



Special Planning Committee

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, June 23, 2021
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-9 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on June 8, 2021.*



NEXT COMMITTEE MEETING DATE

July 6, 2021, (tentative date) at 4:00 p.m. in Council Chambers

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY KENNETH KIM ARCHITECTURE INC. FOR REZONING AT 6500 COONEY ROAD FROM THE “LOW DENSITY TOWNHOUSES (RTL1)” ZONE TO THE “PARKING STRUCTURE TOWN HOUSING (ZT93) - BRIGHOUSE (CITY CENTRE)” ZONE**
(File Ref. No. RZ 08-429600; 12-8060-20-010265/008618) (REDMS No. 6657013 v. 2)

PLN-16

See Page PLN-16 for full report

Designated Speakers: Wayne Craig and Sara Badyal

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10265 to create the “Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)” zone, and to rezone 6500 Cooney Road from the “Low Density Townhouses (RTL1)” zone to the “Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)” zone, be introduced and given first reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 8618, for the rezoning of 6500 Cooney Road from the “Low Density Townhouses (RTL1)” zone to the “Parking Structure Townhouses (RTP4)” zone, be abandoned.*



2. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 9200, 9220, 9240, 9260, 9280, 9300, 9320 & 9340 FRANCIS ROAD FROM “SINGLE DETACHED (RS1/E)” TO “TOWN HOUSING (ZT94) – FRANCIS ROAD (BROADMOOR)”**

(File Ref. No. RZ 20-907463; 12-8060-20-10254) (REDMS No. 6673518 v. 4A)

PLN-91

[See Page PLN-91 for full report](#)

Designated Speakers: Wayne Craig and Jordan Rockerbie

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10254, to create the “Town Housing (ZT94) – Francis Road (Broadmoor)” zone, and to rezone 9200, 9220, 9240, 9260, 9280, 9300, 9320, and 9340 Francis Road from “Single Detached (RS1/E)” to “Town Housing (ZT94) – Francis Road (Broadmoor),” be introduced and given first reading.



3. **SECURING MARKET RENTAL HOUSING IN NEW DEVELOPMENT AND INCREASING LOW END MARKET RENTAL (LEMR) CONTRIBUTIONS**

(Verbal report)

Designated Speakers: Diana Nikolic and John Hopkins

- 3A. **OPTIONS TO SECURE MARKET RENTAL HOUSING IN NEW DEVELOPMENT AND OPTIONS TO INCREASE LOW END MARKET RENTAL (LEMR) CONTRIBUTIONS**
(File Ref. No. 08-4057-08) (REDMS No. 6650441 v. 10)

PLN-132

See Page PLN-132 for full report

Designated Speakers: Diana Nikolic and John Hopkins

STAFF RECOMMENDATION

- (1) *That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, which proposes to amend the following:*
- (a) *in Schedule 1 of Richmond Official Community Plan Bylaw 9000, amend Section 3.3 “Diverse Range of Housing Types, Tenure and Affordability” by introducing City-wide market rental housing provisions for new development including:*
 - (i) *inserting language to clarify a purpose-built market rental housing requirement in new development that includes more than 60 apartment units, and an associated density bonus (0.1 floor area ratio), which applies to the site;*
 - (ii) *inserting language to establish that for townhouse development with 5 or more units and apartment development with 5 to 60 apartment units, a community amenity contribution may be accepted through a rezoning application; and*
 - (iii) *inserting language to clarify that 100% market rental housing projects would be exempted from affordable housing requirements;*
 - (b) *in Schedule 2.10 (City Centre Area Plan) of Richmond Official Community Plan Bylaw 7100, insert language to clarify City Centre Area Plan density bonusing requirements with respect to the Richmond Affordable Housing Strategy and Official Community Plan Market Rental Housing Policy; and*
 - (c) *in Schedule 2.2A (Thompson Area Dover Crossing Sub-Area Plan), Schedule 2.4 (Steveston Area Plan), Schedule 2.10C (McLennan North Sub-Area Plan), Schedule 2.12 (Bridgeport Area Plan), and Schedule 2.14 (Hamilton Area Plan) of Richmond Official Community Plan Bylaw 9000, insert language to support density bonus provisions with respect to the Official Community Plan Market Rental Housing Policy;*
- be introduced and given first reading;*

- (2) *That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10256, to insert a definition for residential rental tenure, to clarify habitable area, to make a series of updates to existing zones to reflect changes to the Official Community Plan Market Rental Housing Policy, to update Low End Market Rental housing construction requirements, and to increase the density bonus provisions in the CDT zone be introduced and given first reading;*
- (5) *That in-stream rezoning applications received prior to Council's adoption of the proposed recommendations be processed under the existing Official Community Plan Market Rental Housing Policy and Low End Market Rental program provisions provided that the application achieves 1st reading within one year of the adoption of Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10256. New applications received after Council's adoption of Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, and Richmond Zoning Bylaw 8500, Amendment Bylaw 10256, are subject to the updated requirements;*
- (6) *That staff report back to Council regarding key findings related to the implementation of updates to the Official Community Plan Market Rental Housing Policy after the program provisions are in place for two years; and*

- (7) *That staff be directed to share information with key stakeholders, including the Urban Development Institute and non-profit housing providers, regarding opportunities for public input, particularly the proposed public hearing associated with Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10256 and the bylaw amendment described in the companion report titled “Low End Market Rental (LEMR) Contribution Rate Review”.*



3B. **LOW END MARKET RENTAL CONTRIBUTION RATE REVIEW**

(File Ref. No. 08-4057-08) (REDMS No. 6623911 v. 7)

PLN-168

See Page PLN-168 for full report

Designated Speakers: Cody Spencer and Kim Somerville

STAFF RECOMMENDATION

- (1) *That the following changes to the Low End Market Rental program be adopted as described in the report titled “Low End Market Rental Contribution Rate Review,” dated April 19, 2021, from the Director, Community Social Development:*
- (a) *An increase in the built unit contribution rate for apartment developments with more than 60 units within the City Centre Plan Area from 10 per cent to 15 per cent of residential floor space;*
- (2) *That Zoning Bylaw 8500, Amendment Bylaw 10256, associated with Recommendation 1 above, be considered through the companion report titled “Options to Secure Market Rental Housing in New Development and Option to Increase Low End Market Rental (LEMR) Contributions,” dated April 19, 2021, from the Director, Policy Planning;*
- (3) *That the following cash-in-lieu contribution rates be adopted within the City Centre Plan Area:*
- (a) *\$8 per square foot for single family rezonings;*
- (b) *\$18 per square foot for townhouse developments; and*
- (c) *\$25 per square foot for wood-frame and concrete apartment developers;*

- (4) *That the following cash-in-lieu contribution rates be adopted for all areas excluding the City Centre Plan Area:*
 - (a) *\$6 per square foot for single family rezonings;*
 - (b) *\$12 per square foot for townhouse developments; and*
 - (c) *\$15 per square foot for wood-frame and concrete apartment developers;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10260, to update the affordable housing contribution rates, be introduced and given first reading;*
- (6) *That in-stream zoning applications received prior to Council's adoption of the proposed recommendations be processed under the existing Low End Market Rental program parameters, provided that the application achieves first reading within one year of the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10256 and Bylaw 10260. New applications received after Council's adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10256 and Bylaw 10260, are subject to the updated requirements; and*
- (7) *That staff be directed to share information with key stakeholders, including the Urban Development Institute and non-profit housing providers, regarding opportunities for public input, particularly the proposed public hearing associated with the bylaw amendments described in the companion report titled "Options to Secure Market Rental Housing in New Development and Option to Increase Low End Market Rental (LEMR) Contributions".*



3C. **SUPPLEMENTARY INFORMATION: OPTIONS TO SECURE MARKET RENTAL HOUSING IN NEW DEVELOPMENT AND OPTIONS TO INCREASE LOW END MARKET RENTAL (LEMR) CONTRIBUTIONS**

(File Ref. No. 08-4057-08) (REDMS No. 6685207)

PLN-192

[See Page PLN-192 for full report](#)

Designated Speakers: Diana Nikolic and John Hopkins

STAFF RECOMMENDATION

- (1) *That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, which proposes to amend Schedule 1 of Richmond Official Community Plan Bylaw 9000 and Schedule 2 of Richmond Official Community Plan Bylaw 7100, and is attached to the staff report titled “Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions”, dated April 19, 2021, from the Director, Policy Planning, be replaced with the attached updated Amendment Bylaw 10255, which includes further changes to add the following amendments to Richmond Official Community Plan Bylaw 9000:*
 - (a) *In Section 3.3 “Diverse Range of Housing Types, Tenure and Affordability”:*
 - (i) *Replace language in the Official Community Plan Market Rental Housing Policy to clarify the variable density bonusing approach that is applied to secure market rental housing units;*
 - (ii) *Insert language to include a future inflation provision for the community amenity contribution rates; and*
 - (iii) *Insert language to clarify and expand incentives for the provision of rental housing;*
 - (b) *In Section 3.6.1 “Arterial Road Townhouse Development Requirements, Additional Density”:*
 - (i) *Insert language to clarify density bonusing and incentives that apply to arterial road townhouse development, consistent with proposed amendments to Section 3.3 of the Official Community Plan; and*
- (2) *That staff be directed to review and provide a recommendation regarding the feasibility of reducing or waiving Development Cost Charges (DCC) for affordable housing that is provided within new development, including consideration of the type of affordable housing that is eligible, program duration, and anticipated impact on alternative funding sources.*



4. MANAGER’S REPORT

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ITEM

ADJOURNMENT





Planning Committee

Date: Tuesday, June 8, 2021

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Alexa Loo (by teleconference)
Councillor Carol Day (by teleconference)
Councillor Bill McNulty
Councillor Harold Steves (by teleconference)

Also Present: Councillor Chak Au (by teleconference)
Councillor Michael Wolfe (by teleconference)

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

AGENDA ADDITIONS

It was moved and seconded

That Demolition Hours be added to the agenda as Item No. 5A and Steveston Waterfront be added to the agenda as Item No. 5B.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Special Planning Committee held on May 19, 2021, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

June 23, 2021, (tentative date) at 4:00 p.m. in Council Chambers

Planning Committee
Tuesday, June 8, 2021

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY VIVID GREEN ARCHITECTS INC. FOR REZONING AT 6740 AND 6780 FRANCIS ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO A NEW SITE SPECIFIC "TWO-UNIT DWELLINGS (ZD7) – FRANCIS ROAD (BLUNDELL)" ZONE**

(File Ref. No. 12-8060-20-010271/010277; RZ 17-775025) (REDMS No. 6672418)

Staff reviewed the proposed application, highlighting that the project will be providing a contribution the City's affordable housing reserve and enhancements to an adjacent crosswalk.

Discussion ensued with regard to the proposed shared driveway configuration and staff noted that the proposed driveway configuration is consistent with the arterial road duplex land use designation and other existing developments along Francis Road.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10271, to create a new "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" site specific zone, be introduced and given first reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10277, for the rezoning of 6740 and 6780 Francis Road from the "Single Detached (RS1/E)" zone to the "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zone, be introduced and given first reading.*

CARRIED

Opposed: Cllrs. Day
Steves

2. **APPLICATION BY DOXA DEVELOPMENT FOR REZONING AT 6700 FRANCIS ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE SITE SPECIFIC "TWO-UNIT DWELLINGS (ZD7) – FRANCIS ROAD (BLUNDELL)" ZONE**

(File Ref. No. 12-8062-20-01273; RZ 19-867880) (REDMS No. 6665590)

Staff reviewed the proposed application, highlighting that the project will be providing a contribution the City's affordable housing reserve and will be maintaining three trees on-site.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10273, for the rezoning of 6700 Francis Road from the "Single Detached (RS1/E)" zone to a new site specific "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)" zone, be introduced and given first reading.

CARRIED

Opposed: Cllr. Day

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3. **YVR PROPOSED LAND USE PLAN AMENDMENT (2021)**

(File Ref. No. 01-0153-01) (REDMS No. 6676685)

Discussion ensued with regard to (i) the anticipated types of business that will be permitted in the area, (ii) traffic management around the retail areas, (iii) Airport Authority's consultation process with the City, and (iv) future proposals to extend or develop additional runways and potential impact on Sturgeon Banks.

In reply to queries from Committee, staff noted that the City will work closely with the Airport Authority on land matters and that the Airport Authority was able to extend the deadline for the City to submit comments.

It was moved and seconded

- (1) *That Council receive the report titled "YVR Proposed Land Use Plan Amendment (2021)" dated May 20, 2021 from the Director, Policy Planning for information; and*
- (2) *That Council support the proposed amendment to the YVR 2037 Master Plan in principle, subject to a request that YVR:*
 - (a) *define the process and scope of the planning process that will precede any development in the areas proposed to be amended; and*
 - (b) *refine the "Groundside Commercial" land use designation south of the South Runway to clarify YVR's stated intent to limit retail to be local-serving.*

CARRIED

4. **STEVESTON VILLAGE ADVISORY DESIGN COMMITTEE AND
STEVESTON AREA PLAN REVIEW**

(File Ref. No. 08-4200-01) (REDMS No. 6684289)

Staff reviewed the report on the proposed establishment of a Steveston Village Advisory Design Committee, highlighting the following:

- should Council endorse the proposal, the recruitment process for Committee members can commence in the fall 2021;
- enhancements to the application review process such as a pre-application meeting and applicants retaining architects with heritage experience are proposed;
- the proposed implementation strategy will have provisions for referral of in-stream applications to the proposed Steveston Village Advisory Design Committee, once the Committee is established; and

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- staff will be reviewing the proposed recommendations and report back within two years.

Discussion ensued with regard to (i) maintaining the heritage nature of Steveston, (ii) ensuring architects with heritage experience are consulted on proposed projects, (iii) reviewing the composition of the proposed Steveston Village Advisory Design Committee and options to expand the Richmond Heritage Commission; and (iv) enforcing current Steveston Village design guidelines for new developments and streamlining the application process.

Dana Westermarck, Richmond resident, spoke against the proposal and expressed that the proposal will add another layer in the application process and further delay applications. He further expressed that current design guidelines are sufficient and that the Richmond Heritage Commission can be strengthened. Also, he encouraged that the City allow in-stream applications to be grandfathered into the existing application process.

Discussion then ensued with regard to the current Steveston Village design guidelines and application process, and options to incorporate the Richmond Heritage Commission with the proposed Steveston Village Advisory Design Committee, and as a result, the following **referral motion** was introduced:

It was moved and seconded

That the report titled “Steveston Village Advisory Design Committee and Steveston Area Plan Review” dated May 25, 2021 from the Director, Policy Planning, be referred back to staff to examine incorporating the Steveston Village Advisory Design Committee into the Richmond Heritage Commission.

The question on the referral motion was not called as discussion ensued with regard to providing direction to staff to examine appropriate amendments to incorporate the proposed Steveston Village Advisory Design Committee into the Heritage Commission. Also, it was suggested that staff review options to grandfather in-stream applications.

As a result of the discussion, there was agreement from the mover, the seconder and all members present to withdraw the amendment motion, and the amendment motion was **WITHDRAWN**.

It was moved and seconded

- (1) *That staff be directed to review options to incorporate the proposed Steveston Village Advisory Design Committee into the Richmond Heritage Commission, and report back to the next Council meeting with a revised terms of reference for the Richmond Heritage Commission;*

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- (2) *That the enhanced development application review process described in the report titled “Steveston Village Advisory Design Committee and Steveston Area Plan Review” dated May 25, 2021, from the Director of Policy Planning, be endorsed;*
- (3) *That staff draft a revised implementation strategy that reflect a proposed incorporation of the Steveston Village Advisory Design Committee into the Heritage Commission; and*
- (4) *That staff be directed to report back to Council in two years regarding the effectiveness of the enhanced development application review process and the Steveston Village Advisory Design Committee.*

CARRIED

5. RECOMMENDED LONG-TERM STREETScape VISIONS FOR BAYVIEW, CHATHAM AND MONCTON STREETS

(File Ref. No. 10-6360-01) (REDMS No. 5493598)

Staff reviewed the report and responded to queries, noting that (i) there will be off-street cycling facilities along Chatham Street and separated on-street cycling facilities along Bayview Street, (ii) streetscape vision proposals can proceed if transit facilities along Chatham Street are retained, and (iii) the City will work with Richmond Centre for Disability to relocate accessible parking spaces.

It was moved and seconded

That as described in the report titled “Recommended Long-Term Streetscape Visions for Bayview, Chatham and Moncton Streets” dated May 7, 2021 from the Director, Transportation:

- (1) *The frontage surface elements and suite of street furniture be endorsed;*
- (2) *The long-term roadway geometry be endorsed; and*
- (3) *Staff be directed to report back with an implementation strategy.*

CARRIED

5A. DEMOLITION HOURS

(File Ref. No.)

Discussion ensued with regard to mitigating demolition noise, and as a result, the following **referral motion** was introduced:

It was moved and seconded

That staff examine reducing the hours of house demolition in residential areas to 9:00 a.m. to 6:00 p.m., and report back.

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The question on the referral motion was not called as discussion ensued with regard to other activities that may generate excessive noise such as garbage and recycling pick up and as a result, the following **amendment motion** was introduced.

