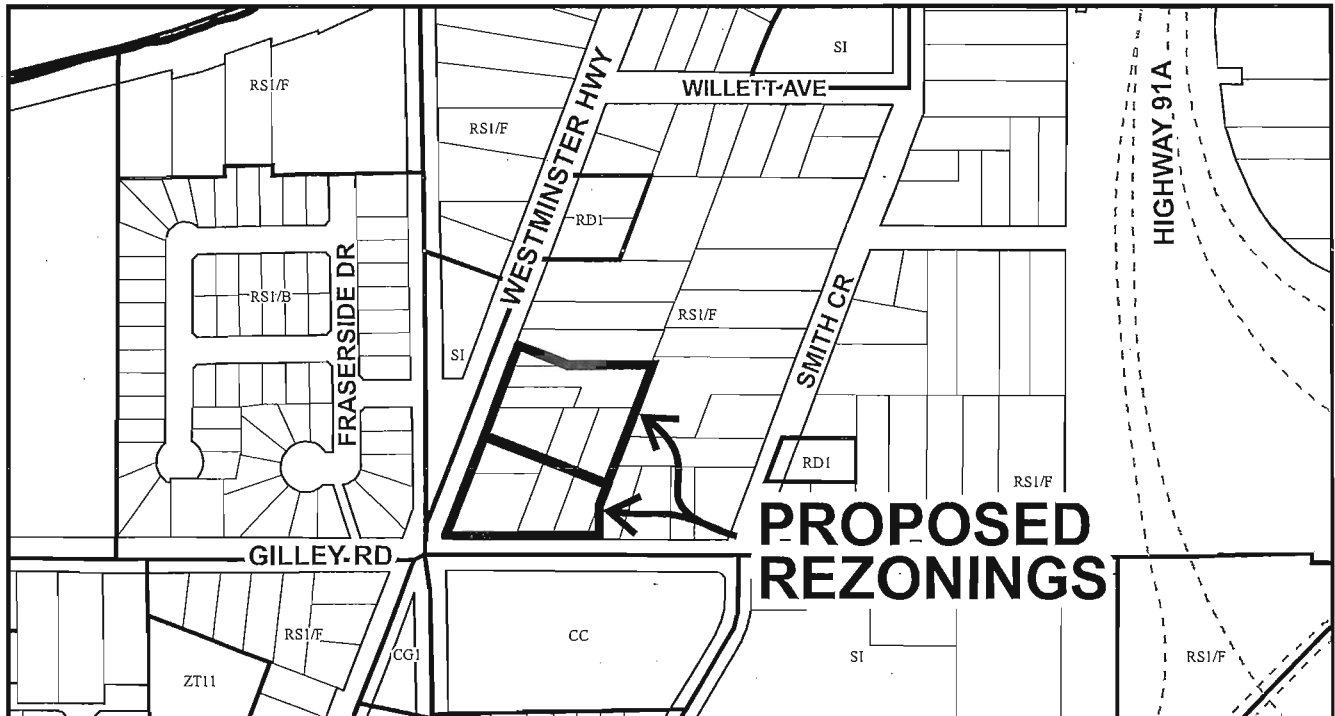
Original Date: 08/27/14

Revision Date: 06/01/15

Note: Dimensions are in METRES



City of Richmond



RZ 14-660662
RZ 14-660663

Original Date: 08/27/14

Revision Date: 06/01/15

Note: Dimensions are in METRES



RZ 14-660662 & RZ 14-660663

Attachment 2

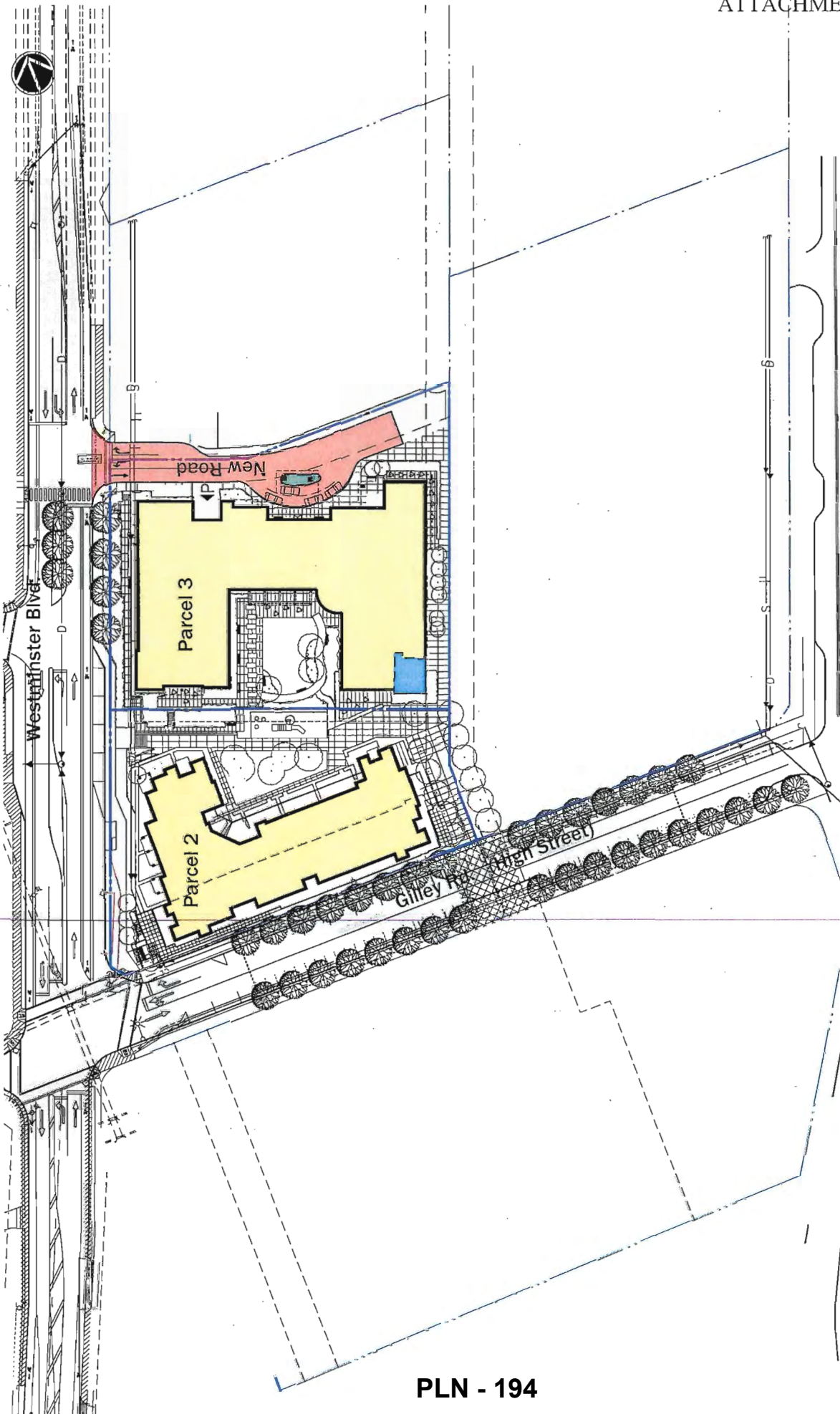
-Parcel 2: 23241, 23281 & part of 23301 Gilley Road and part of 23060 & 23000 Westminster Highway (RZ14-660663)
-Parcel 3: 23241 & 23281 Gilley Road and 23060, 23066, 23080 & part of 23100
Address: Westminster Highway (RZ14-660662)

Applicant: Oris Development (Hamilton) Corp.

Planning Area(s): Hamilton Area Plan

	Existing	Proposed
Owner:	Oris Developments (Hamilton) Corp.	Oris Developments (Hamilton) Corp.
Site Size (m²):	Parcel 2: Min. 4,447 m ² Parcel 3: Min. 5,783 m ²	Parcel 2: Min. 4,447 m ² Parcel 3: Min. 5,783 m ²
Land Uses:	Single-Family Residential	Parcel 2: Mixed-Use Building Parcel 3: Apartment/Congregate Housing Building
Area Plan Designation:	Parcels 2 & 3: "Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)" Part of Parcel 3: "Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)"	Parcels 2 & 3: "Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)"
Zoning:	Parcels 2 & 3: "Single Detached (RS1/F)"	Parcel 2: "Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" Parcel 3: "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)"
Number of Units:	None	Parcel 2: 73 units Parcel 3: 18 memory care beds, 82 congregate housing units, 30 strata units
Other Designations:	N/A	N/A

	Bylaw Requirement	Proposed	Variance
Density (units/ha.):	N/A	N/A	none permitted
Floor Area Ratio	Parcels 2 & 3: 1.5 FAR	For Parcels 2 & 3: 1.5 FAR	none permitted
Lot Coverage – Building:	Parcel 2: Max. 50 % Parcel 3: Max. 55 %	Parcel 2: 50 % Parcel 3: 55 %	none
Lot Size (min. dimensions):	Parcel 2: Min. 4,000 m ² Parcel 3: Min. 5,000 m ²	Parcel 2: Min. 4,447 m ² Parcel 3: Min. 5,783 m ²	none
Setback – Front Yard (m):	Parcel 2: Min.6.0 m Parcel 3: Min.6.0 m	Parcel 2: Min.6.0 m Parcel 3: Min.6.0 m	none
Setback – Side Yards (m):	Parcel 2 (Gilley):Min.1.5m Parcel 2 (Interior):Min.1.5m Parcel 3 (North Interior): Min.10.0 m Parcel 3 (south Interior): Min.3.0 m	Parcel 2 (Gilley):Min.1.5m Parcel 2 (Interior):Min.1.5m Parcel 3 (North Interior): Min.10.0 m Parcel 3 (south Interior): Min.3.0 m	none
Setback – Rear Yard (m):	Parcel 2: Min. 6.0 m Parcel 3: Min. 6.0 m		none
Height (m):	Parcel 2: 17.0 m Parcel 3: 17.0 m	Parcel 2: >17.0 m Parcel 3: >17.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	Parcels 2 & 3: 1.5 (R) and 0.20 (V) per unit	For Both Parcels 2 & 3: 1.5 (R) and 0.20 (V) per unit	none
Off-street Parking Spaces Total	Parcel 2: 140 Parcel 3: 102	Parcel 2: 144 Parcel 3: 102	none
Tandem Parking Spaces:	Permitted	none	none
Amenity Space – Indoor:	Parcels 2 & 3: 100 m ²	Parcel 2: 1,027 m ² / 69m ² Parcel 3: 1,027 m ² * *Shared on Parcel 2, 3, 4 & 5.	none
Amenity Space – Outdoor:	Parcels 2 & 3: 6.0 m ² per unit (min.)	Parcel 2: 7.77 m ² /unit Parcel 3: 9.08 m ² / unit	none
Other:			



PLN - 194

DATABASE: 1331
PROJECT NO: 29 JUNE 2015
PLOT DATE: 1" = 70'-0"



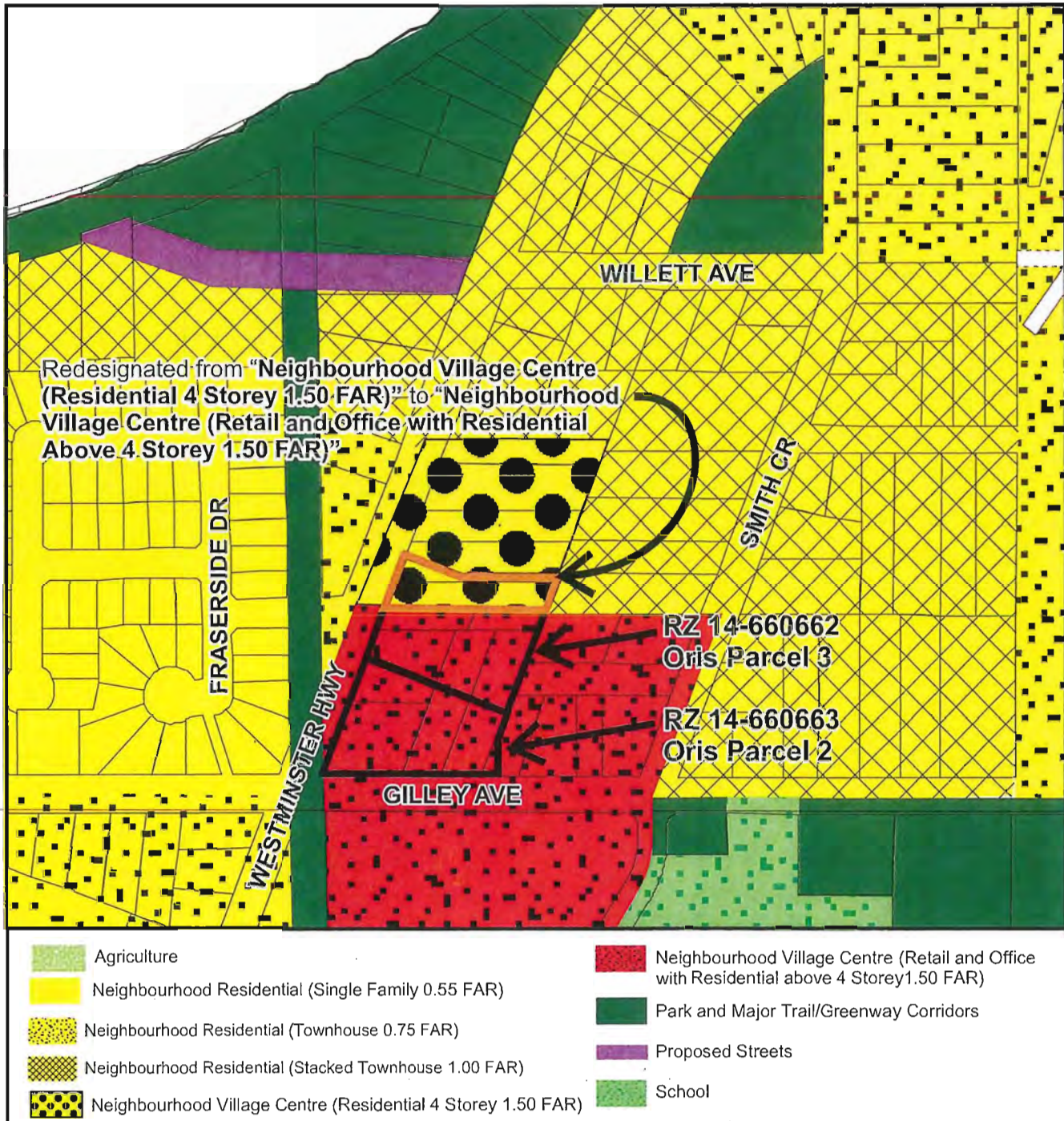
DRAWING TITLE:
Siteplan Overall (Road Ultimate Draft)
Rezoning 4th Submission

Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca





City of Richmond



Original Date: 06/03/15

Revision Date:

Note: Dimensions are in METRES

Parcel 2 - Mixed-Use Building

Client: Oris Consulting

DENSITY		Sq.Ft.	Acres		
GROSS SITE AREA	Ha.	47,863	1.099	Sq.M.	4,447
				F.A.R.	1.50
				UPA	66.44
NUMBER OF UNITS		73			
GROSS FLOOR AREA (For FAR)		72,001	Sq.Ft.		
FAR		1.50			
FAR - Universal accessible units Bonus 1.85m ² / 20sq.ft per units		1,460	Sq.Ft.		
PROPOSED ZONING		50%			
LOT COVERAGE PROVIDED :		140			
REQUIRED PARKING :		144			
PROVIDED PARKING:					
AMENITY REQUIREMENTS:					
Required [0.01 % of Total GFA] Part of Parcel 3 Amenity building		740	Sq.Ft.		69 M ²
Provided Indoor Amenity (at Parcel 3 Amenity building)		741	Sq.Ft.		69 M ²
BIKE SPACES REQUIRED : Class 1, 1.25 per dwelling unit Plus Class 2, 0.2/unit		106	Bike Spaces		
BIKE SPACES PROVIDED :		106	Bike Spaces		
BUILDING HEIGHT : PERMITTED		4	Storey		17.0 M (55.8') Max Building Ht.
BUILDING HEIGHT : PROPOSED		4	Storey		
PROPOSED MIN. SETBACKS :					
Commercial	SOUTH P.L	0.60 M	2.00 FT		P.L. Front Lot Line (Gilley Road - High Street)
Residential	SOUTH P.L	2.00 M	6.60 FT		P.L. Front Lot Line (Gilley Road - High Street)
	EAST P.L	6.00 M	20.00 FT		P.L. Interior Side Lot Line (Strollway)
	NORTH P.L	3.00 M	10.00 FT		P.L. Rear Lot Line
	WEST P.L	6.00 M	20.00 FT		P.L. Exterior Side Lot Line (Westminster Hwy)

PLN - 196

Parcel 2 & 3 Parking Stats

Parcel	Type	No. of Units	Bylaw Rate	Stall Required	Stall Provided	Total Stalls In Parcel	Surplus Stalls for Future Boundary Phase(s)
Parcel 2	Residential	73	1.5	110	110	283 Lot Boundary	
	Res. Visitors	73	0.2	15	-15 (shaded)		
	Commercial	832 sq.m.	3/100 sq.m. - 350 sq.m then 4/200sq.m	30	34		
Parcel 2 Total				140	144		
Parcel 3	Market	30	1.5	45	45	276	30 +/-
	Res. Visitors	30	0.2	3	3		
	Memory Ward /Assisted Living	100	0.3	30	30		
	Staff (estimated 24 staff)	24	24	24	24		
Parcel 3 Total				102	102		
Parcel 2 & 3 Total				242	246		



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PROJECT:

Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:

Project Stats
Rezoning 4th Submission - 20 May 2015



DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

1
1330
20 MAY 2015

UNIT SUMMARY :

Unit	Unit Type / Description	Unit Size (sf)	No. of Units	Net Floor Area (sf)	Required Parking	Required Parking	Unit Mix
Unit A	3 Bedroom	556	9	5,004			
Unit A1	1 Bedroom	505	1	505			1B+
Unit A2	1 Bedroom	596	4	2,384			
Unit B	1 Bedroom + Den	646	21	13,566			
Unit B1	1 Bedroom + Den (Inside elbow unit)	778	6	4,668			1B+ Den
Unit C	2 Bedrooms	800	3	2,400			4.1%
Unit C	2 Bedrooms	850	9	7,650			2B+
Unit D	2 Bedroom + Den	857	3	2,571			
Unit D1	2 Bedroom + Den	993	3	2,979			
Unit E	2 Bedroom + Den - corner	987	3	2,961			
Unit E1	2 Bedroom + Den - corner	1,005	3	3,015			
Unit E2	2 Bedroom + Den - corner	996	3	2,988			
Unit E3	2 Bedroom + Den - corner	1,033	3	3,099			
Unit E4	2 Bedroom + Den - corner	1,103	1	1,103			
Unit F	3 Bedroom - Penthouse	1,122	1	1,122			
Unit F1	3 Bedroom - Penthouse						
Total			73	56,015	110.0	110.0	100.0%

Commercial (15% reduction)
Visitors 0.2/unit
Required Parking 140.0
Apt. Common Area, Amenity, Lobby, Storage, Bike Storage (SF)
7,970 Sq. Ft.
Apt. Bldg. Efficiency 87.5%
Average Net Unit Size 767 sq./ft.
Average Gross Unit Size 877 sq./ft.

PARCEL 2	Commercial	Residential	Total For FAR (SF)	Total Buildable (SF)
Ground Floor	Gross Area (SF) 10,000	Gross Area (SF) 10,806	20,806	20,806
2nd Floor	*FAR deductions 293	*FAR deductions 452	17,783	18,196
3rd Floor		18,196	17,783	18,196
4th Floor		16,786	16,373	16,786
Total	10,000	63,985	72,001	73,985

* FAR deductions = Mechanical, Electrical, Elevator Shaft & exit stairs Level 2 to 4, Bike Storage.

- * 276 stalls are being constructed in parcels 2 and 3
- * 246 stalls are being provided for parcels 2 and 3
- * Commercial and Visitor stalls for Parcels 2 and 3 are shared with the larger requirement prevailing.
- * There will be a surplus of 30 +/- stalls in Parcels 2 and 3 which will be allocated to future phases.



PLN - 197

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PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Character Sketch
Rezoning 4th Submission - 20 May 2015

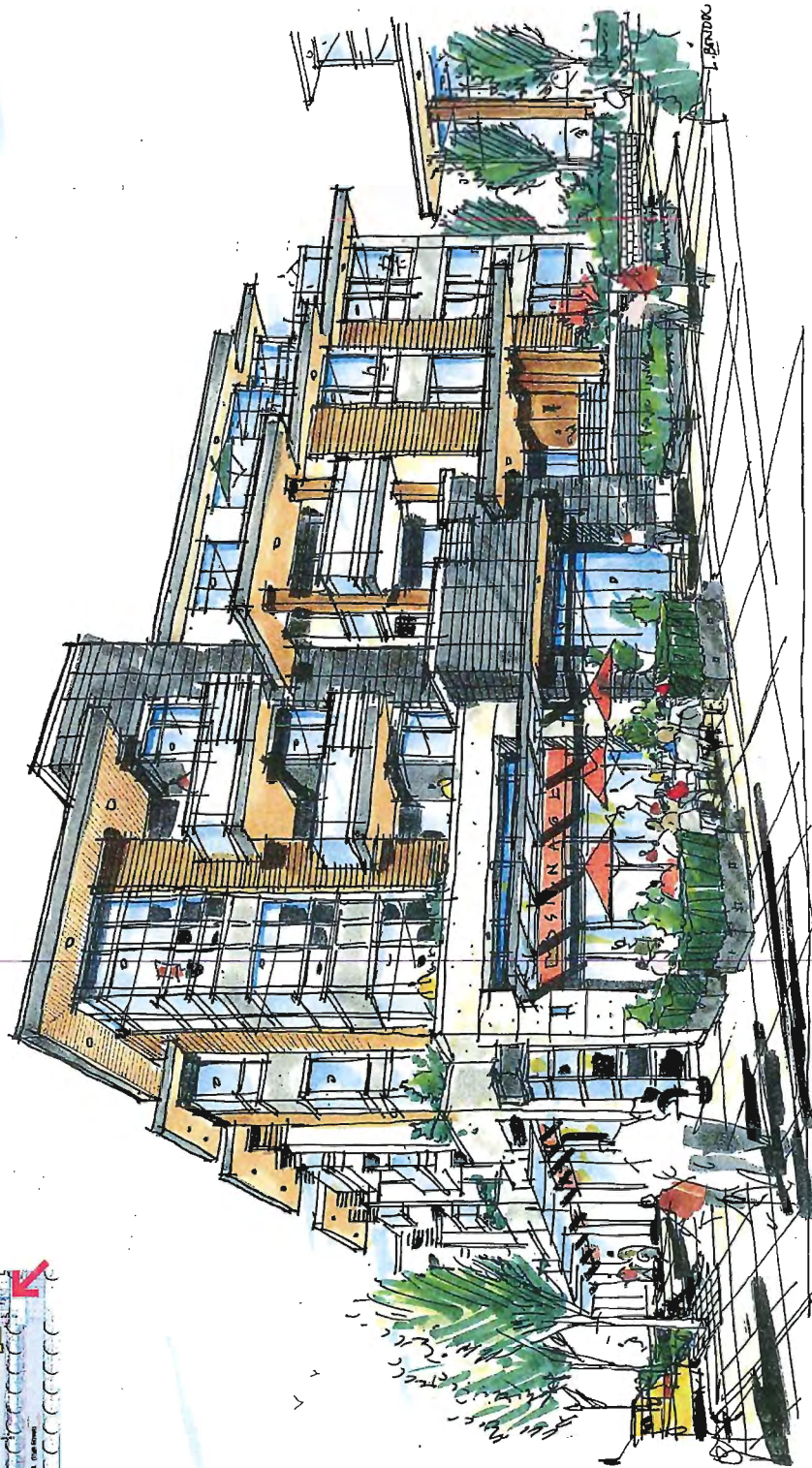
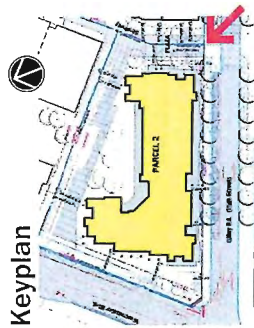
ORIS

DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

SKETCH
1330
20 MAY 2015

2

RHA



View at Plaza, Strollway

PLN - 198



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PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Character Sketch
Rezoning 4th Submission - 20 May 2015

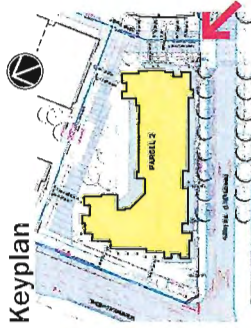


DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

SKETCH
1330
20 MAY 2015

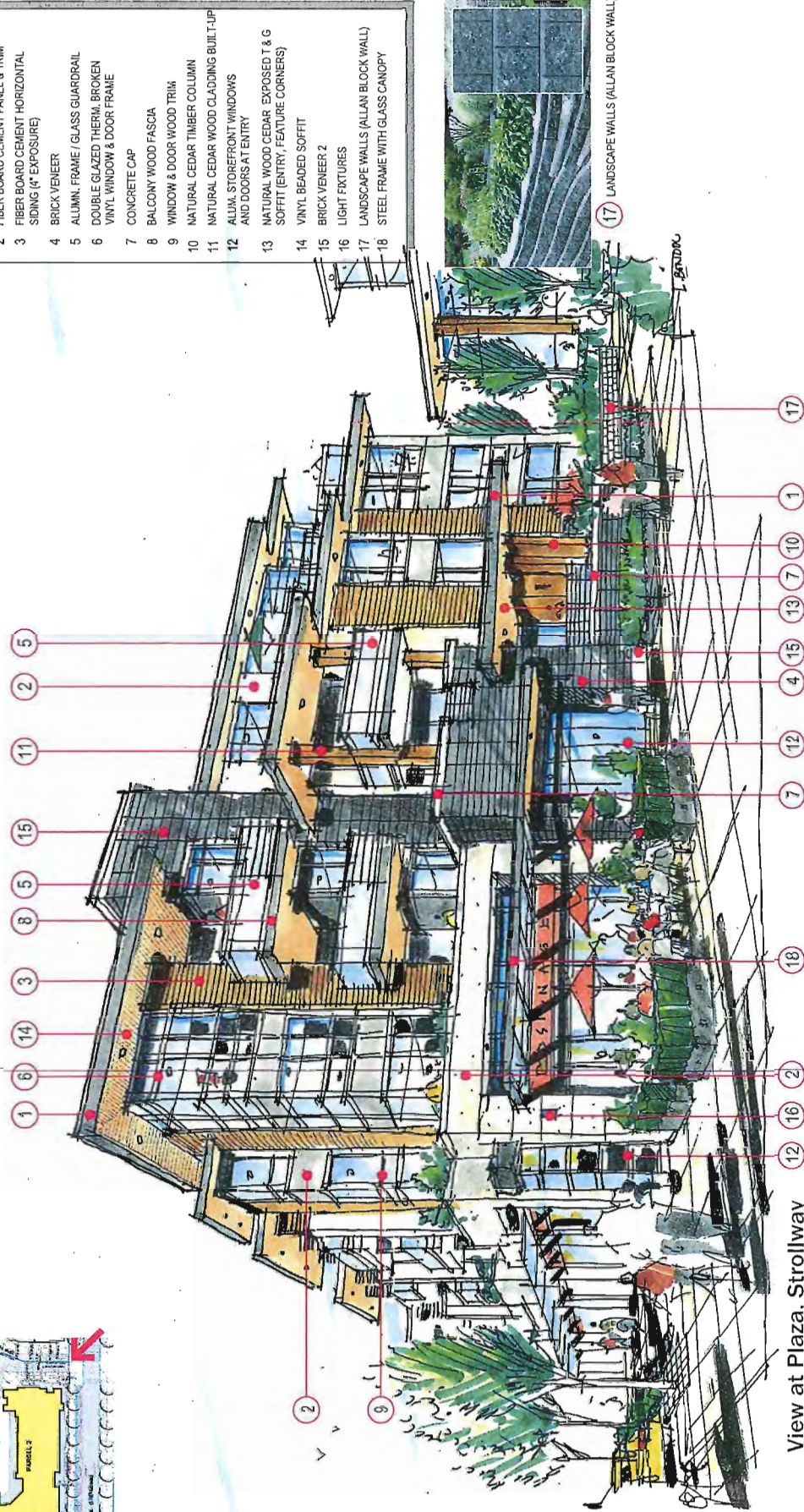
3

Keyplan



ILLUSTRATIVE
MATERIAL LEGEND

- 1 ROOF FASCIA (WOOD)
- 2 FIBER BOARD CEMENT PANEL & TRIM
- 3 FIBER BOARD CEMENT HORIZONTAL SIDING (4" EXPOSURE)
- 4 BRICK VENEER
- 5 ALUMN. FRAME / GLASS GUARDRAIL
- 6 DOUBLE GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME
- 7 CONCRETE CAP
- 8 BALCONY WOOD FASCIA
- 9 WINDOW & DOOR WOOD TRIM
- 10 NATURAL CEDAR TIMBER COLUMN
- 11 NATURAL CEDAR WOOD CLADDING BUILT-UP
- 12 ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY
- 13 NATURAL WOOD CEDAR EXPOSED T & G SOFFIT (ENTRY, FEATURE CORNERS)
- 14 VINYL BEADED SOFFIT
- 15 BRICK VENEER 2
- 16 LIGHT FIXTURES
- 17 LANDSCAPE WALLS (ALLAN BLOCK WALL)
- 18 STEEL FRAME WITH GLASS CANOPY



