



**Planning Committee**

**Anderson Room, City Hall  
6911 No. 3 Road**

**Tuesday, July 8, 2014  
4:00 p.m.**

**Pg. #      ITEM**

**MINUTES**

**PLN-3**      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on Tuesday, June 17, 2014.*



**NEXT COMMITTEE MEETING DATE**

Tuesday, July 22, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

**PLANNING & DEVELOPMENT DEPARTMENT**

- 1. APPLICATION BY BALANDRA DEVELOPMENT INC. FOR REZONING AT 8600 AND 8620 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**  
(File Ref. No. 12-8060-20-009146; RZ 13-644887) (REDMS No. 4227183)

**PLN-48**

**See Page PLN-48 for full report**

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9146, for the rezoning of 8600 and 8620 No. 2 Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading.*



2. **A PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT TO INCREASE TOWNHOUSE ENERGY EFFICIENCY AND RENEWABLE ENERGY**

(File Ref. No. 12-8060-20-009147) (REDMS No. 4259204)

PLN-82

See Page PLN-82 for full report

*Designated Speaker: Wayne Craig and Terry Crowe*

STAFF RECOMMENDATION

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9147, to add land use policies in Official Community Plan (OCP) Chapter 12.4.2, to establish energy efficiency policies for townhouse developments in the City, be introduced and given first reading.*
- (2) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9147, having been considered 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 programs and plans, in accordance with Section 882(3) (a) of the Local Government Act.*
- (3) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9147, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.*



3. **MANAGER’S REPORT**

**ADJOURNMENT**







## Planning Committee

Date: Tuesday, June 17, 2014

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Evelina Halsey-Brandt  
Councillor Linda Barnes  
Councillor Harold Steves  
Mayor Malcolm Brodie

Absent: Councillor Chak Au

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 3, 2014, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, July 8, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

It was moved and seconded

*That the agenda be varied to consider Item No. 2 last.*

**CARRIED**

## **COMMUNITY SERVICES DEPARTMENT**

**1. CHILD CARE MAJOR CAPITAL FUNDING PROGRAM 2014/15 - PROVINCE OF BC**

(File Ref. No. 07-3070-01) (REDMS No. 4235453)

Coralys Cuthbert, Child Care Coordinator, noted that the Province advised that local governments are not required to place a charge on the land title in favour of the Province if the City obtained the grant from the Child Care Major Capital Funding Program.

It was moved and seconded

- (1) That "The Gardens" child care project located at 10640 No. 5 Road, be endorsed for submission to the Provincial Child Care Major Capital Funding Program 2014/15; and*
- (2) That the Chief Administrative Officer and the General Manager, Community Services be authorized to sign grant applications and agreements as required for this submission.*

The question on the motion was not called as discussion ensued.

It was moved and seconded

- (1) That "The Gardens" child care project located at 10640 No. 5 Road, be endorsed for submission to the Provincial Child Care Major Capital Funding Program 2014/15;*
- (2) That the Chief Administrative Officer and the General Manager, Community Services be authorized to sign grant applications and agreements as required for this submission; and*
- (3) That the City be authorized to grant a registrable charge in favour of the Province of BC against the title to the Lands restricting the ability of the City to sell, mortgage, transfer or lease (other than to the child care provider), or make other disposition of the property for a period of up to 10 years without the Province's prior written consent if necessary.*

**CARRIED**

**PLANNING & DEVELOPMENT DEPARTMENT**

3. **APPLICATION BY HOLLYBRIDGE LIMITED PARTNERSHIP (INTRACORP) FOR REZONING AT 6888 RIVER ROAD AND 6900 PEARSON WAY FROM RESIDENTIAL/LIMITED COMMERCIAL (RCL3) TO RESIDENTIAL/LIMITED COMMERCIAL (ZMU27) - OVAL VILLAGE (CITY CENTRE)**  
(File Ref. No. 08-4105-20; RZ 14-665416) (REDMS No. 4249044)

Wayne Craig, Director, Development, commented on the proposed application and noted the applicant is seeking to provide a cash-in-lieu contribution towards the City's capital Affordable Housing Reserve Fund.

In reply to comments made by Committee, Cathryn Volkering Carlile, General Manager, Community Services, advised that approximately \$3 million in interim funds have been committed to the affordable housing projects in the city centre. Also, she noted that a portion of the proposed cash-in-lieu contribution can be allocated to offset the interim funding committed to the city centre affordable housing projects.

Discussion ensued with regard to whether (i) the interim funding allocated for the affordable housing projects in the city centre will be sufficient; (ii) the proposed cash-in-lieu contribution will be needed for affordable housing projects in the city centre; and (iii) the construction affordable housing units be preferenced over cash-in-lieu contributions.

In reply to queries from Committee, Dena Kae Beno, Affordable Housing Coordinator, advised that the interim funds, together with the proposed cash-in-lieu contribution, can support the city centre affordable housing projects as well as subsidize housing costs for low-income families.

Discussion ensued with regard to receiving a partial cash-in-lieu contribution, with the remaining contribution given as affordable housing units. In reply to queries from Committee, Mr. Craig advised that discussions with the applicant would have to take place with regard to a partial cash-in-lieu contribution.

Discussion then ensued regarding receiving full or partial cash-in-lieu contributions for the city centre affordable housing projects.

In reply to queries from Committee, Ms. Carlile noted that funding not used for the city centre affordable housing projects can be reserved for future projects. She added that there are advantages to accepting either the full or partial cash-in-lieu contribution.

Discussion took place about the preference to see affordable housing units constructed over receiving cash-in-lieu contributions.

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In reply to queries from Committee, Mr. Craig noted that the proposed development is anticipated to have a LEED Silver equivalent rating and be serviced by the City's District Energy Utility.

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

It was moved and seconded

*That staff examine the options for a partial cash-in-lieu contribution that would provide affordable housing units in the proposed Oval Village (City Centre) development and offset the interim funding committed for affordable housing projects in the city centre.*

The question on the referral was not called as discussion ensued regarding other options to offset the interim funding and receive the contribution only as affordable units.

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

It was moved and seconded

*That staff examine options:*

- (1) for a partial cash-in-lieu contribution that would provide affordable housing units in the proposed Oval Village (City Centre) development and offset the interim funding committed for affordable housing projects in the city centre;*
- (2) to accept the proposed contribution only as affordable units; and*
- (3) to offset the interim funding committed for the affordable housing projects in the city centre;*

*and report back.*

**CARRIED**

4. **APPLICATION BY COTTER ARCHITECTS INC. FOR REZONING AT 3471 CHATHAM STREET FROM THE "STEVESTON COMMERCIAL (CS3)" ZONE TO A SITE SPECIFIC "COMMERCIAL MIXED USE (ZMU26) – STEVESTON VILLAGE" ZONE**

(File Ref. No. 08-4105-20; RZ 13-643436) (REDMS No. 4236626)

Mr. Craig briefed Committee on design revisions to the proposed development and noted the following:

- the proposed development remains three storeys in height, however design revisions were made to the roof structure;
- the rooftop amenities may be accessed by stairs or by elevator;
- a shadow analysis of the proposed development was completed; and

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- the overall building design was reviewed for compliance with the Sakamoto Guidelines.

In reply to queries from Committee, Mr. Craig noted that (i) consideration for height variances will occur at the development permit process; (ii) the proposed development will be fully accessible; and (iii) the shadowing analysis indicated that the proposed structure did cast shadows to the west in the morning hours.

Sara Badyal, Planner 2, advised that the maximum height of the proposed development remains at three stories. However, she noted that changes to the overall design has resulted in a reduction in the massing on the roof.

In reply to queries from Committee, Ms. Badyal noted that after community feedback, the concrete art panels have been relocated to a highly visible location and the public bench has been removed.

Rob Whetter, Architect, Cotter Architects, briefed Committee on the design revisions to the proposed development after consultation with staff and highlighted the following:

- heritage elements incorporated in the design were based on the Sakamoto Guidelines;
- the massing on the roof was reduced;
- the proposed development will include 10 residential units;
- options are available to remove the elevator from the design;
- the roof deck is setback to eliminate any overlook;
- the proposed development is designed to transition with the single-family dwellings in the area;
- the number of decks have been reduced;
- the size of the windows have been reduced; and
- the shadow cast by the proposed development will be smaller.

Discussion ensued with regard to the location and design of the elevator shaft and in reply to queries from Committee, Mr. Whetter advised that the elevator shaft enclosure on the roof can be designed to be more visually pleasing.

Discussion then took place regarding accessibility to the proposed development and the demand for accessible units.

Mr. Whetter advised that the elevator shaft can be relocated to reduce its visibility from the street level.

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Edith Turner, 3411 Chatham Street expressed concern with regard to the size of the proposed development in relation to existing buildings in Steveston Village and read from her submission (attached to and forming part of these minutes as **Schedule 1**).

Ralph Turner, 3411 Chatham Street expressed concern with regard to the size proposed development, and in particular, its shadowing over adjacent buildings. He read from his submission (attached to and forming part of these minutes as **Schedule 2**).

Discussion ensued with regard to options to reduce the elevation of the proposed development by removing the Steveston Village Heritage Conservation Grant requirement. In reply to queries from Committee, Mr. Craig advised that the Steveston Village Heritage Conservation Grant contribution from this development is approximately \$296,000. Also, Mr. Craig noted that there are approximately 17 heritage buildings in Steveston Village and that the Steveston Village Heritage Conservation Grant provides funding for renovation of said heritage sites.

Discussion then ensued with regard to the number of active applications including provisions for the Steveston Village Heritage Conservation Grant and options to remove such requirement from these applications.

Loren Slye, 11911 3<sup>rd</sup> Avenue, expressed his support for the proposed development's design. Also, Mr. Slye read a submission from [REDACTED] (attached and forming part of these minutes as **Schedule 3**).

Ken Yoshikawa, 3571 Richmond Street, expressed his support for the proposed development and read from his submission (attached and forming part of these minutes as **Schedule 4**).

Discussion ensued with regard to the visibility of the elevator shaft on the rooftop of the proposed development and in reply to queries from Committee, Mr. Yoshikawa noted that the visibility of the elevator shaft did not concern him so long as it provides wheelchair access to the rooftop.

Dana Westermarck, 13333 Princess Street, commented on the Steveston Village Heritage Conservation Grant and commented on different opportunities to utilize the Grant Fund.

Bob Hodder, 3506 Semlin Drive, commented on the shadowing effect of the proposed building. Mr. Hodder noted that there is a tree adjacent to the proposed development that currently casts a shadow on the neighbouring yard. In his opinion, due to the existing shadow from the adjacent tree, the shadowing effects from the proposed development on the adjacent yard would be minimal.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9138 to: create a site specific "Commercial Mixed Use (ZMU26) – Steveston Village" zone; and to rezone 3471 Chatham Street from the "Steveston Commercial (CS3)" zone to the "Commercial Mixed Use (ZMU26) – Steveston Village" zone, be introduced and given first reading.*

The question on the motion was not called as discussion ensued with regard to the proposed development's (i) height and shadowing effect; (ii) rooftop amenity space; (iii) accessibility; and (iv) elevator shaft.

Discussion then ensued regarding the Steveston Village Heritage Conservation Grant program and heritage buildings in Steveston Village.

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

**5. APPLICATION BY TIEN SHER LAND INVESTMENT GROUP LTD. FOR REZONING AT 3391, 3411, 3451 NO. 4 ROAD AND LOT B, NWD PLAN 14909 FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED(RS2/B)**

(File Ref. No. 08-4105-20; RZ 10-552482) (REDMS No. 4235324)

Mr. Craig briefed Committee on the proposed application and noted that the proposed application will include changes to the lot configurations.

Discussion then ensued regarding the site's servicing requirements.

It was moved and seconded

*(1) That third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 8789, for the rezoning of 3391, 3411, 3451 No. 4 Road and Lot B, NWD PLAN 14909, be rescinded; and*

*(2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 8789 be referred to the Monday, July 21, 2014 Public Hearing at 7:00 pm in the Council Chambers of Richmond City Hall.*

**CARRIED**

**6. APPLICATION BY BARBARA STYLIANOU FOR REZONING AT 5280/5300 MONCTON STREET FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 08-4105-20; RZ 13-650616) (REDMS No. 4245187)

Discussion ensued regarding potential for garage houses and access to the site from the front of the property.



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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9157, for the rezoning of 5280/5300 Moncton Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

**2. REFERRAL: WEST CAMBIE ALEXANDRA NEIGHBOURHOOD BUSINESS OFFICE AREA REVIEW**

(File Ref. No. 08-4375-01) (REDMS No. 4242481)

Terry Crowe, Manager, Policy Planning, commented on the staff referral process and the staff recommendation included in the staff report.

Discussion ensued with regard to the procedural process associated with including the staff recommendation on the agenda and receiving the staff report for information.

Patrick Burke, Senior Planning Coordinator, briefed Committee on the West Cambie Alexandra Neighbourhood Business Office Area Review and highlighted the following:

- the Richmond Economic Advisory Committee (EAC) was consulted for feedback on business office development in the West Cambie Study Area (Study Area) and indicated that the existing Area Plan Business/Office designation be retained;
- office space is classified by a sliding scale with the more desirable sites rated as Class A and less desirable sites rated as Classes B and C;
- an eight percent vacancy rate is ideal;
- if Class A and B sites are considered, the vacancy rate in the Study Area would be approximately six percent;
- the Study Area is along the frequent transit network and is within 800 metres of the Canada Line;
- the Study Area would attract high quality employment opportunities;
- the Study Area is accessible to both public transit and private vehicles; and
- the development of the Study Area for employment supports the City's 2041 Official Community Plan (OCP).

Discussion ensued regarding the source of the statistics and differences between reported vacancy rates. In reply to queries from Committee, Blair Erb, Coriolis Consulting Corp., advised that the data used for the vacancy statistics were gathered from the Lower Mainland. He added that office vacancies are not evenly distributed, as often higher rates of vacancy are concentrated away from public transit, for instance in business parks.

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Discussion ensued regarding the development mix in the Study Area. In reply to queries from Committee, Richard Wozny, Site Economics Ltd., noted that an area is typically considered residential in nature if the portion of employment space falls below 60% of the total area.

In reply to queries from Committee, Mr. Burke advised that the recommended development mix in the Study Area is 60% employment space and 40% residential space in order to minimize employment loss.

Discussion ensued with regard to total inventory of Class A and Class B space in the city. Mr. Burke noted that staff estimate that the city will require 12 million square feet of office space by 2041.

Discussion then ensued with regard to the demand for office space and a strategy to attract employment opportunities.

In reply to queries from Committee, Mr. Wozny commented on the employment lands available and density of the employment space in the Study Area and noted that development typically spreads out from the city centre into the suburban areas.

In reply to queries from Committee, Mr. Crowe noted that due to the future population growth in the region, he anticipates that the City will need to develop space for employment. Also, he added that the City's Employment Growth Strategy would be in line with the City's 2041 OCP and Metro Vancouver's 2040 Regional Growth Strategy (RGS).

Discussion ensued with regard to the option to designate the entire Study Area for mixed employment space.

In reply to queries from Committee, Neonila Lilova, Manager, Economic Development, spoke of the EAC's membership and noted that the EAC's feedback are reflected in the staff report.

In reply to queries from Committee, Mr. Wozny noted that office tenants will be attracted to sites that would meet their needs. He added that employment areas that are in proximity to residential areas tend not to be desirable to prospective tenants. Also, he noted that residential areas tend to develop faster than commercial areas, and spur commercial development.

Mr. Burke was of the opinion that development will occur if the residential component of the development mix is limited.

Blaire Chisholm, Brook Pooni Associates, referred to her submission, (attached and forming part of these minutes as **Schedule 5**) and spoke of the development mix proposed by Westmark Development Group in the Study Area.

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David Bell, Colliers International, referred to a review of office market space in the city and commented on (i) the supply of office space; (ii) the vacancy rate; (iii) the absorption rate of Class A and Class B sites; and (iv) future demand for office space.

Mr. Bell noted that vacancy rates tend to increase exponentially outside an 800 metre radius around public transit access and the Study Area is outside of said radius. He was of the opinion that the city's office market is driven by airport activity and population growth, which generates demand for more localized, service-based office users.

Matt McLean, Cushman and Wakefield, spoke of the office market conditions in the city and commented on (i) the current vacancy rate; (ii) the ideal proximity of office space to transit access; (iii) the ideal development mix; (iv) integration of commercial tenants into the community; (v) the ideal location and layout for employment space; and (vi) the types of tenants that occupy employment space in the city.

Howie Charters, Colliers International, commented on the office market conditions in the city and noted that the demand for office space is driven by residential development.

Discussion ensued regarding the Study Area's current zoning designation and suitability for employment land development.

In reply to queries from Committee, Mr. McLean was of the opinion that Class A and Class B tenants gravitate towards sites that are close to transit and the city centre. Also, he was of the opinion that employment growth should be concentrated along transit corridors and the city centre.

Discussion ensued with regard to the addition of employment lands under current market conditions. Mr. Charters noted that based on current absorption rates, he projects that the absorption of the proposed addition of office space will take many years.

Discussion ensued with regard to the procedural process to receive either the staff recommendation or the staff report for information.

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

It was moved and seconded

- (1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9122 to amend Schedule 2.11A in the 2041 Official Community Plan Bylaw 7100, to change the existing Business Office designation to Mixed Use (30% Employment:70% Residential) designation, be introduced and given first reading.*

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- (2) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9122, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program;*
  - (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, in accordance with section 879 (2)(b) of the Local Government Act and OCP Bylaw Preparation Consultation Policy 5043, Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9122, be referred to the following bodies for comment for the Public Hearing:*
- (a) *Vancouver International Airport Authority (VIAA) (Federal Government Agency), and*
  - (b) *The Board of Education of School District No. 38 (Richmond).*
- (4) *That City staff be directed to consult with VIAA staff regarding the proposed recommendation, prior to the Public Hearing.*

The question on the motion was not called as discussion ensued with regard to aspects of the Study Area including (i) the proposed SmartCentres development adjacent to the site; (ii) the residential development and infrastructure already in place; (iii) current and future market demand for office space; (iv) the movement of office tenants into the city; (v) the absorption rate of office space; (vi) the ideal development mix; and (vii) the ideal location for employment lands.

In reply to queries from Committee, Mr. Crowe noted that a retail mix would have retail tenants on the ground floor with office space on the higher floors.

Discussion then ensued regarding aspects of the Study Area including (i) proximity to transit access; (ii) the types of commercial tenants; (iii) future capacity of employment lands; and (iv) preservation of agricultural land.

The question on the motion was then called and it was **DEFEATED** with Mayor Brodie, Cllrs. Barnes and Steves opposed.

Further discussion ensued regarding the suitable development mix for the Study Area.

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

It was moved and seconded

- (1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121 to amend Schedule 2.11A in the 2041 Official Community Plan Bylaw 7100, to change the existing Business Office designation to Mixed Use (60% Employment:40% Residential) designation, be introduced and given first reading.*
- (2) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121, having been considered in conjunction with:*
  - (a) *the City's Financial Plan and Capital Program;*
  - (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, in accordance with section 879 (2)(b) of the Local Government Act and OCP Bylaw Preparation Consultation Policy 5043, Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121, be referred to the following bodies for comment for the Public Hearing:*
  - (a) *Vancouver International Airport Authority (VIAA) (Federal Government Agency), and*
  - (b) *The Board of Education of School District No. 38 (Richmond).*
- (4) *That City staff be directed to consult with VIAA staff regarding the proposed recommendation, prior to the Public Hearing.*

The question on the motion was not called as discussion ensued regarding market conditions for adding office space and the suitable development mix for the Study Area.

The question on the motion was then called and it was **CARRIED** with Cllrs. McNulty and Steves opposed.

## 7. **MANAGER'S REPORT**

None.

Discussion then ensued regarding the Regional Affordable Housing Strategy Update discussion paper from Metro Vancouver (attached to and forming part of these minutes as **Schedule 6**).

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

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It was moved and seconded

*That staff examine the Regional Affordable Housing Strategy Update from Metro Vancouver and report back.*

**CARRIED**

Discussion then ensued regarding a report from the Richmond School District No. 38, (attached to and forming part of these minutes as **Schedule 7**) discussing the Seismic Mitigation Program.

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

It was moved and seconded

*That staff examine the report from the Richmond School District No. 38 discussing the Seismic Mitigation Program and report back.*

**CARRIED**

## **ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (6:33 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 17, 2014.

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Councillor Bill McNulty  
Chair

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Evangel Biason  
Auxiliary Committee Clerk

Notes for Planning Committee meeting June 17, 2014  
Re: Steveston Flats

It is highly unlikely that a person's first mental image when they hear the word "village" is Vancouver's Georgia Street, or Yaletown, or the Olympic Athlete's Village in False Creek or even River Green here in Richmond. More likely it will be something that can be described by the adjective "quaint". I don't think Steveston is a cute, whimsical place but according to the dictionary definition, which is that a village is a cluster of buildings larger than a hamlet but smaller than a town, I think Steveston qualifies as a village. So must a lot of other people, including this Council, since that is the way it is always described and advertised, and extensive measures are being taken to preserve it as such including the most recent idea to have it declared a UNESCO World Heritage Site.

One of the defining characteristics of a village is the relationship of buildings to people. Large structures dwarf people while smaller buildings make people, in comparison, appear larger, more important. This is what is referred to on page 14 of the 1987 Design Criteria for Steveston, also known as the Sakamoto Guidelines, as "human scale".

If we are going to continue using Steveston's village appeal as a selling point, we need to seriously think about protecting it from inappropriate development which alters its fundamental character. We need to learn from past experience. Case in point – the new building at Third Ave. and Bayview. It looked good on paper. It fit all the required criteria and bylaws and yet, when built, is absolutely monstrous. The reaction from everyone I've talked to, without exception, has been something akin to "Oh my God, that's awful, who let that happen? How on earth did that ever get approved?"

If you approve this proposal for Steveston Flats, you are letting it happen again. This will become another monument to bad judgment.

