



City of Richmond

Notice and Agenda of Special Council Meeting

Public Notice is hereby given of a Special Meeting of Council duly called in accordance with Section 126 of the *Community Charter*, to be held on:

Date: Tuesday, December 18, 2012
Time: 4:00 p.m.
Place: Anderson Room
Richmond City Hall
6911 No. 3 Road

Public Notice is also hereby given that this meeting may be conducted by electronic means and that the public may hear the proceedings of this meeting at the time, date and place specified above.

The purpose of the meeting is to consider the following:

CALL TO ORDER

RECESS FOR PLANNING COMMITTEE (OPEN and CLOSED)

RECONVENE FOLLOWING PLANNING COMMITTEE (OPEN and CLOSED) AND CLOSED SPECIAL COUNCIL

GENERAL PURPOSES COMMITTEE

1. **OVAL CONVERSION PRIORITY PROJECTS**
(File Ref. No. 06-2052-20-ROO) (REDMS No. 3714505 v.3)

RECOMMENDATION to be forwarded from the Open General Purposes Committee meeting.



Special Council Agenda
Tuesday, December 18, 2012

2. **ALEXANDRA DISTRICT ENERGY UTILITY BYLAW NO. 8641
AMENDMENT BYLAW NO. 8980**

(File Ref. No. 10-6600-01-01) (REDMS No. 3707421 v.3)

RECOMMENDATION to be forwarded from the Open General Purposes Committee meeting.

☐

3. **COMMENTS ON MULTI-MATERIAL BC'S PACKAGING AND
PRINTED PAPER STEWARDSHIP PLAN**

(File Ref. No. 10-6370-00) (REDMS No. 3711386)

RECOMMENDATION to be forwarded from the Open General Purposes Committee meeting.

☐

4. **APPOINTMENT OF ACTING CORPORATE OFFICER (ACTING
CITY CLERK)**

(File Ref. No. 05-1400-01) (REDMS No. 3694105 v.2)

RECOMMENDATION to be forwarded from the Open General Purposes Committee meeting.

☐

5. **METRO VANCOUVER LABOUR RELATIONS SERVICE BYLAW NO.
1182, 2012**

(File Ref. No. 05-1400-01) (REDMS No. 3722223 v.2)

RECOMMENDATION to be forwarded from the Open General Purposes Committee meeting.

☐

PLANNING COMMITTEE

6. **HOUSING AGREEMENT BYLAW NO. 8969 TO PERMIT CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE RENTAL HOUSING UNITS AT 3391 AND 3411 SEXSMITH ROAD- PINNACLE INTERNATIONAL (RICHMOND) PLAZA INC.**

(File Ref. No. 12-8060-20-8969) (REDMS No. 3695815)

RECOMMENDATION to be forwarded from the Open Planning Committee meeting.



7. **APPLICATION BY URBAN ERA BUILDERS AND DEVELOPERS LTD. FOR REZONING AT 6551/6553 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/C) TO LOW DENSITY TOWNHOUSES (RTL3)**

(File Ref. No. 12-8060-20-7840/8700, RZ 10-521413) (REDMS No. 3136056 v.3)

RECOMMENDATION to be forwarded from the Open Planning Committee meeting.



8. **APPLICATION BY POLYGON DEVELOPMENT 192 LTD. FOR REZONING AT 8311, 8331, 8351, AND 8371 CAMBIE ROAD AND 3651 SEXSMITH ROAD FROM SINGLE DETACHED (RS1/F) AND AUTO-ORIENTED COMMERCIAL (CA) TO HIGH RISE APARTMENT (ZHR12) CAPSTAN VILLAGE (CITY CENTRE) AND SCHOOL & INSTITUTIONAL USE (SI)**

(File Ref. No. 12-8060-20-8903) (REDMS No. 3555723 v. 3)

RECOMMENDATION to be forwarded from the Open and Closed Planning Committee meeting.



PUBLIC ANNOUNCEMENTS

Special Council Agenda
Tuesday, December 18, 2012

BYLAWS FOR ADOPTION

CNCL-7	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8834 (9431, 9451 and 9471 Alberta Road, RZ 11-562968) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-9	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8873 (9100, 9120 and 9140 No. 3 Road, RZ 11-577561) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-11	Development Application Fees Bylaw No. 8951 Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-23	Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 8959 Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-31	Heritage Procedures Bylaw No. 8400, Amendment Bylaw No. 8964 Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>

DEVELOPMENT PERMIT PANEL

9. RECOMMENDATION

See DPP Plan Package (distributed separately) for full hardcopy plans

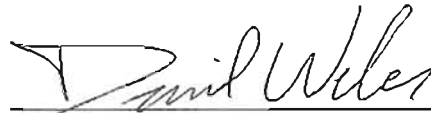
CNCL-33	(1)	<i>That the Chair's report for the Development Permit Panel meeting held on Wednesday, August 22, 2012 and Chair's report for the Development Permit Panel meeting held on Wednesday, October 10, 2012, be received for information; and</i>
CNCL-35		

Special Council Agenda
Tuesday, December 18, 2012

- (2) *That the recommendations of the Panel to authorize the issuance of:*
- (a) *a Development Permit (DP 12-598474) for the property at 9100, 9120 and 9140 No. 3 Road; and*
 - (b) *a Development Permit (DP 12-610759) for the property at 9431, 9451 and 9471 Alberta Road*
- be endorsed, and the Permits so issued.*

☐

ADJOURNMENT

☐

David Weber
Director, City Clerk's Office



Richmond Zoning Bylaw 8500
Amendment Bylaw 8834 (RZ 11-562968)
9431, 9451 AND 9471 ALBERTA 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 **"HIGH DENSITY TOWNHOUSES (RTH1)"**

P.I.D. 016-956-729

Lot B Section 10 Block 4 North Range 6 West New Westminster District Plan NWP87759

P.I.D. 016-956-711

Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan NWP87759

P.I.D. 004-265-181

Lot 102 Except: Part Subdivided By Plan LMP11710, Section 10 Block 4 North Range 6 West New Westminster District Plan 59904

The area shown in heavy outline on "Schedule A attached to and forming part of Bylaw 8834"

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8834"**.