View at Plaza, Strollway

PLN - 199

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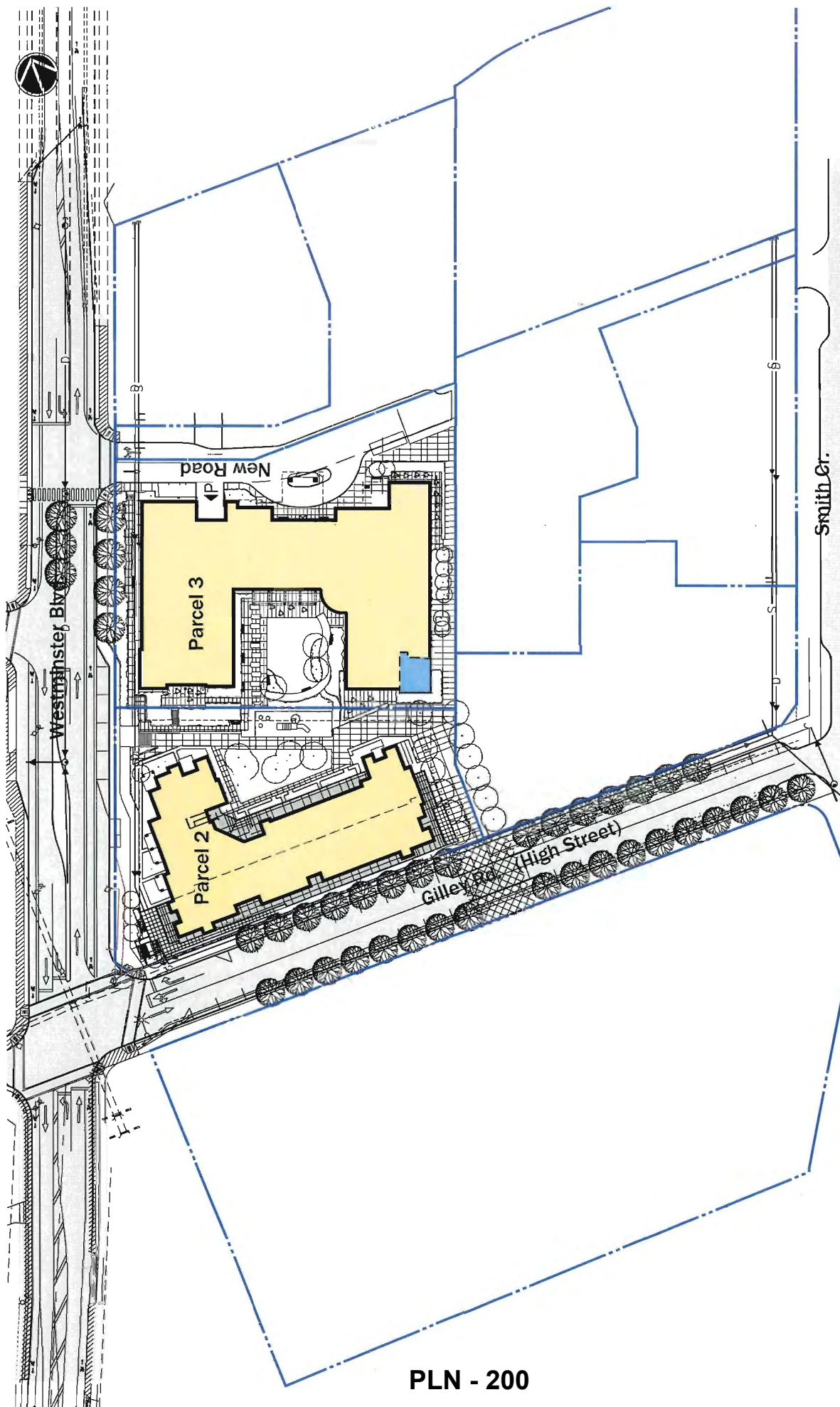
PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
MATERIAL LEGEND
Rezoning 4th Submission - 20 May 2015

ORIS

DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

SKECH
1330
20 MAY 2015
3.1



PLN - 200

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PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Siteplan Overall (Road UltimateDRAFT)
Rezoning 4th Submission - 26 May 2015



DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

1330
29 JUNE 2015
1" = 70'-0"

4



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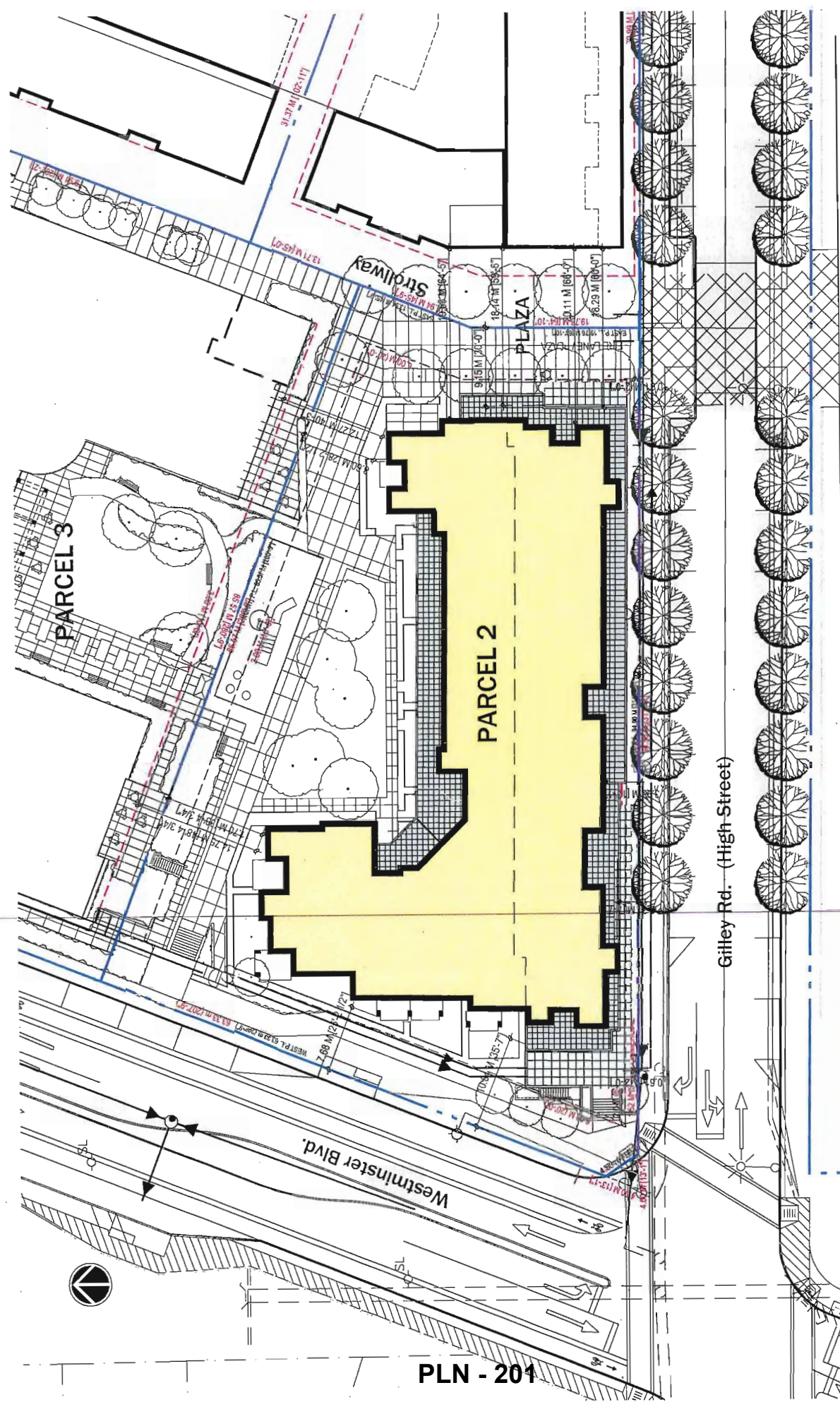
PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Siteplan (Road Ultimate DRAFT)
Rezoning 4th Submission - 20 May 2015

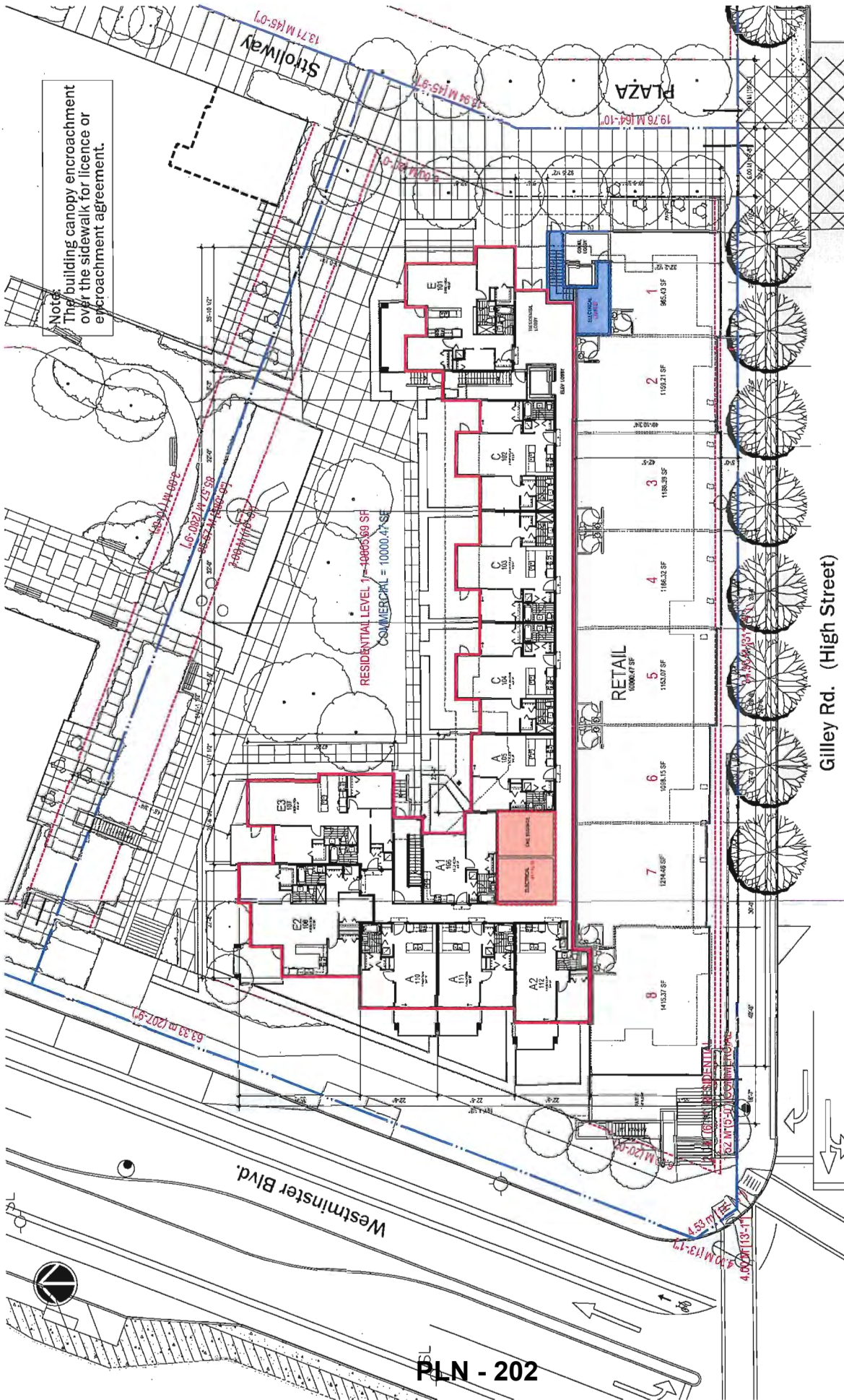


DATABASE: 1330
PROJECT NO: 20 MAY 2015
PLOT DATE: 1/32" = 1'-0"
SCALE:

5



PLN - 201



RHA

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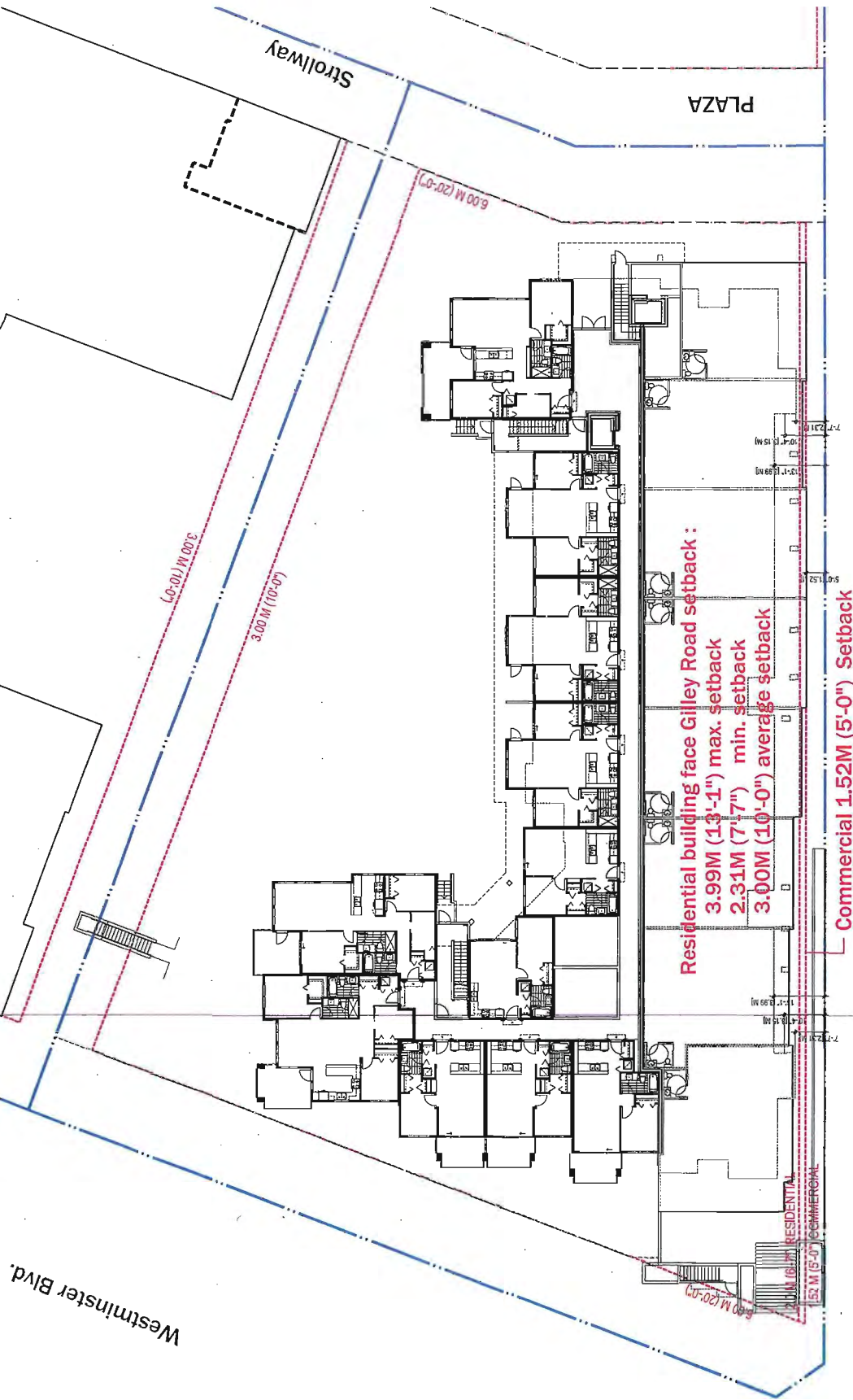
PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Level 1 - 11 units
Rezoning 4th Submission - 20 May 2015

ORIS

DATABASE: 1330-A3.0
PROJECT NO: 1330
PLOT DATE: 20 MAY 2015
SCALE: 1" = 25'-0"

6



PLN - 203



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PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

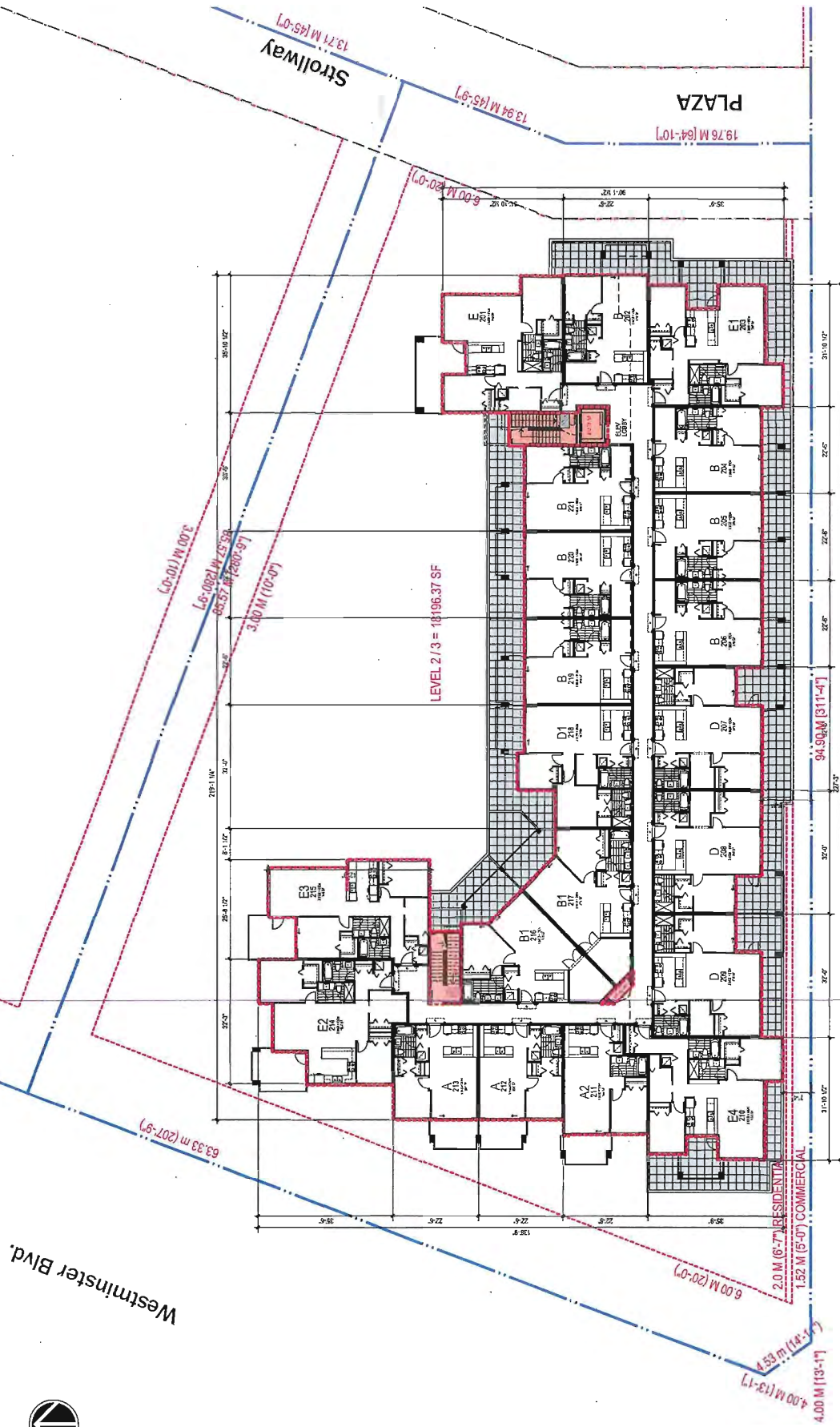
DRAWING TITLE:
Level 1 Setbacks
Rezoning 4th Submission - 20 May 2015

Level 1 Setbacks



DATABASE: 1330-A3.0
PROJECT NO: 1330
PLOT DATE: 20 MAY 2015
SCALE: 1" = 25'-0"

6.1



PLN - 204

Gilley Rd. (High Street)

Rositch Hemphill Architects
1220 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
1 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Level 2 / 3 21 units/floor
Rezoning 4th Submission - 20 May 2015

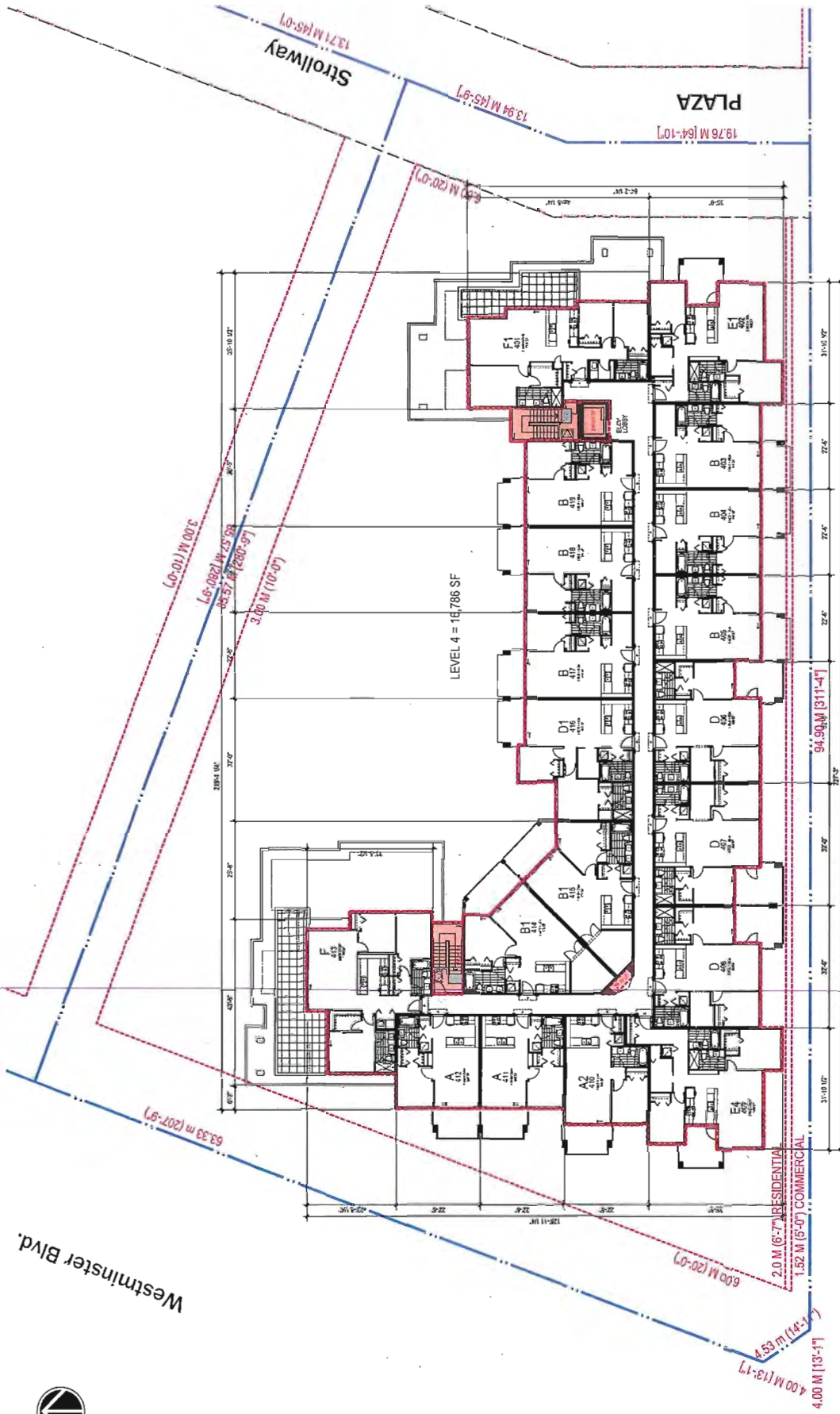


DATABASE: 1330CA3.0
PROJECT NO: 1330
PLOT DATE: 20 MAY 2015
SCALE: 1" = 25'-0"

7



PLN - 205



Gilley Rd. (High Street)

RHA
Rositch Hemphill Architects
420 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
1 604.669.6002 1 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Level 4 - 19 units
Rezoning 4th Submission - 20 May 2015

ORIS

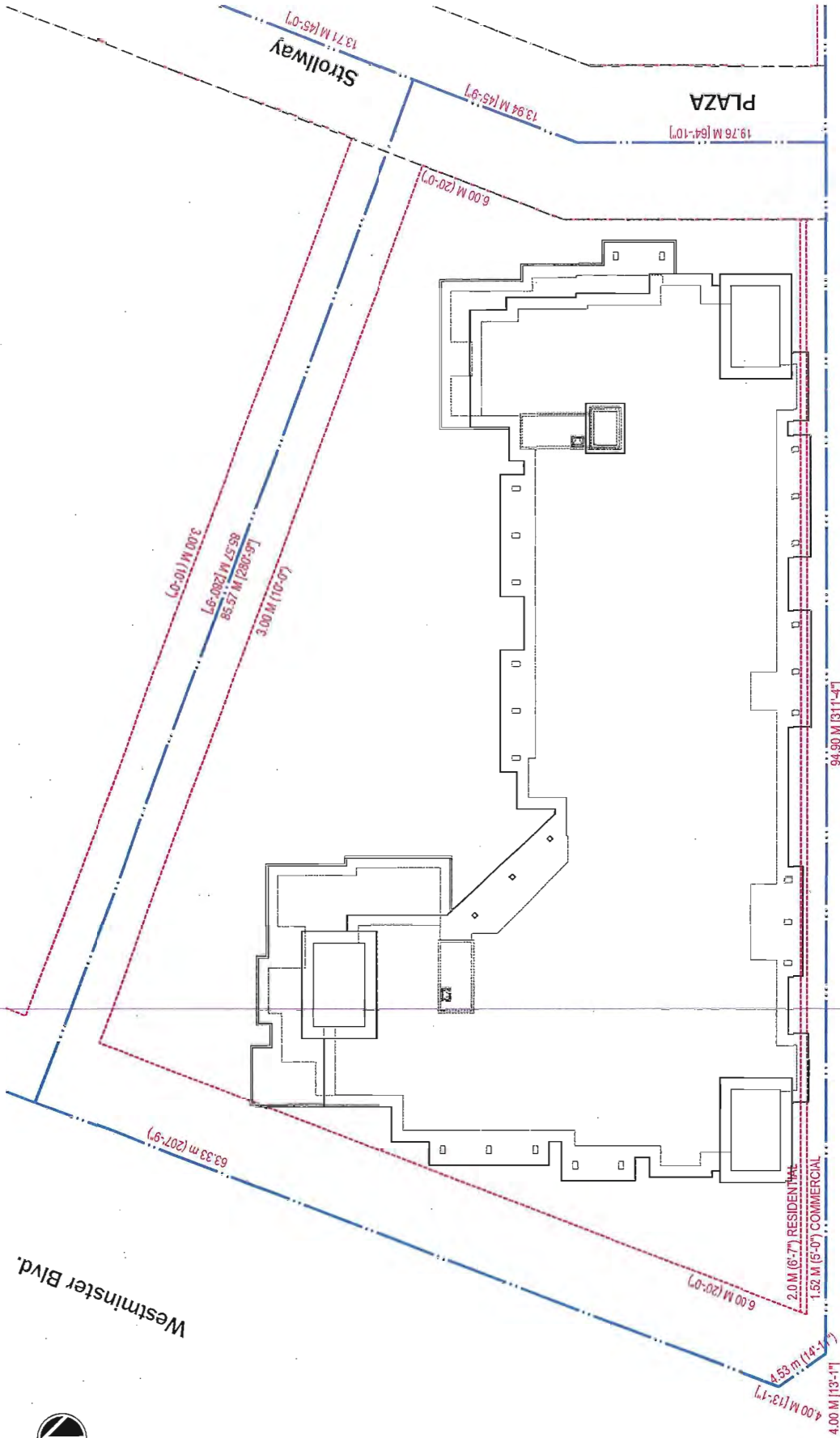
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PROJECT NO: 1330
PLOT DATE: 20 MAY 2015
SCALE: 1" = 25'-0"

8



Westminster Blvd.