I appreciate the fact that the owner has made some cosmetic revisions to remove the industrial look of the building but putting peaks on the roof and painting it in sky blue or lime green or even "heritage" colours, whatever they may be, does not change the fact that the building is just too big.

I don't have a propensity for math but I can add simple numbers and when I total the elevations listed on the old and new architectural drawings, the height of the building remains the same at 13.49m – over the allowable 12m limit – and that's not including the elevator tower. When the owner says that he has lowered the roofline, he omitted the part about it being only a portion of the roofline not the entire roofline. And the totally illogical explanation by the planning department that there is some leeway in terms of height for a gable roof as opposed to a flat roof doesn't alter the fact that the peak of the roof is overheight. Does everyone think this portion is invisible? It won't be to us.

Removing the bench at the west lane entrance was a petty appeasement compared to my second major concern which has been pretty much ignored - that being the rooftop deck. Again, has nothing been learned from past mistakes? The rooftop living area on the



building at No. 1 and Chatham snuck in under the guise of “access”. The others, on 1<sup>st</sup> Ave., and on Chatham at 5<sup>th</sup> Ave, weren’t slip-ups. They were allowed even though Council said it would never happen again, and now it seems to have become the norm. As pleasant as it might be for the residents, whether it can be seen from the street or not, it is not something that should be approved in Steveston. You can pooh-pooh the notion if you want, but I don’t think it would be far-fetched to find out that residents tired of conveying their lawn chairs in and out of winter storage on the ground level, and hauling their trowels and bags of potting soil and garden fertilizer up and down have installed a small garden shed on the roof. I’m not saying that’s going to happen but how would any of us know if it did?

By eliminating the rooftop deck area you also remove the necessity of the elevator tower thus automatically getting rid of that annoying little height problem.

To see the huge impact of the size of this proposed structure on the privacy of our yard, I took a photograph I had taken of the Gulf and Fraser building in March of 2013 and scaled it to match the architect’s drawing of the west elevation. The composite clearly shows how overbearing this building will be.

This massive building with its commercial base is out of scale and out of place in a block of single family residences. It does not, as the concluding paragraph of the city’s report states, “respect the surrounding single detached housing”.

Please do not approve this application.

Edith Turner  
3411 Chatham Street.



March 26, 2013



WEST ELEVATION (with foreground trees)  
3/16/13

Art panels scaled to match

PLN - 18

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### Speaking notes:

1)

Granted that the owner/developer has made a few cosmetic changes to the proposed building; however, the building hasn't changed in size and thus it is the same in that it does not transition into the residential neighbourhood which is one of the requirements of the 'Steveston Conservation Area' guidelines- Section 9.2.2 (page 38) which states:

"The form of new development should be guided by that of adjacent existing development; even where new uses are being introduced. For example, multiple family residential or commercial uses introduced adjacent to single family homes should adopt a scale and character similar to those existing dwellings..."

This proposed building certainly does not do this and thus devalues the neighbouring properties with its size and shadowing results. Who would want to buy a home or property the back yard of which is devoid of sunlight?

2)

Speaking of shadowing, I find it quite interesting that the proposal only shows the shadowing effect of the building during the months March through September, a period when the sun's elevation is at its highest. This evaluation only supports the developer's situation. In order to be fair to the surrounding residents, I would ask the Planning Committee request of staff to prepare a shadowing report for the period September through March at such times of 9am, Noon and 3pm. Sunlight during

the winter months, when it is available, is a much valued commodity as we all know. I have attached a couple of photographs taken this morning to show the effect of the proposed building on shadowing and the availability of the morning sun.

In our situation, I find it quite peaceful and satisfying to sit out on our back porch in the early mornings (5-6am) enjoying my morning coffee and the morning sun. Once this building goes up that will be a thing of the past.

3)

It's not just the size of the building, but its proposed function as well that concerns us. Steveston doesn't really need more commercial space. It is my understanding that a number of the local merchants already have a difficult time making ends meet during the off season between September and May. I doubt that adding more commercial space will improve this situation especially when it is outside the Moncton Street core. Retail businesses absolutely won't compliment the single family homes in this block. One thing that could improve both situations, that of the mass of the proposed building and the abundance of commercial space, would be to eliminate the first floor of commercial space altogether.

Thank you,

Ralph Turner  
3411 Chatham Street



APPROXIMATE OUTLINE OF PROPOSED BUILDING

SUN

JUNE 17, 2014 8:00am

East view





All this sun will be in shadow.

PLN - 22

South view

JUNE 17, 2014 9:00 am

From: [REDACTED]  
Subject: New Building Constructon - Opinion of [REDACTED]  
11931 Third Ave Richmond, BC  
Date: 17 June, 2014 3:20:53 PM PDT  
To: "lkslye@gmail.com" <lkslye@gmail.com>

Good afternoon,

I would like to provide my input on the proposed building. My name is [REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
and [REDACTED] It is such an incredible community to live  
and grow up in. Like all of us, growth and change are necessities in life.

We are the [REDACTED] to the proposed building as [REDACTED]  
[REDACTED] The proposed building will be right up  
to the south side of the alley.

The old credit union building was a tired structure but it had panels on the  
back depicting fishing boats. We could see the panels from our deck and  
back widows and very much enjoyed viewing them. We appreciate the  
effort that was made to keep some on the back of the new building so we  
could continue to enjoy them. We like the sketches of the new building as it  
more pleasing to view than the more traditional residential/commercial  
buildings to the immediate east on Third Ave. The new building is tastefully  
designed.

We could see the Gulf of Georgia Cannery from our house over the old  
credit union and we liked the barn turrets on the top. As we understand that  
the new building cannot mimic the Gulf of Georgia's turrets because of an  
issue with the height. I did discover that these turrets are used to dress up  
the elevator shaft for wheel chair access to the roof top patio. We thought  
that was a great idea as we put 36" wide doors in our house to  
accommodate wheelchair access if need be in the future.



The metal roofing on the new building is a nice blend with the building to the east across the street. There is metal roofing on that building across the street and can be seen from Third Avenue. I can see the attempt to blend in the very old, moderately old and the new construction.

The old credit union was much lower which meant that we had to listen to 30 year air conditioning units. We are glad that the new building will have new air conditioning units positioned on the roof that will not be rattling and squealing 24 hours a day.

Thank you for your time today,



June 17, 2014

Planning Committee meeting

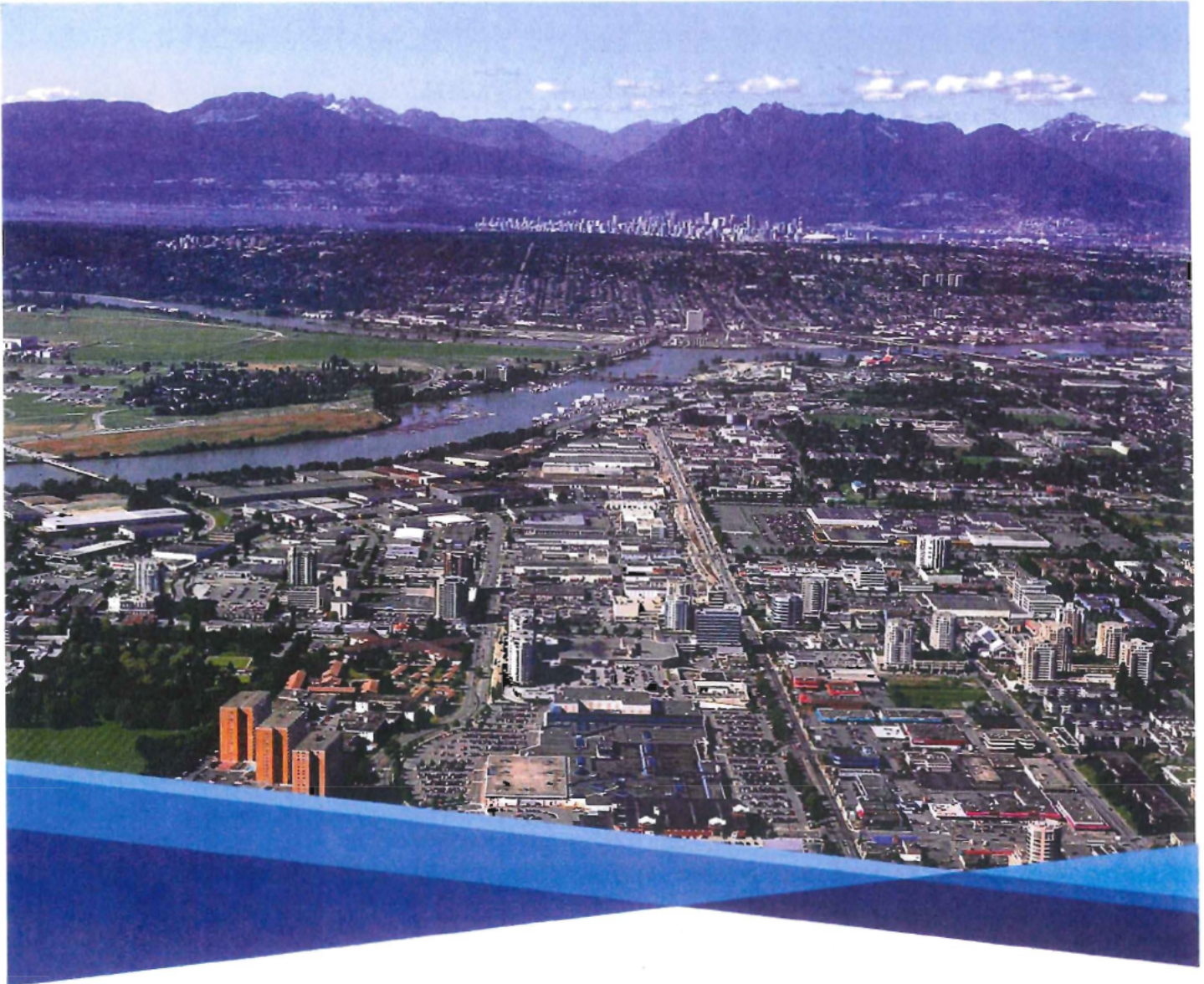
Re: 3471 Chatham Street

Good Afternoon, my name is Ken Yoshikawa and I live at 3571 Richmond Street here in Steveston. I have lived in Steveston for 25 years and I am an active fisherman and homebuilder based here. I have chosen to build my family home in Steveston because the town is quickly becoming a vibrant destination spot which includes the old and new. The fishing fleet may be depleted from past decades but the waterfront still attracts many locals and visitors.

I would like to say that I fully support the proposed CS3 Zoned development at 3471 Chatham Street, as it will continue to add quality product of both retail and residential to this vibrant village. *and community*

Thank you,

Ken Yoshikawa



June 17, 2014

## West Cambie – Alexandra Business/Office Area Review

Richmond, BC

Richmond Planning Committee Meeting

PREPARED BY:



PREPARED FOR:



PLN - 26

### **West Cambie – Alexandra Neighbourhood Business / Office Area Review**

Blaire Chisholm, Brook Pooni Associates (Urban Planning)

David Bell, Colliers (Market Assessment)

**Westmark** was established in 1986 and over the years has established a strong reputation for building communities in Richmond. They are a family-owned, hands-on business that understands the people and communities where they work.

**Committed to Richmond** - want to contribute to building a complete community in Alexandra. The neighbourhood remains dilapidated and needs a different land use designation to stimulate the development of desirable employment space, with better jobs than those that are projected with the existing land use designation.

**Rezoning Application** submitted in January 2014 for 5 acres of land owned by Westmark within the Business / Office Area designation. The proposal would create a liveable, mixed use development with commercial, office and residential uses. The project proposes a distinct street presence, sustainable building features and pedestrian orientation.

Land Use	Mixed Use <ul style="list-style-type: none"><li>- 80% residential (282,385SF)</li><li>- 20% employment (71,780 SF)</li></ul>
Density	Base: 1.77 FAR
Bonus	Approx. 20 units to be provided as market rental units committed through a Housing Agreement
Jobs (@220SF/employee)	330 jobs (of total envisioned in the B/O designation)
Type of jobs: good paying, high quality	<ul style="list-style-type: none"><li>- Office including Westmark Corporate office</li><li>- Wellness oriented - chiropractic, physiotherapy</li><li>- Pharmaceutical</li><li>- Ground-oriented commercial</li></ul>
No Precedent	A transition area between CCAP into Alexandra neighbourhood, it is a unique area with Garden City as the divider.

Westmark understands the City's economic development objectives and will work with staff to achieve these goals; however, the development community will not build office unless it makes sense to do so.

The current staff report includes a number of limitations that we would like to further address and have clarified.



## Market/Economic Response to Staff Report Dated May 27, 2014

- Richmond office market conditions are, and have been, much more challenging than implied by the staff report. While Colliers agrees that a “healthy office vacancy rate” is around 8% (say 7-8%), the Richmond city-wide rates by class are far beyond healthy levels and are in fact substantially oversupplied:

Richmond Office Market Vacancy by Class (at at Q1 2014)						
Market	CLASS A		CLASS B		CLASS C	
	Vacant sf	Vacancy %	Vacant sf	Vacancy %	Vacant sf	Vacancy %
Richmond	321,527	16.6%	368,215	20.4%	85,803	25.8%
Metro Vancouver Suburban	1,693,361	11.8%	1,277,791	10.5%	258,266	8.1%
Richmond vs. Suburban:						
<b>Richmond Vacancy as % of Suburban Vacancy</b>		<b>19.0%</b>		<b>28.8%</b>		<b>33.2%</b>
Richmond vs. Suburban Vacancy Index		140.7		194.3		318.5

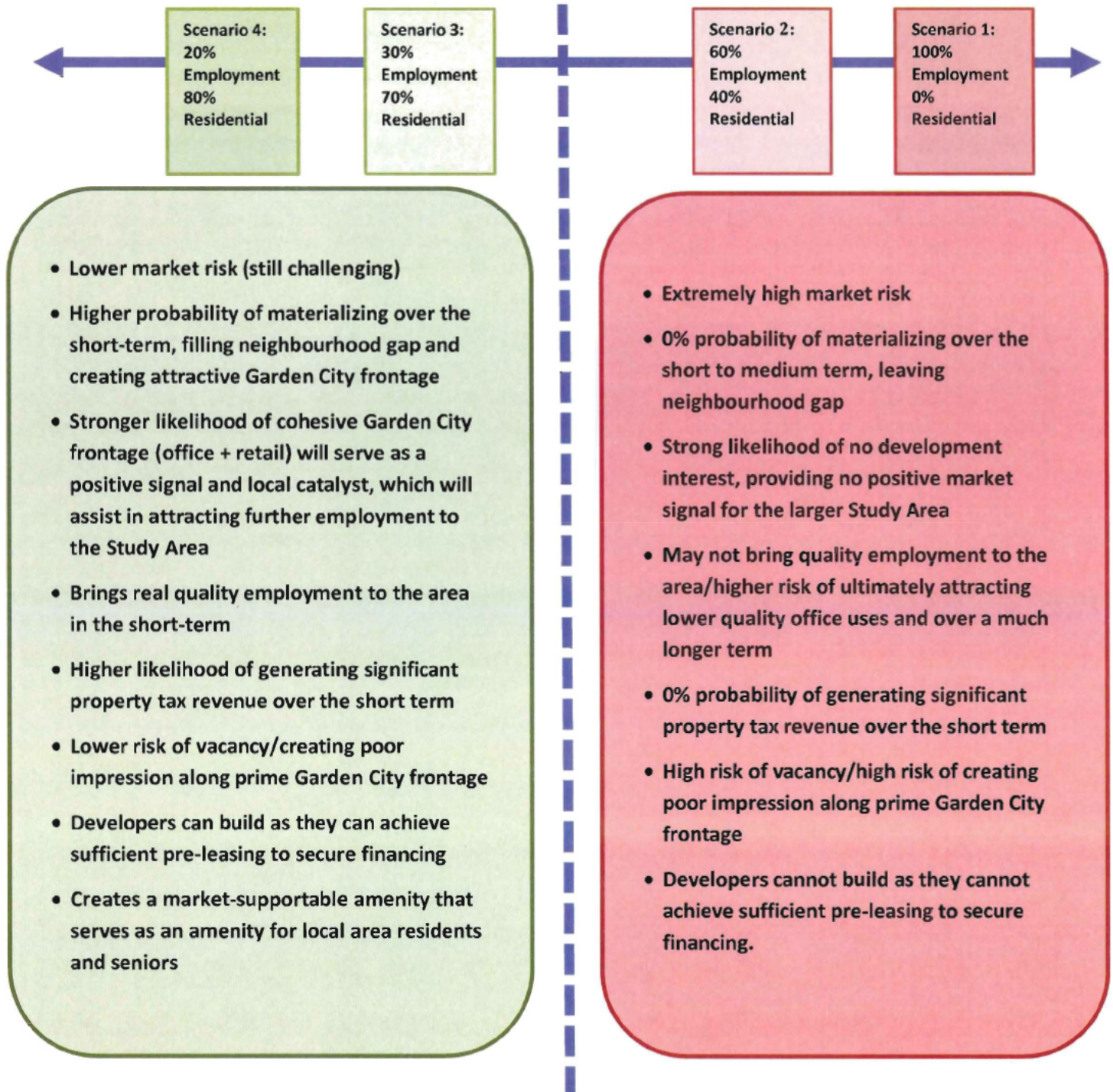
Source: Colliers International - Vancouver Office - 1st Quarter, 2014.

- Colliers agrees that lower office vacancy rates are occurring in Richmond in proximity to SkyTrain stations. See Map 1 – *there is a strong relationship between proximity to SkyTrain stations and vacancy rates, with vacancy rates increasing significantly beyond 500 metres and dramatically beyond 800 metres.*
- Key assumptions driving staff report conclusions regarding study area office demand do not accurately reflect market realities:
  - The study area is not “near transit” from a market or planning perspective and thus the assumption that a 6.8% study area vacancy rate is appropriate is false. See Map 2 – actual walking distances to the subject site from Aberdeen Station (to the intersections of Cambie/Garden City and Garden City/Odlin Road range from 910 metres to 1.25 kms. The real estate market does not view this as being “near transit” or “easily walkable” due to walking times and exposure to adverse weather conditions, so new supply in this location will generate lower lease rates and suffer much higher vacancy.
  - The staff report on page 7 references the 2009 City Centre Area Plan’s 80 acres of zoned land for office uses, with “projected demand of 119 acres required by 2041 to accommodate the estimated 17.0 M square feet of new office space”. This equates to annual demand, over 27 years, of 630,000 sf. Colliers’ review of the last decade of activity (Q1 2004 to Q1 2014) indicates that actual net absorption in Richmond of both A and B class office space has averaged roughly 30,600 sf per year.
  - Richmond’s office market is driven primarily by YVR activity and by population growth which generates demand for more localized, service-based office users. The Richmond office market inventory (all classes) currently tracked by Colliers stands at just under 4.1 million sf. Of this total, 775,000+ sf are currently vacant. Colliers cannot envision a scenario for Richmond that justifies projected demand of 17.0 million sf of new office space.