It was moved and seconded

That referral motion be amended to include other noise generating activities such as garbage and recycling pick up and using gas-powered machines.

CARRIED

Discussion ensued with regard to the potential for scheduling disruption of City works. It was then requested that staff provide the number of demolition-related complaints received by the City.

The question on the referral motion, which reads as follows:

That staff examine reducing the hours of house demolition and other noise generating activities such as garbage and recycling pick up and using gas-powered machines in residential areas to 9:00 a.m. to 6:00 p.m., and report back.

was **CARRIED** with Cllr. Loo opposed.

5B. STEVESTON WATERFRONT

(File Ref. No.)

It was moved and seconded

That staff outline the existing Steveston Area Plan for provisions for full public access along the waterfront and provide options for any potential enhancements.

The question on the **referral motion** was not called as discussion ensued with regard to public access to other waterfront areas in the city such as Shady Island.

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

6. MANAGER'S REPORT

(i) New Staff

Kim Somerville, Director, Community Social Development, introduced new staff (i) Nicole Kurts, Program Lead, Youth, and (ii) Valerie Watson, Program Lead, Homelessness.

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(ii) Affordable Housing Reports

Joe Erceg, General Manager, Planning and Development noted that reports related to Affordable Housing will be presented at the Special Planning Committee on June 23, 2021.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:25 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Planning
Committee of the Council of the City of
Richmond held on Tuesday, June 8, 2021.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Associate



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 7, 2021
File: RZ 08-429600

Re: **Application by Kenneth Kim Architecture Inc. for Rezoning at 6500 Cooney Road from the "Low Density Townhouses (RTL1)" Zone to the "Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)" Zone**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10265 to create the "Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)" zone, and to rezone 6500 Cooney Road from the "Low Density Townhouses (RTL1)" zone to the "Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)" zone, be introduced and given first reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 8618, for the rezoning of 6500 Cooney Road from the "Low Density Townhouses (RTL1)" zone to the "Parking Structure Townhouses (RTP4)" zone, be abandoned.

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

WC:blg
Att. 7

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

Staff Report

Origin

Kenneth Kim Architecture Inc. (formerly Interface Architecture Inc.) has applied to the City of Richmond for permission to rezone 6500 Cooney Road (Attachment 1) from the “Low Density Townhouses (RTL1)” zone to the “Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)” zone in order to permit the development of six townhouse units over a common parking structure with vehicle access from a new lane (Attachment 2).

The property owner is 1077972 B.C. Ltd., a company incorporated in BC under the number BC1077972. The directors of the company are Anthony Ho and Ravi Punna.

Key components of the proposal include:

- A four-storey building fronting Cook Road consisting of six townhouse units, including one convertible unit, over a partially enclosed parking structure.
- A maximum floor area ratio (FAR) of 1.2, additional floor area ratio (FAR) of 0.01 for shared indoor amenity space, and a maximum height of 15 m.
- A total floor area of approximately 747 m² (8,042 ft²).
- Road dedication and construction of new lane along the east property line.
- Statutory rights-of-way (SRW) along Cook Road to allow sidewalk and lane to meander on-site for tree retention purposes.

The site is comprised of one lot which is currently vacant.

There is an existing obsolete rezoning bylaw associated with the subject rezoning application (RZ 08-429600). The subject rezoning application was submitted to the City in 2008 and Zoning Bylaw 8500, Amendment Bylaw 8618 received second and third readings at the Public Hearing meeting held on April 18, 2011 (Attachment 3). Due to the passage of time, change of owners and applicant architect, a new development concept is now proposed and staff recommend that Zoning Bylaw 8500, Amendment Bylaw 8618 be abandoned.

A Servicing Agreement is required as a condition of the rezoning for the design and construction of frontage improvements and a new lane.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Subject Site Existing Housing Profile

The site is currently vacant.

Surrounding Development

Development surrounding the subject site is as follows:

To the North: A 20-unit townhouse development fronting Cooney Road on property zoned “Town Housing (ZT53) – Cooney Road (Brighthouse Village of City Centre)”.

To the East: A 24-unit townhouse development fronting Cook Road on property zoned “Low Density Townhouses (RTL1)”.

To the South: Across Cook Road, a single-family home on a lot zoned “Low Density Townhouses (RTL1)” and a 28-unit townhouse development on property zoned “Town Housing (ZT66) – Cooney Road (Brighthouse Village of City Centre)”.

To the West: Across Cooney Road, a 13-unit townhouse development on property zoned “Low Density Townhouses (RTL1)”.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject development site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

The subject development site is located within the Brighthouse Village of the City Centre Area Plan (CCAP), Schedule 2.10 of the Official Community Plan (OCP) Bylaw No. 7100 (Attachment 5). The site is in “Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial”, which is intended for grade-oriented housing in the form of higher-density townhouses (with common parking structures) in areas north of Granville Avenue within the city centre. The preliminary design of the proposal featuring high density townhouses with a common parking structure, generally complies with the Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

The subject development site is surrounded by properties with development potential subject to the CCAP. Registration of a legal agreement on title is required before final adoption of the rezoning bylaw, stipulating that the commercial development is subject to potential impacts due to other development that may be approved within the City Centre, including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The contribution rate has increased since the proposal was considered at Public Hearing in 2011. The applicant proposes to make a cash contribution at the current rate of \$0.31 per buildable square foot, for a total contribution of \$2,529.84 prior to final adoption of the rezoning bylaw.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. While all aircraft noise sensitive land uses (including residential uses) maybe considered, registration of an Aircraft Noise Sensitive Use Covenant on title to address aircraft noise mitigation and public awareness is required prior to final adoption of the rezoning bylaw. At Development Permit stage, submission of an Acoustic Report, prepared by a qualified professional, is required to address indoor sound level mitigation criteria as set out in the OCP and identify how noise mitigation measures will be incorporated into the building design.

Affordable Housing Strategy

As per the City's Affordable Housing Strategy, the cash-in-lieu contribution towards the City's Affordable Housing Reserve Fund is required to take advantage of the density bonus and maximum density available as part of a rezoning application for development of less than 60 townhouse units (i.e., 0.6 FAR vs. 1.2 FAR). The contribution rate has increased since the proposal was considered at Public Hearing in 2011. The applicant proposes to make a cash-in-lieu contribution at the current rate of \$8.50 per buildable square foot for a total contribution of \$69,366.51 prior to final adoption of the rezoning bylaw.

Public Art Program Policy

As the proposed development has less than 10 dwelling units, the City's Public Art Program does not apply.

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

Rezoning signs have been installed on both frontages of the subject property.

Public correspondence was submitted to the Public Hearing meeting held on April 18, 2011 and afterwards to staff regarding the previous development proposal (Attachment 6). The correspondence included concerns regarding the following:

- Size of development – *The proposed 1.2 FAR density is consistent with the previous proposal, the townhouse development to the north of the subject site, and the development concept that was reviewed as part of that site's rezoning application for the subject site.*
- Tree retention – *The two significant Elm trees in the Cook Road City boulevard will be retained subject to Engineering review of detail design of the required Servicing Agreement. The required frontage improvements, including a new sidewalk, will meander around the trees. See 'Tree Retention and Replacement' section below.*
- Shadowing impacts on neighbours – *The shadowing impacts are consistent with the previous proposal. A shadowing diagram is included in the original rezoning staff report and the proposed building height is consistent with the City Centre Area Plan.*
- Vehicle access location – *Vehicle access will be from the proposed lane. See 'Transportation and Site Access' section below.*
- Sidewalk width – *A 2 m wide City sidewalk will be provided along Cooney Street. A 1.5 m wide City sidewalk will be provided along Cook Street to accommodate tree retention and allow two people to pass each other in wheelchairs. See 'Transportation and Site Access' section below.*
- Use of an existing easement for shared lane access – *The previous development proposal relied on the use of the easement area on the neighbouring property to the north to construct a shared driveway connecting to the new required lane for the use of both sites. In response to the neighbour's existing driveway and limited proposed lane development in addition to the expressed concern regarding the use of the easement area, the applicant revised the development proposal. The current development proposal is contained to the subject site and does not impact the easement area or adjacent neighbouring site. See 'Existing Legal Encumbrances' section below.*

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

As noted in the original rezoning staff report, the applicant has applied to rezone the small orphan lot subject site to permit the construction of an infill six-unit four-storey townhouse development, together with a new proposed lane at the northeast corner of Cooney Road and Cook Road. The proposal is consistent with current OCP and CCAP Policies applicable to the subject site, which encourages high-density townhouses in a more urban setting characterized by

low-rise, street wall buildings with more consistent heights and setbacks, flat roofs, roof decks and balconies, landscape terracing, and including among other things, new lane and public open space, street improvements, and contribution for affordable housing.

Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary developer contributions in compliance with CCAP Policy (i.e., affordable housing contribution), the applicant has requested that the subject site be rezoned to a new site specific zone, “Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)”, which includes:

- Maximum density: 1.2 FAR calculated against the net site area after lane dedication and road widening along Cook Road and Cooney Road. This includes an affordable housing density bonus. The zone also includes the typical 0.1 FAR density bonus for common indoor amenity space for residents.
- Permitted land uses: Town housing and related land uses.
- Maximum building height: 15 m (49 ft.) and no more than four storeys.
- Minimum setbacks: 3 m (9.8 ft.) to roads; 0 m to lane; and 3 m (9.8 ft.) to an interior property line, which may be reduced to 1.5 m (4.9 ft.) as specified in a Development Permit.

Built Form and Architectural Character

The applicant proposes to build a compact infill townhouse development at 1.2 FAR (after lane dedication) on the subject orphan small corner lot at the northeast corner of Cooney Road and Cook Road in the CCAP’s Brighthouse Village. The project’s six townhouse units are designed as a single three-storey building over a single-level common parking structure. One convertible unit is included in the proposal. Dwelling sizes range from 115 m² (1,232 ft²) to 129 m² (1,390 ft²).

The proposal includes individual, south-facing entries and yards along Cook Road, south-facing decks at the building’s upper storey, and a sunny, common open space along Cooney Road. All units have direct access to the partially enclosed parking structure, which has vehicle access to a public lane, to be constructed by the project along its east edge.

A Development Permit processed to a satisfactory level is required prior to rezoning approval. The architectural and landscape design will be reviewed as part of the Development Permit application process.

Transportation and Site Access

Road widening and related works are required to establish a new rear lane, provide improvements along both of the subject site’s street frontages, and to provide pedestrian enhancement at the intersection. Prior to rezoning adoption, the applicant is required to satisfy the following:

- Rear Lane: 6 m road dedication along the entire east property line to provide a 6 m wide interim lane aligned north-south parallel to Cooney Road. The lane is to be widened through future development to the east. The vehicle access for the subject development will be located on the proposed lane. In the long term, through future redevelopment along Cooney Road and Spires Road, the proposed north-south rear lane will extend from Cook Road to Spires Gate, providing redevelopment along Cooney Road with vehicle access from the lane.
- Cook Road: 1.8 m road dedication along the entire south property line.
- Cooney Road: 2.4 m road dedication along the entire west property line.
- Corner Cut: 5 m x 5 m road dedication at the Cook/Cooney Road intersection.
- Cooney Road tree retention: An approximately 5.4 m² Public Right-of-Passage Statutory Right-of-Way (PROP SRW) is required to allow a 1.5 m wide City sidewalk to encroach into the site to allow for tree retention in the City boulevard.
- Rear Lane tree retention: An approximately 2.6 m² Public Right-of-Passage Statutory Right-of-Way (PROP SRW) is required to allow the City lane to encroach into the site to allow for tree retention in the City boulevard adjacent to the new lane.
- Enter into the City's standard Servicing Agreement for road construction along all three frontages.
- Provide a voluntary cash contribution in the amount of \$9,000.00 towards accessible pedestrian enhancements of the Cook Road and Cooney Road traffic signal.

Vehicle and Bicycle Parking On-site

The proposal will feature six units with a total of eight resident parking spaces and two visitor parking spaces, which meet the minimum bylaw requirements. Four resident parking spaces will be in a tandem arrangement (50% of total residential parking spaces provided), which is consistent with the maximum 50% of tandem parking provision of Richmond Zoning Bylaw 8500. Prior to rezoning bylaw adoption, the applicant is required to enter into a legal agreement to ensure that where two parking spaces are provided in a tandem arrangement, both parking spaces must be assigned to the same dwelling unit.

The proposal will feature a total of 10 bicycle parking spaces on site, which meets the bylaw requirements. Secure bicycle parking spaces will be provided within a bicycle storage room within the parking structure and a bicycle rack will be provided on-site. Prior to rezoning bylaw adoption, the applicant is required to enter into a legal agreement to ensure that:

- Conversion of any of the bicycle parking area in this development into habitable space or general storage area is prohibited.
- The bicycle storage room must remain available for shared common use and for the sole purpose of bicycle storage.

Existing Legal Encumbrances

There is an existing 3 m wide statutory right-of-way (SRW) for the sanitary sewer along the east property line within the required lane dedication area.

Neighbouring Townhouse Development at 6468 Cooney Road

When the neighbouring site to the north of the subject site at 6468 Cooney Road was rezoned for townhouse development, it was intended that in the future 6468 and 6500 Cooney Road would share a driveway to a lane connecting to Cook Road. To achieve this, 6468 Cooney Road was granted a temporary driveway access to Cook Road and an easement and covenant were registered on title to facilitate connection to a potential rear lane on the subject site.

Relocating the driveway access for 6468 Cooney Road so that it would connect with the lane being established on the subject site is not warranted at this time as the existing driveway access has not created any operational issues and redirecting all site traffic through the proposed lane to Cook Road until such time that an alternate route is available from a functional rear lane connecting to another public road may add additional traffic load closer to the Cook Road/Cooney Road intersection. In addition, the strata at 6468 Cooney Road has requested they be permitted to use their existing driveway and not construct a shared driveway in the easement area.

The existing easement in favour of the subject site is registered on title of 6468 Cooney Road (registered under number BX442223). This existing easement was intended for use as part of a shared driveway, which was to be constructed and widened through development of the subject site for the shared use of both properties. As use of the easement area and provision of a shared driveway to the proposed lane is no longer proposed, after rezoning adoption, the neighbouring strata may request City permission for their lawyer to discharge the easement agreement from title.

The existing covenant registered on title of 6468 Cooney Road (registered under number BX442227) requires that, when a rear lane is operational, the owner of 6468 Cooney Road shall permanently close and landscape the temporary access driveway area that connects to Cooney Road. Based on staff review, while it is intended that the proposed lane will ultimately accommodate vehicle access to 6468 Cooney Road when it redevelops in the future, the lane will not be able to achieve this until it is extended to connect to another public road through future development. Transportation staff has reviewed the proposed development and advises that the City would not seek the closure of the existing temporary driveway access for 6468 Cooney Road as part of the development of 6500 Cooney Road. Driveway access to Cooney Road would continue to be used and the covenant would remain registered on title to 6468 Cooney Road as the existing driveway access closure may be pursued in the future when 6468 Cooney Road is redeveloped and the rear lane system is extended to connect to another public road.

Tree Retention and Replacement

As noted in the original rezoning staff report, the applicant submitted a Certified Arborist's Report. After further investigation subsequent to the original rezoning staff report, the bylaw-sized trees assessed by the arborist include three existing trees on the subject property and four existing trees on City property.

City Tree Preservation and Parks Arboriculture staff have reviewed the trees, with the following comments:

- Three on-site trees were identified for removal in the original rezoning staff report and were removed after Public Hearing and should be replaced at 2:1 ratio as per the OCP.
- Two City trees (Birch) located along the site's Cook Road frontage (within the proposed road dedication area) were identified for removal in the original rezoning staff report and removed in 2016 in advance of the Servicing Agreement due to public safety concerns. Prior to final adoption of the rezoning bylaw, the applicant is required to provide a tree compensation contribution in the amount of \$2,600. The planting of new City street trees along both frontages will be included in the Servicing Agreement.
- One City tree (Elm) located along the site's Cook Road frontage (within the proposed road dedication area) is to be retained. To minimize impacts, the required Servicing Agreement is to include a narrowed sidewalk, and the required Development Permit is to ensure front yard decks are raised and set back outside the drip line of the tree.
- One City tree (Elm) located along Cook Road east of the proposed rear lane is to be retained subject to Engineering review of detail design of the required Servicing Agreement. The required Servicing Agreement is to include special lane design and construction measures.

Tree Replacement

Three on-site trees were identified for removal in the original rezoning Staff Report and were removed following the first Public Hearing in 2011. The 2:1 replacement ratio would require a total of six replacement trees. The preliminary landscape plan (Attachment 2) provides for 10 new trees on-site. The size and species of replacement trees and overall landscape design will be further reviewed through the required Development Permit application process.