PLN - 206



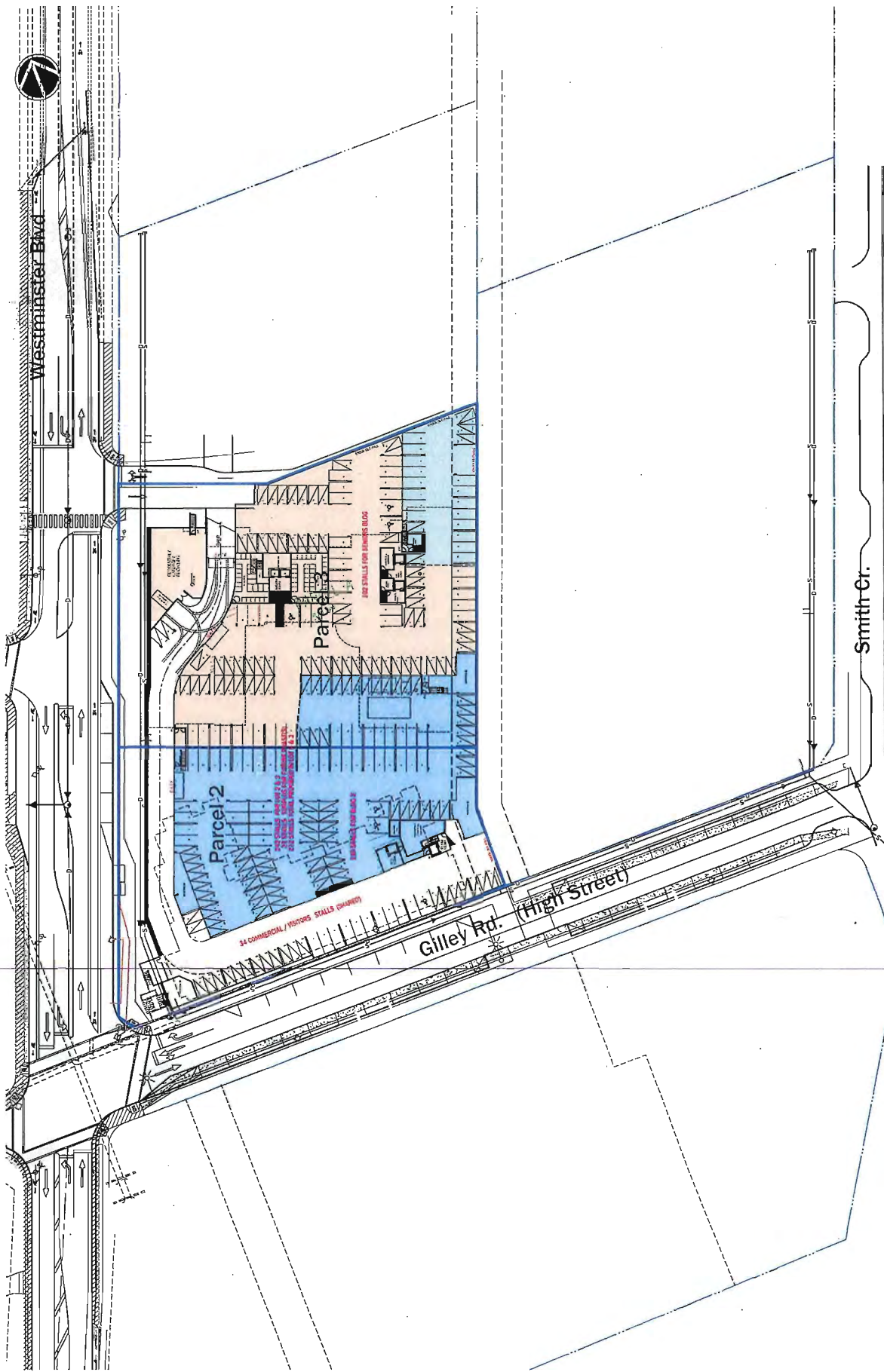
Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.693.6002 f 604.693.1051 www.rharchitects.ca

PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Roof Plan
Rezoning 4th Submission - 20 May 2015



DATABASE: 1330-43.0
PROJECT NO: 1330
PLOT DATE: 20 MAY 2015
SCALE: 1" = 25'-0"



PLN - 207



Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Parkade Overall
Rezoning 4th Submission - 26 May 2015

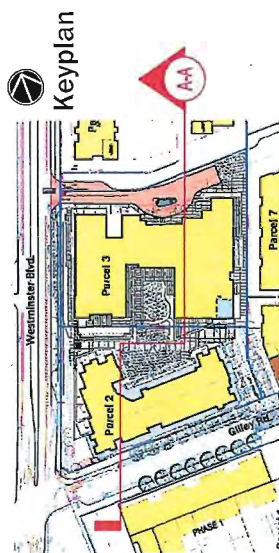
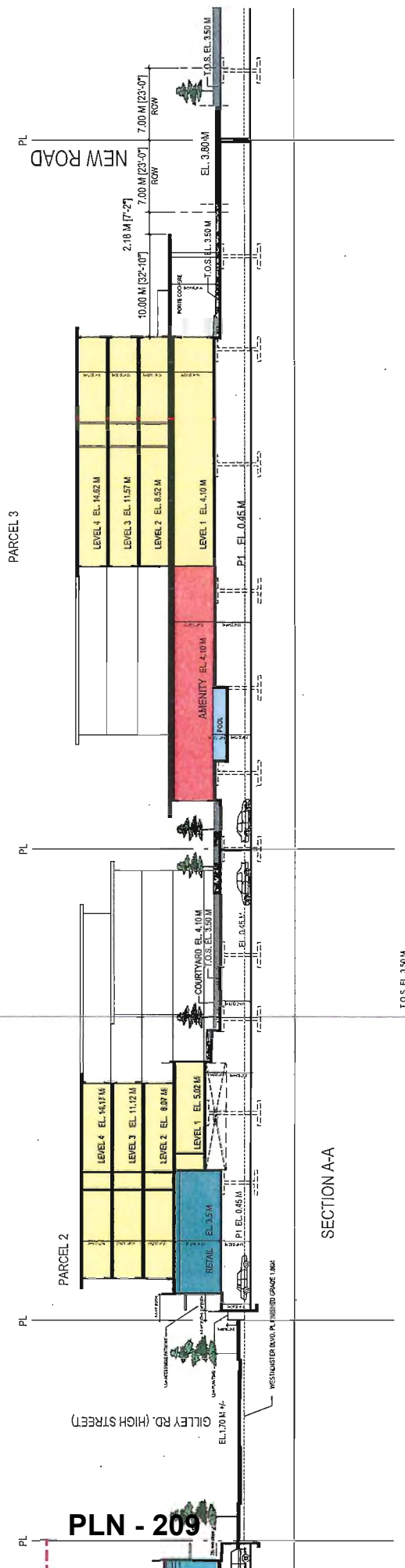


DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

1336
29 JUNE 2015
1" = 70'-0"

10



**PLN - 209**

SECTION A-A

T.O.S. EL 350 M4

Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT: Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Cross Section
Rezoning 4th Submission - 20 May 2015

ORIS

DATABASE:
PROJECT NO: 1330
PLOT DATE: 20 MAY 2015
SCALE: 1" = 30'-0"

12

[illegible]

SECTION 3

ALFA

PROJECT: Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

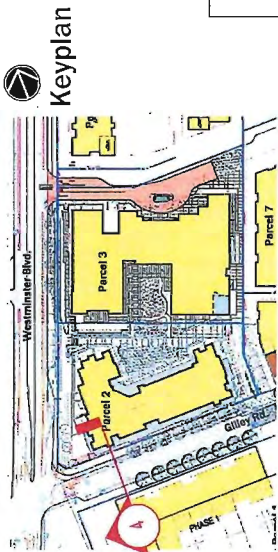
DRAWING TITLE:
Cross Section

DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

ORIS

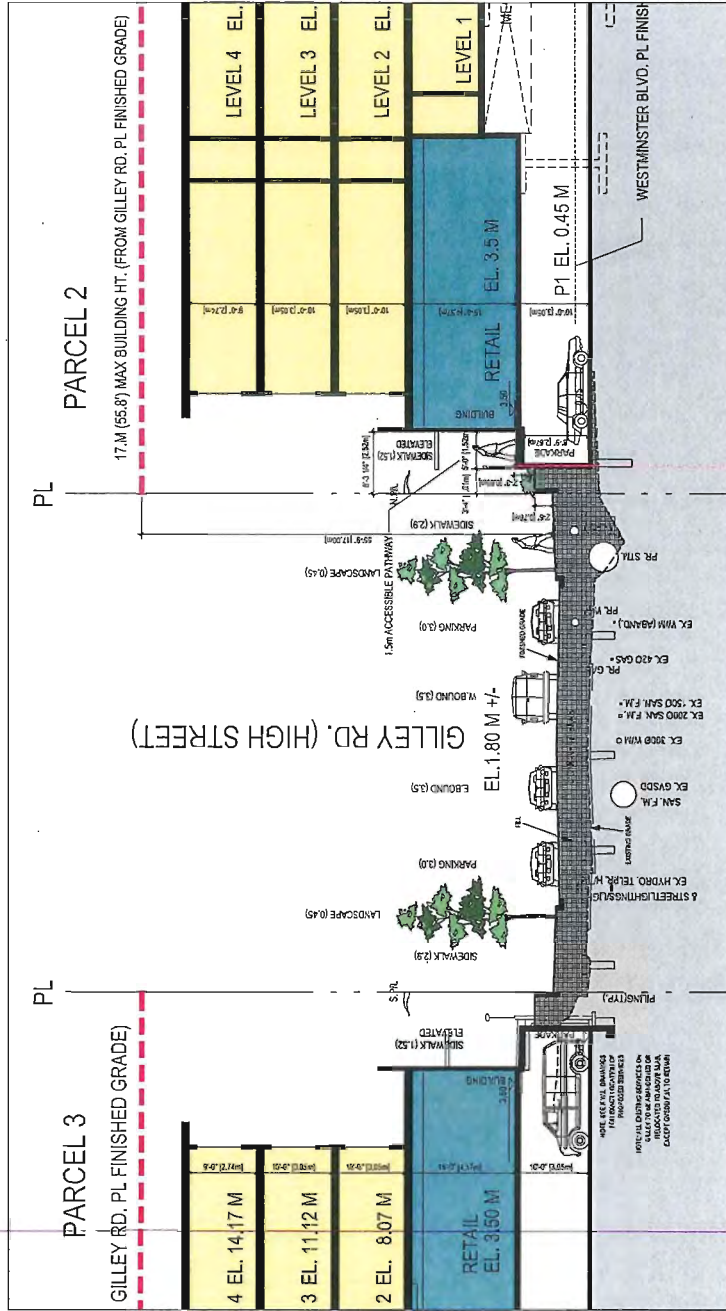
12.1

PLN - 210



Keyplan

PLN - 211



SECTION 4

Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

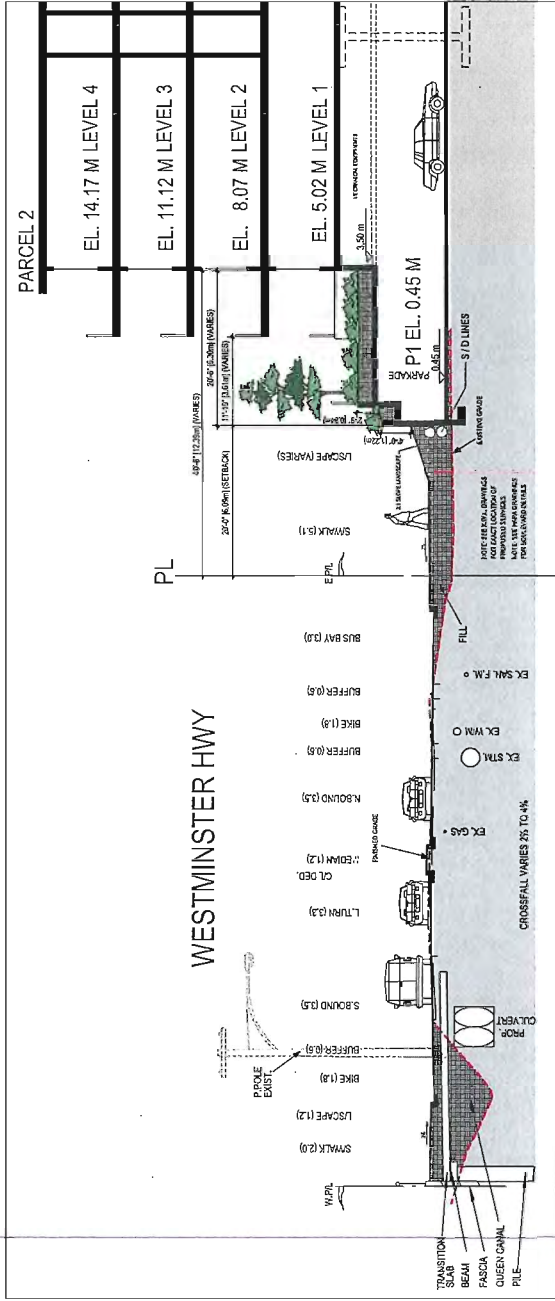
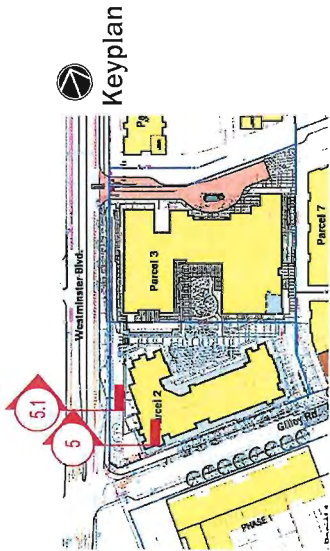
PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Cross Section

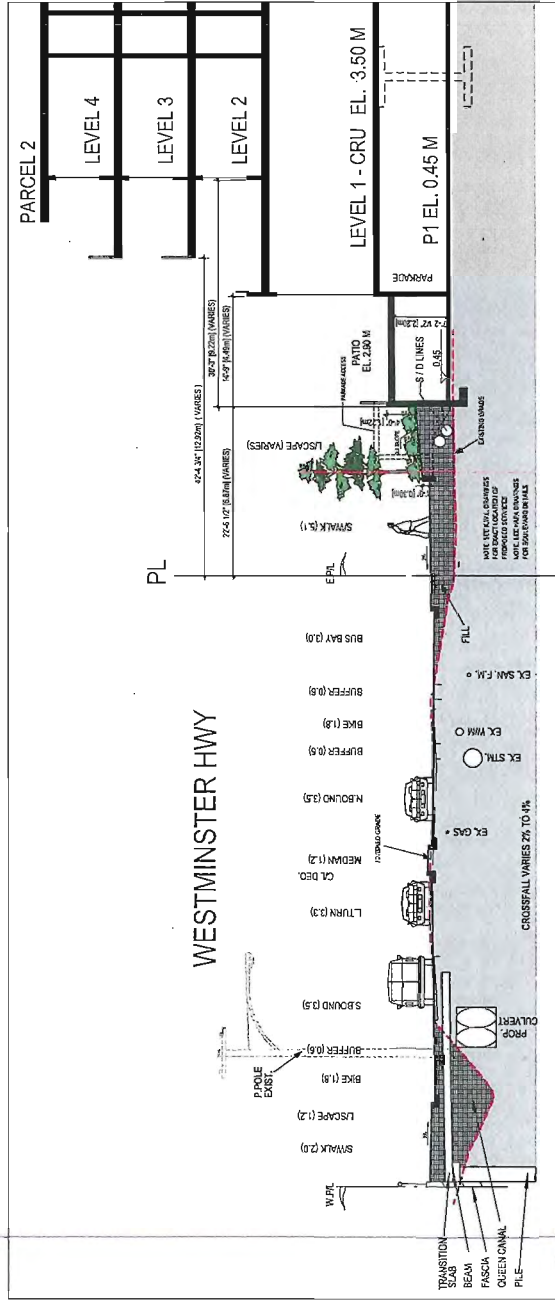


DATABASE:
PROJECT NO: 1390
PLOT DATE: 01 JUNE 2015
SCALE: 1/16" = 1'-0"

12.2



SECTION 5.1



SECTION 5

RHA

Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

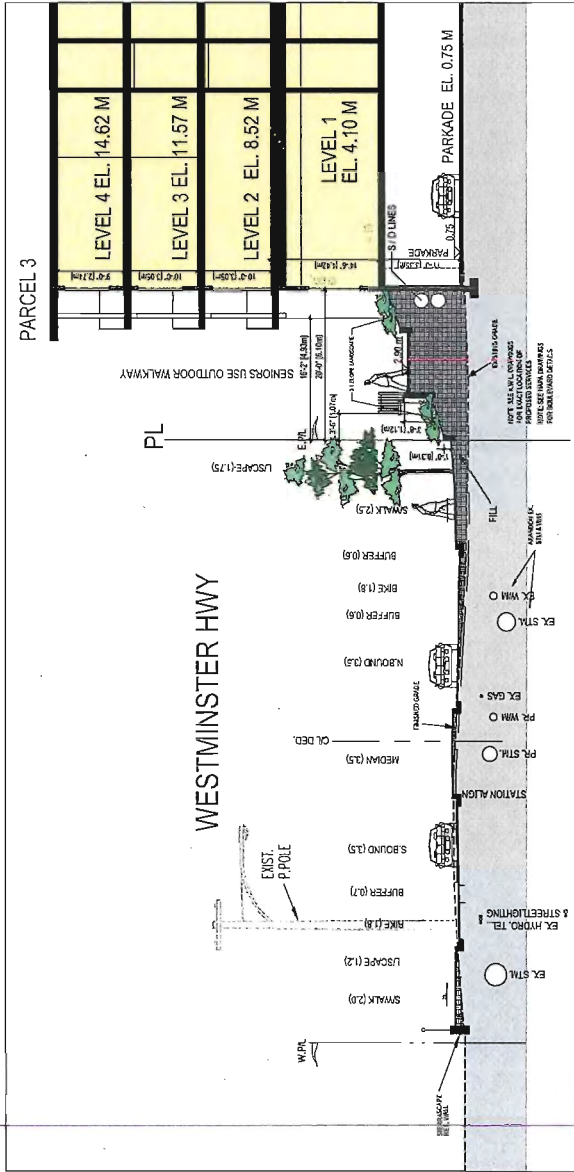
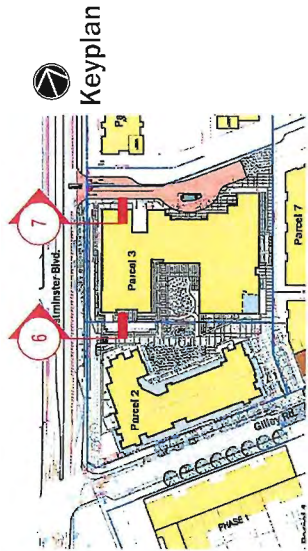
ORIS

PROJECT: Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

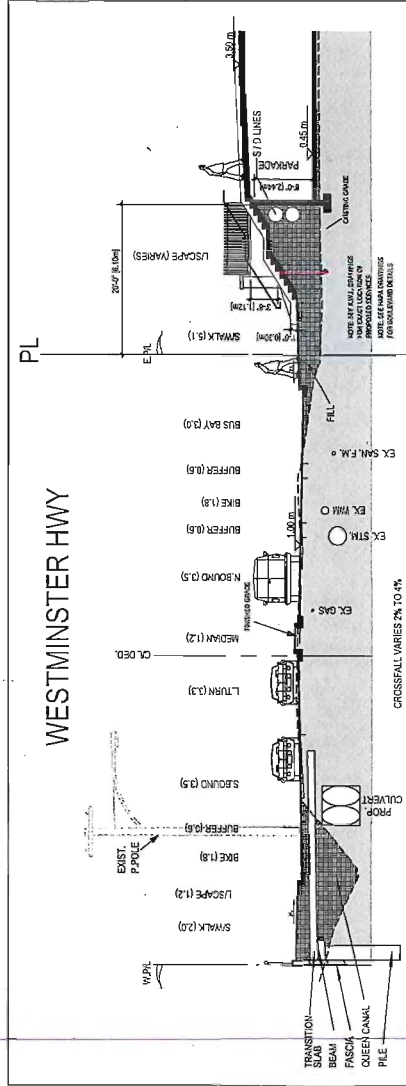
DRAWING TITLE: **Cross Section**

DATABASE: 1330
PROJECT NO: 01 JUNE 2015
PLOT DATE: 1/16" = 1'-0"

12.3



SECTION 7



SECTION 6

RHA
Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
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PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Cross Sections



DATABASE: 1330
PROJECT NO: 1330
PLOT DATE: 01 JUNE 2015
SCALE: 1/16" = 1'-0"

12.4



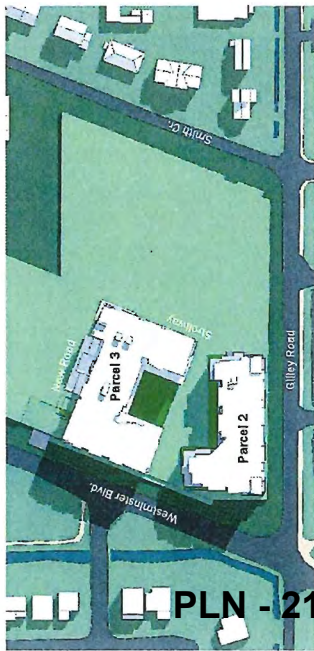
21 Dec 9 am



21 Dec 12 noon



21 Dec 3 pm



21 March 9 am



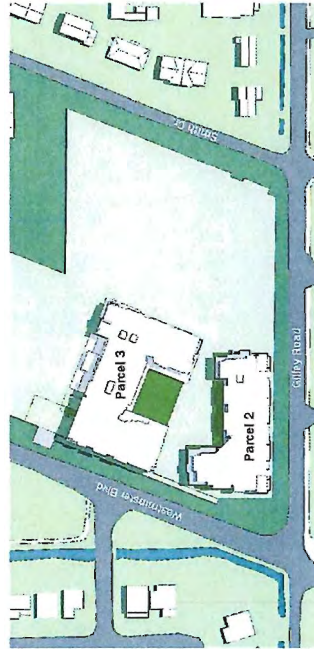
21 March 12 noon



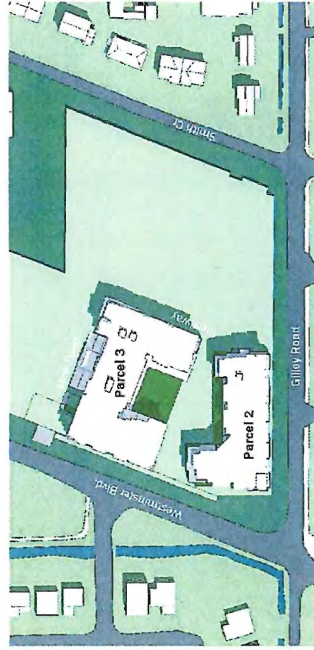
21 March 3 pm



21 June 9 am



21 June 12 noon



21 June 3 pm

PLN - 214



Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
1 604.669.8002 1 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

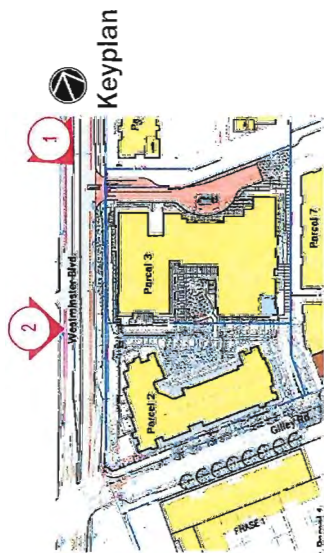
DRAWING TITLE:
Shadow Diagram
Rezoning 4th Submission - 26 May 2015



DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

SKETCH
1330
30 JUNE 2015

13



Keyplan

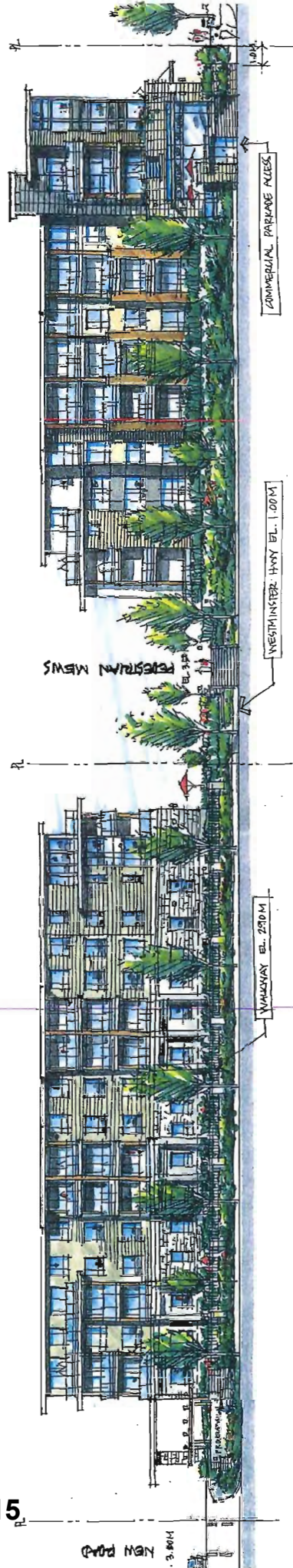


1. Progress 3d Massing - View at New Road and Westminister Hwy.

PLN - 215

PARCEL 3

PARCEL 2



2. Westminister Highway - Elevations

Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
1 604.669.8002 1 604.669.1091 www.rharchitects.ca



PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

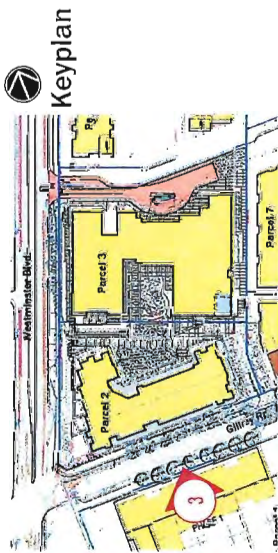
DRAWING TITLE:
Streetscape



DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

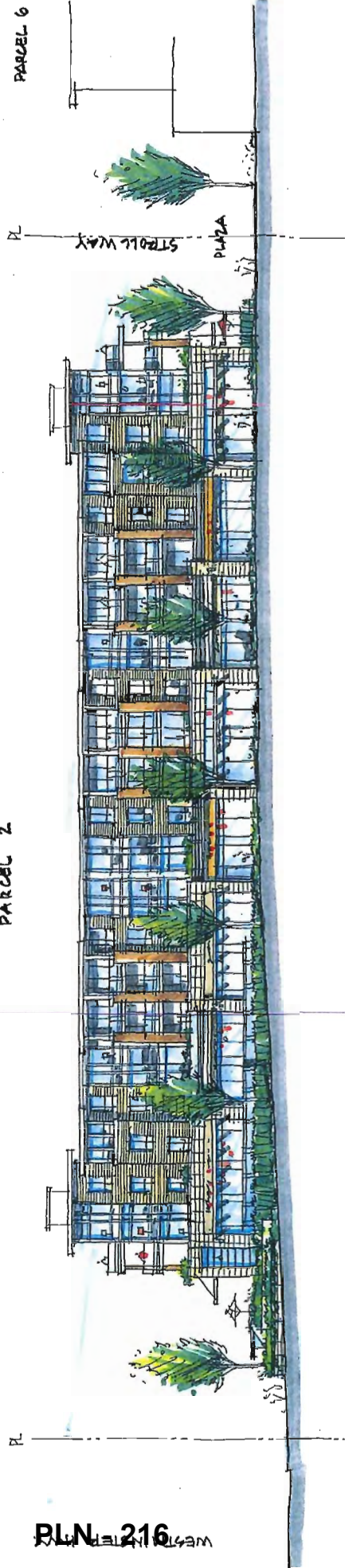
SKETCH
1330
01 JUNE 2015
1" = 25'-0"

14



Keyplan

PARCEL 2



3. Gilley Road - Elevations

Rositch Hemphill Architects
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t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Streetscape



DATABASE:
PROJECT NO: 1330
PLOT DATE: 01 JUNE 2015
SCALE: 1" = 25'-0"

15



PLAN 216

Parcel 3 - Seniors Building

Client: Oris Consulting / NCL

DENSITY	Ha.	Acres	Sq. Ft.	Sq. Ft.	F.A.R.	U.P.A.
GROSS SITE AREA	0.578	1.429	62,248	5,783	1.50	90.97
NUMBER OF UNITS	130					
GROSS FLOOR AREA (For FAR)	93,504	Sq. Ft.				
FAR	1.50					
PROPOSED ZONING						
LOT COVERAGE PROVIDED :	55%					
REQUIRED PARKING :	102					
PROVIDED PARKING :	102					
AMENITY REQUIREMENTS:						
Required Amenity (0.01 % of Total Residential GFA)	1,085	Sq. Ft.				
Provided Indoor Amenity (in the Seniors Program)	7,599	Sq. Ft.				
BIKE SPACES REQUIRED : Class 1, 0.27/100m ² of FAR	58	Bike Spaces				
BIKE SPACES PROVIDED :	4	Storey				
BUILDING HEIGHT : PERMITTED	4	Storey				
BUILDING HEIGHT : PROPOSED	10.00 FT					
PROPOSED MIN. SETBACKS :	3.00 M					
	6.00 M					
	11.00 M					
	6.00 M					

PLN - 2147

Parcel 2 & 3 Parking Stats

Type	No. of Units	By-law Rate	Stall Required	Stall Provided	Surplus
Parcel 2					
Residential	73	1.5	110	110	
Res. Visitors	73	0.2	15	-15 (shared)	
Commercial	832 sq.m.	3/100sq.m. - 350 sq.m. then 4/100sq.m.	30	34	
Parcel 2 Total			140	144	
Parcel 3					
Market	30	1.5	45	45	
Res. Visitors	30	0.2	3	3	
Memory Ward /Assisted Living	100	0.3	30	30	
Staff (estimated 24 staff)	24	24	24	24	
Parcel 3 Total			102	102	
Parcel 2 & 3 Total			242	246	30 +/-



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1 604.669.6002 1 604.669.1091 www.rharchitects.ca

Seniors Building
Parcel 3, Hamilton Lands, Richmond, BC

DRAWING TITLE:

Project Stats

Rezoning 4th Submission - 20 May 2015



DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

1
1331
20 MAY 2015

UNIT SUMMARY :

