



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, September 22, 2015
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-4

*Motion to adopt the **minutes** of the meeting of the Planning Committee held on September 9, 2015.*



NEXT COMMITTEE MEETING DATE

October 6, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

PLN-12

1. Daylene Marshall, Co-Chair, Richmond Community Services Advisory Committee (RCSAC), to present a Communication tool regarding the **RCSAC Social Services and Space Needs Survey**.

Pg. # ITEM

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY SUMAIYYA HASAN FOR REZONING AT 8571 NO. 4 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**
(File Ref. No. 12-8060-20-009290; RZ 14-662541) (REDMS No. 4704349)

PLN-32

See Page PLN-32 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9290, for the rezoning of 8571 No. 4 Road from “Single Detached (RS1/E)” to “Coach Houses (RCH1),” be introduced and given first reading.



3. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 11671 AND 11691 CAMBIE ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**
(File Ref. No. 12-8060-20-009293; RZ 14-670471) (REDMS No. 4563973)

PLN-52

See Page PLN-52 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9293, for the rezoning of 11671 and 11691 Cambie Road from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4),” be introduced and given first reading.



4. **APPLICATION BY GBL ARCHITECTS INC. FOR A ZONING TEXT AMENDMENT TO THE “HIGH RISE APARTMENT AND ARTIST RESIDENTIAL TENANCY STUDIO UNITS (ZHR10) – CAPSTAN VILLAGE (CITY CENTRE)” ZONE AT 8888 PATTERSON ROAD AND 3340 SEXSMITH ROAD**
(File Ref. No. 12-8060-20-009269; ZT 15-700276) (REDMS No. 4713132 v. 2)

PLN-84

See Page PLN-84 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9269, for a Zoning Text Amendment to the “High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)” zone, a site-specific zone applicable only at 8888 Patterson Road and 3340 Sexsmith Road, to revise the required ceiling heights of the Artist Residential Tenancy Studio units and permit community amenity space for the purpose of constructing four (4) affordable, work-only, art studios.



5. **APPLICATION BY FUGGLES & WARLOCK CRAFTWORKS LTD. FOR A ZONING TEXT AMENDMENT TO PERMIT A MICROBREWERY WITHIN THE INDUSTRIAL BUSINESS (IB1) ZONE AT 11220 HORSESHOE WAY**

(File Ref. No. 12-8060-20-009295; ZT 15-705936) (REDMS No. 4719530 v. 4)

PLN-110

See Page PLN-110 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9295, for a Zoning Text Amendment to create a new “Microbrewery, Winery and Distillery” use and amend the “Industrial Business (IB1)” zone to allow a “Microbrewery, Winery and Distillery” at 11220 Horseshoe Way, be introduced and given first reading; and*
- (2) *That staff be directed to prepare a report and zoning bylaw amendment for future consideration by City Council to include the “Microbrewery, Winery and Distillery” use in specific commercial zoning districts.*



6. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Wednesday, September 9, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au (entered at 4:01 p.m.)
Councillor Carol Day
Councillor Harold Steves (entered at 4:04 p.m.)

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 July 21, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

September 22, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **APPROVAL TO REPLACE HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 8862 WITH TERMINATION OF HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 9286 AND HOUSING AGREEMENT (9500 CAMBIE ROAD) BYLAW NO. 9251**
(File Ref. No. 08-4057-01; 12-8060-20-009251/9286) (REDMS No. 4574655 v. 6)

Joyce Rautenberg, Planner 1, briefed Committee on the proposed agreement, noting that rental rates have been updated to reflect 2013 rental rates.

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Cllr. Au entered the meeting (4:01 p.m.).

It was moved and seconded

- (1) *That Termination of Housing Agreement (9500 Cambie Road) Bylaw No. 9286 be introduced and given first, second, and third readings to authorize the termination, release and discharge of the Housing Agreement entered into pursuant to Housing Agreement (9500 Cambie Road) Bylaw No. 8862 and the repeal of Housing Agreement (9500 Cambie Road) Bylaw No. 8862; and*
- (2) *That Housing Agreement (9500 Cambie Road) Bylaw No. 9251 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached thereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the affordable rental housing units required by Rezoning Application No. 10-557519.*

CARRIED

2. **HOUSING AGREEMENT BYLAW NO. 9229 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8151 ANDERSON ROAD (ANDERSON SQUARE HOLDINGS LTD.)**

(File Ref. No. 08-4057-01; 12-8060-20-009229) (REDMS No. 4530101 v. 11)

It was moved and seconded

That Bylaw No. 9229 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit Application DP 13-645286.

CARRIED

3. **AFFORDABLE HOUSING CONTRIBUTION RATE AND RESERVE FUND STRATEGY REVIEW – FINAL RECOMMENDATIONS FOR ADOPTION**

(File Ref. No. 08-4057-01) (REDMS No. 4630503 v. 5)

Ms. Rautenberg briefed Committee on the proposed Affordable Housing Contribution Rate and Reserve Fund Review, noting that staff have compiled feedback from stakeholders and the public on the matter.

Discussion ensued with regard to a periodic review of the proposed rates. Staff were then directed to review the rates in one year and report back.

Cllr. Steves entered the meeting (4:04 p.m.).

Discussion then ensued with regard to developer contributions to affordable housing in other municipalities

2.

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In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, added that it is difficult to compare developer contributions from other municipalities, however; the City's policies involving contributions towards affordable housing are clear and transparent and benefits the entire community.

In reply to queries from Committee with regard to implementation of the proposed rates, Ms. Rautenberg advised that, should the proposed rates be approved, in-stream applications will be subject to the existing contribution rates while new applications will be subject to the proposed contribution rates.

It was moved and seconded

- (1) *That the proposed rates in the staff report titled, Affordable Housing Contribution Rate and Reserve Fund Strategy Review – Final Recommendations for Adoption, dated July 6, 2015, from the General Manager, Community Services be adopted:*
 - (a) *\$2 per square foot from single family subdivision developments;*
 - (b) *\$4 per square foot from townhouse developments; and*
 - (c) *\$6 per square foot from apartment and mixed use developments involving 80 or less residential units;*
- (2) *That development applications received prior to Council's adoption of the proposed policy, be processed under the existing Affordable Housing Strategy policies, provided the application is presented to Council for their consideration within 1 year of the effective date of the revised policy; and*
- (3) *That the approved rates undergo periodic review to account for current market conditions and affordable housing demands.*

CARRIED

4. **PROPOSED SECONDARY SUITE POLICY AFFORDABLE HOUSING STRATEGY AMENDMENTS FOR SINGLE FAMILY SUBDIVISIONS AND REZONINGS**

(File Ref. No. 08-4057-01) (REDMS No. 4571609 v. 16)

Ms. Rautenberg spoke on the proposed Secondary Suite Policy, noting that the proposal was presented to the general public and feedback was received.

Discussion ensued with regard to removing the option for full cash-in-lieu contributions towards the Affordable Housing Reserve Fund for single-family subdivisions and rezonings.

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In reply to queries from Committee, Wayne Craig, Director, Development, noted that the proposed policy will apply to any size lot. He added that following feedback from the development community, an option for a full cash-in-lieu contribution towards the Affordable Housing Reserve Fund was included for instances where the dimensions of the lot may restrict the ability to provide a secondary suite or where the addition of a secondary suite may be subject to neighbourhood opposition. Mr. Craig further noted that given the City's preference for the development of secondary suites, applicants will be advised that there is a strong preference that suites be provided.

Cathryn Volkering Carlile, General Manager, Community Services, spoke of the proposed policy amendments and noted that the cash-in-lieu contributions from developments help to support other programs in the City.

In reply to queries from Committee, Mr. Erceg advised that the majority of applicants pursue secondary suites and that Council may control the number of cash-in-lieu contributions through rezoning applications.

In reply to queries from Committee, Ms. Carlile noted that the City does not monitor occupancy of secondary suites after construction and auditing occupancy would be difficult to pursue.

Discussion ensued regarding possible incentives for property owners to report occupancy of secondary suites and in reply to queries from Committee, Mr. Erceg noted that incentives such as a reduction in property taxes for owners who report occupancy would be difficult to implement. He added that secondary suites could be occupied by tenants or family members.

Discussion ensued with regard to conducting a survey related to the occupancy of secondary suites in the city.

In reply to queries from Committee, Mr. Erceg noted that significant resources and consultation would be required if the City pursues a more structured policy on the occupancy of secondary suites. He added that the City has moved forward in legitimizing secondary suites and that the City receives approximately 100 to 150 Building Permit applications annually for secondary suites.

Discussion then took place with regard to (i) calculating affordable housing contributions by using the area of the entire lot instead of only the buildable area, (ii) the number of actual rental suites available in the city listed on online classified ads, (iii) legitimizing illegal suites in the city, and (iv) reviewing the proposed policy in one year.

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It was moved and seconded

- (1) *That, as per the staff report titled Proposed Secondary Suite Policy Affordable Housing Strategy Amendments for Single Family Subdivisions and Rezoning, dated July 6, 2015, from the General Manager, Community Services; the City's existing Secondary Suite Policy, for all single family rezoning applications being subdivided through a rezoning application, where a density bonusing approach is taken in exchange for a higher density, be amended to require developers to either:*
- (a) *build a secondary suite on 100% of the single family lots subdivided through rezoning applications; or*
 - (b) *build a secondary suite on 50% of the single family lots subdivided through rezoning applications and a cash-in-lieu contribution of \$2 per square foot per total buildable area to the Affordable Housing Reserve Fund from the remaining lot; or*
 - (c) *provide a 100% cash-in-lieu contribution of \$2 to the Affordable Housing Reserve Fund for the total buildable area of single family lots subdivided through rezoning applications that cannot accommodate the provision of built secondary suites; and*
- (2) *That single family rezoning applications received prior to Council's adoption of the proposed policy, be processed under the existing Affordable Housing Strategy policies, provided the application is presented to Council for their consideration within 1 year of the effective date of the revised policy.*

CARRIED

Opposed: Cllr. Au

5. **CHILD CARE DEVELOPMENT POLICY AMENDMENT**

(File Ref. No. 07-3070-01) (REDMS No. 4586418 v. 3)

The Chair noted that members of Council were able to attend the opening of the Cranberry Children's Centre, where the draft guidelines were utilized during its development. She added that the Child Care Development Policy is a great resource for the community.

It was moved and seconded

That the Child Care Development Policy 4017 be amended as set out in Appendix A of the staff report titled Child Care Development Policy Amendment, dated June 2, 2015, from the General Manager, Community Services.

CARRIED

5.

PLANNING AND DEVELOPMENT DIVISION

6. APPLICATION BY YIN P. MUI FOR REZONING AT 10491 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)

(File Ref. No. 12-8060-20-009213; RZ 13-643655) (REDMS No. 4498681)

Mr. Craig spoke of the proposed application, noting that the two proposed coach houses would be designed in keeping with recent changes to the City's coach house zoning district.

In reply to queries from Committee, Mr. Craig noted that public notification will be sent should the proposed application advance to Public Hearing. He added that, as part of a referral to staff regarding public notification, staff will examine potential options to increase the public notification area beyond the current 50 metre radius requirement.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9213, for the rezoning of 10491 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.

CARRIED

7. APPLICATION BY STEVE DHANDA FOR REZONING AT 3260/3280 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)

(File Ref. No. 12-8060-20-009225; RZ 15-690340) (REDMS No. 4587634)

Mr. Craig commented on the proposed application, noting that the proposed rezoning is consistent with the lot size policy in the area.

In reply to queries from Committee, Mr. Craig noted that there are adjacent duplexes on the west and east side of the site and that staff will provide information on potential duplex and triplex locations in the city in response to a referral from Committee.

Discussion ensued with regard to the subdivision of lots for duplex development and in reply to queries from Committee, Mr. Craig noted that the subdivision would not increase the number of principal dwelling units, however, there would be opportunities to provide of secondary suites.

Discussion then ensued with regard to the potential increase in value of duplex properties and the potential tax implications.

In reply to queries from Committee, Mr. Craig advised that through rezoning, the City is able to receive contributions toward other City programs such as affordable housing and tree planting.

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In reply to queries from Committee, Mr. Erceg advised that tax revenue received from duplex development is not necessarily able to offset the City resources required to service the site. He added that the City's 702 Policy allows for duplex sites to be subdivided into two lots.

Discussion then took place with regard to the history of multi-family dwellings in the city.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9225, for the rezoning of 3260/3280 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

CARRIED

8. MANAGER'S REPORT

(i) Row Housing

Discussion ensued with respect to the potential development of row housing in the city.

As a result of the discussion, staff were directed to provide Council with information on and examples of row housing and report back.

In reply to queries from Committee, Mr. Erceg noted that staff are examining other forms of housing. He added that row housing has some drawbacks compared to other forms of multi-family housing since each row house will have a separate title instead of being stratified, and as a consequence would require individual service connections.

(ii) Metro Vancouver Regional Growth Strategy Amendment

Terry Crowe, Manager, Policy Planning, commented on proposed amendments to the Regional Context Statement in Metro Vancouver's Regional Growth Strategy. He advised that Metro Vancouver has invited the City to comment on the proposed amendments, however, since the proposed amendments do not affect the City, no formal response is required.

(iii) Affordable Housing Coordinator

Kim Somerville, Manager Arts Services, wished to welcome Dougal Forteath as the new Affordable Housing Coordinator.

(iv) Communication Tools from Richmond Community Services Advisory Committee (RCSAC)

Ms. Somerville advised that the City received two communication tools from RCSAC. She added that reports will be coming forward regarding the Richmond Youth Media Program and the Social Services Space Needs Survey and Assessment Results.

7.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:40 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 Wednesday, September 9, 2015.

Councillor Linda McPhail
Chair

Biason, Evangel
Auxiliary Committee Clerk

FORWARDED ON BEHALF of RCSAC Co-Chairs Daylene Marshall and Alex Nixon

Dear Mayor and Councillors of Richmond City:

Please find attached the results and Communication Tool for the annual *RCSAC Social Services and Space Needs Survey*. In previous years these have been two separate surveys, but this past year we combined the two surveys as the issues are interrelated.

Please feel free to contact us regarding any questions or if you require further information.

Sincerely,

Jennifer Dieckmann, Executive Secretary
Richmond Community Services Advisory Committee (RCSAC)

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Please don't print this e-mail unless you really need to.



**Richmond Community Services
Advisory Committee**

To: Mayor Brodie and Councillors
 From: Daylene Marshall (Richmond Youth Service Agency) and Alex Nixon (Richmond Food Bank), Co-Chairs RCSAC
 CC: Cathy Carlile, Lesley Sherlock, and John Foster
 Date: July 1, 2015
 Re: Richmond Community Social Services Advisory Committee 2013/14 Survey and Space Needs Assessment

Objective	Potential Outcome	Agency or Individuals Affected	Suggested Action
1. To advise Council of the results of the Richmond Community Services Advisory Committee 2013/2014 Survey, including Space Needs Assessment 2. To summarize trends and needs for Richmond Community Services	<p>To provide information regarding gains and losses of services, funding, needs, and populations to ascertain changes in how resources are being utilized.</p> <p>To identify space usage and needs for community services in Richmond.</p>	<p>18 different community agencies participated in the survey and reported 13,000 clients served in Richmond. This is not a totality of all agencies or clients served in the community, but a significant representation to evaluate resources and needs.</p>	<p>To inform Richmond City Council of the impacts and needs in the City of Richmond for Community Services and the community members who access services.</p> <p>RCSAC requests to make a short presentation on the results of this survey and needs assessment to Planning Committee.</p>

Summary Report of Richmond
Community Services Advisory
Committee 2013/2014 Survey and Space
Needs Assessment

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Introduction

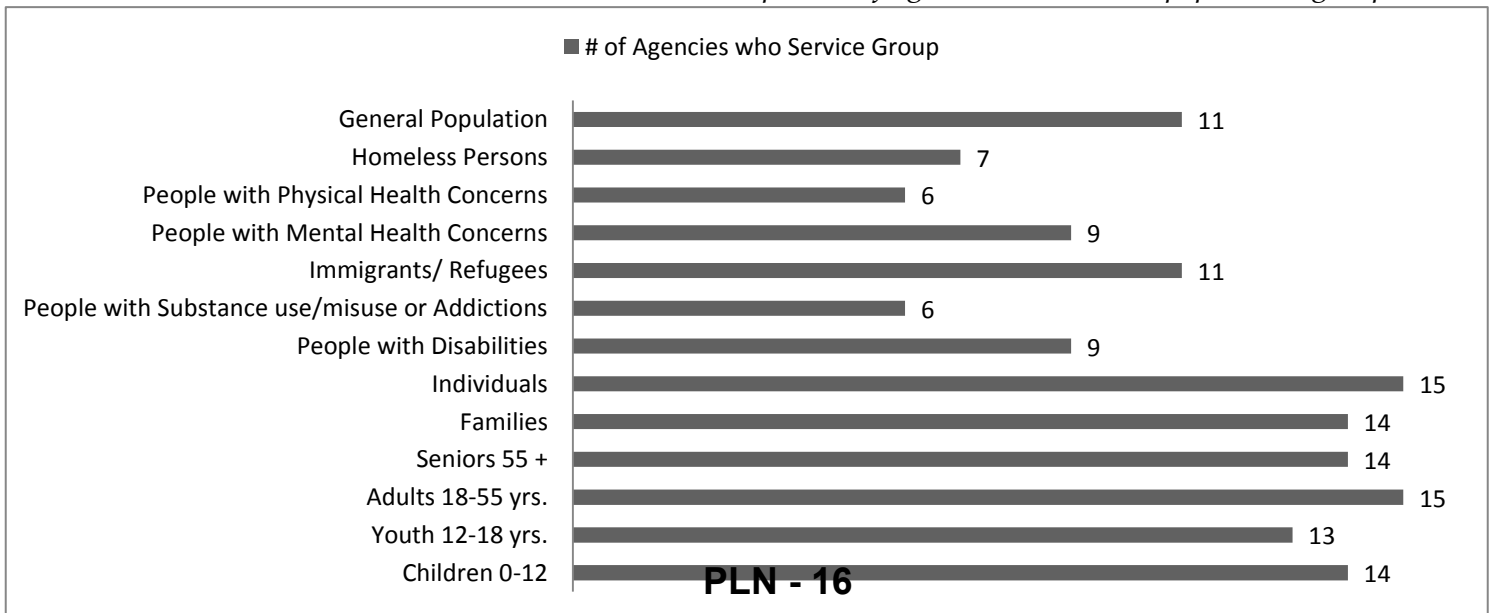
The Richmond Community Services Advisory Committee (RCSAC), funded by the City of Richmond, is an advisory body to Richmond City Council on social, health, and community matters. The RCSAC brings together a broad and diverse group of government, community and agency representatives concerned about the social well-being of the community. The objectives of the RCSAC include advising City Council on social policies and community planning issues, to identify and address emerging concerns, to create awareness of relevant issues, as appropriate, at the federal, provincial and municipal levels of government and to support local community-based initiatives.

In 2011 the member agencies of the RCSAC were asked to complete a survey to track impacts to the community and services of Richmond, BC on an annual basis. Gains and losses of services, funding, needs, and populations are evaluated to ascertain changes in how resources are being utilized. In 2014 the survey was modified to include a more comprehensive data comparison. That information is included in this report.

Survey Response Data

Survey participants were asked to indicate the population groups whom they service, specifically the programs and services offered to Richmond residents (Graph 1). It appears as though participating RCSAC agencies are making an effort to service individuals of all ages from children (0-12 yrs. old), to seniors (55+ yrs. old).

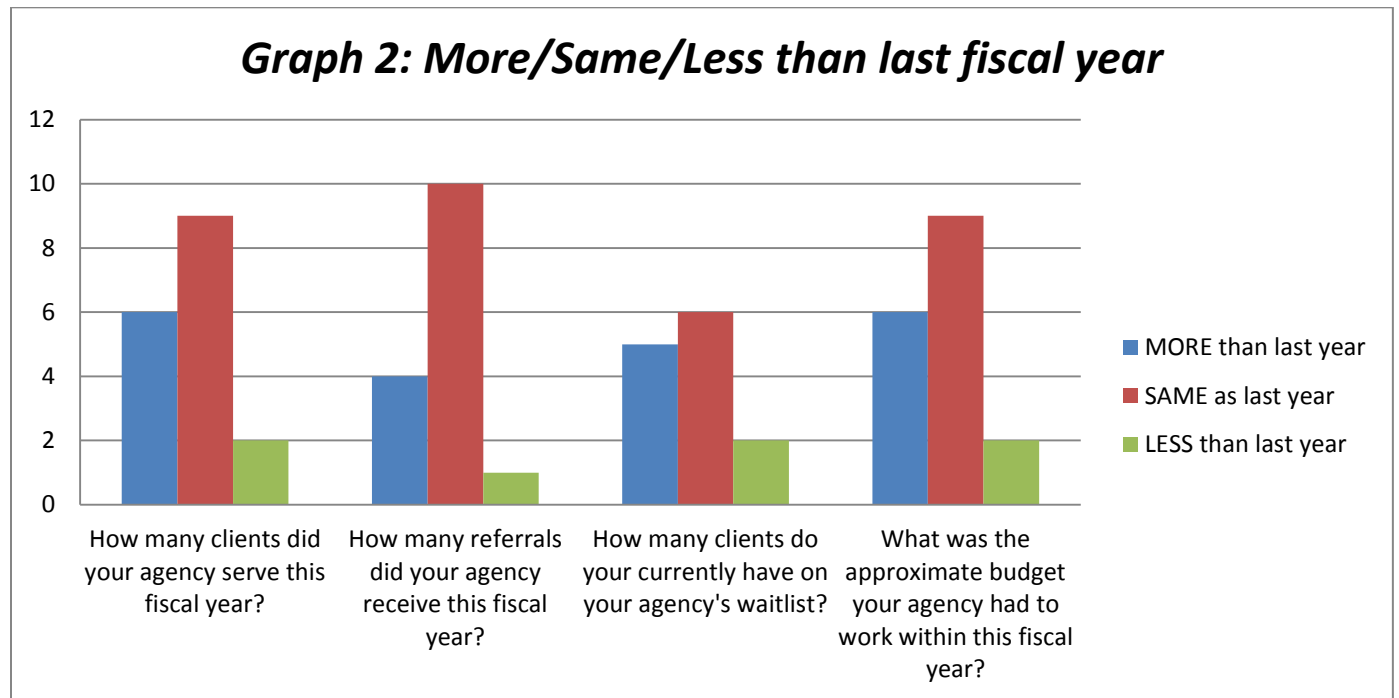
Graph 1: # of agencies who service population groups



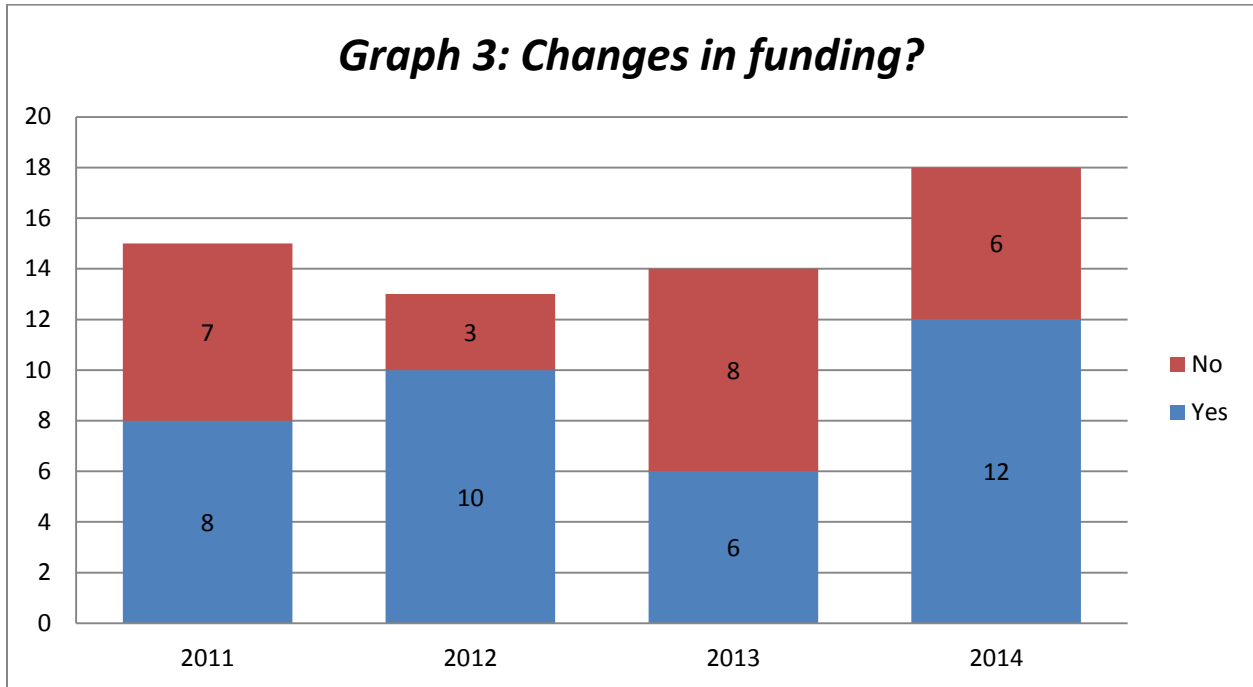
However, where an effort to service immigrants/refugees with the same attention as the general population; the homeless, people with physical health concerns, as well as people with addictions or substance misuse concerns are not as readily served. Since the members of the RCSAC are just a representative sample of service agencies in Richmond it's reasonable to assume that in Richmond there are limited agencies that are able to meet the needs of these individuals.

Survey participants were asked about clients served and referrals received to gauge gains and losses, as well as fluctuations, of service for the population of Richmond. **The 18 participating agencies reported more than 13,000 clients served, more than 1,200 clients referred, and approximately 275 people were on waitlists waiting to receive services in the 2013/ 2014 fiscal year.** When asked to compare these numbers to the previous fiscal year participants reported if there was an increase, decrease, or if the numbers remained stable this year (Graph 2). Participants were also asked to report on their operating budgets and how these totals varied from last fiscal year.

*Please note: the following data was not previously asked in the annual RCSAC survey and therefore can be reported upon but cannot be compared to previous years



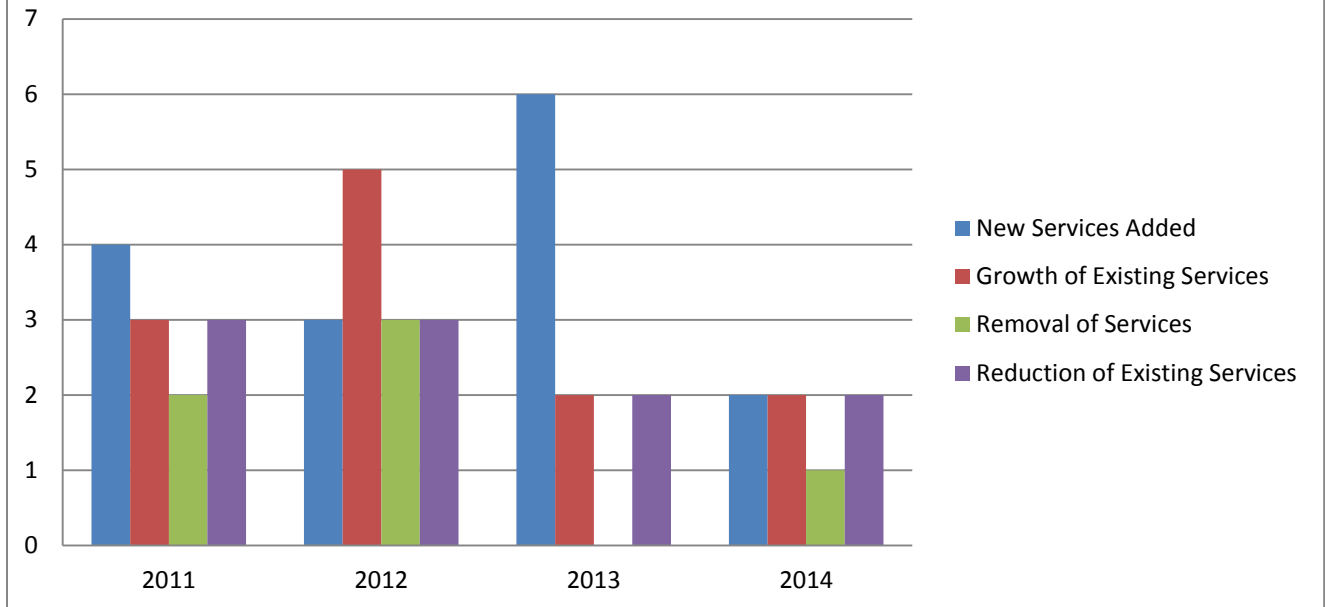
The participating agencies were asked, ‘Has there been a change in your funding that will impact direct services to the community?’ This question was held over from the previous RCSAC survey. Shown here are the previous survey responses with the addition of the 2014 responses.



This graph (Graph 3) shows that in 2014, 67% (12) of agencies who participated in the survey reported that they have experienced changes in funding that have directly impacted services to the community of Richmond. This percentage is an increase from the previous years (2011 & 2013), however; in 2012 approximately 77% of agencies reported impacts to funding.

While it is important to know the realities of funding fluctuations within the service agencies in Richmond; it is necessary to understand *what* those funding realities are. When asked what those impacts in funding were, in previous years, the following chart (Graph 4) identifies how many agencies reported either new services added, a growth of existing services, the removal of services, or the reduction of existing services. The chart also includes the responses from the 2014 survey.

Graph 4: Reported Changes in Funding



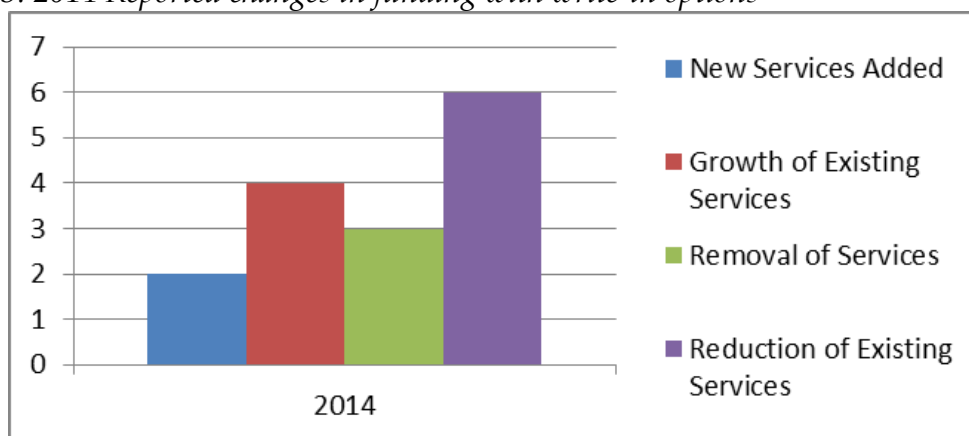
Of the 12 agencies in 2014 who reported changes in funding five chose “other” as an explanation to what those changes were; they were asked to “please specify.” A review of short answer write in’s shows that several of these agencies had both growth and reductions in services provided and programs offered, see below:

Table 1: Write-In’s

#1	Growth in Existing Services	Reduction of Services	
#2	Growth of Existing Services	Reduction of Services	Removal of Services
#3		Reduction of Services	Removal of Services
#4		Reduction of Services	
#5	No Response		

These write - in options show a more substantial picture of how these changes in funding have affected the participating agencies in the 2014 survey. Please consult Graph 5 for more accurate picture of 2014 funding changes.

Graph 5: 2014 Reported changes in funding with write-in options



In the 2014 survey these impacts to services were further asked about to gain a larger understanding of the changes in the 2013/2014 fiscal year. Participants were asked **'If your agency had to shift resources from one client service group to another, based on changing local, municipal, provincial or federal priorities, which client group did this benefit?;**' **'If your agency had to shift resources from one client service group to another, based on changing local, municipal, provincial or federal priorities, which client group did this negatively impact?;**' **'If applicable, what did adding new services for your agency consist of this year?;**' and **'If applicable, what did removal of services for your agency consist of this year?'**

The 18 agencies who participated in the 2014 survey identified these impacts as gains of 14.5+ FTE personnel and losses of 7.5+ FTE personnel. In addition:

Adding New Services/ Growth of Existing Services were identified as

- Services for middle school years
- Volunteer ambassador training
- We added a new 9-bed site in North Vancouver which increased capacity to treat addicted persons
- Public education: violence in the workplace, sexual offending and mental health
- Addition of a subsidized before and after school daycare
- Added new day and residential services for adults with a developmental disability
- Providing mental health support to refugee parents, caregivers, and children
- Training & staffing costs for cultural brokers to assist in mental health projects

Reduction/ Removal of Services were identified as

- Specialized programs reduced in frequency
- Lost services for youth and seniors
- Cancellation of some workshops
- Changing full time positions to part-time
- Reduced some targeted evening programming such as youth drop-in sessions or music/art sessions.
- Reduction of youth outreach and support services
- Removal of seniors ESL program
- Settlement integration services
- Senior peer counselling
- Reduced hours of operation and closed for summer

It appears that the impacts to community resources include reduction and/or removal of multiple youth and senior services and programs. In addition, it was reported that new and growing services addressed residential services for adults with disabilities, as well as adults with addictions, which was previously reported as populations that were not as sufficiently serviced as others. It's reasonable to assume that growths in services by the participating agencies were geared toward addressing the populations reported to be lesser served this fiscal year.

The agencies that reported losing resources were asked if to their knowledge was another agency providing those same services or programs, essentially, were these services still available to the city of Richmond? **7 agencies, approximately 40%**, reported *no other organization* provides this service, or *they were the only organization* in Richmond available to the population they serve.

Volunteer Services

Participants were asked to report on their use of volunteer services to help offset costs and encourage community involvement. Respondents offered that volunteer services were utilized in the following ways:

- | | |
|---|--|
| <ul style="list-style-type: none"> • Data entry • Answering the telephone • Helping with research projects and collecting data | <ul style="list-style-type: none"> • To support the community at booths and community fairs handing out information • To make referrals to agencies and help bridge people to needed resources |
|---|--|

- Workshop facilitators conducting workshops and participating in planning, monitoring, and improving workshop content and outcomes
- To leaflet and poster as well as staff information tables at the library and community events
- To drive residents to meetings and appointments
- Facilitate groups
- Cover shifts
- Provide peer mentoring and support
- Serve on the board
- Fundraising events
- To support and encourage community involvement
- In our programs for children and youth as we use a mentorship model
- Volunteers assist with fundraising, board, and some program activities
- Mail-outs
- Networking with seniors in the community
- To deliver telephone crisis intervention
- Assist clients with legal, housing, financial related problems
- Present and facilitate workshops in local high schools
- Chinese Help Lines
- Support Groups
- Assisted Living Residences
- Income Tax Clinic
- For special events and occasionally assisting staff
- Volunteers bring skill sets and languages that are incredibly valuable in the community
- Thrift store operations
- Cooks and food preparation
- Assistance within programs with the children and families

It appears as though the use of volunteer services by service agencies are necessary to day-to-day operations, as well as to tailored, and specific programs and outreaches for the people of Richmond. Many agencies reported they would not be able to function as they are without the use of volunteer services. The 18 agencies that participated in the 2014 survey reported a **total of 1,481 volunteers providing more than 105,057 hours of service in the 2013-2014 fiscal year alone!**

Lastly participating agencies were asked, **'Explain any other actions taken by your agency this fiscal year to meet the needs of clients that have not been asked about?'** Respondents spoke largely of their fundraising efforts, which appear to have become a

necessity of doing business, the use of practicum students, as well as community donations and collaborations with local businesses/providers to reduce costs and expand services were also suggested as lengths taken to meet needs and provide services to the citizens of Richmond, BC.