The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2		5 m
2		5.5 m
2	9 cm	

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$750 to the City's Tree Compensation Fund in lieu of any replacement trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

Two trees adjacent to the site in the Cook Road City boulevard are to be retained and protected, subject to Engineering review of detail design of the required Servicing Agreement. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 2). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, entering into a legal agreement and submission to the City of a \$27,100 tree survival security Letter of Credit.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones and to oversee the installation of special measures for tree retention (e.g., aeration tubes) in the required Servicing Agreement. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that staff anticipate would be designed built in accordance with Part 9 of the BC Building Code. As such, this development would be required to achieve Step 3 of the BC Energy Step Code for Part 9 construction. As part of a future Building Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisory which demonstrates that the proposed design and construction will meet or exceed the required standard.

Amenity Space

The applicant is proposing to provide a cash contribution in-lieu of providing the required indoor amenity space on-site. The contribution rate has increased since the proposal was considered in 2011. The total cash contribution required for the proposed six-unit townhouse development is \$10,830.00 based on \$1,805 per dwelling as per the current OCP rate and is a consideration of rezoning.

Outdoor amenity space is provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m² per dwelling and the CCAP recommendation that 10% of net site area is provided as open space. Staff will work with the applicant at the Development Permit application stage to ensure the design of the outdoor amenity space meets the Development Permit guidelines contained in the OCP.

Housing Type and Tenure

The applicant proposes six strata-titled townhouse units. This report has been submitted prior to Council's consideration of new policies regarding age and rental restrictions in strata-titled buildings to maximize potential rental and housing opportunities throughout the City. These policies are scheduled to be considered at the Public Hearing to be held on June 21, 2021. Additional requirements are included in this report in anticipation of Council adopting these policies prior to consideration of this application.

To maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a legal agreement on title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit. This covenant will not be required if Council does not adopt these policies prior to the subject application rezoning bylaw receiving third reading.

Development Permit Application

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

- Compliance with Development Permit guidelines for the form and character of multiple-family projects provided in the OCP and CCAP, including the provision of attractive pedestrian oriented streetscape building design along Cooney Road.
- Review of tree replacement and protection features for the development proposal.
- Review of the shared outdoor amenity area design, including the choice of children's play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features for the one proposed convertible unit and aging-in-place design features in all units.
- Review of sustainability strategy for the development proposal.

Site Servicing and Frontage Improvements

Engineering requirements have changed since the proposal was considered at Public Hearing in 2011. Prior to rezoning bylaw adoption, the applicant is required to enter into the City's standard Servicing Agreement for the design and construction of works including a new rear lane, frontage beautification along the Cooney Road and Cook Road site frontages, and storm sewer and sanitary sewer upgrades (Attachment 7). All works are at the applicant's sole cost (i.e., no Development Cost Charge Credits apply). Also prior to rezoning bylaw adoption, the applicant is required to provide a Letter of Credit security for the Servicing Agreement.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone 6500 Cooney Road from the "Low Density Townhouses (RTL1)" zone to the "Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)" zone in order to permit the development of six townhouse units with vehicle access from a new lane.

The subject rezoning application is supportive of City policies for compact, grade-oriented, multi-family housing and the City Centre Area Plan objectives for Brighthouse Village. Despite the project's small site size, the proposed development is attractive and liveable, is expected to

have minimum impacts on neighbouring residents, and proposes to retain significant trees along Cook Road.

In response to the passage of time since the subject application was considered at Public Hearing on April 11, 2011, the application and proposed zoning were revised. The rezoning considerations were also adjusted to reflect current Policy (Attachment 7). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10265 be introduced and given first reading.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 8618 be abandoned.



Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachments

Attachment 1: Location Maps

Attachment 2: Conceptual Development Plans

Attachment 3: Original Rezoning Staff Report (dated February 15, 2011)

Attachment 4: Development Application Data Sheet

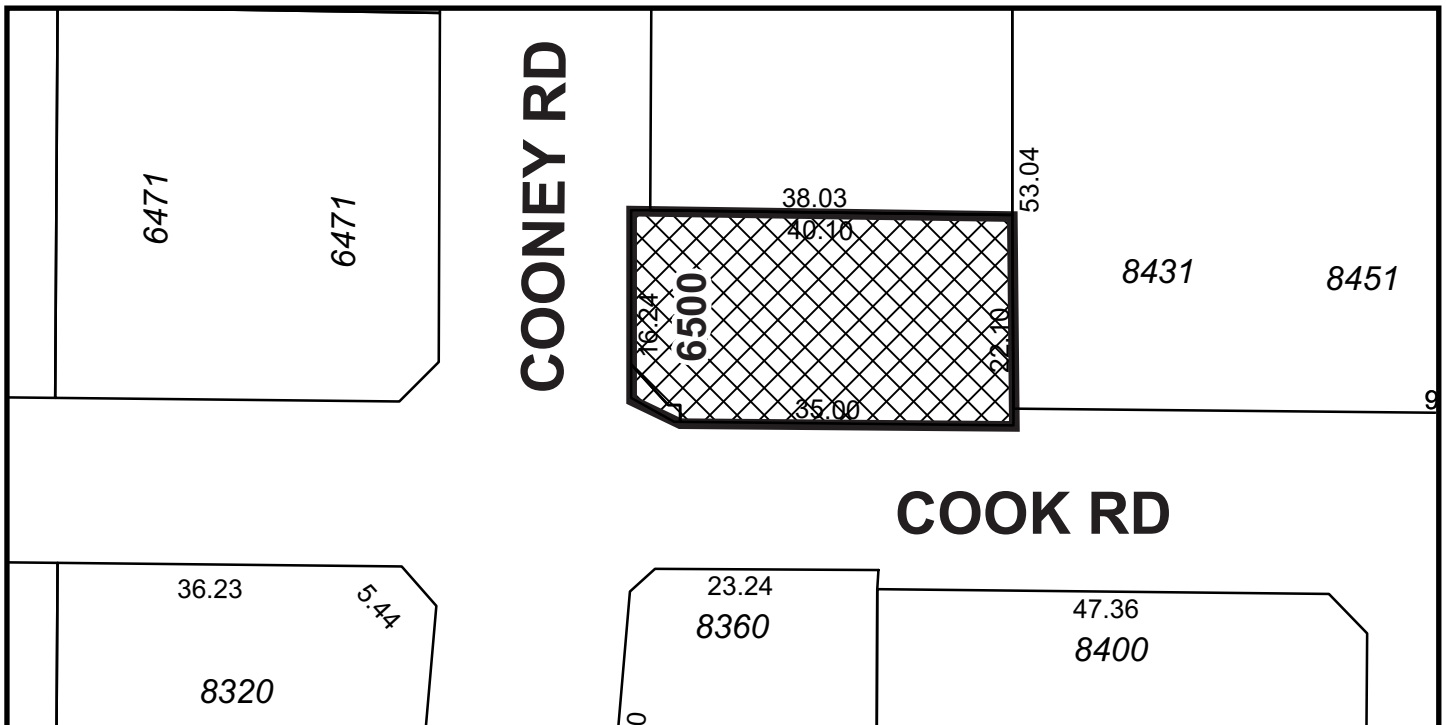
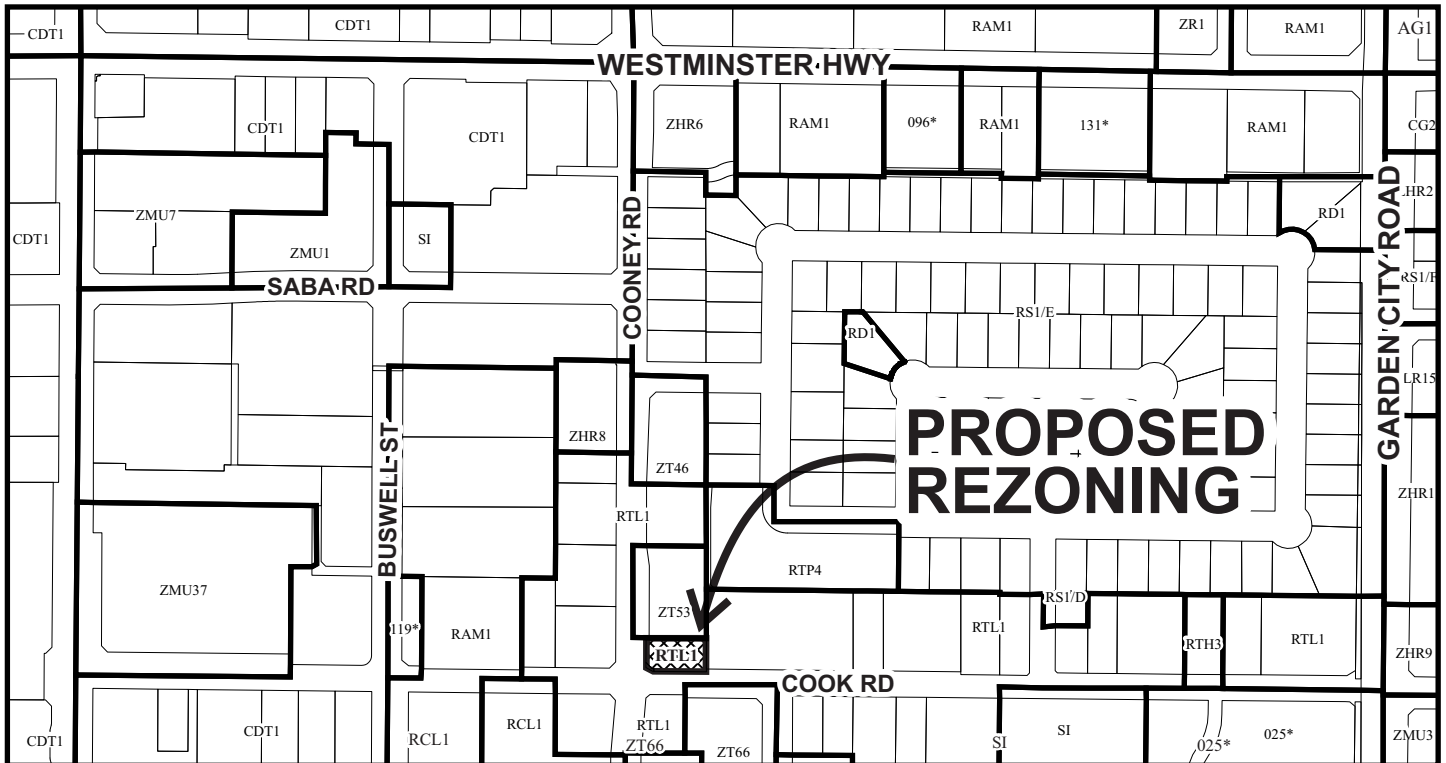
Attachment 5: Specific Land Use Map: Brighthouse Village (2031)

Attachment 6: Public Correspondence

Attachment 7: Rezoning Considerations



City of Richmond

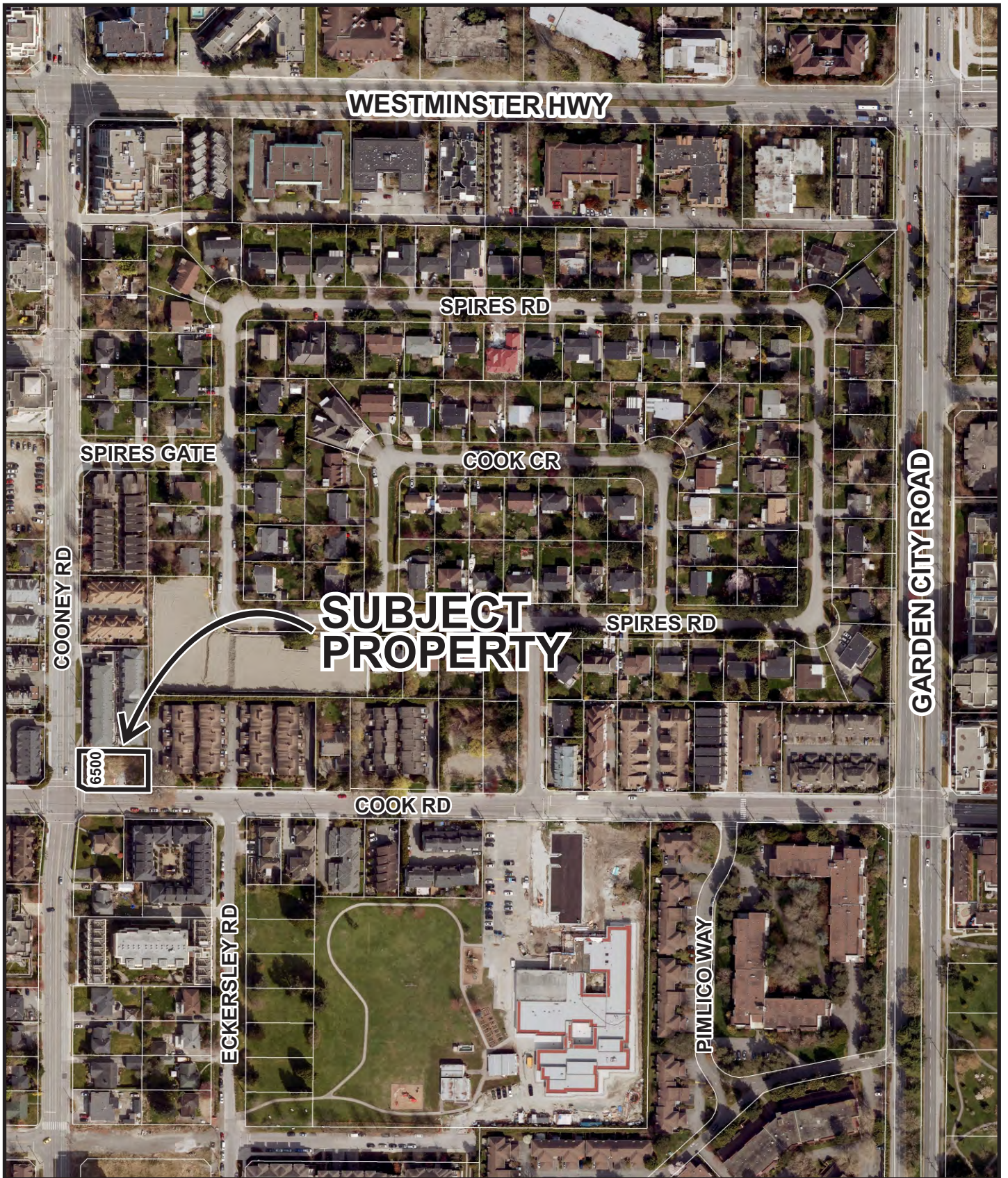


RZ 08-429600

Original Date: 07/28/08

Revision Date: 04/19/21

Note: Dimensions are in METRES

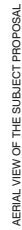


RZ 08-429600

Original Date:07/28/08

Amended Date: 04/19/21

Note: Dimensions are in METRES

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SITE PLAN 



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Project Title
**6-UNIT
TOWNH**
6500 Conn
Richmond,

Consultants

No.	Date	Revision
3	Jun 7 2021	Reasoning application (Traffic Revision)
2	May 13 2021	Reasoning application (Revised)
1	Jun 13 2020	Proposal w/ New Parking Layout

Sheet Title
**PROJECT DATA &
SITE PLAN**

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Conceptual Development Plans

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Project Title
**6-UNIT
TOWNHOUSE**
6500 Conney Road
Richmond, BC

Consultants

No.	Date	Revision
3	Jun 7 2021	Re zoning application (Traffic Revision)
2	May 13 2021	Re zoning application (Revised)
1	Jun 13 2020	Proposal w/ New Parking Layout

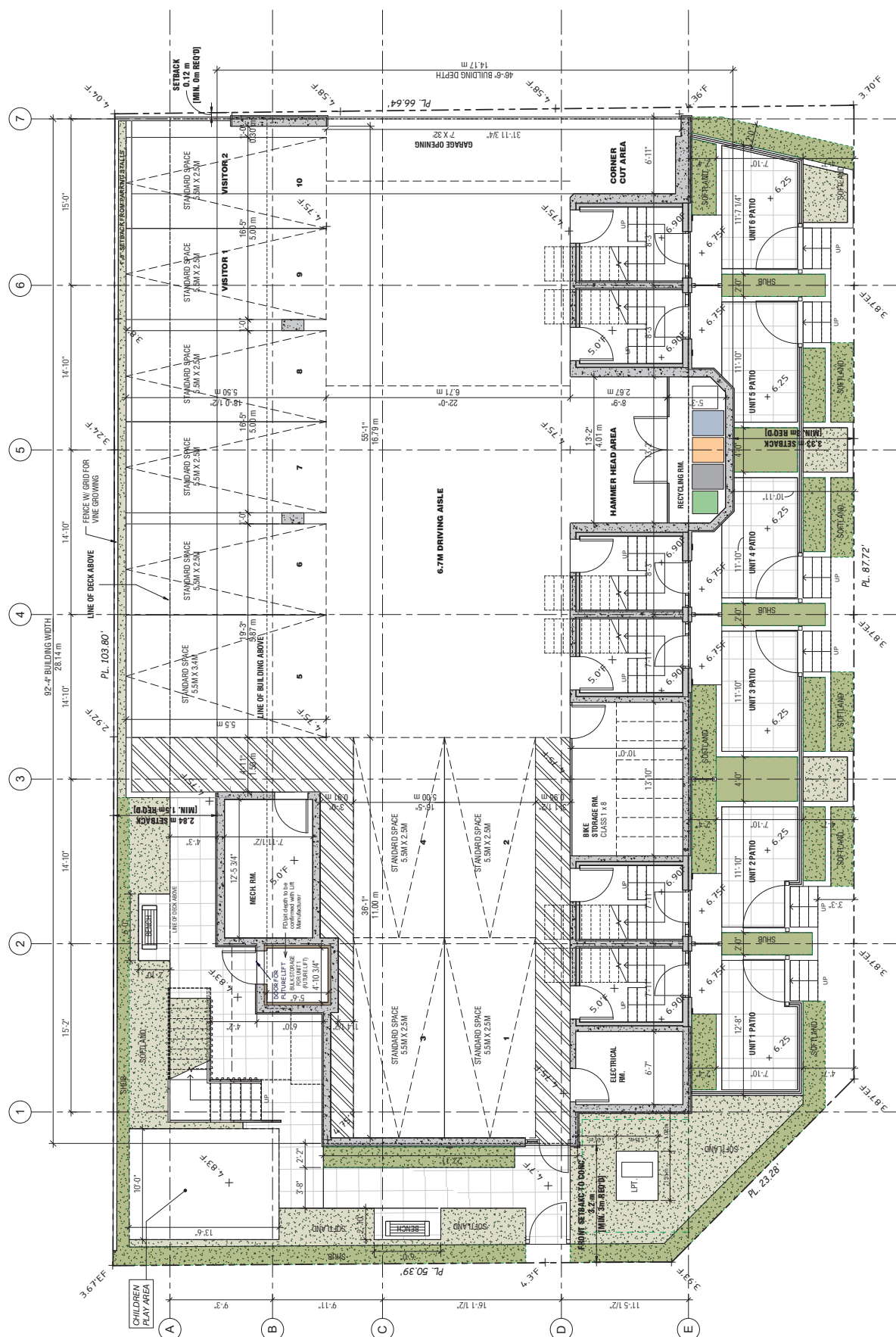
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FIRST FLOOR PLAN

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Print date: Jun 7, 2021

Dwg. no.