FIRST READING

DEC 19 2011

A PUBLIC HEARING WAS HELD ON

JAN 16 2012

SECOND READING

JAN 16 2012

THIRD READING

JAN 16 2012

OTHER CONDITIONS SATISFIED

DEC 12 2012

ADOPTED

MAYOR

CORPORATE OFFICER



"SCHEDULE A ATTACHED AND FORMING PART OF BYLAW 8834"

REFERENCE PLAN TO ACCOMPANY CITY OF RICHMOND
ROAD CLOSING AND REMOVAL OF ROAD DEDICATION BY-LAW No. 8844 OF
PART ROAD DEDICATED BY THE DEPOSIT OF PLAN LMP34701
SECTION 10 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT

BCGS 926.015

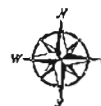
PURSUANT TO SECTION 120 LAND TITLE ACT AND SECTION 10 COMMUNITY CHARTER

PLAN BCP

Deposited in the Land Title office
of New Westminster, B.C. this _____ day
of _____, 2011.

Deputy Registrar

Ref: _____



SCALE: 1:750

15 10 5 0 10 20 30 40
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

STRATA
PLAN
BCS200
PLAN LMP34316

BIRCH
STREET

HEMLOCK DRIVE

SECTION 10

STRATA PLAN LMS4621
PLAN LMP34701

E. 1/2
OF 19
PLAN 1303

STRATA
PLAN
BCS4266
PLAN SCP47389

E. 1/2 OF 18
PLAN 1370

BLOCK 4 NORTH RANGE 6 WEST

STRATA PLAN LMS4120
PLAN LMP34701

POSTING
PLAN BCP10475

ALBERTA ROAD

PARTY(IES) SIGNATURE(S)
CITY OF RICHMOND BY ITS
AUTHORIZED SIGNATORIES

MAYOR: MALCOLM D. BRODIE
AUTHORIZED SIGNATORY

CLERK:
AUTHORIZED SIGNATORY

OFFICER SIGNATURE(S)

COMMISSIONER FOR
TAKING AFFIDAVITS FOR B.C.
CITY OF RICHMOND
6911 NUMBER 3 ROAD
RICHMOND, B.C.
V6Y 2C1
PHONE: (604) 276-4000
AS TO THE SIGNATURE OF

THIS _____ DAY OF _____, 2011

OFFICER CERTIFICATION: YOUR SIGNATURE CONSTITUTES A
REPRESENTATION THAT YOU ARE A SOLICITOR, NOTARY PUBLIC
OR OTHER PERSON AUTHORIZED BY THE EVIDENCE ACT,
R.S.B.C. 1996, C. 124, TO TAKE AFFIDAVITS FOR
USE IN BRITISH COLUMBIA AND CERTIFIES THE
MATTERS SET OUT IN PART 5 OF THE LAND TITLE ACT
AS THEY PERTAIN TO THE EXECUTION OF THIS INSTRUMENT.

Note:
This plan shows one or more witness posts
which are set along the production of the
property boundary unless otherwise noted.

I, Johnson C. Tam, a British Columbia
Land Surveyor, certify that I was
present at and personally supervised
the survey represented by this plan, and
that the survey and plan are correct.
The field survey was completed on the
14th day of November, 2011. The plan was
completed and checked, and the checklist
filed under #129930, on the 16th day
of November, 2011.

JOHNSON C. TAM, B.C.L.S.

LEGEND:

- ⊗ Control Monument Found
- Standard Iron Post Found
- Standard Iron Post Placed
- Lead Plug Found
- Wt. denotes witness.

BOOK OF REFERENCE

PARCEL "A" Area = 39 m²

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4140
FD-198 P77
Drawn By: KJ

Grid bearings are derived from observations between
control monuments 77H4676 and 77H4988.
Integrated Survey Area No. 18, (RICHMOND), NAD83 (CGRS)
This plan shows horizontal ground-level measured distances
except where otherwise noted. To compute grid distances,
multiply ground level distances by combined factor of 0.999960325.
This plan lies within the Greater Vancouver Regional District.

DWG No. 4140-REF

CNCL - 8
(Special)



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8873 (RZ 11-577561)
9100, 9120 AND 9140 NO. 3 ROAD**

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

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

P.I.D. 009-709-240

Lot 5 Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

P.I.D. 009-709-282

Lot 6 Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

P.I.D. 002-389-100

Lot 7 Section 28 Block 4 North Range 6 West New Westminster District Plan 12559

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8873**".