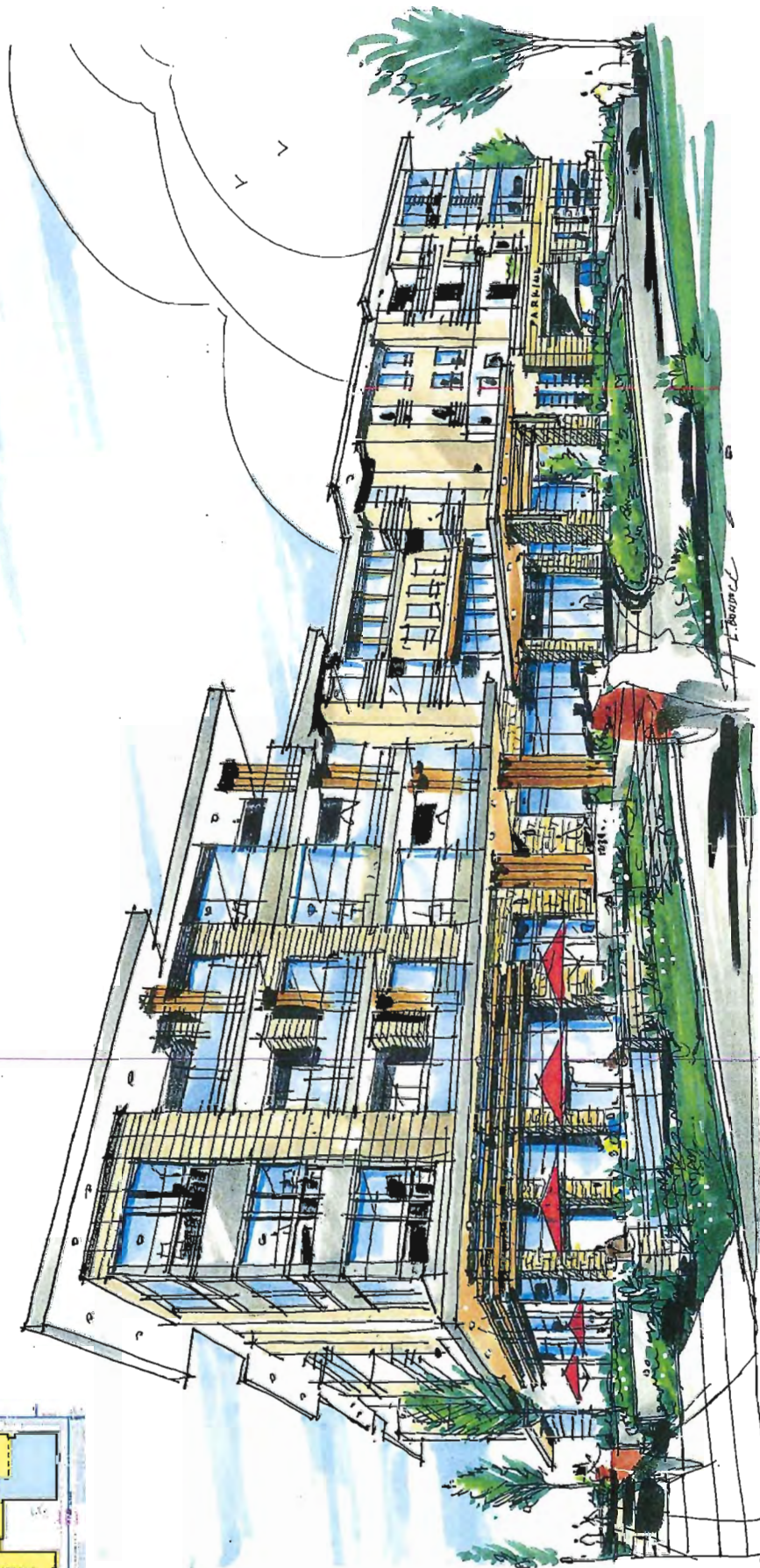
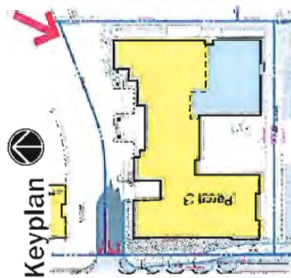
Unit	Unit Type / Description	Unit Size (sf)	No. of Units	Unit Net Floor Area (sf)	Required Parking	Required Parking	Unit Mix
Unit A seniors	Studio, Independent / Assisted Living	317	3	951			2.3%
Unit B seniors	1 Br, Independent / Assisted Living	508	21	10,668			
Unit B1 seniors	1 Br, Independent / Assisted Living	471	6	2,826			1 Bedroom
Unit B2 seniors	1 Br, Independent / Assisted Living	540	2	1,080			
Unit B3 seniors	1 Br, Independent / Assisted Living	511	3	1,533			
Unit B4 seniors	1 Br, Independent / Assisted Living	547	2	1,094			
Unit B5 seniors	1 Br, Independent / Assisted Living	489	3	1,467			
Unit C seniors	1 Br + Den, Independent / Assisted Living	553	16	8,848			23.1% 18ed + Den
Unit C1 seniors	1 Br + Den, Independent / Assisted Living	550	11	6,050			
Unit C2 seniors	1 Br + Den, Independent / Assisted Living	589	3	1,767			
Unit D seniors	2 Br, Independent / Assisted Living	664	3	1,992			
Unit D1 seniors	2 Br, Independent / Assisted Living	672	3	2,016			
Unit D2 seniors	2 Br, Independent / Assisted Living	686	3	2,058			
Unit D3 seniors	2 Br, Independent / Assisted Living	594	3	1,782			9.2% 2 Bedroom
			82	44,132			
Unit mA market	1 Br, Market Seniors Housing	600	18	10,800			
Unit mA1 market	1 Br, Market Seniors Housing	600	3	1,800			18.5% 1 Bedroom
Unit mB market	1 Br, Market Seniors Housing	687	3	2,061			
Unit mC market	2 Br, Market Seniors Housing	844	3	2,532			4.6% 2 Bedroom
Unit mC1 market	2 Br, Market Seniors Housing	855	3	2,565			
			30	19,758			
Unit MC seniors	Memory Care Units	245	12	2,940			9.2% Studio
Unit A seniors	Studio Transition Units	370	1	370			0.8% Studio
Unit B seniors	Semi-1 Bedroom Transition Units	447	5	2,235			3.8% 1 Bedroom
			18	5,545			
Total			130	69,435			100.0%

Visitor 0.2/unit (market) 3 cars parking reduction
24 Staffs (1 per)
Parking Required 102.0

PARCEL 3	Gross Area (sf) Buildable	Parcel 2 Amenity	*FAR deductions (net 3.45% Amenity)	Seniors/Functions	Meck. Elec. Staffs	Total For FAR (\$F)
Ground Floor	29,255	741	3,458	5,300	482	19,274
2nd Floor	26,096			890		22,907
3rd Floor	26,552				890	25,662
4th Floor	26,552				890	25,662
Total	108,454	741	3,458	7,599	3,152	93,504

* FAR deductions = Amenities, Mechanical, Electrical, Elevator Shaft & entrance Level 2 to 4.

- * 276 stalls are being constructed in parcels 2 and 3
- * 246 stalls are being provided for parcels 2 and 3
- * Commercial and Visitor stalls for Parcels 2 and 3 are shared with the larger requirement prevailing.
- * There will be a surplus of 30 +/- stalls in Parcels 2 and 3 which will be allocated to future phases.



PLN - 218

Strollway and New Road - View Looking Southwest



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120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.689.6002 f 604.689.1091 www.rharchitects.ca

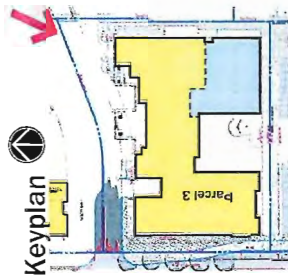
PROJECT:
Seniors Building
Parcel 3, Hamilton Lands, Richmond, BC

DRAWING TITLE:
Character Sketch
Rezoning 4th Submission - 20 May 2015



DATABASE:
PROJECT NO: 1331
PLOT DATE: 20 MAY 2015
SCALE:

2



ILLUSTRATIVE

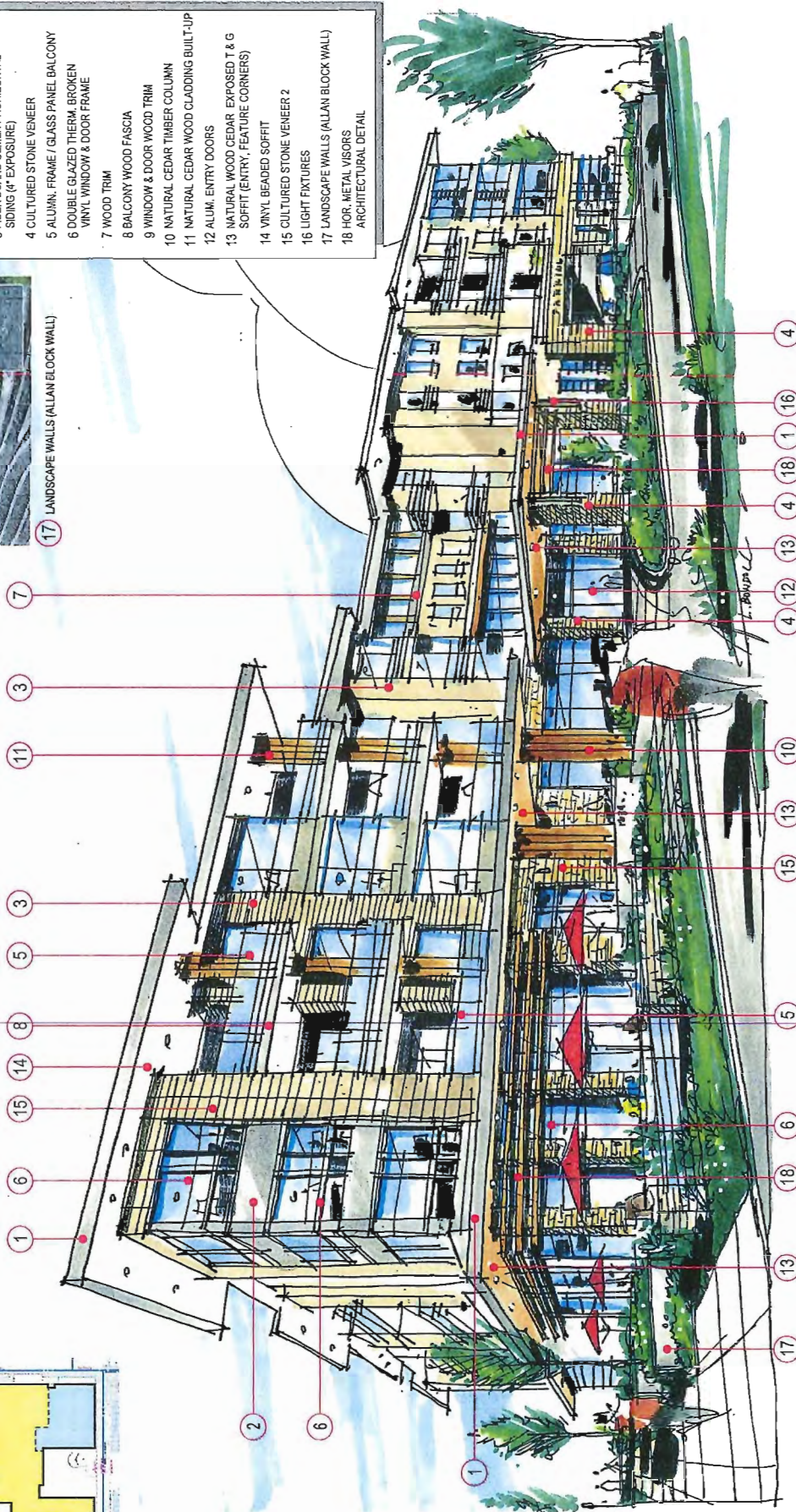
MATERIAL LEGEND

- 1 ROOF FASCIA (WOOD)
- 2 FIBER BOARD CEMENT PANEL & TRIM
- 3 FIBER BOARD CEMENT HORIZONTAL SIDING (4" EXPOSURE)
- 4 CULTURED STONE VENEER
- 5 ALUM. FRAME / GLASS PANEL BALCONY
- 6 DOUBLE GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME
- 7 WOOD TRIM
- 8 BALCONY WOOD FASCIA
- 9 WINDOW & DOOR WOOD TRIM
- 10 NATURAL CEDAR TIMBER COLUMN
- 11 NATURAL CEDAR WOOD CLADDING BUILT-UP
- 12 ALUM. ENTRY DOORS
- 13 NATURAL WOOD CEDAR EXPOSED T & G SOFFIT (ENTRY, FEATURE CORNERS)
- 14 VINYL BEADED SOFFIT
- 15 CULTURED STONE VENEER 2
- 16 LIGHT FIXTURES
- 17 LANDSCAPE WALLS (ALLAN BLOCK WALL)
- 18 HOR. METAL VISORS

ARCHITECTURAL DETAIL



17 LANDSCAPE WALLS (ALLAN BLOCK WALL)



Strollway and New Road - View Looking Southwest

PLN - 219

RHA

Rositch Hemphill Architects
320 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.689.6002 f 604.689.1091 www.rharchitects.ca

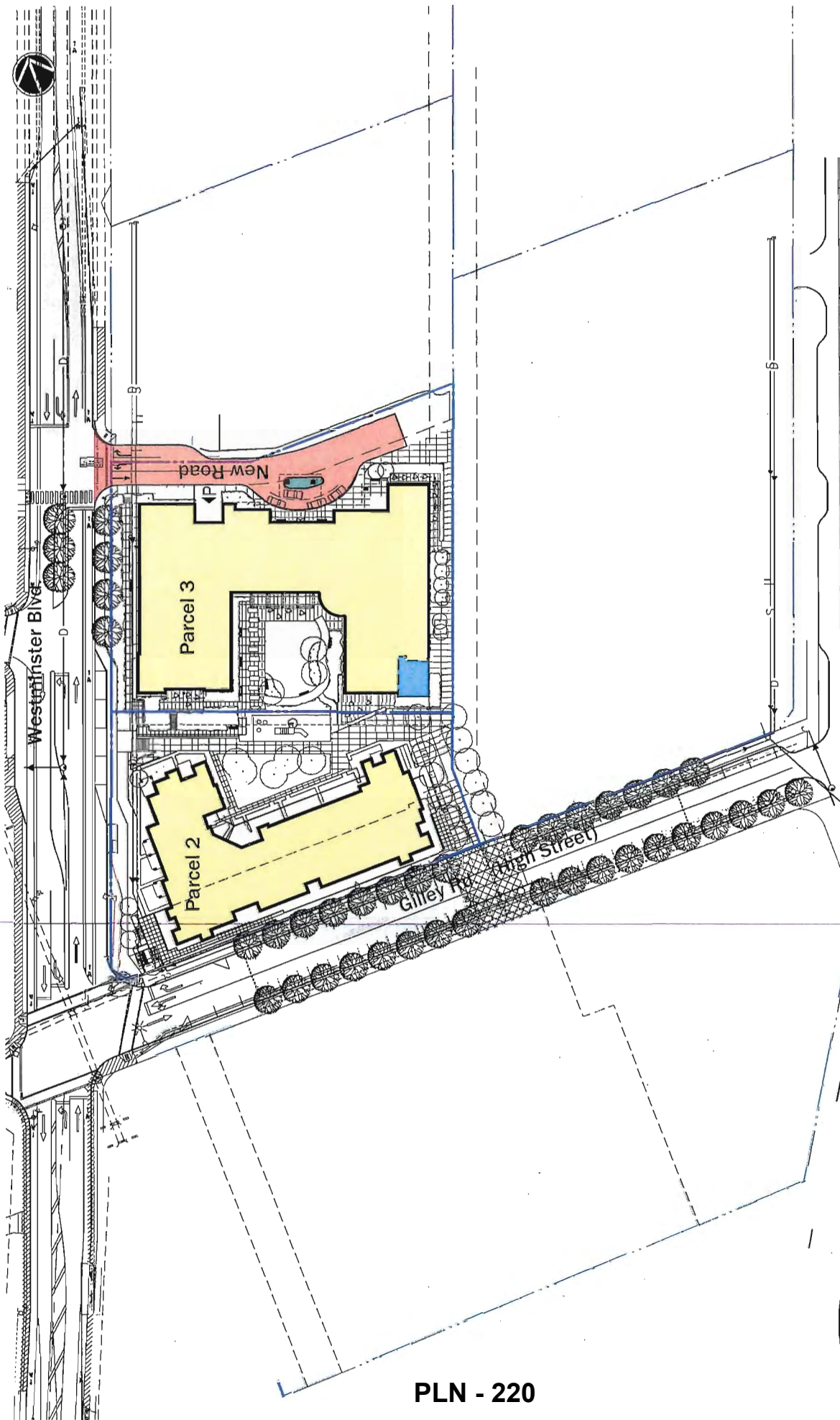
PROJECT: **Seniors Building**
Parcel 3, Hamilton Lands, Richmond, BC

DRAWING TITLE: **MATERIAL LEGEND**
Rezoning 4th Submission - 20 May 2015



DATABASE: 1331
PROJECT NO: 1331
PLOT DATE: 20 MAY 2015
SCALE:

3



PLN - 220



Rositch Hemphill Architects
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 1 604.669.6002 1 604.669.1091 www.rharchitects.ca

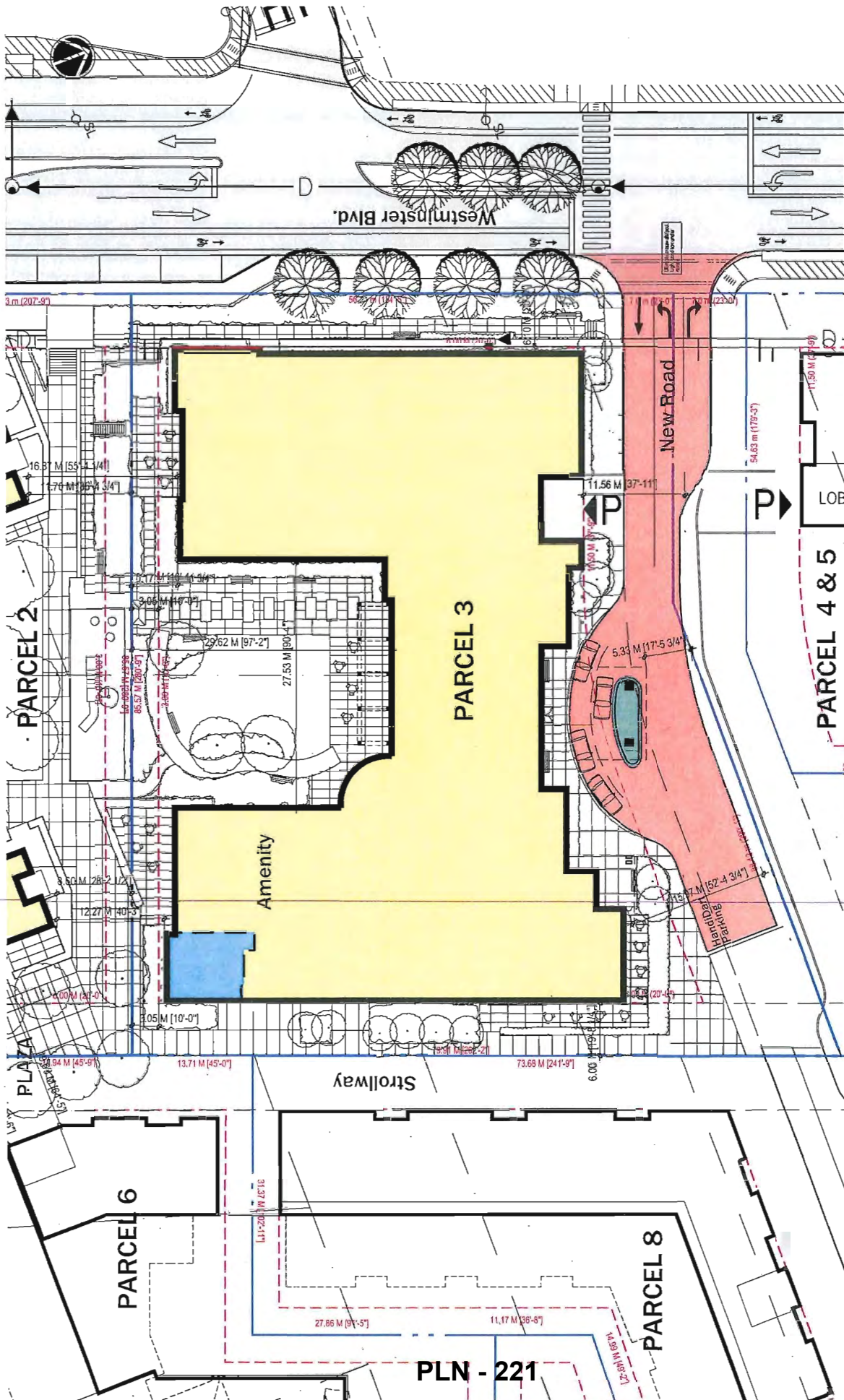
PROJECT:
Seniors Building
 Parcel 3, Hamilton Lands, Richmond, BC

DRAWING TITLE:
Siteplan Overall (Road Ultimate Draft)
 Rezoning 4th Submission



DATABASE:
PROJECT NO: 1331
PLOT DATE: 29 JUNE 2015
SCALE: 1" = 70'-0"

4



PROJECT:
Rositch Hemphill Architects
 420 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 t 604.669.6002 f 604.669.1091 www.harchitects.ca

PROJECT:
Seniors Building
 Parcel 3, Hamilton Lands, Richmond, BC

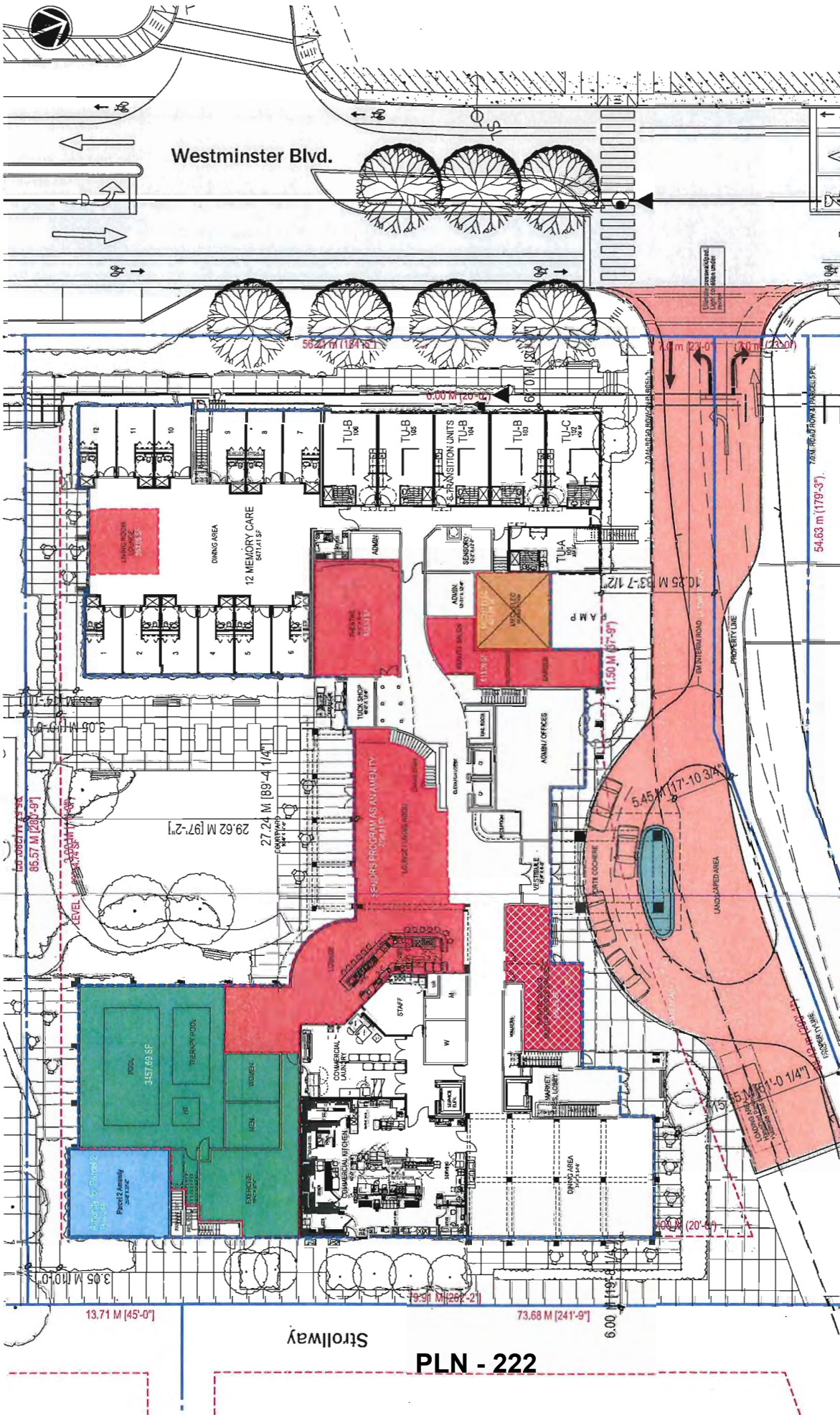
DRAWING TITLE:
Siteplan
 (Road Ultimate Draft)
 Rezoning 4th Submission - 20 May 2015

DATE: 1331
PROJECT NO.: 20 MAY 2015
PLOT DATE: 1/32" = 1'-0"

SCALE:

5

NCL



PLN - 222



Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT: **Seniors Building**
Parcel 3, Hamilton Lands, Richmond, BC

DRAWING TITLE: **Level 1**
Rezoning 4th Submission - 20 May 2015



DATABASE: 1331
PROJECT NO: 20 MAY 2015
PLOT DATE: 1" = 25'-0"
SCALE:

6

Westminster Blvd.



PLN - 223

6.1

DATABASE: 1331
PROJECT NO: 20 MAY 2015
PLOT DATE: 1/15"-1/4"
SCALE:



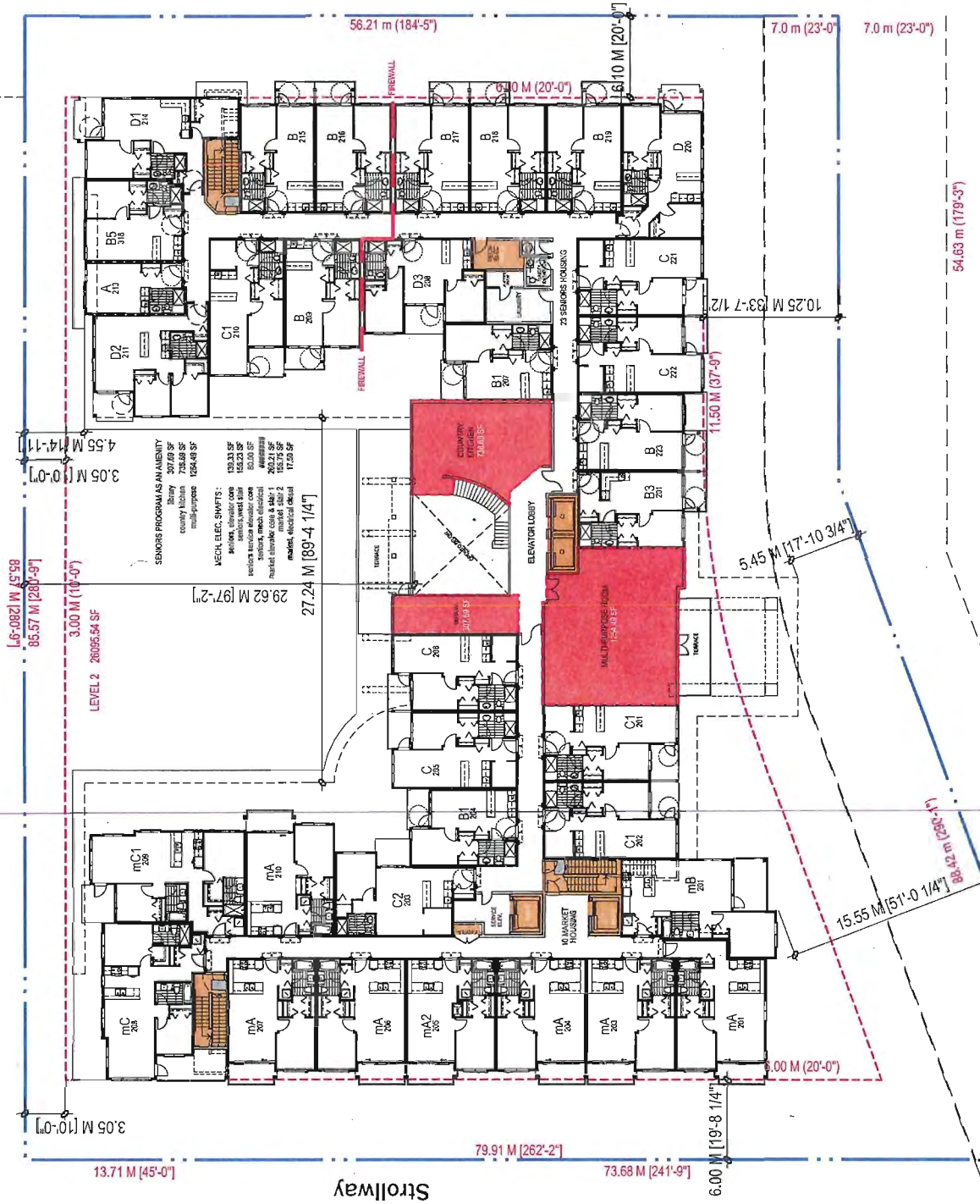
DRAWING TITLE: **Level 1** Amenity program allocation diagram
Resoning 4th Submission - 20 May 2015

PROJECT: **Seniors Building**
Parcel 3, Hamilton Lands, Richmond, BC

Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.668.6002 f 604.668.1091 www.rharchitects.ca

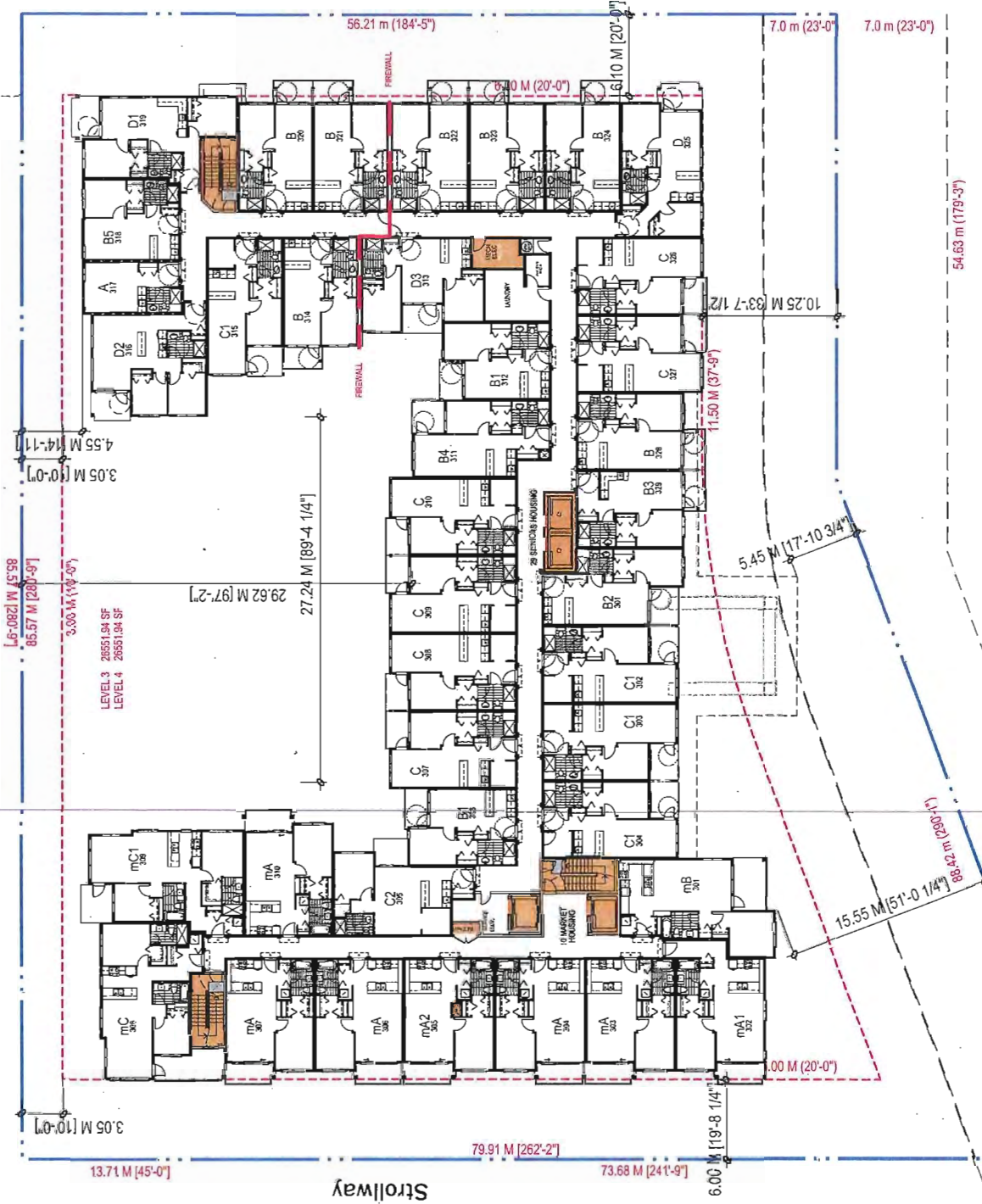


Westminster Blvd.