A-2.1



 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

No.	Date	Revision
3	Jun 7 2021	Revising application (Traffic Revision)
2	May 13 2021	Revising application (Revisions)
1	Jun 13 2020	Proposed w/ New Planning Report

Sheet Title
**SECOND FLOOR
PLAN**

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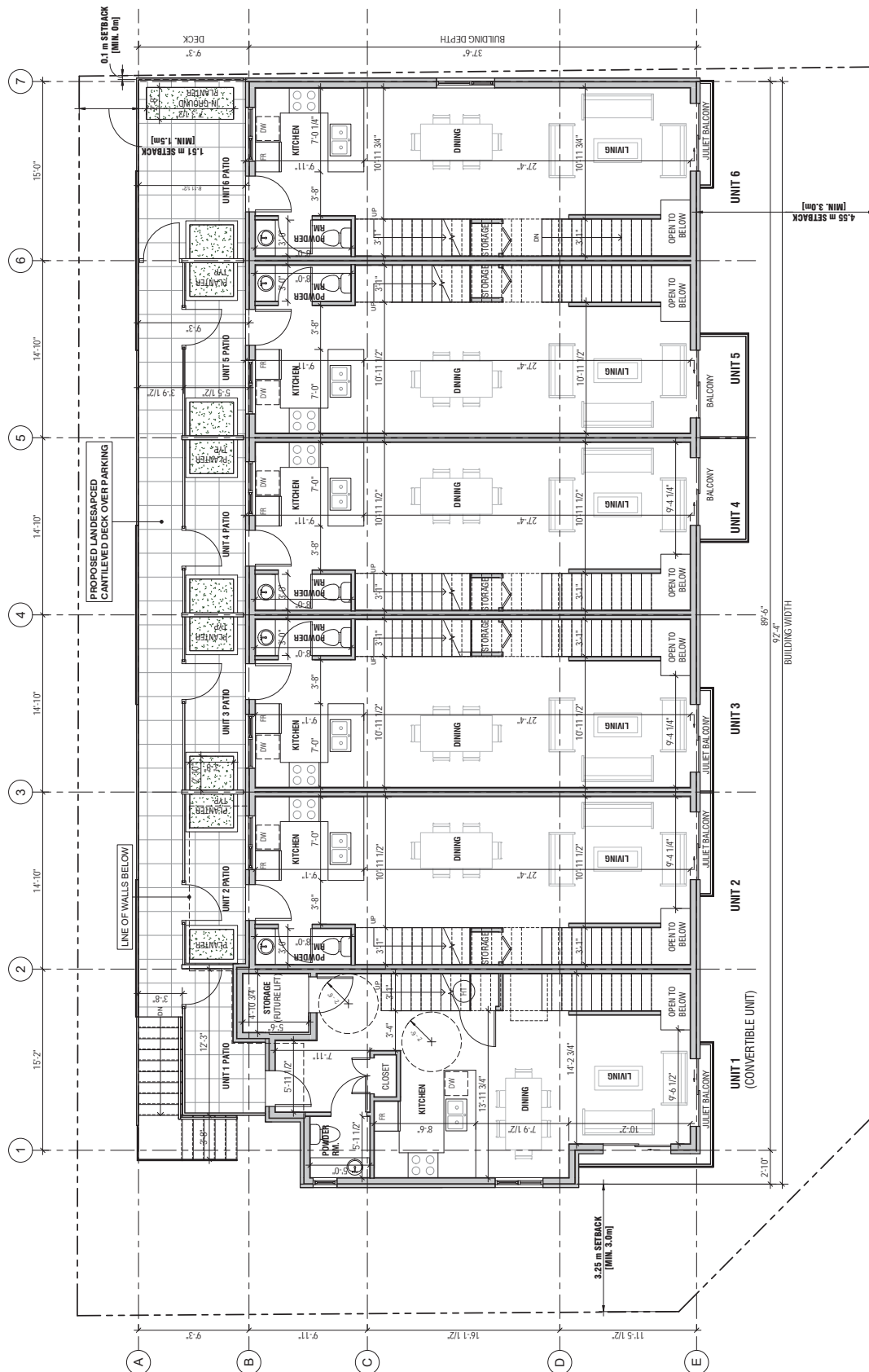
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Print date: **Jan 7, 2021**

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A-2.2



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Project Title
**6-UNIT
TOWNHOUSE**
6500 Conroy Road
Richmond, BC

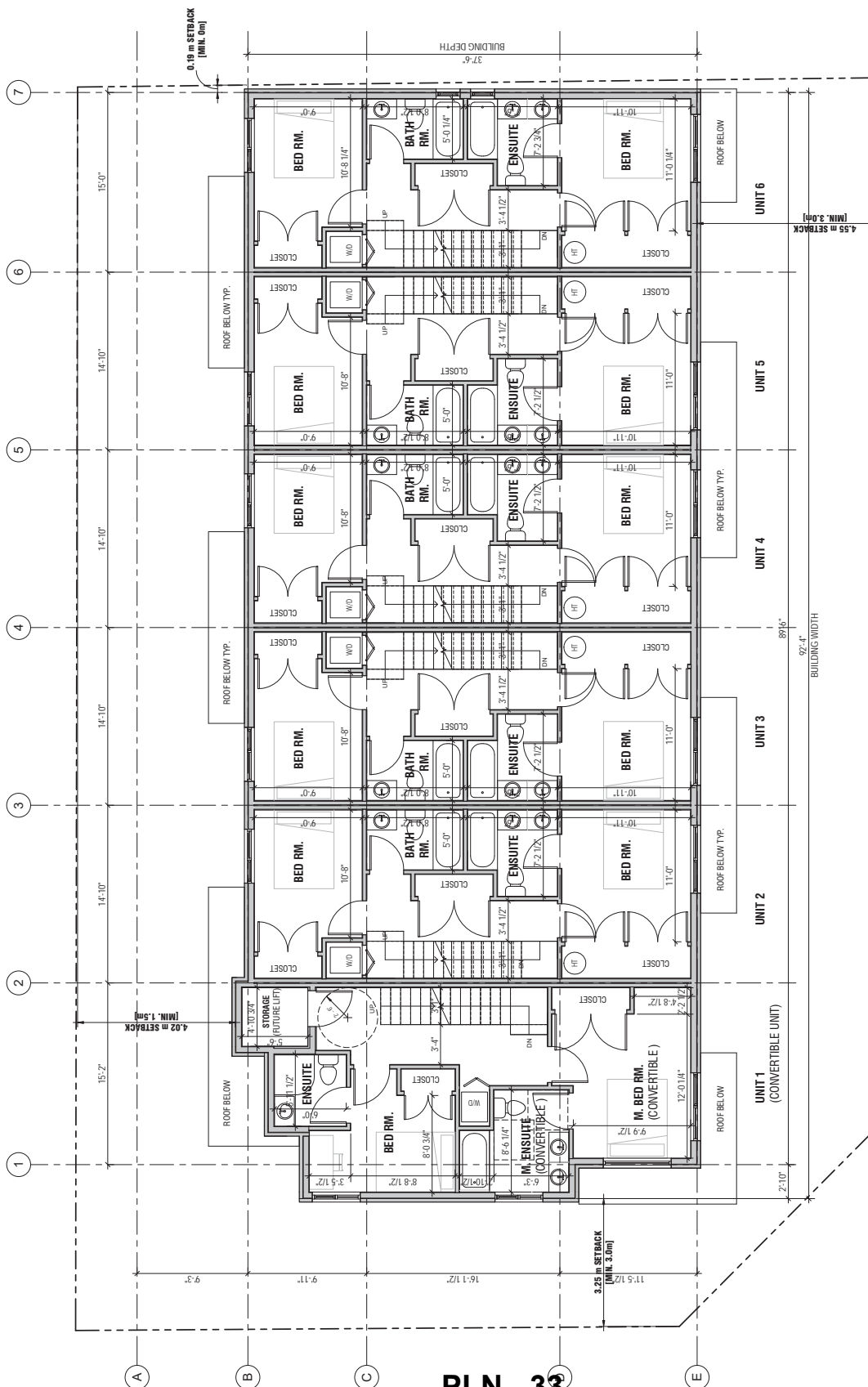
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No.	Date	Revision
2	May 13 2021	Re-zoning application (Revised)
1	Jan 13 2020	Proposal w/ New Parking Layout

Sheet Title
THIRD FLOOR PLAN

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Print date:	May 13, 2021
Dwg. no.	

A-2.3



THIRD FLOOR PLAN

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



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 Vancouver B.C. V6K 2S4

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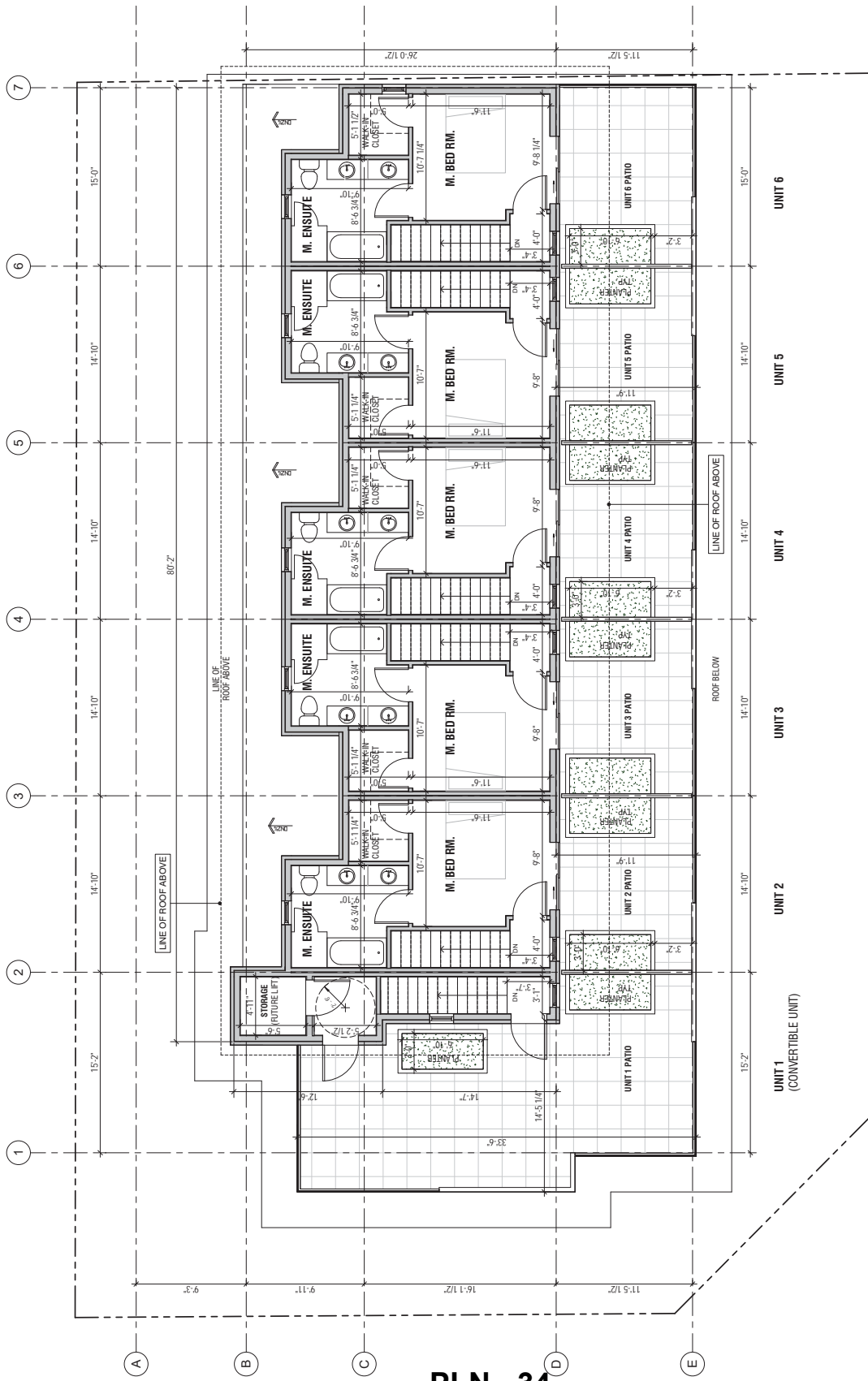
Project Title
6-UNIT TOWNHOUSE
 6500 Conney Road
 Richmond, BC

Consultants

No.	Date	Revision
2	May 13 2021	Revised Application (Revised)
1	Jan 13 2020	Proposed at New Building Project

Sheet Title
FOURTH FLOOR PLAN

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Print date:	May 13, 2021
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PLN - 34

FOURTH FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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Project Title

**6-UNIT
TOWNHOUSE**
6500 Conneely Road
Richmond, BC

Consultants

No.	Date	Revision
3	Jun 7 2021	Re-zoning application (Traffic Revision)
2	May 13 2021	Re-zoning application (Revised)
1	Jun 13 2020	Proposal w/ New Parking Layout