FIRST READING

~~MAR 23 2012~~ MAR 26 2012

A PUBLIC HEARING WAS HELD ON

APR 16 2012

SECOND READING

APR 16 2012

THIRD READING

APR 16 2012

OTHER REQUIREMENTS SATISFIED

DEC 11 2012

ADOPTED

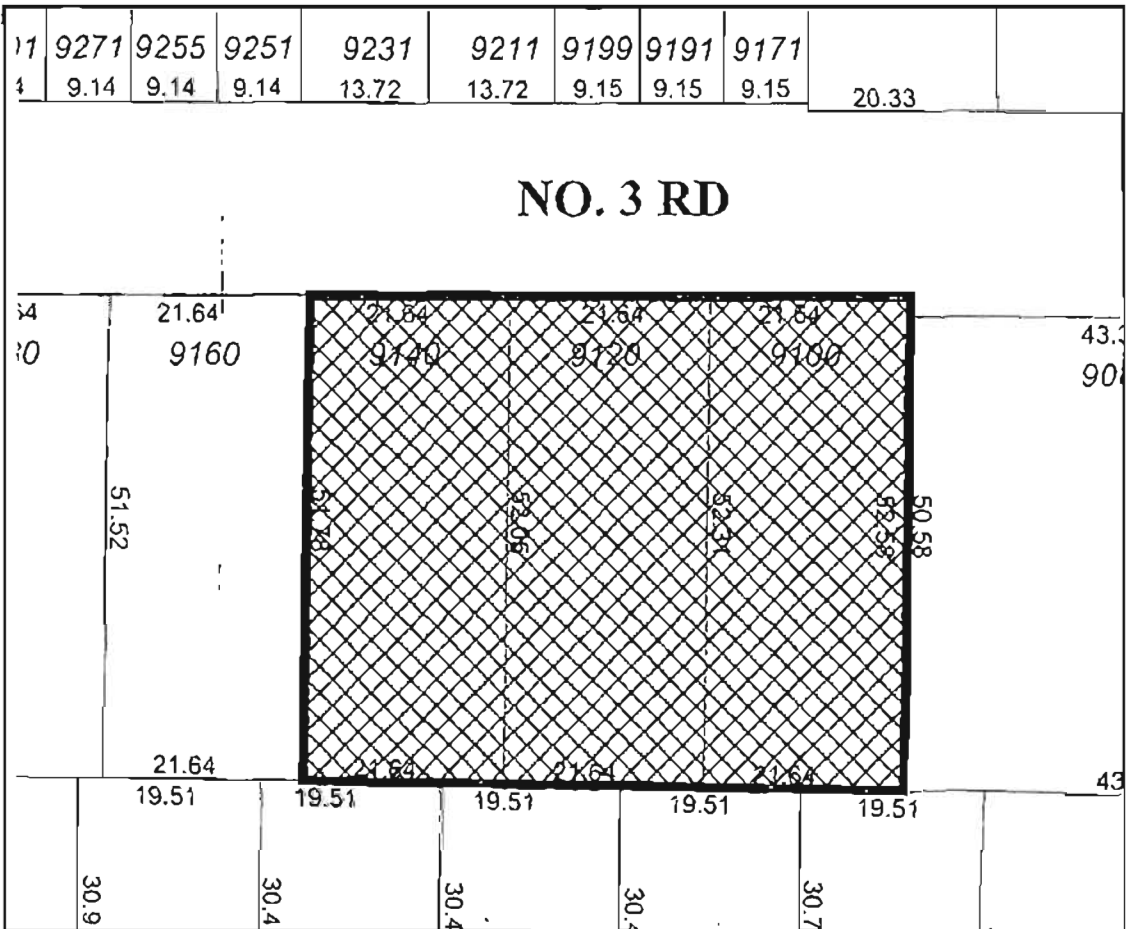
MAYOR

CORPORATE OFFICER





City of Richmond



RZ 11-577561

Original Date: 05/12/11

Revision Date:

Note: Dimensions are in METRES

CNCL - 10
(Special)



Development Application Fees Bylaw No. 8951

The Council of the City of Richmond enacts as follows:

PART ONE – ESTABLISHMENT OF FEES

1.1 Council Confirmation of Fees

- 1.1.1 Council declares that the application fees established in this Part are accurate estimates of the costs to the City, of processing, inspecting and undertaking public notification, if applicable, in connection with the various types of applications shown.

1.2 Zoning Amendments

- 1.2.1 Every applicant for an amendment to:

- (a) the text of the **Zoning Bylaw** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636;
- (b) the **Zoning Bylaw** land use designation of a property must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636;

- 1.2.2 The application fee specified in subsection 1.2.1 includes any required amendment to the **Official Community Plan** if such applications are submitted simultaneously.

- 1.2.3 Where an application for an amendment to the **Zoning Bylaw** must be submitted to a second or subsequent **public hearing** because of:

- (a) a failure by the applicant to comply with a requirement of the City; or
- (b) other actions on the part of the applicant,

in connection with the application, such applicant must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636 for a second and each subsequent **public hearing** required.

- 1.2.4 Notwithstanding the provisions of subsection 1.2.1, an applicant is entitled to a refund of 50% of the application fee paid pursuant to subsection 1.2.1 if:

- (a) the application is withdrawn prior to being submitted to a **public hearing**; and
- (b) the City does not incur any costs associated with such **public hearing**.

- 1.2.5 Where **City** staff and the **applicant** agree on an expedited timetable for an application to amend the **Zoning Bylaw** land use designation of a property, the **applicant** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636 to take advantage of the agreed to expedited timetable, except that this additional application fee shall not apply to an application where the entire building(s) or development consists of **affordable subsidized rental housing units**.

1.3 Official Community Plan Amendments

- 1.3.1 Every **applicant** for an amendment to the **Official Community Plan** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636 where an application for an amendment to the **Zoning Bylaw** is either not required, or not submitted at the same time.