- **Colliers acknowledges the importance of creating high quality employment in order to generate incremental property tax revenue and to improve the overall jobs-to-labour force balance. The jobs, however, must be real/delivered to the market to generate actual benefits.** The Westmark proposal for the Study Area includes a pharmacy-anchored professional medical/health & wellness centre which is market-supportable at the proposed scale. Properly phased, this will lead to fully leased space, quality employment, and property tax revenue over the short term. Colliers sees this as the best potential employment that can be delivered to the market in this location.
- **The West Cambie-Alexandra neighbourhood and its prime Garden City frontage deserve to be completed with high quality building and uses to match – a strong and attractive amenity for the neighbourhood and larger community.** *A properly-scaled and cohesive professional health services mix with ground level retail, fully leased along Garden City Road will send a positive signal to the market. A larger complex of struggling speculative office space or vacant land will at best perpetuate current conditions, and at worst, increase negative perception of the area.*

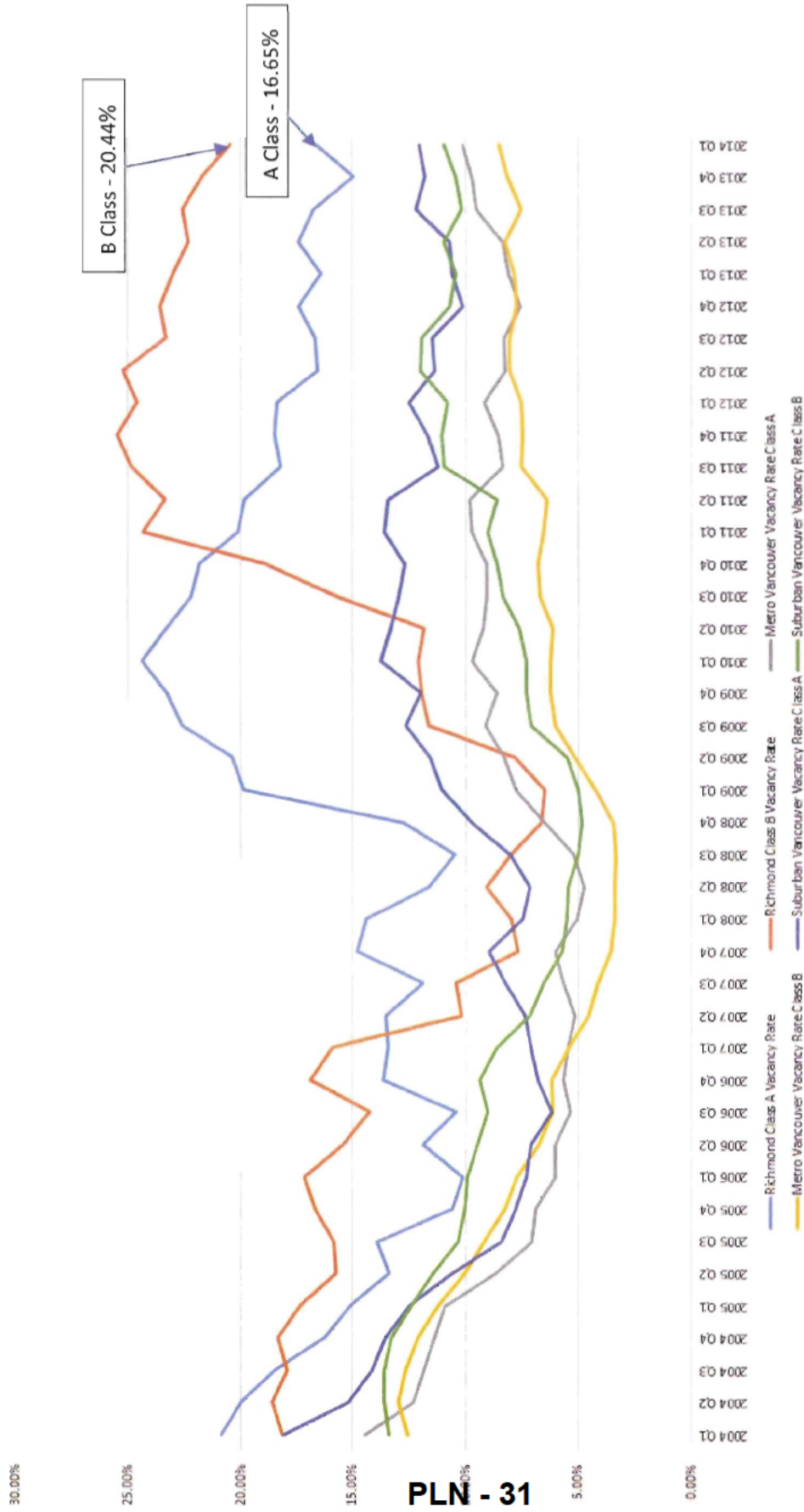
### Marketable/Developable Index of Scenarios 1-4 in Richmond Market:

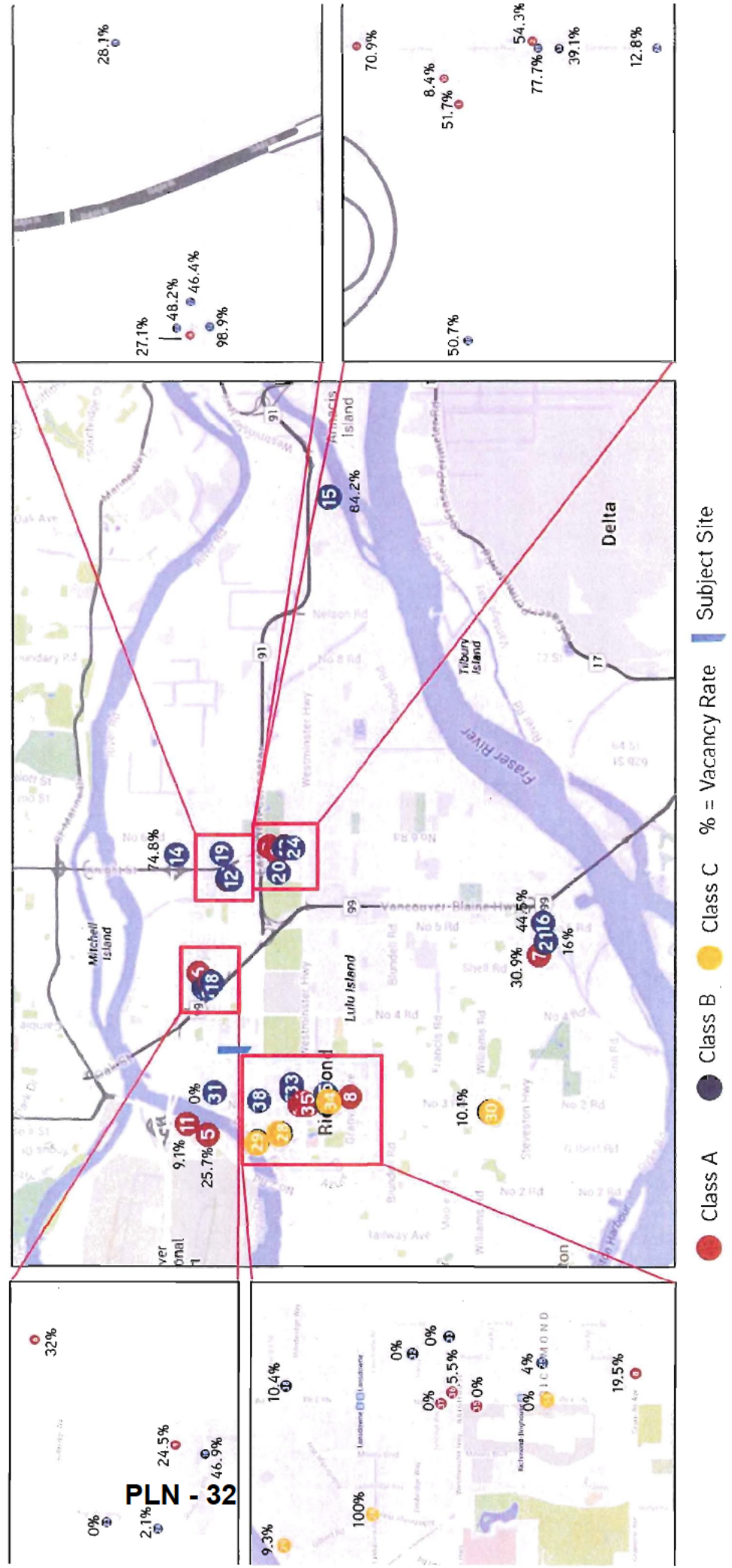
Based on a range of key factors, including ongoing Richmond market conditions, shifting area context and the various objectives/desires of the City, developers, lenders, and tenants, the following scale is relevant in evaluating the pros and cons of scenarios 1 through 4:





# Richmond A & B Class Office Vacancy (2004-2014)



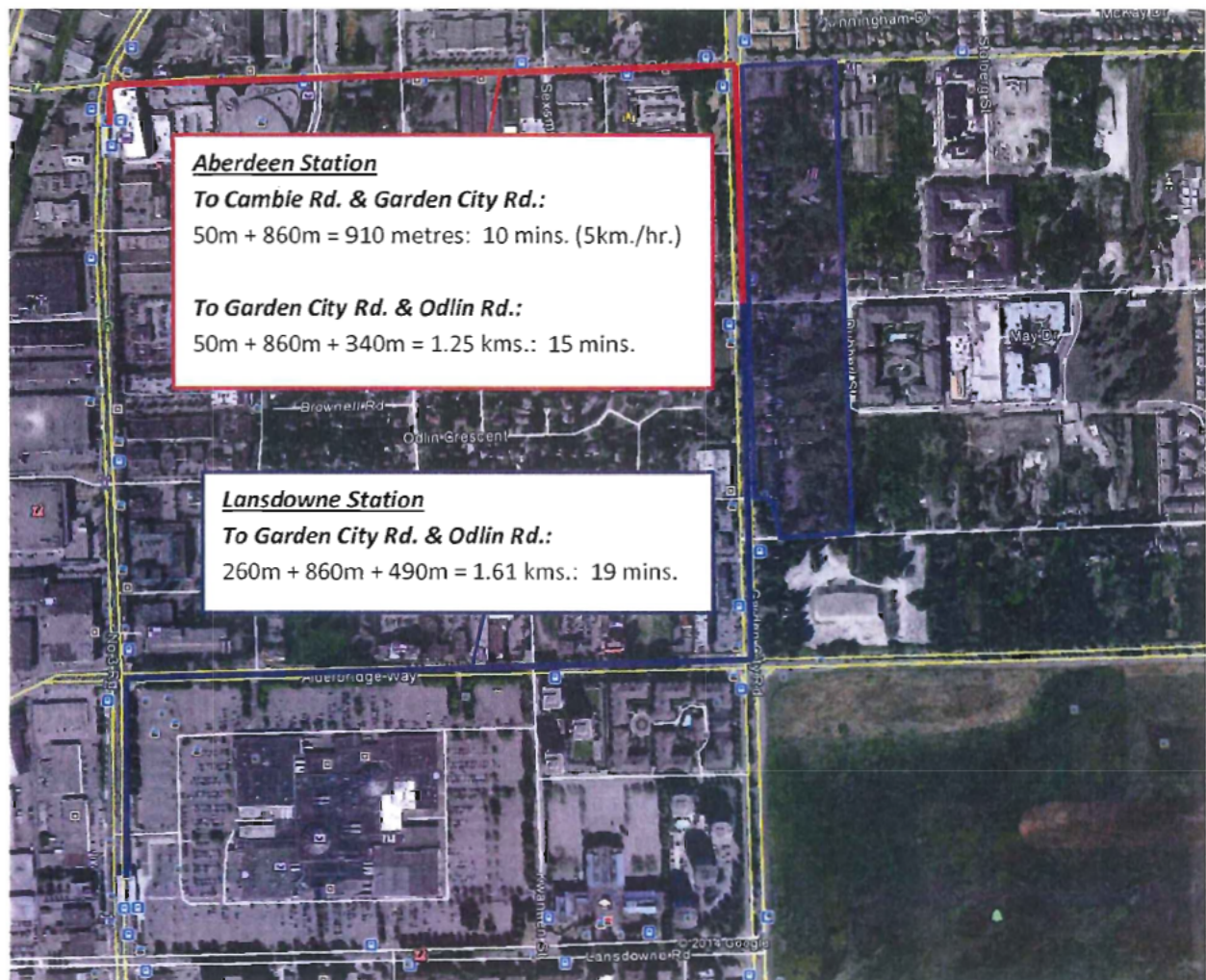


## Richmond Office Vacancies by Class & Location

Map #	Address	Class	Vacancy Rate (%)
1	13571 Commerce Pkwy	A	51.7
2	13700 International Pl	A	54.3
3	13777 Commerce Pkwy	A	70.9
4	13091 Vanier Pl	A	27.1
5	3820 Cessna Dr	A	25.7
6	10991 Shellbridge Way	A	32.0
7	11331 Coppersmith Way	A	30.9
8	8100 Granville Avenue	A	19.5
9	10271 Shellbridge Way	A	24.5
10	13575 Commerce Pkwy	A	8.4
11	3600 Lysander Lane	A	9.1
12	13120 Vanier Pl	B	98.9
13	13511 Commerce Pkwy	B	39.1
14	3011 Viking Way	B	74.8
15	6651 Fraserwood Pl	B	84.2
16	12033 Riverside Pl	B	44.5
17	13511 Commerce Pkwy	B	77.7
18	10760 Shellbridge Way	B	46.9
19	4020 Viking Way	B	28.1
20	5600 Parkwood Way	B	50.7
21	11120 Horseshoe Way	B	16.0
22	13071 Vanier Pl	B	48.2
23	10691 Shellbridge Way	B	0.0
24	13351 Commerce Pkwy	B	12.8
25	8171 Cook Road	B	4.0
26	10551 Shellbridge Way	B	2.1
27	13151 Vanier Pl	B	46.4
28	7671 Alderbridge Way	C	100.0
29	7080 River Road	C	9.3
30	10151 No 3 Road	C	10.1
31	8181 Cambie Road	B	0.0
32	8171 Ackroyd Road	B	0.0
33	5611 Cooney Road	B	0.0
34	6400 No 3 Road	C	0.0
35	6081 No 3 Road	A	0.0
36	5900 No 3 Road	A	5.5
37	5951 No 3 Road	A	0.0
38	4940 No 3 Road	B	10.4



Map 2: West Cambie-Alexandra SkyTrain Walking Distance



TO: MAYOR & COUNCILLOR  
FROM: CITY CLERK'S OFFICE

OW	
NJ	
DB	
VHE	MB

\* Discussion  
Paper is  
available in  
the Councillor's  
Lounge

cc. John Foster  
Cathy Curiale

Office of the Chair  
Tel. 604-432-6215 Fax. 604-451-6614

File: CR-12-01

Ref: RT 5244

MAY 23 2014

Mayor Brodie and Council  
City of Richmond  
6911 No 3 Rd  
Richmond, BC V6Y 2C1

Dear Mayor ~~Brodie~~ <sup>MALCOLM</sup> and Council,

**Re: Regional Affordable Housing Strategy Update - Discussion Paper**

At its May 2, 2014 regular meeting, the Greater Vancouver Regional District Board of Directors adopted the following resolution:

*That the GVRD Board endorse the report titled "Regional Affordable Housing Strategy Update - Discussion Paper" dated March 25, 2014, direct staff to initiate stakeholder consultation and forward the report to member municipalities and other interested agencies for their information and comment.*

Attached please find a copy of the report titled "Regional Affordable Housing Strategy Update - Discussion Paper" dated March 25, 2014 for your information and comment. The Discussion Paper is intended to facilitate the evaluation of directions for an updated Regional Affordable Housing Strategy (RAHS). The Paper aims to:

- summarize progress and highlight accomplishments since the 2007 RAHS and Metro 2040 were adopted;
- identify current and pressing issues to be addressed by the updated strategy;
- note opportunities for maximizing housing affordability and diversity;
- present broad goals for an updated RAHS; and
- identify options for strategic directions for consideration by stakeholders.

PHOTOCOPIED

JUN 10

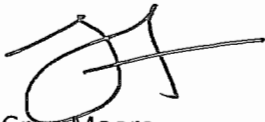
& DISTRIBUTED



The Discussion Paper proposes an emphasis on increasing affordable housing located close to TransLink's Frequent Transit Network. It includes an expanded role for non-profit housing providers, including the Metro Vancouver Housing Corporation, and housing co-ops. Finally, it continues to support the expansion of private market, purpose-built rental housing.

We look forward to receiving your comments and suggestions on the Discussion Paper.

Yours truly,

A handwritten signature in black ink, appearing to be 'GM', with a long horizontal line extending to the right.

Greg Moore  
Chair, Metro Vancouver Board

GM/DL/jh

Attachment: Regional Affordable Housing Strategy Update - Discussion Paper

TO: MAYOR  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE  
School District No. 38 (Richmond)  
7811 Granville Avenue, Richmond, BC V6Y 3E3  
Tel: (604) 663-0000 Fax: (604) 233-0150

cc: John Irving  
Robert Gonzalez

DW	
MJ	
DB	
VHB	HW

June 5, 2014

The Honourable T. Wat, MLA (Richmond Centre)  
300 - 8120 Granville Ave.,  
Richmond, BC  
V6Y 1P3

Dear Honourable Wat:

At its June 2, 2014 public meeting, the Board of Education (Richmond) received a staff report on the remediation of seismic issues at various schools. I have attached a copy of that report and have highlighted those schools in your constituency that have been deemed H1, H2 and H3 schools. The following are the definitions used by the Ministry of Education to determine the seismic ratings of schools.

High 1 (H1): Most vulnerable structure; at highest risk of widespread damage or structural failure; not reparable after event.

High 2 (H2): Vulnerable structure; at high risk of widespread damage or structural failure; likely not reparable after event.

High 3 (H3): Isolated failure of building elements such as walls are expected; building likely not reparable after event.

All three of the High Risk ratings require Structural and non-structural seismic upgrades.

Of the 25 High Risk Schools in Richmond, as reflected on the attached report, the following 5 High Risk schools are within the Richmond Centre Constituency:

**H1**

Sea Island  
Thompson  
Quilchena  
Cook

**H2**

McKay

The Board then passed a resolution requesting staff to provide a strategy and timeline for prioritizing the funding applications to the Ministry of Education to remediate those high seismic risk schools.

PHOTOCOPIED

JUN 10 2014

& DISTRIBUTED

Board of Education:  
Donna Sargent - Chairperson  
Eric Yung - Vice Chairperson  
Rod Belleza Kenny Chiu Norm Goldstein  
Debbie Tablotney Grace Tsang

PLN - 37

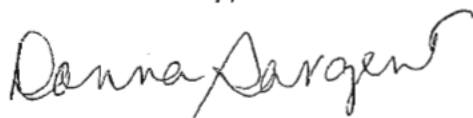
School District No. 38 (Richmond) • www.sd38.bc.ca • Our focus is on the learner




As you are aware, the Ministry of Education is responsible to fund the cost of seismic mediation in schools and, as the Board is very concerned with the safety of our students and staff, we urge you to support the school district in our application for funding for these seismic remediation projects.

We would like to discuss this item further with you as we prepare our application for funding and will be in touch with you to arrange an appropriate meeting time.

Yours sincerely,



Mrs. Donna Sargent, Chairperson  
On Behalf of the Board of Education (Richmond)

cc:  Trustees  
Mayor and City Councillors  
Director, City Clerk's Office, Richmond  
M. Pamer, Superintendent of Schools  
M. De Mello, Secretary-Treasurer  
C. Mason, Director of Facilities and Planning



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**Report to the Board of Education (Richmond)**  
**Public Agenda**

**DATE:** May 29, 2014

**FROM:** Clive Mason Director of Facilities & Planning

**SUBJECT:** Seismic Mitigation Program

---

### **RECOMMENDATION**

That the Board of Education (Richmond) request Staff to provide a strategy and timeline for prioritizing the funding applications to the Ministry to remediate the high seismic risk schools listed in this report as part of the 5 Year Capital Plan process.

### **BACKGROUND**

This report will be the first of a series of periodic updates that are intended to keep parents, staff, the Community and all stakeholders engaged in the remediation decision-making to follow.

The Ministry of Education has committed to the seismic upgrading of Richmond schools since its first seismic risk assessments undertaken in 2004. As a result of this commitment, the Ministry surveyed 38 Richmond schools. Subsequently, between 2005 and 2006 School District 38 applied to the Ministry to fund the repair or replacement of more than 30 schools identified in this survey. From the list of schools on the District's Capital Plans, the Ministry funded the rebuilding of Brighthouse Elementary (2005 to 2011), the repair of Garden City Elementary (2005 to 2011), and the demolition of Old Mitchell Elementary (2006-2010). Steveston Secondary was also identified in this survey and was subsequently closed (2007).

In 2012, the Ministry announced new assessment results and a funding application process developed through the Association of Professional Engineers and Geoscientists (APEGBC). The assessments rated schools from the highest risk priority of High 1 (H1), through to High 2 (H2), and High 3 (H3). Medium risk (M) and Low risk (L) schools were also identified. The Ministry committed to fund the H1 schools first, followed by the H2 Schools, and so forth, and invited school districts to apply for this funding. In the new process, once an application from the District had been received and approved, the Ministry would commit to funding a school's seismic remediation. The 2012 list identified one Richmond school eligible for the District to apply for funding: Gilmore Elementary. In 2013 the Ministry committed to fund Gilmore's seismic remediation.

Because the new assessments had not been reviewed by the School District prior to the 2012 announcement, through APEGBC, the Ministry provided a way to have schools reassessed should there be a questionable difference between the new assessments and the assessments of 2004.

Over the past 18 months, the District has reassessed many Richmond schools and has submitted these to APEGBC and the Ministry for a risk assessment confirmation.

June 5, 2014

J. Yap, MLA (Richmond-Steveston)  
4011 Bayview Street  
Richmond, BC  
V7E 0A4

Dear Mr. Yap:

At its June 2, 2014 public meeting, the Board of Education (Richmond) received a staff report on the remediation of seismic issues at various schools. I have attached a copy of that report and have highlighted those schools in your constituency that have been deemed H1, H2 and H3 schools. The following are the definitions used by the Ministry of Education to determine the seismic ratings of schools.

High 1 (H1): Most vulnerable structure; at highest risk of widespread damage or structural failure; not repairable after event.

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High 3 (H3): Isolated failure of building elements such as walls are expected; building likely not repairable after event.

All three of the High Risk ratings require Structural and non-structural seismic upgrades.

Of the 24 recently reassessed High Risk Schools in Richmond, as reflected on the attached report, the following 12 High Risk schools are within the Richmond Steveston Constituency:

<b>H1</b>	<b>H2</b>	<b>H3</b>
Grauer	Kilgour	Westwind
Steves	Ferris	Diefenbaker
Blundell	Dixon	McKinney
Boyd	Errington	
Maple Lane		

The Board then passed a resolution requesting staff to provide a strategy and timeline for prioritizing the funding applications to the Ministry of Education to remediate those high seismic risk schools.

**Board of Education:**

*Donna Sargent - Chairperson*

*Eric Yung - Vice Chairperson*

*Rod Belleza    Kenny Chiu    Norm Goldstein*

*Debbie Tablotney    Grace Tsang*


As you are aware, the Ministry of Education is responsible to fund the cost of seismic mediation in schools and, as the Board is very concerned with the safety of our students and staff, we urge you to support the school district in our application for funding for these seismic remediation projects.

We would like to discuss this item further with you as we prepare our application for funding and will be in touch with you to arrange an appropriate meeting time.

Yours sincerely,

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

Mrs. Donna Sargent, Chairperson  
On Behalf of the Board of Education (Richmond)

cc:  Trustees  
Mayor and City Councillors  
Director, City Clerk's Office, Richmond  
M. Pamer, Superintendent of Schools  
M. De Mello, Secretary-Treasurer  
C. Mason, Director of Facilities and Planning

---

**Report to the Board of Education (Richmond)**  
**Public Agenda**

---

**DATE:** May 29, 2014

**FROM:** Clive Mason Director of Facilities & Planning

**SUBJECT:** Seismic Mitigation Program

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This report will be the first of a series of periodic updates that are intended to keep parents, staff, the Community and all stakeholders engaged in the remediation decision-making to follow.

The Ministry of Education has committed to the seismic upgrading of Richmond schools since its first seismic risk assessments undertaken in 2004. As a result of this commitment, the Ministry surveyed 38 Richmond schools. Subsequently, between 2005 and 2006 School District 38 applied to the Ministry to fund the repair or replacement of more than 30 schools identified in this survey. From the list of schools on the District's Capital Plans, the Ministry funded the rebuilding of Brighthouse Elementary (2005 to 2011), the repair of Garden City Elementary (2005 to 2011), and the demolition of Old Mitchell Elementary (2006-2010). Steveston Secondary was also identified in this survey and was subsequently closed (2007).