Conclusion

Response data from the 2014 RCSAC annual agency survey shows that while efforts are being made to service clients of all ages certain populations such as people with physical health concerns, people with addictions, and the homeless are not as *well* served as the general population and immigrants/refugees. Agencies reported gains in clients, referrals, and operating budgets, however; it appears as though largely, respondents are making do with the *same* resources, and sources of income as last fiscal year. When asked in more detail, the fact appears to be that many of the cuts in funding, and limits to program growth have challenged agencies to preserve services as best they can with reductions of existing services, and modifications in active programs. The use of volunteer services has been a necessary factor in maintaining services. Though efforts are being made to address the needs of underserved populations, a steady reduction of youth and senior based programs has been the trend in direct services to the community.

Client Stories and Program Illustrations

Examples of work done in Richmond from participating Agencies:

This is a part of the summary of findings from the final evaluation of the Community Action Ambassadors program:

It appears the CAA volunteers report feeling: “strengthened,” “enriched,” “informed,” “educated,” “confident,” and “prepared” in the training they received to go out into Richmond and Surrey and meet with seniors and competently make referrals to address their needs.

Volunteers in Richmond spoke about the gains of training in regards to learning from a position of multiculturalism and diversity. It was also commented on how the diversity of volunteers in the field attracted diverse seniors to speak with CAA’s where they may have just passed by the table if they didn’t see someone they identify as “like them” standing at the table or booth. This speaks to the success of recruitment initiatives that sought to limit language and cultural competence barriers to engage with the ethnic community.

These are quotes from participants in some of our programming:

" Know that Richmond has strong and readily available support for people caught up in addiction one way or another.....very impressed in the way you advocated for people with addiction. Will be forever grateful to you for introducing another way of looking at the problem." D.W.

"I think it was a good learning experience for me in the CATS program." CATS referral

“My experience was helpful, understanding myself. And what the outcome can be from drug . Thanks for the help & knowledge." CATS referral

"CATS was really helping. It helps me to think about myself, my body, my health, my family & my friends." CATS referral

“(Facilitator) was good help & very understanding." CATS referral

"I liked the CATS program far better than school. It was fun and relaxing." CATS referral

"It was better than I thought it would be. I thought it was just about telling you about drugs but my problems were focused." CATS referral

"I thought it was really beneficial and a very welcoming environment." CATS referral

"It was pretty interesting. At first the program was very intimidating but it was fun & informative." CATS referral

An article was written by Richmond Review: "A local mom and her three children will have one less thing to worry about for the next six months after turning to Nova House in search of a refuge from domestic violence. Thanks to a generous local developer, who offered up a home he's planning to demolish in six months, the family has a stable place to stay for just \$1 per month.

Furnishings at the home will be provided by Richmond Shares - a Richmond Women's Resource Centre program that assists locals in need -while donations received by CHIMO, including bikes and bike helmets, will be provided to the family.

The "Chen" Family had three children coming to the Richmond Club for some time. When all three children started with us, they displayed some extreme challenging behaviors but our staff worked closely with the kids to establish boundaries, model appropriate behaviours and supported the children to build positive relationships with other Club members.

Unfortunately, we learned that the family was moving away at the end of the school year. However, their mother said there was a Boys and Girls Clubs in the area that they were moving to, and she was excited about signing them up there since the children had learned and grown so much after being with us. She felt her kids would be fine going into a new school and Boys and Girls Club because they now had the skills and confidence to meet and keep new friends.

Brett, a university graduate, found himself addicted to drugs and living on the streets with no ability to earn an income or find a job. Seeking help, he entered Turning Point Richmond men's residential addiction recovery program. With assistance from Turning Point, he found a place to live after completing the program, allowing him to focus on overcoming his addiction.

Today, Brett is almost 10 years clean and sober; he is working with others who are experiencing what he faced and giving back to the community. "If I hadn't been able to get sober at Turning Point or secure longer term sober living arrangements in Richmond after I left, I am just not sure I would have made it," Brett says.

"Not having a roof over my head was one of the leading contributors of relapse for me. Since finding a home to call my own, I have been able to maintain my recovery and give back by helping others."

One youth client lived with her grandparents, but they were struggling to care for her due to being low income, our youth outreach program helped connect that youth to MCFD so she could be put on a youth agreement which helped give her grandparents money to care for her.

While we still are supporting youth, the loss of funding for youth outreach and support will mean not as many youth will have someone to help them navigate social and health services. This story is just one example, but we have helped many youth to find housing, employment, medical and mental health care, educational support and social connections.

There are many youth in our community who need this support because they don't have a support network.

Our Support Child Development (SCDP) waitlist continues to grow each year. We are now at a point that all children that have a disability in Richmond are not able to attend pre-school (3-5 years) because the SCDP program does not have the funds to provide the extra staff support that is required.

We have provided free educational workshops to over 100 participants on the rights and responsibilities of tenants and landlords under the Residential Tenancy Act.

We also established an on-line Rental Registry so workshop attendees can post their needs or their rental units. These workshops are useful to the public at large and they do not have to sign onto the registry.

In May of 2013 an art show was organized by the Executive Director to showcase the work of mental health clients' art work. The event was held at the Cultural Centre in Richmond and RCFC partnered with the city, CMHA Pathways, Vancouver Coastal Health and a committee member of RCSAC to put on the show.

The Mayor and one council member attended a wine and cheese party at the centre and 11 artists participated in a very successful event. This was held in Mental Health Awareness week.

Here is a story shared by one of our clients:

I consider myself extremely lucky to have found Richmond Women's Resource Center within two weeks after my arrival in Canada, because I found a community of sisterhood and no longer felt alone and lonely in a new land and new culture. From the first time I stepped into the office, I have always felt the inviting openness and friendliness which makes me keep coming back ever since, sometimes to get help, sometimes to volunteer my service to other newcomers, sometimes just because I miss the laughter and the fun there. I also joined the Work Ready Program and had a wonderful time not only learning new skills in Business English, computer, office administration and job hunting, but I have also benefitted immensely from the humorous, caring instructors. They are not only there to teach, but also ready to listen and offer advice to our frustrations in getting settled into the new culture.

I have also made new friends with classmates with whom I can share my experiences as a newcomer and enjoy a completely girls' time over a cup of coffee and a box of Tim Bits. On top of all that, during my work as volunteer for office support, I have seen women coming in and getting help in numerous ways: a tearful mother seeking help in dealing with bullying at her son's school, an anxious woman who lost her job and don't know how to start all over again, a single parent seeking consultation on how to apply for government subsidy, groups of women enjoying dancing lessons, grannies having fun meeting and talking to each other which keep them away from the "November Blues"

..... And then one day I saw a woman happily coming to the Centre and going away with several bags of donated new clothes for herself and her son because the breakup of her relationship left her homeless and possession less. It was only then that I became fully aware of the meaning and power of sisterhood. It means you won't ever have to stand all alone, in despair, in isolation, or in humiliation. As newcomers, one unkind word can draw tears to our eyes, one indifferent glance can make us shrink from asking for help, one trifle frustration can lead to sleepless nights, and I am glad to say that, being a member of the Richmond Women's Resource Centre has helped me through the most difficult times in my first three months here. I am not saying there will be no troubles and frustrations in the future, but you see, I am not scared, because deep in my heart, I always know there is a community to turn to, in that cozy, laughter-filled office in the Caring Place. Indeed, it is a caring place.

Space Needs Survey

The 2014 annual RCSAC member survey included a portion related to the office spaces used by the participating agencies. In assessing the needs of space by the member agencies a complete picture can be gathered in regards to service delivery in Richmond or, any factors of space that may be limiting the delivery of services to the community. The following data will speak directly to strengths and challenges of organizational office space for RCSAC member agencies.

Participants were asked, ‘**What are the main considerations for your agency when selecting new office or program space?**’ Responses were counted and listed here (Table 2) in order from most important to least important:

Table 2: Office space considerations

1. Access to Transit	6. Potential of Space	11. Efficiency of Layout
2. Rental Rates	7. Parking	12. Ability to Vacate
3. Location	8. Leasing Agreement	13. Expansion Capability
4. Accessibility	9. Length of Commitment	14. Signage
5. Square Footage	10. Landlord Flexibility	15. Owning vs. Renting

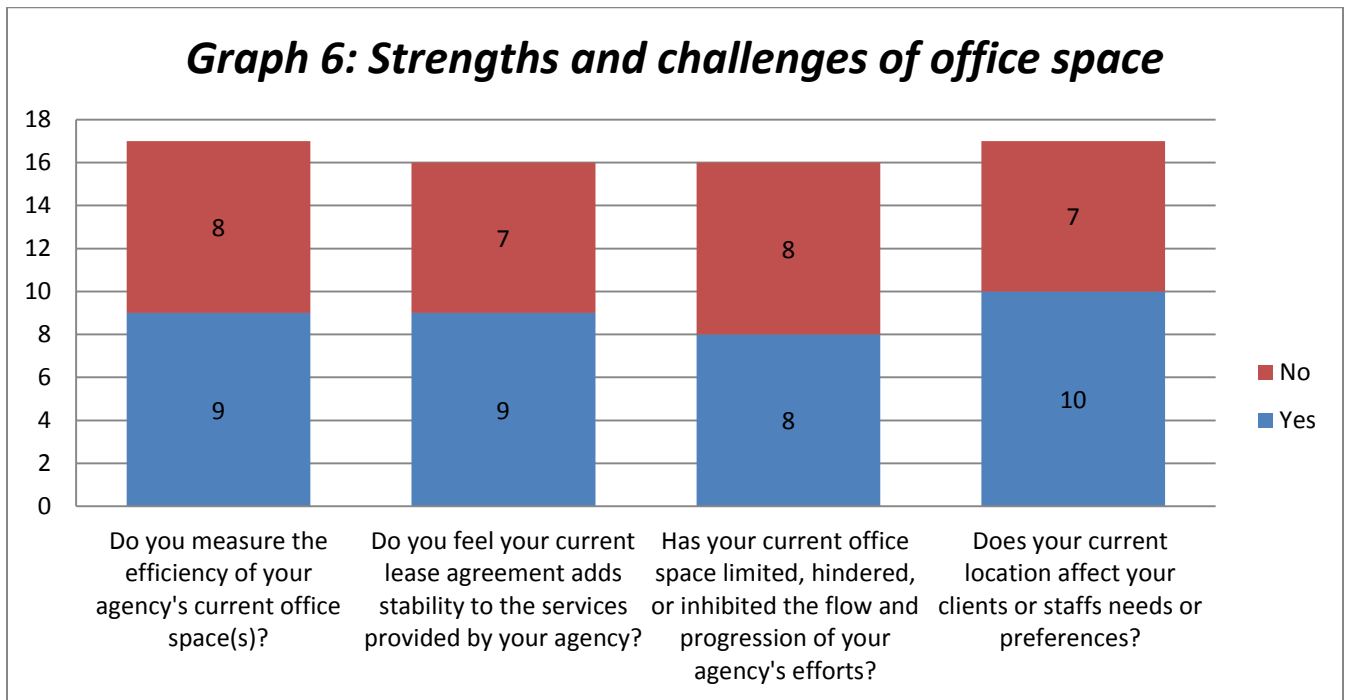
Participants were then asked about the current square footage of office space being used to conduct services; 12 agencies reported a range of office space from **250 sq. ft. to 35,000 sq. ft.** This is an **average of approximately 8,347 sq. ft. per agency** who replied. While this estimate is much more than some agencies are in possession of, it is quite less than some agencies have reported.

Participants were further asked if any space they use to provide services have been in-kind from other organizations within the community. It appears as though most agencies regardless of square footage are in need of additional office space to deliver services to Richmond residents. In-kind space is being offered from locations such as:

- The caring place
- The public library
- Several community centers
- Various Richmond schools
- City Hall
- St. Albans

- Local learning centers
- Garrett wellness center
- Cultural center performance hall
- FSGV
- Many city parks for outdoor activities

In an effort to gain more understanding of the experiences individual agencies are having in their office spaces, participants were asked questions about efficiency of space, leasing agreements, limitations of space, and needs of staff and clients. Graph 6 offers insight about office spaces:



When asked to provide details about how efficiency of office space is measured participants offered:

“We use a usage rate to measure efficiency of space”

“...on a first come first serve basis, coordinators book the space they need in our annual planning”

“The ability to enlarge and shrink space is dependent upon the services being provided at the time”

“A space design consultant provided us with how much (space) we needed for our current level of service”

“...by shifting programs daily to maximize space”

“...by need and funding”

“We review use of space and financial cost/ return on the space towards program costs”

When asked to provide details about the stability of current lease agreements respondents stated:

- Many expired lease agreements some have left month to month situations (4)
- Many reported demolition clauses (3)
- Inability to expand services due to limited space (1)
- Shared meeting rooms (2)
- Concessions from the city of Richmond to make rent affordable (1)
- 10 year lease (1)

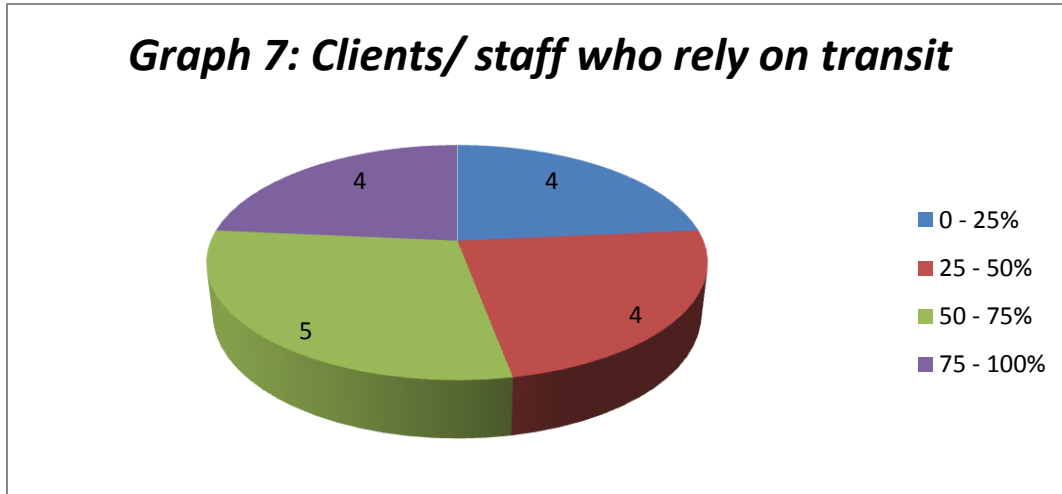
Participants were asked to provide details about any limitations or hindrances in agency efforts due to current office spaces. Respondents offered:

- Has limited expansion, not enough space for existing programs (4)
- Cost of rent has taken up a large portion of budget (2)
- Lacks privacy for clients and staff (1)

Participants were also asked to provide details as to how their current location may affect clients or staff’s needs. Respondents reported:

- Good location, sufficiently meets needs (5)
- Limited space affects program scheduling (3)
- The building (noise and temperature) negatively affects clients and staff (2)
- Commute (2)
- Limited Parking (1)
- Lacks an elevator to 2nd floor (1)

To further learn about clients and staff needs and preferences participants were asked to indicate how many of their clients, staff, and volunteers use public transit to get to and from their office location, Graph 7 indicates their responses.



Lastly participants were asked to anticipate their space needs next fiscal year. When asked to provide an estimate for the amount of additional square footage they may need, 7 agencies reported an additional need for a range of space from **100 sq. ft. to 11,000 sq. ft. essentially an average of 5,836 more sq. ft. needed**, approximately, to continue, expand, and deliver services.

Additionally participants were asked to consider their future office needs and report on how that space will differ from their current office locations. Member agencies disclosed that their ideal office spaces would include:

- More space/ more ability to serve more clients (9)
- Better working conditions for staff (3)
- Offices for staff (2)
- Larger group space (2)
- Improved parking for staff and clients (2)
- More energy efficient space (2)
- Owned instead of renting (1)
- Long-term lease without demolition clause (1)
- Sound proofing/ more privacy (1)
- Better accessibility for clients with mobility issues (1)
- To be closer to transit (1)

Conclusion

It is clear that the agencies reporting on the RCSAC Space Needs Survey are effectively utilizing the office space they have to provide a wide array of services in Richmond. Access to transit, rental rates, location and accessibility are identified as the most important considerations for new office space. Currently member agencies report utilizing anywhere from 250 to 35,000 sq. ft. of office space to conduct services, and in addition used in-kind space all over Richmond. While the majority of respondents report feeling their current lease agreement adds stability to services provided, many report expired leases, month-to-month situations, and demolition clauses. While services continue to go on in the face of funding and budgetary limitations, it is widely stated that the limitations in office space are limiting the services that are being, and could be, provided to the community of Richmond. Several agencies state their current office space sufficiently meets their needs; however many agencies state expansion efforts and program efficiency have been hindered by their current office space. It is clear that over half of clients, staff, and volunteers use transit to access the resources offered by the participating service agencies. In anticipation of next fiscal year agencies report needing an average of about 5,836 more sq. ft. to continue, expand and effectively deliver services to the residents of Richmond.



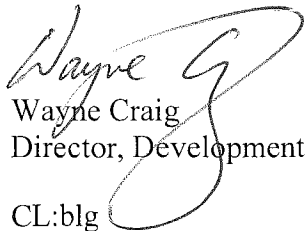
To: Planning Committee
From: Wayne Craig
Director, Development


Date: September 8, 2015
File: RZ 14-662541

Re: Application by Sumaiyya Hasan for Rezoning at 8571 No. 4 Road from Single Detached (RS1/E) to Coach Houses (RCH1)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9290, for the rezoning of 8571 No. 4 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.


Wayne Craig
Director, Development
CL:blg
Att.

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

Staff Report

Origin

Sumaiyya Hasan has applied to the City of Richmond for permission to rezone the property at 8571 No. 4 Road from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two (2) lots, each with a principal single-detached dwelling and an accessory coach house above a detached garage, with vehicle access to/from the existing rear lane (Attachment 1). A survey of the subject site showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

The subject site currently contains a single-detached dwelling. Existing development immediately surrounding the subject site is as follows:

- To the North, is a lot zoned “Single Detached (RS1/E), and beyond that are two (2) lots zoned “Compact Single Detached (RC1)”, each of which contain a single-detached dwelling.
- To the South, is a lot zoned “Single Detached (RS1/E) containing a single-detached dwelling.
- To the East, immediately across No. 4 Road are two (2) lots zoned “Agriculture (AG1)” in the Agricultural Land Reserve, which each contain a single-detached dwelling along No. 4 Road.
- To the West, immediately across the existing rear lane, is a lot zoned “Single Detached (RS1/B)” fronting Allison Street, which contains a single-detached dwelling.

Related Policies & Studies

Official Community Plan (OCP)

The OCP land use designation for the subject site is “Neighbourhood Residential”. The Ash Street Sub-Area Plan designation for the subject site is “Low Density Residential” (Attachment 4). This redevelopment proposal is consistent with these designations.

Arterial Road Policy

The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach houses, with rear lane access.

Agricultural Land Reserve (ALR) Buffer Zone

Consistent with the Official Community Plan (OCP) guidelines, the applicant will be required to register a covenant on Title prior to rezoning to secure a 4 m wide landscaped buffer along the No. 4 Road frontage of the proposed lots.

Floodplain Management Implementation Strategy

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

Public Consultation

Staff have not received any comments from the public about the development proposal in response to the placement of the rezoning sign on the property.

Analysis**Site Planning, Transportation Requirements, and Architectural Character**

The proposed conceptual plans included in Attachment 5 have satisfactorily addressed the staff comments identified as part of the rezoning application review process.

The proposed site plan involves a principal dwelling on the east side and an accessory coach house above a detached garage on the west side of each lot proposed. Private open space is proposed in the rear yard in between the principal dwelling and the coach house on each lot proposed. Private open space for the exclusive use of the coach house is also proposed in the form of a small balcony facing the existing rear lane.

Pedestrian access to the site and coach house is proposed via a permeable pathway from No. 4 Road, as well as from the rear lane.

Vehicle access to the subject site is required to be from the rear lane only, with no access permitted to No. 4 Road, in accordance with Bylaw 7222.

On-site parking is proposed in the garage in accordance with the Zoning Bylaw and consists of two (2) parking spaces for the principal dwelling, provided in a tandem arrangement, along with one (1) parking space for the coach house to the side, with vehicle access to the site from the existing rear lane. Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on Title prohibiting the conversion of the parking area in the garage into habitable space.

The proposed architectural elevation plans include articulation of the coach house building and appropriate window placement, thereby avoiding blank facades, providing some visual interest, and minimizing overlook onto the principal dwelling's private outdoor space as well as onto adjacent properties.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line, in accordance with the RCH1 zone. Screening of on-site garbage and recycling will be reviewed upon receipt of the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to final adoption of the rezoning bylaw, the applicant must register restrictive covenants on Title to ensure that:

- The coach house cannot be stratified.
- The Building Permit application and ensuing development at the site is generally consistent with the proposed conceptual plans included in Attachment 5. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 11 bylaw-sized trees, and one (1) undersized hedging Cedar on the subject site.

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

- A Spruce tree (Tree # 1) in the northwest corner of the site is in good condition and should be retained and protected a minimum of 3 m out from the base of the tree.
- The undersized hedging Cedar (Tree # 3) has little landscape value or long term viability and is recommended for removal.
- Trees # 2, 4, 5, 6, 7, 8, 9, 10, 11 and 12 are all in poor condition and have either sparse canopy foliage, have been historically topped and as a result, exhibit significant structural defects such as leans, narrow and weak secondary stem unions at the main branch union below previous topping cuts, and co-dominant stems with inclusions. These trees are not good candidates for retention and should be removed and replaced.

Tree Retention

One (1) tree is required to be retained and protected on-site (Tree # 1). The proposed Tree Retention & Removal Plan is shown in Attachment 6.

To ensure protection of Tree # 1, the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to the tree protection zone. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, and special measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submit a Survival Security in the amount of \$1,000.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around Tree # 1 at a minimum of 3 m out from the base of the tree. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

A total of 10 trees and one (1) undersized hedging Cedar are proposed to be removed. The OCP tree replacement ratio of 2:1 requires that 20 replacement trees be planted and maintained on the subject site. Due to the compact size of the proposed lots and the effort required to retain Tree # 1, staff recommend that a total of eight (8) replacement trees be planted and maintained on the proposed lots at development stage, and that a voluntary contribution be submitted to the City's Tree Compensation Fund in the amount of \$4,000. The replacement trees must be of the following minimum sizes and be located as follows:

- Two (2) 6 cm deciduous trees in the rear yard of the proposed north lot.
- Two (2) 6 cm deciduous trees in the rear yard of the proposed south lot.
- Two (2) 8 cm deciduous or 4 m high coniferous trees in the front yard of each lot proposed [for a total of four (4) trees].

To ensure that the required replacement trees are planted and maintained, and that the front and rear yards of the subject site are enhanced, the applicant is required to submit a Landscape Plan prepared by a Registered Landscape Architect, along with a Security in the amount of 100% of a Cost Estimate for the works provided by the Landscape Architect. The Landscape Plan must respond to the guidelines of the Arterial Road Policy and must comply with the landscaping requirements of the RCH1 zone. The Landscape Plan, Cost Estimate, and Security must be submitted prior to final adoption of the rezoning bylaw. The Security will be reduced by 90% after construction and landscaping on the proposed lots is completed and a landscaping inspection has been passed by City staff. The City will retain 10% of the Security for a one-year maintenance period to ensure that the landscaping survives.

Existing Legal Encumbrances

There are no existing legal encumbrances currently registered on Title of the subject site.

Affordable Housing Strategy

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

This proposal to permit a subdivision to create two (2) lots, each with a principal single detached dwelling and accessory coach house above a detached garage, conforms to the Affordable Housing Strategy.

Site Servicing and Frontage Improvements

Frontage and servicing improvements are required with the proposed rezoning. Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of:

- frontage improvements along No. 4 Road in accordance with the standard road cross-section requirements, to include: a 1.5 m wide treed/grass boulevard behind the existing curb/gutter, a 1.5 m wide concrete sidewalk at the property line, complete with transition to the existing sidewalk located beyond the subject site's frontage.
- Rear lane re-grading to a center swale configuration and installation of a lane drainage system complete with Type 3 inspection chambers from the subject site's north property line to the south property line. The developer is required to extend the new drainage system from the subject site's south property line by approximately 30 m to tie into the existing lane drainage system, replacing the existing Type 1 inspection chamber with a Type 3 inspection chamber.

Note: the Servicing Agreement design is to include the required water, sanitary, and storm service connection works as described in Attachment 7.

Prior to final adoption of the rezoning bylaw, the applicant is also required to provide a cash-in-lieu contribution in the amount of \$10,663.60 for future lane improvements to include lane lighting, and roll over curb and gutter on both sides of the rear lane from the subject site's north property line to the south property line.

At subdivision and development stage, the applicant is required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.

Financial Impact

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

Conclusion

The subject proposal is to rezone the property at 8571 No. 4 Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principal single-detached dwelling and an accessory coach house above a detached garage, with vehicle access to/from the existing rear lane.

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

The list of rezoning considerations associated with this application is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9290 be introduced and given first reading.



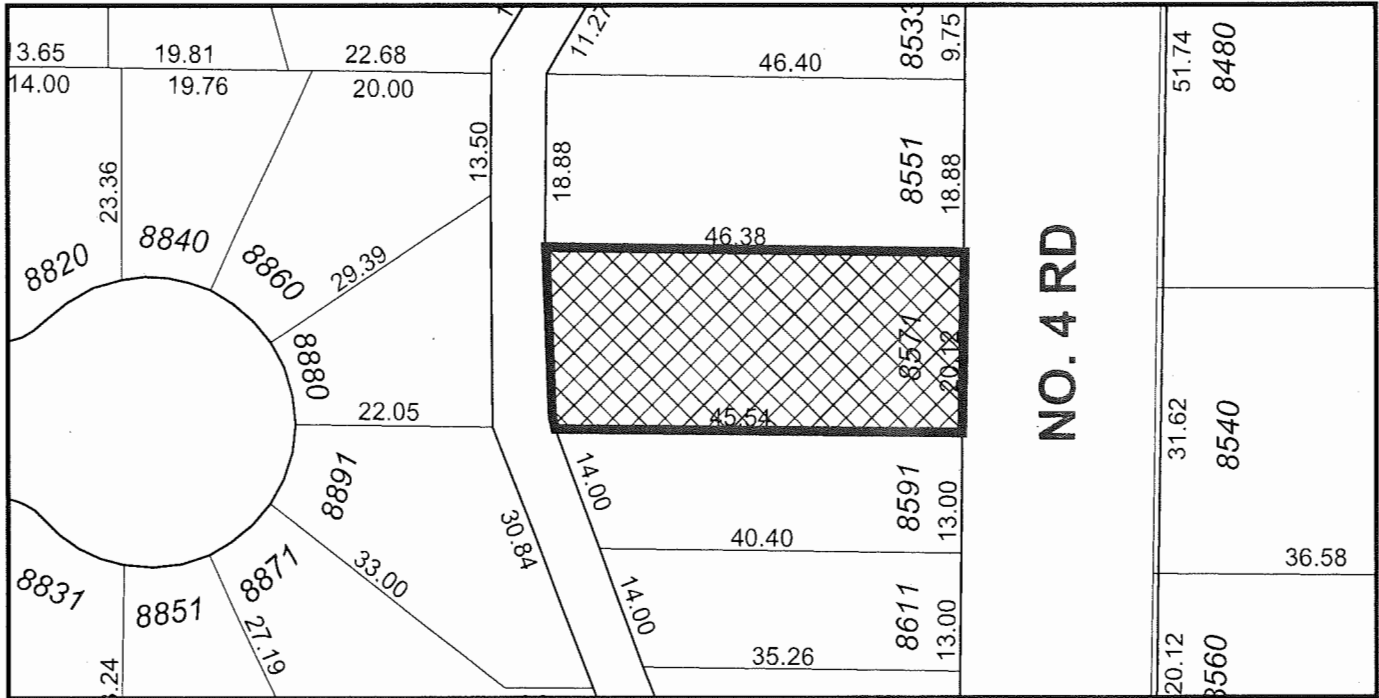
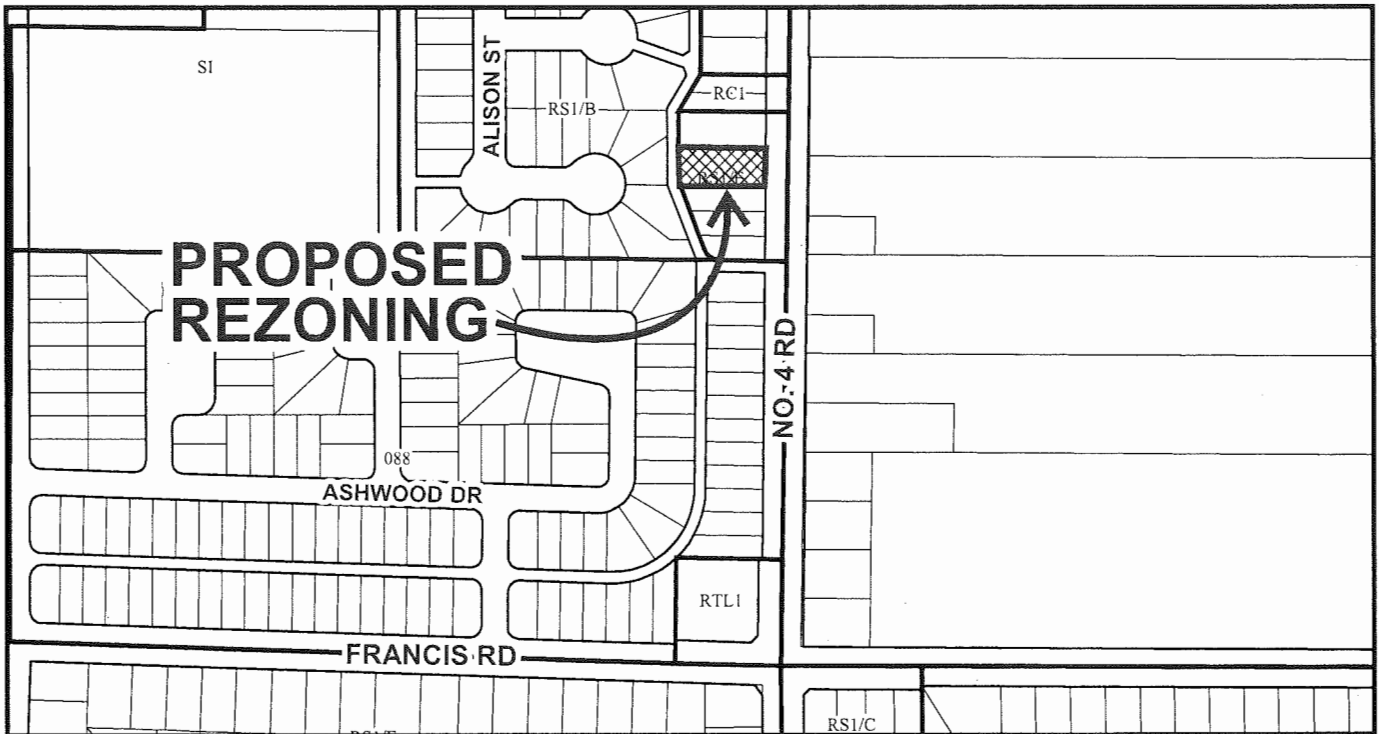
Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey and Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Ash Street Sub-Area Plan Land Use Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Proposed Tree Retention & Removal Plan
- Attachment 7: Rezoning Considerations



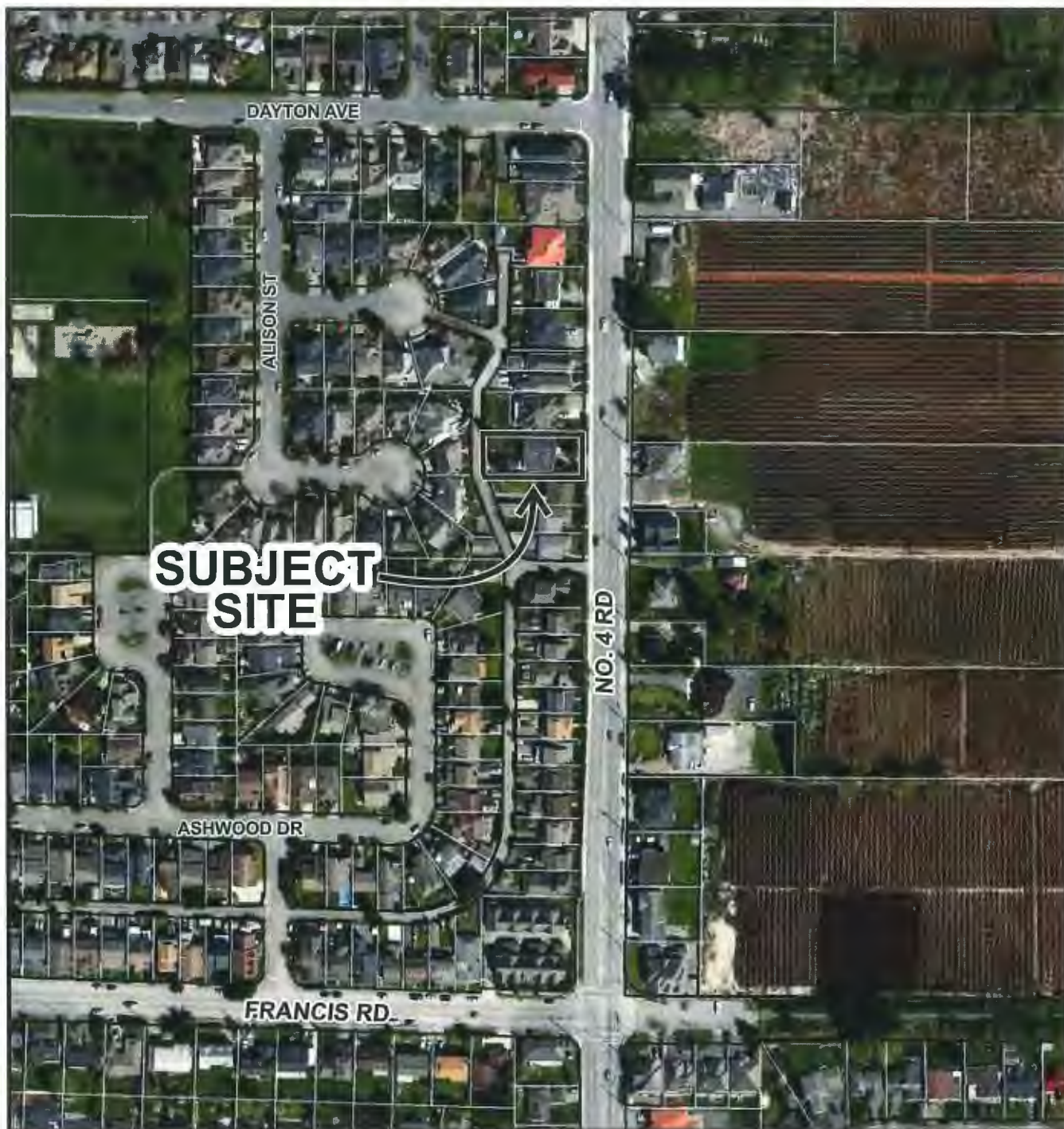
City of
Richmond



	<h1>RZ 14-662541</h1>	<p>Original Date: 05/14/14</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 14-662541

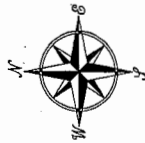
Original Date: 05/15/14

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT "A" SECTION 22
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 70738**

#8571 NO. 4 ROAD,
RICHMOND, B.C.
P.I.D 002-729-229

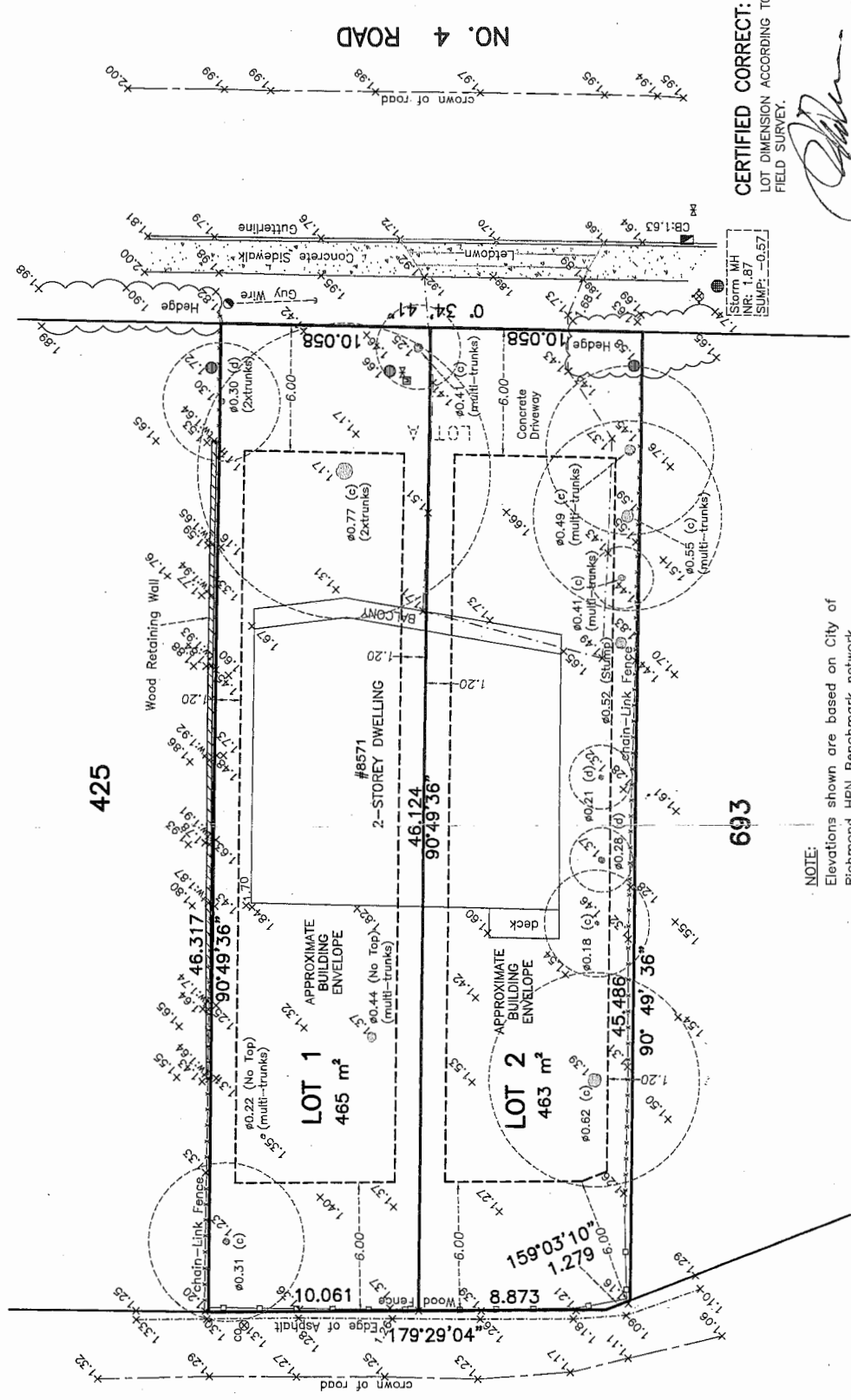


- LEGEND:**
- (d) denotes deciduous
 - (c) denotes conifer
 - denotes power pole
 - denotes round catch basin
 - MH denotes manhole
 - CB denotes catch basin
 - denotes water meter
 - ⊞ denotes water valve
 - ⊞ denotes fire hydrant
 - CO denotes cleanout
 - NR denotes north rim
 - tw denotes top of wall

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.