Sheet Title
SOUTH & WEST
ELEVATION

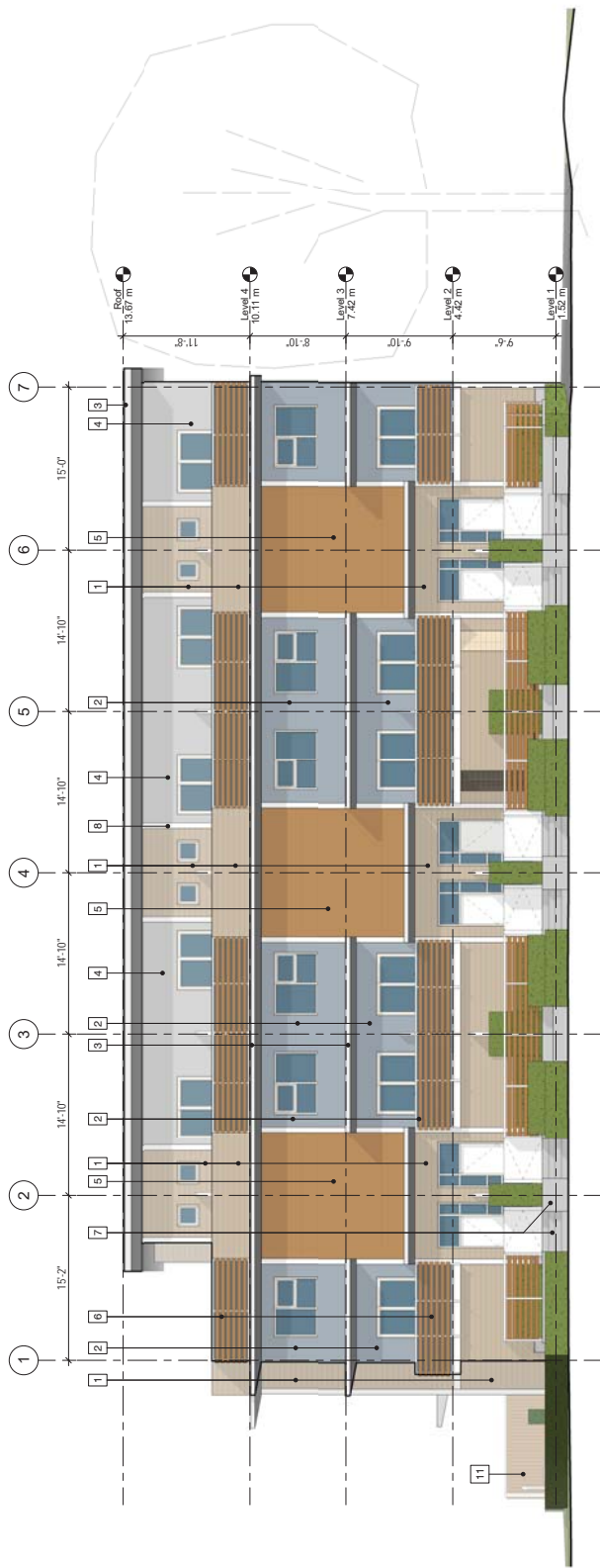
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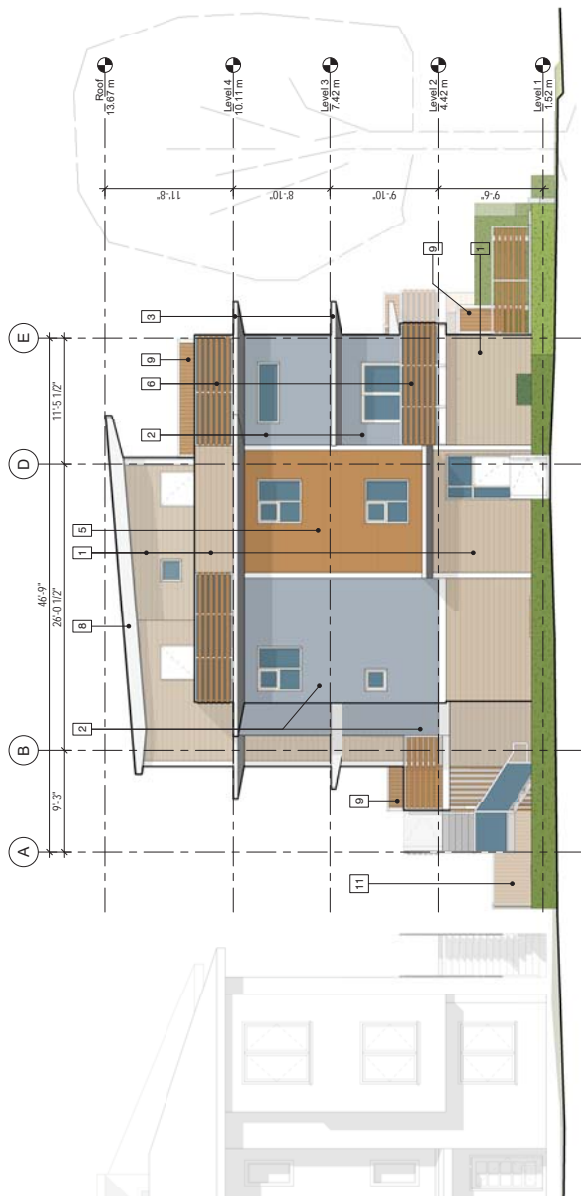
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Print date: Jun 7, 2021

Dwg. no.,

SOUTH ELEVATION (COOK RD)

SCALE: 3/16" = 1'0"



WEST ELEVATION (COONEY RD)

 $\text{CME } 3/16^{\circ} = 10^{\circ}$

MATERIALS LEGEND	
1	Horizontal HardiePlank Siding COLOUR: Light Brown
2	Slipshat Succo Finish COLOUR: Slate Gray
3	Metal Flashing COLOUR: Silver/light gray
4	Slipshat Succo Finish COLOUR: Light Gray
5	Horizontal Siding (Aluminum, Steel or Composite) (e.g. Longboard® Tongue & Groove) COLOUR: Simulated Wood
6	Alum/Glass Balcony Guards Wood Slat (Painted) @ Outside of Glass COLOUR: Medium Brown
7	Concrete: Painted COLOUR: Light Gray
8	Wood Trim/Fascia: painted COLOUR: Ivory White
9	Open Trellis Privacy Screen Between Units COLOUR: Medium Brown
11	Wood Painted Privacy Fencing to Neighbour COLOUR: Medium Brown

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Project Title

**6-UNIT
TOWNHOUSE**
6500 Conneely Road
Richmond, BC

Consultants

No.	Date	Revision
3	Jun 7 2021	Rezoning application (Traffic Revision)
2	May 13 2021	Rezoning application (Revised)
1	Jun 13 2020	Proposal w/ New Parking Layout

Sheet Title
**NORTH & EAST
ELEVATION**

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Checked: KK

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Print date: Jun 7, 2021

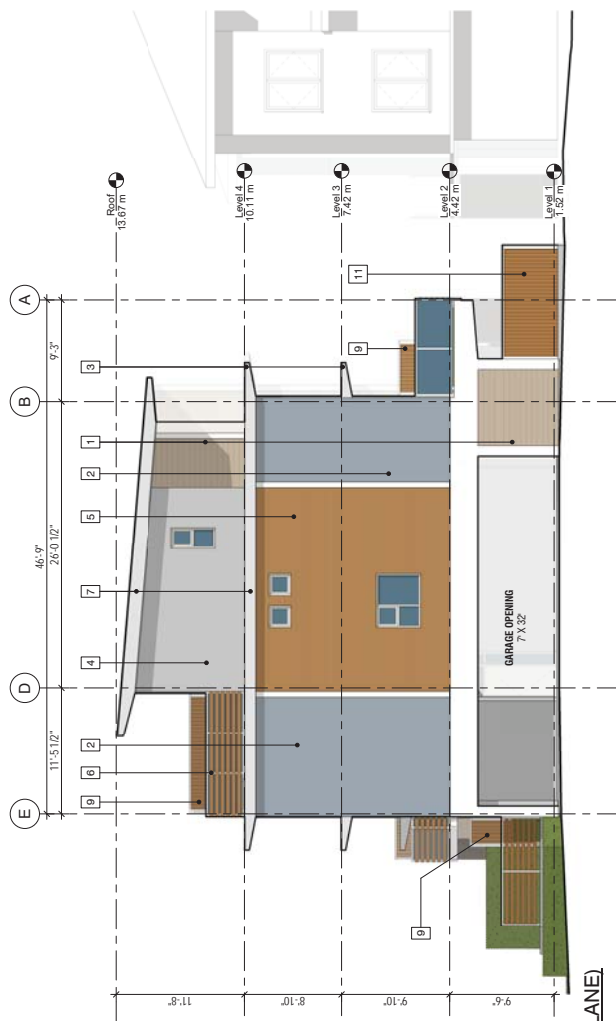
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A-3.2



NORTH ELEVATION

SCALE: 3/16" = 1'0"



EAST ELEVATION (LANE)

SCALE: 3/16" = 1'0"

MATERIALS LEGEND	
1	Horizontal HardiePlank Siding COLOUR:Light Brown
2	Slantash Succo Finish COLOUR:Slate Gray
3	Metal Flashing COLOUR:Silver/light gray
4	Slantash Succo Finish COLOUR:Light Gray
5	Horizontal Siding (e.g. Longboard® Composite) (e.g. Longboard® Tongue & Groove) COLOUR:Simulated Wood
6	Alum/Glass Balcony Guards w/ Decorative Wood Stairs (Painted) @ COLOUR: Medium Brown
7	Concrete Painted COLOUR: Light Gray
8	Wood Trim/Fascia, painted COLOUR: Ivory White
9	Open Trellis Privacy Screen Between Units
10	COLOUR: Medium Brown
11	Wood Painted Privacy Fencing to Neighbour COLOUR: Medium Brown

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PROJECT:

Proposed 6-UNIT Residential Devt.
6500 Cooney Road
Richmond, BC

DEVELOPER:

CONSULTANTS:

FRED LIU & ASSOCIATES
Landscape Architect

REVISION

No. Date

DRAWING:

LANDSCAPE SITE /
PLANTING PLAN
(Preliminary)

DRAWN BY:

M.S.

CHECKED BY:

F.L.

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

PRINT DATE:

MAY 2021

PROJECT NO. 20502-KIM

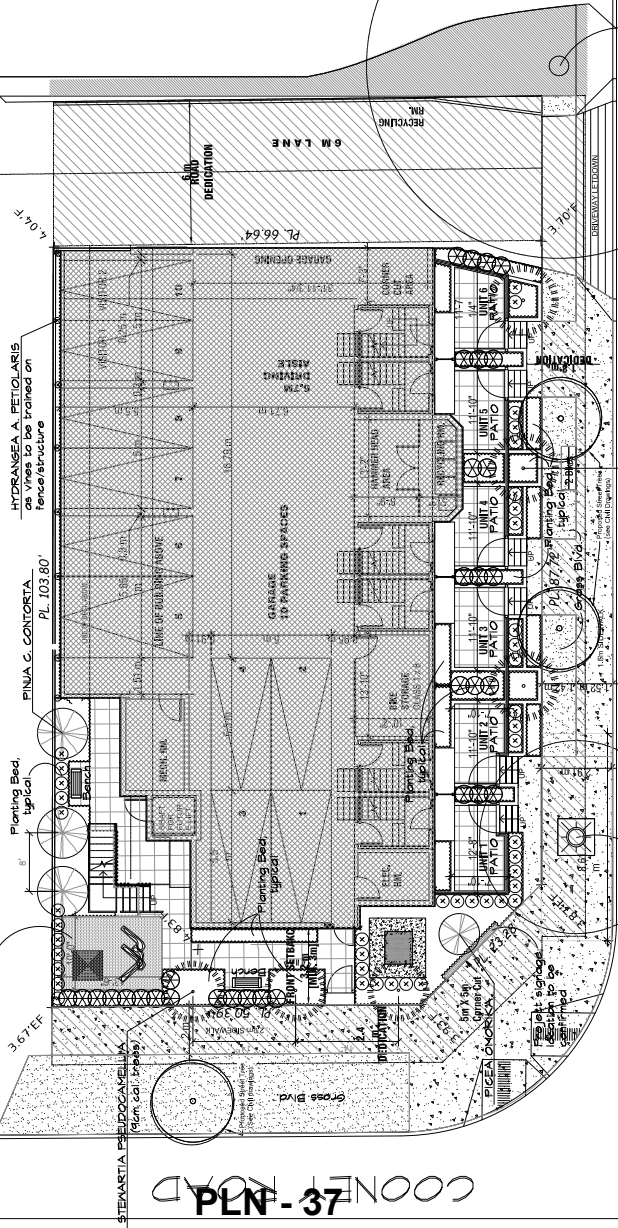
SHEET NO.

L1 of 1

ISSUE DATE

P L A N T L I S T (Preliminary)			
Project No. 20502-KIM Updated #2021-06-xx			
KEY	QTY.	BOTANICAL NAME	COMMON NAME
1	1	PIGEA CHORISKA	Servitor Spruce
2	1	PIGEA CHORISKA	Shore Pine
3	1	PIGEA CHORISKA	Japanese Stewartia
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NOTE:
1. All plant materials shall meet or exceed BSA/BCMA standards.
2. All grass areas shall be seeded unless otherwise indicated.
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Ex. 1.5m dia. Elm tree on city's boulevard to be retained and protected as per Arborist's report. Arborist involvement during construction.

Ex. 0.5m dia. Elm tree on city's boulevard to be retained and protected as per Arborist's report. Arborist involvement during construction.




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REVISIONS	
No.	Date
1	Jun-1, 2021
Overall revision on per Arch. team site plan, adjusted as affected planting beds.	
FRED LIU & ASSOCIATES, INC.	
BCSLA CSLA ASLA	
Vancouver BC V6P 2L3	
PAN: 604-927-1541	



NOTES:
- All off-site works to be designed and constructed via separate required Servicing Agreement

 <div>Kenneth Kim Architecture Inc.</div> <div>T: 781.391.8818 / F: 617.466.8910 E: kkim@kennethkim.com 11-1222 Walnut Broadway Woburn, MA 01801</div>	THIS DRAWING IS THE PROPERTY OF KENNETH KIM ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KENNETH KIM ARCHITECTURE INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.		No.	Date	Revision	Contributors	Project Title	Sheet Title	Plan number	Scale:
			3	04/7/2021	Revising specification (Traffic Revision)		6-UNIT TOWNHOUSE	TREE MANAGEMENT PLAN	Drawn: CL	Day: no.
			2	May 13/2021	Revising specification				Checked: KC	
			1	May 13/2020	Preparing of Newburyport Layout				Print date: Jun 17, 2021	
								6500 Conroy Road Richmond, BC		
A-1.3										



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** February 15, 2011
From: Brian J. Jackson **File:** RZ 08-429600
 Director of Development
Re: Application by Interface Architecture Inc. for Rezoning at 6500 Cooney Road
 from Low Density Townhouses (RTL1) to Parking Structure Townhouses
 (RTP4)

Staff Recommendation

That Bylaw No. 8618, for the rezoning of 6500 Cooney Road from "Low Density Townhouses (RTL1)" to "Parking Structure Townhouses (RTP4)", be introduced and given first reading.

Brian J. Jackson
Director of Development

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Interface Architecture Inc. has applied to rezone 6500 Cooney Road from “Low Density Townhouses (RTL1)” to “Parking Structure Townhouses (RTP4)” to permit the construction of a 6-unit, 3-storey townhouse project over one level of parking. A concurrent Development Permit application (DP 09-505353) for the subject site is under review.

Findings of Fact

- A location map and aerial site photograph are provided in **Attachments 1** and **2** respectively.
- A Development Application Data Sheet, including details about the subject development and its proposed zoning, is provided in **Attachment 3**.
- Conceptual Development Plans are provided in **Attachment 8**.

Project Description

The subject rezoning is for a small-lot, infill development at the northeast corner of Cooney Road and Cook Road in the City Centre Area Plan’s (CCAP) Brighthouse Village area. The project’s six townhouse units are designed as a single 3-storey building incorporating individual, south-facing entries and yards along Cook Road, south-facing decks at the building’s upper storey, and a sunny, common open space along Cooney Road. A secured, common parking garage located beneath the units (with direct resident access to each unit) is concealed along the site’s street frontages by landscaping. A public lane, to be constructed by the project along its east side, will provide access to the project’s parking and an existing “parking structure townhouse” project to its north.

Surrounding Development

- To the North: A recently constructed, 20-unit, 3-4 storey townhouse development (including one level of parking) fronting onto Cooney Road, with a landscaped courtyard and a density of 1.11 floor area ratio (FAR), as per site-specific zone “Town Housing (ZT53) – Cooney Road (Brighthouse Village of City Centre)”. Vehicular access to this property is currently via a driveway at Cooney Road; however, as per legal agreements entered into as part of this site’s development approval process, vehicle access will be relocated to Cook Road via a new lane to be constructed by the applicant along the east side of the subject site. (**Attachment 4**)
- To the East: An older “Low Density Townhouses (RTL1)” project (i.e. 0.55 FAR, 2 storeys) fronting Cook Road and accessed via a driveway along its west side (adjacent to the public lane proposed for construction on the subject site). Existing shrubs and a fence along the west side of this property’s existing driveway screen views to the subject site. No redevelopment of this property is expected in the near term. (**Attachment 5**)
- To the South: Across Cook Road, an older single-family home designated under the CCAP for “high-density townhouses” (1.2 FAR maximum), and a new 4-storey townhouse development (including one level of parking) with a landscaped courtyard and density of 1.1 FAR.

To the West: Across Cooney Road, older, “Low Density Townhouses (RTL1)” projects (i.e. 0.55 FAR, 2 storeys) designated under the CCAP for future redevelopment with mid-rise (25 m), medium density (2 FAR maximum), apartment building(s).

Related Policies & Studies

Development of the subject site is affected by a range of City policies and related considerations (e.g., CCAP, affordable housing, aircraft noise sensitive development). An overview of these policies, together with the developer’s proposed response, is provided in the “Analysis” section of this report.

Advisory Design Panel (ADP)

A Development Permit application (DP 09-505353) for the subject site is currently under review and was considered at ADP on May 5, 2010. The Panel found the project to be well designed and noted that it would be a desirable model for future small-lot, townhouse developments elsewhere in Brighthouse Village. The Panel recommended that the project advance to the Development Permit Panel, taking into account various considerations as follows:

- Enhance the project’s Cooney Road, lane, and rear elevations to bring them up to the standard of the project’s more successful Cook Road elevation;
- Better incorporate Crime Prevention Through Environmental Design (CPTED) measures in the design and finishing of the parkade;
- Enhance the project’s accessibility for people with impaired mobility; and
- Revise the landscape design in order that it may better complement the project’s contemporary character, incorporate sustainable features, and enhance urban agricultural opportunities.

Public Input

The subject rezoning is consistent with the Official Community Plan (OCP) and CCAP. Signage is posted on the subject property to notify the public of the proposed development. At the time of writing this report, no public comment has been received. The statutory Public Hearing will provide local property owners and other interested parties with the opportunity to comment on the subject application.