**PLN - 224**



Westminster Blvd.



PLN - 225

RHA

Rositch Hemphill Architects

120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1

T 604.669.6002 F 604.669.1091 www.rharchitects.ca

Seniors Building

Parcel 3, Hamilton Lands, Richmond, BC

DRAWING TITLE:

Level 3 & 4

Rezoning 4th Submission - 20 May 2015

8

1331

20 MAY 2015

1" = 25'-0"

DATABASE:

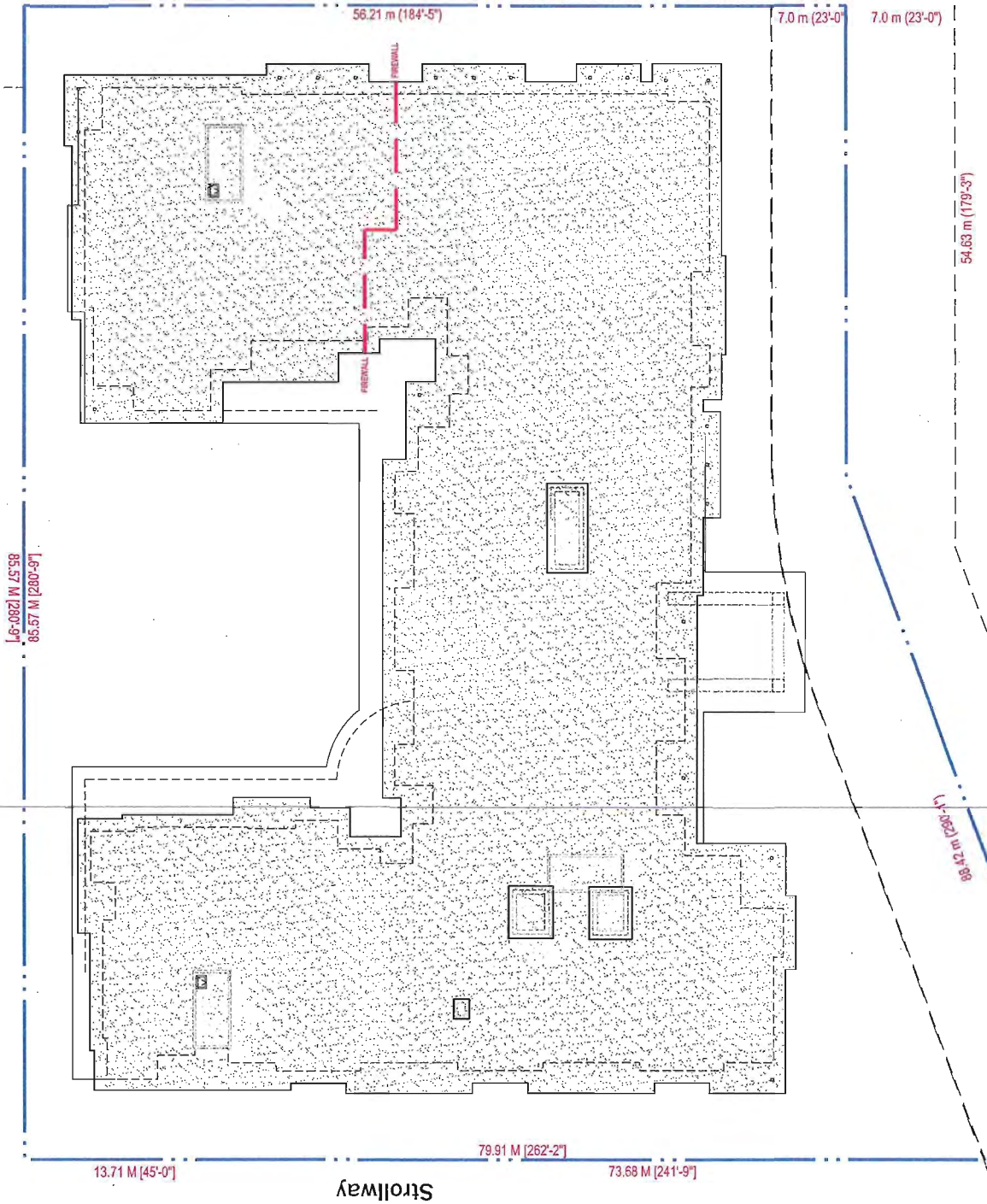
PROJECT NO:

PLOT DATE:

SCALE:



Westminster Blvd.



DATABASE: 1331
PROJECT NO: 20 MAY 2015
PLOT DATE: 1" = 25'-0"
SCALE:



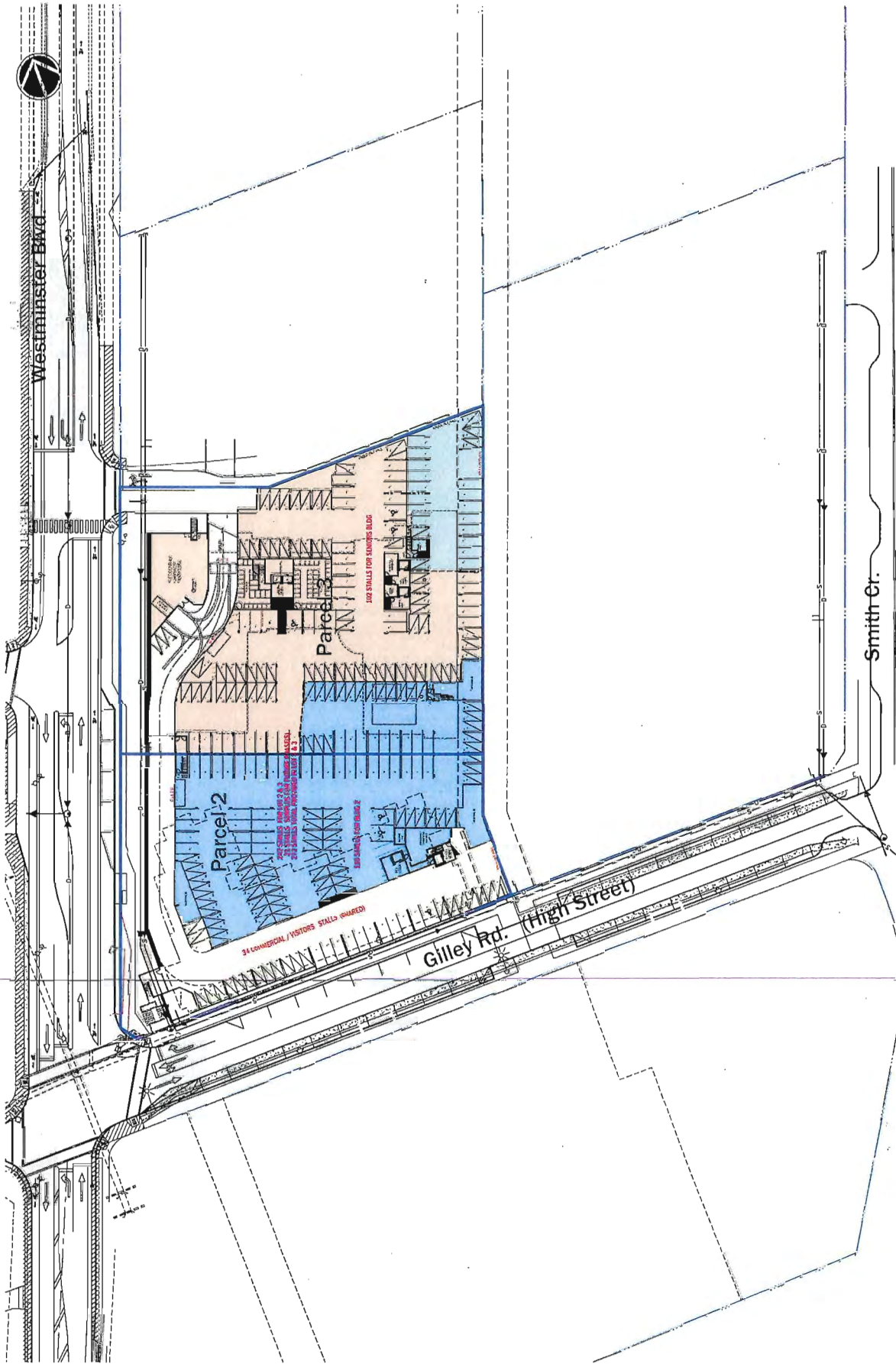
DRAWING TITLE:
Roof Plan
Rezoning 4th Submission - 20 May 2015

PROJECT:
Seniors Building
Parcel 3, Hamilton Lands, Richmond, BC

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PLN - 226



PLN - 227

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 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 T 604.689.6002 F 604.689.1091 www.rharchitects.ca

PROJECT:
Seniors Building
 Parcel 3, Hamilton Lands, Richmond, BC

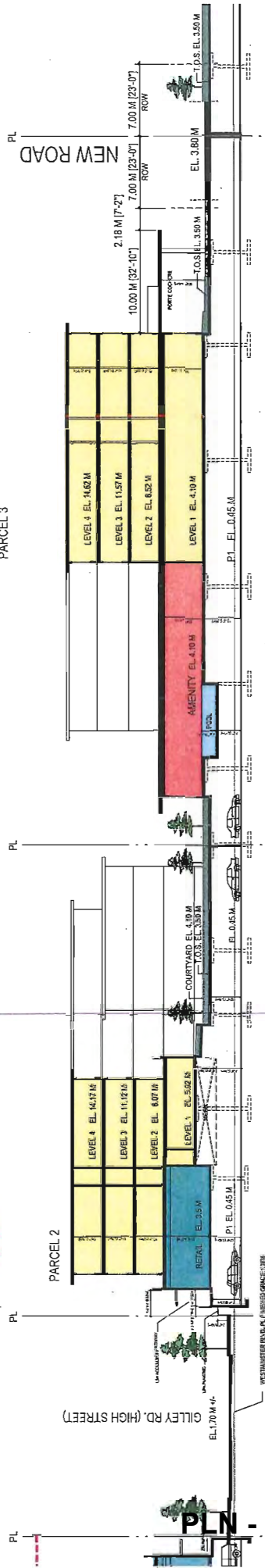
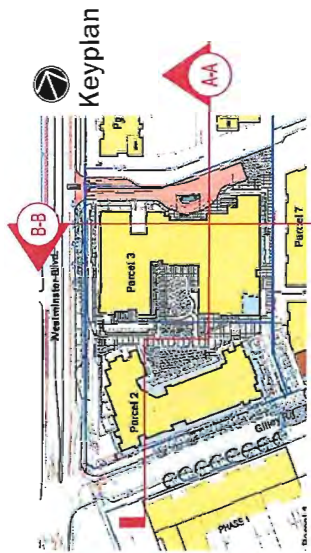
DRAWING TITLE:
Parkade Overall
 Rezoning 4th Submission



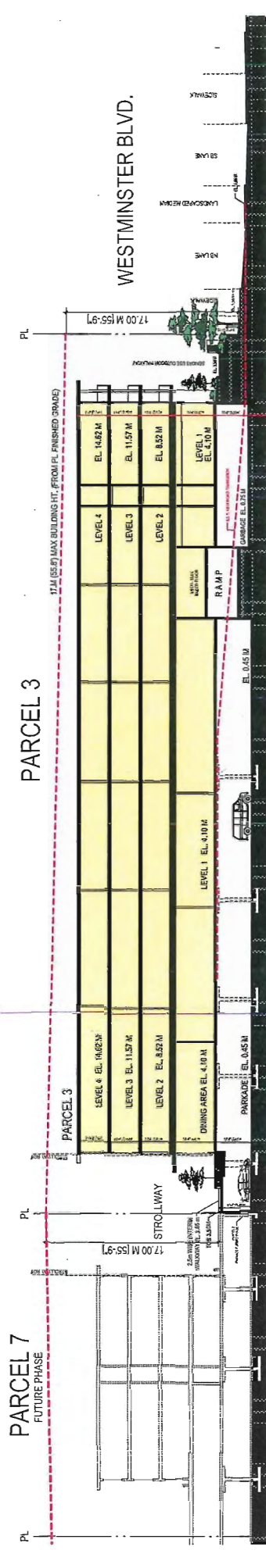
DATABASE: 1331
PROJECT NO: 29 JUNE 2015
PLOT DATE:
SCALE: 1" = 70'-0"

10





SECTION A-A



SECTION B-B



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Seniors Building
Parcel 3, Hamilton Lands, Richmond, BC

Cross Sections
Rezoning 4th Submission - 19 May 2015



12
PROJECT NO: 1331
PLOT DATE: 19 MAY 2015
SCALE: 1" = 30'-0"



21 Dec 9 am



21 Dec 12 noon



21 Dec 3 pm



21 March 9 am



21 March 12 noon



21 March 3 pm



21 June 9 am



21 June 12 noon



21 June 3 pm

PLN - 230



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PROJECT:
Seniors Building
Parcel 3, Hamilton Lands, Richmond, BC

DRAWING TITLE:
Shadow Diagram
Rezoning 4th Submission



DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

SKETCH
1331
30 JUNE 2015

13



Rezoning Considerations

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

Address: 23241, 23281 & 23301 Gilley Road; 23000, 23060, 23066, 23080 & part of 23100 Westminster Highway - Oris Parcel 2 (Bylaw 9262 / RZ14-660663) & Oris Parcel 3 (Bylaw 9261 / RZ14-660662)

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaws 9261 and 9262, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9260.
2. Subdivision Plan: Preparation and registration of a subdivision plan that consolidates the current lots and subdivides the consolidated lot into three (3) parcels comprising the “Lands” (which will require prior to subdivision approval the demolition of any part of the existing buildings crossing new proposed parcel lines) as shown in Attachments 1 and 2 as follows:
 - a) Parcel 1 - The remaining lands on Lot 1 on the draft subdivision plan for future development;
 - b) Parcel 2 - 4446 m² on Lot 2 on the draft subdivision plan for the subject mixed-used building (RZ 14-660663);
 - c) Parcel 3- 5783 m² on Lot 3 on the draft subdivision plan for the seniors housing building (RZ 14-660662);
3. Tree Removal: Submission of a landscape plan for the Development Permit that includes replacement trees at a ratio of at least 2:1 to compensate for all 79 trees to be removed (except for those trees already approved for removal by the City due to disease or for building demolition) to which Tree Protection Bylaw No. 8057 applies.
4. Flood Covenant: Registration of the City’s standard flood covenant on the title of Parcels 2 and 3 ensuring that there is no construction of habitable area below the Flood Construction Level of 3.5 m.
5. Westminster Highway Bus Bay and Gilley/Westminster Corner: Registration of a statutory right-of-way on Parcel 2 to accommodate a bus bay, bus shelter, sidewalk and 5.0 m by 5.0 m road corner cut at the Gilley Road / Westminster Hwy intersection on Parcel 2 as generally shown on Attachment 3 to the satisfaction of the Director, Transportation.

The statutory right-of-way will provide for:

- a) Developer construction of all works;
 - b) Public vehicle, pedestrian and bicycle access at all times;
 - c) Future construction and maintenance of public utilities;
 - d) City and public utility provider maintenance of works.
6. High Street Plaza and Greenway/Strollway: Registration of a statutory right-of-way in favour of the City on the title of Parcels 2 and 3 that provides public access as generally shown on Attachment 4 and which physically includes:
 - a) A High Street Plaza with a width ranging from 6.0 m to 9.0 m on Parcel 2;
 - b) A Greenway/Strollway with a minimum width of 3.0 m on Parcel 3;

The statutory right-of-way for Parcels 2 and 3 will provide for:

- a) Developer construction of all works;
 - b) Public pedestrian and bicycle access at all times;
 - c) Public markets on the Parcel 2 Plaza to be permitted with hours and operating conditions to the satisfaction of the City;
 - d) Non-permanent outdoor restaurant seating and fixtures within the most westerly 3.0m of the SRW adjacent to the commercial units in the building on Parcel 2 subject to the approval of the City;
 - e) Landscaping and paving as provided in a Development Permit issued by the City;
 - f) Developer and owner maintenance of all works.
7. Statutory Right-of-Way and Easement for New “Road A”: Registration of a statutory right-of-way for public access and an easement for maintenance on Parcel 3 and the existing lots comprising future Parcel 4, as determined to the

satisfaction of the Director, Transportation and Director of Development, for “Road A” as shown on Attachments 2 and 3.

The statutory right-of-way will provide for:

- a) Developer construction of all works;
 - b) Public vehicle, pedestrian and bicycle access at all times on grade or above a parkade;
 - c) Landscaping to be provided under the Development Permit;
 - d) Maintenance of all works by the owners of Parcel 3; and
 - e) Assumption of all liability for the works by the owners of Parcel 3.
8. Access Over Parcel 3 for Parcel 2: Registration of a legal agreement, as determined to the satisfaction of the Director of Development, to permit the owners (including their visitors and general public using the commercial parking) of Parcel 2 to gain access on grade or through a parkade on Parcel 3 for vehicles, bicycles and pedestrians and to allow for access to the “Road A” SRW identified above.
 9. Access Over Parcel 3 for Future Parcels 4 and 5: Registration of a legal agreement, as determined to the satisfaction of the Director of Development, to permit the owners of future Parcels 4 and 5 to gain access on grade or through a parkade on Parcel 3 for vehicles, bicycles and pedestrians and to allow for access to the “Road A” SRW identified above.
 10. Parking on Parcel 3 for Parcel 2: Registration of a legal agreement to provide for 29 vehicle parking spaces and bicycle parking for the owners of Parcel 2 within the parkade on Parcel 3 (with the number of vehicle and bicycle parking spaces to be confirmed prior to rezoning adoption) as generally shown on Attachment 2.
 11. Parking on Parcel 3 for future Parcels 4 & 5: Registration of a legal agreement to provide for 21 vehicle parking spaces for the owners of future Parcels 4 & 5 within the parkade on Parcel 3 (with determination if parking for Parcels 4/5 is needed and, if any, the number of vehicle parking spaces to be provided prior to rezoning adoption) as generally shown on Attachment 2.
 12. Visitor Parking on Parcel 2 for Parcel 3: Registration of a legal agreement on Parcels 2 and 3, as determined to the satisfaction of the Director of Development, to permit Parcel 3 visitors to use the commercial & visitor parking within the Parcel 2 parkade.
 13. Commercial & Visitor Parking Non-Assignment Covenant on Parcel 2: Registration of a covenant on Parcel 2 that ensures that the shared visitor parking and commercial parking on Parcel 2 is not assigned to any specific residential unit / commercial unit nor be designated (i.e. sold, leased, reserved, signed, or otherwise assign) by the owner or operator for the exclusive use of employees, specific businesses, and/or others.
 14. Parking and Building Construction Agreement for Parcels 2 and 3: Registration of agreements on Parcels 2 and 3 that ensure:
 - a) No building permit will be issued by the City for Parcel 2 until all associated parking and access on Parcel 3 (described in the above legal agreements) has been included within an approved building permit for Parcel 3;
 - b) No building permit will be issued by the City for Parcel 3 until all associated parking and access on Parcel 2 (described in the above legal agreements) has been included within an approved building permit for Parcel 2;
 - c) No building permit granting occupancy will be issued by the City for Parcel 2 until all associated parking and access on Parcel 3 (described in the above legal agreements) has been built and received a building permit granting occupancy.
 - d) No building permit granting occupancy will be issued by the City for Parcel 3 until all associated parking and access on Parcel 2 (described in the above legal agreements) has been built and received a building permit granting occupancy.
 - e) The Parcel 3 owner shall provide to the Parcel 2 owner, a parking and access easement construction easement that will permit the Parcel 2 owner to construct and use a parking facility on Parcel 3 so as to satisfy the parking and access requirements above.
 15. Electric Vehicle Parking Covenant: Registration of a covenant on Parcels 2 and 3 requiring that 20% of resident parking stalls that will be equipped with 120V electric plug-ins and that an additional 25% of the resident parking

stalls will be pre-ducted for future wiring to accommodate the future installation of electric vehicle charging equipment.

16. Shared Indoor Amenity Easement: Registration of an access easement and other legal agreements on Parcels 2 and 3 as shown on Attachment 2 to:
- a) Ensure that not less than 3,458 ft² of shared indoor amenity space for the residential owners/occupants Parcels 2 and 3 (which includes a pool and exercise room) and 741 ft² of indoor amenity space for exclusive use of the residential owners/occupants of Parcel 2 (for a multi-purpose room) is constructed on Parcel 3;
 - b) Provides that neither a building permit nor a final inspection granting occupancy for a building on Parcel 3 be permitted unless the required shared and exclusive amenity space are provided as described above;
 - c) Ensure that appropriate mechanisms to allow for shared rights of access and use for the above-noted Parcels 2 and 3 shared and Parcel 2 exclusive amenity spaces, to the satisfaction of the City;
 - d) Provide that the final inspection granting occupancy for the building on Parcel 2 is prohibited until the 741 ft² of exclusive Parcel 2 indoor amenity space and 3,458 ft² of shared indoor amenity space within the building on Parcel 3 is completed and has been issued a final inspection granting occupancy, except as provided below;
 - e) Ensure that, if the exclusive and shared amenity spaces are not completed on Parcel 3 as provided above, a minimum of 1,076 ft² of indoor amenity space (multi-purpose room) is constructed within a building on Parcel 2 prior to issuance of a permit granting occupancy for such building on Parcel 2; and
 - f) Provide that the City is identified as a grantee to ensure that the agreements not be discharged and or changed without City approval.
17. Public Art: City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot of residential floor area and \$0.42 per buildable square foot of commercial floor area under the proposed zoning to the City's public art fund, or provide a security for the design and installation of public art based on the same valuation in accordance with the City's Public Art Policy (Acct. #7750-80-00000-000) (e.g. \$53,180 for Parcel 2 and \$73,868 for Parcel 3 to be confirmed by the final DP Plans).
18. Area Plan Amenity Community Amenities: City acceptance of the developer's offer to voluntarily provide a contribution of \$49.50 per square meter of total residential floor area to a capital reserve fund to be established by the City for the community amenities specified under the Hamilton Area Plan. The contribution for Parcel 2 is estimated at \$285,205 (to be confirmed based on the final DP Plans). The total contribution for Parcel 3 is estimated at \$430,118. Part of this contribution (\$28,985) would not apply to the floor specified including within the proposed 18 memory ward units (to be confirmed on the final DP Plans) provided that they receive the necessary licencing from Vancouver Coastal Health (VCH) and comply with the "community care facility, major" use under the proposed zoning.
19. Affordable Housing: City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot of total residential floor area permitted under the proposed rezoning (e.g. estimated at \$249,176 for 62,294 ft² for Parcel 2 and \$79,032 for 19,758ft² for the 30 market strata residential units plus associated common halls and other areas to be added on Parcel 3) to the City's Affordable Housing Reserve Fund. (Acct.#7600-80-000-90150-0000).
20. "Neighbourhood Public House" Use Covenant on Parcel 2: Register a restrictive covenant on the title of Parcel 2 that restricts this use to the ground floor, requires its outdoor public entrance on Gilley Road and advises other owners of this possible use within the building.
21. Riparian Management Areas: The developer is required to address the habitat loss within the Riparian Management Areas (RMAs) on Gilley Road and the Queen Canal as generally provided in the Memo from Pottinger Gaherty, Environmental Consultants Ltd. dated June 2, 2015 (Attachment 7) with regards to providing satisfactory habitat compensation within the Servicing Agreement works (including addressing transportation, civil and landscape works). These works and the impacted habitat are to be further reviewed by the developer's Qualified Environmental Professional (QEP) with a follow-up report confirming that the necessary habitat compensation has been provided to satisfaction of the Director, Engineering and Senior Manager, Parks.
22. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permits and building permits for Parcels 2 and 3 confirming that each building has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver

certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code and utilizing geo-exchange energy systems.

23. The submission and processing of Development Permits* for the subject mixed-use building on Parcel 2 and seniors building on Parcel 3 completed to a level deemed acceptable by the Director of Development.
24. Enter into a Servicing Agreement and to be registered on title of Parcels 2 and 3 and submit security for the estimated value of the works to the satisfaction of the City for the design and construction of the engineering, transportation and parks/streetscape works described in Attachment 5 along with the necessary statutory right of ways and any easements that are required to be registered on title for such servicing works.
25. Ensure that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement included within Attachment 6.
26. Enter into a covenant to be registered on Parcel 3 that will prohibit stratification beyond 30 individual strata lots for the apartment units and one (1) strata lot for the 18 memory care units and 82 congregate housing units, along with any strata common property.

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

1. Submit separate landscaping security Letters-of-Credit in amounts based on sealed estimates from the project registered Landscape Architect for the developments on Parcel 2 and Parcel 3 (including materials, labour & 10% contingency).
2. That notations be included on the Development Permit Plans stating that 44 of the 73 units in the mixed use building on Parcel 2 and 109 of the 130 units in the seniors building on Parcel 3 will meet the Basic Universal Housing provisions within Zoning Bylaw 8500. The remaining units within the buildings will include Ageing-In-Place elements as provided within the Official Community Plan Bylaw 9000.

Prior to Building Permit Issuance for Parcels 2 and 3, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of the “Basic Universal Housing” provisions of Zoning 8500 and Ageing-in-Place elements as provided within the OCP for the residential units in the building on Parcels 2 and 3 as provided in the Development Permit.
3. Submission of a Dewatering Plan to the satisfaction the Manager, Engineering Planning and Manager, Sustainability.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property developer 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.