APRIL 9th, 2014.

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #202, Control Monument 77H4623 Located
at CL S bound L turn lane @ No.3 Rd & Bennett Rd
Elevation = 1.452 metres

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8853 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5507
FB-248 P152-153
Drawn By: MY

DWG No. 5507-TOPO



RZ 14-662541

Attachment 3

Address: 8571 No. 4 Road

Applicant: Sumaiyya Hasan

Planning Area(s): Broadmoor (Ash Street Sub-Area)

	Existing	Proposed
Owner:	Sumaiyya Hasan Hasan Aslam Qazi	To be determined
Site Size (m²):	928 m ²	North Lot – 465 m ² South Lot – 463 m ²
Land Uses:	Single detached housing	Two (2) residential lots, each with a principal dwelling & accessory coach house
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low Density Residential	No change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)
Other Designations:	The Arterial Road Policy designates the subject site for redevelopment to include coach houses with lane access.	No change

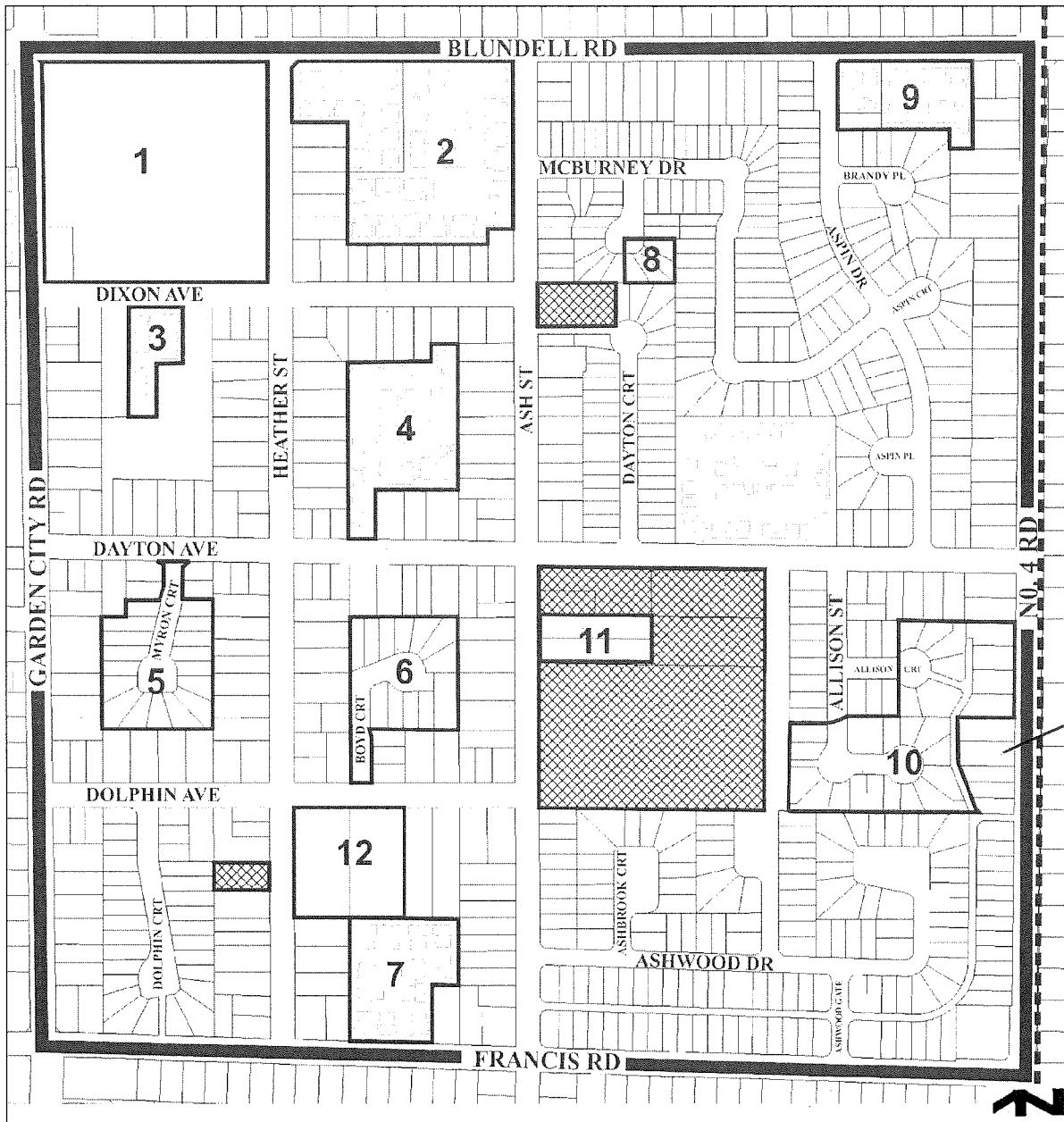
On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Floor Area Ratio:	Max. 0.60		Max. 0.60		none permitted
Lot Coverage – Building:	Max. 45%		Max. 45%		none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%		Max. 70%		None
Lot Coverage – Live Plant Material:	Min. 20%		Min. 20%		none
Lot Size (min. dimensions):	270 m ²		North Lot – 465 m ² South Lot – 463 m ²		none
Principal Dwelling Setback – Front/Rear Yards (m):	Min. 6 m		Min. 6 m		none
Principal Dwelling Setback – Side Yards (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Rear Yard (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Side Yards (m):	Ground floor	Min. 0.6 & 1.8 m	Ground floor	Min. 0.6 & 1.8 m	none
	Second floor	Min. 1.2 m & 1.8 m	Second floor	Min. 1.2 m & 1.8 m	none
Principal Dwelling Height (m):	Max. 2 ½ storeys		Max. 2 ½ storeys		none

On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Coach House Building Height (m):	Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		none
On-Site Parking Spaces – Principal Dwelling:	2		2		none
On-Site Parking Spaces – Coach House:	1		1		none
Tandem Parking Spaces:	permitted		2 for Principal Dwelling		none
Amenity Space – Outdoor:	Principal Dwelling	Min. 30 m ²	Principal Dwelling	Min. 30 m ²	none
	Coach House	No minimum	Coach House	No minimum	

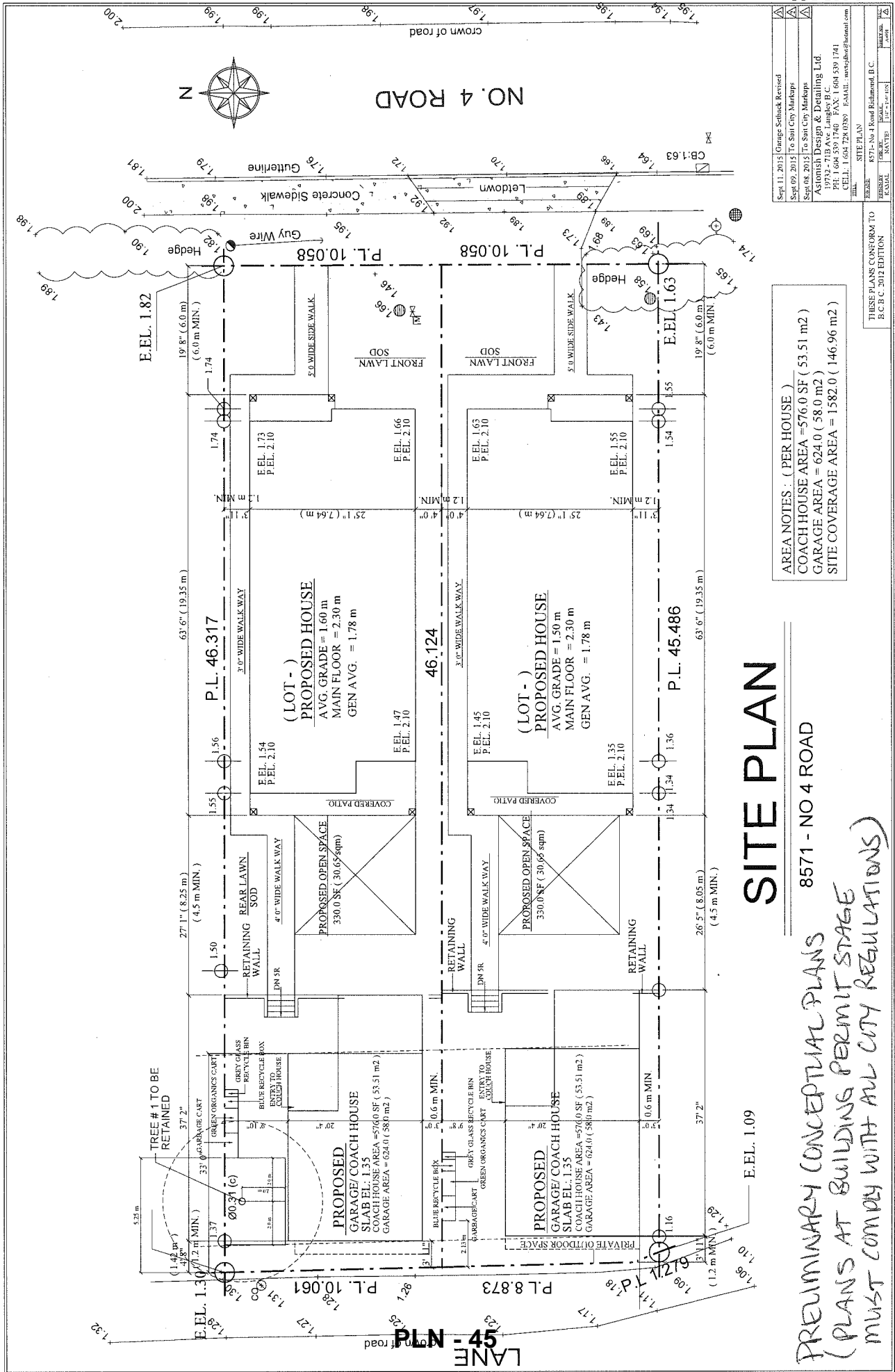
Other: Tree replacement compensation required for loss of bylaw-sized trees.

City of Richmond

Land Use Map *Bylaw 9086
2015/04/27*



----- ALR Boundary	———— Area Boundary	Designated Infill Areas – Refer to Table: 1
Public, Institutional & Open Space	Low Density Residential	(1-12)



Sept. 11, 2015	Change Setback Revised
Sept. 09, 2015	To Suit City Markups
Sept. 08, 2015	To Suit City Markups
Astomish Design & Detailing Ltd.	
1972 - 718 Ave Langley, B.C.	
TEL: 604 539 1740 FAX: 1 604 539 1741	
CELL: 1 604 282 0350 E-MAIL: astomish@astomish.com	
SITE PLAN	
DATE:	8571 - No 4 Road Richmond, B.C.
SCALE:	AS SHOWN
PROJECT:	8571 - No 4 Road
DATE:	2015

THESE PLANS CONFORM TO
B.C.B.C. 2012 EDITION

AREA NOTES : (PER HOUSE)
 COACH HOUSE AREA = 576.0 SF (53.51 m²)
 GARAGE AREA = 624.0 (58.0 m²)
 SITE COVERAGE AREA = 1582.0 (146.96 m²)

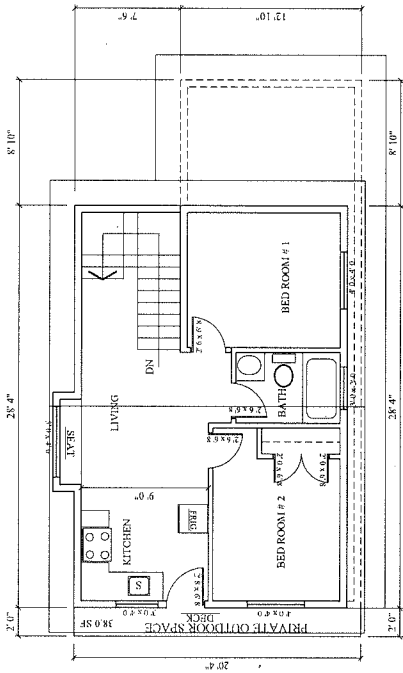
SITE PLAN

8571 - NO 4 ROAD

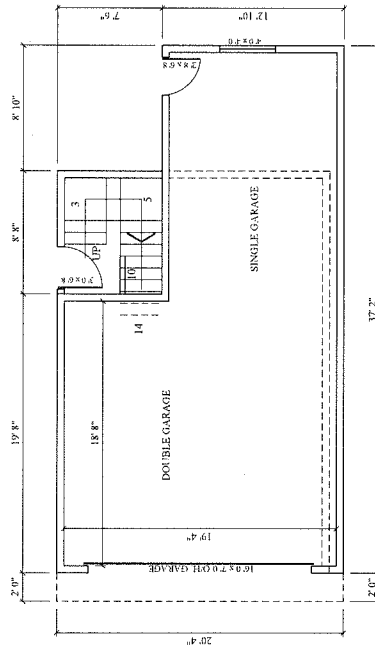
PRELIMINARY CONCEPTUAL PLANS
 (PLANS AT BUILDING PERMIT STAGE
 MUST COMPLY WITH ALL CITY REGULATIONS)

LANE 45 - 171

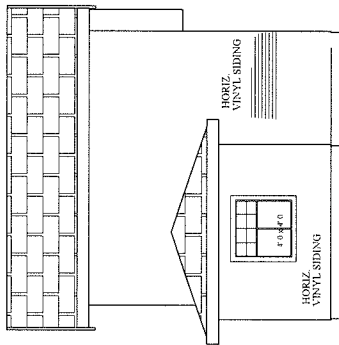
NO. 4 ROAD



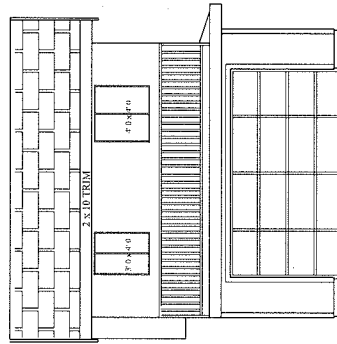
COACH HOUSE FLOOR PLAN
 COACH HOUSE AREA = 576.0 SF (53.51 m2)



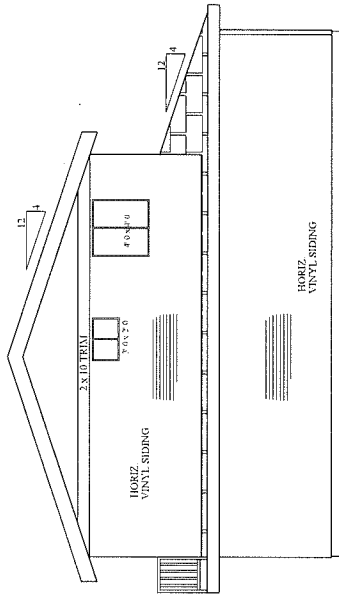
GARAGE FLOOR PLAN
 GARAGE AREA = 624.0 (58.0 m2)



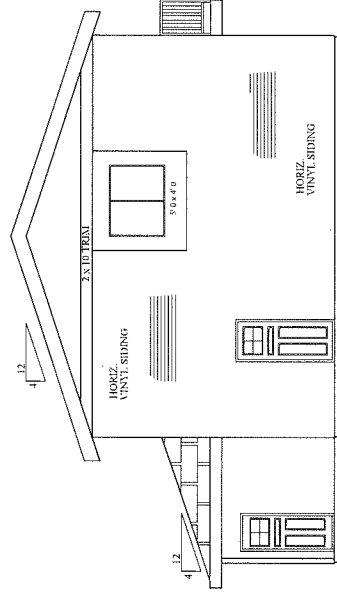
FRONT ELEVATION
 (EAST)



REAR ELEVATION
 (WEST)



LEFT SIDE ELEVATION
 (SOUTH)

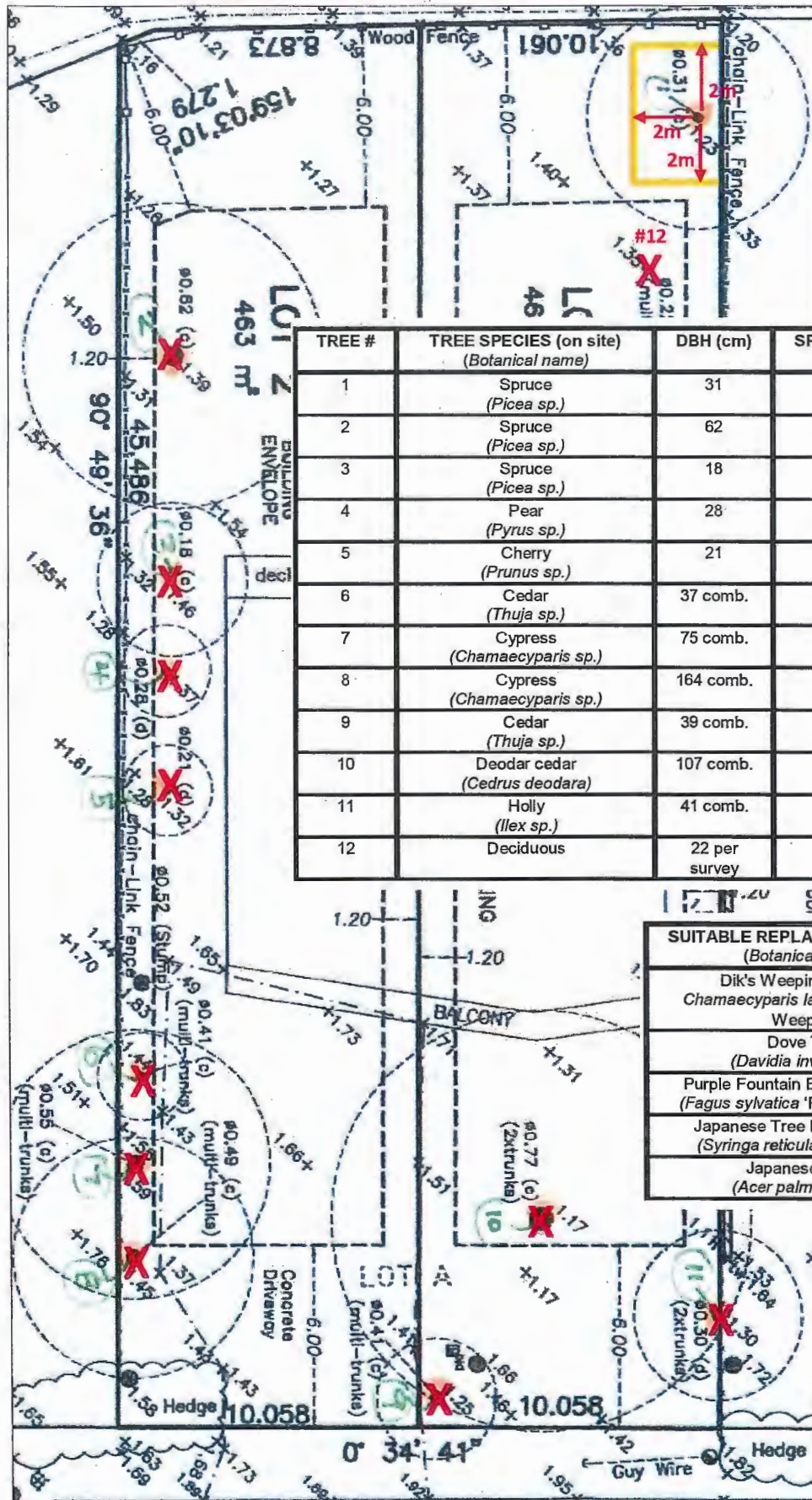


RIGHT SIDE ELEVATION
 (NORTH)

DATE	DESCRIPTION	BY	CHKD	DATE	DATE	DATE
Sept 17, 2015	Elevations Added					
Sept 06, 2015	To Suit City Markups					
Astonish Design & Detailing Ltd 1973-7191 Ave. Langley B.C. Langley, B.C. V3A 2G6 TEL: 1 (604) 728 (830) FAX: 604.728.0303 www.astonishdesign.com						
THESE PLANS CONFORM TO B.C.B.C. 2012 EDITION						
SCALE	3/8" = 1'-0" (As Noted)	DATE	10/27/2015	PROJECT	Richmond B.C.	DATE
SCALE	3/8" = 1'-0" (As Noted)	DATE	10/27/2015	PROJECT	Richmond B.C.	DATE

PRELIMINARY CONCEPTUAL PLANS
 (PLANS AT BUILDING PERMIT STAGE
 MUST COMPLY WITH ALL CITY REGULATIONS)

Tree Retention & Removal Plan, Scale 1:200



TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Spruce (<i>Picea sp.</i>)	31	2.5
2	Spruce (<i>Picea sp.</i>)	62	3.5
3	Spruce (<i>Picea sp.</i>)	18	1.5
4	Pear (<i>Pyrus sp.</i>)	28	1.5
5	Cherry (<i>Prunus sp.</i>)	21	1.5
6	Cedar (<i>Thuja sp.</i>)	37 comb.	1.5
7	Cypress (<i>Chamaecyparis sp.</i>)	75 comb.	3
8	Cypress (<i>Chamaecyparis sp.</i>)	164 comb.	3
9	Cedar (<i>Thuja sp.</i>)	39 comb.	1
10	Deodar cedar (<i>Cedrus deodara</i>)	107 comb.	3
11	Holly (<i>Ilex sp.</i>)	41 comb.	1
12	Deciduous	22 per survey	1

SUITABLE REPLACEMENT TREES (Botanical name)
Dik's Weeping Cypress <i>Chamaecyparis lawsoniana</i> 'Dik's Weeping'
Dove Tree (<i>Davidia involucrata</i>)
Purple Fountain European Beech (<i>Fagus sylvatica</i> 'Purple Fountain')
Japanese Tree Lilac 'Ivory Silk' (<i>Syringa reticulata</i> 'Ivory Silk')
Japanese Maple (<i>Acer palmatum sp.</i>)





Address: 8571 No. 4 Road

File No.: RZ 14-662541

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9290, the following items must be completed:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of a cost estimate for the works provided by the Landscape Architect (including 10% contingency, fencing, required trees, all hard and soft landscaping, and installation). The Landscaping Security will be reduced by 90% after construction and landscaping on the proposed lots is completed and a landscaping inspection has been passed by City staff. The City will retain 10% of the Security for a one-year maintenance period to ensure that the landscaping survives. The Landscape Plan must respond to the guidelines of the Arterial Road Policy and comply with the landscaping requirements of the RCH1 zone, and must include the following replacement trees:
 - Two (2) 6 cm deciduous trees in the rear yard of the proposed north lot.
 - Two (2) 6 cm deciduous trees in the rear yard of the proposed south lot.
 - Two (2) 8 cm deciduous or 4 m high coniferous trees in the front yard of each lot proposed [for a total of four (4) trees].
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all on-site works conducted within close proximity to the tree protection zone of the Spruce tree to be retained (Tree #1). The contract must include the scope of work to be undertaken, including the number of monitoring inspections at specified stages of construction, and special measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$\$1,000 for the Spruce tree to be retained (Tree # 1).
4. City acceptance of the developer's offer to voluntarily contribute \$4,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
5. Submission of a cash-in-lieu contribution in the amount of \$10,663.60 for future lane improvements to include lane lighting, and roll over curb and gutter on both sides of the rear lane from the subject site's north property line to the south property line.
6. Registration of a restrictive covenant on Title of the lot to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary plans included in Attachment 5 to the staff report dated September 8, 2015.
7. Registration of a flood indemnity covenant on Title.
8. Registration of a legal agreement on title to ensure that landscaping planted in the front yard within the ALR buffer area along No. 4 Road (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations and is subject to impacts of noise, dust, and odour.
9. Registration of a legal agreement on Title ensuring that the coach house on each lot proposed cannot be strata-titled.
10. Registration of a legal agreement on title prohibiting the conversion of the parking area in the garage into habitable space.

11. Entrance into a Servicing Agreement* for the design and construction of:

- road improvements along No. 4 Road in accordance with the standard road cross-section requirements, to include: a 1.5 m wide treed/grass boulevard behind the existing curb/gutter, a 1.5 m wide concrete sidewalk at the property line, complete with transition to the existing sidewalk located beyond the subject site's frontage.
- Rear lane re-grading to a center swale configuration and installation of a lane drainage system complete with Type 3 inspection chambers from the subject site's north property line to the south property line. The developer is required to extend the new drainage system from the subject site's south property line by approximately 30 m to tie into the existing lane drainage system, replacing the existing Type 1 inspection chamber with a Type 3 inspection chamber.
- The Servicing Agreement design is to include the following required water, sanitary, and storm service connection works:

Water Works

- Using the OCP Model, there is 366 L/s of water available at 20 psi residual at the No. 4 Road frontage. Based on the proposed zoning, your site requires a minimum fire flow of 95 L/s. Once the building design has been confirmed at the Building Permit stage, fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) must be submitted to confirm that there is adequate available flow.
- At the applicant's cost, the City is to disconnect the existing 20 mm diameter connection and install two (2) new 25 mm diameter connections complete with meter boxes at the property line. Meter boxes must be placed on the grass boulevard outside of any private fencing at minimum 1 m away from paved walkways.

Storm Sewer Works

- At the applicant's cost, the City is to cap the existing storm connection at the northeast corner of the property and to remove the existing storm inspection chamber and connection near the middle of the No. 4 Road frontage.
- At the applicant's cost, the City is to install a new storm sewer inspection chamber with two (2) service connections at the common property line along the No. 4 Road frontage. Site and boulevard drainage must be graded towards the new inspection chamber to prevent storm water from ponding on the boulevard, road, and walkways.
- A 3 m (east-west) x 1.5 m (north-south) Statutory Right-of-Way for utilities is required to contain the existing City-owned inspection chamber at the southeast corner of the proposed site. The details of the Statutory Right-of-Way shall be finalized at the Servicing Agreement design review stage.

Sanitary Sewer Works

- At the applicant's cost, the City is to remove the existing sanitary sewer inspection chamber and connection near the northwest corner of the property, and install a new inspection chamber with two (2) service connections at the common property line along the rear lane.

General Items

- The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - For any applicable servicing requirements.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

At Demolition Application* stage, the following requirements must be completed:

- Installation of tree protection fencing around Tree # 1 at a minimum of 3 m out from the base of the tree. Tree protection fencing must be installed to City standard in accordance with the City’s Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

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

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.
- 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.

Note:

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

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

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

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

(Signed original on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9290 (RZ 14-662541)
8571 No. 4 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 "COACH HOUSES (RCH1)".

P.I.D. 002-729-229

Lot "A" Section 22 Block 4 North Range 6 West New Westminster District Plan 70738

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9290".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording dates and details for each reading stage.

Official stamp: CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: September 10, 2015

From: Wayne Craig
Director of Development

File: RZ 14-670471

Re: Application by Interface Architecture Inc. for Rezoning at 11671 and 11691
Cambie Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9293, for the rezoning of 11671 and 11691 Cambie Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

Wayne Craig
Director of Development

WC:mp
Att.

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

Staff Report

Origin

Interface Architecture Inc. has applied to the City of Richmond for permission to rezone 11671 and 11691 Cambie Road from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to develop 21 townhouse units. Single family houses that previously occupied the site have been demolished. A location map is provided in Attachment 1.

Project Description

The two properties, with a total frontage of 43.3 m, are proposed to be consolidated into one development parcel. The proposed 21 townhouse units are distributed in five buildings arranged around a T-shaped internal driveway with access from Mellis Drive. The six units fronting onto Cambie Road will have direct pedestrian access from the street and garage access from the rear, and the units in the interior buildings will have both their front entrances and garages from the internal driveway.

The two buildings along the west property line and the duplex located in the middle of the site along the east property line are two storeys in height. The building fronting onto Cambie Road and the building at the northeast corner are three storeys in height, but both buildings step down to two storeys where it adjoins the existing two-storey house on the west side and the street (i.e., Mellis Drive) to the north. A wider east side yard setback of 8.2 m is provided to the three-storey building at the northeast corner to reduce any potential impacts on the existing townhouse development to the east.

A common outdoor space is proposed in the middle of the site, and five visitor parking spaces are distributed around the site. The development also includes a 3.5m-wide Public Right-of-Passage (PROP) statutory right-of-way along the eastern edge of the site to provide a pedestrian link between Mellis Drive and Cambie Road.

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 provided in Attachment 3.

Surrounding Development

To the North: Across Mellis Drive are single-family homes on lots zoned “Single Detached (RS1/E)”.

To the South: Across Cambie Road is a shopping centre on a lot zoned “Community Commercial (CC)”.

To the East: A commercial development on a lot zoned “Neighbourhood Commercial (CN)”, which is currently occupied by a financial institution, and a 33-unit townhouse development on a lot zoned “Low Density Townhouses (RTL1)” with vehicular access from Mellis Drive.

To the West: To the west are single family homes on lots zoned “Single Detached (RS1/E)”. The properties fronting onto Cambie Road are designated “Residential”, which may include multiple family housing, and the properties fronting onto Mellis Drive are designated “Residential (Single-Family Only)” in the East Cambie Area Plan (Attachment 4).

Related Policies & Studies

2041 Official Community Plan

The subject properties are designated “Neighbourhood Residential (NRES)” in the 2041 Official Community Plan (OCP), and “Residential”, which permits multiple family housing, in the East Cambie Area Plan. The East Cambie Area Plan land use designation permitting multiple family housing encompasses the entire site. The townhouse proposal is consistent with these designations.

Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Indemnity Restrictive Covenant is required to be registered on title prior to adoption of the rezoning bylaw.

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 or higher and providing pre-ducting for solar hot water for the proposed development. A legal agreement specifying all units are to be built and maintained to the ERS82 or higher, and all units are to be solar-hot-water ready is required prior to rezoning bylaw adoption. As part of the Development Permit application process, the developer is also required to retain a Certified Energy Advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within Area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. An Aircraft Noise Sensitive Use Restrictive Covenant is to be registered on title prior to final adoption of the rezoning bylaw. Also, the applicant is to submit a report for indoor noise mitigation and climate control measures as part of the Development Permit application.

Public Input

The applicant has forwarded confirmation that two development signs have been posted on the site. In addition, the applicant distributed notification to 41 adjacent properties (including properties along Mellis Drive and Bargon Drive located outside of the standard 50m notification

area) to seek input on the proposed development, and invite the residents to a public information meeting. The map showing the properties notified of the proposed development is included in Attachment 5.

The public information meeting was held at 7:00 pm on September 9, 2015 at Cambie Community Centre. The meeting was formatted as an open house to allow attendees to walk around the room, read information on display boards with the conceptual development plans and colour illustrations, and ask questions and/or provide comments. The developer, project architect, landscape architect and traffic consultant were in attendance, and Planning staff also attended the meeting to observe and answer questions about the application process.

Two households at 11880 Mellis Drive and 11720 Mellis Drive were represented at the public information meeting. The meeting attendees were generally supportive of the proposed development and appreciated its high quality design and provision of the proposed pedestrian walkway connecting Mellis Drive and Cambie Road. However, there were concerns regarding potential traffic impact in the established single-family neighbourhood to the north and parking spill-over onto Mellis Drive. The meeting attendees also provided written comments, which are attached to this report.

In addition to the written comments from the meeting attendees, two additional written submissions were received; one resident (no address provided, identified himself as a resident in the Mellis neighbourhood) expressing concerns about traffic increase and parking spill-over onto Mellis Drive, and a resident at 3920 Bergen Drive expressing concerns regarding traffic impacts at the Bergen Drive and Cambie Road intersection. (The proposed site access and traffic impacts are discussed in detail in the “Analysis” section of the report.)

A total of five written submissions (two submissions are from the same resident at 11720 Mellis Drive) received from residents are included in Attachment 6. Should the rezoning application proceed, a Public Hearing will provide opportunity for additional public input.

Analysis

OCP Compliance

The proposed rezoning is consistent with the 2041 OCP and East Cambie Area Plan land use designations which permit various housing types including townhouses along Cambie Road. Also, the proposed development is generally consistent with the Development Permit Guidelines for multiple-family developments contained in the 2041 OCP.

As identified in the 2041 OCP, a 3.5m-wide public walkway (a 2 m-wide hard-surfaced path with landscaping on both sides) will be provided along the east property line. The proposed walkway would significantly improve the neighbourhood connection by providing a direct pedestrian link from Mellis Drive to Cambie Road.