- 1.3.2 Where an application for an amendment to the **Official Community Plan** must be submitted to a second or subsequent **public hearing** because of:

- (a) a failure by the **applicant** to comply with a requirement of the **City**; or
- (b) other actions on the part of the **applicant**,

in connection with the application, such **applicant** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636 for a second and each subsequent **public hearing** required.

- 1.3.3 Notwithstanding the provisions of subsection 1.3.1, an **applicant** is entitled to a refund of 50% of the application fee paid pursuant to subsection 1.3.1 if:

- (a) the application is withdrawn prior to being submitted to a **public hearing**; and
- (b) the **City** does not incur any costs associated with such **public hearing**.

1.4 Development Permits

- 1.4.1 Every **applicant** for a **Development Permit**, other than a Development Permit referred to in Sections 1.4.2 and 1.4.3, must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

- 1.4.2 Every **applicant** for a **Development Permit** for a **coach house** or **granny flat** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

- 1.4.3 Where an application for a **Development Permit** is required solely by reason that the property is:

- (a) designated in the **Official Community Plan** as an Environmentally Sensitive Area (ESA); or
- (b) located within, or adjacent to, the Agricultural Land Reserve (ALR),

the **applicant** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.4.4 Every **Development Permit** holder requesting a General Compliance Ruling on a **Development Permit** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.4.5 Where City staff and the **applicant** agree on an expedited timetable for an application for a **Development Permit**, the **applicant** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636 to take advantage of the agreed to expedited timetable, except that this additional application fee shall not apply to an application where the entire building(s) or development consists of **affordable subsidized rental housing units**.

1.5 Development Variance Permits

1.5.1 Every **applicant** for a **Development Variance Permit** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.6 Temporary Use Permits

1.6.1 Every **applicant** for a **Temporary Use Permit** or for renewal of a **Temporary Use Permit** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.7 Land Use Contract Amendments

1.7.1 Every **applicant** for an amendment to a Land Use Contract must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.8 Reviews of Applications Related to Liquor Licences

1.8.1 Every **applicant** seeking approval from the **City** in connection with:

- (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*; or
- (b) any of the following in relation to an existing licence to serve liquor:
 - (i) addition of a patio;
 - (ii) relocation of a licence;
 - (iii) change of hours; or
 - (iv) patron participation

must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

- (a) pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636;
- (b) post and maintain on the subject property a clearly visible sign which indicates:

- (i) type of licence or amendment application;
 - (ii) proposed person capacity;
 - (iii) type of entertainment (if application is for patron participation entertainment); and
 - (iv) proposed hours of liquor service; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

1.8.3 The sign specified in clause (b) of subsection 1.8.2 must:

- (a) be at least 1.2 metres by 2.4 metres in size;
- (b) contain block lettering that is at least 5 cm high on a background of contrasting colour;
- (c) be located in a location which has been approved by the City;
- (d) be posted for at least 30 days following the first publication of the notice in the newspaper under clause (c) of subsection 1.8.2;
- (e) specify an expiry date for receipt of public input which is at least 30 days after:
 - (i) the date the sign is posted on the property; or
 - (ii) the date the first notice is published in the newspaper,whichever is later; and
- (f) be in the form set out in Schedule A of this bylaw.

1.8.4 The notice specified in clause (c) of subsection 1.8.2 must:

- (a) be at least 12 cm wide and 15 cm long in size;
- (b) specify an expiry date for receipt of public input which is at least 30 days after:
 - (i) the date the sign is posted on the property; or
 - (ii) the date the first notice is published in the newspaper,whichever is later; and
- (c) be in the form set out in Schedule A.

1.8.5 In the case of an application for temporary changes to a licence to serve liquor, every **applicant** must submit to the City at least 30 days prior to the proposed date of change:

- (a) a copy of the completed Liquor Control and Licencing Branch application; and

(b) pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.9 Subdivision and Consolidation of Property

1.9.1 Every **applicant** for the subdivision of property which does not include an air space subdivision or the consolidation of property must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.9.2 Where an **applicant** requests an extension or amendment of a preliminary approval for the subdivision of property, the applicable fee specified in the Consolidated Fees Bylaw No. 8636 must be paid.

1.9.3 Where a road closure or road exchange is required as the result of the subdivision of property, the applicable fee specified in the Consolidated Fees Bylaw No. 8636 must be paid in addition to the application fee specified in subsection 1.9.1.

1.9.4 Every **applicant** for an air space subdivision must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.9.5 Every **applicant** for the consolidation of property, where no further subdivision of such property is undertaken, must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.10 Strata Title Conversion of Existing Buildings

1.10.1 Every **applicant** for a Strata Title Conversion of an existing building must:

- (a) pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636 for a **two-family dwelling**; and
- (b) pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636 for **multi-family dwellings**, and commercial and industrial buildings.

1.11 Phased Strata Title Subdivision Applications

1.11.1 Every **applicant** for a phased strata title subdivision must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636 per phase.

1.12 Servicing Agreements for Off-Site Engineering Works & Services

1.12.1 Every **applicant** for a servicing agreement for off-site engineering works and services must pay a processing fee and an inspection fee as specified in the Consolidated Fees Bylaw No. 8636.

1.12.2 Notwithstanding the provisions of subsection 1.12.1, where the inspection fee payable pursuant to subsection 1.12.1 exceeds an amount of \$2,000, the processing fee paid pursuant to that subsection will be applied as a credit towards any amount over \$2,000.