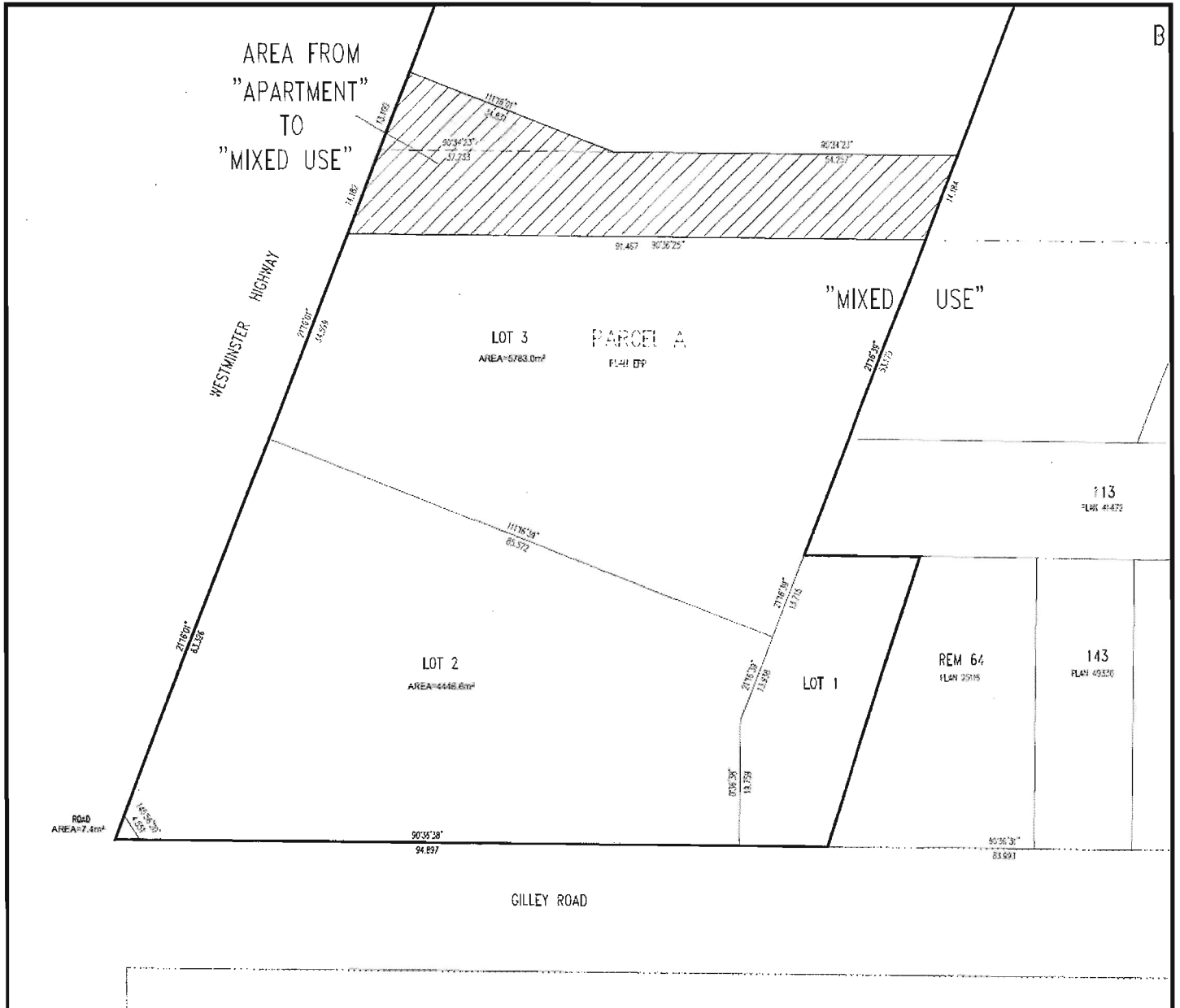
Signed Owner and Developer of Parcel 2

Date

Signed Owner and Developer of Parcel 3

Date

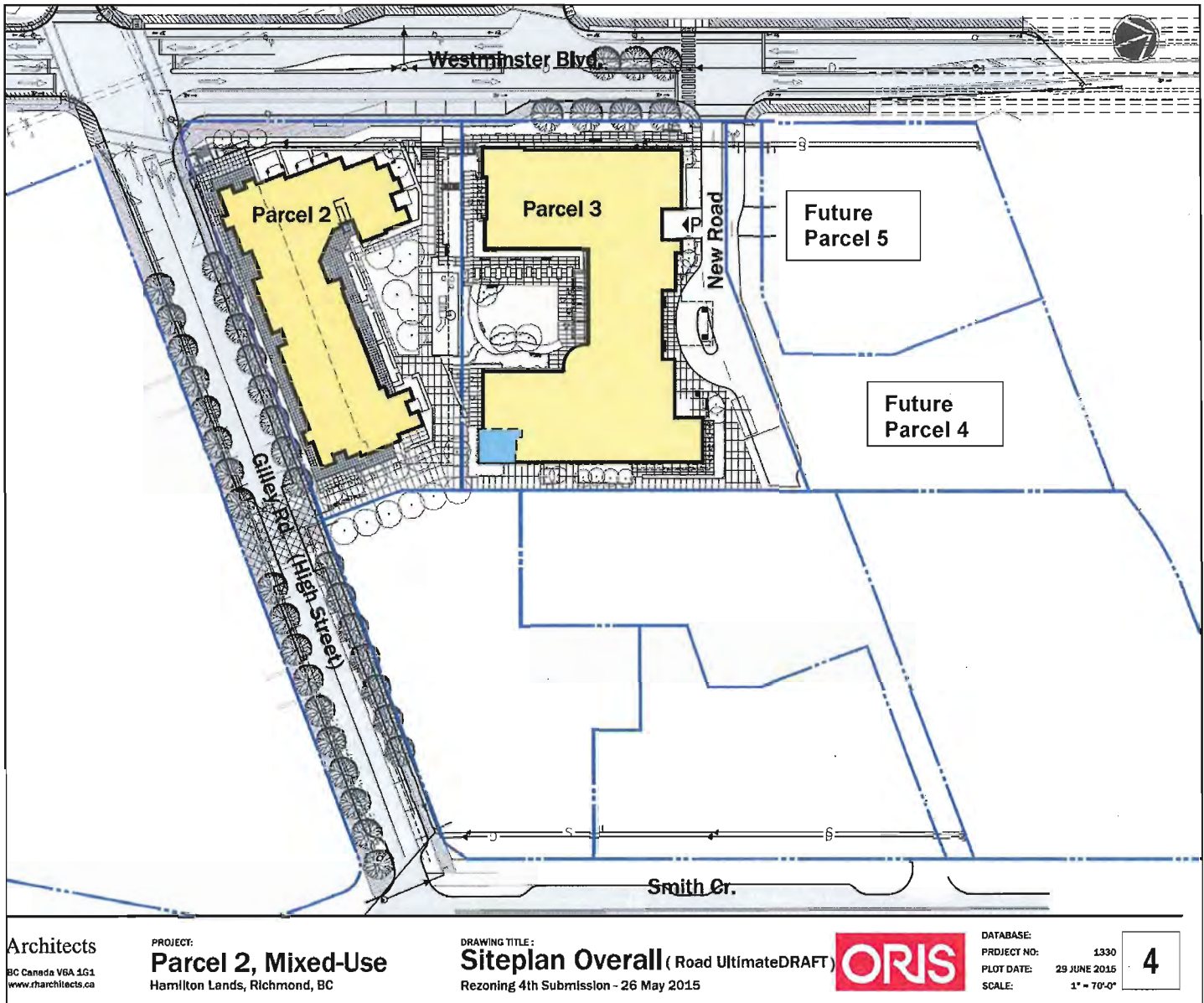
ATTACHMENT 1
DRAFT SUBDIVISION PLAN

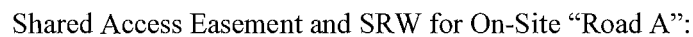


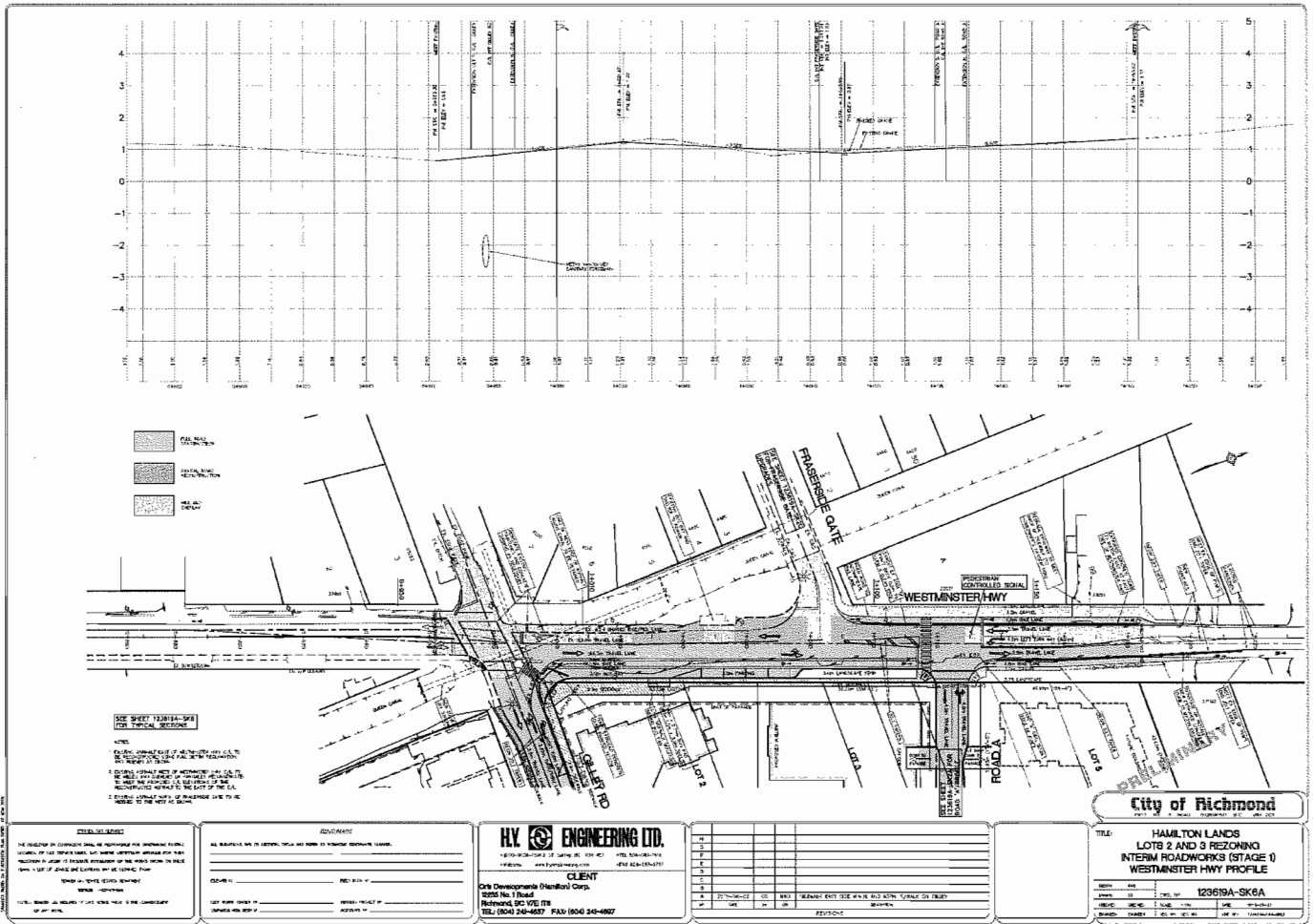
PLN - 236

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ATTACHMENT 2
& PARKING PLANS



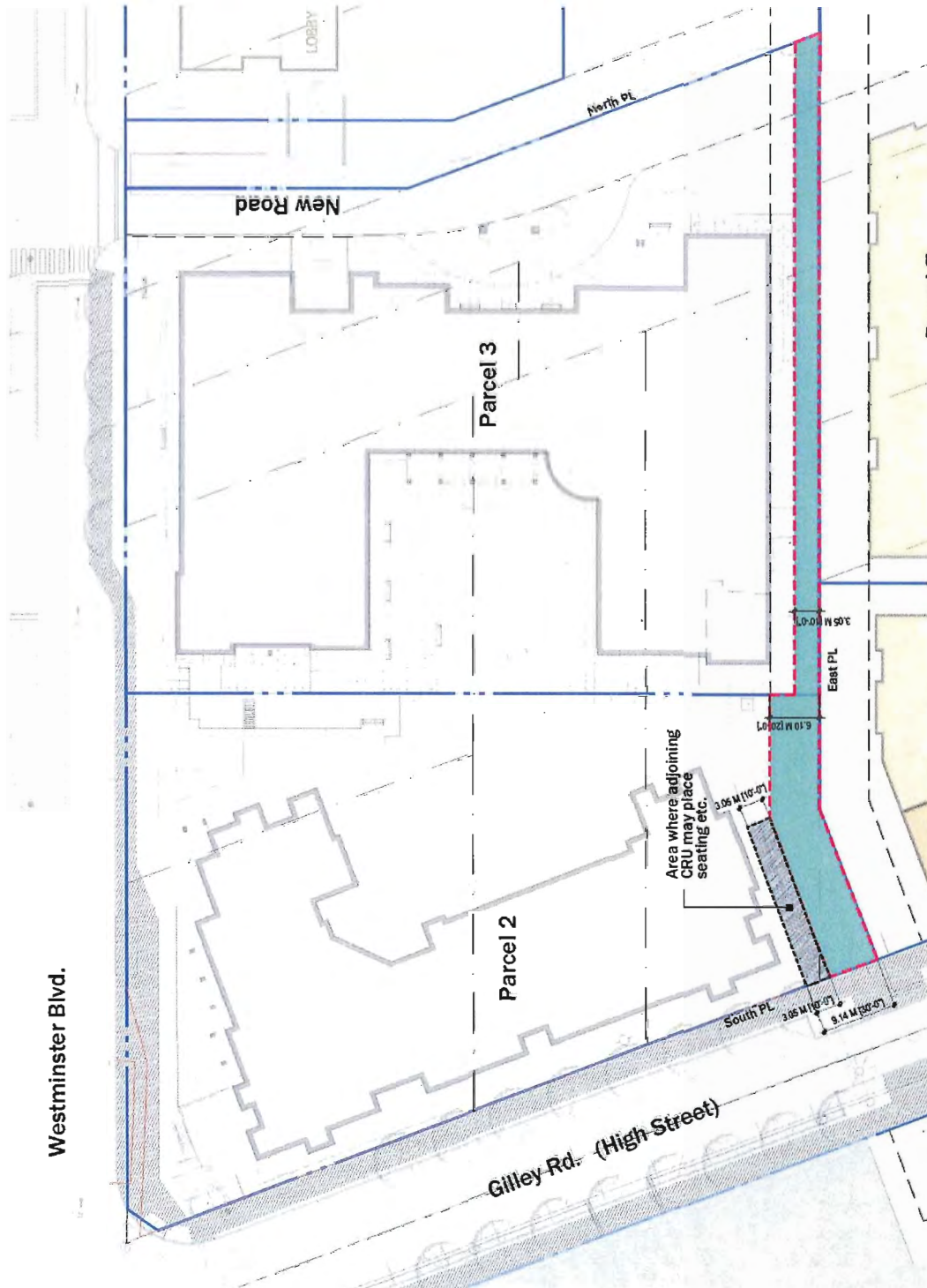




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ATTACHMENT 4
SRW AREAS FOR HIGH STREET PLAZA & GREENWAY/STROLLWAY



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ATTACHMENT 5

SERVICING AGREEMENT REQUIREMENTS

Enter into a Servicing Agreement for Parcels 2 and 3 for the design and construction of works that include, but may not be limited to the following:

1.0 Engineering Servicing Requirements:

Discussions with the developer have contemplated that the construction of off-site servicing works relating to RZ 14-660662 and RZ 14-660663 will be combined. All works described below shall therefore be completed under a single servicing agreement.

Utility servicing shall generally follow the concepts and layouts proposed in the Hamilton Area Serving Study (HASS) prepared for the City by KWL, dated Oct 29, 2014. Increased storm sewer diameters and other amendments to the HASS may be required to meet the City's minimum standards. The proposal to raise Gilley Road using piled concrete foundations will require the relocation of City and other utilities in ways generally, but not limited to, those described below, at the developers cost. All works and agreements will be to the satisfaction of the Director of Engineering.

a) Water Works:

The Developer is required to:

- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- Relocate approx 270m of 300mm diameter watermain along Gilley Road to accommodate road raising that would otherwise compromise the City's ability to access and maintain this asset. The new main shall be located above the proposed concrete slab. An air valve will be required.
- Install additional fire hydrants as required along the developments frontages to achieve the City's standard spacing requirements.
- Subject to the availability of funds in the City's Development Coordinated Works capital accounts and obtaining the required spending authority, replace the 300 mm diameter watermain along Westminster Hwy to the limits of the proposed road works.

At the Developer's cost, the City will complete all watermain tie-ins.

b) Storm Sewer Works:

The Developer is required to:

- Maintain existing drainage service to properties located east of the development by installing a temporary 1200mm diameter sewer along Gilley Road from the centre of Smith Crescent connecting into either the proposed or existing Queen's Canal culvert. Some elements of this sewer, such as the manhole in Smith Crescent, will be deemed as permanent and shall be designed as such, which will be determined through the servicing agreement process.
- Construct new storm sewers along the centre of the newly raised Gilley Road complete with permanent tie-in to the Queens Canal culvert and the proposed manhole in the centre of Smith Crescent (the latter may require additional manholes within the Smith Crescent and Gilley Road intersection).

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- locate Parcel 2 and Parcel 3 storm connections along their Westminster Highway frontage by tying into the existing 750mm diameter storm sewer.
- Construct a new manhole on the existing Westminster Highway 750mm diameter storm sewer to connect the private storm system to be built on "New Road A" (north of Parcel 3).
- Install infrastructure on Gilley Road to provide stormwater best management practices (e.g rain gardens).
- Provide erosion and sediment control plans for all on-site and off-site works.

c) Sanitary Sewer Works:

The Developer is required to:

- Install new sanitary sewers along the development's Westminster Highway and Gilley Road frontages. Sewers must be designed to accommodate future development as per the HASS and accommodate any settlement caused by the development. Temporary sewers may be required fronting future development Parcel 6. A permanent gravity connection is required into manhole SMH6176 located adjacent to the Metro Vancouver sanitary pump station.
- Relocate the City's 150mm diameter and 200mm diameter forcemains located along Gilley Road to accommodate road raising between Westminster Hwy and Smith Crescent that would otherwise compromise the City's ability to access and maintain these assets. The new main shall be located above the proposed concrete slab. Solutions such as installing a single forcemain with appropriate clean-outs/valves/air valves or installing a gravity system should be considered through the servicing agreement process.
- Install works to protect and facilitate the maintenance of Metro Vancouver's 1m diameter forcemain, pump station and related infrastructure located within or adjacent to Gilley Road. Such measures include but are not limited to installing a piled concrete pad (as proposed by the developer) along the length of Gilley Road that includes removable sections to allow access to the forcemain and installing vertical pipes positioned along the main, and possibly other features, for monitoring and inspection purposes. The developer will coordinate with Metro Vancouver as part of the City's drawing approval process.

d) General Items:

- The City is aware of ongoing hydrocarbon contamination issues originating from a gas station located at 22490 Westminster Highway. At the developer's cost, the developer is required to manage any hydrocarbon contamination encountered during construction of the servicing agreement works in compliance with the Environmental Management Act.

The Developer is required to:

- Relocate or accommodate existing City and third party utilities affected by the Gilley Road raising and Westminster Highway road widening. Undergrounding and/or pre-ducting for future undergrounding may be required, at the developers cost, to be determined through the servicing agreement process.
- Complete asphalt resurfacing works as described in the proposed Interim Roadworks Plan (Attachment 3).
- Provide a SRW for utility installation along the properties Westminster Highway frontage wherever the proposed sidewalk crosses into the development site.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Coordination is required with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require

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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:

- BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 1mW X 1m (deep)
 - Traffic signal UPS – 2mW X 1.5m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Assess streetlight levels along Westminster Highway and Gilley Road and areas of public rights-of-passage and install/upgrade lighting as required to meet City standards.
 - Assess the potential differential settlement between the proposed piled buildings and the surrounding un-piled areas and design City utilities and service connections to accommodate this movement, to the City's satisfaction.
 - Fill all abandoned utility pipes with low strength, flowable grout or similar to prevent future road subsidence.
 - 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 and proposed utility/road installations 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.

2.0 Transportation Requirements:

The Developer responsible for the design and construction of the road infrastructure works. Works to include, but not limited to, providing the general road cross-sections described below as well as works shown schematically in the preliminary road functional plan (Attachment 3):

Westminster Highway:

- Along the development frontage, maintain existing northbound and southbound traffic lanes as well as the shared multi-use path on the west side. Widening on the east side of the road (east of the existing road centre line) to provide the following new road elements:
 - 1.8 m wide on-street bike lane
 - 0.6 m wide buffer on both sides of the on-street bike lane
 - 3.0 m wide bus bay/lay-by between Gilley Road and Fraserside Gate
 - 0.15 m wide barrier curb
 - 5.1 m wide concrete sidewalk (bus bay / lay-by area) and a 2.5m wide concrete sidewalk with a 1.75m wide treed boulevard (outside the bus bay/lay-by area)
 - A new accessible bus landing pad and a new accessible bus shelter
- North of the development frontage, provision of a new southbound-to-eastbound left-turn lane (min. 3.2m wide and min. 21m storage length) at the proposed development access while maintaining all existing road elements (traffic lanes, shoulders, on-street bike lanes, **PLN - 244** or multi-use pathway).

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- Installation of a new pedestrian signal at the proposed development access / Westminster Highway intersection to include but not limited to the followings: Signal pole, controller, base and hardware, pole base (decorative pole & street light fixture), detection, conduits (Electrical & Communications) and signal indications, and communications cable, electrical wiring and service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s) as necessary.
- Relocate / upgrade the existing full traffic signal at the Westminster Highway / Gilley Road intersection to accommodate the proposed road widening to include but not limited to the following: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s) as necessary.
- Re-grade the Westminster Highway/Gilley Road intersection, which may involve removing and replacing/modifying existing channelized island.
- Complete asphalt resurfacing works as described in the Interim Roadworks (shown in Attachment 3).

Gilley Road:

- Along the development frontage, while maintaining existing eastbound and westbound traffic lanes (each at approximately 3.25m - 3.5m wide) and maintaining or providing equivalent or better to existing curb/gutter and concrete sidewalk along the south side of the road, widen the road to provide a new 3m wide parking lane on the north side, a new 0.15m wide barrier curb, and a 3.35m wide concrete sidewalk / landscaped boulevard.
- East of the development frontage, maintain or provide equivalent or better to all existing driving portion of the roadway as well as the existing curb/gutter and concrete sidewalk along the south side.

Note:

That the above as well as the preliminary road functional plan are to describe the general scope of the frontage works required but are subject to minor refinement as part of the SA process. That is, the detailed design elements, such as detailed intersection design including curb returns and channelized island, pavement markings, vehicle turning requirements, etc., would be carried out as part of the SA process when more info is provided. Roads DCC credits may be eligible for some road widening works along Westminster Highway if such works are within dedicated portion of the roadway, and if such works add new roadway elements and are completed to the ultimate standards. The exact value of the eligible road works on the DCC program would be assessed upon the completion of the SA process.

3.0 Parks / Streetscape Requirements:

The Servicing Agreement is to include a landscape plan with street trees and landscaping with Gilley Road and Westminster Highway, coordinated with any City RMA compensation, to the satisfaction of staff.

ATTACHMENT 6

Hamilton Area Plan

Appendix 1

Construction, Phasing and Interim Design Measures

Transitions to Existing Grade: Temporary and Permanent

The following need to be addressed where a new development is elevated above existing grades:

- address grade changes;
- address horizontal transitions;
- address half road requirements;
- maintain road access to adjacent properties as required;
- maintain satisfactory operation of Westminster Highway;
- design services and buildings to accommodate anticipated settlement and satisfactory long-term performance of structures and pavement;
- address drainage onto adjacent properties.

Servicing and Phasing

Mitigation of development impacts will be required wherever possible to the satisfaction of all governing agencies. Geotechnical and civil engineering reports are to be submitted to address; but are not limited to:

- site preparation and preload;
- protection of existing services;
- drainage management;
- maintaining services and access to neighbouring properties;
- long-term performance of roads and utilities; predicted settlement and a long-term maintenance program;
- preparing a construction staging and phasing plan outlining acceptable methodology for construction of all utilities (new and existing); road works; and neighbourhood accessibility;
- addressing all other mitigation for short and long-term impacts as may be required by the City of Richmond, the applicant's geotechnical and/or civil engineer, and any such other governing agencies having jurisdiction;
- liaison with utility providers such as Metro Vancouver, Fortis Gas, and BC Hydro;
- addressing drainage onto adjacent properties with regards to flooding and functioning of septic systems;
- addressing sanitary servicing in a manner that provides sanitary service to adjacent existing residential properties when necessary.

Underground Utilities

Over time, public and private utilities such as hydro, telephone, cable and gas, will be located underground in road or other rights-of-way in the Hamilton Area. At grade works such as kiosks, manholes, etc. should be located to minimize impact to open space and the public realm (e.g., sidewalks, greenways, etc.). Where it is not feasible to relocate overhead services to underground at the time of development, then the developer should provide works to facilitate future undergrounding such as pre-ducting.

Retaining Walls

The following retaining methods will be deployed:

- short-term temporary retaining walls (retention of pre-load) to be lock block;
- long-term temporary retaining walls to meet aesthetic requirements particularly adjacent to existing residential properties;
- permanent retaining wall types to be chosen to meet aesthetic requirements to accommodate long-term anticipated settlement.

Flood Protection and Mitigation

Flood construction levels and building setbacks from dikes must meet the City's Flood Plain Designation and Protection Bylaw 8204.

Dike upgrades must meet current City standards that include provisions for future dike raising.

Dikes upgrades must be approved under the Dike Maintenance Act by the Provincial Inspector of Dikes (Ministry of Forests, Lands and Natural Resource Operations). Refer to the 2041 OCP Development Permit Area Guidelines for further requirements.

ATTACHMENT 7



Pottinger Gaherty
Environmental Consultants Ltd.
1200 - 1185 West Georgia Street
T 604.682.3707
F 604.682.3497
Vancouver, BC Canada V6E 4E6
www.pggroup.com

Memo

PGL File #: 220-29.02

DATE: June 2, 2015

TO: Nathan Curran (Oris Consulting Ltd.)

FROM: Bruce Nidle

RE: HAMILTON NEIGHBOURHOOD PARCEL 2 & 3 REZONING – ENVIRONMENTAL ASPECTS

Pottinger Gaherty Environmental Consultants Ltd. (PGL) has prepared this summary of environmental aspects for the proposed rezoning of Parcels 2 & 3, Hamilton Neighbourhood in Richmond, BC. This summary deals with both the Oris Consulting Ltd. (Oris) development project and City of Richmond (City) culvert replacement and extension and widening of Westminster Highway project.

The proposed development of Parcels 2 & 3 has the objectives to preserve and improve the connected ecological network, minimize impacts to the Riparian Management Areas (RMA), and offset unavoidable losses with appropriate compensation. The two RMAs to be addressed are adjacent to the parcel of land – the 15m Queens Canal RMA and the 5m Gilley Road RMA.

The 15m Queen's Canal RMA will not be directly impacted by the proposed Parcel 2 & 3 development, but will be impacted by the City's plans to replace and extend a culvert and widen Westminster Highway to support new road alignments. These City works will impact an area of the Queen's Canal RMA from the southeast corner of Gilley Road and Westminster Highway to the bus bay on Westminster Highway. The impacts will result in losses of approximately 1,492m² and 256m² of Queen's Canal RMA riparian and instream habitat, respectively. It is our understanding that there have been recent revisions to the design of the Gilley Road/Westminster Highway intersection that will reduce impacts on Queens Canal. Revised impact and compensation numbers for this revision will be provided at a later date.

The 5m Gilley Road RMA between Westminster Road and Smith Crescent will be affected by the development of Parcel 2 & 3. The riparian and instream habitat losses are unavoidable given the proposed designs for Gilley Street and the adjacent parcels. However, the flow from the Gilley Street ditch will continue to discharge to Queen's Canal via the new (City) culvert. The stormwater design will use best-management practices to maintain recharge of Queen's Canal (from Gilley Road), and will include native grass, shrub and trees along the stormwater route. This will create a green/vegetated area of 96m² and a stormwater conveyance area of 96 lineal metres.

The impacts of the proposed Oris development on the Gilley Road RMA after taking into consideration the use of a variety of stormwater management measures, include the loss of an estimated 1,017m² of riparian habitat and an estimated 122m² of instream habitat from the north side of Gilley Road between Westminster Road and Smith Crescent. Additional "green" and stormwater conveyance areas will be created by Oris in the future on the south side of Gilley Road, along Westminster Highway, and at offsite locations (if necessary).

Impacts attributable to the City's culvert replacement and extension project and widening of Westminster Highway include the loss of an estimated 1,492m² and 256m² of riparian and instream habitat, respectively, from the Queen's Canal RMA. As noted above, recent revisions to the City project will reduce compensation required for that project.

Given the estimated habitat losses outlined above, the plan to compensate for habitat lost is as follows. The recommended location for compensatory works is the Queen's Canal RMA; this large area is currently characterized by significant human influence, and invasive plants dominate. The plan will restore the riparian area through implementation of a site-specific Invasive Plant Management Plan and a Revegetation Plan. The plan would also be developed with reference to the City's concept plan for the park/trail system in the Queen's Canal corridor.