Staff Comments

Transportation

- a) Road Works: Road widening and related works are required along both of the subject site’s street frontages. Prior to rezoning adoption, the developer must satisfy the following:
- Cook Road: 1.8 m dedication;
 - Cooney Road: 2.4 m dedication;
 - Corner Cut: 5 m x 5 m dedication at the Cook/Cooney Road intersection; and
 - Enter into the City’s standard Servicing Agreement (secured via a Letter of Credit) for road construction along both frontages including, but not limited to:
 - i. Along Cooney Road – Construction of frontage works behind the existing curb, including removal of the existing sidewalk (including the “spur” north of the subject site) and installation of a 2 m wide concrete sidewalk along the subject site’s new property line (tied into the existing sidewalk to the north), a

treed/landscaped boulevard between the sidewalk and curb, and City Centre streetlights; and

- ii. Along Cook Road (along the frontage of the subject site) – Construction of frontage works including a new curb (the face of which shall be set 11.85 m north of the existing south curb face), a concrete sidewalk, City Centre streetlights, a treed/landscaped boulevard, and related road works.

Note: There are 3 mature trees along the frontage of the subject site that, as a result of required road dedication, will be within the Cook Road right-of-way. Parks staff have recommended retention of the most significant of these trees (west side of site) and removal/replacement of the other two. To minimize road construction impacts on the existing tree, staff recommend the construction of 1.5 m wide concrete sidewalk along the back of the new curb and a landscaped boulevard along the property line (rather than the City Centre's standard 2 m wide sidewalk at the property line and boulevard at the curb).

- b) New Lane: Dedication and construction (via the City's standard Servicing Agreement, secured with a letter of credit) of a 6 m wide City lane along the entire east side of the subject site. (Note: The property east of the subject site may be required to widen the lane in the future when redevelopment occurs.) Lane construction must include the extension and repair or replacement of the existing fence along the entire property line of 8491 Cook Road (i.e. immediately east of the proposed lane), to the satisfaction of the City. Importantly, there is a large, mature within the Cook Road right-of-way, immediately east of the proposed lane, that has been identified for retention by Parks staff. It is not feasible to reduce impacts on this tree by relocating the lane, reducing its size, or delaying its construction. In light of this, staff recommend that impacts are reduced via special lane construction measures (e.g., permeable paving, light weight fill), the detailed design of which shall be determined, to the satisfaction of the City, via the Servicing Agreement process.
- c) Shared Driveway: Registration of a Public Right of Passage statutory right-of-way along a portion of the north side of the subject site for Public Right of Passage purposes. This right-of-way shall act to complete the existing area located on 6468 Cooney Road (**Attachment 4**), secured by an easement in favour of the subject site (registered under number BX442223), and intended for use as 50% of a shared driveway. The subject developer will be responsible for the costs of constructing and maintaining the portion of the driveway situated on 6500 Cooney Road. The design of the full driveway, including any agreements providing for the construction and maintenance of the portion of the driveway on 6468 Cooney Road, must be demonstrated to the satisfaction of the City at Development Permit stage and the portion situated on 6500 Cooney must be secured as part of the City's standard Development Permit landscape bond. (Note that the City may also require an easement to be registered on the Public Right of Passage area in favour of the owner of 6468 Cooney Road.)
- d) Temporary Driveway Closure at 6468 Cooney Road (**Attachment 4**): A covenant registered on 6468 Cooney under number BX442227 requires that when the proposed lane is available, the owner of 6468 Cooney shall permanently close and landscape the temporary access area. Based on staff review, while it is intended that the proposed lane will ultimately accommodate all vehicle access to the subject site and to 6468 Cooney, it will not be possible to provide garbage and recycling pick-up via the lane until it is extended north from Cook Road to another public road. Therefore, in the meantime, while resident access will be via the lane, garbage and recycling pick-up will be accommodated on street at both properties. To facilitate this, the design of the closure of the temporary driveway at 6468 Cooney Road (which shall be undertaken by

the City at the sole cost of 6468 Cooney Road) must incorporate a letdown at the sidewalk/boulevard to accommodate the movement of garbage bins and recycling carts, the design of which must be to the satisfaction of the City.

- e) On-Site Parking: The subject development complies with Richmond's Zoning Bylaw, except that 2 of its 10 parking spaces are small car spaces (i.e. small car parking is not permitted for residential projects with less than 30 units) and a third space assigned to the project's "convertible unit" does not meet the City's handicapped parking space requirements. Nevertheless, staff support the developer's proposal on the basis that:
- The two small car spaces are tandem spaces assigned to two separate residential units, each of which will also have use of a standard sized space (as per the City's standard tandem parking covenant, which will be registered on the subject site prior to rezoning); and
 - The parking bylaw only requires one handicapped space on the subject site, which the developer proposes to provide as visitor parking, such that the proposed "sub-standard" handicapped space is additional handicapped parking over and above the bylaw requirement. In light of the fact that the "sub-standard" handicapped space is provided as an "added convenience" for the project's "convertible unit" and the subject site is small, while it would be preferable for the size of this space to meet the City's handicapped requirements, the proposed dimensions (i.e. 0.5 m wider than a standard space, but 0.3 m shorter) are preferable to a narrower standard-sized space and its location adjacent to the "convertible" unit's vertical lift will make it convenient for residents.

Sanitation & Recycling

- a) Subject Site Requirements: The development must provide for an enclosure within the building to accommodate 3 recycling carts and 1 garbage dumpster with wheels (3 cubic yards in size). Until the lane is extended north from Cook Road to another public road, pick-up will occur on street on Cook Road. Design development is required via the Development Permit (DP) approval process.
- b) 6468 Cooney Road, North of the Subject Site (Attachment 4): As with the subject site, until the lane is extended north from Cook Road to another public road, pick-up will occur on street. As noted by Transportation, the design of the closure of the temporary driveway at 6468 Cooney Road (which shall be undertaken by the City at the sole cost of 6468 Cooney Road) must incorporate a letdown at the sidewalk/boulevard to accommodate the movement of garbage bins and recycling carts, the design of which must be to the satisfaction of the City. The relocation or redesign of the development's existing garbage/recycling room and any other on-site changes undertaken at the sole cost of the owner shall be at the discretion of the owner, provided that City services are not compromised.

Engineering: Capacity Analysis

- a) Sanitary: No sanitary sewer analysis is required. Prior to rezoning adoption, the developer must contribute \$2,834.50, based on consortium committed upgrades for the Eckersley B sanitary area.
- b) Storm: No drainage analysis is required. Prior to rezoning adoption, the developer must contribute \$1,553.64, based on consortium committed upgrades for the Cook and Cooney drainage area.
- c) Water: The applicant has undertaken a capacity analysis to the satisfaction of the City, and has determined that the subject development has adequate flow available to meet FUS fire flow requirements combined with peak hour demand and that, on this basis, no upgrades are required. Based on this:

- The City requires that the applicant's calculations are included on the development's Servicing Agreement design drawings; and
 - Prior to Building Permit issuance, the developer must submit fire flow calculations, signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow.
- d) Servicing Agreement (SA): Prior to rezoning adoption, the developer is required to enter into the City's standard SA (secured via a Letter of Credit) for the design and construction, to the satisfaction of the City, of all:
- Sanitary and storm sewer improvements along the frontage of the subject site; and
 - Service connections.

Analysis

The subject site is situated in part of the City Centre designated for compact, grade-oriented, multiple-family housing. Several years ago when such a project was proposed north of the subject site, the owner declined to consolidate the two properties. Today, redevelopment of that neighbouring site is complete (**Attachment 4**) and the subject site is effectively landlocked. As a result, development of the subject site has proven to be challenging – made most difficult by required road dedications, which reduce the gross site size by 27% to just 631.93 m². Nevertheless, the proposed development is well designed, livable, and consistent with City objectives for the local area as follows:

- a) City Centre Area Plan (CCAP): The Plan designates the subject site and properties to its north, south, and east for “high-density townhouses” (1.2 FAR maximum) designed to meet the needs of families and others preferring higher density, grade-oriented housing options.
- The subject development is consistent with the CCAP's transit-oriented development objectives and land use designations, and presents a viable model for other small-lot/infill townhouse projects in Brighthouse Village.
- b) Aircraft Noise Sensitive Development (ANSD): City policy designates the subject site as “Area 4”, which permits residential uses provided that the City's standard Aircraft Noise Covenant is registered on title, a registered professional qualified in acoustics submits an Acoustics Report identifying the measures required to ensure the building's compliance with the “Noise Management” standards set out in the OCP, and all necessary noise mitigation measures are incorporated. On this basis, the developer has agreed that:
- Prior to rezoning adoption, the City's standard ANSD covenant will be registered on title;
 - Prior to Development Permit (DP) approval, the required Acoustics Report will be submitted by a registered professional qualified in acoustics; and
 - Prior to Building Permit issuance, a second Acoustics Report will be submitted by a registered professional qualified in acoustics confirming that the building design incorporates all necessary noise mitigation measures identified prior to DP approval.
- c) Affordable Housing: The CCAP and proposed zoning, “Parking Structure Townhouses (RTP4)”, allow a maximum residential density on the subject site of 0.6 FAR, plus an additional 0.6 FAR (1.2 FAR in total) for developments that comply with Richmond's Affordable Housing policy. On this basis, the developer has agreed that:

- Prior to rezoning adoption, as per City policy with regard to townhouses, the developer will voluntarily contribute \$2/ft² of buildable floor area towards the Affordable Housing Reserve (i.e. \$16,126 estimate).
- d) Accessible Housing: The City encourages housing choices supportive of Richmond's aging population and people who are mobility impaired. This objective can be difficult to satisfy in projects such as the subject development where limited site size requires that all the units are multi-storey. Nevertheless, the developer has agreed to the following:
- One of the subject development's 6 units is designated as a "convertible" dwelling (i.e. designed for ready conversion to use by a person in a wheelchair); and
 - All dwellings will incorporate "aging in place" measures (e.g., lever handles, blocking in walls for grab bars).
- e) Flood Management Strategy: The CCAP encourages measures that will enhance the ability of developments to "adapt" to the effects of climate change. To this end, the Plan encourages City Centre developers to build to the City's recommended Flood Construction Level (FCL) of 2.9 m geodetic and minimize exemptions, wherever practical. In light of this, the developer and staff have agreed that the project will satisfy the City's flood construction level bylaw as follows:
- The project's unit foyers (at both the front door and parkade levels), bike storage, and mechanical and electrical rooms will have a minimum elevation of 0.3 m above the crown of the fronting street;
 - All other habitable spaces will have a minimum elevation of 2.9 m geodetic or higher; and
 - Prior to rezoning adoption, the City's standard Flood Indemnity Covenant will be registered on title.
- f) Public Art: As the proposed development has less than 20 dwellings, City policy encouraging contributions towards Richmond's Public Art Program is not applicable.
- g) Transportation Improvements: The CCAP designates the two streets fronting the subject site, Cooney and Cook Roads, as "major streets" and intends that they provide for high traffic volumes, together with various pedestrian/bike amenities. There is currently no sidewalk along the north side of Cook Road between Cooney Road and Cook Gate (at Cook School), which makes the construction of this sidewalk a priority. In addition, road widening is required along both site frontages (i.e. for left-turn lanes, etc.) and a new lane must be constructed to minimize driveway interference. Unfortunately, even with road dedication from the subject site, the City's ultimate street cross-section is not achievable and will have to wait until additional dedication can be secured from other properties. In addition, the location of existing trees along Cook Road conflicts with the City's standard lane and sidewalk/boulevard construction requirements. In light of this and the importance of Cook Road as both a pedestrian and vehicle link, staff recommend that:
- The developer must provide road dedication and undertake improvements via the City's standard Servicing Agreement (at the developer sole cost and secured via a Letter of Credit), including a new sidewalk and boulevard along both frontages and a new 6 m wide public lane;
 - The City's typical road/lane construction standards should be modified to be responsive to:
 - i. Narrow interim rights-of-ways on Cook and Cooney Roads; and

- ii. Provide for tree retention (e.g., 1.5 m versus 2 m wide sidewalk along Cook Road; special measures such as permeable paving and light weight fill in the lane); and
- Sidewalk/boulevard construction along the north side of Cook Road between the subject site and Cook Gate should be considered a priority for the City to implement (regardless of development activity along the block) within the next 3-4 years.
 - A voluntary cash contribution towards accessible pedestrian enhancements of the Cook Rd/Cooney Rd traffic signal will also be provided.
- h) Tree Retention & Replacement: Richmond's Tree Protection Bylaw aims to sustain a viable urban forest by protecting trees with a minimum diameter of 20 cm DBH from being unnecessarily removed (measured 1.4 m above grade) and setting replanting requirements. The developer has submitted an arborist's report and landscape concept. Due to the small size of the subject site and the City's requirement for road widening and lane construction, staff have determined that:
- Several trees, which are in poor or fair condition, should be removed and replaced (at 2 replacements for each tree removed);
 - One tree in good condition along the site's Cook Road frontage (within the proposed road dedication) should be retained, the proposed sidewalk should be narrowed to minimize impacts, and, at the Development Permit stage, the project's raised patios should be set back outside the drip line of the tree; and
 - One very large tree in good condition located east of the proposed lane should be retained and special measures should identified by the developer/arborist via the Servicing Agreement process to mitigate the potential impacts of lane construction, to the satisfaction of the City. Measures to be considered may include, but may not be limited to light weight fill, permeable paving, etc.

Tree Location	Type & Size	Condition	Conflict	Recommended Action	Recommended Mitigation
On-site	2 evergreens @ 40 & 50 cm DBH	Poor	Within the building footprint	Remove (2)	Replacement evergreen trees on-site including: • 2 @ 5 m min. tall & • 2 @ 5.5m min. tall
On-site	1 deciduous tree @ 40 cm DBH	Poor	Within new lane	Remove (1)	Replacement deciduous trees on-site including: • 2 @ 9 cm calliper min.
Cook Road @ Site	2 deciduous tree @ 40 cm DBH	Fair	Confined between building & sidewalk	Remove (2)	Replacement deciduous trees on-site including: • 2 @ 9 cm calliper min.
Cook Road @ West Side of Site	1 deciduous tree @ 40 cm DBH	Good	Confined between building & sidewalk	Retain	• Relocate/reduce sidewalk width via Servicing Agreement • Relocate raised patios outside drip line via DP
Cook Road @ East of Lane	1 deciduous tree @ 1.1 m DBH	Good	New lane fully within drip line	Retain	• Modify lane design to minimize impacts via Servicing Agreement

- i) Sustainability Development Measures: The CCAP recommends that all rezoning applications proposing a buildable floor area in excess of 2,000 m² should demonstrate equivalency to LEED Silver. As the subject development is only 749.1 m² in size, this CCAP policy does not apply. Nevertheless, it should be noted that the:

- Subject site is well located from a sustainable development perspective, as it has a bus stop at its doorstep and is within a 5-minute walk of the Canada Line, Cook School, and Richmond Centre; a 10-minute walk of major parks and the Richmond Cultural Centre; and, a 15-minute walk of two secondary schools;
 - Project includes space for residents to garden and features that support aging in place; and
 - Developer has agreed to consider incorporating additional sustainable development features via the Development Permit (DP) process (e.g., materials with recycled content, waste reduction measures, low-flow fixtures, energy efficient appliances).
- j) Residential Amenity Space - Indoor: The OCP directs that multiple-family projects should provide a minimum of 70 m² of common indoor space or, in the case of small projects, pay cash-in-lieu. On this basis, the developer has agreed that:
- Prior to rezoning adoption, the developer will voluntarily contribute \$1,000 per dwelling unit in-lieu of providing indoor amenity space (i.e. 6 units x \$1,000/unit = \$6,000).
- k) Residential Amenity Space - Outdoor: The OCP recommends that 6 m² of common outdoor space is provided per unit for active/passive recreation and children's play. In addition, the CCAP recommends that 10% of net site area is provided as landscaping, including features such as planting areas, paths, and garden plots. Together, this represents 99 m² of common outdoor space. The developer proposes to:
- Exceed the OCP and CCAP recommendations with the provision of 104 m² of outdoor space along the site's west-facing Cooney Road frontage, including space for gardening, socializing, and children's play.
- l) Community Planning: As per the CCAP, the City may negotiate developer contributions to assist with its community planning program. In light of this, staff recommend and the developer has agreed that:
- The developer makes a voluntarily contribution of \$2,016 (i.e. \$0.25/ft² of buildable floor area) towards Richmond's community planning fund.
- m) Form of Development: The CCAP Development Permit (DP) Guidelines encourage an urban form of development characterized by low-rise, streetwall buildings with generally consistent setbacks and heights, flat roofs, roof decks and balconies, concrete and masonry cladding complemented by metal and wood features, and a formal landscape vocabulary including planters and terraces. In addition, given the area's proposed compact housing form, careful attention must be paid to issues of privacy/overlook, shading, garbage/recycling access, and Crime Prevention through Environmental Design (CPTED). Recognizing this and based on input from staff and the Advisory Design Panel, the developer proposes to:
- Minimize overlook by orienting the development's balconies and outdoor spaces to the south and west and limiting windows on its north and east facades;
 - Minimize shading of neighbouring properties (**Attachment 6**);
 - Maximize on-site, usable open space by raising the private front yards above the street grade, providing private roof decks, providing a raised walkway along the rear of the units with direct access to the site's common outdoor space, orienting outdoor spaces (except for the rear walkway) to the south and west, providing for a variety of outdoor activities, and working to retain mature trees along Cook Road frontage;
 - Provide for an attractive, urban form and character; and
 - Prior to rezoning adoption, processing of a Development Permit application (DP 09-505353) to the satisfaction of the Director of Development, paying attention to:

- i. Enhancing the project's Cooney Road, lane, and rear elevations to bring them up to the standard of the project's more successful Cook Road elevation;
- ii. Ensuring the incorporation of effective Crime Prevention Through Environmental Design (CPTED) measures and necessary garbage/recycling features in the design and finishing of the parking level;
- iii. Enhancing the project's accessibility for people with impaired mobility;
- iv. Refining the garbage/recycling enclosure within the building to ensure that its use will not conflict with vehicle movement/safety and its design will appear attractive, tidy, and well maintained (i.e. durable materials);
- v. Revising the landscape design so that it may better complement the project's contemporary character, incorporate sustainable features, enhance urban agricultural opportunities, and facilitate the retention of the westernmost tree along the site's Cook Road frontage (i.e. set back the raised patios outside the tree's drip line); and
- vi. Demonstrating the design of the shared driveway to the satisfaction of the Director of Transportation and securing it as part of the City's standard Development Permit landscape bond.

n) Anticipated Zoning Variances: Parking Structure Townhouses (RTP4) is a new zone, drafted for use in City Centre locations designated for "high-density townhouses", such as the subject site; however, due to this site's small size, the applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- Reduce the minimum allowable lot size as follows:
 - i. From 40.0 m to 37.6 m for minimum lot width;
 - ii. From 30.0 m to 20.3 m for minimum lot depth; and
 - iii. From 2,400 m² to 631.93 m² for minimum lot area.