Transportation and Site Access

Vehicular access is to be from Mellis Drive. Considering potential concerns from residents regarding traffic intrusion in the adjacent area that is predominantly characterized by single

detached homes, the applicant has submitted a Traffic Impact Assessment report prepared by Creative Transportation Solutions Ltd. in support of the proposed access. Based on the data collection and analysis, the consultant has concluded that the traffic impact of the proposed development on the adjacent roads would have a marginal increase in traffic volume over the existing condition.

Transportation staff have accepted that the traffic impacts presented in the report, and support the access from Mellis Drive with a condition that the developer agrees to upgrade traffic signals at the intersection of Barga Drive and Cambie Road, and to provide a partial cash contribution of \$20,000 for future provision of Accessible Pedestrian Signal (APS) and illuminated street signs at the intersection of Cambie Road and No.5 Road.

As part of the off-site roadworks to be secured through a Servicing Agreement (SA), the north leg of Barga Drive at Cambie Road will be upgraded to include vehicle detection devices, which will allow the existing pedestrian signal to transition to a red light on Cambie Road when a vehicle on Barga Drive is waiting at the intersection.

Staff support the proposed access from Mellis Drive based on the following:

- The Traffic Impact Assessment demonstrates that the impacts of the proposed development would be manageable.
- Traffic signal upgrades will be provided at the Cambie Road and Barga Drive intersection, and the developer has also agreed to provide a cash contribution for future improvements at the intersection of Cambie Road and No.5 Road as a condition of rezoning approval.
- The traffic signal upgrades at the intersection of Cambie Road and Barga Drive will improve traffic circulation for area residents that exit the neighbourhood via this intersection.
- The pedestrian walkway will encourage walking by improving connectivity and access to the neighbourhood and help reduce the reliance on private vehicles for short trips.
- Allowing access from Mellis Drive will limit driveway access that would impede through-traffic flow on the major road (i.e., Cambie Road) and help reduce conflicts between vehicular and pedestrian movements.
- A pedestrian-friendly streetscape can be achieved by avoiding vehicular access from Cambie Road.
- The Mellis Drive access will allow full movement access to/from the site for convenience of future residents.

Transportation staff have noted that, should Council wish to pursue access from Cambie Road, the site design could be adjusted through the DP process. If access to Cambie Road is to be accommodated, design features will need to be incorporated to limit turning movements at the site access to right-in and right-out only due to its proximity to the No.5 Road and Cambie Road intersection. As well, a restrictive covenant limiting turning movements may need to be required to be registered on title.

Public Right-of-Passage (PROP)

A Public Right-of-Passage (PROP) statutory right-of-way over the internal driveway will be secured prior to final adoption of the rezoning bylaw to provide an access option from Mellis Drive for a future development to the west along Cambie Road. Should the City receive a development application for the adjacent sites to the west, access to the future development will be assessed by staff at the time of application.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to enter into a SA for the design and construction of required frontage improvements on Cambie Road and Mellis Drive including new sidewalk and treed boulevard as well as any traffic signal modifications, utility relocations or upgrades. The SA will also include the design of construction of the pedestrian walkway including installation of way-finding signage, and a 2 m road dedication required along the entire Cambie frontage for future road widening.

Existing Legal Encumbrance

A statutory right-of-way (registration number RD32263) for sanitary sewer runs east-west across the subject site. No permanent structure will be allowed on the right-of-way.

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 provided the following comments:

- Seven (7) trees located on the development site are all in poor condition and have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- Nine (9) trees located on neighbouring properties are to be retained and protected as per Arborist report specifications.

Based on the 2:1 tree replacement ratio goal stated in the OCP, 14 replacement trees are required for the removal of 7 trees. According to the preliminary landscape plan, the developer is proposing to plant over 20 new trees on-site. The size and species of replacement trees and a detailed landscape design will be reviewed at the Development Permit stage.

Tree protection fencing has been installed to City standards prior to the demolition of the houses that previously occupied the site in order to ensure the trees on the neighbouring properties are protected. The tree protection plan is included in Attachment 7. Prior to final adoption of the rezoning bylaw, 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 zones will be required.

Requested Variances

The proposed development is generally in compliance with the “Low Density Townhouses (RTL4)” zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

- Reduce the front yard setback (Mellis Drive) from 6.0 m to 4.5 m.
- Reduce the rear yard setback (Cambie Road) from 6.0 m to 4.5 m.

Staff support the requested variances recognizing that a wider side yard setback is provided on the east side to accommodate the pedestrian walkway, and a 2 m road dedication is required along the entire Cambie Road frontage. These variances 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.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has agreed to make a cash contribution to the Affordable Housing Reserve Fund at \$2.00 per buildable square foot for a contribution of \$48,534.40.

Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per buildable square foot (2014 rate) to the City’s Public Art Fund. The amount of the contribution would be \$18,685.70.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$23,000 as per the 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 meets the Official Community Plan (OCP) requirement of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the 2041 OCP.

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 will be further examined in relation to the site.

- Compliance with Development Permit Guidelines for multiple-family developments contained in Section 14 of the 2041 OCP

- Refinement of building form and architectural character
- Provision of a convertible unit and design of other accessibility/aging-in-place features
- Details of the proposed sustainability features
- Landscaping and open space design: enhancement of the outdoor amenity area, Cambie Road and Mellis Drive frontages.
- Design details of the pedestrian walkway, including paving material, lighting, fencing and planting
- Opportunities to maximize permeable surface areas and better articulate hard surface treatment
- Use of Crime Prevention Through Environmental Design (CPTED) to minimize opportunities for crime and promote a sense of security

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

Financial Impact or Economic Impact

None

Conclusion

The proposed 21-unit townhouse development is consistent with the 2041 Official Community Plan and East Cambie Area Plan land use designations. Further design review will be conducted as part of the Development Permit application process to ensure a high quality project and consistency with the Development Permit Area guidelines.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9293 be introduced and given first reading.



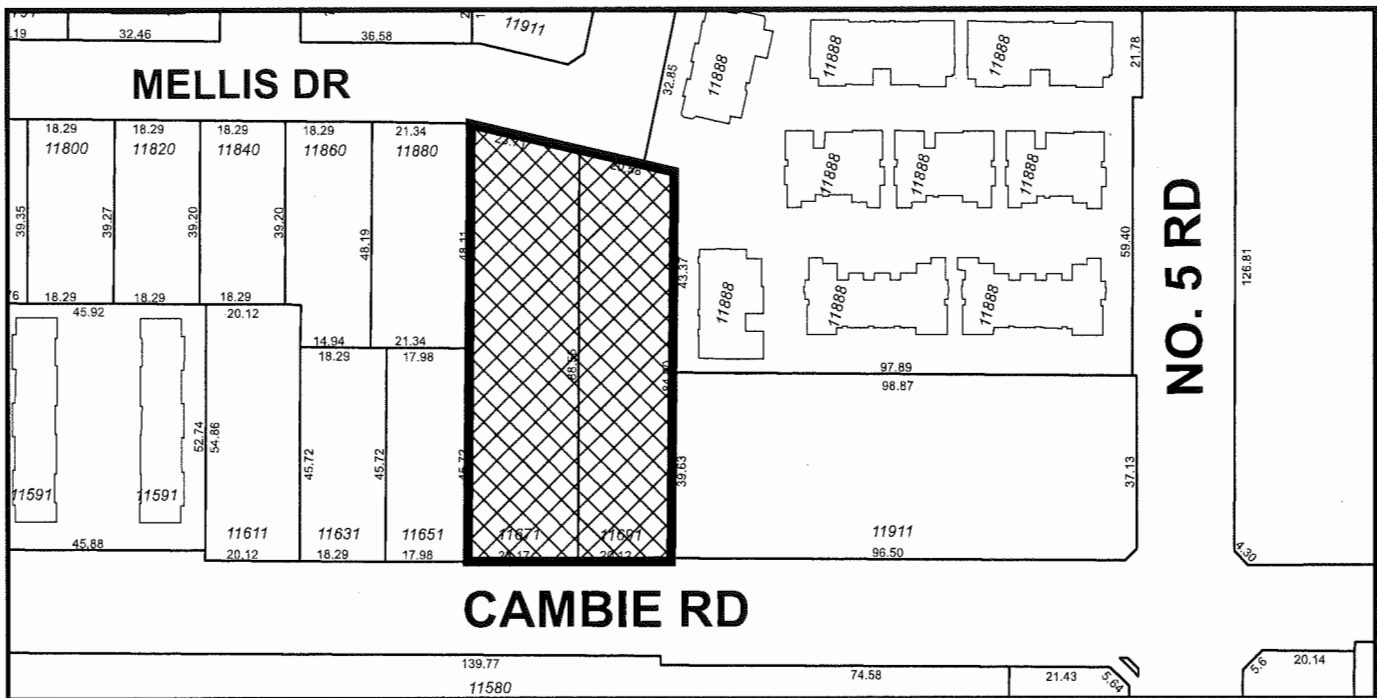
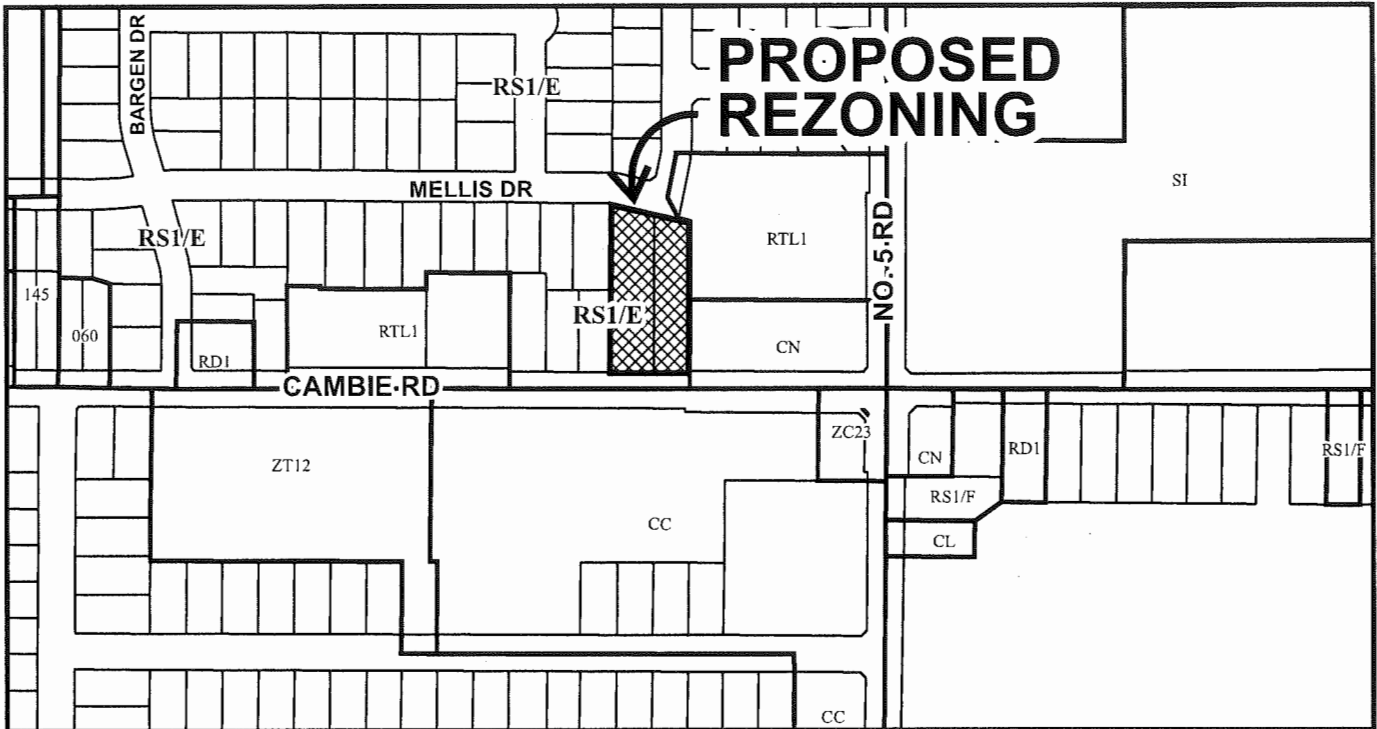
Minhee Park
Planner 1

MP:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: East Cambie Area Plan Land Use Map
- Attachment 5: Public Information Meeting Notification Area
- Attachment 6: Comments from Residents
- Attachment 7: Tree Management Plan
- Attachment 8: Rezoning Considerations



City of
Richmond



	<h1>RZ 14-670471</h1>	<p>Original Date: 09/04/14</p> <p>Revision Date: 09/11/15</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 14-670471

Original Date: 09/04/14

Revision Date:

Note: Dimensions are in METRES

REVISIONS	
NOV 27, 2014	Issue 09 RZ Application
NOV 27, 2014	Issue 08 Review
DEC 10, 2014	Issue 07 Review
JAN 22, 2015	Issue Review 06 Review
AUG 27, 2015	RZ Final Submission

COMMENTS

IF YOU HAVE ANY QUESTIONS, CONTACT THE ARCHITECT AT 781-326-1162 OR WWW.INTERFACEDESIGN.COM

INTERFACE

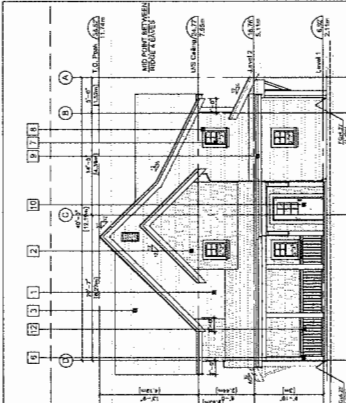
5500 230
 Townhome Road
 Richmond BC
 Canada V6X 1Z9

T 604 821 1162
 F 604 821 1162
 www.interfacearchitecture.com

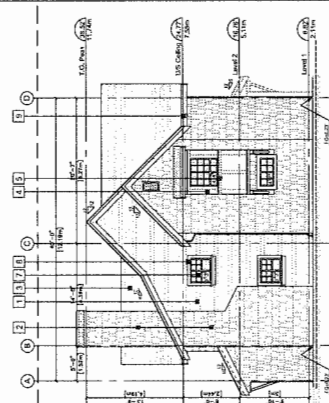
PROJECT	
Proposed 21-Unit Townhome Development 1877 / 1887 Centre Road Richmond, B.C.	
PROJECT NO.	112
SCALE	As Noted
DATE	Aug. 1, 2014
DRAWN BY	DMC/ML
CHECKED BY	DMC/ML
DATE	08/01/14
PROJECT TITLE	BUILDING ELEVATIONS
SHEET TITLE	BUILDING 1/2/4
DRAWING	

A3.1

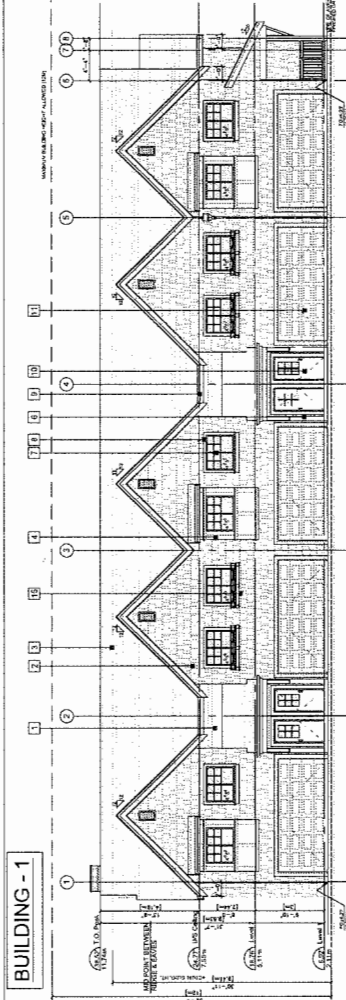
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1	HORIZONTAL HIDE PLANK CEDAR/MILL SIDING
2	HANDY PLANK SHINGLES B - Colour: BM 2122-70 (Snow White)
3	HANDY PLANK SHINGLES A - Colour: BM 111 (Spruce Knight)
4	RESIDUAL ASPHALT ROOF SHINGLES Colour: Dark Gray (Masonite, Textured)
5	2x4 WOOD TRIM BOARD - PAINTED Colour: BM CC79 (Duke White)
6	1x4 TRIM BOARD ON 2x8 BARKER BOARD Colour: BM CC79 (Duke White)
7	BUILT UP POST - REFER TO DETAILS Colour: BM CC79 (Duke White)
8	WIND-FRAMED DOUBLE-GLAZED WINDOWS Colour: BM 111 (Spruce Knight)
9	2x4 WOOD TRIM BOARD - PAINTED Colour: BM CC79 (Duke White)
10	ALUMINUM FACIA CUTTER Colour: BM FCT18 (Metallic Charcoal)
11	ENTRY SOLID WOOD DOOR WITH SIBLIGHT Door Colour: BM 3009-15 (Restone) Door Colour: BM 161 (Putumayo)
12	OVERHEAD WOOD PANEL GARAGE DOOR Colour: BM 2122-70 (Snow White)
13	UPPER WALL Colour: BM 111 (Spruce Knight)
14	DOUBLE GLAZE VINYL SLIDING DOOR Colour: BM 111 (Spruce Knight)
15	ELECTRICAL ESCROW COUP Colour: BM 2122-50 (Polar Plutach)
16	PLANETS BOX Colour: BM 2122-70 (Snow White)



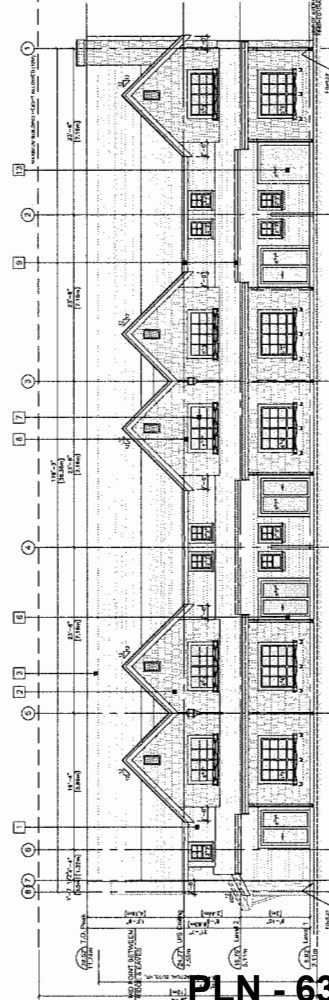
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BUILDING 1 ELEVATION - SOUTH
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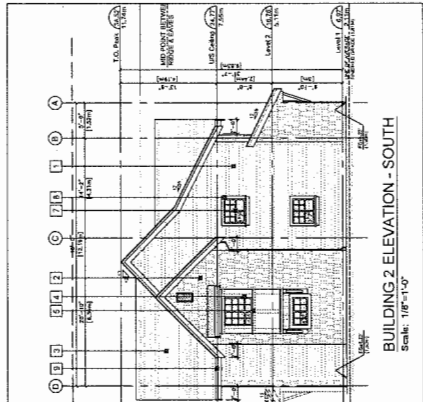


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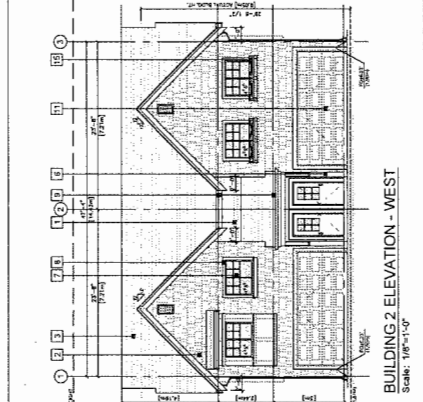


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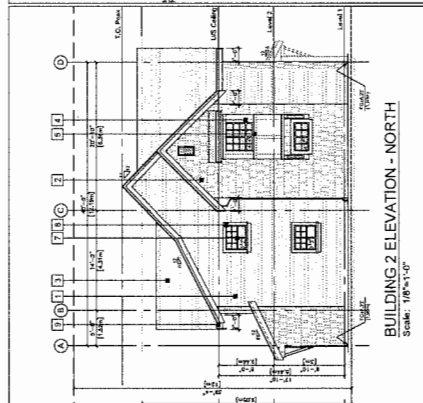
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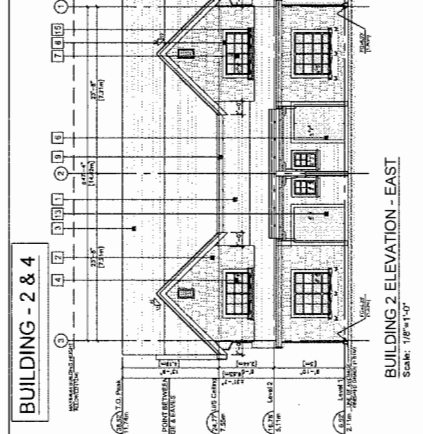
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BUILDING 2 ELEVATION - WEST
Scale: 1/8"=1'-0"



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



BUILDING 2 ELEVATION - EAST
Scale: 1/8"=1'-0"

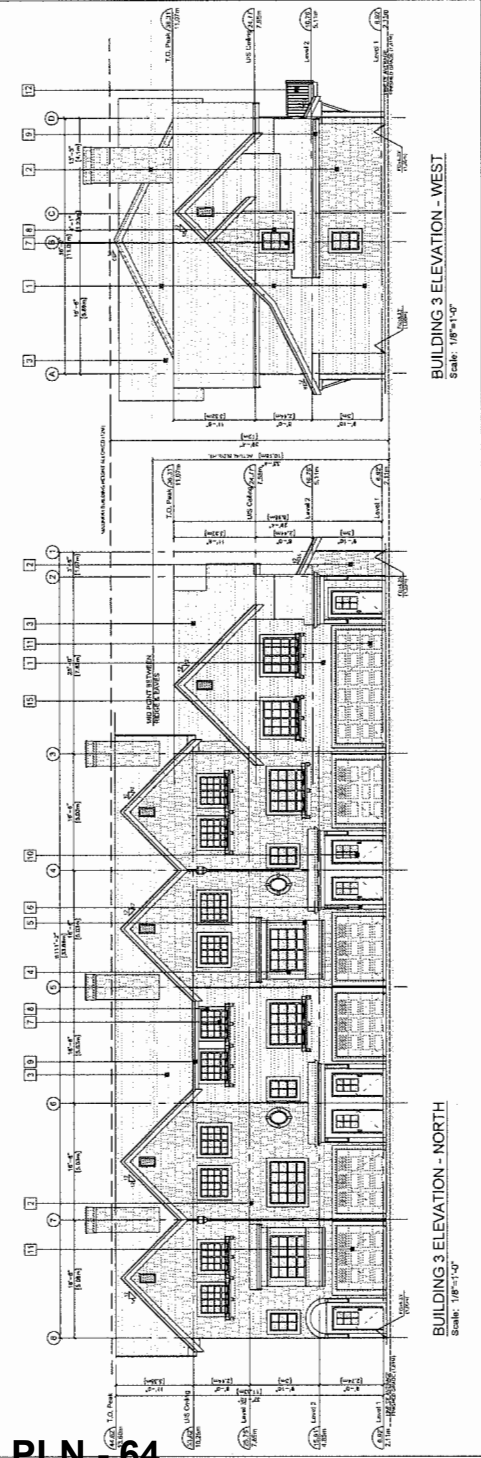
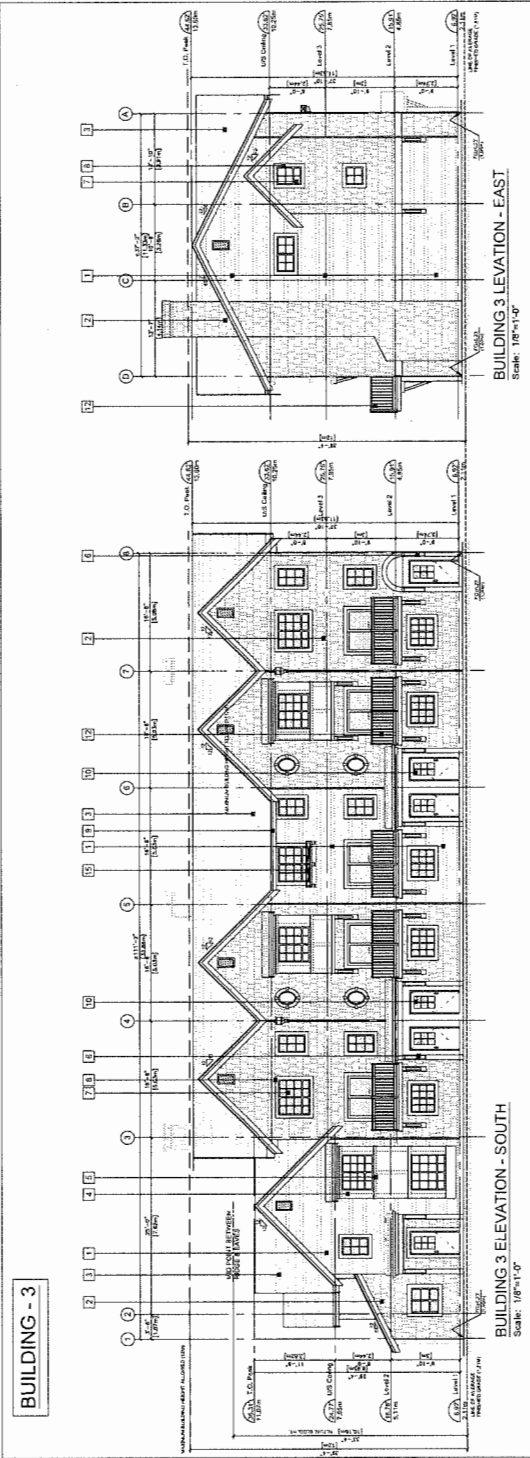
BUILDING - 2 & 4

REVISIONS	<p>APR 1, 2014 Issued for 2D Application</p> <p>NOV 27, 2014 Issued for Review</p> <p>DEC 04, 2014 Issued for Review</p> <p>JAN 26, 2015 New Revision for Review</p> <p>AUG 27, 2016 10/4/2016/2016</p>
CONTRACT NAME	<p>PROJECT</p> <p>Proposed 21-Unit Townhouse Development 11971/11981 Camber Road Ridgeland, L.C.</p> <p>PROJECT NO. 112</p> <p>SCALE As Noted</p> <p>DATE Aug. 3, 2014</p> <p>DRAWN BY KVC, BSE, EL</p> <p>CHECKED BY KVC, BSE, EL</p> <p>SHEET TITLE ELEVATIONS: BUILDING 3</p> <p>DRAWING</p>

INTERFACE
 Suite 230
 11000 Old Highway 90
 Ridgeland, MS 39157
 Contact: VICKI K. COLE
 T 664 821 1182
 F 664 821 1183
 www.interfacearchitecture.com

A3.2

- EXTERIOR FINISHES**
- 1 HORIZONTAL HARDWOOD PLANK CEDAR/MILL SIDING
Color: BM 2122-75 (Stov White)
 - 2 HARDWOOD PLANK SHINGLES
Straight Edge (Natural Finish)
Color: BM 2122-75 (Stov White)
A-Corner: BM 2122-75 (Stov White)
 - 3 FRINGE GLASS APERTURE ROOF GARGLES
Color: Dark Gray (Metallic/Texture)
Color: BM C278 (Dunk White)
 - 4 2x4 WOOD TRIM BOARD - PAINTED
Color: BM C278 (Dunk White)
 - 5 1x4 TRIM BOARD ON 2x4 BARRIE BOARD
Color: BM C278 (Dunk White)
 - 6 BUILT UP POST - REFER TO DETAILS
Color: BM C278 (Dunk White)
 - 7 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Color: BM C278 (Dunk White)
Color: BM C278 (Dunk White)
 - 8 2x4 WOOD TRIM BOARD - PAINTED
Color: BM C278 (Dunk White)
 - 9 ALUMINUM FACIA CUTLER
Color: BM HC16 (Metallic Charcoal)
 - 10 ENTRY SOLID WOOD DOOR WITH SILEIGHT
Door Color: BM 2009-15 (Reverstone)
Door Color: BM 18 (Peterson)
 - 11 OVERHEAD WOOD PANEL GARAGE DOOR
Color: BM C278 (Dunk White)
 - 12 SOLID GLASS UNIT SLIDING DOOR
Color: BM HC16 (Metallic Charcoal)
 - 13 ELECTRICAL ROOM DOOR
Color: BM 2122-60 (Polist Peach)
 - 14 PLASTER BOX
Color: BM 2122-70 (Stov White)



REVISIONS	
AUG 1, 2014	Issued for RZ Application
NOV 27, 2014	Issued for Review
DEC 06, 2014	Issued for Review
JAN 29, 2015	Rev. Return to Planner
AUG 22, 2015	RZ Re-submission

CONTRACT NAME

PROJECT

PROPOSED 21-10(H)
Townhouse Development
11871/11881 Centre Road
Richmond, B.C.

DATE

DRAWN BY

CHECKED BY

SHEET TITLE

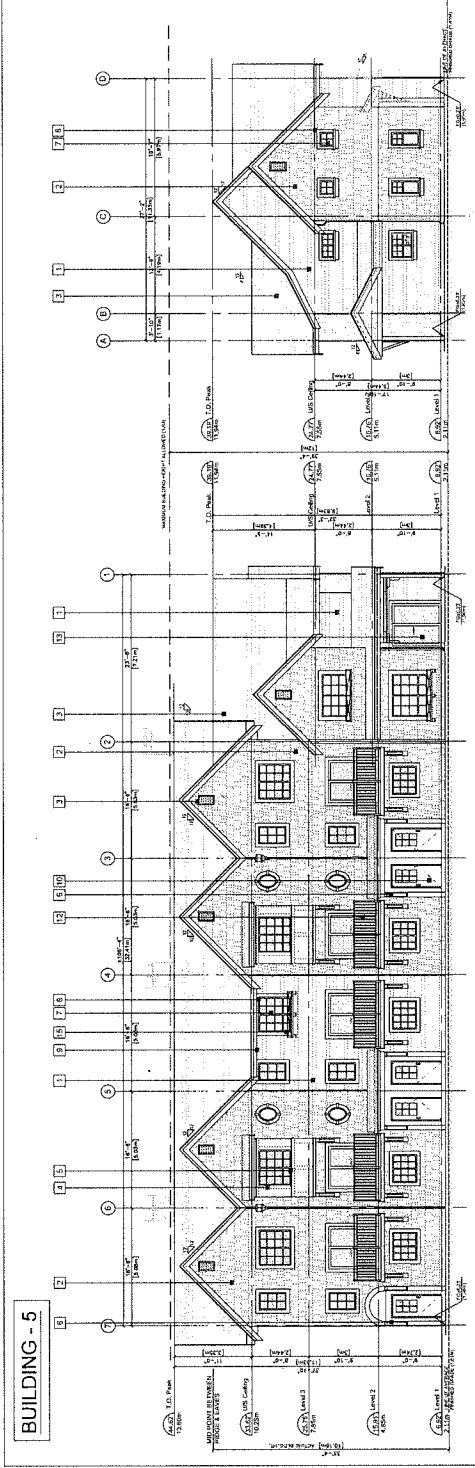
ELEVATIONS:
BUILDING 5

DRAWING

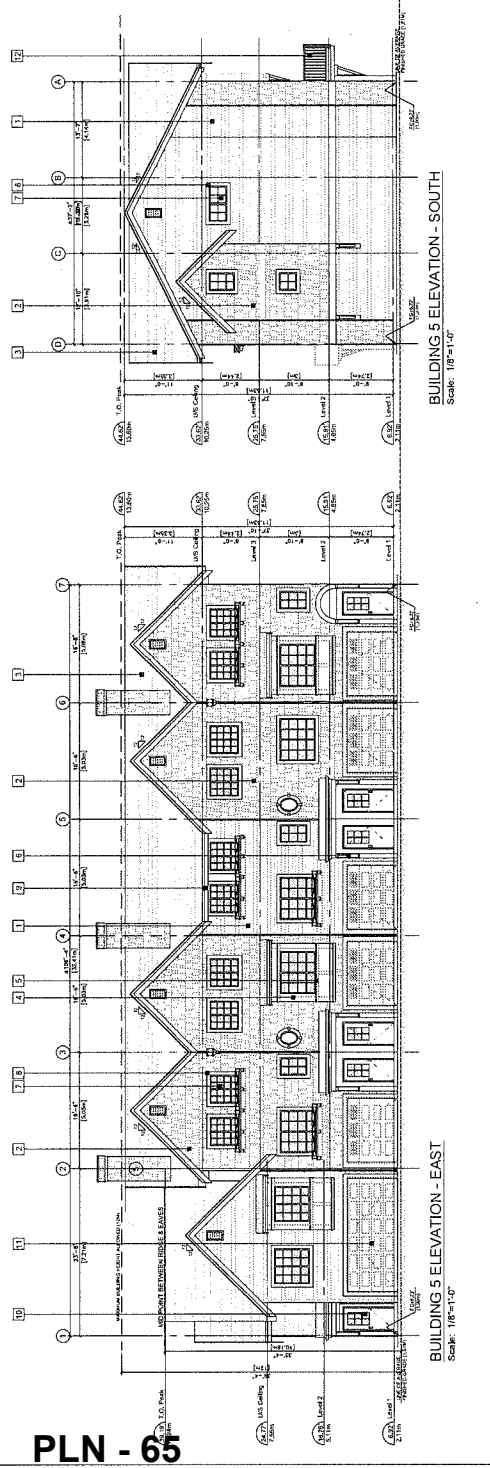
INTERFACE
Suite 200
11871/11881 Centre Road
Richmond BC
Canada V6X 1J5
P 604 824 1428
www.interfacestructure.com

PROJECT	PROPOSED 21-10(H) Townhouse Development 11871/11881 Centre Road Richmond, B.C.
DATE	Aug. 1, 2014
DRAWN BY	ALYSON EL
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS: BUILDING 5
DRAWING	A3.3