Based on the amount of riparian habitat lost as a result of the City's projects ($1,492\text{m}^2$), and assuming a 1:1.5 compensation ratio for riparian habitat, the City's restored area would equal $2,238\text{m}^2$. The City's compensation habitat would start just south of the Westminster Highway bus layby and move north on both sides of the Canal to the extent required. The amount of riparian habitat owing from the proposed Oris development is equal to $1,526\text{m}^2$ assuming a 1:1.5 compensation ratio for riparian habitat. Oris' restored riparian habitat would start at the north end of the City's restored area and move north on both sides of the Canal to the extent required.

For the loss of instream habitat, the recommended location for compensation is also on the Queen's Canal. It is our understanding that the west side of Queen's Canal is unstable, therefore the widening of the east side of Queen's Canal to increase the wetted width is a concept which could easily be accommodated in the reach of Queen's Canal north and south of the Fraserside Gate crossing. Based on a 1:1 ratio for instream habitat loss, the amount of habitat owing from the City and Oris projects would be 256m^2 and 122m^2 , respectively. Details on (a) whether or not riparian compensation can occur on both sides of Queens Canal and (b) whether or not instream compensation can be created in Queens Canal will be the subject of future discussions with City environmental and engineering staff. If other locations for instream compensation are required, they will be sought in consultation with City staff.

The habitat losses and proposed compensation are summarized in the following table:

Project	Habitat Loss		Habitat Compensation	
	Riparian	Instream	Riparian (1:1.5)	Instream (1:1)
Oris Hamilton	1,017	122	1,526	122
City Culvert and Road Widening	1,492	256	2,238	256

After rezoning, PGL will prepare a detailed habitat compensation plan for both the City and Oris projects for riparian and instream compensation owing, which will include Invasive Plant Management, Revegetation and Instream Habitat Construction Plans. Detailed drawings of the impacted and compensation areas as well as the proposed stormwater design will be included. This plan will be checked with City staff to ensure compatibility with park/trail/road designs for the Queen's Canal corridor and Gilley – Westminster intersection. It will then be submitted to the City Environmental Review Committee for approval, prior to completion of the Servicing Agreements.



**Richmond Official Community Plan Bylaw 9000,
Amendment Bylaw 9260 (RZ14-660662)
23200, 23241, 23281, 23301, 23321, 23361 and 23381 Gilley Road;
23000, 23060, 23066, part of 23080 and part of 23100 Westminster
Highway; and part of 4651, 4671, 4691 Smith Crescent**

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

1. Richmond Official Community Plan Bylaw 9000 is amended at Schedule 2.14 – Hamilton Area Plan, to change the land use designation on the Land Use Map, from “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)”, for the area outlined in bold on “Schedule A attached to and forming part of Bylaw 9260”.
2. Richmond Official Community Plan Bylaw 9000 is further amended at Schedule 2.14 – Hamilton Area Plan to amend by deleting Section 3.2, Objective 2, Policy a) in its entirety and replacing it with:
 - a) allow for the redevelopment of the current shopping mall and other properties designated as Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR) on the Land Use Map, as follows:
 - North Side of Gilley Road - Non-Residential Uses
have a minimum building depth of 10.0 m (33.0 ft.) back from the north edge of Gilley Road, and the ground floor of buildings shall be used for retail, restaurant, office, personal service, business, arts, culture, entertainment, recreational, institutional and community facility uses; and such uses may be permitted anywhere else;
 - South Side of Gilley Road - Non-Residential Uses
have a minimum building depth of 15.0 m (50.0 ft.) back from the south edge of Gilley Road, and the ground floor of buildings shall be used for retail, restaurant, office, personal service, business, arts, culture, entertainment, recreational, institutional and community facility uses; and such uses may be permitted anywhere else;

- Both Sides of Gilley Road - Residential Uses

beyond the areas above, residential apartments, including a range of assisted living residential uses, and private common amenity space may be located on the remaining portions of ground floor of any building and upper three floors of any building;

- the base density of 0.40 FAR may be increased to a maximum 1.5 FAR with the provision of amenities or amenity contributions as required under Objective 12;
- the maximum height is 4 storeys and 17.0 m (55.8 ft.) above the adjacent street grade;
- building setbacks from property lines are to be generally a minimum of 6.0 m (19.7 ft.) from Westminster Highway, with a minimum 1.5 m (5.0 ft.) setback and overall average 2.0 m (6.6 ft.) setback from the Gilley High Street, and between 3.0 m to 6.0 m (9.8 ft. to 19.7 ft.) setback from other streets;"

3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9260"**.

FIRST READING



PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND	
APPROVED by	
APPROVED by Manager or Solicitor	

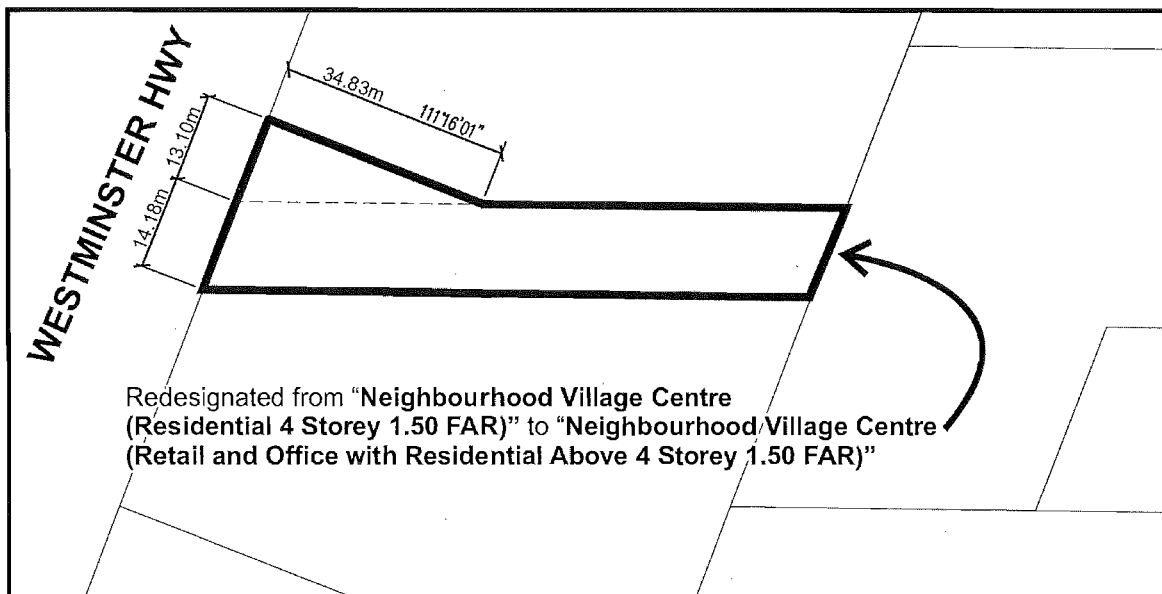
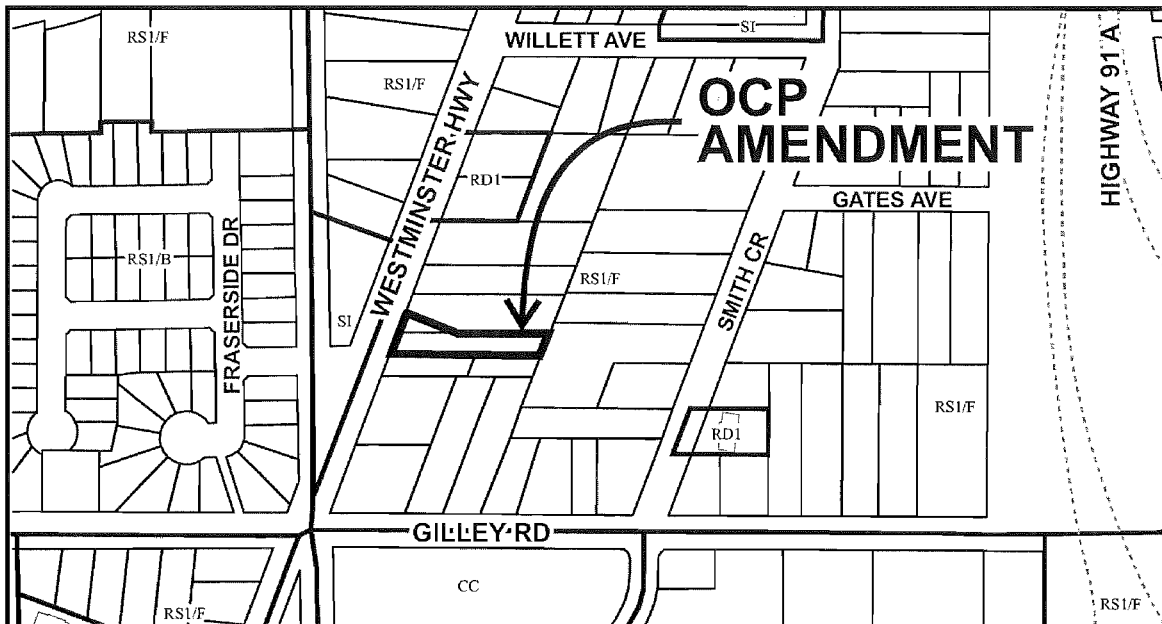
MAYOR

CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw 9260”



City of
Richmond



Schedule “A”
OCP Amendment
Bylaw 9260

Original Date: 06/01/15

Revision Date: 06/02/15

Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9273**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by deleting the existing “Schedule 2.14 – Hamilton Area Plan” in its entirety.
2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9273**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____ _____ _____ _____ _____

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9261 (RZ14-660662)
Parts of 23241 and 23281 Gilley Road;
Part of 23060, 23066, 23080 and part of 23100 Westminster Highway**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting in Section 3.4 (Use and Term Definitions) the following:

“Hamilton Area Plan community amenity capital reserve	means the statutory Capital Reserve Fund created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276.”
----------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------

- b. Inserting in alphabetical order the following into the table contained in Section 5.15.1 regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
“ZLR27	\$4.00”

- c. Inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

2. Section 18.27 as follows:

“18.27 Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)

18.27.1 PURPOSE

This **zone** provides for a mixed-use **development** consisting of **apartment housing** and **congregate housing** with a maximum **floor area ratio** of 0.40 that may be increased to 1.5 with a **density bonus** that would be used for rezoning applications in order to help achieve the City’s affordable housing and **community amenity space** objectives.

18.27.2 PERMITTED USES

- **housing, apartment**
- **housing, congregate**
- **community care facility, major**

18.27.3 SECONDARY USES

- **boarding and lodging**
- **health service, minor**
- **home business**

18.27.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40 with an additional 0.19 **floor area ratio** permitted provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.27.4.1, the reference to “0.40” is increased to a higher **density** of “1.5” if, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZLR27 zone**, the **owner**:
 - a) pays \$49.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**; and
 - b) pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

18.27.5 MAXIMUM LOT COVERAGE

1. The maximum **lot coverage** for **buildings** is 60%.

18.27.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 6.0 m for the **front yard**;
 - b) 6.0 m for the **rear yard**;
 - c) 10.0 m for an apartment **building** and 5.0 m for a canopy from the north **interior side yard**; and
 - d) 3.0 m for the south **interior side yard**.
2. Common entry features, staircases and unenclosed **balconies** may project into any **setback** for a maximum distance of 1.5 m.

3. Notwithstanding the above **setbacks**, an enclosed parking **structure** may project into the **setbacks** provided that the **structure** either is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, and is no closer than 6.0 m from Westminster Highway.

18.27.7 MAXIMUM HEIGHTS

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

18.27.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot width** is 40.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 5,000 m².

18.27.9 LANDSCAPING AND SCREENING

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

18.27.10 ON-SITE PARKING AND LOADING

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

18.27.11 OTHER REGULATIONS

1. There shall not be more than 30 **housing, apartment units** as permitted under Section 18.27.2.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
4. 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 Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)**”:

That area outlined in bold on “Schedule A attached to and forming part of Bylaw No. 9261”

5. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9261**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

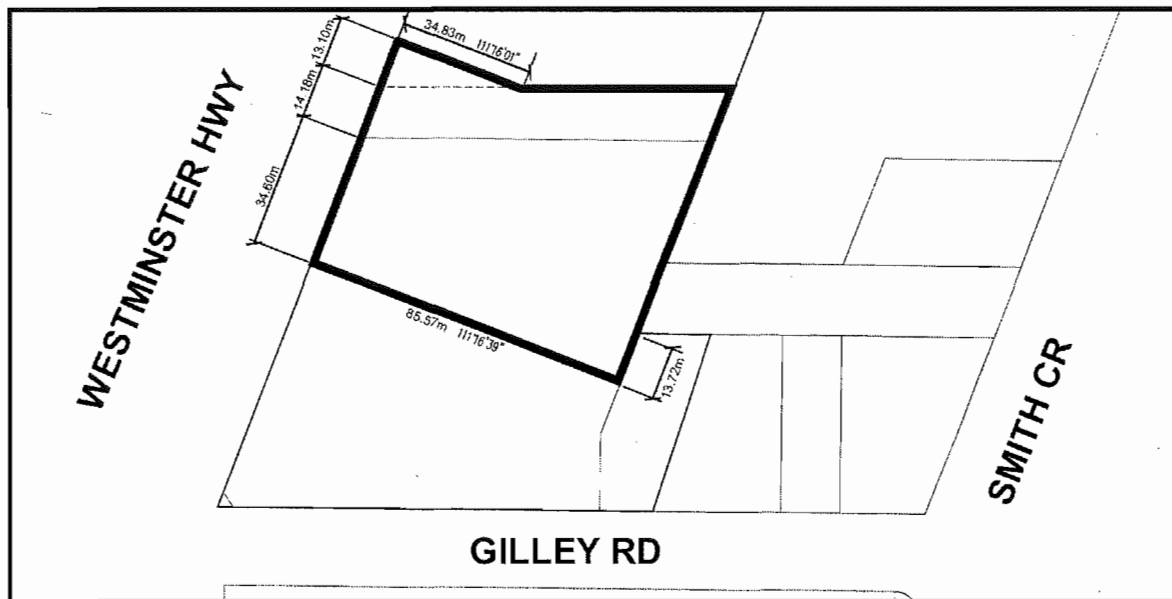
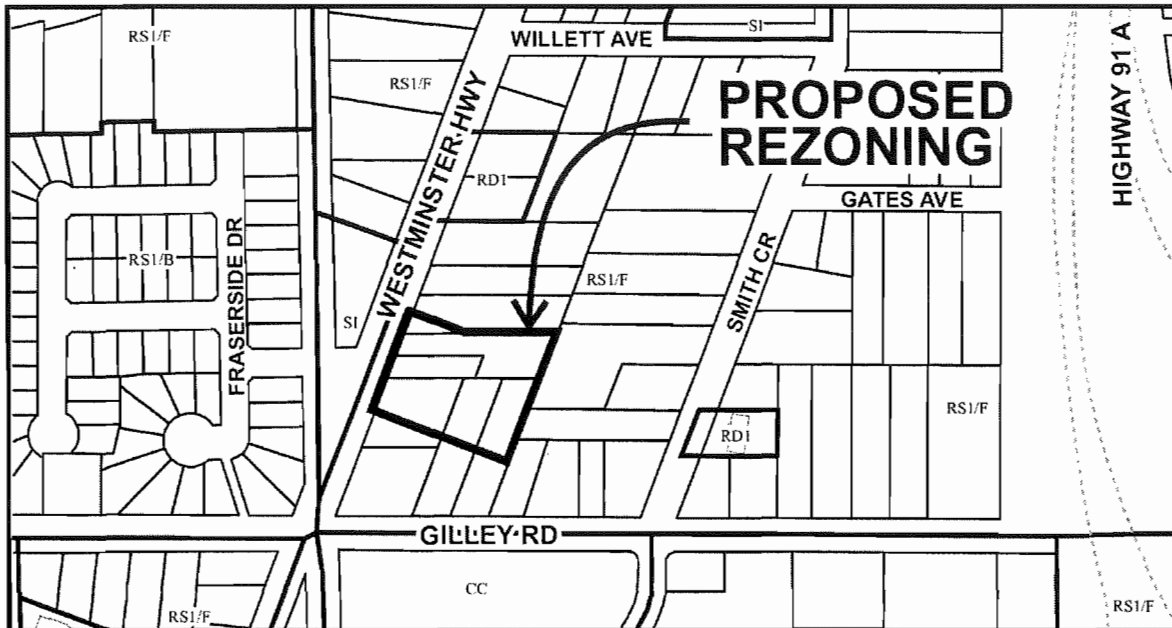
CORPORATE OFFICER

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

“Schedule A attached to and forming part of Bylaw No. 9261”



City of
Richmond



RZ 14-660662

Original Date: 06/01/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9262 (RZ14-660663)
23241, 23281 and part of 23301 Gilley Road;
Part of 23060 and 23000 Westminster Highway**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting in alphabetical order the following into the table contained in Section 5.15.1 regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZMU29	\$4.00"

- b. Inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

"20.29 Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)

20.29.1 PURPOSE

This **zone** provides for a mixed-use **development** consisting of **apartment housing** and **commercial uses** with a maximum **floor area ratio** of 0.40 that may be increased to 1.5 with a **density bonus** that would be used for rezoning applications in order to help achieve the City's affordable housing and **community amenity space** objectives.

20.29.2 PERMITTED USES

- animal grooming
- child care
- education, commercial
- government service
- health service, minor
- housing, apartment
- library and exhibit
- neighbourhood public house
- office
- restaurant
- retail, convenience
- service, business support
- service, financial
- recreation, indoor

- **recycling drop-off**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

20.29.3 SECONDARY USES

- **community care facility minor**
- **home business**

20.29.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40.
2. Notwithstanding Section 20.29.4.1, the reference to “0.40” is increased to a higher **density** of “1.5” if, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZMU29 **zone**, the **owner**:
 - a) pays \$49.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**; and
 - b) pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

20.29.5 MAXIMUM LOT COVERAGE

1. The maximum **lot coverage** is 55%.

20.29.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 6.0 m for the **front yard**;
 - b) 1.5 m from Gilley Road;
 - c) 6.0 m for the **rear yard**; and
 - d) 3.0 m for the north **interior side yard**
2. Common entry features, staircases and unenclosed **balconies** may project into any **setback**, except that for Gilley Road, for a maximum distance of 1.5 m.

3. Notwithstanding the above **setbacks**, enclosed parking **structures** may project into the **setbacks** provided that the **structure** includes transparent glazing, or is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

20.29.7 MAXIMUM HEIGHTS

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

20.29.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot width** is 30.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 4,000 m².

20.29.9 LANDSCAPING AND SCREENING

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

20.29.10 ON-SITE PARKING AND LOADING

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

20.29.11 OTHER REGULATIONS

1. With the exception of **housing, apartment**, the **uses** specified in Section 20.29.2 must be located on the **first storey** of the **building**.
 2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)**”:

That area outlined in bold on “Schedule A attached to and forming part of Bylaw No. 9262”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9262**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

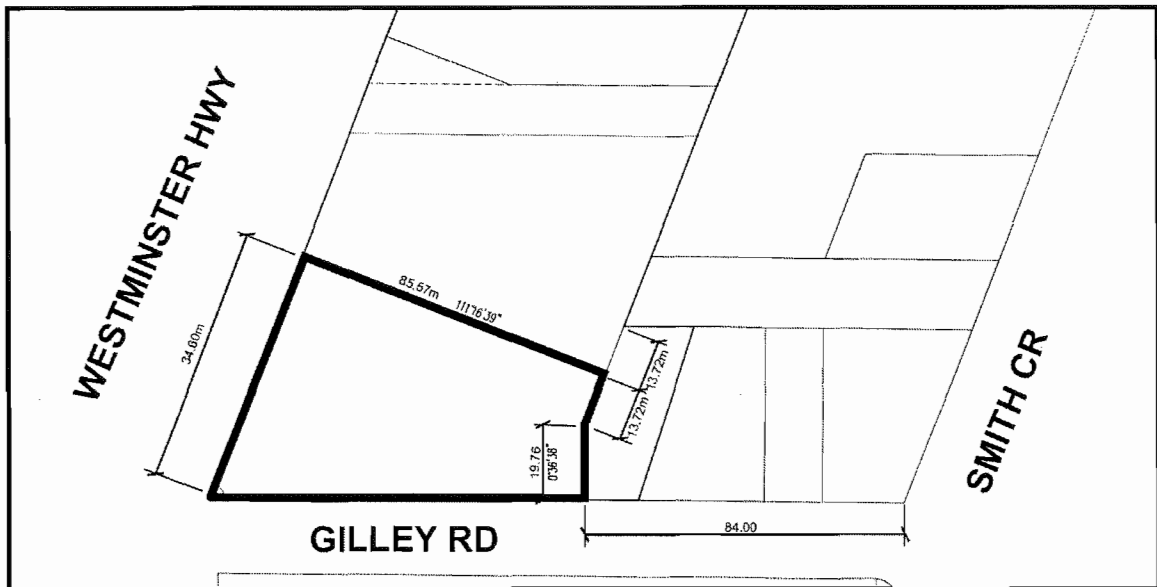
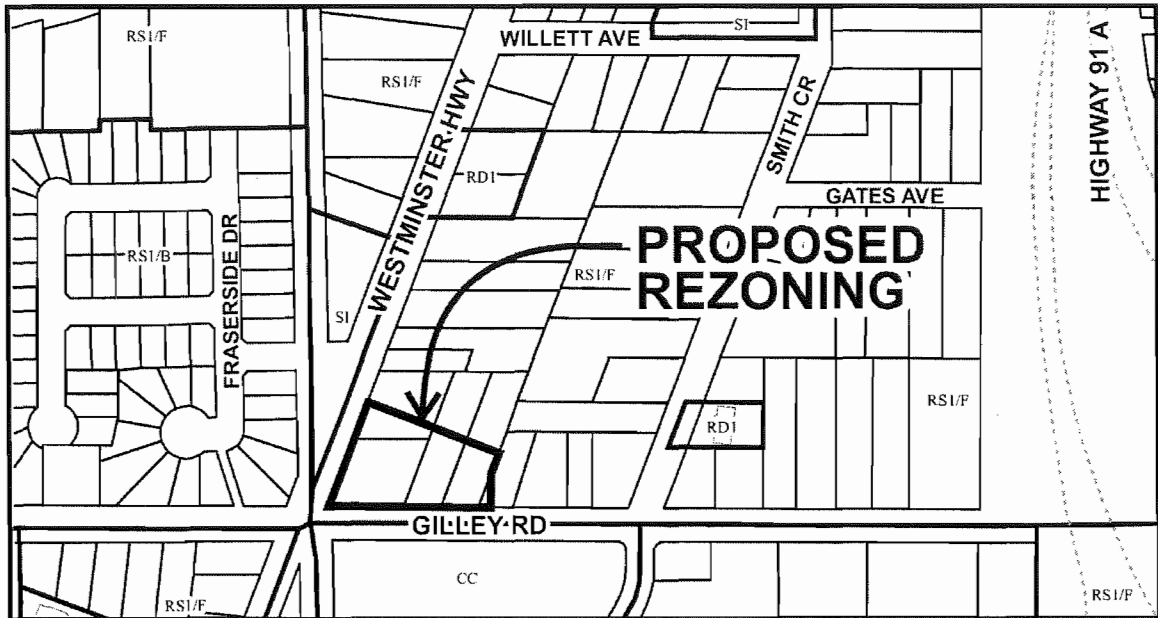
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>SK</i>
APPROVED by Director or Solicitor <i>pl</i>

“Schedule A attached to and forming part of Bylaw No. 9262”



City of
Richmond



RZ 14-660663

Original Date: 06/01/15

Revision Date:

Note: Dimensions are in METRES



CITY OF RICHMOND

***HAMILTON AREA PLAN COMMUNITY AMENITY
CAPITAL RESERVE
FUND ESTABLISHMENT BYLAW NO. 9276***

BYLAW NO. 9276



**Hamilton Area Plan Community Amenity
Capital Reserve Fund
Establishment Bylaw No. 9276**

WHEREAS:

- A. Section 188(1) of the *Community Charter* authorizes Council to establish a reserve fund for a specified purpose and direct that money be placed to the credit of the reserve fund;
- B. Council wishes to establish a reserve fund for the purposes of supporting capital costs related to community amenities as specified under the Hamilton Area Plan;

The Council of the City of Richmond enacts as follows:

- 1. The Hamilton Area Plan Community Amenity Capital Reserve Fund is hereby established.
- 2. Any and all amounts in the Hamilton Area Plan Community Amenity Capital Reserve Fund, including any interest earned and accrued, may be used and expended solely for capital costs for community amenities located within the Hamilton Area and those specified in the Hamilton Area Plan (whether or not undertaken by the City).
- 3. If any section, subsection, paragraph, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 4. This Bylaw is cited as “**Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Fast Track Application Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: June 17, 2015

File: RZ 15-694974

Re: Application by Jasdeep Mann and Harpreet Mann for Rezoning at
10291 No. 5 Road from Single Detached (RS1/E) to Compact Single
Detached (RC2)

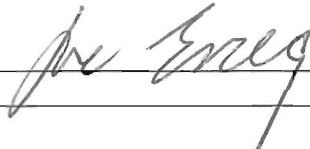
Staff Recommendation

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



Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Item	Details				
Applicant(s)	Jasdeep Mann and Harpreet Mann				
Location	10291 No. 5 Road (See Attachment 1)				
Development Data Sheet	See Attachment 2				
Zoning	Existing: Single Detached (RS1/E)				
	Proposed: Compact Single Detached (RC2)				
OCP Designation	Neighbourhood Residential	Complies:	X	Yes	No
Lot Size Policy	Single-Family Lot Size Policy 5434 (See Attachment 3)	Complies:	X	Yes	No
Arterial Road Policy Designation	Compact Lot or Coach House	Complies:	X	Yes	No
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicants propose to include a secondary suite in the dwelling on one (1) of the two (2) lots proposed. Prior to rezoning, the applicants are required to register a legal agreement on Title to secure the secondary suite. Details on the nature of the legal agreement are included in Attachment 4.	Complies:	X	Yes	No
Agricultural Land Reserve (ALR) Buffer Zone	Consistent with the Official Community Plan (OCP) guidelines, the applicants will be required to register a covenant on Title prior to rezoning to secure a 4 m wide landscaped buffer along the No. 5 Road frontage of both proposed subdivided properties.				
Floodplain Management Implementation Strategy	The proposed redevelopment must meet the minimum requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.				
Surrounding Development	North: Two (2) residential lots zoned "Single Detached (RS1/E)", which front on to Seacliff Road.				
	South: One (1) residential lot zoned "Single Detached (RS1/B)".				
	East: Directly across No. 5 Road, is the site of the Richmond Christian School on a large agricultural lot in the Agricultural Land Reserve (ALR), split-zoned "Assembly (ASY)" and "Agriculture and Golf Zones (AG1)".				
	West: Directly across the existing rear lane, are residential lots under Land Use Contract 014.				
Rezoning Considerations	See Attachment 4				

Analysis

The proposed rezoning would enable subdivision of the subject property into two (2) lots zoned "Compact Single Detached (RC2)" with vehicle access to and from the existing rear lane. A survey showing the proposed subdivision plan is provided in Attachment 5.

Existing Legal Encumbrances

There is an existing statutory right-of-way (ROW) on Title for utilities in the northwest corner of the subject site. Encroachment into the statutory right-of-way is not permitted.

There is also a Land Tax Deferment Act Agreement registered on Title. This agreement allows the property owner to defer payment of taxes. The deferred taxes must be paid and the agreement discharged from Title prior to the preparation and registration of any legal documents associated with this rezoning application.

Transportation Requirements and Site Access

In accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222, vehicle access to the proposed lots is to be from the existing rear lane only.

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral

The subject site is located within 800 m of a controlled access highway, and the rezoning application was referred to the BC Ministry of Transportation and Infrastructure (MOTI). Preliminary approval of the subject rezoning was granted on April 9, 2015 for a period of one (1) year pursuant to Section 52(3)(a) of the Transportation Act. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicants, which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 23 trees on the subject property and four (4) trees on the adjacent property to the south at 10311 No. 5 Road.

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

- Two (2) trees are recommended for removal due to poor condition (Trees # 43 and # 37).
- Eight (8) trees are in fair condition, but are in conflict with proposed development such that the trees cannot be successfully retained (Trees # 30, 35, 36, 38, 39, 40, 41, 42).
- Seven (7) Black Locust trees in the front yard of the subject site are in good condition and must be retained and protected (Trees # 44, 45, 46, 47, 48, 49, 50).
- Six (6) trees in the rear yard of the subject site are in good condition and must be retained and protected (Trees # 28, 29, 31, 32, 33, 34).
- Three (3) of the trees on the adjacent property to the south at 10311 No. 5 Road must be retained and protected as recommended in the Arborist's Report (Trees A, C, D).
- Tree B on the adjacent property to the south at 10311 No. 5 Road is recommended for removal via a Permit because a significant portion of the canopy hangs over the subject site, which would become unbalanced with any pruning required to provide clearance for proposed building on the subject site. The property owner of the adjacent lot to the south

at 10311 No. 5 Road has requested that Tree B be removed at the applicants' cost. The applicants have agreed to obtain a Permit to remove Tree B at their cost at future development stage. The applicants are required to obtain written authorization from the neighbouring property owner prior to applying for a Tree Removal Permit.

Since Trees # 37 and 39 are located on shared property lines, the applicants have submitted a copy of written authorization from the adjacent property owners to the north at 11820 and 11840 Seacliff Road for the removal of the trees at future development stage.

Tree Protection

A total of 13 trees on-site are to be retained and protected. The proposed Tree Management Drawing is shown in Attachment 6.