Staff support the proposed variances as the applicant has demonstrated that the subject development's ability to satisfy the objectives of the CCAP and other City policies is not compromised by the site's smaller size.

- Vary the maximum allowable lot coverage as follows:
 - i. For buildings, increase from 50% to 54%;
 - ii. For non-porous surfaces, increase from 80% to 87%; and
 - iii. For planting, decrease from 20% to 13%.

Staff support the proposed variances as the increase in lot coverage for buildings is negligible and the changes in non-porous surfaces and planting is a result of City requirements to accommodate driveway access to a neighbouring site.

- Reduce the minimum allowable building setback at a lane:
 - i. From 1.2 m to 0.1 m.

Staff support the proposed variance on the basis that the proposed location of the building is not expected to compromise the functioning or safety of the lane, and any increase in the proposed setback would necessitate a reduction in density.

- Increase the maximum allowable number of small car parking spaces:
 - i. From nil to 2.

Staff support the proposed variance as the two proposed small car spaces are tandem spaces assigned to two separate residential units, each of which also have use of a standard sized space, as per the City's standard tandem parking covenant, which will be registered on the subject site prior to rezoning.

- Reduce the minimum allowable size of one handicapped parking space (adjacent to a wall):
 - i. From 4.0 m wide to 3.3 m, and from 5.5 m long to 5.2 m.*Staff support the proposed variance as the Bylaw requires only one full-size handicapped space on site (which is proposed as visitor parking) and the proposed space is expected to better meet the needs of the project's designated "convertible" unit than would a standard parking space.*

Financial or Economic Impact

None.

Conclusion

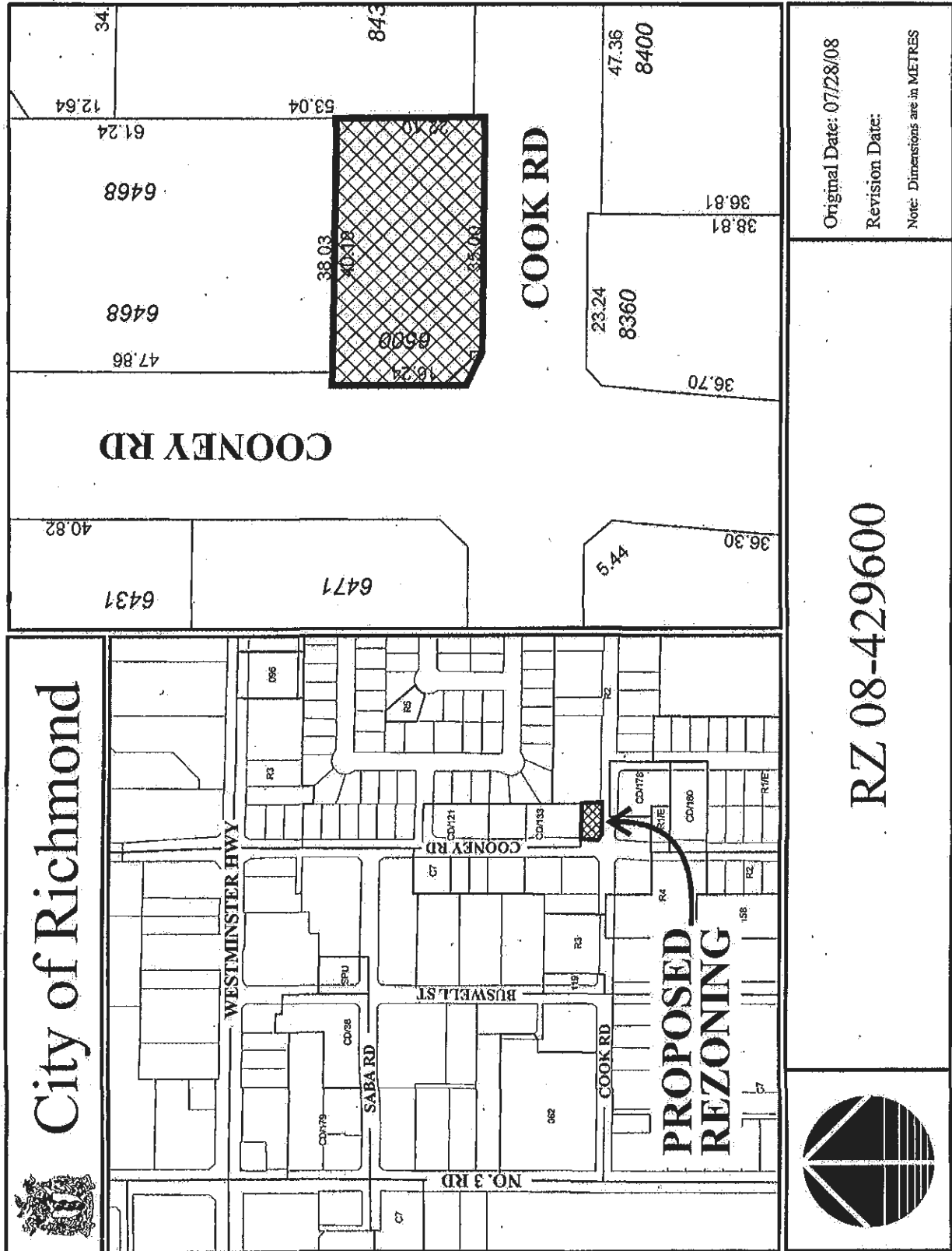
The subject rezoning application is supportive of City policies for compact, grade-oriented, multi-family housing and CCAP objectives for the Brighthouse Village area. The proposed zoning, "Parking Structure Townhouses (RTP4)", is a new zone, drafted for use in City Centre locations designated for "high-density townhouses", such as the subject site. Despite the project's small site size, the proposed development is attractive and livable, is expected to have minimum impacts on neighbouring residents, and proposes to take steps to retain key significant trees along Cook Road. On this basis, the subject application warrants favourable consideration.

Suzanne Carter-Huffman.

Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:spc

Attachment 1: Location Map
Attachment 2: Aerial Photograph
Attachment 3: Development Application Data Sheet
Attachment 4: Adjacent Development @ 6468 Cooney Road
Attachment 5: Adjacent Development @ 8491 Cook Road
Attachment 6: Shadow Diagrams
Attachment 7: Rezoning Considerations
Attachment 8: Conceptual Development Plans







City of Richmond

6911 No. 3 Road
Richmond, BC, V6Y 2C1
www.richmond.ca

Development Application Data Sheet Development Applications Division

RZ 07-380222

Address: 6500 Cooney Road

Applicant: Interface Architecture Inc.

Owner: 051746 BC Ltd.

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

Floor Area 749.1 m² (8,063.2 ft²), excluding standards zoning exclusions (e.g., parking)

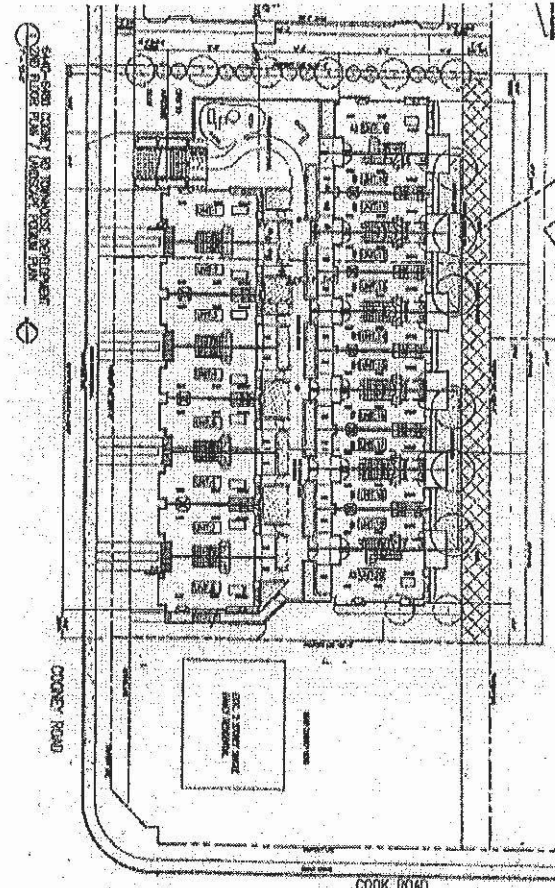
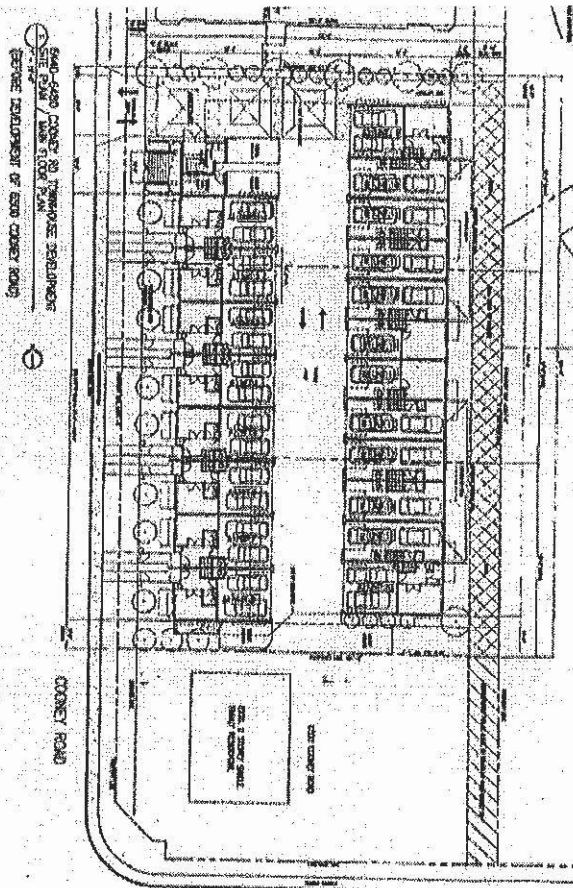
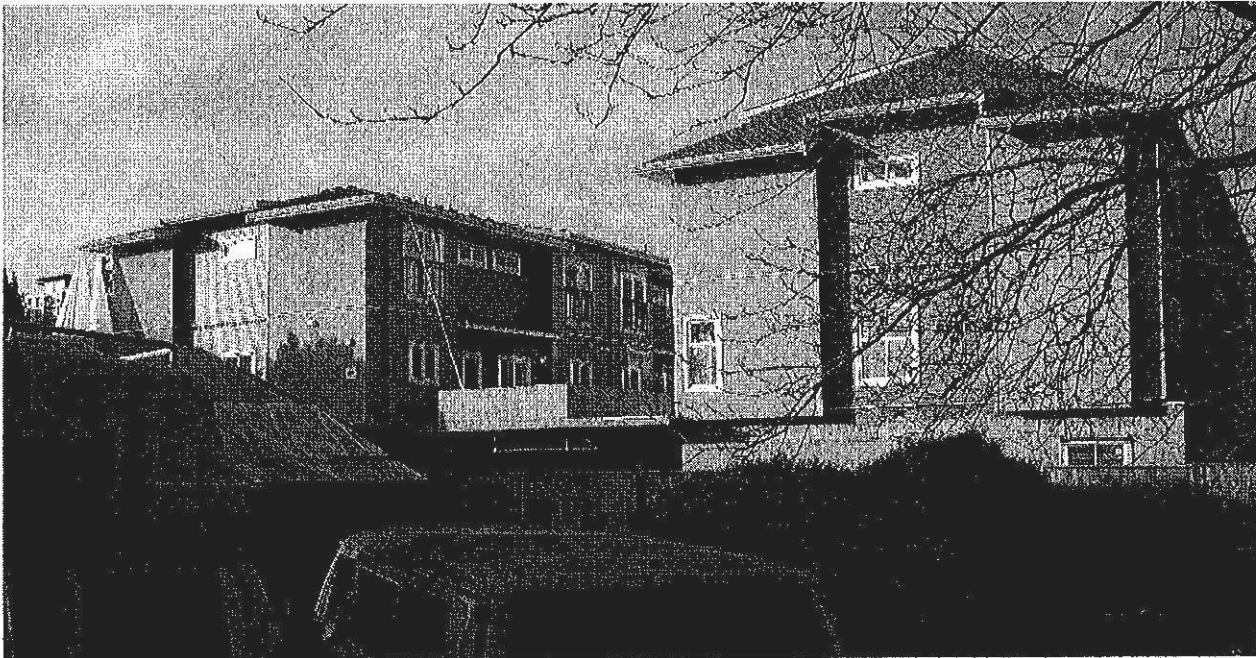
	Existing	Proposed
Site Area	869.6 m ² (9,361.0 ft ²)	Net Site: 631.93 m ² (6,802.26 ft ²) Road Dedication: 237.7 m ² (1,260.9 ft ²)
Land Uses	Single-family house	3-storey townhouses over a 1-storey shared parking structure
City Centre Area Plan (CCAP) Designation	General Urban T4 (15 m): • 1.2 FAR maximum • Ground-oriented residential • 15 m typical maximum height	As per City policy
Aircraft Noise Sensitive Development (ANSD)	"Area 4": All aircraft noise sensitive uses are permitted, provided that: • ANSD Restrictive Covenant is registered on title; • Acoustics Report is prepared; and • Noise mitigation measures are incorporated to the City's satisfaction.	As per City policy
Zoning	Low Density Townhouses (RTL1): • 0.55 FAR maximum • Townhouses & single-family houses • 40% lot coverage • 6 m setback along streets, 3 m at interior side yards & 6 m at a lane • 9 m maximum height	Parking Structure Townhouses (RTP4): • 1.2 FAR maximum • Townhouses • 50% lot coverage • 3 m setback along streets, 1.5 m at interior side yards & 1.2 m at a lane • 15 m & 4 storeys maximum height
Number of Units	1	6

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	1.2 FAR	1.2 FAR	None permitted
Lot Coverage – Buildings & Roofs over Parking	• Buildings: 50% max. • Non-porous: 80% max. • Planting: 20% min.	• Buildings: 54% max. • Non-porous: 87% max. • Planting: 13% min.	• Buildings: 4% increase • Non-porous: 7% increase • Planting: 7% decrease
Setback – Road	• 3.0 m min.	• Cook Road: 4.5 m • Cooney Road 3.2 m	N/A
Setback – Interior Side & Rear Yard	• 1.5 m min.	• North: 1.9 m	N/A
Setback – Public Lane	• 1.2 m min.	• East: 0.1 m	• 1.1 m decrease
Height:	• 15.0 m max. • 4 storeys max. (excl parking)	• 15.0 m • 3 storeys over parking	N/A