- EXTERIOR FINISHES**
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B - Colour: BM 2125-70 (Shaw White)
 - 2 HARDIE PLANK SHINGLES
Straight Edge Notched Profile
A - Colour: BM 777 (Brunner Nighth)
 - 3 PRESURIZED ASPHALT/FLY ASH GUTTER CHIMNELS
Colour: Dark Gray (Manufacturer: Trencor)
 - 4 2x8 WOOD TRIM BOARD - PAINTED
Colour: BM CCT6 (Dark White)
 - 5 1x4 TRIM BOARD ON 2x8 BARGE BOARD
Colour: BM CCT6 (Dark White)
 - 6 BUILT UP POST - REFER TO DETAILS
Colour: BM CCT6 (Dark White)
 - 7 VINYL-FRAMED DOUBLE-HAZED WINDOWS
Colour: White
Colour: BM CCT6 (Dark White)
 - 8 2x4 WOOD TRIM BOARD - PAINTED
Colour: BM CCT6 (Dark White)
 - 9 ALUMINUM FASCIA GUTTER
Colour: BM HC166 (Metallic Charcoal)
 - 10 ENTRY SOLID WOOD DOOR WITH SIDE-LIGHT
Door Colour: BM 2009-19 (Rebstone)
Door Colour: BM 788 (Maple)
 - 11 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: BM 4122-70 (Shaw White)
 - 12 METAL FINISHING
Colour: BM HC166 (Metallic Charcoal)
 - 13 DOUBLED GLAZE VINYL SLIDING DOOR
Colour: White
Colour: BM CCT6 (Dark White)
 - 14 Colour: BM CCT6 (Dark White)
 - 15 FINISHES BOX
Colour: BM 4122-60 (Paint Finishes)
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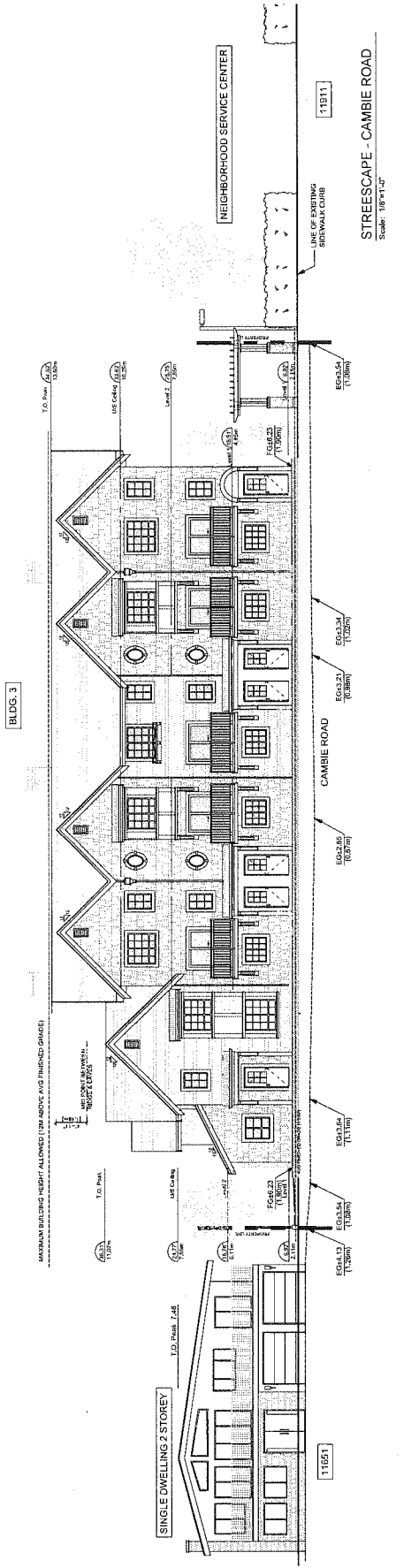
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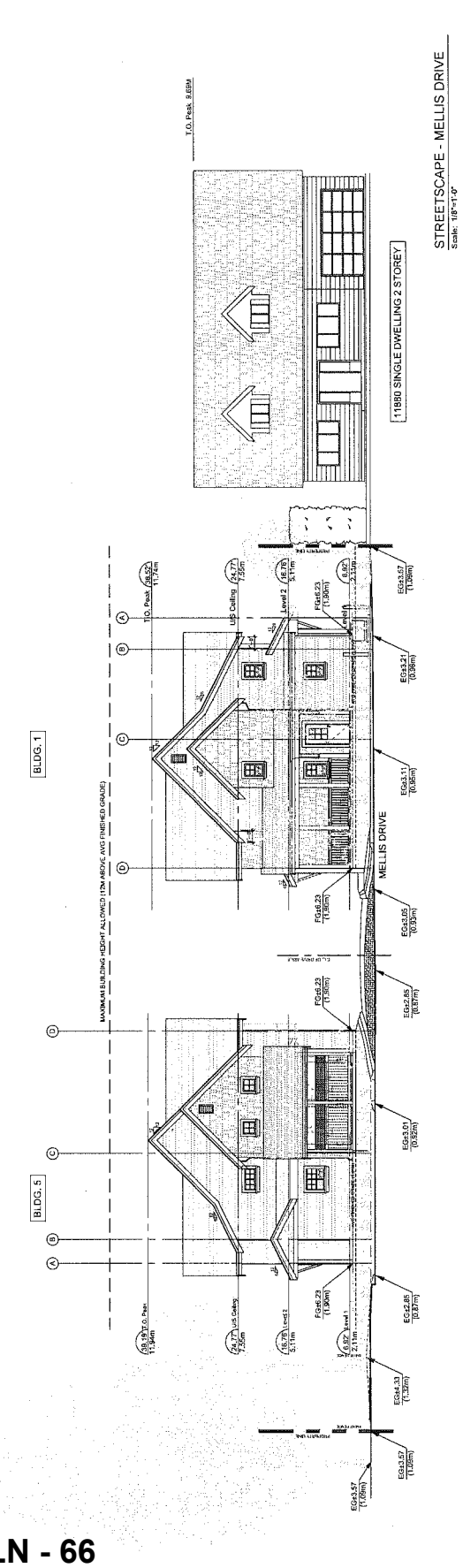
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AUG. 1, 2014	Issued for RZ Application
NOV. 27, 2014	Issued for Review
DEC. 04, 2014	Issued for Review
JAN. 20, 2015	Minor Revisions for Review
AUG. 27, 2015	RZ Re-Submission
CONSULTANTS	
<small>INTERFACE ARCHITECTURE & INTERIORS, INC. 2100 South Main Street Richmond, BC Canada V6X 1Z9 T 604 821 1182 F 604 821 1182 www.interfacearchitecture.com</small>	

PROJECT	
Proposed 21 Unit Townhouse Development 11871/11867 Cambie Road Richmond, B.C.	
PROJECT NO.	112
SCALE	As Noted
DATE	
DRAWN BY	Aug. 1, 2014
CHECKED BY	K.C. GRS. EL.
DATE	
SHEET TITLE	
STREETSCAPE	
DRAWING	
A5.1	

SITE SOUTH ELEVATION - CAMBIE RD. FRONTAGE



SITE NORTH ELEVATION - MELLIS DR. ENTRY



M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Views
 New Westminster, British Columbia
 V3M 3L7
 TEL: 604.553.0044
 FAX: 604.553.0045
 Email: office@m2la.com

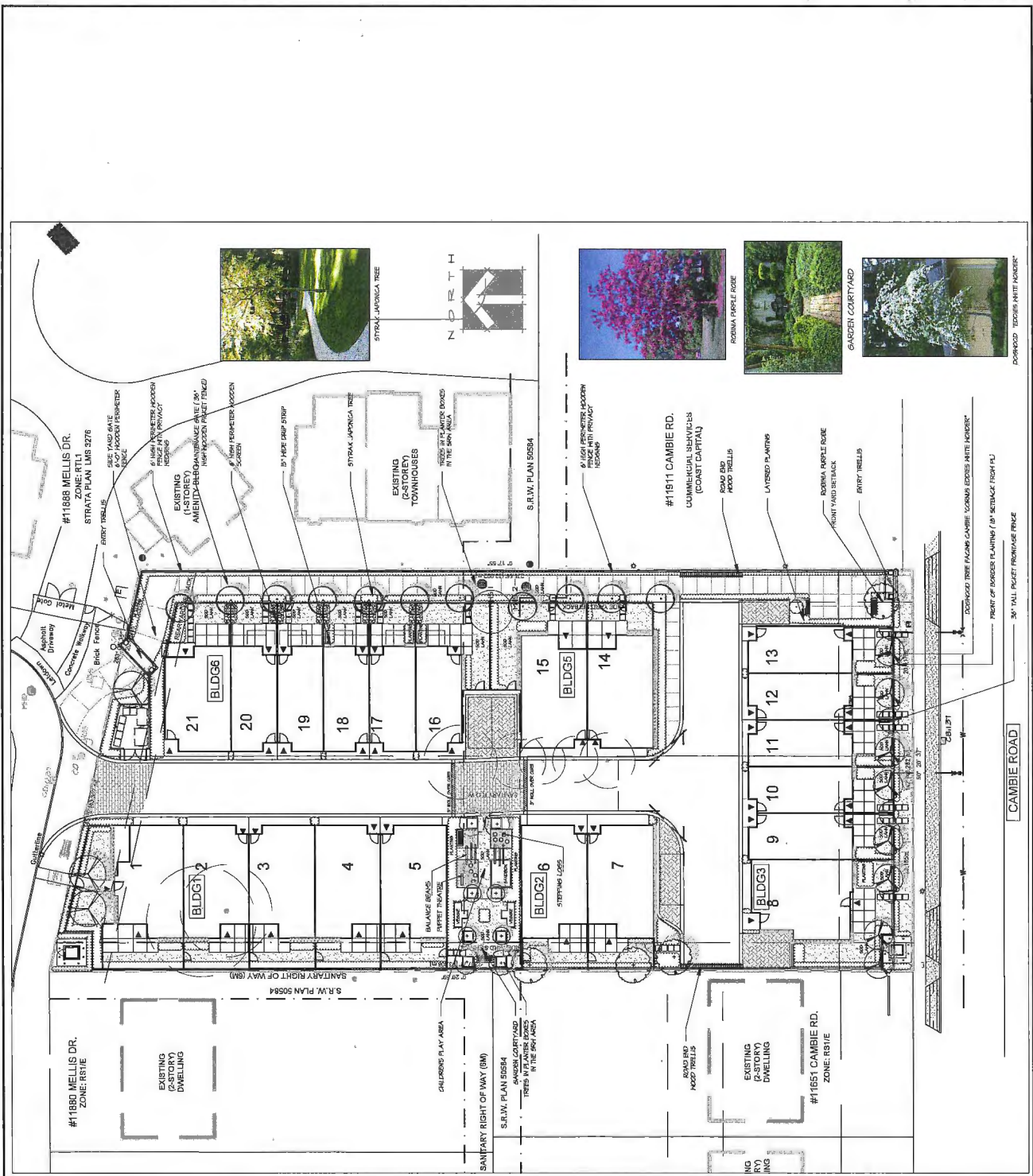
PROJECT:
 MULTI RESIDENTIAL
 11590 CAMBIE ROAD
 RICHMOND

NO.	DATE	REVISION DESCRIPTION	DR.
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2			
3			
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21			

DRAWING TITLE:
 LAYOUT PLAN

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 DRAWN: JFC
 DESIGN: JFC
 CHECK: JFC
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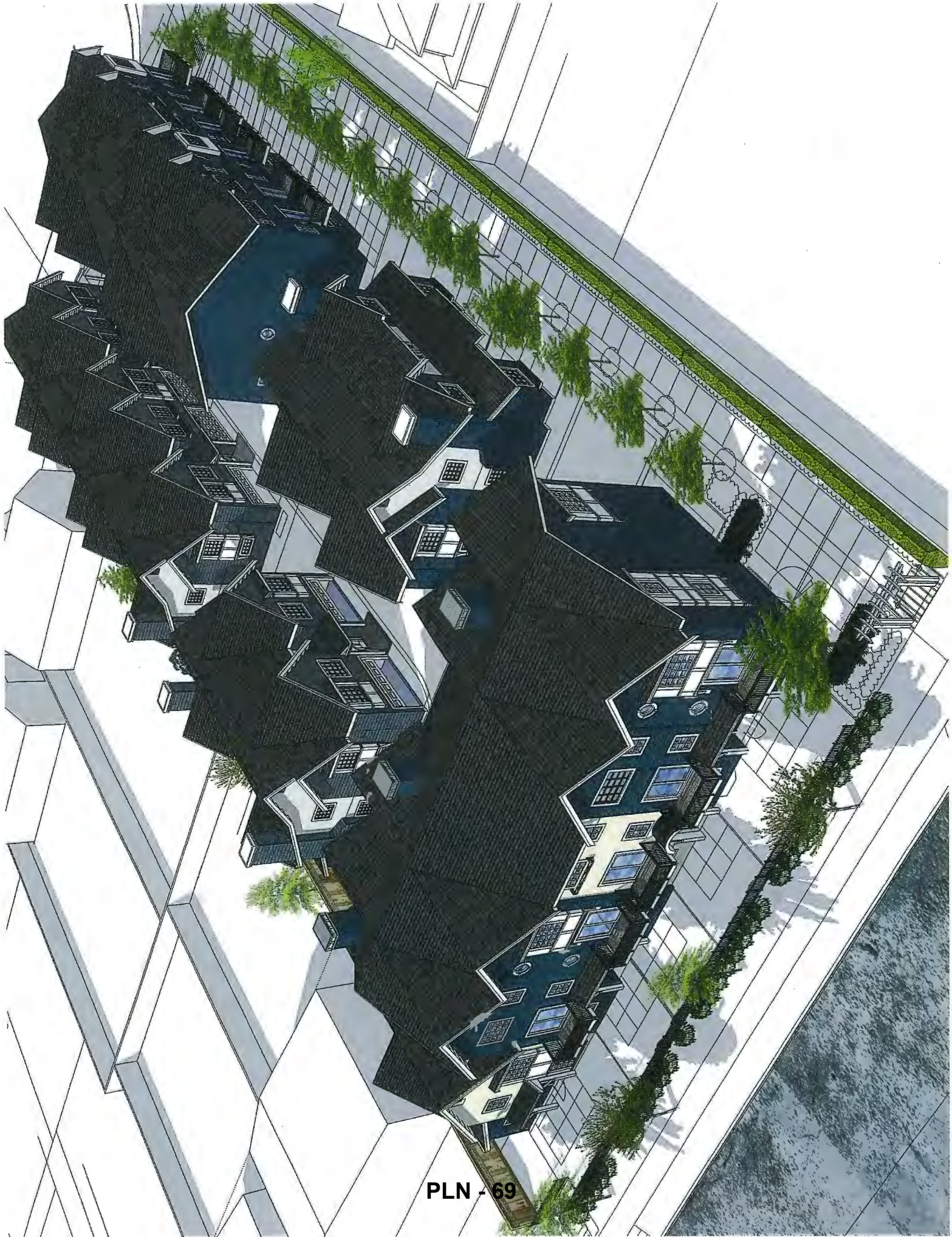
M2A PROJECT NUMBER: JCB HQ 1005 OF 2



PLN - 67



PLN - 68



PLN - 69



RZ 14-670471

Attachment 3

Address: 11671 and 11691 Cambie Road

Applicant: Interface Architecture Inc.

Planning Area(s): East Cambie

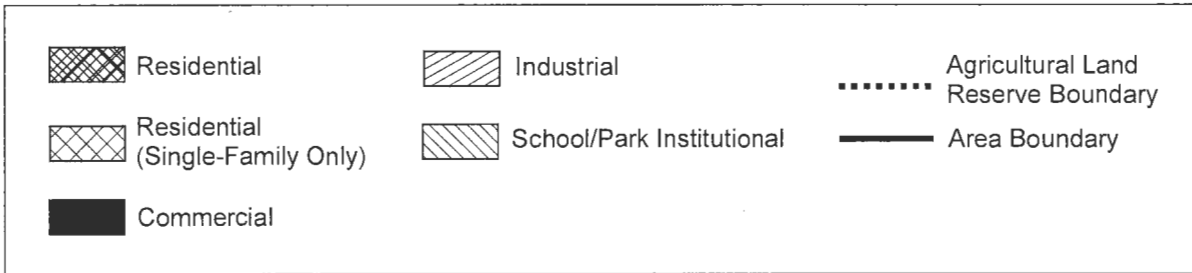
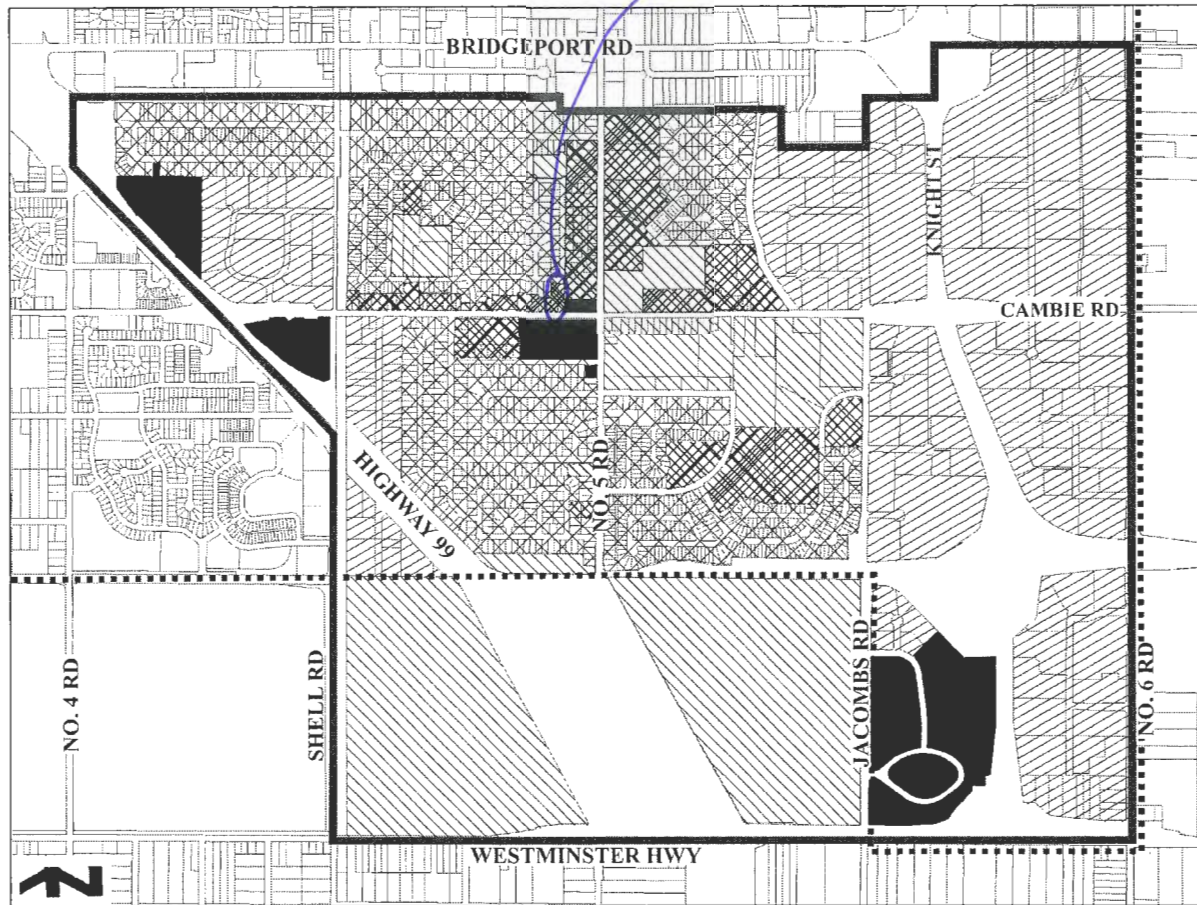
	Existing	Proposed
Owner:	11691 Cambie: John Josef Lewisch & Cora May Lewisch 11671 Cambie: Carol Jacqueline Lees & Terry Anne Neithercut	TBD
Land Uses:	Single Family Residential	Multi-family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2	21
Lot Size:	3,844 m ²	3,757.4 m ² (after 2m road dedication)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	38.5 %	none
Setback – Front Yard (m):	Min. 6 m	Min. 4.5 m	Variance requested
Setback – West Side Yard (m):	Min. 3 m	Min. 3.5 m	none
Setback – East Side Yard (m):	Min. 3 m	Min. 7 m	none
Setback – Rear Yard (m)	Min. 6 m	Min. 4.5 m	Variance Requested
Height (m):	Max. 12 m (3 storeys)	Max. 11.5 m (3 storeys)	none
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:	47	47	none
Tandem Parking Spaces:	Max. 50% (10 spaces)	10 spaces	none
Small Car Parking Spaces	Max. 50% (23 spaces)	11 spaces	none
Handicapped Parking Spaces	Min. 2% (1 space)	1 space	none
Amenity Space – Indoor:	Min. 70 m ² or cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 21 units = 126 m ²	211 m ²	none

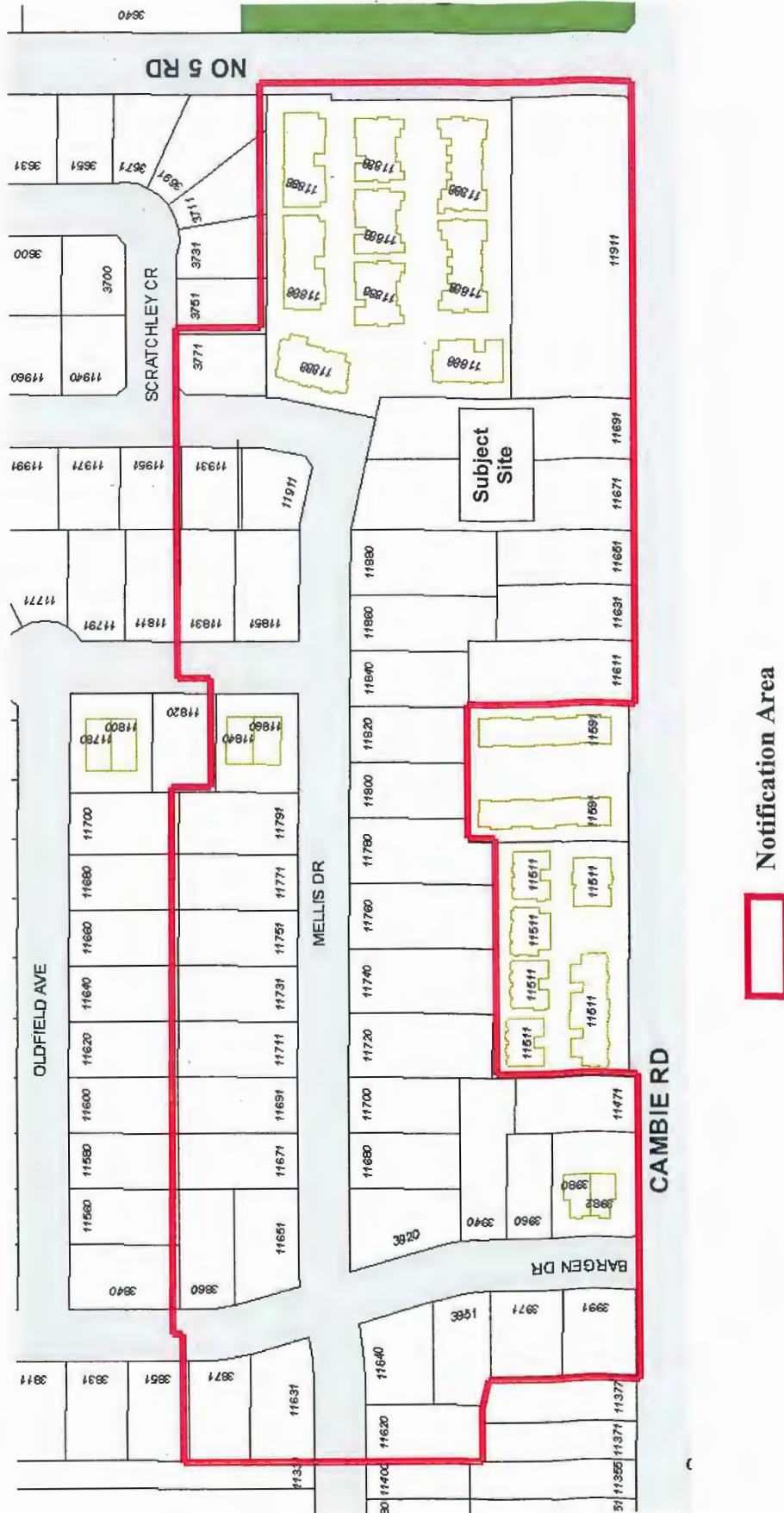
City of Richmond

Land Use Map Bylaw 9053
2015/02/23

Subject site



September 9, 2015 Public Information Meeting Notification Area for RZ14-670471



Park, Minhee

From: Peter Thackwray [pthackwray@gmail.com]
Sent: Wednesday, 08 April 2015 8:34 AM
To: Park, Minhee
Subject: File No. RZ 14-670471 #230 - 11590 Cambie Road re-development plans

Categories: Follow up

To Minhee Park,

With regards to the City of Richmond plans for re-development from Interface Architecture Inc. for #230-11590 Cambie Road. Based on plans I have seen for this development, which appears to include over 20 units (up to 35 in additional phases), the plans seem to indicate the access to this complex will be from Mellis Drive. As a resident in the Mellis neighbourhood this would create significant traffic concerns. With a 30+ townhouse complex in the south-east corner of Mellis Drive already creating street parking issues along with entry and exit traffic issues from this neighbourhood during significant periods of the day (particularly at Bergen & Cambie) we could not possibly absorb a complex with the requested size and design in that same corner of Mellis Drive. If this complex were to go ahead, it would have to be restricted to Cambie Road for its driveway access. Mellis is already overtaxed in this corner and based on the plans we should expect the parking situation to become impossible, and the many additional vehicles trying to exit this neighbourhood (onto No.5 Road, Cambie, or Shell) would create traffic jams that would be unbearable.

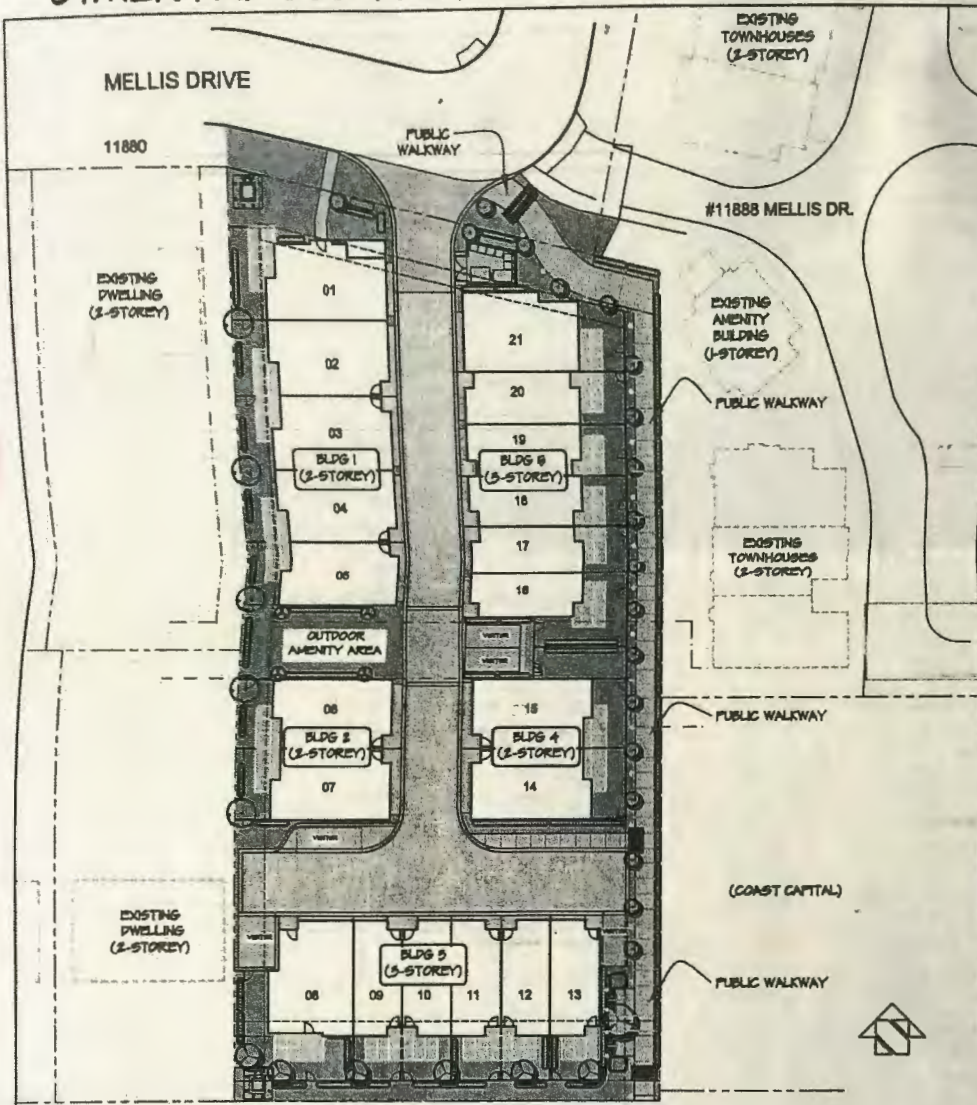
If the building of this complex must go ahead, the only reasonable option would be for the road access to be limited to the four lane Cambie Road *only*. Mellis Drive and this neighbourhood would otherwise become a compete traffic jam, which would be undesirable for the residents and the city. By adding all these vehicles and creating even more traffic in this area, there would be concerns for pedestrians, and children who have to walk through this residential area to get to school (Mitchell Elementary, McNeely Elementary, and Cambie Secondary).

Please reply to confirm to have received this email.

Thank you.

Peter Thackwray

OWNER AND OCCUPANT: WE ARE SEEKING YOUR FEEDBACK & SUPPORT



'BURBERRY LANE DEVELOPMENT'

PRESENTS
A PROPOSAL TO DEVELOP A 21-UNIT CLUSTER
OF HIGH-QUALITY TOWNHOMES AT
11671 & 11691 CAMBIE ROAD

REZONING CURRENTLY UNDER STAFF REVIEW

- * TWENTY (21) TOWNHOMES ARE PROPOSED IN 5 SEPARATE BUILDINGS
- * SITE ACCESS FROM MELLIS DRIVE
- * A PEDESTRIAN WALKWAY IS PROVIDED THROUGH THE SITE CONNECTING MELLIS DRIVE AND THE TRAFFIC LIGHT INTERSECTION AT CAMBIE AND NOS RD
- * EACH UNIT HAS ENCLOSED PARKING FOR 2 CARS. THERE ARE 5 VISITOR SPACES
- * THE TRAFFIC REPORT PREPARED FOR THIS PROJECT CONCLUDES THAT THERE WILL BE NO SIGNIFICANT NEGATIVE IMPACT ON LOCAL TRAFFIC *40 vehicles total*
- * ZONING VARIANCES ARE REQUESTED:
 - INTERNAL DRIVE AISLE WIDTH REDUCED FROM 6.7 M TO 6.3 M
 - PRIVATE OPEN SPACE REDUCED FROM 50 M² TO NO LESS THAN 28 M²
- * CITY CONTACT: MINHEE PARK
TEL: 604-276-4188
EMAIL: MPARK@RICHMOND.CA
MAIL: 6011 NOS ROAD RICHMOND BC V6Y 2C1

FEEDBACK

ADDRESS: 3920 BARGEN DR
NAME: ROBERT WOOD
INITIALS: JRW

- I UNDERSTAND THE PROPOSAL
- I HAVE NO ISSUES WITH THE PROPOSAL
- I HAVE CONCERNS

NOTIFY ME OF THE NEXT CITY PUBLIC MEETING FOR THIS PROJECT

COMMENTS: 40 additional vehicles exiting from MELLIS to BARGEN to CAMBIE.
BARGEN is now a very busy congested street, constant traffic day and night.

FOR COMMENTS TO BE INCLUDED IN THE CITY STAFF REPORT TO BE PRESENTED TO THE CITY'S PLANNING COMMITTEE, ENSURE COMMENTS ARE SUBMITTED BY 9:00 PM WEDNESDAY SEPTEMBER 9, 2015 TO:

PROJECT CONTACT: ASAD KHAN
TEL: 604-958-2202
EMAIL: ASAD@ISLEOPMANNCA
MAIL: #504-15208-CROYDON DR SURREY BC V3S 0Z8

11851 11671 CAMBIE ROAD 11691 11911

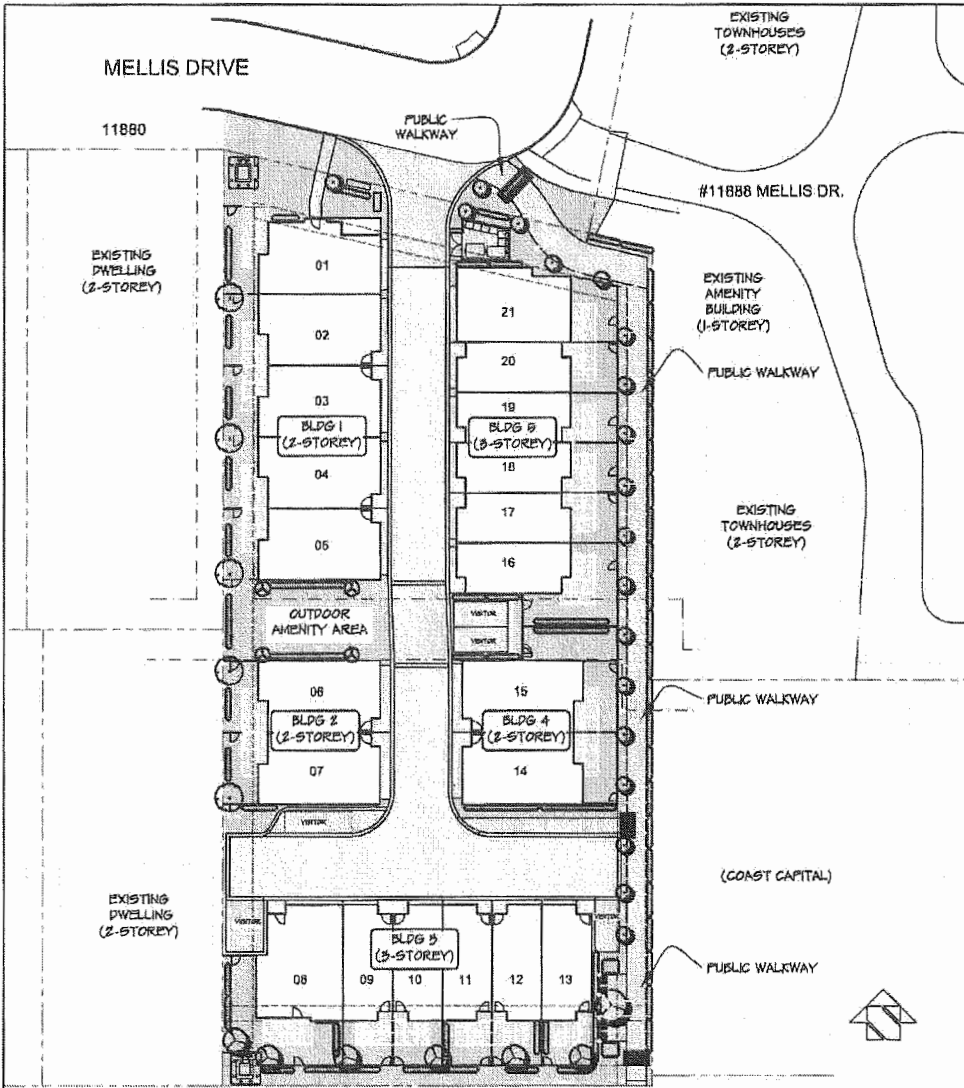
YOU ARE INVITED TO ATTEND

A PUBLIC INFORMATION MEETING TO PROVIDE INPUT

LOCATION: CAMBIE COMMUNITY CENTER, 12800 CAMBIE ROAD
DATE: WEDNESDAY SEPTEMBER 9, 2015
TIME: 7:00 PM TO 9:00 PM



OWNER AND OCCUPANT: WE ARE SEEKING YOUR FEEDBACK & SUPPORT



'BURBERRY LANE DEVELOPMENT'
PRESENTS
A PROPOSAL TO DEVELOP A 21-UNIT CLUSTER
OF HIGH-QUALITY TOWNHOMES AT
11671 & 11691 CAMBIE ROAD
REZONING CURRENTLY UNDER STAFF REVIEW

- * TWENTY (21) TOWNHOMES ARE PROPOSED IN 5 SEPARATE BUILDINGS
- * SITE ACCESS FROM MELLIS DRIVE
- * A PEDESTRIAN WALKWAY IS PROVIDED THROUGH THE SITE CONNECTING MELLIS DRIVE AND THE TRAFFIC LIGHT INTERSECTION AT CAMBIE AND NO.5 RD
- * EACH UNIT HAS ENCLOSED PARKING FOR 2 CARS. THERE ARE 5 VISITOR SPACES
- * THE TRAFFIC REPORT PREPARED FOR THIS PROJECT CONCLUDES THAT THERE WILL BE NO SIGNIFICANT NEGATIVE IMPACT ON LOCAL TRAFFIC
- * ZONING VARIANCES ARE REQUESTED:
 - INTERNAL DRIVE AISLE WIDTH REDUCED FROM 6.7 M TO 6.2 M.
 - PRIVATE OPEN SPACE REDUCED FROM 30 M² TO NO LESS THAN 25 M².
- * CITY CONTACT: MINHEE PARK
TEL: 604-276-4188
EMAIL: MPARK@RICHMOND.CA
MAIL: 6011 NO.3 ROAD
RICHMOND BC V6Y 2C1

FEEDBACK
ADDRESS: 11720 MELLIS DRIVE
NAME: ADAM KHAN
INITIALS: AK

- I UNDERSTAND THE PROPOSAL
- I HAVE NO ISSUES WITH THE PROPOSAL
- I HAVE CONCERNS
- NOTIFY ME OF THE NEXT CITY PUBLIC MEETING FOR THIS PROJECT

COMMENTS: - PARKING IS A CONCERN.