In 2012, the Ministry announced new assessment results and a funding application process developed through the Association of Professional Engineers and Geoscientists (APEGBC). The assessments rated schools from the highest risk priority of High 1 (H1), through to High 2 (H2), and High 3 (H3). Medium risk (M) and Low risk (L) schools were also identified. The Ministry committed to fund the H1 schools first, followed by the H2 Schools, and so forth, and invited school districts to apply for this funding. In the new process, once an application from the District had been received and approved, the Ministry would commit to funding a school's seismic remediation. The 2012 list identified one Richmond school eligible for the District to apply for funding: Gilmore Elementary. In 2013 the Ministry committed to fund Gilmore's seismic remediation.

Because the new assessments had not been reviewed by the School District prior to the 2012 announcement, through APEGBC, the Ministry provided a way to have schools reassessed should there be a questionable difference between the new assessments and the assessments of 2004.

Over the past 18 months, the District has reassessed many Richmond schools and has submitted these to APEGBC and the Ministry for a risk assessment confirmation.

Subject to receiving a letter to confirm the final designations by APEGBC, the following 24 schools (25 including Gilmore) have been evaluated as high seismic risk schools:

**H1 Schools**

*Gilmore (Ministry Supported)*  
*Grauer Elementary*  
*Bridge Elementary*  
*Woodward Elementary*  
*Sea Island Elementary*  
*Lee Elementary*  
*Thompson Elementary*  
*Steves Elementary*  
*Blundell Elementary*  
*Whiteside Elementary*  
*Quilchena Elementary*  
*Cook Elementary*  
*Maple Lane Elementary*  
*Hugh Boyd Secondary*

**H2 Schools**

*McKay Elementary*  
*Kilgour Elementary*  
*Tomsett Elementary*  
*Ferris Elementary*  
*Dixon Elementary*  
*Errington Elementary*  
*Mitchell Elementary*

**H3 Schools**

*Westwind Elementary*  
*Diefenbaker Elementary*  
*Tait Elementary*  
*McKinney Elementary*

Identification of a facility as a high seismic risk school does not mean that the building is structurally unsafe under regular conditions or that the occupants are in imminent danger. It does mean that the facility is at higher risk of structural failure from the shaking effects of an earthquake, and that it may be unusable following a seismic event of significant magnitude. Therefore, given the number of schools that have been identified as high seismic risk, a plan to prioritize remediation work is essential.



Clive Mason, Architect AIBC, LEED AP  
Director of Facilities and Planning

June 5, 2014

The Honourable L. Reid, MLA (Richmond East)  
130 – 8040 Garden City Road  
Richmond, BC  
V6Y 2N9

Dear Honourable Reid:

At its June 2, 2014 public meeting, the Board of Education (Richmond) received a staff report on the remediation of seismic issues at various schools. I have attached a copy of that report and have highlighted those schools in your constituency that have been deemed H1, H2 and H3 schools. The following are the definitions used by the Ministry of Education to determine the seismic ratings of schools.

High 1 (H1): Most vulnerable structure; at highest risk of widespread damage or structural failure; not reparable after event.

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High 3 (H3): Isolated failure of building elements such as walls are expected; building likely not reparable after event.

All three of the High Risk ratings require Structural and non-structural seismic upgrades.

Of the 25 High Risk Schools in Richmond, as reflected on the attached report, the following 7 High Risk schools are within the Richmond East Constituency:

**H1**

Bridge  
Woodward  
Lee  
Whiteside

**H2**

Tomsett  
Mitchell

**H3**

Tait

The Board then passed a resolution requesting staff to provide a strategy and timeline for prioritizing the funding applications to the Ministry of Education to remediate those high seismic risk schools.

**Board of Education:**

Donna Sargent - Chairperson

Eric Yung – Vice Chairperson

Rod Belleza    Kenny Chiu    Norm Goldstein

Debbie Tablotney    Grace Tsang

As you are aware, the Ministry of Education is responsible to fund the cost of seismic mediation in schools and, as the Board is very concerned with the safety of our students and staff, we urge you to support the school district in our application for funding for these seismic remediation projects.

We would like to discuss this item further with you as we prepare our application for funding and will be in touch with you to arrange an appropriate meeting time.

Yours sincerely,



Mrs. Donna Sargent, Chairperson  
On Behalf of the Board of Education (Richmond)

cc: ✓ Trustees  
Mayor and City Councillors  
Director, City Clerk's Office, Richmond  
M. Pamer, Superintendent of Schools  
M. De Mello, Secretary-Treasurer  
C. Mason, Director of Facilities and Planning

**Report to the Board of Education (Richmond)  
Public Agenda****DATE:** May 29, 2014**FROM:** Clive Mason Director of Facilities & Planning**SUBJECT:** Seismic Mitigation Program

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**RECOMMENDATION**

That the Board of Education (Richmond) request Staff to provide a strategy and timeline for prioritizing the funding applications to the Ministry to remediate the high seismic risk schools listed in this report as part of the 5 Year Capital Plan process.

**BACKGROUND**

This report will be the first of a series of periodic updates that are intended to keep parents, staff, the Community and all stakeholders engaged in the remediation decision-making to follow.

The Ministry of Education has committed to the seismic upgrading of Richmond schools since its first seismic risk assessments undertaken in 2004. As a result of this commitment, the Ministry surveyed 38 Richmond schools. Subsequently, between 2005 and 2006 School District 38 applied to the Ministry to fund the repair or replacement of more than 30 schools identified in this survey. From the list of schools on the District's Capital Plans, the Ministry funded the rebuilding of Brighthouse Elementary (2005 to 2011), the repair of Garden City Elementary (2005 to 2011), and the demolition of Old Mitchell Elementary (2006-2010). Steveston Secondary was also identified in this survey and was subsequently closed (2007).

In 2012, the Ministry announced new assessment results and a funding application process developed through the Association of Professional Engineers and Geoscientists (APEGBC). The assessments rated schools from the highest risk priority of High 1 (H1), through to High 2 (H2), and High 3 (H3). Medium risk (M) and Low risk (L) schools were also identified. The Ministry committed to fund the H1 schools first, followed by the H2 Schools, and so forth, and invited school districts to apply for this funding. In the new process, once an application from the District had been received and approved, the Ministry would commit to funding a school's seismic remediation. The 2012 list identified one Richmond school eligible for the District to apply for funding: Gilmore Elementary. In 2013 the Ministry committed to fund Gilmore's seismic remediation.

Because the new assessments had not been reviewed by the School District prior to the 2012 announcement, through APEGBC, the Ministry provided a way to have schools reassessed should there be a questionable difference between the new assessments and the assessments of 2004.

Over the past 18 months, the District has reassessed many Richmond schools and has submitted these to APEGBC and the Ministry for a risk assessment confirmation.



Subject to receiving a letter to confirm the final designations by APEGBC, the following 24 schools (25 including Gilmore) have been evaluated as high seismic risk schools:

**H1 Schools**

*Gilmore (Ministry Supported)*  
*Grauer Elementary*  
*Bridge Elementary*  
*Woodward Elementary*  
*Sea Island Elementary*  
*Lee Elementary*  
*Thompson Elementary*  
*Steves Elementary*  
*Blundell Elementary*  
*Whiteside Elementary*  
*Quilchena Elementary*  
*Cook Elementary*  
*Maple Lane Elementary*  
*Hugh Boyd Secondary*

**H2 Schools**

*McKay Elementary*  
*Kilgour Elementary*  
*Tomsett Elementary*  
*Ferris Elementary*  
*Dixon Elementary*  
*Errington Elementary*  
*Mitchell Elementary*

**H3 Schools**

*Westwind Elementary*  
*Diefenbaker Elementary*  
*Tait Elementary*  
*McKinney Elementary*

Identification of a facility as a high seismic risk school does not mean that the building is structurally unsafe under regular conditions or that the occupants are in imminent danger. It does mean that the facility is at higher risk of structural failure from the shaking effects of an earthquake, and that it may be unusable following a seismic event of significant magnitude. Therefore, given the number of schools that have been identified as high seismic risk, a plan to prioritize remediation work is essential.



Clive Mason, Architect AIBC, LEED AP  
Director of Facilities and Planning



# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

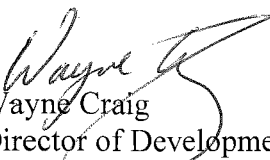
**Date:** June 27, 2014

**File:** RZ 13-644887

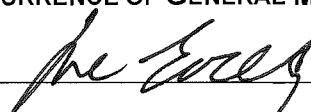
**Re:** Application by Balandra Development Inc. for Rezoning at 8600 and 8620  
No. 2 Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9146, for the rezoning of 8600 and 8620 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:el

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

## **Staff Report**

### **Origin**

Balandra Development Inc. has applied to the City of Richmond for permission to rezone 8600 and 8620 No. 2 Road (Attachment 1) from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of nine (9) townhouse units.

### **Project Description**

The two (2) properties, with a total combined frontage of 43.29 m, are proposed to be consolidated into one (1) development parcel containing a total of nine (9) townhouse units. The proposed density is 0.6 FAR. The layout of the townhouse units is oriented around one driveway providing access to the site from No. 2 Road and a north-south drive aisle providing access to the unit garages. The amenity area is situated in a central open courtyard at the rear of the site. A total of four (4) brownstone-style buildings are proposed: a triplex and a duplex with two (2) levels of habitable space plus inhabitable dormers in the roof structures, fronting No. 2 Road; and two (2) 2½-storey duplexes along the rear yard interface with single-family housing to the east. While the proposed rear yard setback complies with the Townhouse Development Requirements under the Arterial Road Policy and exceeds the RTL4 zoning bylaw requirements, a front yard setback variance is being requested. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

To the North: Single-family homes on large lots zoned “Single Detached (RS1/E)” and under Land Use Contract (LUC141); and then two (2) newer homes on compact lots with lane access, zoned “Compact Single Detached (RC1)”, at the corner of Danube Road and No. 2 Road.

To the South: Single-family homes on large lots zoned “Single Detached (RS1/E)”; and then a 10 unit two-storey townhouse development on a lot zoned “Low Density Townhouses (RTL1)” at the corner of Francis Road and No. 2 Road.

To the East: Single-family homes on smaller lots under Land Use Contract (LUC141), fronting Delaware Road.

To the West: Across No. 2 Road, a mix of single-family homes on larger and smaller lots zoned “Single Detached (RS1/E)” and a duplex on a lot zoned “Two-Unit Dwellings (RD2)” with accesses to No. 2 Road as well as newly developed dwellings with lane accesses on lots zoned “Coach Houses (RCH)”.

## **Related Policies & Studies**

### Arterial Road Policy

The Arterial Road Policy in the 2041 OCP, Bylaw 9000, directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Town House Development” on the Arterial Road Development Map and meets most of the Townhouse Development Requirements under the Arterial Road Policy. However, the subject site has a lot frontage of 43.29 m which does not meet the minimum frontage requirement of 50 m for townhouse development on major arterial road such as No. 2 Road.

The applicant has been advised of the Townhouse Development Requirements and has been requested to acquire adjacent properties along No. 2 Road to create a larger land assembly that meets the guidelines related to minimum frontage. The applicant advised staff in writing that they have made attempts to acquire adjacent properties but the neighbouring property owners are not interested in selling their properties. This issue will be further discussed under the “Analysis” section below.

### Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any road that is adjacent to the parcel is required prior to rezoning bylaw adoption.

### Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City’s Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$2.00 per buildable square foot as per the Strategy; for a contribution of \$25,608.60.

### Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City’s Public Art fund. The amount of the contribution would be \$9,859.31.

## **Public Input**

The applicant has forwarded confirmation that a development sign has been posted on the site. Due to the mid-block location and the non-conforming site frontage, the applicant has met with adjacent property owners to seek input on the project. The applicant approached owners of 12 properties located adjacent to and across the street (No. 2 Road) from the development site. They have successfully met with the owners of two (2) of the properties and presented them with the proposed architectural renderings. Owners at 8611 Delaware Road received the information but did not provide any comments. Owners of 8651 Delaware Road voiced their concerns to the proposal and have subsequently submitted a letter to the City (Attachment 4) opposing the

proposed rezoning application. No response was received from the owners of the other 10 properties.

A list of concerns raised by the neighbouring residents is provided below, along with developer's responses in *italics*:

1. Loss of privacy and sunlight.

*The second floor of the rear units will be set back 6.0 m from the rear (east) property line; which is similar to the setback required from single-family homes. No window facing the rear yard will be proposed on the top floor of the rear units.*

*A shadow study (Attachment 5) demonstrates that the proposed buildings will not cast any shadow over on the neighbouring back yards to the east.*

2. Non compliance with zoning requirements.

*This is referring to the proposed front yard setback variance from 6.0 m to 5.4 m. The Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a larger rear yard setback is deemed necessary, provided that there is an appropriate interface with neighbouring properties. The proposed rear yard setbacks at 4.5 m to ground floor and 6.0 m to the second floor exceed the zoning requirement of 3.0 m under the "Low Density Townhouses (RTL4)" zone.*

3. The project is far too big for the lots.

*The project density at 0.60 FAR is on the low end of the expected density range for townhouse developments under the Arterial Road Policy in the OCP.*

4. Prefer to see duplex units at same height as the surrounding houses.

*Duplex units are proposed along the rear yard interface with single-family housing. The maximum building height of single family dwelling is 9.0 m. The proposed building height of the duplex unit along the rear property line is 10.65 m. Staff will work with the developer to develop options in order to bring the overall building height down, during the Development Permit process.*

5. Prefer to see a cedar hedge along the common property line.

*The developer has agreed to provide a minimum 2.75 m (9 ft.) tall hedge to address overlook concerns and provide screening.*

## **Staff Comments**

### **Tree Retention and Replacement**

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

- 15 trees are identified on-site and all of these trees are low value fruit trees (i.e., Fig, Apple, Pear and Plum trees). Nine (9) of these trees are suitable for retention but are in conflict with the building envelope; five (5) of these trees are unsuitable for retention due to structural defects.



- One multi-branching fig tree was recommended for retention in the Arborist report; however, a site assessment noted there will be a required 1m (minimum) raising of existing grades around the tree to meet the Flood Protection bylaw requirements. Due to the low value nature of this tree and impact of raising the site grade, it is recommended that this tree be removed and replaced at 2:1 ratio.

A Tree Management Plan can be found in Attachment 6.

### *Tree Replacement*

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 32 replacement trees are required for the removal of 16 trees. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 23 new trees on-site; size and species of replacement trees and overall landscape design will be reviewed in detail at the Development Permit stage. The applicant has agreed to provide a voluntary contribution of \$4,500 to the City's Tree Compensation Fund in lieu of planting the remaining nine (9) replacement trees should they not be accommodated on the site.

### *Tree Protection*

Two (2) cedar hedge rows located along the east and south property line are identified for retention. Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the hedge rows along the east and south property line will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage to ensure that these hedges will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected hedge rows survived the construction, is reviewed by staff.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$16,000 to ensure the replacement planting will be provided.

### Site Servicing and Frontage Improvements

No capacity analysis and service upgrades are required. Prior to final rezoning bylaw adoption, the developer is required to:

- Consolidate the two (2) lots into one (1) development parcel;
- Replace the existing Sanitary SRW along the east property line (due to sub-standard dimensions and configurations) with a new 3.0 m wide SRW along the entire east property line of the development site; and

- Grant a 0.17 m Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) along the entire frontage on No. 2 Road for frontage improvement works (i.e., a 1.5 m sidewalk and 1.5 m boulevard).

Prior to issuance of a Building Permit, the developer is required to:

- Enter into the City's standard Servicing Agreement for the design and construction of frontage improvements and service connections (see Attachment 7 for details); and
- Pay DCC's (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.

#### Vehicle Access

One (1) driveway from No. 2 Road is proposed. The long-term objective is for the driveway access established on No. 2 Road to be utilized by adjacent properties to the north and south if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed driveway and the internal manoeuvring aisle will be secured as a condition of rezoning.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$9,000 as per the Official Community Plan (OCP) and Council Policy.

#### Outdoor Amenity Space

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m<sup>2</sup> per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

#### Sustainability Features

The applicant has committed to achieving an EnerGuide rating of 82 and providing pre-ducting for solar hot water for the proposed development. City staff in the Sustainability Division has identified that the commitment to achieve an EnerGuide rating of 82 for the proposed development yields the following approximate per unit estimates of annual energy and greenhouse gas (GHG) savings (based on median amounts and averaged electric and natural gas units):

- Annual energy savings: 8.6 GJ (2,400 kWh) or 15% of annual energy costs; and
- Annual GHG savings: 0.20 tonnes of CO<sub>2</sub> emissions.

The details of construction requirements needed to achieve the rating will be resolved as part of the Development Permit Application review process.

## Analysis

### Official Community Plan (OCP) Compliance

The proposed development is generally consistent with the Neighbourhood Residential land use designation in the 2041 OCP and satisfies the OCP location criteria and development requirements for arterial road townhouse developments. The frontage of the development site is 43.29 m, which does not comply with the minimum frontage requirement of 50.0 m on a major arterial road. In support to the application, the applicant has developed a concept plan showing how the rest of the block could be redeveloped (on file).

Staff support the proposed development based on the following:

- The subject site is specifically identified for townhouse development in the Official Community Plan (OCP).
- The subject proposal is not the first townhouse development on the block as townhouses already exist at the corner of No. 2 Road and Francis Road.
- The adjacent property owners are not interested in redeveloping their properties at this time.
- The subject proposal will not restrict future development of lands to the north or south of the subject site.
- A Public Rights of Passage (PROP) Statutory Right of Way (SRW) on the subject site will be secured to provide vehicle access to future developments to the north and south along No. 2 Road.
- The project density at 0.60 FAR is within the density range for townhouse developments under the Arterial Road Policy in the OCP.
- The streetscape and rhythm created by the proposal (i.e., duplex and triplex along No. 2 Road) respect existing developments along both sides of No. 2 Road.

### Requested Variances

The proposed development is generally in compliance with the Low Density Townhouses (RTL4) zone. Based on the review of the current site plan for the project, the following variances are being requested:

1. Reduce the minimum lot width on major arterial road from 50.0 m to 43.29 m.  
*Staff support the proposed variances based on the discussion above in the OCP Compliance section.*
2. Reduce the front yard setback from 6.0 m to 5.4 m.  
*The Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a larger rear yard setback is deemed necessary, provided that there is an appropriate interface with neighbouring properties. The proposed rear yard setbacks at 4.5 m to ground floor and 6.0 m to the second floor exceed the zoning requirement of 3.0 m under the "Low Density Townhouses (RTL4)" zone. This variance will be*

*reviewed in the context of the required PROP SRW along the No. 2 Road frontage, at the Development Permit stage.*

3. Replace seven (7) standard residential parking stalls with small car stalls, one (1) in each of the side-by-side double car garages.

*Current Zoning Bylaw only allows small car parking stalls when more than 31 parking stalls are proposed on site. Transportation staff support the proposed variances to allow one (1) small car stall in each of the side-by-side double car garages.*

The variances above will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

#### Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the proposed development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined in relation to the site:

- Compliance with Development Permit Guidelines for multiple-family projects contained in Section 14 of the 2041 Official Community Plan Bylaw 9000.
- Building form and architectural character:
  - Refine the proposed brownstone style row house character; while staff appreciate new design languages being introduced to Richmond, how the proposed design complements the existing surrounding developments and how the design complies with the Development Permit Design Guidelines in the OCP should be clearly identified.
  - While the proposed street fronting buildings are 2-storey plus dormers with no habitable space, in the roof structures, the buildings appear to be 3-storeys in height. Massing and articulation should be further developed to reduce the apparent building height at the edges of the site adjacent to existing single-family developments.
  - Revisit the design and apparent height of the duplex buildings along the rear property line. The massing of these duplex buildings should complement the adjacent small single family homes. While the proposed 3<sup>rd</sup> floor is contained within the main roof slope, the proposed building height is taller than the typical height of similar buildings in other arterial road townhouse developments; impact created by the extra half storey will be further examined.
- Installation of suitable hedging material along the east property line in order to provide a minimum 2.75 m (9 ft.) tall vertical screening to address overlook concerns.
- Site grading requirements to ensure the survival of protected trees.
- Landscaping design and enhancement of the outdoor amenity area.
- Opportunities to maximize permeable surface areas and better articulate hard surface treatment.

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

**Financial Impact or Economic Impact**

None.

**Conclusion**

The proposed nine (9) unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the Arterial Road Policy area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 7, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9146 be introduced and given first reading.