1.13 Civic Address Changes

1.13.1 Every **applicant** for a civic address change must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.14 Telecommunication Antenna Consultation and Siting Protocol Fees

1.14.1 Every **applicant** under the **Telecommunication Antenna Consultation and Siting Protocol** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.15 Heritage Alteration Permits and Heritage Revitalization Agreements

1.15.1 Every **applicant** for a **heritage alteration permit** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.15.2 Every **applicant** for a **heritage revitalization agreement** must pay the applicable fee specified in the Consolidated Fees Bylaw No. 8636.

1.16 Administration Fees

1.16.1 Where an **applicant** for any application subject to this bylaw submits information to indicate a change in ownership of any of the land involved in the application or requesting a change in the authorized agent for the application, the applicable fee specified in the Consolidated Fees Bylaw No. 8636 must be paid.

1.16.2 Where an **applicant** for any application subject to this bylaw submits information to indicate a change to the mailing address of the property owner, the applicant or the authorized agent for the application, the applicable fee specified in the Consolidated Fees Bylaw No. 8636 must be paid.

1.16.3 Where an **applicant** for any application subject to this bylaw submits new information, after the original application submission, that results in an increase in the proposed density or to add or delete properties involved in the application, the applicable fee specified in the Consolidated Fees Bylaw No. 8636 must be paid.

1.16.4 Where an **applicant** requires the Approving Officer for the **City** to sign or resign a legal plan, the applicable fee specified in the Consolidated Fees Bylaw No. 8636 must be paid for each legal plan.

1.16.5 Where an **applicant** for any application subject to this bylaw is required to submit a Site Profile, the applicable fee specified in the Consolidated Fees Bylaw No. 8636 must be paid for each Site Profile submitted.

1.16.6 Where an **applicant** requests an amendment or discharge of a legal agreement that does not require approval from **City Council**, the applicable fee specified in the Consolidated Fees Bylaw No. 8636 must be paid for each legal agreement.

1.16.7 Where an **applicant** requests an amendment or discharge of a legal agreement that requires approval from **City Council**, the applicable fee

specified in the Consolidated Fees Bylaw No. 8636 must be paid for each legal agreement.

1.16.8 Where an **applicant** for any application subject to this bylaw requires a second or subsequent landscape inspection prior to the release of a landscape security because of a failure by the **applicant** to comply with a requirement of the **City**, the applicable fee specified in the Consolidated Fees Bylaw No. 8636 must be paid for a second and each subsequent landscape inspection.

1.16.9 Where an **applicant** requests a letter of information on a property (a comfort letter) with general land use information, the applicable fee specified in the Consolidated Fees Bylaw No. 8636 must be paid for each property.

1.16.10 Where an **applicant** requests a letter of information on a property (a comfort letter) for building permit matters, the applicable fee specified in the Consolidated Fees Bylaw No. 8636 must be paid for each property.

PART TWO: INTERPRETATION

2.1 In this bylaw, unless the context otherwise requires:

**AFFORDABLE SUBSIDIZED
RENTAL HOUSING UNITS**

means not for profit rental housing, including supportive living housing, which is owned and operated by the City, government agencies or non-profit residential housing societies.

APPLICANT

means a person who is an owner of the property which is the subject of an application, or a person acting with the written authorization of the owner.

CITY

means the **City** of Richmond.

COACH HOUSE

means a self-contained dwelling that:

- a) is accessory and either attached or detached to the single detached housing unit, except in the Edgemere neighbourhood where it must be detached from the principal dwelling unit;
- b) has at least 75% of its floor area located above the garage, except in the Edgemere neighbourhood where a maximum of 60% of its floor area must be located above a detached garage;
- c) has cooking, food preparation, sleeping and bathing facilities that are separate from those of the principal dwelling unit located on the lot;
- d) has an entrance separate from the entrance to the garage; and
- e) is a separate and distinct use from a secondary suite, and does not include its own secondary suite.

COUNCIL	means the Council of the City .
DEVELOPMENT PERMIT	means a Development Permit authorized under Section 920 of the <i>Local Government Act</i> .
DEVELOPMENT VARIANCE PERMIT	means a Development Variance Permit authorized under Section 922 of the <i>Local Government Act</i> .
GRANNY FLAT	means a self-contained dwelling that: a) is accessory to and detached from the single detached housing unit; b) is located totally on the ground floor in the rear yard of a single detached housing lot; c) has cooking, food preparation, sleeping and bathing facilities that are separate from those of the principal dwelling unit located on the lot; d) has an entrance separate from the entrance to the garage; and e) is a separate and distinct use from a secondary suite, and does not include its own secondary suite.
HERITAGE ALTERATION PERMIT	means a Heritage Alteration Permit pursuant to Heritage Procedures Bylaw No. 8400 authorizing alterations or other actions in relation to protected heritage property or property within a heritage conservation area under Section 972 of the <i>Local Government Act</i> .
HERITAGE REVITALIZATION AGREEMENT	means an agreement pursuant to Heritage Procedures Bylaw No. 8400 between the City and owner of heritage property under Section 966 of the <i>Local Government Act</i> .
MULTI-FAMILY DWELLING	means a detached, multi-floor building containing three or more residential dwelling units;
OFFICIAL COMMUNITY PLAN	means the current Official Community Plan of the City .
PUBLIC HEARING	means a Regular Council meeting for public hearings specified under Section 1.2 of the Council Procedure Bylaw No. 7560.
TELECOMMUNICATION ANTENNA CONSULTATION AND SITING PROTOCOL	means the current policy adopted by City Council that identifies the City process for managing consultation and providing siting guidelines for telecommunications antenna proposals under a protocol pursuant to the <i>Federal Radiocommunications Act</i> .

TEMPORARY USE PERMIT

means a temporary use permit authorized under Section 921 of the *Local Government Act*.