- ACCESS FROM MELLIS TO CAMBIE IS GREAT!

11651 11671 11691 11911
CAMBIE ROAD

YOU ARE INVITED TO ATTEND

A PUBLIC INFORMATION MEETING TO PROVIDE INPUT

LOCATION: CAMBIE COMMUNITY CENTER, 12800 CAMBIE ROAD
DATE: WEDNESDAY SEPTEMBER 9, 2016
TIME: 7:00 PM TO 9:00 PM



FOR COMMENTS TO BE INCLUDED IN THE CITY STAFF REPORT TO BE PRESENTED TO THE CITY'S PLANNING COMMITTEE, ENSURE COMMENTS ARE SUBMITTED BY 9:00 PM WEDNESDAY SEPTEMBER 9, 2016 TO:

PROJECT CONTACT: ASAD KHAN
TEL: 604-558-2202
EMAIL: ASAD@ISLEOFMANN.CA
MAIL: #304-15202 CROYDON DR.
SURREY BC V3S 0Z6

September 10, 2015

Emailed to: mpark@richmond.ca

Minhee Parks, Planner

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

Dear Minhee Park,

FEEDBACK RE: PROPOSED REZONING OF 11671 & 11691 CAMBIE ROAD "BURBERRY LANE DEVELOPMENT"

I attended the public information last night hosted by Isle of Mann for a proposal to rezone 11671 & 11691 Cambie Road. I live on Mellis Drive just a few houses down from this development. I am excited about the project and feel the proposed 21 unit townhouse development will greatly improve the former lands. I understand the City OCP currently allows townhouse developments along Cambie Road so it makes sense to permit rezoning of these lands.

The following items were raised at the meeting and I believe the city and developer will address these issues as the project progresses through the approval/consultation process:

- A well lit public walkway from Mellis Drive to Cambie Road is a great idea and will help alleviate pedestrian traffic at Barga Drive and Cambie Road.
- Concerns over street parking along Mellis Drive and if number of visitor parking stalls proposed is sufficient. I believe 12 of the 21 unit townhouses will have enclosed double side-by-side parking and only 9 units will have tandem parking. Future strata bylaws will restrict the conversion of any enclosed parking space into dwelling space.
- The proposed zoning variance presented at the meeting was different than what was noted in the handout.
- Consideration will be given to upgrade the pedestrian crosswalk signal at Barga Drive and Cambie Road by the city. This signal does not work with current traffic patterns.
- The proposed architectural style of development fits within the overall form and character of the neighbourhood and project scale feels right. There will be further opportunities during the design development stage to comment on this further.

Overall, the proposed development looks promising and the developer appears to have an excellent track record with delivering quality and sustainable projects. I support this project based on what I see today and look forward to the next city public meeting.

Sincerely,



Adam Khong
11720 Mellis Drive
Richmond, BC V6X 1M1

Park, Minhee

From: Isabel Humphreys [isabel.humphreys@univarcana.com]
Sent: Thursday, 10 September 2015 10:49 AM
To: Park, Minhee
Cc: isabelha47@gmail.com
Subject: Feedback - Burberry Lane Development

Concerns regarding the current proposal for "Burberry Lane" development:

Parking

Each proposed unit has enclosed parking for two cars, however at least 9 of the units have tandem parking. Tandem parking will result in owners seeking a parking alternative – most likely on the street outside – which is Mellis Drive. As you can see in the photo below, the houses on Mellis Drive – which have ample parking with double driveways – are now swamped with parked cars from the existing townhouse complex at 11880 Mellis Drive:



Mellis Drive was never designed for cars parked both sides of the street – it is too narrow. The City installed some "No Parking" signs after multiple accidents in the "L" bend.

The "Burberry Lane" proposal includes 5 visitor spaces. I believe this needs to be increased.

Thanks for your consideration

Bryan and Isabel Alexander
11880 Mellis Drive
Richmond BC V6X 1M1
604-273-7962

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APPENDIX 3
TREE PROTECTION PLAN

SCALED TO FIT
2.5 0 5 10
ALL DISTANCES ARE IN METRES



TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
8	Cherry	46cm	2.8m	9.1ft
9	Cherry	48cm	2.9m	9.4ft
10	Cherry	50cm	3.0m	9.8ft
12	Pine	28cm	2.0m	6.6ft
13	Pine	27cm	2.0m	6.6ft
16	Magnolia	28cm	1.7m	5.5ft

TOWNHOUSE

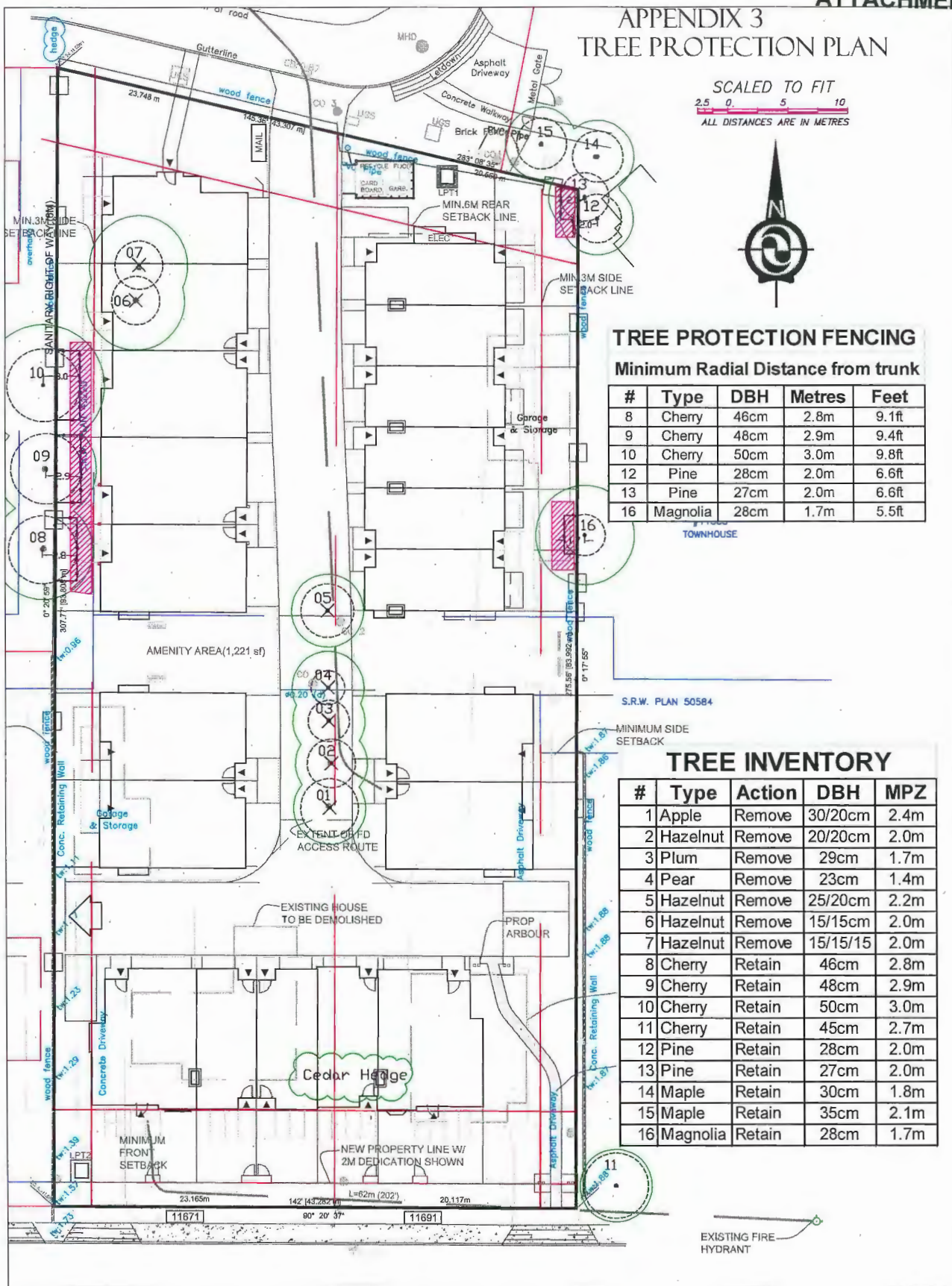
S.R.W. PLAN 50584

MINIMUM SIDE
SETBACK

TREE INVENTORY

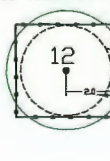
#	Type	Action	DBH	MPZ
1	Apple	Remove	30/20cm	2.4m
2	Hazelnut	Remove	20/20cm	2.0m
3	Plum	Remove	29cm	1.7m
4	Pear	Remove	23cm	1.4m
5	Hazelnut	Remove	25/20cm	2.2m
6	Hazelnut	Remove	15/15cm	2.0m
7	Hazelnut	Remove	15/15/15	2.0m
8	Cherry	Retain	46cm	2.8m
9	Cherry	Retain	48cm	2.9m
10	Cherry	Retain	50cm	3.0m
11	Cherry	Retain	45cm	2.7m
12	Pine	Retain	28cm	2.0m
13	Pine	Retain	27cm	2.0m
14	Maple	Retain	30cm	1.8m
15	Maple	Retain	35cm	2.1m
16	Magnolia	Retain	28cm	1.7m

EXISTING FIRE
HYDRANT



LEGEND

TREE PROPOSED FOR RETENTION



CANOPY
PROTECTION ZONE (MPZ)
FENCING DIMENSIONS IN METRES
PROTECTION FENCING

TREE PROPOSED FOR REMOVAL



AREA REQUIRING ARBORIST SUPERVISION



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NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7783 McGregor Avenue Burnaby BC V5J 4M4
Telephone: 604-721-6002 Fax: 604-437-0870

11671 and 11691 Cambie Road Richmond BC

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

December 21, 2014



Address: 11671 and 11691 Cambie Road

File No.: RZ 14-670471

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9293, the developer is required to complete the following:

1. 2 m road dedication along the entire Cambie frontage.
2. Consolidation of all the lots into one development parcel.
3. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the internal drive-aisle in favour of future residential developments to the west to allow future access from the subject property. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
4. Registration of a 3.5 metre wide Public Right-of-Passage (PROP) statutory right-of-way along the entire eastern edge of the site for access for a pedestrian walkway, including installation of way-finding signage on the subject property. The City would assume maintenance and liability for hard surfaces and the owner would assume maintenance and liability of soft landscaping.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees located on the neighbouring properties to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. Registration of a Flood Indemnity Covenant on title.
7. Registration of an Aircraft Noise Sensitive Use Restrictive Covenant on title.
8. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$18,685.7) to the City's public art fund.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$ 48,534.4) to the City's affordable housing fund.
10. Contribution of \$23,000 in-lieu of on-site indoor amenity space.
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
12. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
13. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Cambie Road Frontage Improvements

- a) Along the Cambie Road frontage, a minimum 1.5m wide new concrete sidewalk at the new property line and a minimum of 1.5m treed/landscape boulevard

Intersection of Barga Drive and Cambie Road

- a) Installation of side street detection and count-down timer
- b) All civil, utility and traffic signal modifications required due to this development are sole responsibility of the developer including but not limited to:
 - Traffic pole/base relocations
 - Hydro pole relocation and other utility relocation
 - Junction box/conduit relocations
 - Associated traffic signal cable/conductors and vehicle detector loops.
 - Signal head additions or modifications

PLN - 79

Initial: _____

- Pavement markings and signage, including yellow truncated dome tactile warning strips
- Traffic signal modification design drawings (to be identified during the SA process) the design of the intersection is to be the TAC standard for intersection design.

Intersection of Cambie Road and No. 5 Road

- a) Contribution of \$20,000 related to provision of Accessible Pedestrian Signal (APS) and illuminated street signs

Mellis Drive Frontage Improvements

- a) Along the Mellis Drive frontage, a minimum 1.5m wide new concrete sidewalk at the new property line and a minimum of 1.5m treed/landscape boulevard. Road pavement modification and existing curb alignment works may be required to smooth out the roadway near the vicinity of the site. Additional signage and pavement marking may be required.
- b) SA should demonstrate two SU9 trucks passing simultaneously in opposing directions, with adequate clearance eastbound to northbound on Mellis Drive.

Water Works

- a) Using the OCP Model, there is 144 L/s of water available at a 20 psi residual at the Cambie Road frontage, and 199 L/s of water available at a 20 psi residual at the Mellis Drive frontage. Based on the proposed development, the site requires a minimum fire flow of 220 L/s. Upgrade to the frontage water main along Mellis Dr and Cambie Road may be required. Or alternatively, the developer should submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for onsite fire protection without upgrading the existing frontage water main.
- b) The two existing water service connections along the Cambie Road frontage are to be disconnected. Site water service to tie-in to Mellis Drive. Details to be finalized in the Servicing Agreement designs.

Storm Sewer Works

- a) Replace the existing storm manhole SMH2425 (fronting of 11911 Cambie Road) with a 1200mm diameter, and upgrade the frontage storm sewer main to 600mm diameter from SMH2425 to another new 1200mm diameter manhole at the west PL. Details to be finalized in the Servicing Agreement designs.
- b) Site storm drainage is to be directed towards Cambie Road, and one of the exiting tie-in points at Cambie Road is to be utilized for service connection; all other service connections are to be abandoned and/or removed at developer's cost. Details to be finalized in the Servicing Agreement designs.
- c) There is a shared IC with 11911 Cambie Road in the SE corner; the developer is required to confirm if 11911 Cambie Road is utilizing this IC. If yes, cap the west connection at IC and maintain the service to 11911 Cambie Road; if no, remove the IC and connections altogether as mentioned in item b.

Sanitary Sewer Works

- a) No upgrade is required to the sanitary sewer mains.
- b) The existing sanitary ICs and connections in the SROW are to be removed. Site sanitary service to tie-in to a new manhole on Mellis Drive at the west property line. Details to be finalized in the Servicing Agreement designs.

Private Utilities

- a) Developer is responsible for under-grounding of the property's electrical and telecommunication services along Cambie Road and Mellis Drive. The developer shall provide private utility companies with the required rights-of-ways for their equipment (e.g. Vista, PMT, LPT, SAC Pad, kiosks, etc.) and/or to accommodate the future under-grounding of the overhead lines. These equipments must be located on private property and not within the City's SROWs or Public Rights of Passage and not impact public amenities such as sidewalks, boulevards and bike paths. The developer is responsible for coordination with private utility companies.

General Items

- a) 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.

- 14. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

- 1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

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

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

- 1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

- 1. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading,

ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9293 (RZ 14-670471)
11671 and 11691 Cambie 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. 000-527-360

Lot B Except: Part Subdivided by Plan 83682, Section 25 Block 5 North Range 6 West New Westminster District Plan 9472

and

P.I.D. 011-397-781

Lot A Except: Part Subdivided by Plan 83682, Section 25 Block 5 North Range 6 West New Westminster District Plan 9472

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9293".

FIRST READING

A PUBLIC HEARING WAS HELD ON

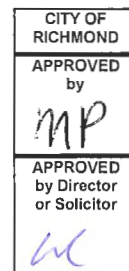
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.



MAYOR

CORPORATE OFFICER



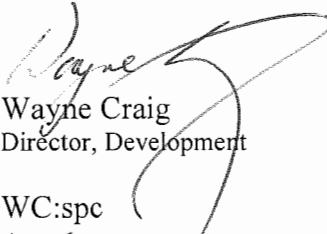
To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 10, 2015
File: ZT 15-700276

Re: Application by GBL Architects Inc. for a Zoning Text Amendment to the “High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)” Zone at 8888 Patterson Road and 3340 Sexsmith Road

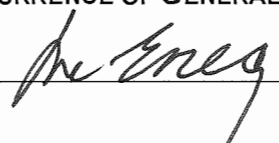
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9269, for a Zoning Text Amendment to the “High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)” zone, a site-specific zone applicable only at 8888 Patterson Road and 3340 Sexsmith Road, to revise the required ceiling heights of the Artist Residential Tenancy Studio units and permit community amenity space for the purpose of constructing four (4) affordable, work-only, art studios.



Wayne Craig
Director, Development

WC:spc
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage Affordable Housing	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Staff Report

Origin

GBL Architects Inc., on behalf of the developer, Concord Pacific, has applied to the City of Richmond for a Zoning Text Amendment to the “High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)” zone, the site-specific zone applicable to Concord Gardens, a five-phase, multi-family residential development at 8888 Patterson Road (Lot 1) and 3340 Sexsmith Road (Lot 2). (Attachments 1 and 2)

The purpose of the proposed Zoning Text Amendment is to:

- Revise studio ceiling height requirements specific to the development’s Artist Residential Tenancy (ARTS) units (i.e. subsidized affordable rental housing for professional artists, secured with a Housing Agreement) currently under construction in Concord Gardens’ first phase (Attachment 3); and
- Add 140.0 m² (1,506.9 ft²) of gross leasable floor area of “community amenity space” for use as four (4) affordable, work-only art studios in the development’s final (i.e. fifth) phase. (Attachment 4)

Findings of Fact

To date, the status of Concord Gardens’ development approvals are as follows:

- Rezoning (RZ 06-349722): January 2013 adopted
- Development Permits for:
 - i. Phase 1 (DP 12-611486) February 2013 / issued
 - ii. Phase 2 (DP 13-642725) January 2014 / issued
 - iii. Phase 3 (DP 14-670686) April 2015 / issued
 - iv. Phases 4/5 (DP 15-700800) In circulation
- Building Permits for:
 - i. Phase 1 (BP 12-643300) November 2013 / issued & under construction
 - ii. Phase 2 (BP 14-665321) November 2014 / issued & under construction
 - iii. Phase 3 (BP 15-703020) In circulation

A Development Application Data Sheet providing details regarding the subject Zoning Text Amendment proposal is attached. (Attachment 5)

Surrounding Development

The subject site is located in the City Centre’s Capstan Village area: an older, single-family residential and auto-oriented commercial area that, as per City Centre Area Plan (CCAP) policy, is being redeveloped with higher density, mid- and high-rise multi-family and mixed use projects, together with new public parks and streets, in anticipation of the future construction of a Canada Line station near the intersection of Capstan Way and No. 3 Road. Existing development surrounding the subject site includes:

To the North: Patterson Road and a row of single-family lots/houses designated under the CCAP for high-rise, mixed use development;

- To the South: A former TransLink park-and-ride, church, and single-family lots designated under the CCAP for medium density multi-family residential and institution uses;
- To the West: Sexsmith Road and an area recently rezoned for higher density multi-family residential and mixed-use development (RZ 10-544729 and RZ 12-610011, Pinnacle International), the first phase of which is under construction (including seventeen (17) subsidized affordable rental housing units for professional artists); and
- To the East: (Outside the City Centre) Garden City Road and the West Cambie Area, the latter of which contains a mix of townhouses, single-family houses, park, school, and local commercial uses.

Related Policies & Studies

City Centre Area Plan (CCAP): Key CCAP land use designations relevant to the subject Zoning Text Amendment application include:

- Arts District: Capstan Village is designated as part of the City Centre’s “Richmond Arts District”, which is defined as an area that encourages, among other things, “*a high concentration of public and private arts, culture, and heritage uses, facilities, amenities, events, venues for display and performance, work studios, and flexible spaces for living and working*”;
- Pedestrian-Oriented Retail Precincts: Sexsmith Road, south of Hazelbridge Way (i.e. frontage of Concord Gardens’ final phase), is designated as a “secondary” precinct, where pedestrian-oriented commercial and related uses (e.g., art studios with storefront-type windows open to the street) are highly desirable, but not mandatory; and
- Institution Bonus: The subject site is designated for, among other things, “institution” use, which:
 - i. Requires that an institution is constructed as the first use on the site; and
 - ii. On the basis of providing an institution use to the City’s satisfaction, the Plan permits the City to grant bonus density for non-institution uses (e.g., residential) over and above the density permitted on adjacent non-institution designated sites.

As per RZ 06-349722, Concord Gardens’ approved “institution”:

- Is comprised of twenty (20) ARTS units secured with a Housing Agreement (in addition to the standard developer 5% affordable housing contribution), which ARTS units are currently under construction, at the developer’s sole cost, in the project’s first phase;
- Is supportive of the CCAP’s “Richmond Arts District” objectives; and
- As approved via DP 12-611486 (Phase 1), must be designed in compliance with form of development requirements set out under Concord Gardens’ site-specific zone (ZHR10) with respect to, among other things, a minimum clear ceiling height of 4.5 m (14.8 ft) over at least 25.0 m² (269.1 ft²) of each unit to accommodate art activities requiring high ceilings.

Analysis

The developer has requested the subject Zoning Text Amendment on the basis of the following:

- The ZHR10 zone provides for a community amenity density bonus with respect to the provision of twenty (20) ARTS units in Phase 1, at the developer's sole cost;
- To satisfy the ZHR10 zone, the approved design of (18) of the twenty (20) ARTS units (DP 12-611486) includes movable (bridge-like) walkways over their studio spaces to provide:
 - i. Access between second-storey living and balcony spaces; and
 - ii. Within each ARTS unit, an area of at least 25.0 m² (269.1 ft²) with a minimum ceiling height of at least 4.5 m (14.8 ft) clear of fixed-in-place (i.e. unmovable) building features;
- Through the detailed design of the ARTS units, the developer has found that construction of the approved movable walkways is not economically feasible;
- To address this, the developer proposes to:
 - i. Replace the movable walkways with fixed-in-place walkways (Attachment 3), which will reduce the portion of each ARTS unit with a high ceiling by an area of 4.1 m² - 7.0 m² (44 ft² - 75 ft²), depending on the unit design, and amend the ZHR10 zone accordingly; and
 - ii. Provide at least 140.0 m² (1,506.9 ft²) of affordable, work-only art studio space in Concord Gardens' final (i.e. fifth) phase to a turnkey level of finish (constructed, owned, and operated at the developer's sole cost), comprised of four (4) storefront-type, universally-accessible, work-only, art studios along the development's Sexsmith Road frontage, together with parking, publicly-accessible outdoor space, and related features (Attachment 6, Schedule A – "Sexsmith Artist Studios Terms of Reference & Outline Specifications"), and amend the ZHR10 zone to add "community amenity space" for use as art studios (maximum 0.03 floor area ratio), together with required parking, in the development's final phase.

Staff are supportive of the developer's proposal on the basis that:

- The replacement of movable second-storey walkways with fixed-in-place walkways in Concord Gardens' ARTS units will not unreasonably impact their functionality because:
 - i. The scale and nature of art activities expected within the units (e.g., painting, photography, sculpture, digital media, fabric arts) must be such that they can comfortably co-exist with residential uses;
 - ii. The proposed change affects only eighteen (18) of the development's twenty (20) ARTS units (i.e. two units never included second-storey walkways);
 - iii. Depending on unit design, 73% - 83% of each ARTS unit's studio will be unencumbered by the fixed-in-place walkways; and
 - iv. As per the approved Phase 1 design (DP 12-611486), the high-ceiling portions of the ARTS units (which will be unencumbered by the walkways) measures 5.7 m - 6.1 m (19 ft - 20 ft), which exceeds the minimum clear height of 4.5 m (14.8 ft) required under the ZHR10 zone;

- The addition of work-only, art studio spaces to Concord Gardens' final (i.e. fifth) phase will:
 - i. Support CCAP "art district" objectives for Capstan Village by:
 - Increasing the concentration of arts uses within the area;
 - Expanding the availability of flexible, affordable work spaces for artists; and
 - Contributing towards a better connected local network of arts uses, public art, and public open spaces;
 - ii. Support CCAP "pedestrian-oriented retail precinct" objectives and contribute towards a more attractive, walkable community by:
 - Adding street-oriented art studios and related publicly-accessible open space along Concord Gardens' Sexsmith Road frontage, south of Hazelbridge Way (i.e. where it was not provided for via the original rezoning); and
 - Screening parking with non-parking uses in a manner that will enhance the visual appeal and pedestrian amenity of the Sexsmith Road streetscape without adding bulk to the building's massing;
 - iii. Support CCAP community amenity objectives by:
 - Providing well sized and configured space, appropriate for one or two artists per unit and a variety of visual arts activities (as demonstrated by operating/approved work-only, art studios located elsewhere in the region), including:
 - a. 33 – 35 m² (355 – 377 ft²) gross leasable space per unit (including work space and a 2-piece washroom);
 - b. Floor-to-ceiling windows on at least one side of each unit, a clear ceiling height of 3.9 m (12 ft 9 in), and a minimum width of 3.05 m (10 ft) to allow for effective daylighting and large artworks;
 - c. Exclusive use of parking, bike parking, and garbage/recycling facilities for studio tenants; and
 - d. Shared use of loading and visitor parking with Phase 5's residential tenants;
 - Securing the studio units and related facilities in perpetuity via legal agreements registered on title prior to Zoning Text Amendment adoption;
 - Ensuring the studio units will be affordable by basing the proposed initial rents on a review of comparable work-only opportunities across the region and limiting annual rent increases to CPI;
 - Ensuring the units serve the needs of lower income professional artists by requiring that tenants satisfy eligibility criteria, including professional qualifications and an annual household income of \$57,500 or less (i.e. as per the City's Affordable Housing Strategy with respect to tenant income levels for Subsidized Rental and Low End Market Rental housing);
 - Providing the studio facility at no cost to the City (i.e. construction, maintenance, and operation costs will be the sole responsibility of the developer/owner); and

- Providing for City design review and approval of the studio facility (via legal agreements registered on title) prior to Development Permit (DP 15-700800) issuance, Building Permit issuance, and occupancy; and
- The additional density requested by the developer:
 - i. Will be limited to approximately 140.0 m² (1,506.9 ft²) of gross leasable floor area, which may only be used for “community amenity space” for studio use, as per proposed zoning amendments and related legal agreements registered on title prior to Zoning Text Amendment adoption;
 - ii. Requires only one (1) additional parking space and eight (8) “Class 1” bike parking spaces, and the ZHR10 zone will be amended accordingly (i.e. “Class 2” bike parking and loading will be subject to standard bylaw requirements); and
 - iii. Is consistent with Richmond Zoning Bylaw “standard” zones that provide additional density for “community amenity space” (e.g., CDT1, RCL).

(Note: No density allowance for community amenity space is currently provided for in Concord Gardens’ site-specific zone, ZHR10, because the developer’s original rezoning did not propose this use.)

Existing Legal Encumbrances

Existing legal agreements registered on title with respect to the ARTS units (i.e. Housing Agreement and Housing Covenant) do not include any requirements regarding interior ceiling heights or related factors. (Those requirements are entirely contained within the ZHR10 zone.) In light of this, the developer is not required to amend any existing legal agreements; however, as per the attached Zoning Text Amendment Considerations (Attachment 6), prior to adoption of the subject Zoning Text Amendment, the developer shall be required to enter into the following legal agreements to the satisfaction of the City:

- Covenant(s) on Lot 2 (containing Phases 4 and 5) to restrict development (i.e. Development Permit issuance, Building Permit issuance, and occupancy) pending the developer’s design and construction of the affordable, work-only, art studios; and
- A statutory right-of-way for public access and related landscaping, activities, and infrastructure along the Sexsmith Road frontage of the affordable, work-only, art studios.

Site Servicing and Frontage Improvements

All Engineering, Transportation, and Parks off-site requirements with respect to Concord Gardens have been resolved via the rezoning and related Servicing Agreements. The proposed Zoning Text Amendment does not entail any additional works.

Financial Impact or Economic Impact

The subject Zoning Text Amendment has no financial or economic impact. More specifically:

- Artist Residential Tenancy (ARTS) Units (Under Construction/Phase 1): As per RZ 06-349722, Concord Gardens’ ARTS units are secured via a Housing Agreement and their construction, maintenance, and operation costs are the sole responsibility of the developer.

- Affordable, Work-Only Art Studios (Proposed/Phase 5): Like the ARTS units, it is proposed that the affordable, work-only art studios are secured via legal agreement such that their construction, maintenance, and operation costs are the sole responsibility of the developer.

Conclusion

Staff recommend support for the subject Zoning Text Amendment on the basis that the community benefit expected to be derived from the developer's provision of affordable, work-only, art studios in Concord Gardens' final phase (Phase 5), constructed to a turnkey level of finish at the developer's sole cost, outweighs the limited impact the developer's proposed design changes are anticipated to have on the utility of the development's approved (Phase 1) Artist Residential Tenancy Studio (ARTS) units.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9269 be introduced and given first reading.



Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

Attachment 1: Location Map

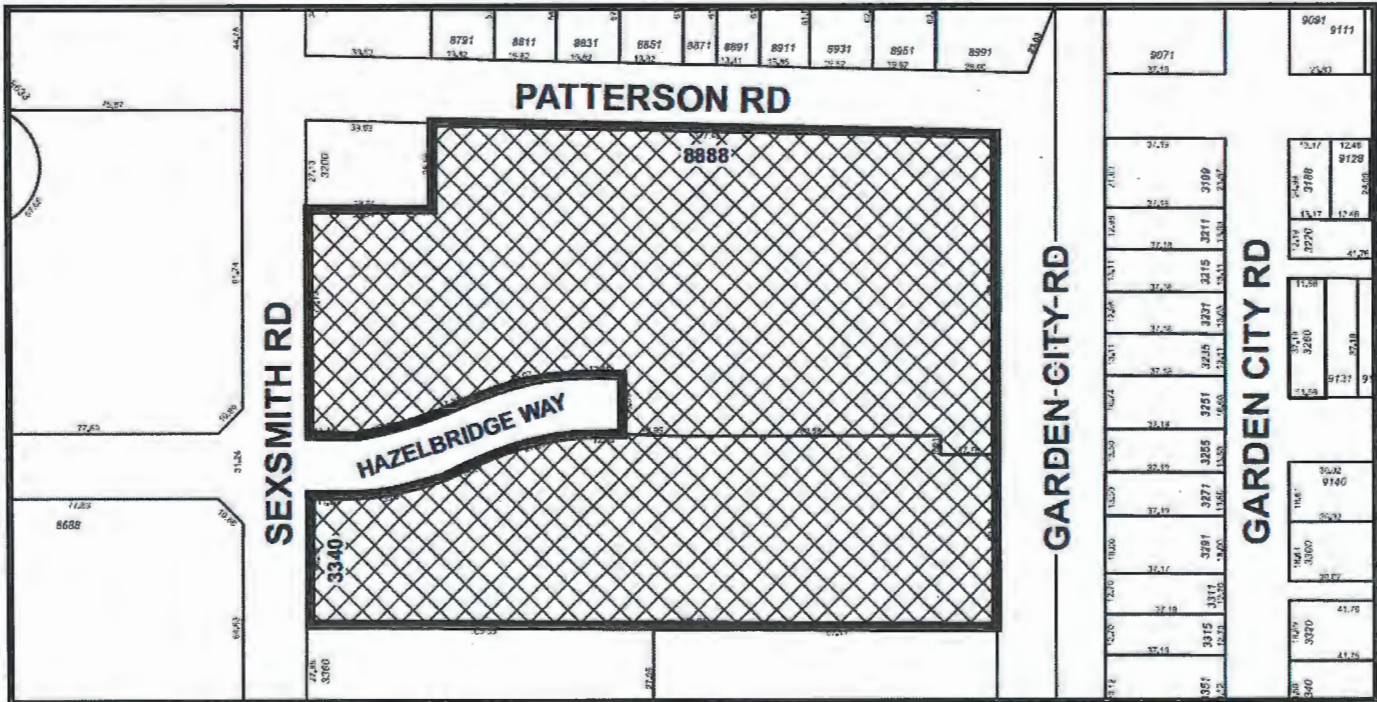
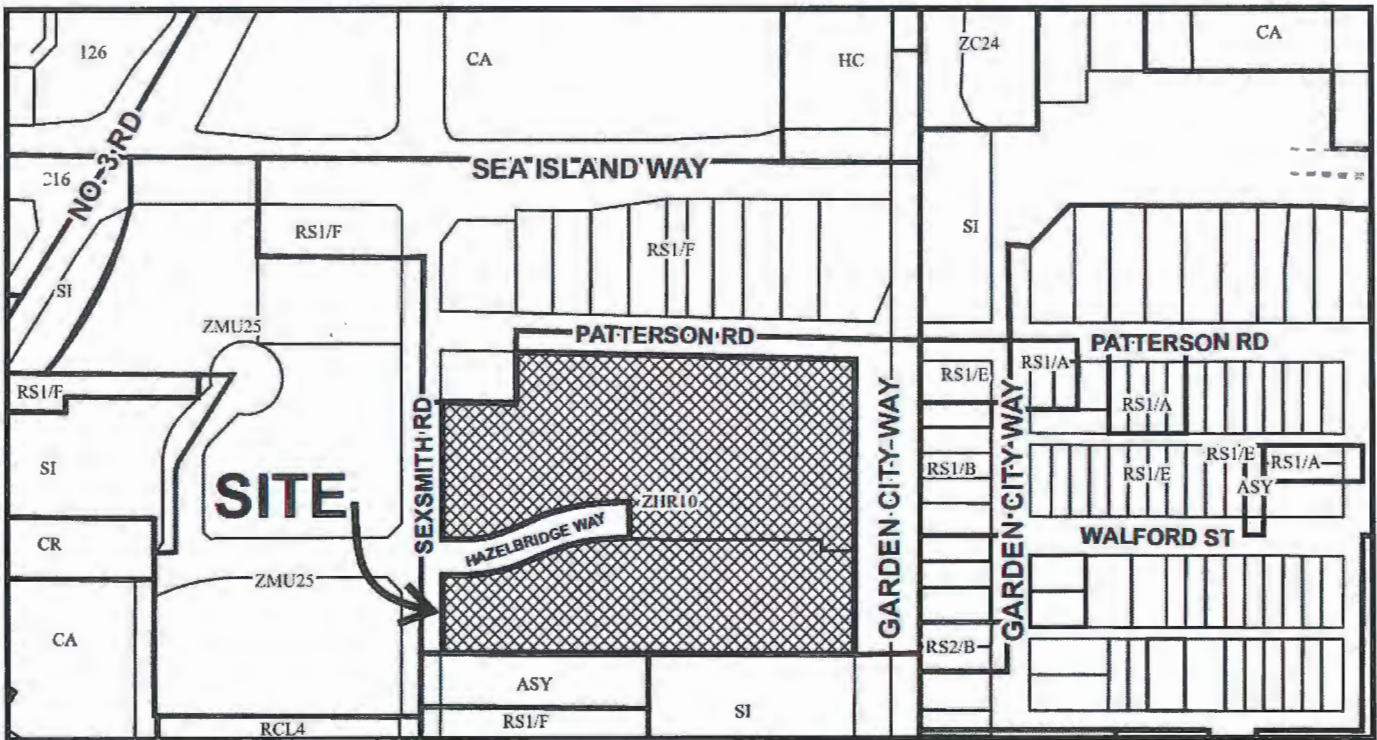
Attachment 2: Aerial Photograph Showing Phases & Locations of Proposed Zoning Changes


Attachment 3: ARTS Units – Illustrations of Proposed Design Change

Attachment 4: Community Amenity Space – Proposed Affordable Art Studio Conceptual Design

Attachment 5: Development Application Data Sheet

Attachment 6: Zoning Text Amendment Considerations





ZT 15-700276

Original Date: 07/09/15

Revision Date:

Note: Dimensions are in METRES






City of Richmond

Attachment 2

Aerial Photograph Showing Phases & Locations of Proposed Zoning Changes

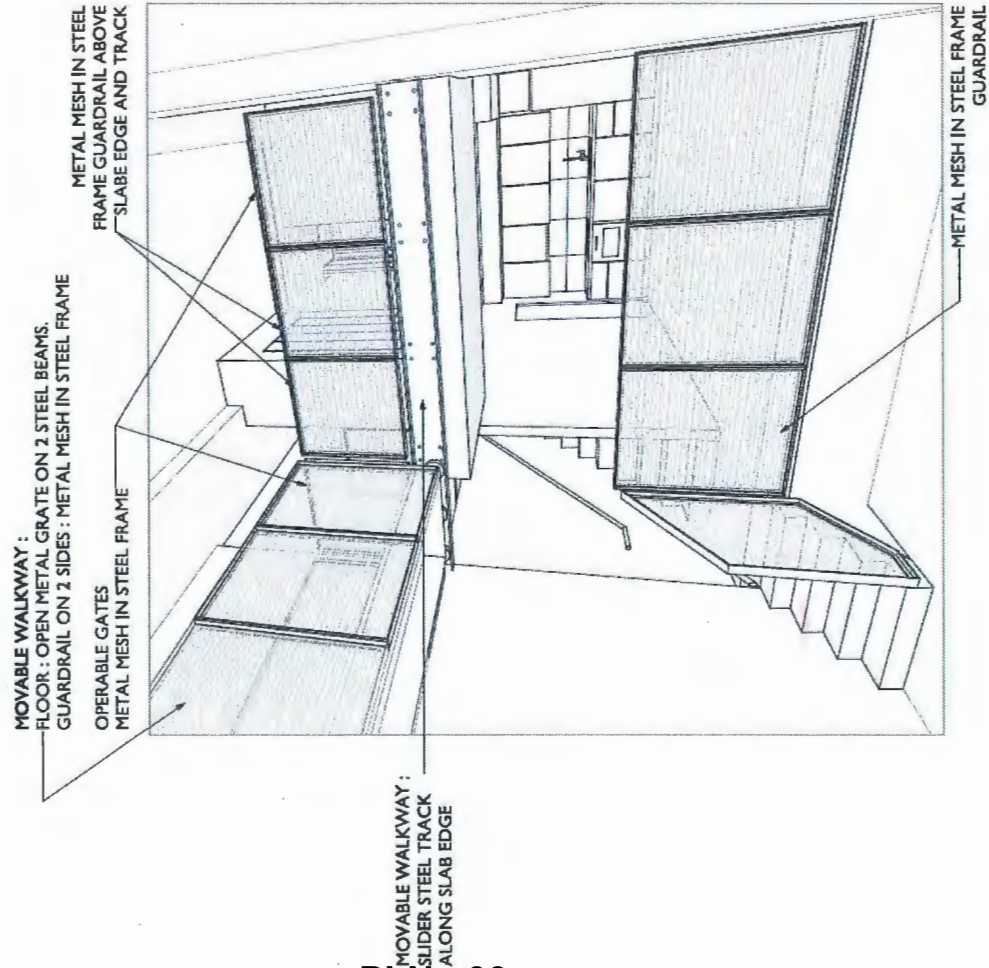


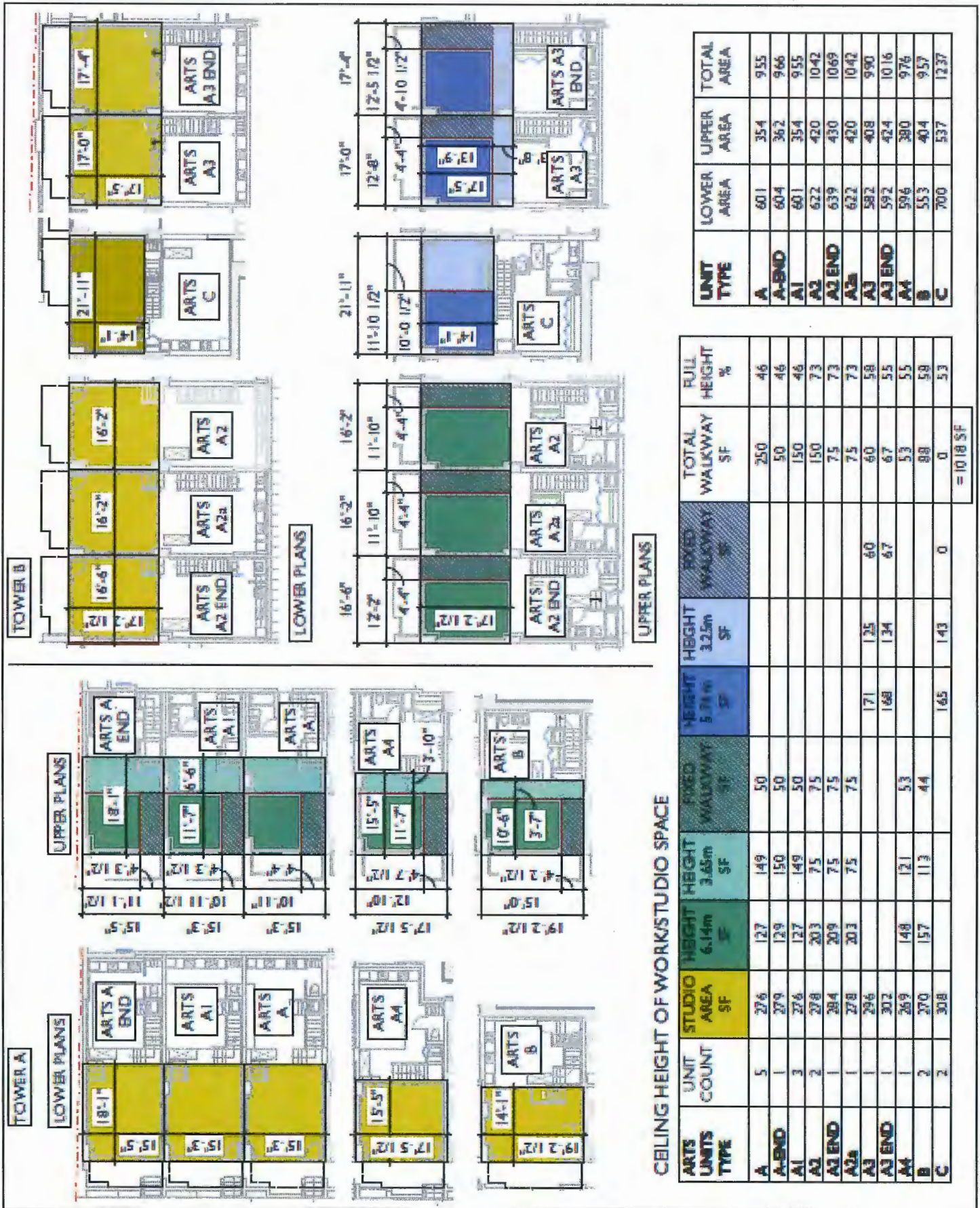
	<h1>ZT 15-700276</h1>	<p>LEGEND</p> <p> PHASE #</p> <p> PHASE BOUNDARY</p>
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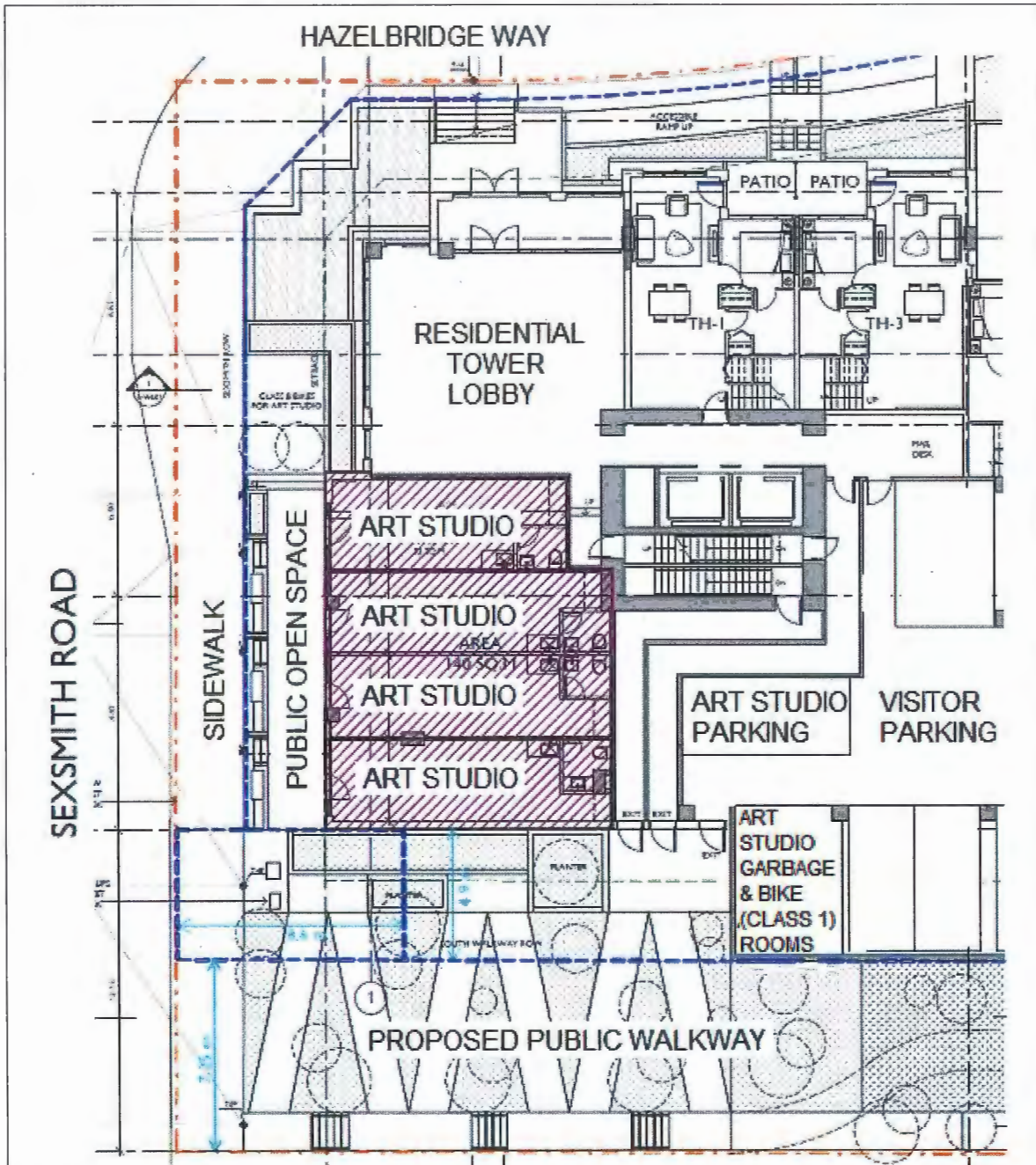
PROPOSED DESIGN : FIXED WALKWAY



ORIGINAL DESIGN : MOVABLE WALKWAY

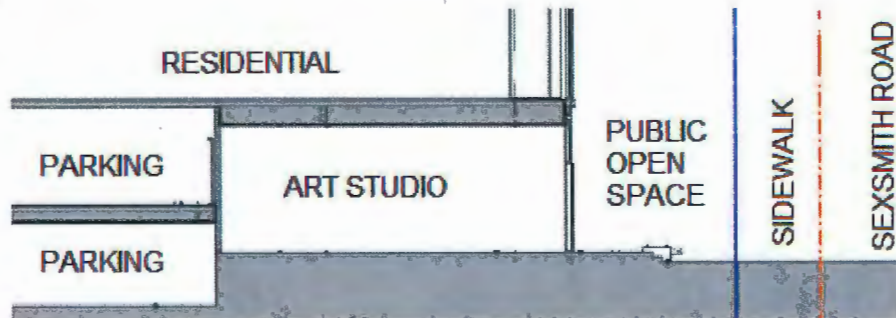






PLAN

SECTION



PLN - 95



ZT 15-700276

Address: 8888 Patterson Road (Lot 1/ north) & 3340 Sexsmith Road (Lot 2/south) – “Concord Gardens” (5 phases)

Applicant: GBL Architects Inc. Owner: 0754999 BC Ltd, Inc No 939550

Planning Area(s): City Centre (Capstan Village)

	Existing	Proposed
Site Area	<ul style="list-style-type: none"> ▪ Lot 1/north: 1.88 ha (4.65 ac) ▪ Lot 2/south: 1.18 ha (2.92 ac) 	<ul style="list-style-type: none"> ▪ No change
Land Uses	<ul style="list-style-type: none"> ▪ (Under construction) multi-family residential & 20 Artist Residential Tenancy Studio (ARTS) units secured with a Housing Agreement 	<ul style="list-style-type: none"> ▪ No change, EXCEPT: <ul style="list-style-type: none"> - Addition of 140 m² of community amenity space (i.e. 4 affordable, work-only art studios)
OCP	<ul style="list-style-type: none"> ▪ Mixed Use & Park 	<ul style="list-style-type: none"> ▪ No change
CCAP	<ul style="list-style-type: none"> ▪ Institution ▪ Urban Centre T5 ▪ Park ▪ Arts District 	<ul style="list-style-type: none"> ▪ No change
Zoning:	<ul style="list-style-type: none"> ▪ High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre) 	<ul style="list-style-type: none"> ▪ As per existing ZHR10 Bylaw, EXCEPT: <ul style="list-style-type: none"> - Community amenity space is added as a permitted use in Phase 5 (0.03 FAR max.) for affordable, work-only art studios, together with parking requirements. - The portion of each ARTS unit that must have a clear ceiling height of 4.5 m is reduced from 25.0 m² to 11.6 m².
Dwellings	<ul style="list-style-type: none"> ▪ N/A 	<ul style="list-style-type: none"> ▪ No change (approx. 1,245 units in 5 phases)

	Existing ZHR10 Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR) (max)	<ul style="list-style-type: none"> ▪ 3.2 FAR, together with 0.1 FAR for amenity space 	<ul style="list-style-type: none"> ▪ As per existing, EXCEPT 0.03 FAR is permitted in Phase 5 for community amenity space (affordable, work-only art studios) 	<ul style="list-style-type: none"> ▪ None permitted
Lot Coverage	<ul style="list-style-type: none"> ▪ Max. 90% 	<ul style="list-style-type: none"> ▪ No change 	<ul style="list-style-type: none"> ▪ None
Setbacks @ Road & Park	<ul style="list-style-type: none"> ▪ Min. 6 m, but may be reduced to 3 m based where a satisfactory interface is provided 	<ul style="list-style-type: none"> ▪ No change 	<ul style="list-style-type: none"> ▪ None
Setback @ Interior Property Line	<ul style="list-style-type: none"> ▪ Min. 3 m, but may be reduced to 0 m based where a satisfactory interface is provided with adjacent buildings 	<ul style="list-style-type: none"> ▪ No change 	<ul style="list-style-type: none"> ▪ None
Height (m)	<ul style="list-style-type: none"> ▪ Max. 35 m, but may be increased to 47 m geodetic where a satisfactory interface is provided with adjacent buildings 	<ul style="list-style-type: none"> ▪ No change 	<ul style="list-style-type: none"> ▪ None
Lot Size	<ul style="list-style-type: none"> ▪ 5,000 m² 	<ul style="list-style-type: none"> ▪ No change 	<ul style="list-style-type: none"> ▪ None
Off-street Parking Spaces	<ul style="list-style-type: none"> ▪ As per Zoning Bylaw, including ZHR10 site-specific requirements for ARTS units 	<ul style="list-style-type: none"> ▪ As per existing, EXCEPT that for community amenity space (affordable, work-only art studios), 1 parking space & 8 “Class 1” bike spaces are required 	<ul style="list-style-type: none"> ▪ None



City of Richmond

Zoning Text Amendment Considerations

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

Address: 8888 Patterson Road and 3340 Sexsmith Road

File No.: ZT 15-700276

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9269, the developer is required to complete the following:

1. Sexsmith Artist Studios (SAS): The City's acceptance of the developer's offer to voluntarily contribute the Sexsmith Art Studios (SAS), the terms of which voluntary contribution shall include the developer's design and construction, at the developer's sole cost, of "community amenity space" and related features on Lot 2 (3340 Sexsmith Road), to a turnkey level of finish, as generally provided for under the subject rezoning application's proposed amendment to "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)" zone, for use as four (4) affordable, work-only, art studios and related uses/spaces (e.g., parking, outdoor activity space), all to the satisfaction of the City. More specifically, prior to adoption of the Zoning Text Amendment Bylaw, as determined to the satisfaction of the City, the developer shall enter into legal agreements and/or provide other security in accordance with **Schedule A** (Sexsmith Artist Studios Terms of Reference & Outline Specifications) requiring, among other things, that:
 - 1.1. The gross leasable floor area of SAS (i.e. net of common areas and features situated outside the studio units, such as vehicle/bike parking, loading, garbage/recycling areas, and hallways) shall comprise at least 140.0 m² (1,507 ft²) and, together with parking and related uses/spaces, be fully contained on Lot 2, west of Ketcheson Road.
 - 1.2. The Sexsmith Art Studios will be managed, maintained, and operated by the developer/owner in accordance with City-approved guidelines including, but not limited to, provisions that the tenants of the Sexsmith Art Studios shall:
 - a) Not be subject to strata, maintenance, parking, or other fees over and above the City-approved monthly unit rents, except as otherwise provided for in **Schedule A** (e.g., private utilities);
 - b) Satisfy the criteria of a "professional artist" in accordance with **Schedule A**; and
 - c) Satisfy financial eligibility requirements (e.g., total maximum household incomes) in accordance with **Schedule A**.
 - 1.3. "No development" shall be permitted on Lot 2, restricting Development Permit issuance for any building on Lot 2 (DP 15-700800), in whole or in part, until the developer designs the affordable, work-only, art studios and related features (Sexsmith Artist Studios) to the sole satisfaction of the City, as generally described in the Sexsmith Artist Studios Terms of Reference & Outline Specifications (**Schedule A**) and providing for, among other things:
 - a) Four (4) functional, fully-finished, art studios including at least 140.0 m² (1,507 ft²) of gross leasable (indoor) floor area designed as storefront-type units located at the building's ground floor, fronting onto and directly accessible from Sexsmith Road;

- b) A landscaped, universally-accessible terrace, secured for the use of the art studio tenants and the general public via a Statutory Right-of-Way, across the entire frontage of the art studio units;
 - c) Parking/loading, bike parking for studio tenants (Class 1), and a room for garbage, recycling (“blue box”), and organic waste carts for the exclusive use of the art studio tenants (i.e. 24-hours/day), together with necessary vehicle and pedestrian access/circulation (which circulation may be shared with the tenants of Lot 2’s residential building); and
 - d) Loading, garbage/recycling (“blue box”) /organic waste holding/pick-up facilities, visitor parking, bike parking for studio visitors (Class 2), and related features (e.g., vehicle and pedestrian access/circulation) secured for the shared use of the art studio tenants with the tenants of Lot 2’s residential building (i.e. 24-hour/day).
- 1.4. “No building” shall be permitted on Lot 2, west of Ketcheson Road (exclusive of parking or publicly-accessible open space), restricting Building Permit* issuance for any building on Lot 2, west of Ketcheson Road (exclusive of parking or publicly-accessible open space), in whole or in part, until the required affordable, work-only, art studios and related features (Sexsmith Artist Studios) are incorporated in the Building Permit* drawings and specifications, generally as determined via the Zoning Text Amendment (ZT 15-700276) and Development Permit (DP 15-700800) processes, to the sole satisfaction of the City.
- 1.5. “No occupancy” shall be permitted on Lot 2, west of Ketcheson Road (exclusive of parking or publicly-accessible open space), restricting final Building Permit* inspection granting occupancy for any building on Lot 2 , west of Ketcheson Road (exclusive of parking or publicly-accessible open space), in whole or in part, until the required affordable, work-only, art studios and related features (Sexsmith Artist Studios) are completed to the sole satisfaction of the City and have received final Building Permit* inspection granting occupancy.
2. Art Studio Terrace Statutory Right-of-Way (SRW): The granting of a statutory right-of-way for public access and related landscaping, activities, and infrastructure along the Sexsmith Road frontage of Lot 2 (3340 Sexsmith Road), the specific size and design of which shall be confirmed to the satisfaction of the City via the Development Permit review and approval processes for Lot 2 (3340 Sexsmith Road). More specifically:
- 1.1. The right-of-way shall be:
- a) Secured in coordination with the owner’s required provision of:
 - Four (4) street-oriented, affordable, work-only, art studios (Sexsmith Artist Studios) to help enhance public use and enjoyment of the streetscape in ways that contribute towards the establishment of a vibrant “arts district” on and around the subject site, as per the City Centre Area Plan (CCAP);
 - Public pedestrian and bike access between Sexsmith Road and the existing South Walkway SRW (CA2963422 to CA2963425); and
 - Existing City utility right-of-way (which SRW is intended to be modified or replaced prior to Development Permit issuance, as determined to the satisfaction of the City); and
 - b) Comprised of a strip of land, approximately 3.0 m wide, running parallel to Sexsmith Road, measured from the east boundary of the existing Sexsmith Bikeway SRW (CA2963418 to CA2963421), across the full frontage of the affordable, work-only, art studios (Sexsmith Artist Studios), together with additional right-of-way area to the north and/or south to facilitate access and/or utilities as determined via the approved Development Permit (DP 15-700800), to the satisfaction of the City.

1.2. The right-of-way shall provide for:

- a) 24 hour-a-day, public access for pedestrians (to universally accessible standards) in the form of stairs, ramps, walkways and related landscape features, which may include, but may not be limited to, lighting, furnishings, trees and planting, decorative paving, and innovative storm water management measures, to the satisfaction of the City;
- b) City utilities, traffic control (e.g., signals), and/or related equipment;
- c) Public art;
- d) Public access to fronting affordable, work-only, art studios (Sexsmith Artist Studios) and, as applicable, other on-site uses;
- e) Emergency and service access, City bylaw enforcement, and any related or similar City-authorized activities (i.e. as if the SRW area was dedicated street, highway, lane, or park in the City of Richmond);
- f) The owner-developer's ability to close a portion of the right-of-way area to public access to facilitate maintenance or repairs to the right-of-way area or the fronting uses, provided that adequate public access is maintained and the duration of the closure is limited, as approved by the City in writing in advance of any such closure;
- g) Design and construction, via a Development Permit (DP 15-700800), at the sole cost and responsibility of the developer, as determined to the satisfaction of the City; and
- h) Maintenance at the sole cost of the owner-developer.

1.3. In addition, the right-of-way shall provide for the following, provided that public access is not impeded and the features enhance the intended public amenity and operation of the right-of-way as specified in the Development Permit (DP 15-700800) approved by the City:

- a) Building encroachments, provided that any such encroachments are:
 - Located a minimum of 2.5 m clear above the right-of-way area; and
 - They are limited to features the Richmond Zoning Bylaw permit within required front yards (e.g., weather protection, balconies, bay windows, architectural appurtenances);
- b) Movable furnishings and planting;
- c) Temporary display and performance of artworks (excluding amplified music) for exhibition purposes;
- d) Temporary display of artworks for retail sale; and
- e) Complementary temporary uses, signage, and activities, including, but not limited to the hosting of art exhibitions and opening events that the general public is welcome to attend at no cost.

1.4. The right-of-way shall NOT provide for:

- a) Driveway crossings; or
- b) Building encroachment at or below finished grade.

1. NOTE: This right-of-way is NOT eligible public open space with respect to CCAP and Zoning Bylaw public open space requirements for the Capstan Station Bonus.

3. Development Permit for Lot 2 (3340 Sexsmith Road): The submission and processing of a Development Permit for the entirety of Lot 2 (DP 15-700800), completed to a level deemed to be acceptable by the Director of Development.

PLN - 99

Initial:

For Lot 2 (3340 Sexsmith Road), prior to the Development Permit (DP 15-700800) being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Satisfy the terms of all legal agreements registered on title prior to Zoning Text Amendment Bylaw adoption (ZT 15-700276) with respect to the Lot 2 Development Permit (DP 15-700800), which shall include, but may not be limited to, design approval for the affordable, work-only, art studios and related features (Sexsmith Artist Studios) by the City's Director of Arts, Culture, and Heritage Services and Director of Development, together with any required modifications or additions to the legal agreements registered on title prior to Zoning Text Amendment Bylaw adoption, to the sole satisfaction of the City.

1. **For Lot 2 (3340 Sexsmith Road), prior to Building Permit* issuance for the portion of Lot 2 situated west of Ketcheson Road (exclusive of parking or publicly-accessible open space), the developer is required to complete various requirements, which include, but may not be limited to, the following:**
 1. Incorporation of the required affordable, work-only, art studios and related features (Sexsmith Artist Studios) in the Building Permit* drawings and specifications for the portion of Lot 2 situated west of Ketcheson Road (exclusive of parking or publicly-accessible open space), as determined via the Zoning Text Amendment (ZT 15-700276) and Development Permit (DP 15-700800) processes, to the sole satisfaction of the City.

2. **For Lot 1 (8888 Patterson Road / Phase 1), prior to final Building Permit inspection granting occupancy with respect to BP 13-643300, the developer is required to complete various requirements, which include, but may not be limited to, the following:**
 1. Final Building Permit inspection granting occupancy for the Artist Residential Tenancy Studio (ARTS) units and related features on Lot 1 (8888 Patterson Road / Phase 1), as approved by Council via RZ 06-349722, DP 12-611486, and BP 13-643300, together with changes to the permitted design of those units, as approved by Council via the Zoning Text Amendment (ZT 15-700276) processes (i.e. movable catwalks shall be fixed in place), to the sole satisfaction of the City.

- 3.

NOTE:

- Items marked with an asterisk (*) require separate applications (i.e. in addition to the subject 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.

PLN - 100

Initial:

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation

SIGNED COPY ON FILE

Signed

Date

Concord Gardens

Sexsmith Artist Studios

DRAFT Terms of Reference & Outline Specifications

Prepared September 10, 2015)

A. Intent

The developer shall provide, in perpetuity, an affordable, work-only, rental art studio facility for eligible professional visual artists (as defined herein), constructed to a turnkey level of finish at the sole cost of the developer, to the satisfaction of the City, including:

- a) at least 140.0 m² (1,507 ft²) of gross leasable indoor space accommodating four (4) street-oriented, universally-accessible, storefront-type art studio units, each of which shall include a work space, 2-piece washroom, slop sink and counter, picture-hanging system, and floor-to-ceiling windows on one or more sides;
- b) outdoor space designated exclusively for the shared use of the occupants of the studio units for public access, art display, informal / formal gatherings, and related activities (i.e. Art Studio Terrace Statutory Right-of-Way); and
- c) vehicle storage, loading, and waste management facilities (i.e. as per Zoning Bylaw requirements and related City policies) for the shared use of the studio unit tenants, together with required pedestrian and vehicular access/circulation, including:
 - one (1) parking / loading space equipped with an Electric Vehicle (EV) Charging Station (i.e. 120V duplex outlet);
 - one (1) "Class 1" bicycle room (for eight (8) bicycles) equipped with an EV Charging Station (e.g., 120V duplex outlet);
 - one (1) room for garbage, recycling ("blue box"), and organic waste carts; and
 - shared use of the residential building's:
 - i. "Visitor Parking";
 - ii. "Class 2" (outdoor) bicycle storage spaces;
 - iii. Medium-sized truck loading area; and
 - iv. Garbage/recycling ("blue box") /organic waste holding/pick-up facilities.

NOTE: The developer's provision of the vehicle storage, loading, and waste management facilities specified above shall be understood to satisfy all related Zoning Bylaw requirements and City policies with respect to the Sexsmith Art Studios.

B. Studio Uses:

- a) Permitted uses, on a 24/7 basis by or on behalf of the tenant, shall include:
 - production of visual arts only (except as specifically indicated below);
 - indoor display and wholesale / retail sale of visual arts produced on the premises;
 - temporary outdoor display of visual arts produced on the premises within the outdoor space designated exclusively for the shared use of the occupants of the studio units; and
 - related uses and activities (e.g., art openings and events, shipping/receiving, indoor storage).
- b) Prohibited uses, on a 24/7 basis, shall include:
 - residential activities;
 - production of arts other than visual arts, except where undertaken in support of on-site visual arts production (e.g., audio related to video production);
 - welding, glassblowing, use of pottery kilns, and activities involving noxious / toxic fumes / vapors;
 - loud noises that may be disturbing to nearby residents; and
 - outdoor storage of materials, equipment, or artworks.

C. Studio Tenant Eligibility:

All eligible tenants must satisfy the following criteria:

- a) intend to utilize the Sexsmith Art Studios in compliance with the Studio Uses and related requirements;
- b) meet financial eligibility requirement as per household income guidelines set out under the City's Affordable Housing Strategy for tenants of Subsidized Rental housing or Low End Market Rental housing, which incomes shall be adjusted periodically as per Council-approved policy; and

- c) comply with the definition of a "Professional Visual Artist", meaning an artist who, in the determination of the Director of Arts, Culture and Heritage, at his or her sole discretion:
- has specialized training in, and makes his/her primary living from, the visual arts (not necessarily in academic institutions);
 - is recognized as such by his or her peers (artists working in the same artistic tradition);
 - is committed to devoting more time to artistic activity, if financially feasible;
 - has a history of public presentation, with at least three (3) public presentations of work in a professional context over a three-year period;
 - has produced an independent body of work;
 - has maintained an independent professional practice for at least three (3) years; and
 - has a practice that falls within Category "A" Professional Artist or such other definition of Professional Visual Artist as promulgated from time to time by the Canada Council for the Arts and approved by the Director of Arts, Culture and Heritage.

D. Studio Rental Terms:

The studio units shall be rented:

- a) solely for visual arts and related purposes, as generally described under "Studio Uses";
- b) on the basis of Council-approved rental rates and terms with the aim of:
- ensuring the studio units provide "affordable" studio space for eligible tenants, pre-qualified by the owner and approved by the Director, Arts, Culture and Heritage Services (with respect to ensuring that the mix of art practices is supportive of City objectives for a diverse, vibrant, and viable City Centre "arts district"); and
 - support City objectives for fostering a viable, dynamic arts community and the establishment of Capstan Village as an engaging "arts district"; and
- c) on a semi-inclusive basis whereby the rents charged to tenants:
- secures the full use of the following (i.e. no additional charges shall apply):
 - i. studio units, outdoor space, and vehicle parking / loading and Class 1 bike storage (for 8 bikes) intended for the exclusive use of the studio tenants
 - ii. visitor parking, Class 2 bike storage, and loading, garbage, recycling, and related access / circulation intended for the shared use of the studio facility tenants and the residential building tenants;
 - includes all building administration, maintenance, and repair (i.e. no additional charges shall apply), except for the day-to-day cleaning of the four (4) studio units (which shall be the sole responsibility of the studio unit tenants); and
 - with respect to utilities:
 - i. includes all City utility charges (e.g., water);
 - ii. includes all heating / cooling / air handling (NOTE: The building is required to be "hook-up ready" for a City District Energy Utility (DEU) system and satisfy OCP Aircraft Noise Sensitive Development (ANS) standards for "Area 3");
 - iii. includes all services provided with respect to common indoor and outdoor spaces including, but not limited to, lighting and electricity provided with respect to the publicly-accessible outdoor space designated for the shared use of the studio occupants (e.g., for art display, gatherings, and related activities); and
 - iv. excludes private utility charges for services used exclusively by the studio tenants (e.g., internet; electricity service to the studio units and EV charging stations designated for the exclusive use of the studio occupants, and serving the designated outdoor space).

The terms of the Rental Agreements shall indicate that they apply in perpetuity and provide for the following:

- a) Council-approved rental rate of \$0.75 per square foot, which rate shall be adjusted annually by any increase in the CPI Inflation Index or as otherwise determined to the satisfaction of the City beginning one year after the first date of occupancy of the studio units;
- b) Annual lease with open-ended term.
- c) Maximum of two tenants per studio unit, both of whom must meet the Studio Tenant Eligibility criteria.

E. City Responsibility:

The City will be responsible for:

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- a) defining and updating the studio tenant eligibility criteria (e.g., financial requirements) on a periodic (e.g., annual) basis;
- b) setting Council-approved rental rates for the studio units and reviewing and updating the rates on a periodic (e.g., annual) basis; and
- c) selecting tenants from a list of applicants that are pre-qualified by the Developer based on City-approved eligibility criteria (e.g., financial eligibility and meeting definition of artist). Selection will be done via a selection panel or as otherwise determined to the sole satisfaction of the City, and will be based on artistic merit, complementary mix of art forms, lively streetscape and related considerations.

F. Developer Responsibility:

The developer will be responsible, at the developer's sole cost, for the following:

- a) designing and constructing the studio facility and related uses / spaces to a turnkey level of finish;
- b) pre-qualifying potential tenants for review and selection by the City, which shall be based on an open application process and City-approved eligibility criteria including, but not limited to, Studio Tenant Eligibility criteria (e.g., financial eligibility and meeting definition of artist);
- c) renting the four (4) studio units to eligible, City-approved tenants; and
- d) maintaining and repairing the studio facility and all related uses and spaces, to the satisfaction of the City, including maintaining and repairing the four (4) studio units (except day-to-day cleaning), outdoor space, vehicle storage, and, as applicable, the uses and spaces the studio facility tenants share with the residential building tenants (e.g., shared visitor parking, Class 2 bike storage, loading, garbage, recycling, and related access / circulation).