Edwin Lee  
Planning Technician-Design

EL:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Letter Received
- Attachment 5: Shadow Study
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



RD1

RS1/B

RD2

NO-2 RD

141

**PROPOSED REZONING**

ASY

RTL1

RS1/C

RS1/E

RS1/C

FRANCIS RD

RD1

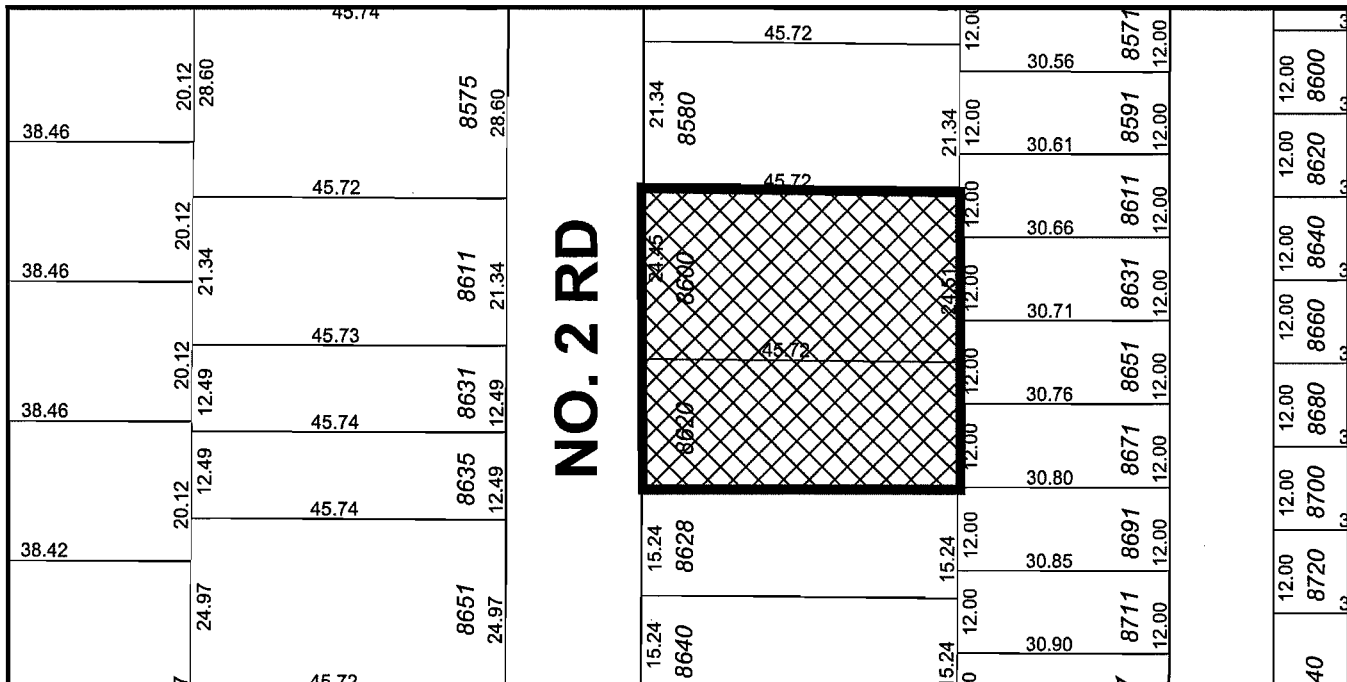
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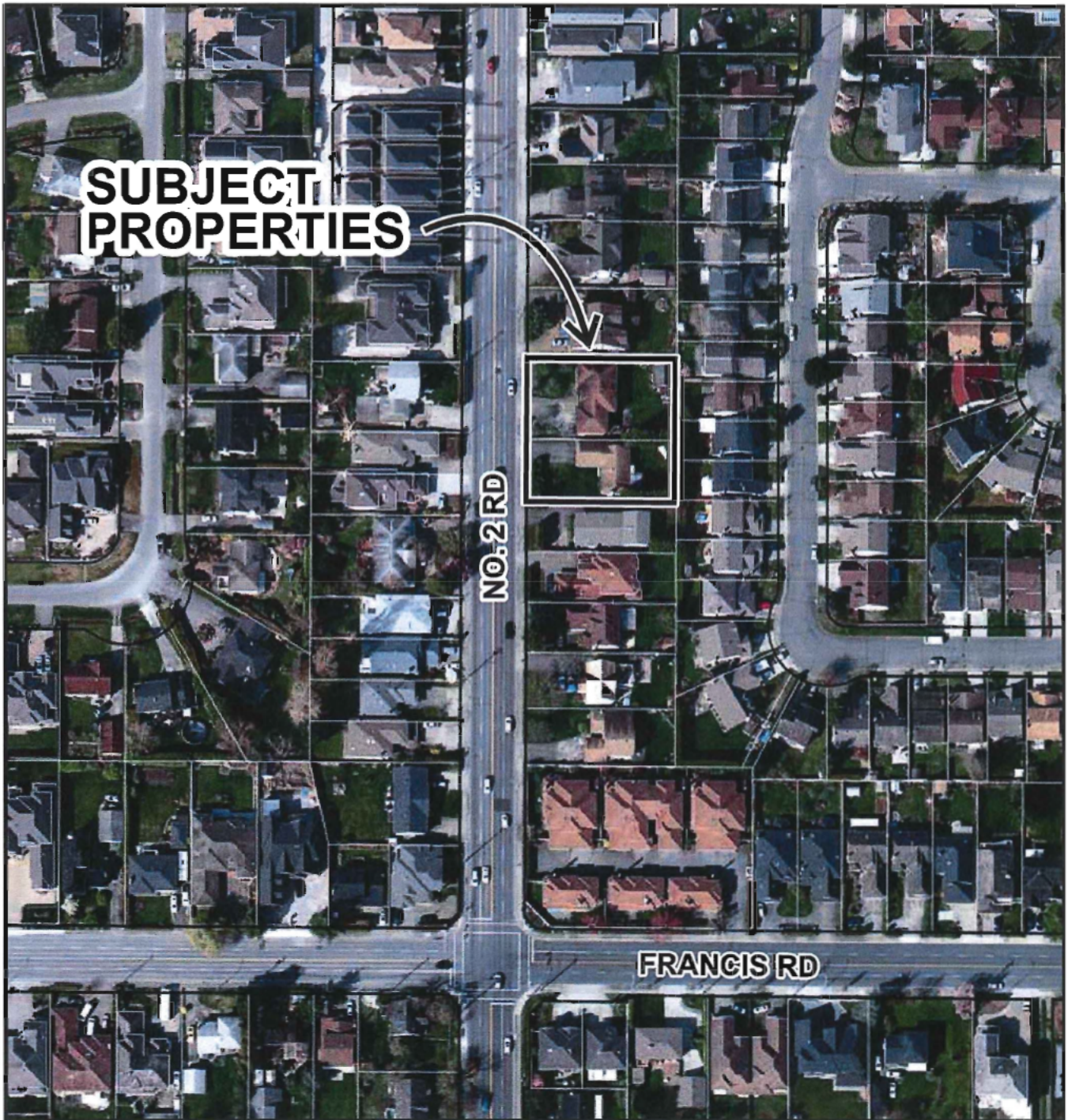
RS1/J



Note: Dimensions are in METRES



City of  
Richmond



RZ 13-644887

Original Date: 06/11/14

Revision Date:

Note: Dimensions are in METRES





- PROVISION OF ACCESSIBILITY FEATURES  
'AGING-IN-PLACE' REQUIREMENTS  
ON ALL UNITS.**
- Entry door minimum 885 mm clear opening (3'0" weight clear space)
  - Hallways minimum 900 mm width
  - Door from garage to living area minimum 2'-11"
  - Stairs to be wheelchair accessible
  - Blocking in bathroom for installation of grab-bars (toilet, tub and shower)
  - Provision of lever door handles
  - One window must be operable in the living room with a window blind that can be opened with a single hand in one bedroom

**BALAND A**  
Balandi Developments Inc.  
100-2222 DUNDAS ST. W. #100  
MISSISSAUGA, ONT. L4X 1L3

**AMHERST LANE**  
8100 NO. 2 ROAD

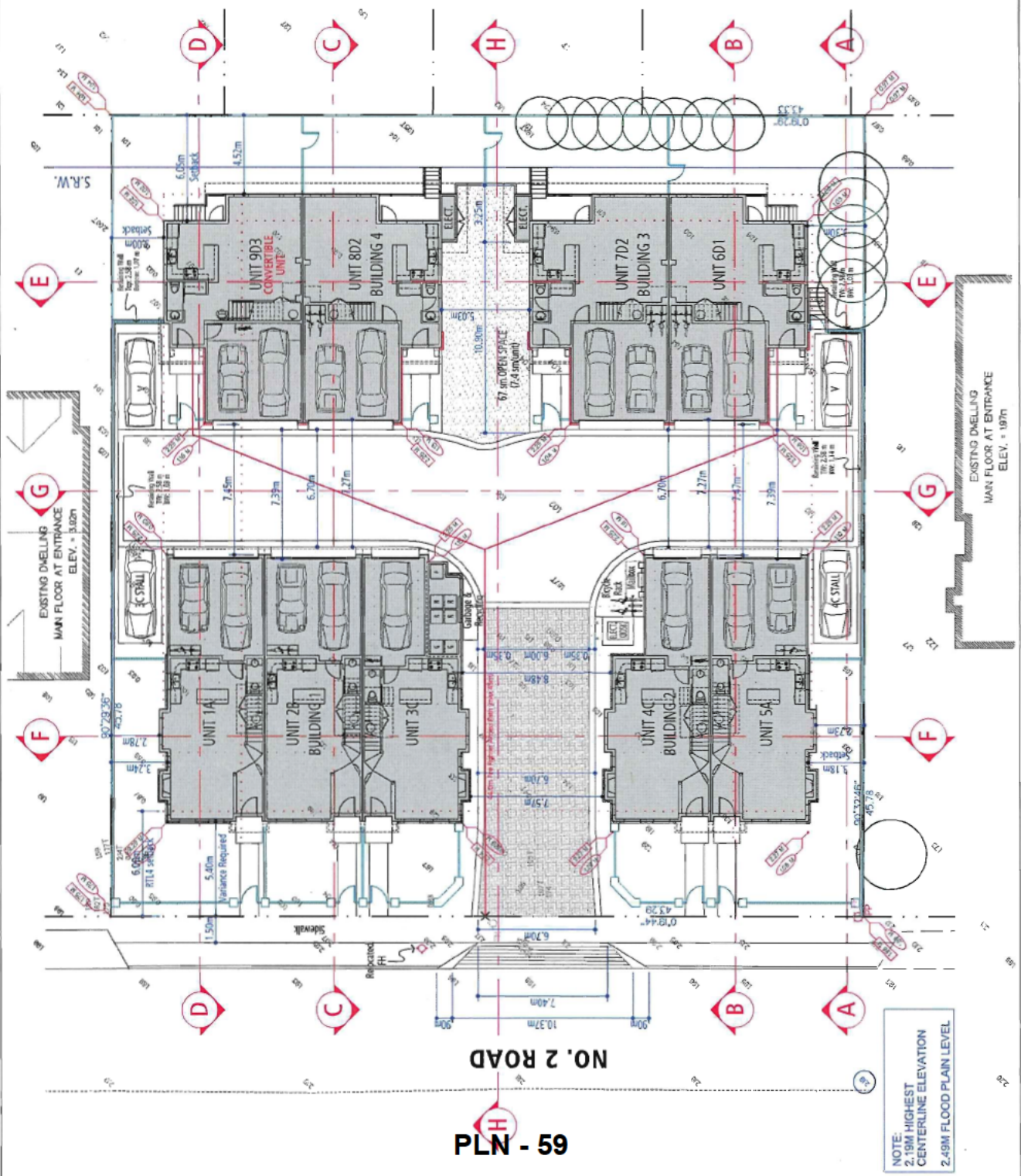
**SITE PLAN**  
SCALE 1/8" = 1'-0"

JUNE 12, 2014

**FOUGERE**  
architecture inc.  
SUITE 100, 1000-100 AUBURN AVE. #100  
MISSISSAUGA, ONT. L4X 1L3  
Tel: (905) 876-1111  
Fax: (905) 876-1112  
www.fougerearchitecture.com

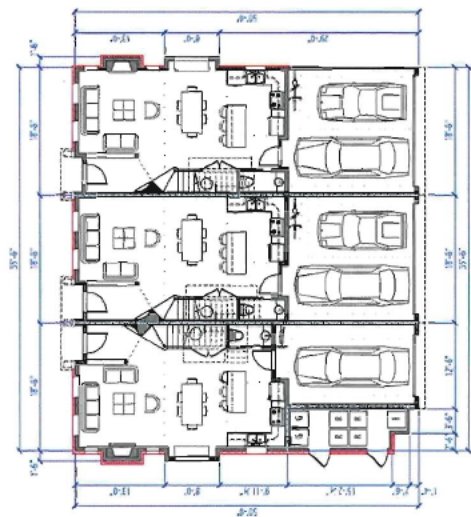
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ATTACHMENT 2





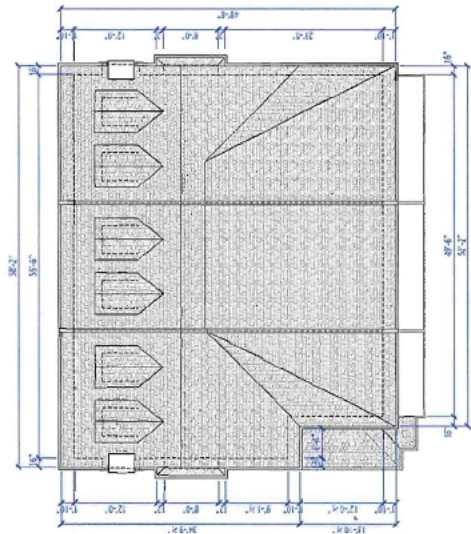




GROUND FLOOR



UPPER FLOOR



ROOF PLAN



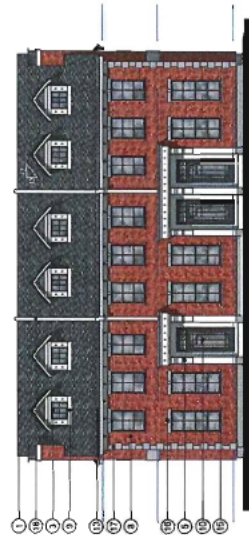
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

**EXTERIOR FINISHES SCHEDULE**

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**PROVISION OF ACCESSIBILITY FEATURES**

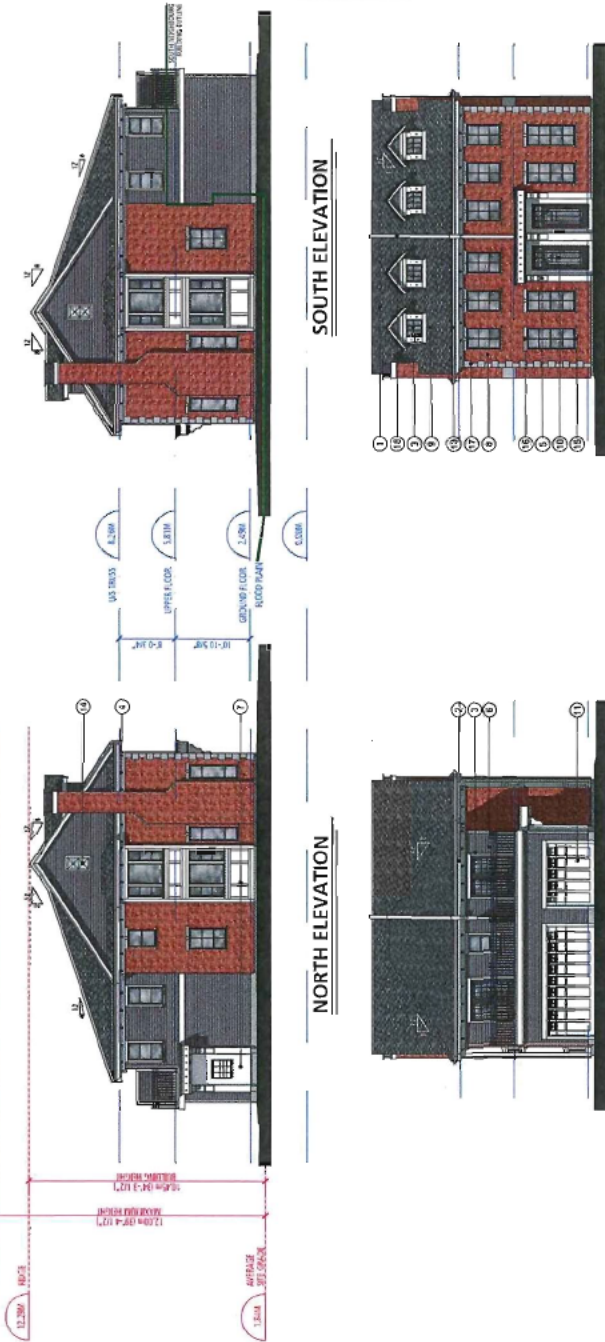
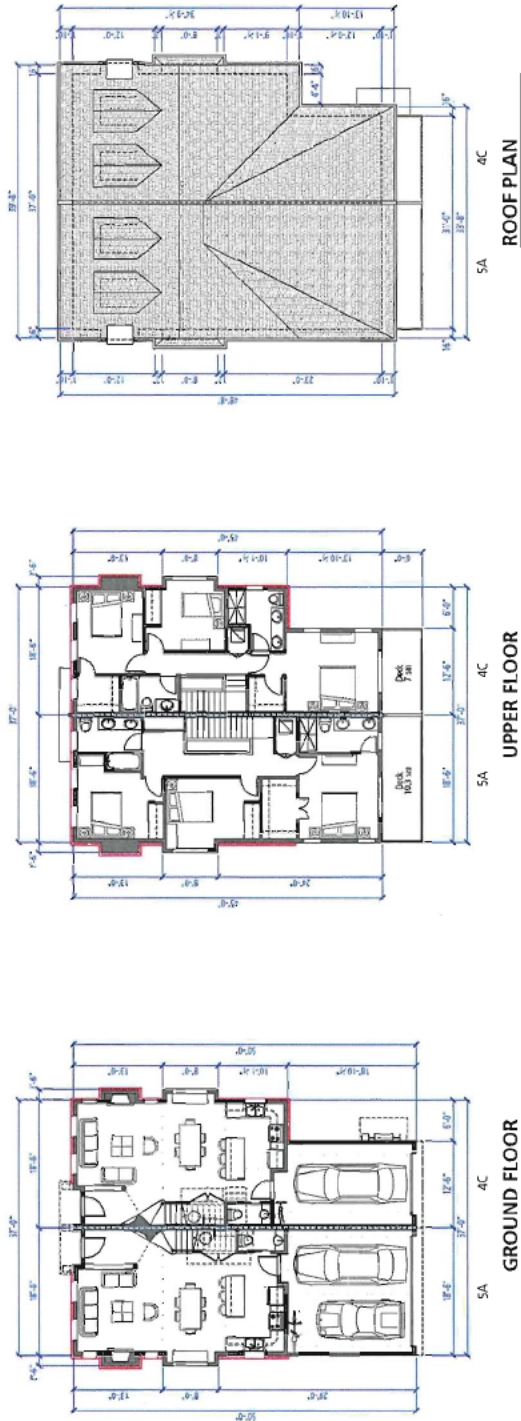
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97	ENTRY
98	ENTRY
99	ENTRY
100	ENTRY

**BALANDRA**  
BALANDRA DEVELOPMENTS INC.  
AMHERST LANE  
BROAD ST. 2 ROAD

**BUILDING 1**  
SCALE 1/8" = 1'-0"

**FOUGERE**  
architecture inc.  
200-2000 QUEBEC ST. #200  
MONTREAL, QC H3K 2W7  
514-871-2007  
fougere@fougere.ca

PLAN#04



- EXTERIOR FINISHES SCHEDULE**
1. ROOFING - Asphalt/Flt Shingles - Gable Ends
  2. ROOFING - Asphalt/Flt Shingles - Main Roof
  3. ROOFING - Asphalt/Flt Shingles - Dormer Roof
  4. ROOFING - Asphalt/Flt Shingles - Porch Roof
  5. ROOFING - Asphalt/Flt Shingles - Deck Roof
  6. ROOFING - Asphalt/Flt Shingles - Siding
  7. ROOFING - Asphalt/Flt Shingles - Siding
  8. ROOFING - Asphalt/Flt Shingles - Siding
  9. ROOFING - Asphalt/Flt Shingles - Siding
  10. ROOFING - Asphalt/Flt Shingles - Siding
  11. ROOFING - Asphalt/Flt Shingles - Siding
  12. ROOFING - Asphalt/Flt Shingles - Siding
  13. ROOFING - Asphalt/Flt Shingles - Siding
  14. ROOFING - Asphalt/Flt Shingles - Siding
  15. ROOFING - Asphalt/Flt Shingles - Siding
  16. ROOFING - Asphalt/Flt Shingles - Siding
  17. ROOFING - Asphalt/Flt Shingles - Siding
  18. ROOFING - Asphalt/Flt Shingles - Siding
  19. ROOFING - Asphalt/Flt Shingles - Siding
  20. ROOFING - Asphalt/Flt Shingles - Siding
- PROVISION OF ACCESSIBILITY FEATURES**
- ALL ACCESSIBLE FEATURES SHALL BE PROVIDED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

**BALAND A**

Baland Development Inc.

**AMHERST LANE**

5000 N° 2 ROAD

**BUILDING 2**

SCALE 1/8" = 1'-0"

0 5' 15' 25'

JUNE 02, 2014

**FOUGERE**

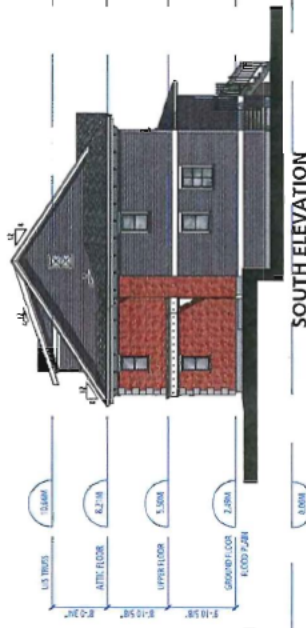
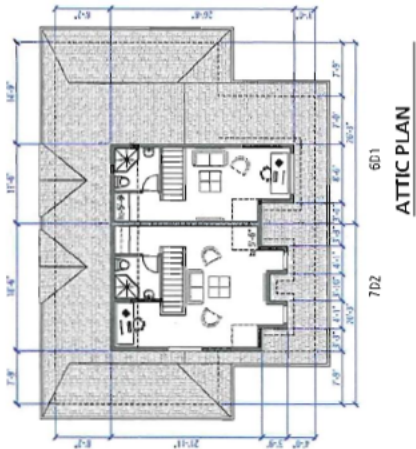
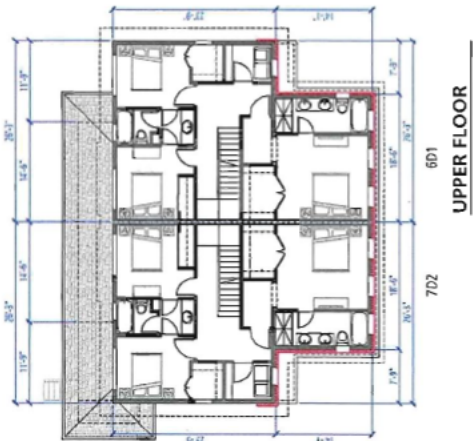
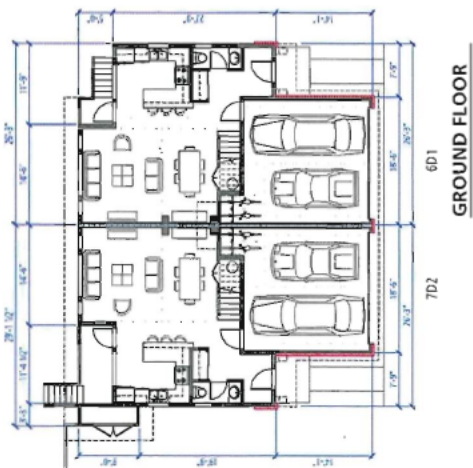
architecture inc.