TWO-FAMILY DWELLING

means a detached building used exclusively for residential purposes containing two dwelling units only, which building is not readily convertible into additional dwelling units and the plans for which have been filed with the Building inspector showing all areas of the building finished, the design of the building conforming to one of the following classifications:

- (a) each dwelling unit consisting of one storey only, not set upon another storey or upon a basement; or
- (b) each dwelling unit consisting of two storeys only, the upper storey not containing a kitchen; not set upon another storey or upon a basement; or
- (c) each dwelling unit consisting of a split level arrangement of two storeys only, the upper storey not containing a kitchen; not set upon another storey or upon a basement.

ZONING BYLAW

means the current **Zoning Bylaw** of the City.

PART THREE: SEVERABILITY AND CITATION

- 3.1 If any part, section, sub-section, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 3.2 **Development Application Fees Bylaw No. 7984** is hereby repealed.
- 3.3 This bylaw comes into force and effect on January 1, 2013.

3.4 This bylaw is cited as "Development Application Fees Bylaw No. 8951.

FIRST READING

SECOND READING


THIRD READING

ADOPTED

DEC 10 2012

DEC 10 2012

DEC 10 2012

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW 8951

[NEW LIQUOR LICENCE APPLICATION] OR
[LIQUOR LICENCE AMENDMENT APPLICATION]

Notice of Intent
Under the Liquor Control and Licensing Act

An application has been received by the Liquor Control and Licensing Branch, Victoria, B.C. and by the City of Richmond from:

_____ [Company name] operating the
 _____ [Name of Establishment] at
 _____ [Address of Establishment], Richmond, BC
 Type of Licence or Amendment Application _____
 Proposed Person Capacity _____
 Type of Entertainment (if applicable) _____
 Proposed Hours of Liquor Service _____

Residents, property owners and business owners may comment on this proposal by writing to:

THE CITY OF RICHMOND
 PERMITS SECTION
 LIQUOR LICENCE APPLICATIONS
 6911 NO. 3 RD
 RICHMOND, BC, V6Y 2C1

To ensure the consideration of your views, your letter must be received on or before [expiry date]. Your name and address must be included on your letter.

Please note that your comments may be made available to the applicant where disclosure is necessary to administer the licensing process.



Consolidated Fees Bylaw No. 8636, Amendment Bylaw 8959

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

1. The Consolidated Fees Bylaw No. 8636, as amended, is further amended by adding Schedule A of this bylaw as a schedule to the Consolidated Fees Bylaw No. 8636, in alphabetical order.
2. This Bylaw comes into force and effect on January 1, 2013.
3. This Bylaw may be cited as "Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 8959".

FIRST READING

DEC 10 2012



SECOND READING

DEC 10 2012

THIRD READING

DEC 10 2012

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

Schedule A to Bylaw 8959

SCHEDULE – DEVELOPMENT APPLICATION FEES

Section	Application Type	Base Fee	Incremental Fee
Zoning Amendments			
Section 1.2.1 (a)	Zoning Bylaw Text Amendment	\$1,640	Not Applicable
Section 1.2.1 (b)	Zoning Bylaw Designation Amendment for Single Detached (RS) – no lot size policy applicable	\$2,085	Not Applicable
	Zoning Bylaw Designation Amendment for Single Detached (RS) – requiring a new or amended lot size policy	\$2,605	Not Applicable
	Zoning Bylaw Designation Amendment for 'site specific zones'	\$3,125	For residential portion of development: <ul style="list-style-type: none"> \$41 per dwelling unit for first 20 dwelling units and \$21 per dwelling unit for each subsequent dwelling unit
			For non-residential building area: <ul style="list-style-type: none"> \$26 per 100 m² of building area for the first 1,000 m² and \$16 per 100 m² thereafter
	Zoning Bylaw Designation Amendment for all other zoning districts	\$2,085	For residential portion of development: <ul style="list-style-type: none"> \$21 per dwelling unit for first 20 dwelling units and \$11 per dwelling unit for each subsequent dwelling unit
			For non-residential building area: <ul style="list-style-type: none"> \$16 per 100 m² of building area for the first 1,000 m² and \$6 per 100 m² thereafter

Section 1.2.3	Additional Public Hearing for Zoning Bylaws Text or Designation Amendments	\$785	\$785 for each subsequent Public Hearing required
Section 1.2.5	Expedited Timetable for Zoning Designation Amendment (Fast Track Rezoning)	\$1,045	Not Applicable
Official Community Plan Amendments			
Section 1.3.1	Official Community Plan Amendment without an associated Zoning Bylaw Amendment	\$3,125	Not Applicable
Section 1.3.2	Additional Public Hearing for Official Community Plan Amendment	\$785 for second public hearing	\$785 for each subsequent Public Hearing required
Development Permits			
Section 1.4.1	Development Permit for other than a Development Permit referred to in Sections 1.4.2 and 1.4.3 of the Development Application Fees No. 8951	\$1,565	<p>\$540 for the first 464.5 m² of gross floor area plus:</p> <ul style="list-style-type: none"> \$110 for each additional 92.9 m² or portion of 92.9 m² of gross floor area up to 9,290 m²; plus \$21 for each additional 92.9 m² or portion of 92.9 m² of gross floor area over 9,290 m²
Section 1.4.2	Development Permit for Coach House or Granny Flat	\$1,000	Not Applicable
Section 1.4.3	Development Permit, which includes property: <ol style="list-style-type: none"> designated as an Environmentally Sensitive Area (ESA); or located within, or adjacent to the Agricultural Land Reserve (ALR) 	\$1,565	Not Applicable
Section 1.4.4	General Compliance Ruling for an issued Development Permit	\$525	Not Applicable