G. Studio Facility Tenure:

- a) Ownership: Developer (Concord Pacific); however, the Sexsmith Art Studios may be sold to an alternate owner, provided that the four (4) units are sold as a group and all rights (e.g., parking, waste facilities, access, rental terms) are transferred with the units to the satisfaction of the City.
- b) Legal: Prior to adoption of the pending Zoning Text Amendment, legal agreements must be registered on title to secure the SAS facility contribution (i.e. detailing the form, use, and location of the studio units and easement(s) and/or alternate agreements as required with respect to parking, shared use of loading and access, rents, tenant eligibility criteria, maintenance, and other considerations), together with "no development", "no build", and "no occupancy" covenants, an option to purchase (at a nominal charge), and other measures, all as determined to the satisfaction of the City.
- c) Parcel: Air space parcel

H. Outline Specifications:

The artist studio facility, including four (4) studio units, parking, outdoor space, and related uses / spaces, shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the City. The studio facility must be designed and constructed to be attractive, universally-accessible, adaptable to a variety of visual arts activities, and durable. Facility features shall include, but may not be limited to, the following:

- a) General Requirements
 - The studio units shall:
 - i. make a significant contribution towards City Centre Area Plan (CCAP) objectives for the establishment of Capstan Village as a designated Arts District by:
 - diversifying the range of arts activities and opportunities within the Village; and
 - providing a meaningful contribution towards a varied, dynamic, and artful public realm and streetscape;
 - ii. be situated at the residential building's first storey, along the east side of Sexsmith Road;
 - iii. be storefront-type units with:
 - direct pedestrian access to/ from the public sidewalk;
 - individual entry doors;
 - pedestrian weather protection; and
 - integrated address/tenant signage;

- iv. have large, floor-to-ceiling windows fronting onto the street and publicly-accessible outdoor area(s), which windows shall be designed and constructed to:
 - facilitate window displays of artworks (produced on the premises);
 - allow for public viewing of work underway within the studio units;
 - be operable to facilitate ventilation, access, and opening up the units to the public outdoor space in fair weather for display and work purposes (e.g., in the form of a pair of glazed swing, sliding, or folding doors or the equivalent, to the City's satisfaction); and
 - provide for adequate light control in the form of sun shades, canopies, or alternative measures (because it must be practical for tenants to leave the units' storefront-type display windows uncovered during typical daytime business hours);
 - v. be designed and constructed to ensure that permitted arts-related activities carried out within the units will not impact nearby residents (on-site or off) by way of noise, vibration, smoke, dust, odors, heat, glare, or electrical or radio disturbances (e.g., appropriate siting and orientation, noise mitigation measures);
 - vi. include outdoor space designated exclusively for the shared use of the occupants of the studio units for public access, art display, informal / formal gatherings, and related activities, which space shall be:
 - limited to a universally-accessible, paved, patio-like space with integrated seating (e.g., seating walls and space for movable furniture (by tenants) and art displays;
 - situated along the frontage of the studio facility, contiguous with the studio unit entrances and large storefront-type windows, with direct access to / from the Sexsmith Road public sidewalk;
 - illuminated to accommodate evening/night-time activities;
 - equipped with power, water, and other features to accommodate temporary use of the space for art production, art display, gatherings and events (e.g., art openings), and related activities; and
 - convenient to and within view of "Class 2" bike storage (i.e. racks for unrestricted public use);
 - vii. incorporate artfully-designed, illuminated (i.e. indirect or back-lit only), address/business signage on the exterior of the studio facility, including:
 - permanent signage identifying the Sexsmith Arts Studios, together with information regarding the Studios' program and sponsorship (e.g., pylon / free-standing sign);
 - changeable tenant signage (one per unit) in the form of façade or canopy signs; and
 - directional signage indicating access to on-site Visitor Parking.
- The studio facility shall satisfy minimum requirements to satisfy:
 - i. BC Building Code 2012;
 - ii. City of Richmond Fire Protection and Life Safety Bylaw 8306 – 2008;
 - iii. City of Richmond Building Regulation Bylaw 7230 – 2002;
 - iv. City of Richmond Flood Plain Protection Bylaw 8204 – 2008 with respect to commercial uses (i.e. 0.3 m above the crown of the fronting road);
 - v. City of Richmond's High Performance Building standards; and
 - vi. universal accessibility requirements for tenants and visitors in wheelchairs.
 - The studio units shall be designed and constructed to ensure an attractive appearance and cost effectiveness over the long-term by generally satisfying the following criteria:
 - i. for materials: provide for high impact resistance, traffic resistance, and stain resistance, and exceptional longevity;
 - ii. for maintenance: require only simple cleaning processes (e.g., soap and water) and ensure that surface finish is easily made good (e.g., Hi-Traffic Acrylic Floor Finish mopped on) and heavy use has minimal impact;
 - iii. for repair: require only basic interventions to repair cracking, gouging, or more severe or accidental wear (e.g., one person with mortar patching / grinding equipment) and ensure that such repairs are readily made invisible or contribute to the "character" of the material / finish (i.e. wholesale replacement or refinishing is not required to maintain an attractive appearance); and
 - iv. for replacement: provide for easy, expeditious stripping, prepping, and re-installation (e.g., low-tech, minimum structural or substrate intervention) to, as applicable, minimize tenant disruption, facilitate timely re-release of unit, and minimize lost income.
- b) Studio Unit Dimensions
- The four (4) studio units shall have a combined total (indoor) gross leasable area of at least 140.0 m² (1,507 ft²);
 - Each studio unit shall have an (indoor) gross leasable area of at least 28 m² (301 ft²).
 - Each studio unit shall contain a work space:
 - i. at least 23 m² (248 ft²) in size unobstructed by columns;
 - ii. configured as one contiguous, regularly-shaped (i.e. rectangular) space with a minimum dimension of at least 3.05 m (10 ft); and

- iii. with a minimum clear height of at least 3.66 m (12 ft) unobstructed by beams, ducts, lighting, sprinkler systems, or other features.
- c) Studio Unit Access & Accessibility
- The studio facility shall:
 - i. be fully accessible for tenants and visitors in wheelchairs;
 - ii. be designed to provide for the convenient movement of large, heavy objects by the tenants on a frequent basis, both within the studio units and between the units and the street / sidewalk and parking / loading areas;
 - iii. provide for convenient tenant access to garbage / recycling facilities and the studio facility's Class 1 bike storage room; and
 - iv. provide for convenient, direct, public access to / from the studio units' front doors and the public Sexsmith Road sidewalk and on-site Visitor Parking.
- d) Studio Unit Interiors
- All systems and finishes shall be highly durable and be able to withstand the daily rigors of a working studio for the production of arts, crafts, and related activities
 - Floors:
 - i. Sealed polished concrete
 - ii. Resilient type flooring, non-slip
 - Walls & Ceilings:
 - i. Finished painted drywall (smooth, museum white finish, low VOC paints and coatings)
 - ii. All demising walls shall have a minimum STC (Sound Transmission Class) Rating of 50 or higher
 - Doors & Windows:
 - i. Windows and doors shall meet CAN/CSA – A440 (2005) Standards. All doors, metal or wood, shall be solid core.
 - ii. Door hardware shall be commercial grade and shall meet current accessibility and universal design requirements.
 - iii. All main access doors shall be pre-wired for automatic push button operated doors to facilitate future accessibility if required.
 - iv. Overhead door (or equivalent, as determined by the City) at storefront with vision glass panels, min. 2.5 m wide and 3 m high to facilitate the movement of large objects.
 - v. Windows consistent with LEED Credits 8.1 and 8.2.
 - vi. Operable windows to meet ventilation requirements.
 - Millwork:
 - i. Each unit shall be provided with a:
 - countertop and utility sink, the combined length of which shall be at least 2.44 m (8 ft);
 - 2-piece washroom (i.e. toilet and hand sink); and
 - picture hanging system.
 - ii. Millwork shall comply with residential casework standards.
 - iii. All millwork shall be of plywood carcass construction built to AWMAC standards.
 - iv. Countertop shall be stain resistant, highly durable, and resilient.
 - v. Door frames shall be of durable materials, resilient to impact of large, heavy materials and equipment.
 - Plumbing:
 - i. Industrial grade stainless steel slop sink with hot and cold water and integral stainless steel counter top. Each sink equipped with floor-mounted sediment trap.
 - ii. Low flush toilet and a hand sink faucet aerator to reduce water consumption.
 - Electrical / Wiring:
 - i. Four-plug 120 volt outlets at intervals of not more than 1.52 m (5 ft).
 - ii. Units wired for communication/high speed data/cable.
 - Lighting:
 - i. High quality lighting, with daylight correlated colour temperature.
 - ii. Interior fixtures to be dimmable.
- e) Signage & Exterior:
- Provide all required interior wayfinding, fire, life safety, and accessibility-related signage.
 - Each unit shall contain a visible building fire safety plan located at its primary exit(s).
- f) Mechanical Systems:
- Plumbing

- i. Provide, at minimum, one utility sink in each unit, complete with sediment interceptors (all sinks to be 16 gauge or lower). All faucets shall be single lever accessible type.
 - ii. Provide for all shut offs for water valves and clean outs that are readily accessible from inside the unit.
 - iii. Provide for floor drains in bathroom.
 - Heating, Cooling & Air Handling:
 - i. Mechanical and natural ventilation including, but not limited to, compliance with:
 - OCP Aircraft Noise Sensitive Development (ANSD) policies for "Area 3"; and
 - City of Richmond District Energy Utility (DEU) hook-up ready requirements.
 - ii. Air change for each unit with mechanically delivered air exhaust to be ultra quiet rated.
 - iii. Tempered make up air to each unit.
 - iv. Operable vents to facilitate natural ventilation at the discretion of the occupant.
 - Fire Protection:
 - i. Conform to all standards of NFPA 13 – 1996 standard for the installation of sprinkler systems.
 - ii. Meeting any additional requirements of City of Richmond Fire Protection and Life Safety Bylaw 8306 – 2008.
 - iii. Provide, at occupancy, a single fire extinguisher mounted in each unit.
- g) Electrical Systems:
- All electrical wiring shall make provision for "flexible" indoor lighting options at the discretion of the occupant.
 - Provide battery operated emergency lighting.
 - Units shall be connected to the building fire alarm system and zoned appropriately.
- h) Telecommunications:
- Provide complete telecommunications cables to support telephone, TV, internet, entry phone.
- i) Loading / Waste /Vehicle Areas:
- Provide convenient (i.e. direct indoor or weather-protected outdoor) access to / from the studio units and the loading, garbage, recycling, Visitor Parking, and Class 1 bike storage areas.
 - Vehicle storage and loading for the exclusive (shared) use of the studio unit tenants shall be provided in compliance with Zoning Bylaw requirements, including:
 - i. one (1) van-size short-term parking / loading space;
 - ii. eight (8) "Class 1" bicycle storage spaces within a secured bike room; and
 - iii. two (2) electric vehicle (EV) charging stations (i.e. 120V duplex outlet), including:
 - One (1) serving the parking /loading space; and
 - One (1) serving the bike room.

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**Richmond Zoning Bylaw 8500
Amendment Bylaw 9269 (ZT 15-700276)
8888 Patterson Road and 3340 Sexsmith Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:

1.1. Repealing Section 19.10.4.1 and replacing it with the following:

“1. The maximum **floor area ratio (FAR)** shall be 0.55, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space** and an additional 0.03 **floor area ratio** within the area identified as “D” in Section 19.10.4 Diagram 1 provided that it is entirely used to accommodate **community amenity space** for **studio** and related **uses**.”

1.2. Repealing “and” at the end of Section 19.10.4.2(d)(ii).

1.3. Repealing Section 19.10.4.2(e) and replacing it with the following:

“e) prior to first occupancy of the **building** in the area identified as “A” in Section 19.10.4 Diagram 1, the **owner**:

i) provides in the **building** not less than 20 ARTS units and the combined **habitable space** of the total number of ARTS units would comprise at least 1,628.0 m²; and

ii) enters into a **housing agreement** with respect to the ARTS units and registers the **housing agreement** against the title to the **lot** and files a notice in the Land Title Office; and

“f) prior to first occupancy of the **building** in the area identified as “D” in Section 19.10.4 Diagram 1, the **owner**:

i) provides in the **building** not less than 140.0 m² of **gross leasable floor area** of **community amenity space** for **studio** and related **uses**; and

ii) enters into legal agreements with respect to the **community amenity space** and registers the legal agreements against the title to the **lot** and files a notice in the Land Title Office.”

1.4. Repealing Section 19.10.10 and replacing it with the following:

“1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0 of this bylaw, except that:

a) for artist residential tenancy studio (ARTS) units, the minimum number of required **parking spaces** shall be:

i) for residents: 0.9 per **dwelling unit**; and

ii) for visitors: 0.2 per **dwelling unit**; and

b) for **community amenity space** in the form of **studio** and related **uses**:

i) the minimum number of required **parking spaces** shall be 1.0;

ii) the minimum number of required Class 1 bicycle **parking spaces** shall be 8.0; and

iii) Class 2 bicycle **parking spaces** and on-site **loading spaces** may be shared respectively with Class 2 bicycle **parking spaces** and on-site **loading spaces** required for the residential **uses** in the **building**.”

1.5. Repealing Section 19.10.11.1(c) and replacing it with the following:

“c) have a minimum **habitable space** of 74.0 m², of which at least 11.6 m², provided as one contiguous space, shall have a minimum clear height of 4.5 m measured from the surface of the finished floor to the surface of the finished ceiling.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9269**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Wayne Craig
Director of Development

Date: September 14, 2015
File: ZT 15-705936

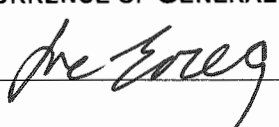
Re: Application by Fuggles & Warlock Craftworks Ltd. for a Zoning Text Amendment to Permit a Microbrewery within the Industrial Business (IB1) Zone at 11220 Horseshoe Way

Staff Recommendation:

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9295, for a Zoning Text Amendment to create a new "Microbrewery, Winery and Distillery" use and amend the "Industrial Business (IB1)" zone to allow a "Microbrewery, Winery and Distillery" at 11220 Horseshoe Way, be introduced and given first reading; and
2. That Staff be directed to prepare a report and zoning bylaw amendment for future consideration by City Council to include the "Microbrewery, Winery and Distillery" use in specific commercial zoning districts.


Wayne Craig
Director of Development

MM:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Fuggles & Warlock Craftworks Ltd. has applied to the City of Richmond for a Zoning Text Amendment to the “Industrial Business (IB1)” zone to allow a microbrewery at 11220 Horseshoe Way (Attachment 1).

The 1,034 m² (11,130 ft²) microbrewery is proposed to be operated within one-half of a light industrial building. The proposed microbrewery will include a 879 m² (9,346 ft²) brewery, a 30 m² (323 ft²) retail store and potentially a 80 m² (861 ft²) interior lounge along with a 45 m² (484 ft²) outdoor patio lounge area.

The applicant has applied for a Building Permit for the brewery portion of the business as permitted under the current “Industrial Business (IB1)” zone and received a “manufacturer” licence from the *Liquor Control and Licensing Branch* (LCLB). The applicant has also applied to the LCLB for manufacturer “on-site store” and “lounge” license endorsements. Thus, the applicant is applying to amend the “Industrial Business (IB1)” zone to allow for the ancillary “on-site store” and “lounge” LCLB endorsements.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

Surrounding development includes:

- To the North: Light industrial/office building zoned “Industrial Business (IB1)”.
- To the South: Light industrial/office building zoned “Industrial Business (IB1)”.
- To the East: Light industrial/office building zoned “Industrial Business (IB1)”.
- To the West: Across Horseshoe Way, Light industrial/ office building zoned “Industrial Business (IB1)”.

Background

In March 2013, the Provincial Government amended the *Liquor Control and Licensing Act* regulations for manufacturer licenses.

The amendments aligned the regulations for brewers and distillers with wineries who have had these endorsements for several years. Manufacturer licence endorsements now include:

- on-site store
- lounge
- special event area
- tour area
- picnic area

The subject application is the first proposed brewery in Richmond to apply for the new “lounge” and “on-site store” endorsements to a manufacturer licence. Within the “on-site store”, the LCLB permits only sale of the manufacturer’s own alcohol produced on-site and related non-liquor products (e.g. mugs, promotional T-shirts, etc.). Unlike stand-alone liquor serving lounges currently permitted under the “liquor primary, establishment” use within City Zoning Bylaw 8500, the LCLB requires that a lounge associated with a manufacturing license must be ancillary to a liquor manufacturing operation and serve liquor manufactured within that operation with only twenty (20) percent liquor sales coming from other manufacturers per quarter.

Related Policies & Studies

Official Community Plan/Shellmont Area Plan

The Official Community Plan (OCP) designates the subject site as “Mixed Employment”. The currently allowed brewery use and proposed ancillary lounge and store uses are consistent with the “Mixed Employment” designation.

The Shellmont Area Plan does not include specific land uses designations affected by the proposed application.

Zoning Bylaw

Proposed Zoning Text Amendment

Currently, alcohol manufactures are permitted under the “industrial, general” use within the “Industrial Business (IB1)” zone.

Given that the changes to the LCLB regulations involve ancillary uses that have previously not been associated with alcohol manufacturing, the proposed zoning amendment creates a new defined use, “Microbrewery, Winery and Distillery”, as follows:

“Microbrewery, Winery and Distillery means a premises, licensed under the Liquor Control and Licensing Act, on which there is manufacturing of beer, ale, cider, wine or spirits for sale to business customers and shall include ancillary retail sale of these liquor products and related non-liquor products to the public within the manufacturer’s store and lounge provided that their combined floor area and any outdoor lounge patio area do not exceed the manufacturing floor area.”

The proposed “Microbrewery, Winery and Distillery” use includes the two (2) main LCLB endorsements for “on-site store” and “lounge” that differentiate microbreweries from standalone liquor manufacturing operations.

The proposed “Microbrewery, Winery and Distillery” use will also require that any proposed brewery occupy more than half of the total floor area of the premises. This zoning provision is consistent with the intent of a brewery as the primary use permitted under a LCLB manufacturer license.

The subject zoning amendment, if adopted, would allow the proposed “on-site store” to be permitted along with the currently permitted brewery while further public and Council comment would be required prior to LCLB granting a “lounge” endorsement, as discussed below.

LCLB and City Business Licence Process

The applicant has already submitted the LCLB manufacturer “lounge” and “on-site store” endorsement applications. The LCLB requires a written declaration from the applicant that the “on-site store” is permitted under local zoning and can ask for local government confirmation that the store allowed its zoning. The “lounge” endorsement application will be referred by LCLB to the City for comment.

If the proposed rezoning is adopted by Council, the City will require that the applicant undertake public consultation on the LCLB lounge endorsement application in accordance with Development Application Fees Bylaw 8951. This bylaw requires that the applicant and City undertake public consultation in regards to liquor license applications where liquor is proposed to be served to the public. This consultation includes installing a sign on the property and publishing a notice in three (3) consecutive editions of a weekly local paper. By practice, the City also requires that notices be mailed to residents and owners of properties within 50 m (164 ft.) of the property. The results of this public consultation would be reviewed by staff and forwarded to Council for consideration in providing comments to the LCLB on the lounge endorsement.

If the LCLB approves the license endorsement application for the “lounge” after receiving City Council comments, the applicant would then apply for a City business license for the additional lounge use.

Other Zoning Text Amendments

Two (2) other microbrewery Zoning Text Amendment applications have been received for zones that include “industrial, general” use. Further applications may be expected, given the recent trend towards new microbreweries and distilleries built in other communities in the Lower Mainland.

To address future proposals for alcohol manufacturers with lounges and/or on-site stores, two (2) possible options are provided for consideration.

Option 1: Site-By-Site Rezoning Applications (Not Recommended)

The first option is to consider each proposal through individual, site-specific zoning amendment applications to permit the “Microbrewery, Winery and Distillery” use on a case-by-case basis. Each applicant would be required to proceed through the City’s rezoning process which involves the following steps:

- Rezoning signage is placed on the property.
- The specific rezoning proposal is reviewed by staff.
- A Staff Report is prepared for Planning Committee consideration.
- A Public Hearing is held with newspaper advertisements and notices mailed to property owners and residents within a 50m (164 ft.) radius of the property.

Should an site-specific zoning amendment bylaw be adopted by Council, the applicant will then proceed to undertake the above-noted City Council and public consultation for the LCLB “lounge” licence endorsement.

Option 2: Permit “Microbrewery, Winery and Distillery” in Specific Zones (Recommended)

The second option is to consider adding the “Microbrewery, Winery and Distillery” use to a number of specific existing zones where liquor service is currently allowed. If the “Microbrewery, Winery and Distillery” use is permitted in the zones as outlined below, the applicant for LCLB “lounge” or “on-site store” license endorsements would be required to confirm to LCLB that the zoning permits these uses.

City Business Licencing would require that a “lounge” application proceed through the above-noted liquor licensing public consultation process. This includes on-site notice signage, newspaper advertisements, a mailed notice to neighbours and a Staff Report for Council consideration for providing comments to LCLB.

It is recommended that Option 2 be pursued given that:

- The “on-site store” is permitted only as an ancillary use to alcohol manufacturing under the proposed “Microbrewery, Winery and Distillery” use and the store may only sell alcohol produced on-site as regulated by the LCLB.
- Liquor service is allowed within the “liquor primary establishment” use under the City’s zoning bylaw within a number of zones in commercial and mixed-use areas throughout the City. Public and Council consultation is required for liquor service establishments through the LCLB licensing process as required by Development Application Fees Bylaw 8951. This public consultation process ensures that Council and the public have input into whether any proposed “Microbrewery, Winery and Distillery” with a lounge is appropriate prior to LCLB licensing.

Given the above, the proposed “Microbrewery, Winery and Distillery” use is suggested to be considered for inclusion in the zones that already include the “liquor primary establishment”.

Thus, the following standard mixed-use and commercial zones and the site-specific “ZMU25” zone (applicable to the Pinnacle Capstan development) are recommended for consideration:

Mixed-Use Zones

- “Steveston Commercial (CS2; CS3)”
- “Downtown Commercial (CDT1, CDT2, CDT3)”

Commercial Zones

- “Auto-Oriented Commercial (CA)”
- “Entertainment & Athletics (CEA)”

Site-Specific Zone

- “Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)”

Given the above, it is recommended that a Staff Report and Zoning Bylaw Amendment be prepared for future Planning Committee consideration on the above-noted potential zones where the proposed “Microbrewery, Winery and Distillery” use may be permitted.

Applications in other zoning districts would require site-specific rezoning applications. The consideration of site-specific rezoning applications would involve independent assessment of the proposed retail store and potential lounge. With each application, the Staff Report to City Council would provide an assessment and recommendation on the suitability of the retail function and on-site liquor service component.

Public Consultation

The applicant has installed a Development Application sign facing Horseshoe Way and the public would be invited to a Public Hearing on the rezoning application if the application proceeds. No public comments have been received at this time.

There will also be additional public consultation on the “lounge” use after possible rezoning adoption on the LCLB process as discussed above.

Analysis

Built Form and Architectural Character

The site is currently occupied by a concrete light industrial/office building with two (2) similar, side-by-side units. One (1) of the units contains the proposed 1,034 m² (11,130 ft²) microbrewery. Surface parking is located at the front and the rear of the building. There is also a grass and landscaped area separating the front parking lot from Horseshoe Way.

The exterior of the building and site are proposed to remain in their current state with the exception of a proposed small 45.5 m² (484 ft²) patio and new signage which will require a Sign Permit.

Transportation and Site Access

The existing driveway from Horseshoe Way, surface parking lot and loading spaces for the existing building are to be maintained in their current state. The proposed microbrewery has been allotted 22 of 46 parking spaces and two (2) of the four (4) loading spaces on the site through a lease with the owner with the remaining spaces being allocated to the existing tenant. The parking and loading spaces are sufficient to meet the Zoning Bylaw's parking and loading requirements for the proposed microbrewery and the existing light industrial tenant in the remaining half of the building.

As part of this application, the applicant will need to:

- Provide a security to the City for the estimated value of the construction of a 1.5 m (5.0 ft.) wide paved walkway immediately behind the curb along Horseshoe Way to be built by the City at the developer's sole cost via a City Work Order.
- Provide one (1) exterior visitor bicycle Class 1 space/rack and one (1) interior Class 2 employee bicycle parking space.

Conclusion

The proposed text amendment is to facilitate the addition of a lounge and on-site store to be included along within the brewery already permitted under the "Industrial Business (IB1)" zone. Staff supports the proposed Zoning Text Amendment given the limited size of the proposed brewery and store and lounge which will be consistent with the LCLB regulations. Also, it is recommended that a Staff Report and draft Zoning Bylaw Amendment be prepared for future Planning Committee consideration that include the above-noted zones in the City where the proposed "Microbrewery, Winery and Distillery" use may be considered.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9295 be introduced and given first reading.



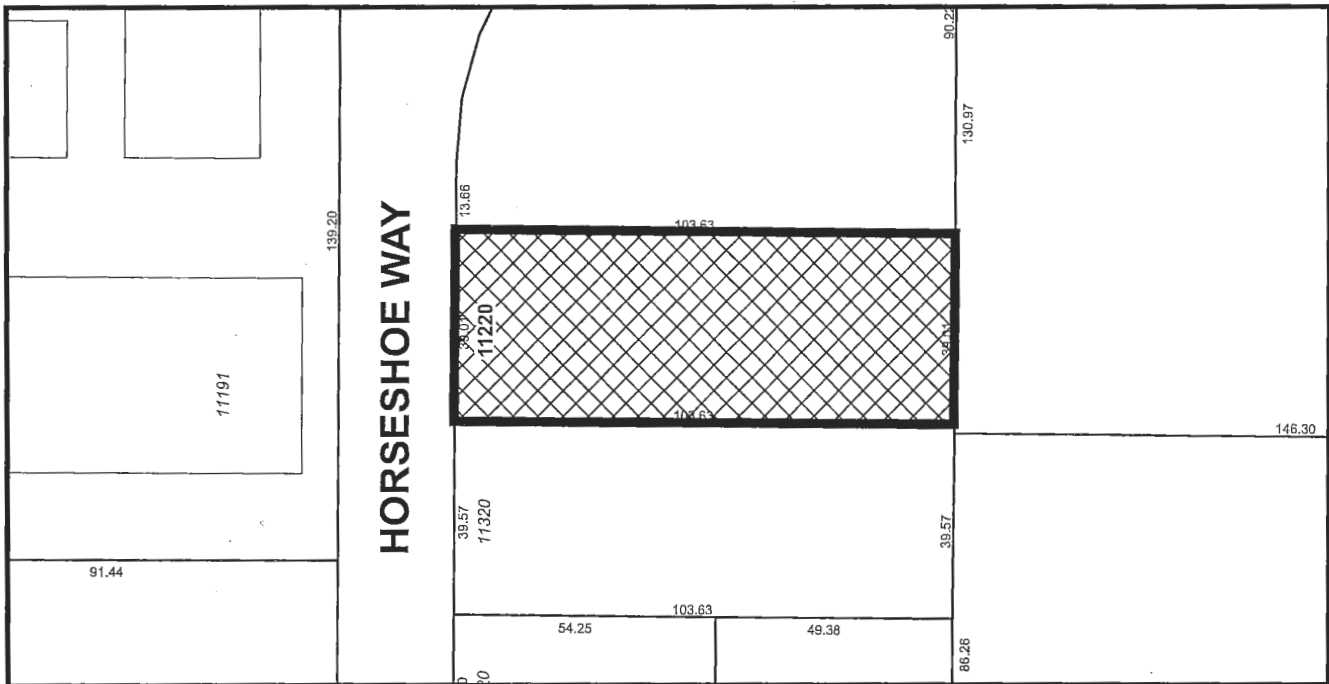
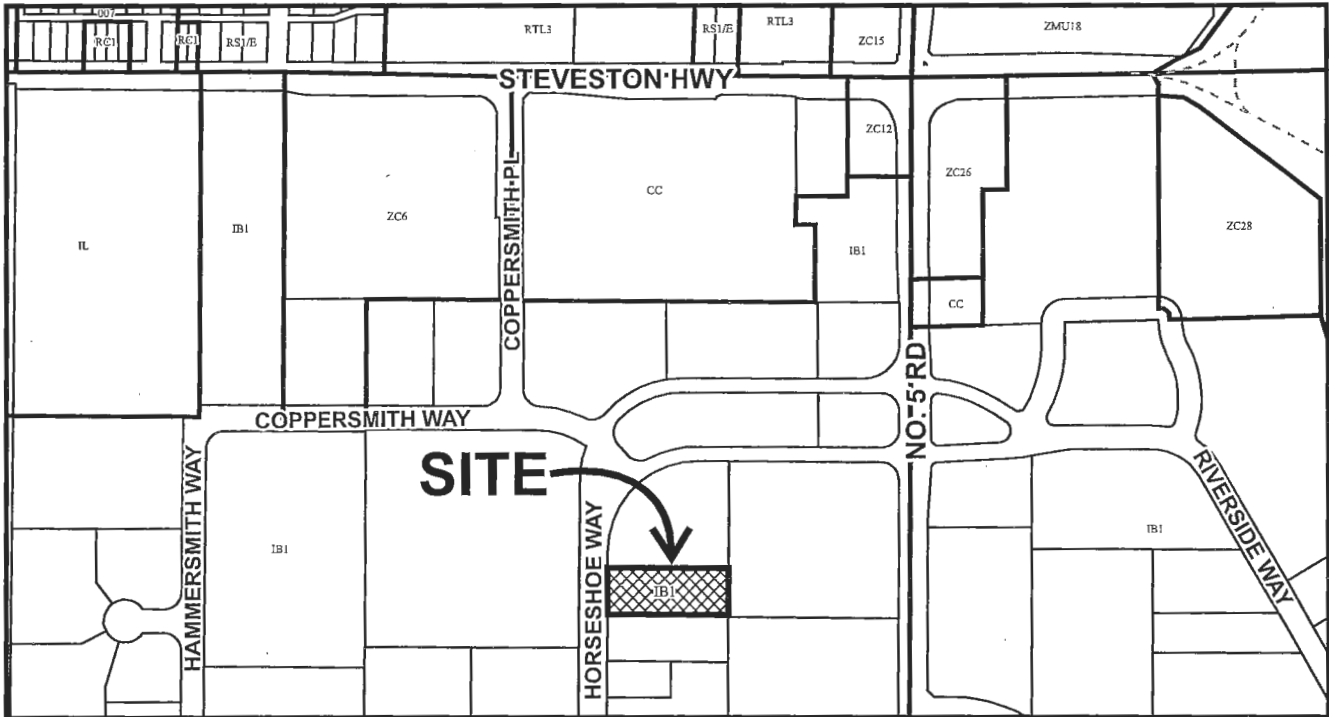
Mark McMullen
Senior Coordinator - Major Projects

MM:blg

Attachment 1: Location Map and Orthophoto Map
Attachment 2: Development Application Data Sheet
Attachment 3: Site and Floor Plans
Attachment 4: Rezoning Considerations



City of Richmond



ZT 15-705936

Original Date: 08/05/15

Revision Date:

Note: Dimensions are in METRES

PLN - 117



City of
Richmond



ZT 15-705936

Original Date: 08/06/15

Revision Date:

Note: Dimensions are in METRES



ZT 15-705936

Attachment 2

Address: 11220 Horseshoe Way

Applicant: Fuggles & Warlock Craftworks Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner (Leasee):	Kenneth Lloyd Ronalds, Realtor (Fuggles & Warlock Craftworks Ltd.)	Kenneth Lloyd Ronalds, Realtor (Fuggles & Warlock Craftworks Ltd.)
Site Size (m²):	4,040 m ²	No Change
Land Uses:	General Industrial, Cafe	General Industrial, Cafe, Microbrewery
OCP Designation:	Mixed Employment	No Change
Area Plan Designation:	N/A	N/A
Zoning:	Industrial Business (IB1)	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none permitted
Floor Area Ratio - Building:	Max. 1.0	0.49 (No Change)	none permitted
Lot Coverage – Building:	Max. 60%	42% (No Change)	none
Lot Size (min. dimensions):	None	4,040 m ² (No change)	none
Setback – Front Yard (m):	Min. 3.0 m	> 3.0 m (No change)	none
Setback – Side & Rear Yards (m):	Min. 0 m	> 0 m (No change)	none
Height (m):	12.0 m	<12.0 m (No change)	none
Off-street Parking Spaces (Subject Lease & Adjacent Units)	44	46 (44 current + 2 new spaces added)	none
Off-street Loading Space (Subject Lease & Adjacent Units)	2	4 (No Change)	none

FUGGLES + WARLOCK
TASTING ROOM
103-11220 HORSESHOE WAY
RICHMOND BC

NORTH
THE OWNER'S PLANS SHALL BE USED FOR THE PURPOSES OF REVIEW. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE INDICATED.

COMMENTS

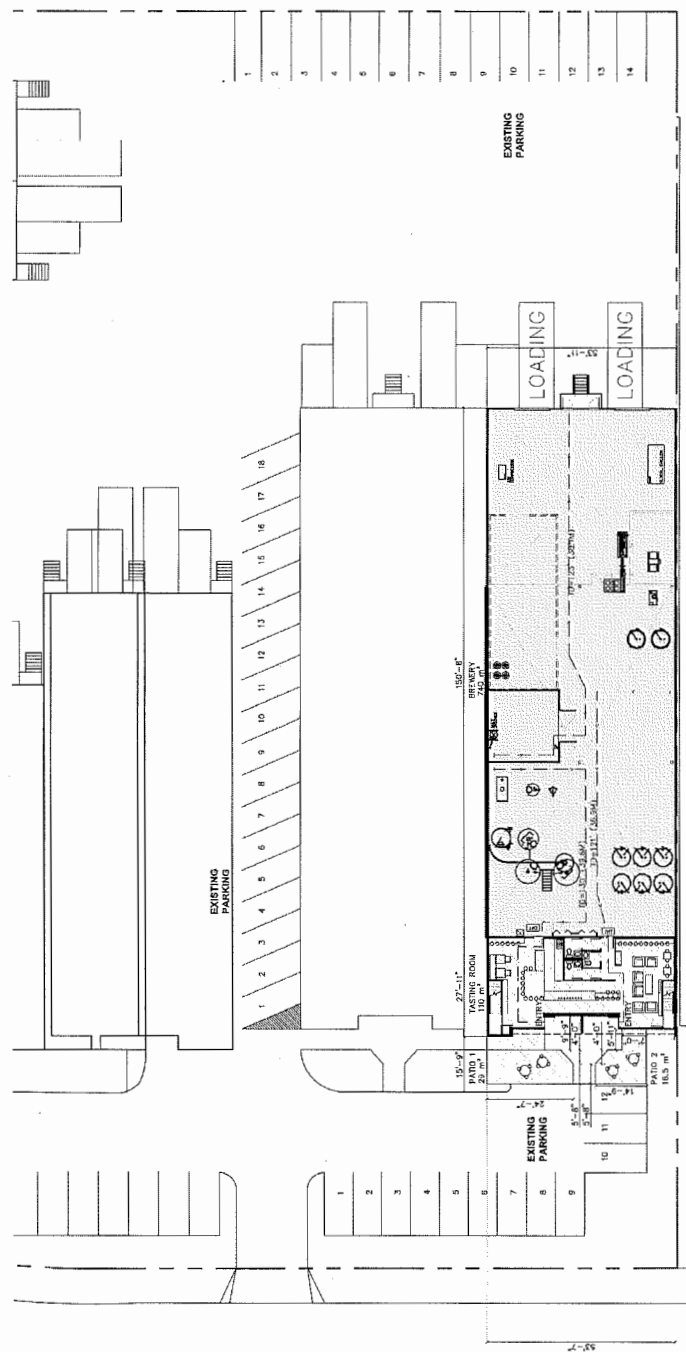
INTERIOR DESIGN: JESSICA STEWART
736-318 FLOWER STREET
VANCOUVER BC V6C 2S1
VAN 603.3013

ISSUE
MAY 17, 2015. ISSUED FOR PRELIMINARY REVIEW
MAY 25, 2015. ISSUED FOR REVIEW
JUNE 8, 2015. ISSUED FOR ILLUSTRATIVE REVIEW
AUG 25, 2015. PARKING COMPLIANCE PLAN

SHEET #, DATE, PARKING COMPLIANCE PLAN
DRAWING TITLE
PARKING COMPLIANCE PLAN

SCALE: AS NOTED
DATE: 08/25/15
DRAWN BY: JG

DSK-1



TOTAL TASTING AREA/LOUNGE:
1668 SQ. FT
155 SQ. METERS

TOTAL INDUSTRIAL:
9460 SQ. FT
879 SQ. METERS

11220 HORSESHOE WAY - PARKING PLAN MAIN FLOOR



11220 HORSESHOE WAY - PARKING PLAN SECOND FLOOR

HORSESHOE WAY

PLN - 120



City of
Richmond

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

Address: 11220 Horseshoe Way

File No.: ZT 15-705936

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9295, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Provide a security to the City for the estimated value of the construction of a 1.5m wide paved walkway immediately behind the curb within the Horseshoe Way road allowance to be built by the City at the developer's sole cost via a City Work Order.

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

1. Provide one exterior visitor bicycle Class 1 space/rack and one interior Class 2 employee bicycle parking space.
2. Prior to the issuance of BP, a construction parking and traffic management plan to be provided to the Transportation Division (Ref: <http://www.Richmond.ca/services/ttp/special.htm>>)

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9295 (ZT15-705936)
11220 Horseshoe Way**

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

1. Richmond Zoning Bylaw 8500 is amended by:

(a) Inserting the following new definition within Section 3.4 in alphabetical order:

“Microbrewery, Winery and Distillery means a **premises**, licensed under the *Liquor Control and Licensing Act*, on which there is manufacturing of beer, ale, cider, wine or spirits for sale to business customers and shall include **ancillary** retail sale of these liquor products and related non-liquor products to the public within the manufacturer’s store and lounge provided that their combined **floor area** and any outdoor lounge patio area do not exceed the manufacturing **floor area.**”

(b) Adding Additional Uses (Section 12.3.3.B) and renumbering previous section accordingly and inserting the following text into the Additional Uses (Section 12.3.3.B):

“Microbrewery, Winery and Distillery”

(c) Inserting the following new Section 12.3.11.5 and renumbering following section accordingly:

“Microbrewery, Winery and Distillery shall be only permitted on the following **site:**

11220 Horseshoe Way

PID 000-564-095

Lot 45 Section 1 Block 3 North Range 6 West New Westminster District Plan 56980”

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9295”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 