280-285 Queen St. W. #1014 • TEL: 416-778-2800

MISSISSAUGA, ON L4V 1A5 • FAX: 416-778-2801

**PLAN#05**





**EXTERIOR FINISHES SCHEDULE**

ITEM	DESCRIPTION	FINISH
1	ROOFING	Asph/Flt Shingles - GAF Timberline HD
2	ROOFING	Asph/Flt Shingles - GAF Timberline HD
3	ROOFING	Asph/Flt Shingles - GAF Timberline HD
4	ROOFING	Asph/Flt Shingles - GAF Timberline HD
5	ROOFING	Asph/Flt Shingles - GAF Timberline HD
6	ROOFING	Asph/Flt Shingles - GAF Timberline HD
7	ROOFING	Asph/Flt Shingles - GAF Timberline HD
8	ROOFING	Asph/Flt Shingles - GAF Timberline HD
9	ROOFING	Asph/Flt Shingles - GAF Timberline HD
10	ROOFING	Asph/Flt Shingles - GAF Timberline HD
11	ROOFING	Asph/Flt Shingles - GAF Timberline HD
12	ROOFING	Asph/Flt Shingles - GAF Timberline HD
13	ROOFING	Asph/Flt Shingles - GAF Timberline HD
14	ROOFING	Asph/Flt Shingles - GAF Timberline HD
15	ROOFING	Asph/Flt Shingles - GAF Timberline HD
16	ROOFING	Asph/Flt Shingles - GAF Timberline HD
17	ROOFING	Asph/Flt Shingles - GAF Timberline HD
18	ROOFING	Asph/Flt Shingles - GAF Timberline HD
19	ROOFING	Asph/Flt Shingles - GAF Timberline HD
20	ROOFING	Asph/Flt Shingles - GAF Timberline HD
21	ROOFING	Asph/Flt Shingles - GAF Timberline HD
22	ROOFING	Asph/Flt Shingles - GAF Timberline HD
23	ROOFING	Asph/Flt Shingles - GAF Timberline HD
24	ROOFING	Asph/Flt Shingles - GAF Timberline HD
25	ROOFING	Asph/Flt Shingles - GAF Timberline HD
26	ROOFING	Asph/Flt Shingles - GAF Timberline HD
27	ROOFING	Asph/Flt Shingles - GAF Timberline HD
28	ROOFING	Asph/Flt Shingles - GAF Timberline HD
29	ROOFING	Asph/Flt Shingles - GAF Timberline HD
30	ROOFING	Asph/Flt Shingles - GAF Timberline HD

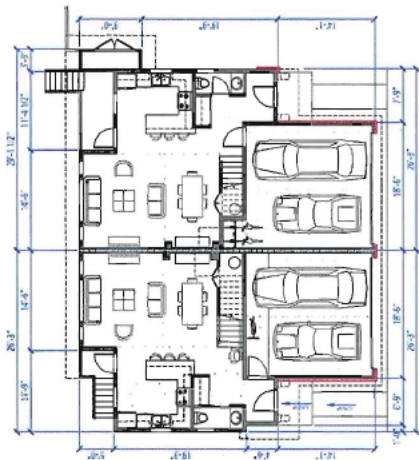
**PROVISION OF ACCESSIBILITY FEATURES ON ALL UNITS**

ITEM	DESCRIPTION	FINISH
1	ROOFING	Asph/Flt Shingles - GAF Timberline HD
2	ROOFING	Asph/Flt Shingles - GAF Timberline HD
3	ROOFING	Asph/Flt Shingles - GAF Timberline HD
4	ROOFING	Asph/Flt Shingles - GAF Timberline HD
5	ROOFING	Asph/Flt Shingles - GAF Timberline HD
6	ROOFING	Asph/Flt Shingles - GAF Timberline HD
7	ROOFING	Asph/Flt Shingles - GAF Timberline HD
8	ROOFING	Asph/Flt Shingles - GAF Timberline HD
9	ROOFING	Asph/Flt Shingles - GAF Timberline HD
10	ROOFING	Asph/Flt Shingles - GAF Timberline HD
11	ROOFING	Asph/Flt Shingles - GAF Timberline HD
12	ROOFING	Asph/Flt Shingles - GAF Timberline HD
13	ROOFING	Asph/Flt Shingles - GAF Timberline HD
14	ROOFING	Asph/Flt Shingles - GAF Timberline HD
15	ROOFING	Asph/Flt Shingles - GAF Timberline HD
16	ROOFING	Asph/Flt Shingles - GAF Timberline HD
17	ROOFING	Asph/Flt Shingles - GAF Timberline HD
18	ROOFING	Asph/Flt Shingles - GAF Timberline HD
19	ROOFING	Asph/Flt Shingles - GAF Timberline HD
20	ROOFING	Asph/Flt Shingles - GAF Timberline HD
21	ROOFING	Asph/Flt Shingles - GAF Timberline HD
22	ROOFING	Asph/Flt Shingles - GAF Timberline HD
23	ROOFING	Asph/Flt Shingles - GAF Timberline HD
24	ROOFING	Asph/Flt Shingles - GAF Timberline HD
25	ROOFING	Asph/Flt Shingles - GAF Timberline HD
26	ROOFING	Asph/Flt Shingles - GAF Timberline HD
27	ROOFING	Asph/Flt Shingles - GAF Timberline HD
28	ROOFING	Asph/Flt Shingles - GAF Timberline HD
29	ROOFING	Asph/Flt Shingles - GAF Timberline HD
30	ROOFING	Asph/Flt Shingles - GAF Timberline HD

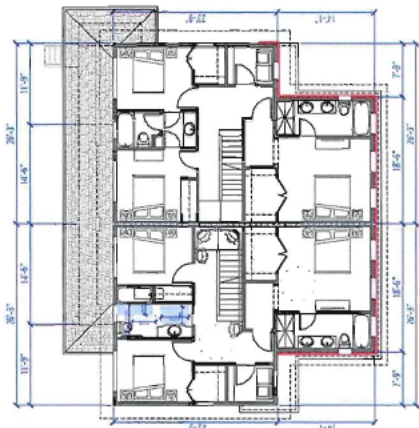
**BALANDRA**  
Buildings Development Inc.  
AMHERST LANE  
8000 N 2 ROAD

**BUILDING 3**  
SCALE 1/8" = 1'-0"  
JUNE 02, 2014  
**FOUGERE**  
architecture inc.  
1000 COLLEGE AVE. #100  
WILLOWDALE, ONTARIO  
M2H 1A7  
416-491-1111  
WWW.FOUGEREARCHITECTURE.COM

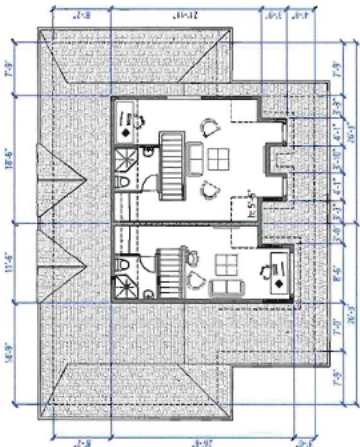
PLAN#06



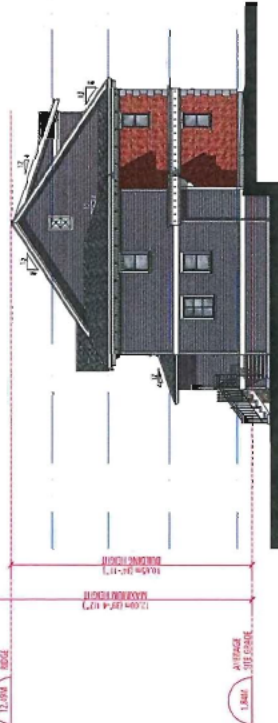
GROUND FLOOR



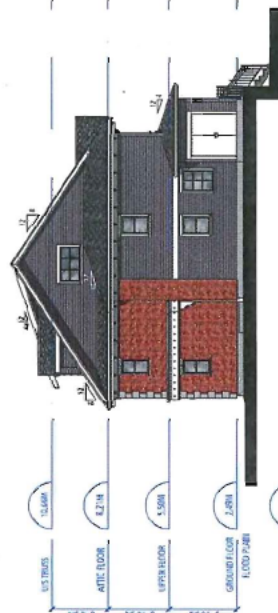
UPPER FLOOR



ATTIC PLAN



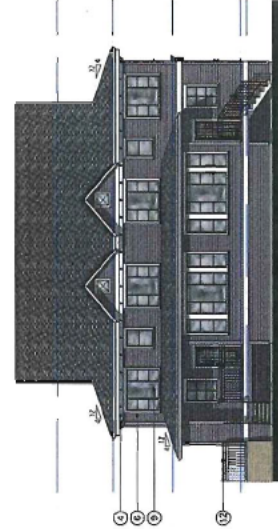
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

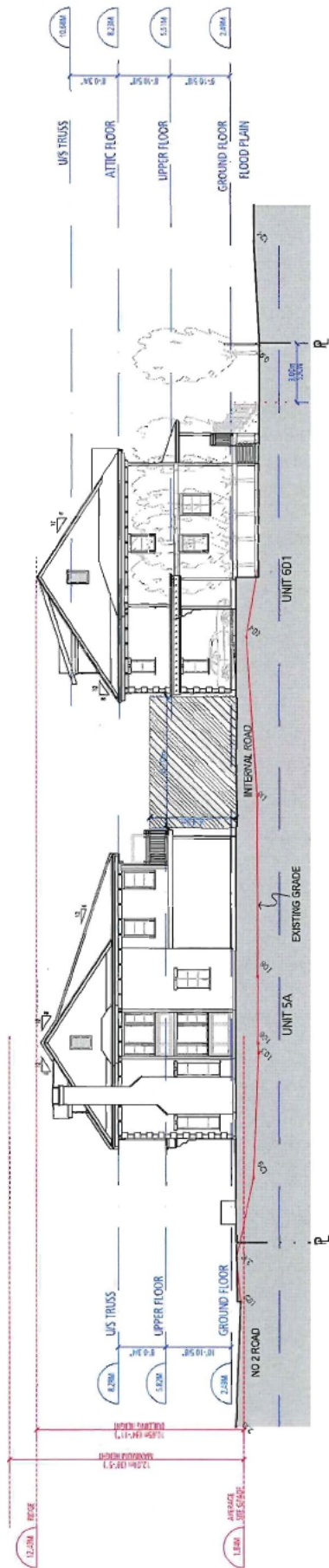
**EXTERIOR FINISHES SCHEDULE**

ITEM	FINISH	NOTES
1	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
2	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
3	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
4	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
5	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
6	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
7	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
8	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
9	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
10	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
11	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
12	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
13	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
14	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
15	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
16	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
17	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
18	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
19	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY
20	WOOD SHAKES	SHEDDING INCLUDES - 2000 SLOTTED GRAY

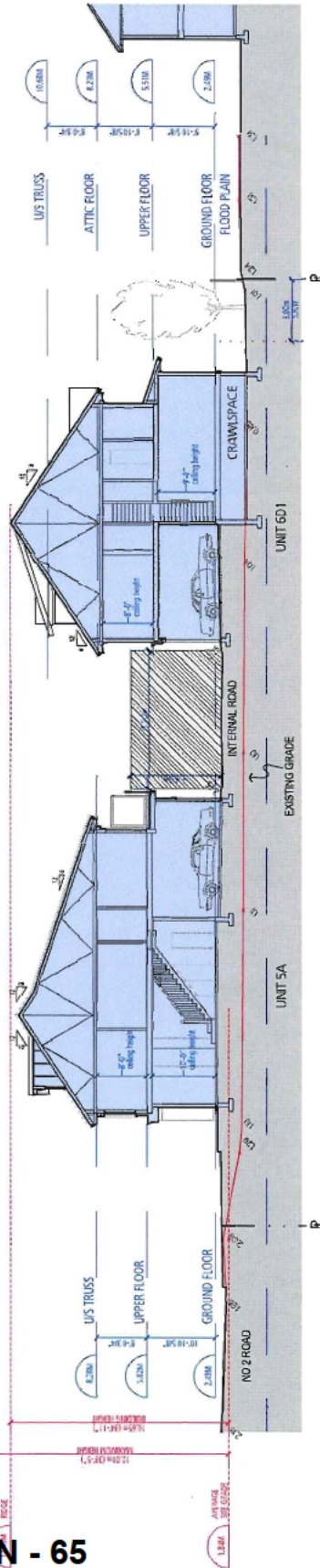
**PROVISION OF ACCESSIBILITY FEATURES ON ALL UNITS**

ITEM	FEATURE	NOTES
1	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
2	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
3	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
4	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
5	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
6	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
7	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
8	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
9	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
10	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
11	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
12	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
13	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
14	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
15	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
16	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
17	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
18	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
19	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING
20	ENTRY RAMP	ENTRY RAMP - MINIMUM 60" WIDE CLEAR OPENING





SECTION A



SECTION B

PLN - 65



Baland A Development, Inc.  
10000 Old Mill Road, Suite 100, Old Mill, VA 22113

AMHERST LANE  
ROAD N° 2 ROAD

SITE SECTIONS  
SCALE 1/8" = 1'-0"



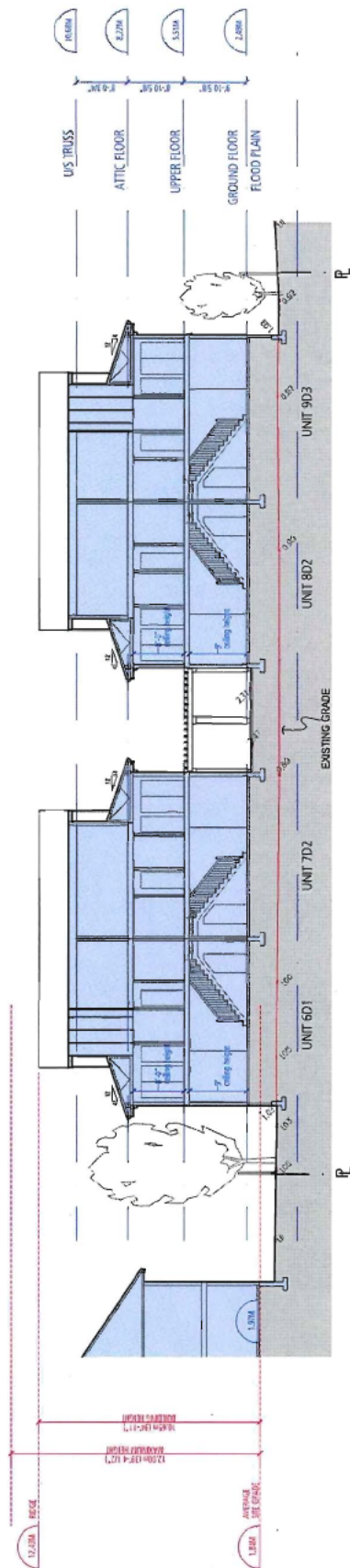
JUNE 02, 2014



FOUGERE architecture inc.  
10000 Old Mill Road, Suite 100, Old Mill, VA 22113  
202-345-0000  
www.fougerearchitecture.com

PLAN#09





SECTION E

PLN - 67



Baland Development Inc.  
1000 N. 2nd St. Suite 200  
Baltimore, MD 21202

AMHURST LANE  
N. 1000 N. 2nd St.

SITE SECTIONS  
SCALE 1/8" = 1'-0"

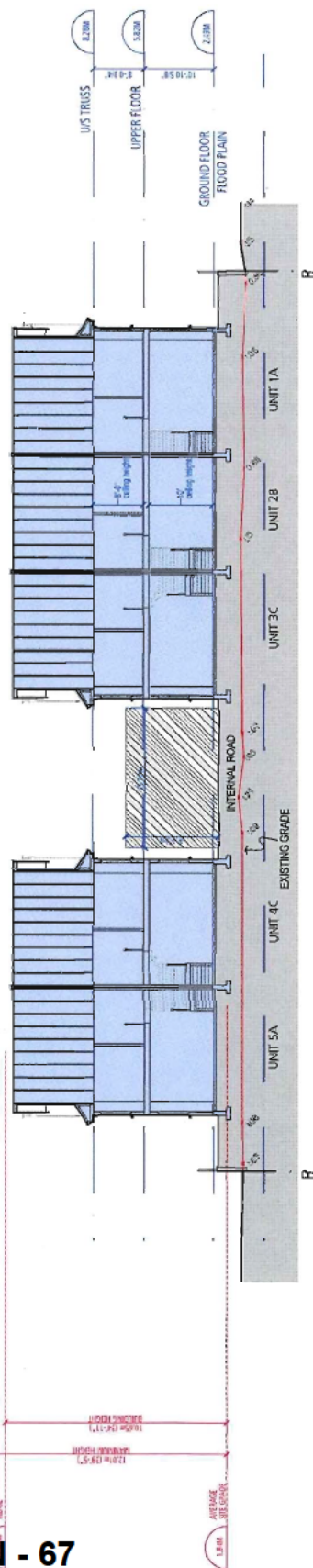


JUNE 02, 2014



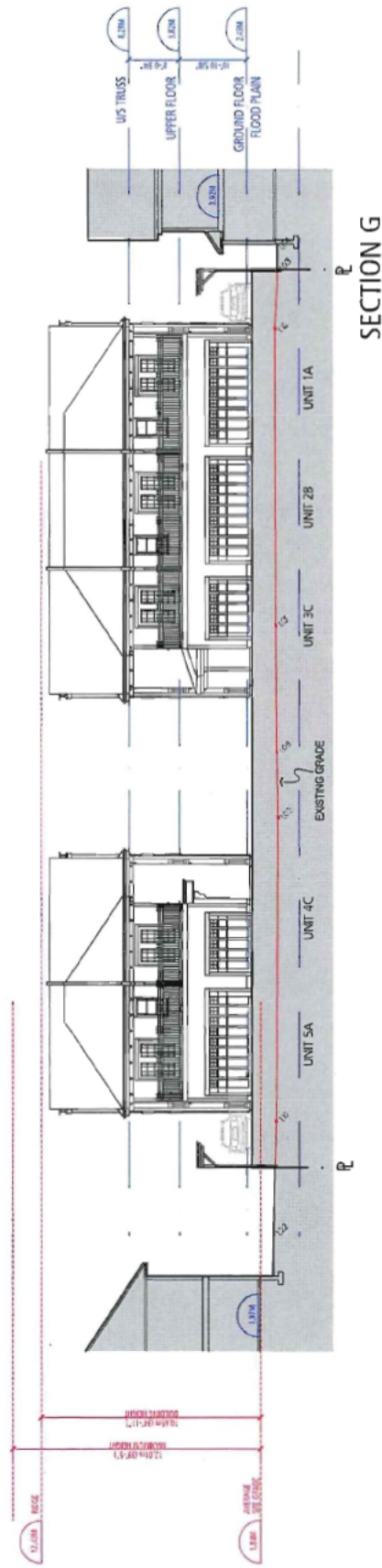
FOUGERE architecture inc.  
1000 N. 2nd St. Suite 200  
Baltimore, MD 21202

PLAN#11



SECTION F





PLN - 68

**BALANDRA**  
BALANDRA DEVELOPMENT INC.  
1000 BROADWAY, SUITE 1000  
AMHERST, ONTARIO L9B 4K1  
AMHERST LANE  
ROOM NO 2 ROAD

**SITE SECTIONS**  
SCALE 1/8" = 1'-0"

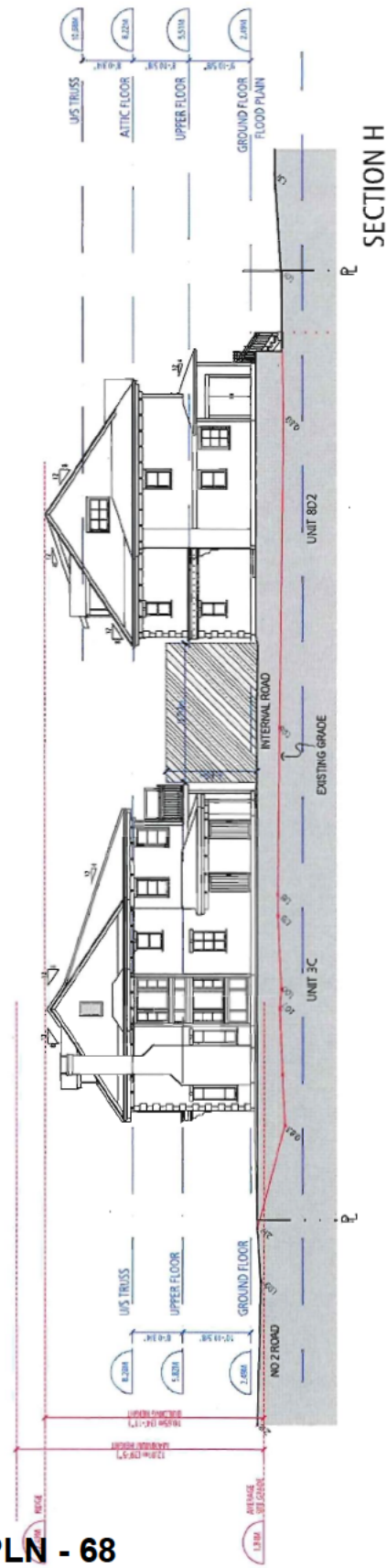


JUNE 02, 2014



1000 BROADWAY, SUITE 1000  
AMHERST, ONTARIO L9B 4K1  
AMHERST LANE  
ROOM NO 2 ROAD  
AMHERST, ONTARIO L9B 4K1  
REGISTRATION NO. 10145