Section 1.4.5	Expedited Timetable for a Development Permit (Fast Track Development Permit)	\$1,045	Not Applicable
<i>Development Variance Permits</i>			
Section 1.5.1	Development Variance Permit	\$1,565	Not Applicable
<i>Temporary Use Permits</i>			
Section 1.6.1	Temporary Use Permit	\$2,085	Not Applicable
	Temporary Use Permit Renewal	\$1,045	Not Applicable
<i>Land Use Contract Amendments</i>			
Section 1.7.1	Land Use Contract Amendment	\$1,000	Not Applicable
<i>Liquor-Related Permits</i>			
Section 1.8.2 (a)	Licence to serve liquor under the <i>Liquor Control and Licensing Act and Regulations</i> ; or change to existing license to serve liquor	\$525	Not Applicable
Section 1.8.5 (b)	Temporary changes to existing liquor licence	\$275	Not Applicable
<i>Subdivision and Consolidation of Property</i>			
Section 1.9.1	Subdivision of property that does not include an air space subdivision or the consolidation of property	\$785	\$110 for the second and each additional parcel
Section 1.9.2	Extension or amendment to a preliminary approval of subdivision letter	\$265	\$265 for each additional extension or amendment
Section 1.9.3	Road closure or road exchange	\$785 (in addition to the application fee for the subdivision)	
Section 1.9.4	Air Space Subdivision	\$6,125	\$155 for each air space parcel created
Section 1.9.5	Consolidation of property without a subdivision application	\$105	Not Applicable

Strata Title Conversion of Existing Building			
Section 1.10.1 (a)	Strata Title Conversion of existing two-family dwelling	\$2,085	Not Applicable
Section 1.10.1 (b)	Strata Title Conversion of existing multi-family dwellings, commercial buildings and industrial buildings	\$3,125	Not Applicable
Phased Strata Title Subdivisions			
Section 1.11.1	Phased Strata Title	\$525 for first phase	\$525 for each additional phase
Servicing Agreements			
Section 1.12.1	Servicing Agreement	Processing fee of \$1,045	Subject to Section 1.12.2 of Development Application Fees Bylaw No. 8951, an inspection fee of 4% of the estimated value of the approved off-site works and services
Civic Address Changes			
Section 1.13.1	Civic Address change associated with the subdivision or consolidation of property	\$265	Not Applicable
	Civic Address change associated with a new building constructed on a corner lot	\$265	Not Applicable
	Civic Address change due to personal preference	\$1,045	Not Applicable
Telecommunication Antenna Consultation and Siting Protocol			
Section 1.14.1	Telecommunication Antenna Consultation and Siting	\$2,085	Not Applicable
Heritage Applications			
Section 1.15.1 (a)	Heritage Alteration Permit (no Development Permit or Rezoning application)	\$225	Not Applicable
	Heritage Alteration Permit (with Development Permit or Rezoning application)	20% of the total applicable development permit or rezoning fee (whichever is greater)	Not Applicable

Section 1.15.1 (b)	Heritage Revitalization Agreement (no Development Permit or Rezoning application)	\$225	Not Applicable
	Heritage Revitalization Agreement (with Development Permit or Rezoning application)	20% of the total applicable development permit or rezoning fee (whichever is greater)	Not Applicable
Administrative Fees			
Section 1.16.1	Change in property ownership or authorized agent.	\$265	Not Applicable
Section 1.16.2	Change in mailing address of owner, applicant or authorized agent.	\$50	Not Applicable
Section 1.16.3	Submission of new information that results in any of the following changes: a. increase in proposed density; or b. addition or deletion of any property associated with the application	\$265	Not Applicable
Section 1.16.4	Approving Officer legal plan signing or re-signing fee	\$55 per legal plan	Not Applicable
Section 1.16.5	Site Profile submission	\$55 per site profile	Not Applicable
Section 1.16.6	Amendment to or discharge of legal agreement that does not require City Council approval	\$265 per legal agreement	Not Applicable
Section 1.16.7	Amendment to or discharge of legal agreement that requires City Council approval	\$1,045 per legal agreement	Not Applicable
Section 1.16.8	Additional Landscape inspection because of failure to comply with City requirements	\$110 for second inspection	\$110 for each additional inspection required
Section 1.16.9	Preparation of Information Letter (Comfort Letter) for general land use	\$65 per property	Not Applicable

Section 1.16.10	Preparation of Information Letter (Comfort Letter) for Building Issues	\$65 per property	Not Applicable
--------------------	---	-------------------	----------------



**Heritage Procedures Bylaw No. 8400,
Amendment Bylaw No. 8964**

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

1. The Heritage Procedures Bylaw No. 8400 is amended by:
 - i) deleting Section 7.4 and Section 8.3 in their entirety and marking them as "REPEALED"; and
 - ii) deleting Schedule C of the bylaw in its entirety and marking it as "REPEALED".
2. This bylaw comes into force and effect January 1, 2013.
3. This Bylaw may be cited as "Heritage Procedures Bylaw No. 8400, Amendment Bylaw No. 8964".