To ensure tree protection, the applicants must complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to on-site and off-site tree protection zones at future development stage. The contract must include the scope of work, site monitoring inspections at specified stages of construction, and a provision for the Arborist to submit a post construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$13,000 for Trees # 28, 29, 31, 32, 33, 34, 44, 45, 46, 47, 48, 49, 50. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and until a landscaping inspection has been passed by City staff.

Prior to demolition of the existing dwelling at the subject site, the applicants are required to install 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 and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

The Official Community Plan (OCP) tree replacement ratio of 2:1 requires a total of 20 replacement trees. However, due to limited space available in the yards of the proposed lots and in recognition of the 13 trees on-site that are to be retained, staff recommend that a cash-in-lieu contribution to the City's Tree Compensation Fund in the amount of \$3,000 be required prior to final adoption of the rezoning bylaw for the planting of trees in the City. The value of the recommended compensation amount is based on the number of replacement trees that could be otherwise accommodated on the proposed lots [e.g., a total of six (6) replacement trees valued at \$500/tree].

Landscaping

Consistent with the guidelines in the Arterial Road Policy, the applicants are required to submit a Landscape Plan, Cost Estimate, and a Landscaping Security prior to final adoption of the rezoning bylaw to ensure that the front yards of the proposed lots are enhanced. The Landscape

Plan must be prepared by a Registered Landscape Architect to the satisfaction of the Director of Development, and the Landscaping Security must be based on 100% of the cost estimate provided by the Landscape Architect (including any fencing and hard surfaces proposed in the front yards, and installation costs).

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning. Prior to subdivision, the developer will be required to:

- Provide a cash-in-lieu contribution in the amount of \$22,790 for future lane drainage improvements.
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Pay servicing costs associated with the water, storm, and sanitary works identified in Attachment 4.
- Enter into a Servicing Agreement for the design and construction of frontage improvements along No. 5 Road, to include: a 1.5 m wide treed/grass boulevard behind the existing curb/gutter, and a 1.5 m wide concrete sidewalk at the property line. This may trigger the need for a 0.1 m wide right-of-way for public-right-of-passage over the sidewalk along the development frontage (to be determined at the Servicing Agreement design review stage);

Financial Impact

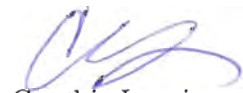
This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

This rezoning application complies with the land use designations and applicable policies contained with the OCP for the subject site, and with Lot Size Policy 5434.

The proposed rezoning would enable subdivision of the subject property into two (2) lots zoned "Compact Single Detached (RC2)" with vehicle access to and from the existing rear lane.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9243 be introduced and given first reading.



Cynthia Lussier
Planning Technician - Design
(604-276-4108)

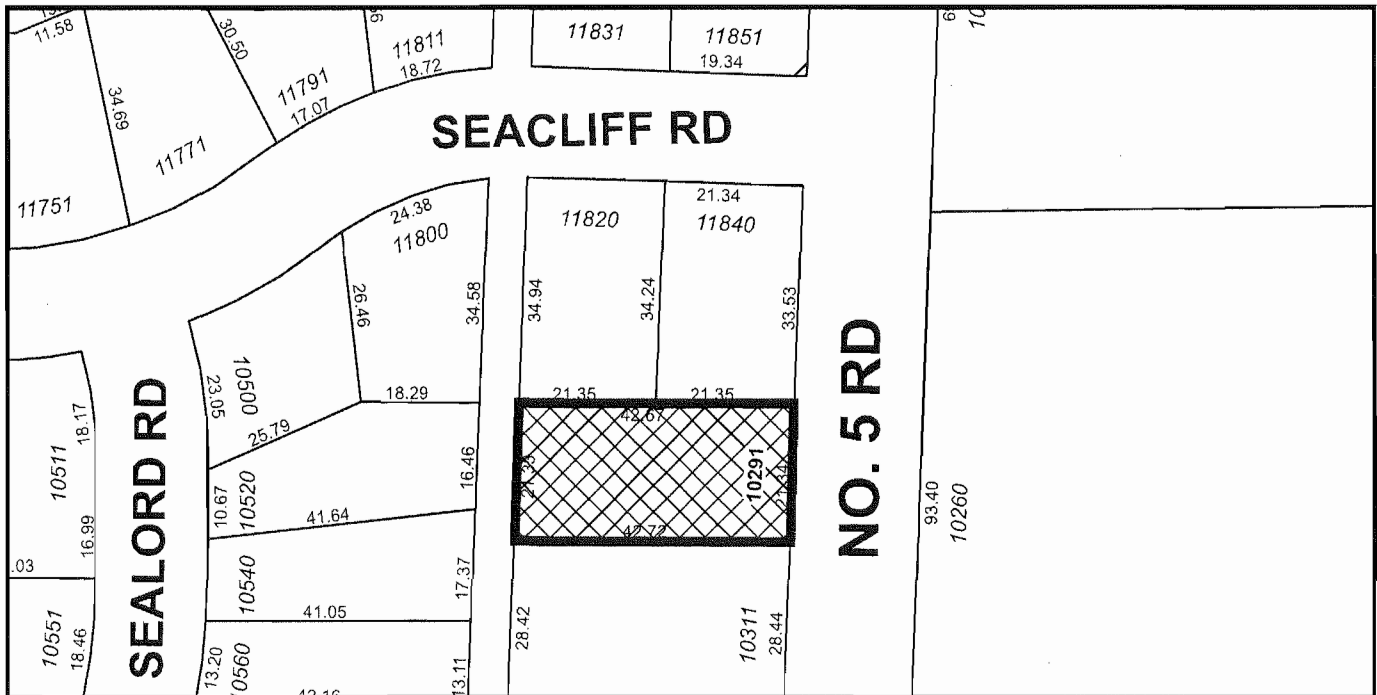
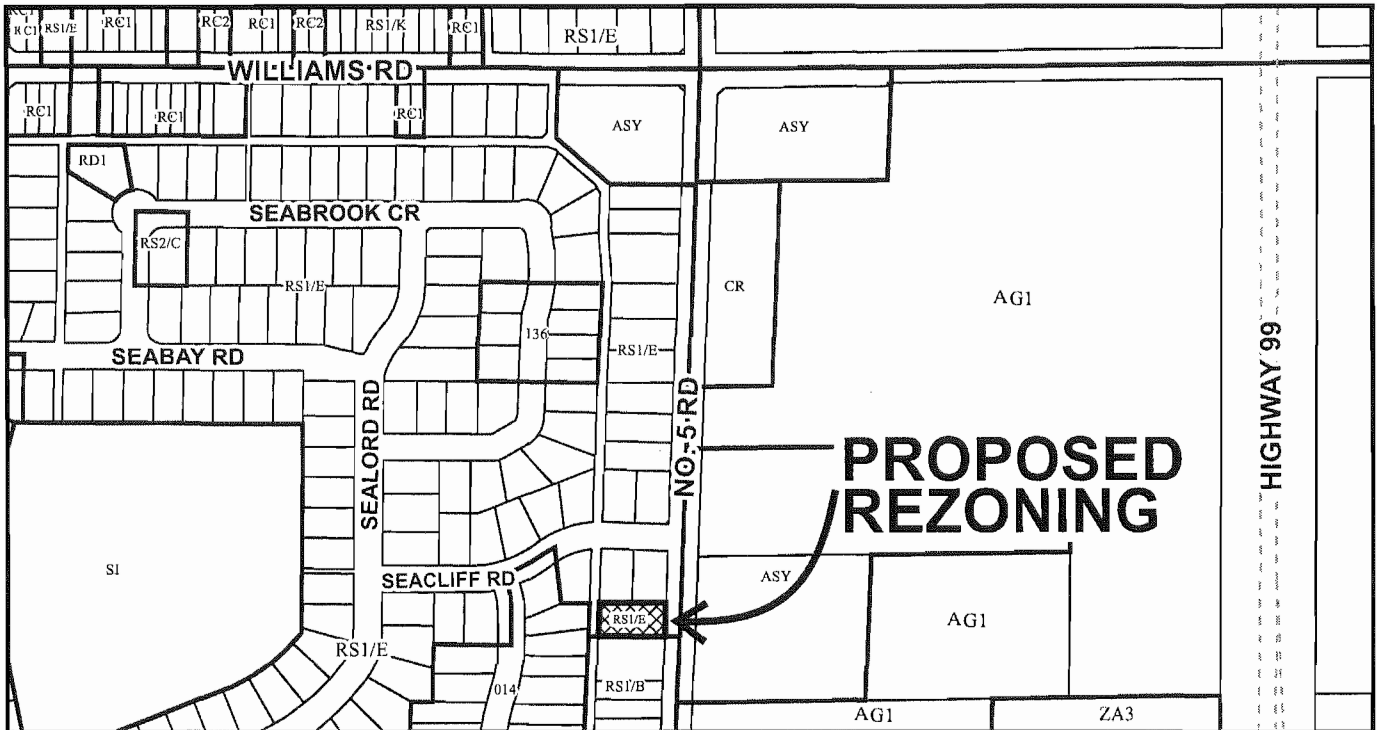
AY/CL:blg

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Single-Family Lot Size Policy 5434
- Attachment 4: Rezoning Considerations
- Attachment 5: Survey and Proposed Subdivision Plan
- Attachment 6: Proposed Tree Management Drawing



City of Richmond



RZ 15-694974

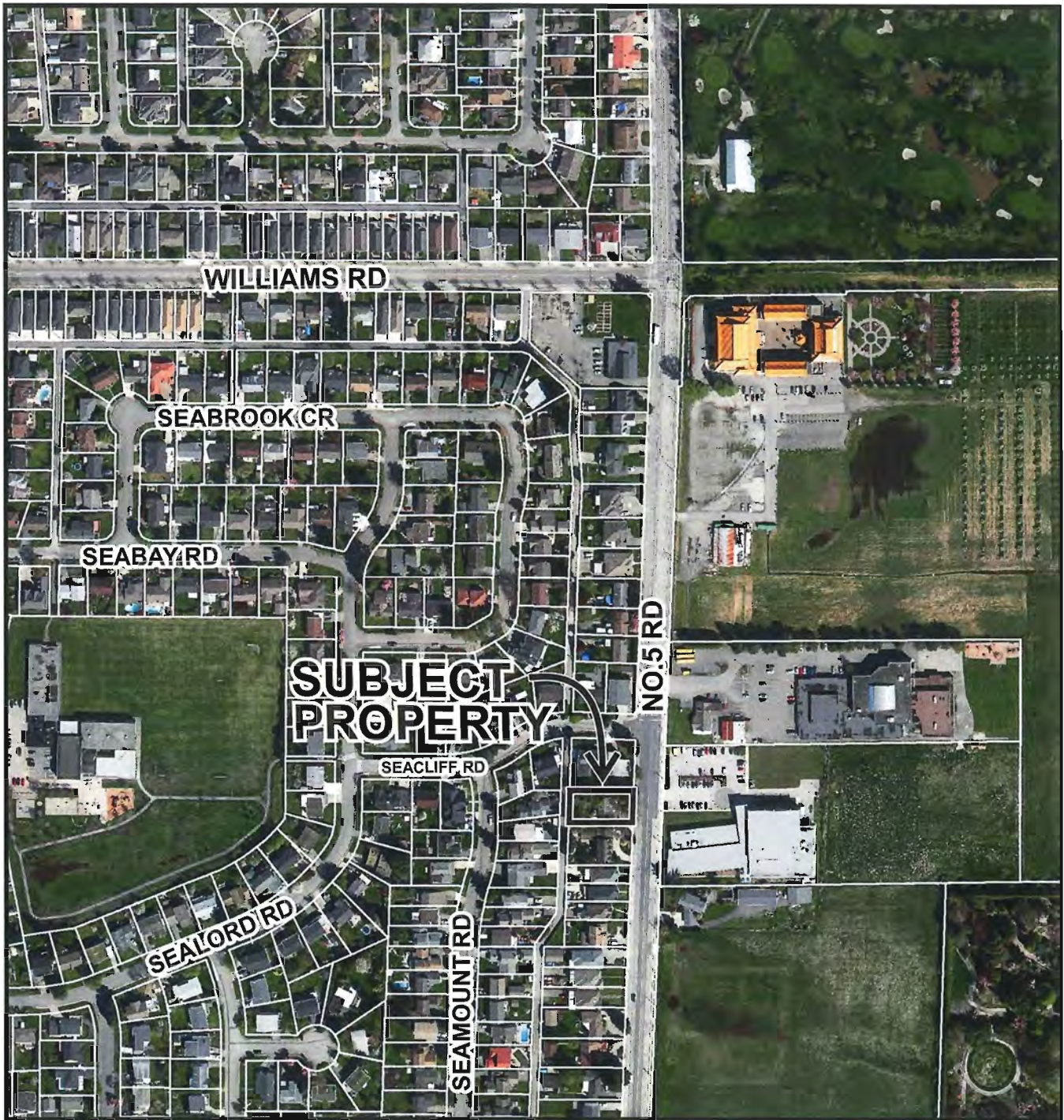
Original Date: 03/19/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-694974

Original Date: 03/19/15

Revision Date:

Note: Dimensions are in METRES

PLN - 274



City of Richmond

Development Application Data Sheet Fast Track Application Development Applications Division

RZ 15-694974**Attachment 2**

Address: 10291 No. 5 Road

Applicant(s): Jasdeep Mann and Harpreet Mann

Date Received: March 12, 2015 Fast Track Compliance: April 27, 2015

	Existing	Proposed
Owner	Elizabeth Ann Bates	To be determined
Site Size (m ²)	912 m ² (9,816 ft ²)	Two (2) lots, each 456 m ² (4,908 ft ²)
Land Uses	Single-family residential	No change
Zoning	Single Detached (RS1/E)	Compact Single Detached (RC2)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building	Max. 50%	Max. 50%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m)	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	Max. 2 ½ storeys	Max. 2 ½ storeys	none
Lot Size	Min. 270 m ²	Two (2) lots, each 456 m ²	none
Lot Width	Min. 9 m	Min. 9 m	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

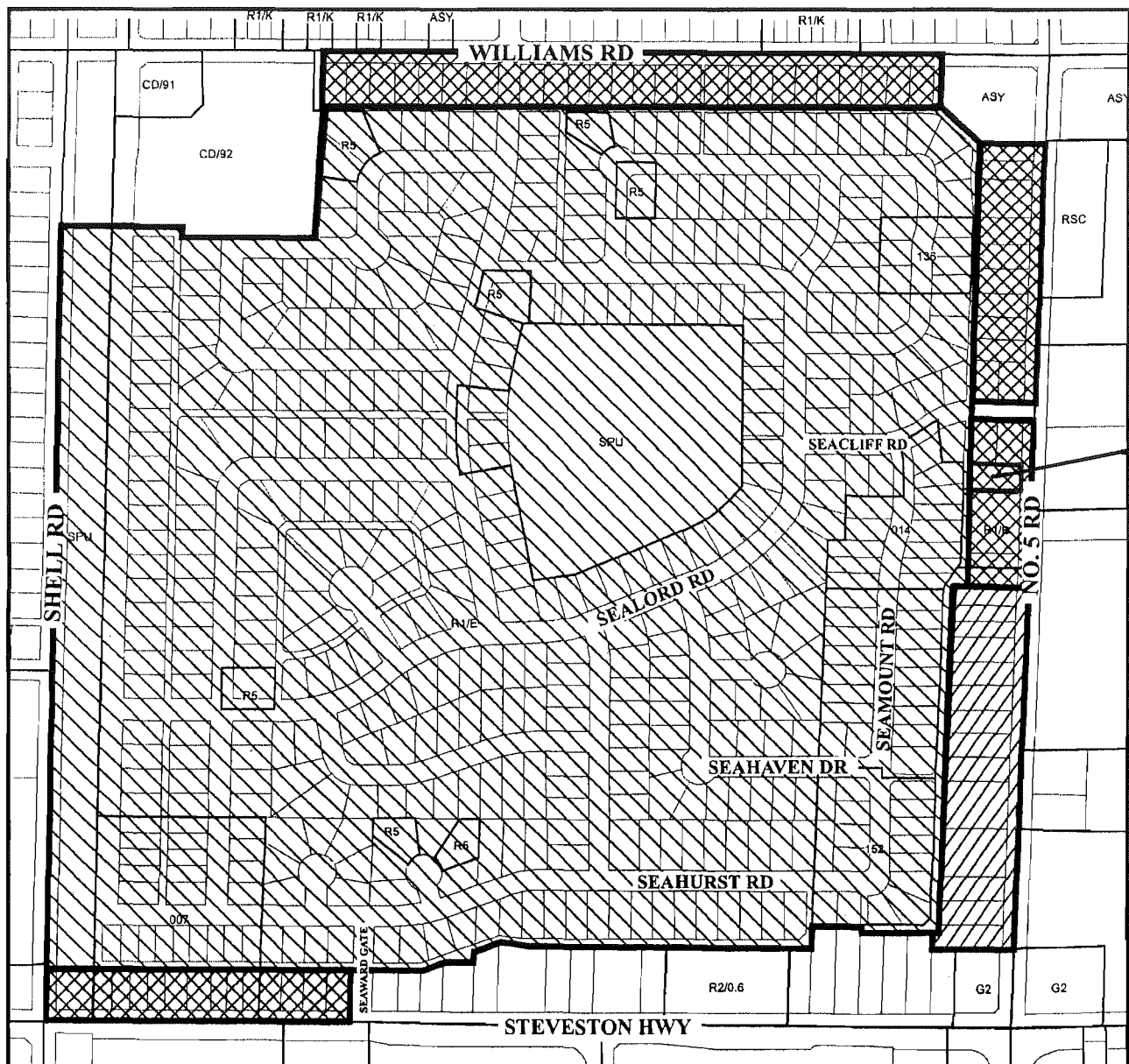
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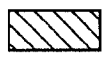


SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seaclyff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seaclyff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Subdivision permitted as per **R1/E** (18 m wide lots)
-  Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)
-  Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990
Amended Date: 11/18/1991
10/16/2006



Address: 10291 No. 5 Road

File No.: RZ 15-694974

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9243, the applicants are required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
3. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (on-site Trees # 28, 29, 31, 32, 33, 34, 44, 45, 46, 47, 48, 49, 50, and off-site Trees A, C, D). 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.
5. Submission of a Tree Survival Security to the City in the amount of \$13,000 for on-site Trees # 28, 29, 31, 32, 33, 34, 44, 45, 46, 47, 48, 49, 50.
6. Payment of deferred taxes and the submission of a title search demonstrating that the Land Tax Deferment Act Agreement (BB2018881) has been discharged from title. Note: this is required prior to the preparation of any legal documents associated with this rezoning application.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title to ensure that landscaping planted along within the ALR buffer area along the east portion of the property (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations and is subject to impacts of noise, dust, and odour.
9. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicants change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,890) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Demolition stage, the applicant(s) must complete the following requirements:

- install tree protection fencing around all trees to be retained (on-site Trees # 28, 29, 31, 32, 33, 34, 44, 45, 46, 47, 48, 49, 50, and off-site Trees A, C, D). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 and must remain in place until construction and landscaping on-site is completed.

At Subdivision* stage, the applicant(s) must complete the following requirements:

- Provide a cash-in-lieu contribution in the amount of \$22,790 for future lane drainage improvements.
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Enter into a Servicing Agreement for the design and construction of frontage improvements along No. 5 Road, to include (but is not limited to): a 1.5 m wide treed/grass boulevard behind the existing curb/gutter, and a 1.5 m wide concrete sidewalk at the property line. This may trigger the need for a 0.1 m wide right-of-way for public-right-of-passage over the sidewalk along the development frontage (to be determined at the Servicing Agreement design review stage).
- Pay servicing costs associated with the following water, storm, and sanitary works:

Water Works

- Using the OCP Model, there is 507.2 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- At the applicant's cost, the City is to cut and cap the existing water service connection at the watermain along the No. 5 Road frontage.
- Install two new 25 mm water service connections complete with meter and meter boxes along the No. 5 Road frontage (the meter boxes to be located within a new 1.5m wide utility right-of-way (refer to *General Items* below).

Storm Sewer Works

- The applicant is required to provide a cash-in-lieu contribution of \$22,790.00 for the design and construction of lane drainage upgrades in accordance with the Subdivision and Development Bylaw 8751.
- At the applicant's cost, the City is to cut and cap the existing storm service connections fronting the No. 5 Road frontage, and install a new 450 mm diameter Type II Inspection Chambers complete with two 100 mm diameter connections at the common property line within a new 1.5m wide utility right-of-way (refer to *General Items* below).

Sanitary Sewer Works

- At the applicant's cost, the City is to cut and cap the existing service connection at the property's northwest corner and install a new 450 mm diameter Type II Inspection Chamber complete with two 100 mm diameter connections at the common property line.

General Items

- The applicant is required to provide a 1.5 m wide utility right-of-way across the entire No. 5 Road frontage to accommodate storm inspection chambers and water meter boxes. No permanent structures such as fences, and storage sheds with concrete foundations, are allowed to be built on or across the utility right-of-way.
- The applicant may be required to provide a 0.1 m wide right-of-way for public-right-of-passage over the sidewalk along the No. 5 Road frontage (to be determined through the Servicing Agreement design review).
- The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground proposed Hydro service lines.

- When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Ensure driveway locations do not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.
- 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.

Prior to Building Permit issuance, the applicant must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

[Signed original on file]

Signed _____

Date _____

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 392 SECTION 36
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 45712**

#10291 NO. 5 ROAD,
RICHMOND, B.C.
P.I.D 003-480-631



LEGEND:

- (cs) denotes cedar
- (d) denotes deciduous
- CS denotes catch basin
- CS denotes power pole
- CS denotes round catch basin
- CS denotes water meter
- CS denotes inspection chamber
- CS denotes manhole
- CS denotes north rim

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #191,
Control Monument 02H2453
Located at S edge traffic island @
Riverside Dr & Featherstone Way
Elevation = 1.664 metres

(Benchmark: HPN #190,
Control Monument 94H1624
Elevation = 2.353 metres)

© copyright

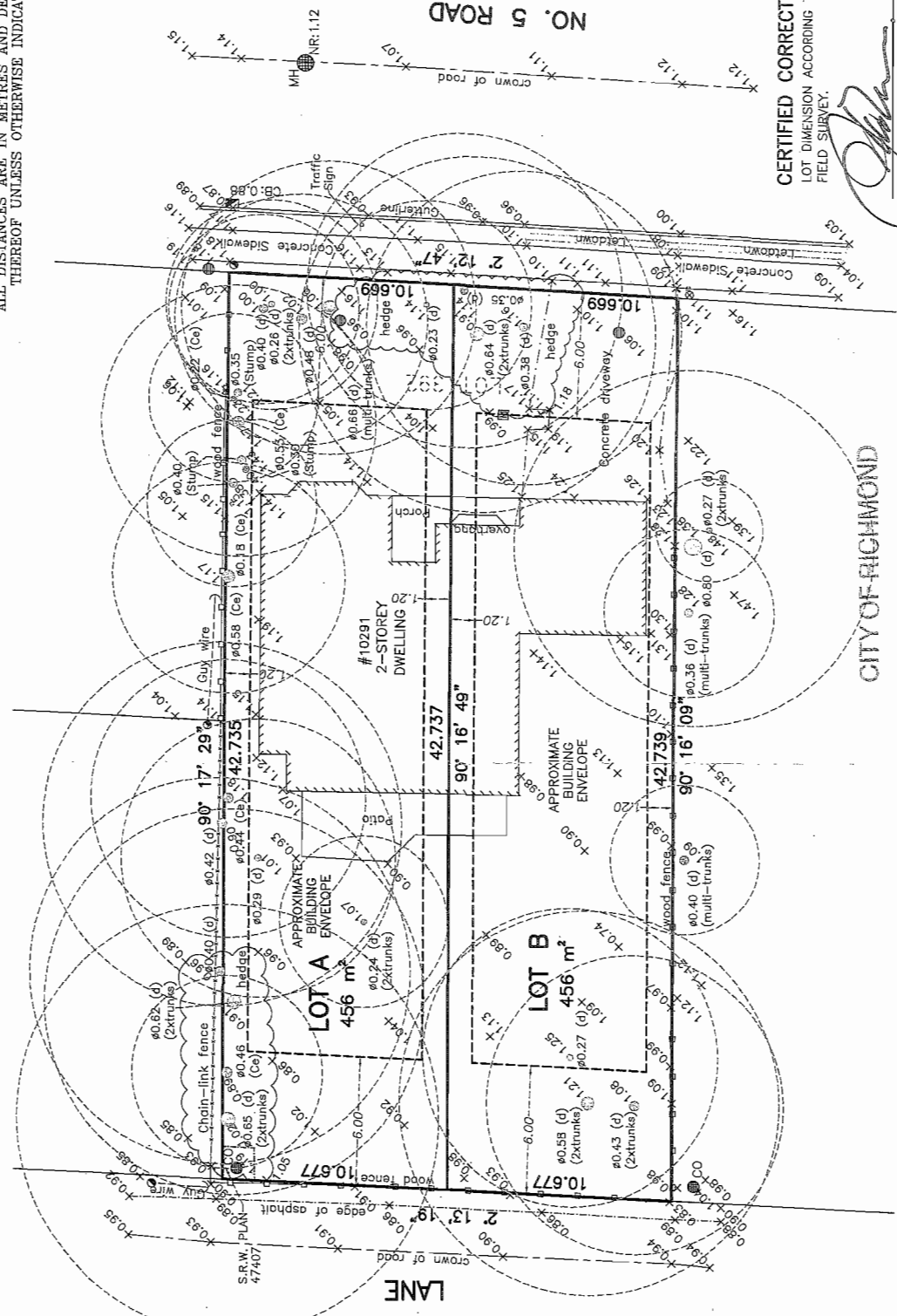
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5887
FB-274 P58-62
Drawn By: MY

DWG No. 5887-TOP0

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
February 3rd, 2015.

APR 21 2015

RECEIVED

TREE INVENTORY AND ASSESSMENT LIST:

- [illegible]

[illegible][illegible]

- [illegible]

3. **SURVEY OF FENCES:** If any lines (protection fences) are aligned with or within close proximity to a restrictive covenant, a property line, and/or an environmentally sensitive or protected area, the contractor must undertake a survey of the location of those property lines such that the new protection fence can be initiated and inspected accurately.
4. **PILE PROTECTION AND LAND CLEARING OPERATIONS:**

- PRODUCTION AND CLAIM CLOSING OPERATIONS**
- The company's primary production operations include new level steel deck manufacturing at its plant in Chicago, Illinois. The company has two other plants located in California and Texas. The company also manufactures metal roof panels at its plant in California. The company's production facilities are equipped with state-of-the-art machinery and equipment. The company's production facilities are designed to produce a wide range of products, including metal roof panels, metal wall panels, and metal floor panels. The company's production facilities are designed to produce a wide range of products, including metal roof panels, metal wall panels, and metal floor panels.

- [illegible]

5. **USE PROTECTION GUIDELINES:**
 - Any construction related work or activities within or directly adjacent to the IRL require advance approval and the explicit direction of the project architect, the forest, range and roots of retained trees, as well as the soil within the tree protection zones, must not be damaged by construction activities. Except as approved and directed by the project architect, activities within and across the IRL are restricted during the site preparation, construction and landscape installation phases of the project as follows:
 - Restricted low impact methods for the removal of trees and stumps within or adjacent to IRL.
 - No soil disturbance, including trenching for underground services or utilities, stripping of organic soil for hard landscape installation, excavation to building foundations, pile placement, or trenching for drainage of a central irrigation.

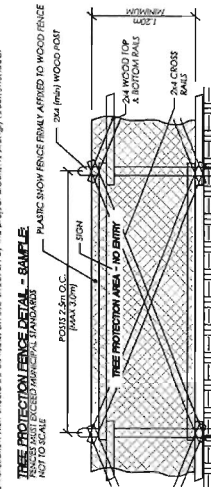
- [illegible]

- The use of *assisted lift*, *cranes* or *other overhead equipment* is *retained* in *passivity*, to *relieve* *ties* and *should be planned* with the *job* and *height* of the *work* at the *task* accordingly.

4. **LANDSCAPING:** The landscaping phase is when retained trees can be *reversibly* damaged. The operation of equipment, the placement of growing medium, grading, and site base preparation for hard landscape features, i.e., sidewalks and patios, site preparation for retaining walls and footings, excavation for fences, signs and other landscape features, digging of planting holes for new plants and trees, site preparation for new trees and shrubs, and the removal of trees and shrubs are all activities that can be *reversibly* damaged. The potential for low and no cost damage is that first the landscape would impact the animals on each site within the 10% therefore the landscape mitigation plan should be developed. On-site design for the project should be closely recommended.

6. LANDSCAPING:

ADVANTAGES: Because it is often relatively easy to remove, the placement of growing media can be done by hand. The use of growing media can be done in conjunction with traditional techniques for fertilization, irrigation, and other plant care. The use of growing media can be done in conjunction with traditional techniques for fertilization, irrigation, and other plant care. The use of growing media can be done in conjunction with traditional techniques for fertilization, irrigation, and other plant care.



1	JUN 19, 2015	ADDITIONAL TREE RETENTION PER CITY REQUEST
0	MAR 2, 2015	INITIAL SUBMISSION
	DATE	COMMENT

TREE MANAGEMENT DRAWING	
PROJECT:	PROPOSED 2-LOT SUBDIVISION
ADDRESS:	10291 No.5 RD., RICHMOND
CLIENT:	JAS MANN
ACL FILE:	151723
SHEET: 1 OF 2	

P 604.755.7182



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9243 (RZ 15-694974)
10291 No. 5 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 “**COMPACT SINGLE DETACHED (RC2)**”.

P.I.D. 003-480-631

Lot 392 Section 36 Block 4 North Range 6 West New Westminster District Plan 45712

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9243**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