PLAN#12







NO. 2 ROAD



REAR PROPERTY LINE

PLN - 69



Balandra Development Inc.  
100-1010 Blandford St. North York, ON M2N 6P7

AMHERST LANE  
R000 N0 2 ROAD

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



JUNE 02, 2014



FOUGERE  
architecture inc.  
100-1010 Blandford St. North York, ON M2N 6P7  
Tel: (416) 491-1111  
www.fougerearchitecture.com

PLAN#13

Strain	Clonal type	Device	Insert Name
A	16S173	Insert for G8	
B	112513	P6-Insert for G8	
C	314216	P6-Insert for G8	
D	162916	Insert Element	
E	102116	P6-Insert for G8	

Subject: *2nd*

eta

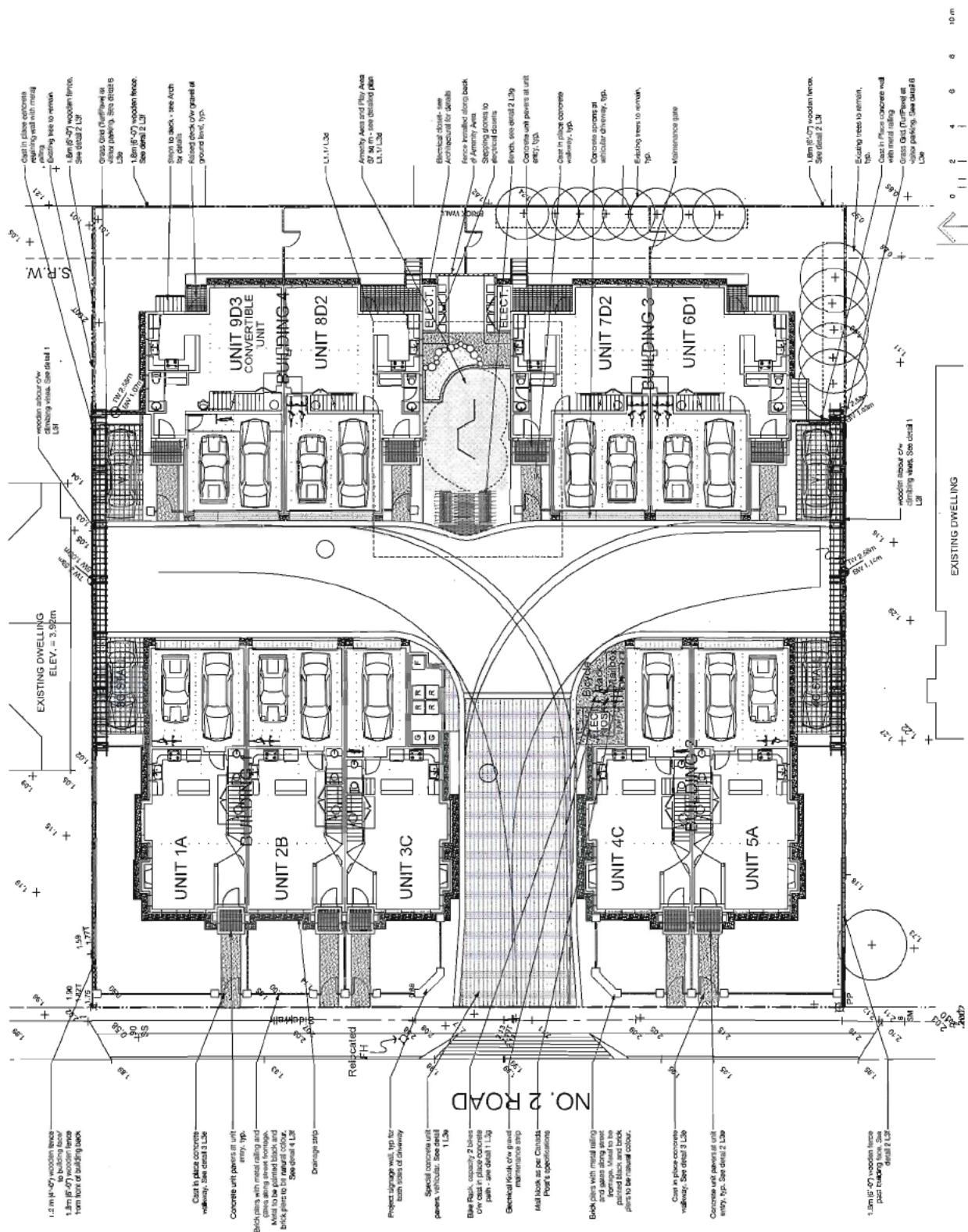
John Wiley and Sons  
Subscription, 605 Third Avenue, New York, NY 10158  
Phone (212) 850-6000  
Fax (212) 850-6048  
E-mail: [subinfo@wiley.com](mailto:subinfo@wiley.com)

Amherst Lane

3600 No. 2 Road  
Richmond, BC

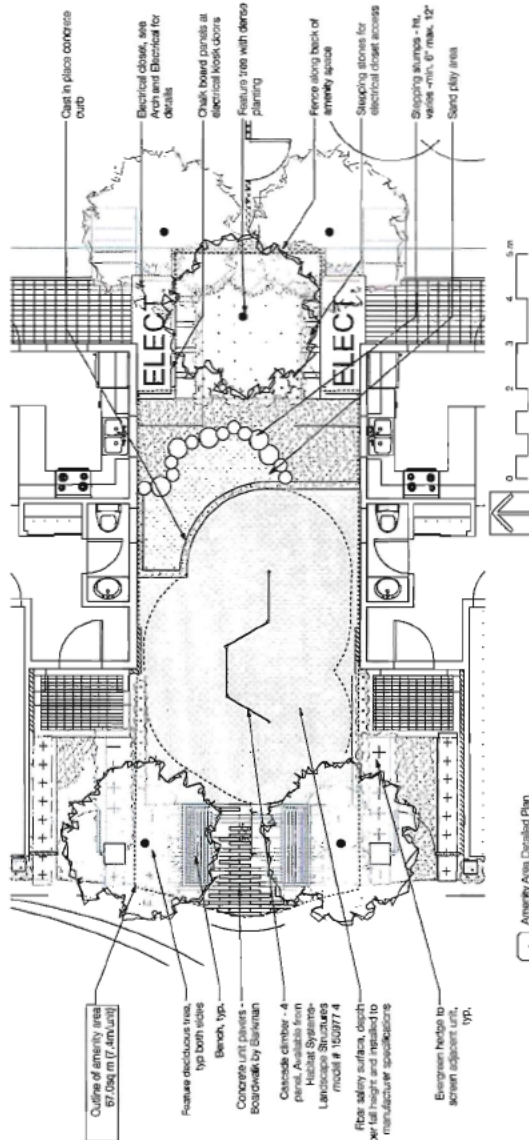
Recovery 7.6%

1

[illegible]







1 Amenity Area Detailed Plan  
Circle 1-50

**PLN - 72**[illegible]

1	CEILING	100	SQ. FT.	1.50	150.00	
2	WALL	200	SQ. FT.	2.00	400.00	
3	FLOOR	100	SQ. FT.	3.00	300.00	
4	DOOR	1	EA	100.00	100.00	
5	WINDOW	2	EA	50.00	100.00	
6	PAINT	100	GA.	1.00	100.00	
7	CEILING	100	SQ. FT.	1.50	150.00	
8	WALL	200	SQ. FT.	2.00	400.00	
9	FLOOR	100	SQ. FT.	3.00	300.00	
10	DOOR	1	EA	100.00	100.00	
11	WINDOW	2	EA	50.00	100.00	
12	PAINT	100	GA.	1.00	100.00	
13	CEILING	100	SQ. FT.	1.50	150.00	
14	WALL	200	SQ. FT.	2.00	400.00	
15	FLOOR	100	SQ. FT.	3.00	300.00	
16	DOOR	1	EA	100.00	100.00	
17	WINDOW	2	EA	50.00	100.00	
18	PAINT	100	GA.	1.00	100.00	
19	CEILING	100	SQ. FT.	1.50	150.00	
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21	FLOOR	100	SQ. FT.	3.00	300.00	
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23	WINDOW	2	EA	50.00	100.00	
24	PAINT	100	GA.	1.00	100.00	
25	CEILING	100	SQ. FT.	1.50	150.00	
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27	FLOOR	100	SQ. FT.	3.00	300.00	
28	DOOR	1	EA	100.00	100.00	
29	WINDOW	2	EA	50.00	100.00	
30	PAINT	100	GA.	1.00	100.00	
31	CEILING	100	SQ. FT.	1.50	150.00	
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33	FLOOR	100	SQ. FT.	3.00	300.00	
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35	WINDOW	2	EA	50.00	100.00	
36	PAINT	100	GA.	1.00	100.00	
37	CEILING	100	SQ. FT.	1.50	150.00	
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39	FLOOR	100	SQ. FT.	3.00	300.00	
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41	WINDOW	2	EA	50.00	100.00	
42	PAINT	100	GA.	1.00	100.00	
43	CEILING	100	SQ. FT.	1.50	150.00	
44	WALL	200	SQ. FT.	2.00	400.00	
45	FLOOR	100	SQ. FT.	3.00	300.00	
46	DOOR	1	EA	100.00	100.00	
47	WINDOW	2	EA	50.00	100.00	
48	PAINT	100	GA.	1.00	100.00	
49	CEILING	100	SQ. FT.	1.50	150.00	
50	WALL	200	SQ. FT.	2.00	400.00	
51	FLOOR	100	SQ. FT.	3.00	300.00	
52	DOOR	1	EA	100.00	100.00	
53	WINDOW	2	EA	50.00	100.00	
54	PAINT	100	GA.	1.00	100.00	
55	CEILING	100	SQ. FT.	1.50	150.00	
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57	FLOOR	100	SQ. FT.	3.00	300.00	
58	DOOR	1	EA	100.00	100.00	
59	WINDOW	2	EA	50.00	100.00	
60	PAINT	100	GA.	1.00	100.00	
61	CEILING	100	SQ. FT.	1.50	150.00	
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63	FLOOR	100	SQ. FT.	3.00	300.00	
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65	WINDOW	2	EA	50.00	100.00	
66	PAINT	100	GA.	1.00	100.00	
67	CEILING	100	SQ. FT.	1.50	150.00	
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69	FLOOR	100	SQ. FT.	3.00	300.00	
70	DOOR	1	EA	100.00	100.00	
71	WINDOW	2	EA	50.00	100.00	
72	PAINT	100	GA.	1.00	100.00	
73	CEILING	100	SQ. FT.	1.50	150.00	
74	WALL	200	SQ. FT.	2.00	400.00	
75	FLOOR	100	SQ. FT.	3.00	300.00	
76	DOOR	1	EA	100.00	100.00	
77	WINDOW	2	EA	50.00	100.00	
78	PAINT	100	GA.	1.00	100.00	
79	CEILING	100	SQ. FT.	1.50	150.00	
80	WALL	200	SQ. FT.	2.00	400.00	
81	FLOOR	100	SQ. FT.	3.00	300.00	
82	DOOR	1	EA	100.00	100.00	
83	WINDOW	2	EA	50.00	100.00	
84	PAINT	100	GA.	1.00	100.00	
85	CEILING	100	SQ. FT.	1.50	150.00	
86	WALL	200	SQ. FT.	2.00	400.00	
87	FLOOR	100	SQ. FT.	3.00	300.00	
88	DOOR	1	EA	100.00	100.00	
89	WINDOW	2	EA	50.00	100.00	
90	PAINT	100	GA.	1.00	100.00	
91	CEILING	100	SQ. FT.	1.50	150.00	
92	WALL	200	SQ. FT.	2.00	400.00	
93	FLOOR	100	SQ. FT.	3.00	300.00	
94	DOOR	1	EA	100.00	100.00	
95	WINDOW	2	EA	50.00	100.00	
96	PAINT	100	GA.	1.00	100.00	
97	CEILING	100	SQ. FT.	1.50	150.00	
98	WALL	200	SQ. FT.	2.00	400.00	
99	FLOOR	100	SQ. FT.	3.00	300.00	
100	DOOR	1	EA	100.00	100.00	
101	WINDOW	2	EA	50.00	100.00	
102	PAINT	100	GA.	1.00	100.00	
103	CEILING	100	SQ. FT.	1.50	150.00	
104	WALL	200	SQ. FT.	2.00	400.00	
105	FLOOR	100	SQ. FT.	3.00	300.00	
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107	WINDOW	2	EA	50.00	100.00	
108	PAINT	100	GA.	1.00	100.00	
109	CEILING	100	SQ. FT.	1.50	150.00	
110	WALL	200	SQ. FT.	2.00	400.00	
111	FLOOR	100	SQ. FT.	3.00	300.00	
112	DOOR	1	EA	100.00	100.00	
113	WINDOW	2	EA	50.00	100.00	
114	PAINT	100	GA.	1.00	100.00	
115	CEILING	100	SQ. FT.	1.50	150.00	
116	WALL	200	SQ. FT.	2.00	400.00	
117	FLOOR	100	SQ. FT.	3.00	300.00	
118	DOOR	1	EA	100.00	100.00	
119	WINDOW	2	EA	50.00	100.00	
120	PAINT	100	GA.	1.00	100.00	
121	CEILING	100	SQ. FT.	1.50	150.00	
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127	CEILING	100	SQ. FT.	1.50	150.00	
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149	WINDOW	2	EA	50.00	100.00	
150	PAINT	100	GA.	1.00	100.00	
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155	WINDOW	2	EA	50.00	100.00	
156	PAINT	100	GA.	1.00	100.00	
157	CEILING	100	SQ. FT.	1.50	150.00	
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161	WINDOW	2	EA	50.00	100.00	
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185	WINDOW	2	EA	50.00	100.00	
186	PAINT	100	GA.	1.00	100.00	
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197	WINDOW	2	EA	50.00	100.00	
198	PAINT	100	GA.	1.00	100.00	
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203	WINDOW	2	EA	50.00	100.00	
204	PAINT	100	GA.	1.00	100.00	
205	CEILING	100	SQ. FT.	1.50	150.00	
206	WALL	200	SQ. FT.	2.00	400.00	
207	FLOOR	100	SQ. FT.	3.00	300.00	
208	DOOR	1	EA	100.00	100.00	
209	WINDOW	2	EA	50.00	100.00	
210	PAINT	100	GA.	1.00	100.00	
211	CEILING	100	SQ. FT.	1.50	150.00	
212	WALL	200	SQ. FT.	2.00	400.00	
213	FLOOR	100	SQ. FT.	3.00	300.00	
214	DOOR	1	EA	100.00	100.00	
215	WINDOW	2	EA	50.00	100.00	
216	PAINT	100	GA.	1.00	100.00	
217	CEILING	100	SQ. FT.	1.50	150.00	
218						

[illegible]

SCOR DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW



**RZ 13-644887**

**Attachment 3**

Address: 8600 and 8620 No. 2 Road

Applicant: Balandra Development Inc.

Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	Balandra Development Inc.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,980.0 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	2	9
<b>Other Designations:</b>	Arterial Road Policy – Townhouse Development	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	5.4 m	<b>Variance Requested</b>
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	Ground Floor 4.5 m Min. Second Floor 6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	43.29 m	<b>Variance Requested</b>
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	20	20	none

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (16 x Max. 50% = 8)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	7	<b>Variance Requested</b>
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	0	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 9 units = 54 m <sup>2</sup>	67 m <sup>2</sup>	none

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



**Lee, Edwin**

---

**To:** DevApps  
**Subject:** RE: RZ 13-311554 Ballandra Development Inc

**From:** [baaske@shaw.ca](mailto:baaske@shaw.ca) [mailto:[baaske@shaw.ca](mailto:baaske@shaw.ca)]  
**Sent:** Sunday, 01 December 2013 21:41  
**To:** DevApps  
**Cc:** Larry Biggar  
**Subject:** RZ 13-311554 Ballandra Development Inc

Attention: Edwin Lee  
City of Richmond - Planner

Dear Sir:

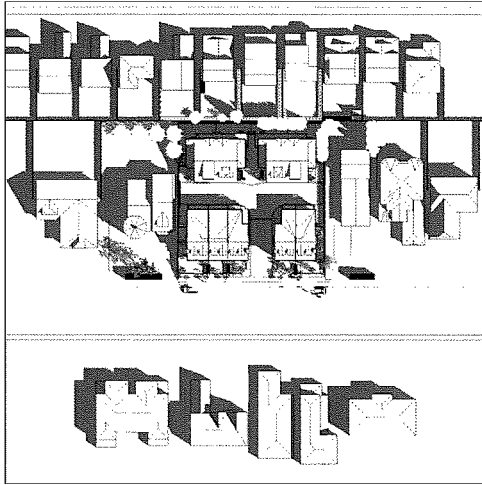
Further to our telephone conversation regarding the development proposed at 8600 and 8620 No 2 Road, as I explained our property is on the East side almost dead center between these two lots. Currently the two house on those lots are located more on the front of their properties leaving huge back yards which attached to my tiny back yard making our home and outdoor living space very private and quite a desirable location for anyone wanting a smaller lot. With the proposed development all this will change, we will entirely lose our privacy and any sunlight that we now enjoy will be replaced with 9 homes, 9 families, and 9 plus vehicles just outside our yard. This is entirely not desirable for us and for the future will in fact narrow our potential buyer base.

After attending a meeting with the Developer and Larry Beggar from RE/Max and listening to what they had to say my husband took a day off work to attend City Hall to look at the actual plans and read a letter written by the City dated Oct 29, 2013. This letter to our astonishment indicates the proposed site does not meet many of the Cities zoning requirements. The required zoning is in place to protect all parties and as a property owner we insist that this proposal for 9 townhouses be rejected, the project is far too big for the lots. I understand you can not stop new development however this is a bit overkill for the space. Would a nice area with two duplex's, the same height as the surrounding houses and a nice cedar hedge all around not be a better option for the buyers of the new townhouses as well as the families already in the area.

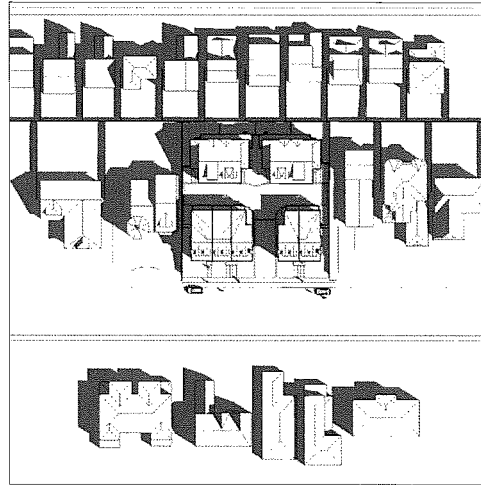
We would like to enjoy our home of 30 years for a few years more, please don't allow this unnecessarily large complex force us out before we are ready.

Thank you,  
Peggy and Fred Baaske  
8651 Delaware Road  
Richmond BC V7C AX

EQUINOX 2:00 pm

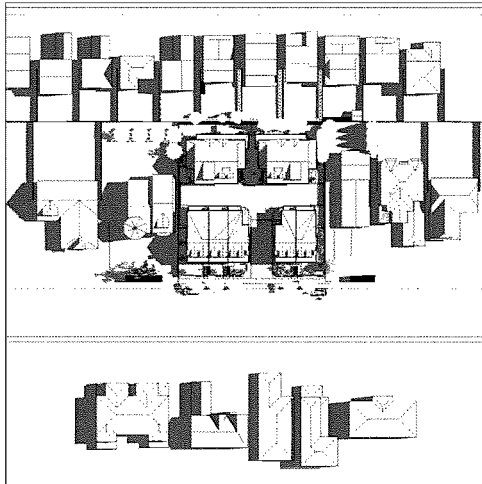


WITH TREES

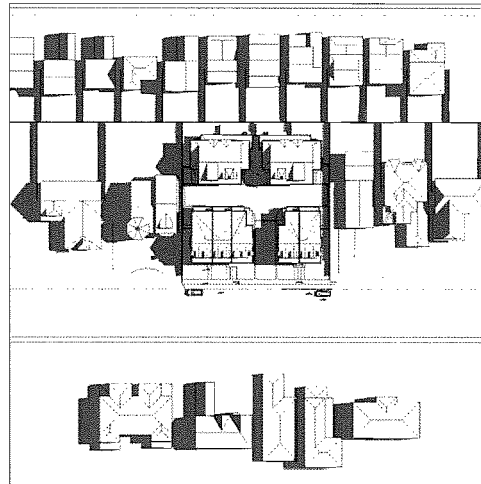


WITHOUT TREES

EQUINOX 12:00 pm

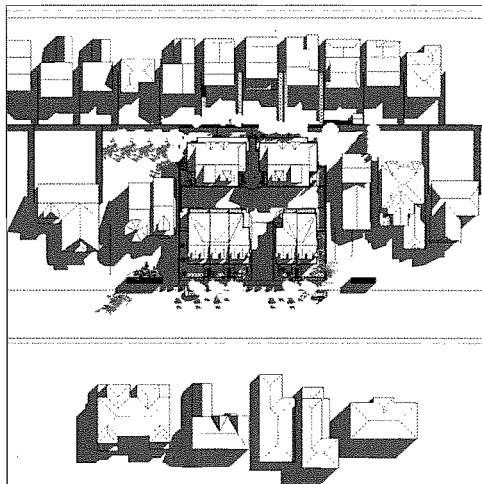


WITH TREES

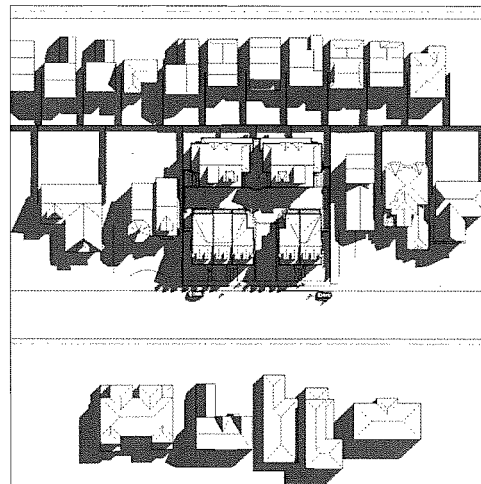


WITHOUT TREES

EQUINOX 10:00 am



WITH TREES



WITHOUT TREES

PLN - 76

BALAND A  
Baland Development Inc.  
100-1025 West 10th Ave. Suite 100  
Edmonton, Alberta T6C 1G9  
AMHERST LANE  
8600 NW 2 ROAD

SHADOW  
STUDY

JUNE 02, 2014  
FOUGERE  
architecture inc.  
BRITISH COLUMBIA • ALBERTA • VICTORIA  
100-1025 West 10th Ave. Suite 100  
Edmonton, Alberta T6C 1G9  
PLAN#17  
fougerearchitects.ca





**City of  
Richmond**

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

**Address:** 8600 and 8620 No. 2 Road

**File No.:** RZ 13-644887

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9146, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Registration of a statutory public-rights-of-passage right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the internal drive-aisle in favour of future residential developments to the north and south. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within this SRW.
3. Discharge existing Sanitary SRW (Registration Number RD92605, Plan Number 57019) along the east property line of the development site.
4. The granting of a 3.0 m wide statutory Sanitary right-of-way along the east property line.
5. The granting of a 0.17 m wide Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) along the entire frontage on No. 2 Road for frontage improvement works.
6. Registration of a flood indemnity covenant on title.
7. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no building permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfaction of the Director of Development.
8. City acceptance of the developer's offer to voluntarily contribute \$4,500 to the City's Tree Compensation Fund for the planting of nine (9) replacement trees within the City. If additional replacement trees (over and beyond the 23 replacement trees as proposed at the Rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on site.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$16,000 in total) to ensure the replacement planting will be provided.