FIRST READING

DEC 10 2012

SECOND READING

DEC 10 2012

THIRD READING

DEC 10 2012

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>NA</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Council

To: Richmond City Council

Date: December 12, 2012

From: Joe Erceg, MCIP
Deputy CAO

File: 01-0100-20-DPER1-
01/2012-Vol 01

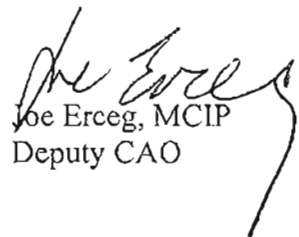
Re: Development Permit Panel Meeting Held on August 22, 2012

Staff Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i. a Development Permit (DP 12-598474) for the property at 9100, 9120 and 9140 No. 3 Road

be endorsed, and the Permit so issued.


Joe Erceg, MCIP
Deputy CAO

Panel Report

The Development Permit Panel considered the following item at its meeting held on August 22, 2012.

DP 12-598474 – YAMAMOTO ARCHITECTURE INC. – 9100, 9120 AND 9140 NO. 3 ROAD
(August 22, 2012)

The Panel considered a Development Permit application to permit the construction of 18 townhouses on a site zoned Low Density Townhouses (RTL4). Variances are included in the proposal for a reduced front yard setback at Building No. 1 and for tandem parking in eight (8) townhouses.

Architect Taizo Yamamoto, Yamamoto Architects Inc. and Landscape Architect Keith Ross provided a brief presentation of the proposal including:

- In response to input from neighbours the scheme was revised and reduced by one unit.
- Three-storey units face No. 3 Road, stepping down to two storey at the north and south ends.
- The No. 3 Road frontage is designed to create a rhythm of entries, entry gates, and porches.
- The shallow pitch roof of each unit relates well to the area's single-family home's roof pitches.
- Two onsite undersized trees will be relocated and stored offsite during the construction phase, and will be transplanted, to the left of the drive aisle, when construction is complete.
- There is one convertible unit, and aging-in-place features in all units.
- The outdoor amenity area will feature a small play area, as well as a small lawn.
- Mailboxes, supported by a paving pattern, are also a feature of the outdoor amenity area.
- To enhance privacy, an existing hedge along the south edge will be retained.
- Along the east property line is a statutory right-of-way, where some trees will be retained and infill hedging added.

Staff supported the Development Permit application and requested variances. Staff commended the applicant's work with neighbours and the resulting new design scheme.

No public correspondence was submitted to the Panel regarding the application.

In response to queries, the following advice was provided:

- The location of the electrical panel kiosk that separates the two buildings fronting No. 3 Road respects the scale of the adjacent single-family homes.
- The drive aisle along the south property line is subject to legal conditions.

The Chair noted that as a result of concerns expressed by neighbours to the south of the subject site, raised at the April 16, 2012 Public Hearing, the architect had revised the design scheme.

There was general agreement regarding the merits of the project.

The Panel recommends that the permit be issued.



City of Richmond

Report to Council

To: Richmond City Council
From: Dave Semple
General Manager, Community Services

Date: December 5, 2012
File: 01-0100-20-DPER1-
01/2012-Vol 01

Re: Development Permit Panel Meeting Held on October 10, 2012

Staff Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i. a Development Permit (DP 12-610759) for the property at 9431, 9451 and 9471 Alberta Road

be endorsed, and the Permit so issued.

Dave Semple
General Manager, Community Services

SB:kt

Panel Report

The Development Permit Panel considered the following item at its meeting held on October 10, 2012.

DP 12-610759 – TOWNLINE DEVELOPMENTS INC. – 9431, 9451 AND 9471 ALBERTA ROAD
(October 10, 2012)

The Panel considered a Development Permit application to permit the construction of 35 townhouses on a site zoned “High Density Townhouses (RTH1)”. The proposal includes variances to reduce Alder Street and Hemlock Drive setbacks for Building 2 and tandem parking.

Architect Taizo Yamamoto, Yamamoto Architects and Landscape Architect Meredith Mitchell, M2 Landscape Architecture, provided a brief presentation, including:

- The proposed development completes this section of Alder Street, develops a portion of Hemlock Drive, and provides frontage improvements along Alberta Road.
- Permeable pavers wrap around the site and create a unified entry to the subject site.
- The architectural style is contemporary, and includes a large gable roof form, a back slope element for pop-up features, and a nice rhythm along the streetscape.
- The townhouse complex to the west has its own drive aisle, precluding any overlook concerns;
- There is one convertible unit with all other units providing aging in place features.
- Hardi-plank material is offset by the use of some Hardi-panel; wood posts and bracket elements are also featured and provide warmth to offset the contemporary nature of the architectural style.
- “Uplights” illuminate the trees in the amenity area.
- Low signage is featured at both the Alberta and Alder entries.
- One on-site tree is to be retained and 80 trees will be planted on site to replace the 18 that are to be removed; some of the new trees will be featured along the internal drive aisle.
- A cedar hedge located at the rear of the site provides screening, privacy, and quiet.

In response to Panel queries, Ms. Mitchell provided the following details:

- Screening to the west is provided by an existing adjacent fence, proposed shrubs and trees.
- Substantial landscaping will provide a buffer between the amenity area and vehicle fumes.
- The walkway five (5) feet wide and can accommodate a wide baby buggy and the amenity area bench can be moved closer to where young children would be playing.
- Each of the townhouse units has its own yard.

Staff supported the Development Permit application and requested variances. Staff noted that an acoustical report shows that the project complies with City guidelines for internal noise levels.

Correspondence was submitted to the Panel regarding the application. Staff stated that Ms. Wang expressed concern regarding the proposed use of the site, but that the zoning was considered by City Council, and was not an issue the Development Permit Panel could address. Staff noted that planning staff has responded to Ms. Wang’s letter and provided additional information to her regarding the nature of the area plan for the neighbourhood.

The Panel recommends that the permit be issued.