9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$25,608.60) to the City's affordable housing fund.
10. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$9,859.31) to the City's Public Art fund.
11. Contribution of \$1,000 per dwelling unit (e.g. \$9,000) in-lieu of on-site indoor amenity space.
12. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the hedges to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
13. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
14. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

**PLN - 78**

Initial: \_\_\_\_\_



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

1. Include notations on the Development Permit Plans that all residential units will be designed to meet Energuide 82 requirements and be pre-ducted for solar hot water with design specifications to be included on the building permit plans.

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

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

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

1. Enter into a Servicing Agreement\* for the design and construction of a new 1.5 m concrete sidewalk at the west property line of the site, and a 1.5 m grass and treed boulevard along the entire frontage of the site. The Design to include Water, Storm & Sanitary service connections; works included but not limited to the following:

Water:

- Submit fire flow calculations signed and sealed by a professional engineer based on F.U.S or ISO to confirm that there is adequate available flow.
- Existing fire hydrant may need to be relocated at the developer's cost to accommodate frontage improvements.

Storm:

- One of the existing tie-in points at the box culvert is to be utilized for the service connection; all others are to be abandoned and/or removed at the developer's cost.
- There is a shared connection with 8628 No. 2 Road; the developer is required to confirm if 8628 No. 2 Road is utilizing this connection. If yes, then the developer is required to provide separate IC & connection and undertake all necessary alterations at 8628 No. 2 Road.

Additional Requirement:

- Private utility companies will require rights-of-ways to accommodate their equipment (kiosks, vista, transformers, etc.); the developer is required contact the private utility companies to learn of their requirements.
2. Submission of DCC's (City & GVS&DD), School site acquisition charges, Address Assignment Fee, and servicing charges, etc.
  3. Incorporation of all accessibility and sustainability features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
  4. 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.
  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 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.

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Signed

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Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9146 (RZ 13-644887)  
8600 and 8620 No. 2 Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"LOW DENSITY TOWNHOUSES (RTL4)"**.

P.I.D. 005-024-145

Lot 51 Section 19 Block 4 North Range 6 West New Westminster District Plan 40278

and

P.I.D. 001-312-944

Lot 1 Except: Firstly: Part Subdivided by Plan 48746 and Secondly: Part Subdivided by Plan 54335; Section 19 Block 4 North Range 6 West New Westminster District Plan 7351

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9146"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





# City of Richmond

## Report to Committee

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**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** June 17, 2014  
**File:** 12-8060-20-009147  
**Re:** **A Proposed Official Community Plan Amendment To Increase Townhouse Energy Efficiency and Renewable Energy**

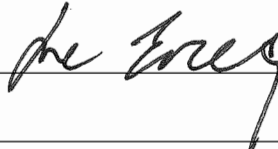
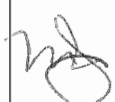

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### Staff Recommendation

1. That Official Community Plan Bylaw 9000, Amendment Bylaw 9147, to add land use policies in Official Community Plan (OCP) Chapter 12.4.2, to establish energy efficiency policies for townhouse developments in the City, be introduced and given first reading:
2. That Official Community Plan Bylaw 9000, Amendment Bylaw 9147, having been considered with:
  - the City's Financial Plan and Capital Program; and
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said programs and plans, in accordance with Section 882(3) (a) of the Local Government Act.
3. That Official Community Plan Bylaw 9000, Amendment Bylaw 9147, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.

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

WC:pr

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

## Staff Report

### Origin

The purpose of this report is to provide information on alternative energy options for townhouse projects in response to direction from the Planning Committee on March 4, 2014. The recommendation is to adopt a Townhouse Energy Efficiency and Renewable Energy policy to apply to in-stream and future townhouse rezonings. This policy would be in effect, until a revised energy efficiency policy, which considers all residential buildings of less than five-storeys, is approved. This broader policy will be brought forward in 2015, by Sustainability and District Energy staff with assistance from Development Applications, Building Approvals and Policy Planning, following a review of the pending BC Building Code (BCBC) amendment that is expected in December 2014.

Increased energy efficiency is supported by Council's adopted policies and plans. The 2041 Official Community Plan (2041 OCP) defines a community-wide energy reduction target of 10% below 2007 levels by 2020, as well as Greenhouse Gas (GHG) reduction targets of 33% below 2007 levels by 2020 and 80% below 2007 levels by 2050, subject to senior government action. The City adopted a Community Energy and Emissions Plan in early 2014, which includes:

*Action 4: Promote energy efficiency in all rezonings.*

Improving energy efficiency also supports Council's commitments under the BC Climate Action Charter signed in 2008 and it is in line with the following 2011-2014 Council Term Goal #8 (Sustainability):

*8.1: Continued implementation and significant progress towards achieving the City's Sustainability Framework, and associated targets; and*

*8.4: Review opportunities for increasing requirements for sustainable development for all new developments including consideration of increasing requirements for sustainable roof treatments and energy security*

### Background

Improving the minimum energy performance of new buildings reduces community-wide energy use, related GHG emissions and household energy spending. The incremental cost is reduced, if new homes are designed and constructed for energy efficiency, and improvements can result in energy cost savings to the owner that exceed the initial investment in a short timeframe. The recognition by lenders and other financial institutions of this value is reflected in the availability of reduced mortgage loan insurance premiums for energy efficient homes.

The City has established policies to achieve greater energy performance in new developments including requiring a LEED Silver equivalency for City Centre rezonings and connections to City district energy utilities for larger multi-family residential and mixed use buildings. The City does not currently have similar energy efficiency policies that apply to townhomes. Changes in the market, technologies, incentives and the pending updated BC Building Code create new opportunities to improve energy efficiency in more buildings types, including townhomes.

## **Analysis**

### Townhousing in Richmond

Richmond is a leading municipality in Metro Vancouver for new townhouse development. It delivers many of the features of single detached housing, along with the benefits of higher density forms. Townhousing is already a relatively energy efficient form of housing, as their construction details are similar to single detached houses (e.g., insulated wood frame, low window-wall ratios), and they have smaller unit sizes than single detached houses and shared walls with adjoining units. BC Hydro estimates that a single detached house in the Lower Mainland is expected to use over 50% more energy than a townhouse.

Recent Richmond townhouse developments range from 3 to 141 units and one-third have ten units or less. Going forward, to have this type of townhouse development be more efficient, an effective policy would achieve the following: for developers it would provide flexibility, enable them to obtain the advice of energy professionals, maximize access to incentives and minimize incremental capital costs; for residents it would reduce operating costs; and for the City, it would be administrable within existing City Permitting and Inspection resources, and result in measurable progress towards achieving Richmond's energy and GHG reduction goals.

While townhouse construction results in higher energy efficiency, rezoning single-family lots for multi-unit townhouse development increases total energy consumption. This suggests that, to achieve its energy and GHG reduction targets, the City needs take more action.

### Policy Approaches

Staff considered three approaches for measuring townhouse energy performance: "Prescriptive", "Performance" and "On-Site Renewables". Table 1 provides an overview of each approach and includes the stakeholder impact and incremental capital cost of different approaches. Staff recommend a policy which utilizes all three approaches, and emphasizes the Natural Resources Canada EnerGuide Rating System (ERS) energy performance requirements (an accepted industry). The proposed policy also includes a requirement for new townhouses to have solar hot water-ready fixtures. Discussion about the Natural Resources Canada EnerGuide Rating System (ERS) and the proposed policy follows.

### EnerGuide Rating System (ERS)

The Natural Resources Canada (NRCan) ERS is referenced by the National Building Code, BC Building Code, CMHC and some local government policies. This national initiative is designed to have developers work with professional energy advisors to identify effective and appropriate townhouse efficiency upgrades prior to construction. Predicted energy use modeled from building siting and specifications determines the ERS rating.

Table 1: Stakeholder Impacts and Incremental Capital Cost of Different Approaches				
Item	Prescriptive Approach	Performance Approach EnerGuide Rating System	On-site Renewables	
Description	List of above code requirements for mechanical equipment	Require Certified Energy Advisor (CEA) Evaluation Report demonstrating that the most marginal unit is designed to minimum ERS standard	List of accepted mechanical equipment and minimum thresholds for on-site renewable energy generation	
Stakeholder Impacts	Applicant	<ul style="list-style-type: none"><li>Maximum certainty</li><li>No required support</li><li>Limited design flexibility</li><li>May be eligible for incentives</li><li>Limited building design impact</li><li>Not generally visible</li></ul>	<ul style="list-style-type: none"><li>CEA guidance and support</li><li>Maximum flexibility</li><li>May be eligible for incentives</li><li>Limited building design impact</li><li>Not generally visible</li></ul>	<ul style="list-style-type: none"><li>Potential uncertainty if performance required</li><li>No required support</li><li>Limited design flexibility</li><li>Limited current incentives</li><li>May impact building design</li><li>May be visible with potential marketing benefit</li></ul>
	Resident	Not eligible for rebates	<ul style="list-style-type: none"><li>Eligible for rebate</li><li>No unfamiliar mechanical equipment</li></ul>	<ul style="list-style-type: none"><li>Not eligible for rebates</li><li>Most cost effective response is typically an air-source heat pump which may have impacts at townhouse densities</li></ul>
	City	<ul style="list-style-type: none"><li>Staff maintains policy to reflect building practice, codes and technologies</li><li>May increase permitting and inspection resources required</li><li>The City has limited authority in some instances</li></ul>	<ul style="list-style-type: none"><li>Natural Resources Canada maintains standard and certifies CEAs</li><li>Project review completed by applicant's CEA</li></ul>	<ul style="list-style-type: none"><li>Staff maintains policy to reflect building practice, codes and technologies</li><li>May promote local renewable industries</li><li>May increase permitting and inspection resources</li></ul>
Incremental Capital Cost	<ul style="list-style-type: none"><li>Medium: Highly variable costs depending on prescriptive measures</li><li>Estimated at \$5,000 to reduce energy 15%</li></ul>	Low: Estimated \$2,200 (reducing to \$1,000 under the 2014 code) to reduce energy 15%	<ul style="list-style-type: none"><li>High: \$4,000 to \$20,000 per unit to reduce energy 15%-35%</li><li>Costs are declining and efficiencies increasing for some technologies</li></ul>	

Referencing EnerGuide takes advantage of the established Certified Energy Advisor (CEA) profession and gives builders the flexibility to respond to changes in the industry. Connecting developers with CEAs enables developers to determine cost-effective energy efficiency strategies and up-to-date information on available rebates and incentives. Energuide is familiar to industry, identifies conservation opportunities that are cost-effective and limits resource requirements for municipal enforcement.

EnerGuide includes a testing component to certify the final buildings. The City's proposed approach does not include a requirement for EnerGuide certification, but the applicant will be encouraged to certify their projects, since developers are eligible for a BC Hydro rebate and buyers' are eligible for a CMHC mortgage insurance premium rebate if the purchased unit is certified.

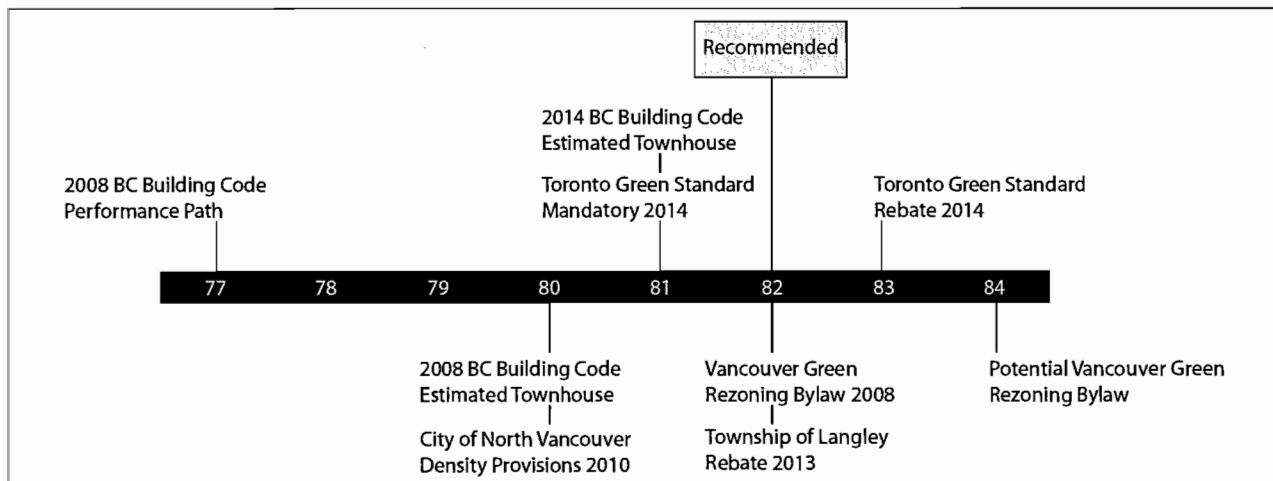
ERS 82 is the recommended minimum rating, which represents an increase in energy efficiency beyond current requirements for townhouses built to BC Building Code requirements (Figure 1).



This rating allows townhouse projects to rely primarily on improved airtightness and insulation, with improved mechanical equipment such as a heat recovery ventilator.

This standard is intended to serve as an interim step, to allow the building industry time to adapt to both the proposed policy and the upcoming Code change. The estimated median incremental capital cost per unit is \$2,200 reducing to around \$1,000 with the 2014 code. CEA fees for townhouse projects are estimated to be \$350 per unit tested. Annual energy savings are approximately 8.6 GJ per unit or 15%.

Figure 1. EnerGuide ratings applicable to townhouse projects



### Recommended Policy

The recommended policy would:

- require new townhouses:
  - to be designed to score 82 or higher on the EnerGuide Rating System (ERS). To achieve this target, developers would be required to retain a certified energy advisor (CEA) to complete an Evaluation Report for improved energy performance on the most marginal (i.e., greatest design heat loss) units, which would confirm that the Building Permit specifications for the all units will achieve or exceed an ERS score of 82. The developer would be required to register a covenant on title that all the units are built and maintained to the ERS 82, or a higher standard; and
  - to be solar hot water-ready; or
- alternatively, new townhouses would be exempt from the above requirement, if they are connected to a district energy utility, or include the installation of industry proven renewable energy systems (e.g., geoechange, solar water heating, photovoltaic energy) which provide the majority (at least 51%) of heating, cooling and/or electrical energy load requirements.

The proposed policy would apply to all new townhouse rezoning proposals regardless of the number of units. If this approach is applied to in-stream projects, the following total savings would be expected:<sup>1</sup>

Estimated Cost Savings	Comment
- \$225,400	- Total utility rebates that would be available to developers
- \$362,900	- Total potential mortgage insurance rebate to buyers
- \$158,700	- Total annual energy savings for owners
- 131 tonnes	- Total estimated annual CO2e reduction of community-wide GHG emissions, equivalent to removing 41 cars from the road

### Proposed 2041 Official Community Plan Text Amendment

The proposed Townhouse Energy Efficiency and Renewable Energy OCP amendment provides clarity and transparency to all applicants. The recommendation is that the OCP amendment be applied to those rezoning applications under staff review, or received after the adoption of the proposed OCP amendment. All in-stream townhouse projects that have not been granted 3rd reading for rezoning have already begun committing to these rezoning considerations. The existing 2041 OCP guidelines inform applicants of the City's current energy conservation expectations, but these will be significantly clarified by the proposed amendment.

Each rezoning application would be considered on its own merit and all utility incentives would continue to be available to developers who meet higher energy standards (e.g., BC Hydro incentives). New townhouse applicants who also seek to amend the 2041 OCP land use designation may be expected to exceed these minimum expectations.

### Consultation

On May 28, 2014, staff discussed the proposed townhouse energy efficiency changes with the Urban Development Institute (UDI) and Richmond Small Home Builders Group. The Small Home Builders Group indicated acceptance of the proposed approach, noting that the incremental capital costs presented in this report are aligned with their own findings. Both groups raised concerns over the total costs of development, including both development cost charges and community amenity contributions, and the impact that these may have on housing costs and affordability. One developer also responded, indicating support for energy efficiency initiatives, but preferred different approaches to address incremental capital cost. The correspondence supports the City's recommended approach to "rough-in" versus to "require" the installation of renewables to accommodate future technological and energy pricing shifts. The recommended approach is generally preferred by stakeholders when compared to a more prescriptive approach.

In accordance with OCP Bylaw Preparation Consultation Policy 5043, staff recommend that no additional stakeholder consultation is required and the proposed OCP Amendment Bylaw 9147 can be discussed at the Public Hearing.

<sup>1</sup> Calculations derived from median values modeled for electric and gas conditioned units from BC Hydro and FortisBC consultant studies. Rebates assume ERS 82 certification and Energy Star appliance installation. Mortgage insurance amount is based on Richmond townhouse sale prices, median down payment and industry estimates of insurance use.

### Policy Monitoring and Review

Should this policy be endorsed by Council, staff will monitor its implementation. Townhouse applicants will be required to submit reports from a CEA facilitating the review process. Staff will consider how and where energy efficiency requirements can be adjusted, or made more rigorous in accordance with the pending December 2014 BCBC amendment. At this point, it is staff's expectation that a broader residential energy efficiency policy could be prepared for all Part 9 residential buildings city-wide (Table 2) in 2015. This broader policy has the potential to better address energy efficiency requirements for single detached houses, as well as low-rise buildings and may involve bylaw amendments, establishing Development Permit areas and feebate programs. The policy would be prepared in consultation with UDI and the Small Builders Group.

Table 2: Richmond Energy Efficiency Policies and Regulations


Land Use	Rezoning	Development Permit	Building Permit
Single detached	To be considered after the policy monitoring and review stage, as discussed above in this report.		
Townhousing	Proposed Bylaw 9147 (This Report)	Guideline 14.2.10	
Low-rise housing (outside West Cambie and City Centre)			
Low-rise housing (City Centre)			
High-rise housing (City Centre)	LEED equivalency		ASHRAE / NECB compliance in development

### **Financial Impact**

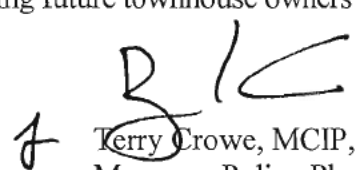
None at this time.

### **Conclusion**

Richmond has demonstrated leadership in increasing building energy efficiency and reducing related GHG emissions. The 2041 Official Community Plan and Community Energy and Emissions Plan together are a strong framework to pursue the City's community-wide targets. While Richmond is already a leader in townhouse development, further action is needed to achieve improved energy efficiency. The proposed interim policy provides new townhouse developers with flexible ways to identify and implement more cost effective and energy efficient townhouses at the construction stage. This approach is aimed at providing future townhouse owners with lower energy costs.

  
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**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 9147  
(Townhouse Energy Efficiency and Renewable Energy)**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by adding the following text after Chapter 12.4 Energy, Objective 2:

Objective 3: To improve townhouse energy efficiency and renewable energy systems.

Policies:

- a) new townhouses are required;
  - to be designed to score 82 or higher on the EnerGuide Rating System (ERS). To achieve this target, developers are to retain a certified energy advisor (CEA) to complete an Evaluation Report, for improved energy performance on the most marginal (i.e., greatest design heat loss) units, which confirms that the Building Permit specifications for the all units achieve or exceed an ERS score of 82. The developer would be required to register a covenant on title that all the units are built and will be maintained to the ERS 82, or a higher standard; and
  - to be solar hot water-ready; or
- b) alternatively, new townhouses will be exempt from a) above, if they connect to a district energy utility, or install industry proven renewable energy systems (e.g., geoexchange, solar water heating, photovoltaic energy) which provide the majority (at least 51%) of heating, cooling and/or electrical energy load requirements.

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9147**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating department

APPROVED for legality by Solicitor