	Bylaw Requirement	Proposed	Variance
Lot Size (min.)	<ul style="list-style-type: none"> • Cook Rd (width): 40.0 m • Cooney Rd (depth): 30.0 m • Area: 2,400 m² 	<ul style="list-style-type: none"> • Cook Rd: 37.6 m • Cooney Rd: 20.3 m • Area: 631.93 m² 	<ul style="list-style-type: none"> • Cook Rd: 2.4 m decrease • Cooney Rd: 9.7 m decrease • Area: 1,768.07 m² decrease
Off-Street Parking:			
<ul style="list-style-type: none"> • Residents • Visitors • (Handicapped) • Total 	<ul style="list-style-type: none"> • 7.2 spaces @ 1.2/unit • 1.2 spaces @ 0.2/unit • (1 space) • 10 spaces 	<ul style="list-style-type: none"> • 8 spaces • 2 spaces • (1 space for visitors) • 10 spaces 	N/A
Small Car Parking	<ul style="list-style-type: none"> • Not permitted for projects with less than 30 units 	<ul style="list-style-type: none"> • 2 small car spaces • 1 "sub-standard" handicapped space for the use of the project's "convertible" unit (in addition to the project's full-size handicapped space) 	<ul style="list-style-type: none"> • 2 space increase in small car spaces • 1 "sub-standard handicapped" space (provided in place of bylaw requirements for a standard space)
Tandem Parking	<ul style="list-style-type: none"> • Permitted 	<ul style="list-style-type: none"> • 2 pairs of spaces (serving 2 dwellings) 	N/A
Common Indoor Amenity Space	<ul style="list-style-type: none"> • Min. 70 m² - OR - • Cash-in-lieu @ \$1,000/unit 	<ul style="list-style-type: none"> • Cash-in-lieu (6 units @ \$1,000/unit = \$6,000) 	N/A
Common Outdoor Amenity Space	<ul style="list-style-type: none"> • OCP: 36 m² @ 6 m²/unit for active/passive recreation & children's play • CCAP: 63 m² @ 10% of net site area for planting, paths, garden plots, etc. • Total: 99 m² 	<ul style="list-style-type: none"> • 104 m², situated along the property's Cooney Rd frontage 	N/A
Private Outdoor Amenity Space (CCAP): Grade-Oriented & Equivalent Dwellings (i.e. townhouses)	<ul style="list-style-type: none"> • Area: 37 m²/unit • Distribution: Each unit's private outdoor area may be made up of a maximum of 3 spaces (e.g., garden, balcony, roof deck) • Depth: Each space must be at least 3 m deep 	<ul style="list-style-type: none"> • Area: 37 - 61 m²/unit • Distribution: Every unit has a south-facing front yard & roof deck • Depth: 4.5 m min. 	N/A
Accessible Dwelling Measures	<ul style="list-style-type: none"> • Developers are encouraged to incorporate measures that help to accommodate wheelchairs and people who are mobility impaired. 	<ul style="list-style-type: none"> • 1 "convertible" unit (i.e. larger washroom & kitchen, plus space for a future vertical lift) • "Aging in place" features in all units (e.g., lever handles, blocking in walls for grabs bars). 	N/A
Minimum Habitable Floor Elevation (excluding parking)	<p>"Area A" Flood Construction Level (FCL):</p> <ul style="list-style-type: none"> • Min. 2.9 m geodetic encouraged, but exemption permitted to 0.3 m above the crown of the fronting street 	<ul style="list-style-type: none"> • 2.9 m geodetic (min.) for all habitable spaces, except 0.3 m above the crown of the fronting street for mechanical & electrical rooms, foyers & bike storage. 	N/A

Other: Tree replacement compensation required for any loss of significant trees.

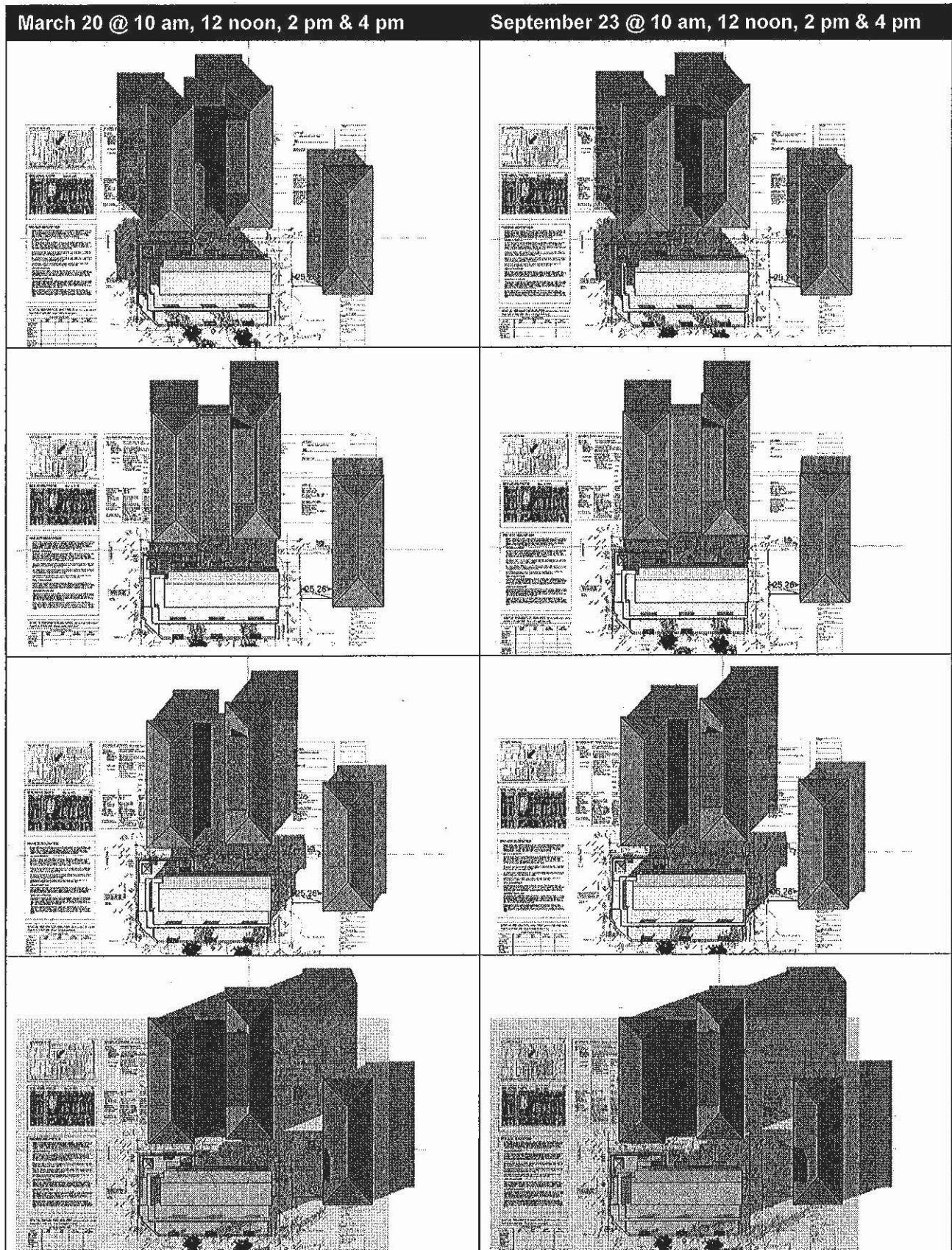
View Looking North Across the Subject Site to 6460 Cooney Road



View Looking NE Across 8491 Cook Road Towards the Subject Site

- *An existing 8 ft. high fence and shrubs screen views of the subject site from the neighbour. The shrubs must be removed to facilitate construction of the proposed lane; however, the subject developer will repair and extend the fence to ensure the neighbour's privacy is maintained.*
- *The large deciduous tree in the foreground is located within the Cook Road right-of-way. The proposed lane situated on the subject site will be within the drip line of the tree. Steps will be taken via the Servicing Agreement process to minimize impacts on the tree and maintain its health.*





Rezoning Considerations

6500 Cooney Road

RZ 08-429600

Prior to final adoption of Zoning Amendment Bylaw 8618, the developer is required to complete the following:

1. 6 m lane dedication along the entire east property line.
2. 1.8 m road dedication along the entire south frontage, 2.4 m road dedication along the entire west frontage, and a 5 m-by-5 m corner cut road dedication at the intersection of Cook Road and Cooney Road.
3. Registration of a Public Right of Passage statutory right-of-way along a portion of the north side of the subject site for Public Right of Passage purposes. This right-of-way shall act to complete the existing area located on 6468 Cooney Road, secured by an easement in favour of the subject site (registered under number BX442223), and intended for use as 50% of a shared driveway. The subject developer will be responsible for the costs of constructing and maintaining the portion of the driveway situated on 6500 Cooney Road. The design of the full driveway, including any agreements providing for the construction and maintenance of the portion of the driveway on 6468 Cooney Road, must be demonstrated to the satisfaction of the City at Development Permit stage and the portion situated on 6500 Cooney must be secured as part of the City's standard Development Permit landscape bond. (Note that the City may also require an easement to be registered on the Public Right of Passage area in favour of the owner of 6468 Cooney Road.)
4. Registration of a legal agreement on title ensuring that the only means of vehicle access to the subject site shall be via the required lane dedication across the site's east side and that there shall be no direct vehicle access to Cook Road or Cooney Road.
5. Registration of an aircraft noise sensitive use covenant on title.
6. Registration of a flood indemnity covenant on title.
7. City acceptance of the developer's offer to voluntarily contribute \$2/ft² of buildable floor area towards the Affordable Housing Reserve (i.e. \$16,126 estimate).
8. City acceptance of the developer's offer to voluntarily contribute \$1,000 per dwelling in-lieu of providing indoor amenity space (i.e. \$6,000 in total).
9. City acceptance of the developer's offer to voluntarily contribute \$0.25/ft² of buildable floor area towards Richmond's community planning fund (i.e. \$2,016 in total).
10. City acceptance of the developer's offer to voluntarily contribute \$6,000 towards accessible pedestrian enhancements of the Cook Road/Cooney Road traffic signal.
11. City acceptance of the developer's offer to voluntarily contribute \$2,834.50, based on consortium committed upgrades for the Eckersley B sanitary area.
12. City acceptance of the developer's offer to voluntarily contribute \$1,553.64, based on consortium committed upgrades for the Cook and Cooney drainage area.

13. Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement, both parking spaces must be assigned to the same dwelling unit.
14. Enter into the City's standard Servicing Agreement (SA)* for the design and construction, at the developer's sole cost, of frontage works, a new public lane, and related improvements. Prior to rezoning adoption, all works identified via the SA must be secured via a Letter(s) of Credit, to the satisfaction of the Director of Development, Director of Engineering, and Director of Transportation. All works must be completed prior to final Building Permit inspection granting occupancy for the subject site. Works are at the developer's sole cost. Development Cost Charge (DCC) credits may apply. Works include, but are not limited to:

Transportation:

- a) Cooney Road: Frontage works are required behind the existing curb, including the removal of the existing sidewalk (including the "spur" north of the subject site) and installation of a 2 m wide concrete sidewalk along the subject site's new property line (tied into the existing sidewalk to the north), a grassed boulevard between the sidewalk and curb with street trees planted at 9 m on centre (including reinstatement of the boulevard north of the subject site where sidewalk must be removed), and City Centre streetlights in the boulevard (Type 3, powder coated blue, 9.14 m pole, and 250w MH lamp, except without pedestrian luminaires, banner arms, flowerpot holders, receptacles, or irrigation).
- b) Cook Road: Construction of frontage works including removal of the existing on street walkway and extruded curb and the construction of a new curb and gutter (the face of which curb shall be set 11.85 m north of the existing south curb face), a 1.5 m wide concrete sidewalk along the back of curb, City Centre streetlights (Type 3, powder coated blue, 9.14 m pole, and 250w MH lamp, except without pedestrian luminaires, banner arms, flowerpot holders, receptacles, or irrigation), and a grassed boulevard between the sidewalk and property line. The boulevard is intended to accommodate the retention of an existing significant tree near the west side of the site, together with the planting of new street tree(s) as space allows. The letdown at the lane shall be aligned with the sidewalk and must be designed to facilitate safe, convenient pedestrian movement between the new sidewalk at the subject site and the on street walkway east of the subject site.
- c) Public Lane: Construction of a new 6 m wide lane is required, including, but not limited to, City Centre lighting along the lane's east side, the extension and repair or replacement of the existing fence along the entire property line of 8491 Cook Road (i.e. immediately east of the proposed lane), and special measures aimed at mitigating impacts on the existing significant tree east of the proposed lane as determined by an arborist (e.g., permeable paving, light weight fill), to the satisfaction of the City. Any grade differential between the lane and adjacent sites must be resolved via the design review/approval process.

Engineering:

- d) Sanitary & Storm Sewer: Construction of all improvements along the frontage of the subject site is required.

- e) Service Connections: Connections for the development site are required and must be indicated on the SA design drawings.

Note: The applicant's water calculations must be indicated on the SA design drawings.

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

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

1. Adoption of the subject rezoning (RZ 08-429600).
2. Submission of a Letter of Credit for landscaping (including the shared driveway along the north side of the subject site), the amount of which is to be based on a sealed estimate prepared by the developer's landscape architect.
3. Submission of an Acoustics Report by a registered professional qualified in acoustics recommending the noise mitigation features necessary to ensure the subject development's compliance with the standards set out in Richmond's Official Community Plan (OCP), Section 5.4, Noise Management.
4. Incorporation of accessibility measures in Development Permit (DP) plans, including:
 - a) One "convertible" dwelling designed as per the City's "Convertible Housing Standards" (i.e. the unit and its convertible housing features must be clearly labelled on the drawings, together with a copy of the City's standards); and
 - b) "Aging in place" features (i.e. lever handles) incorporated into all dwellings and labelled on the drawings.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and Development Permit processes.
3. Submission of an Acoustics Report by a registered professional qualified in acoustics confirming that the building design incorporates all the noise mitigation features necessary to ensure its compliance with the standards set out in Richmond's Official Community Plan (OCP), Section 5.4, Noise Management, as determined via the Development Permit process.
4. Submission of fire flow calculations, signed and sealed by a professional engineer and based on the Fire Underwriter Survey, to confirm that there is adequate available flow.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * Item requiring 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.*

[Signed original on file]

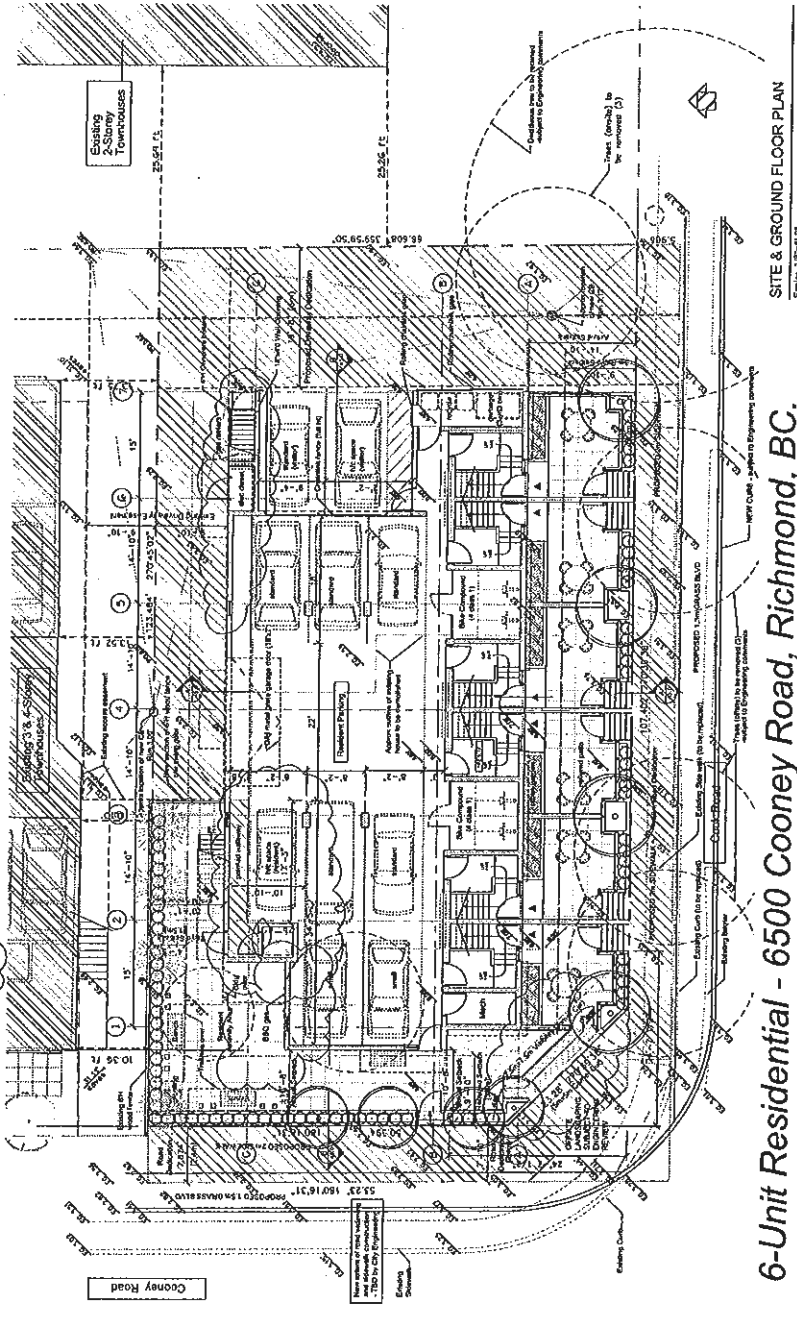
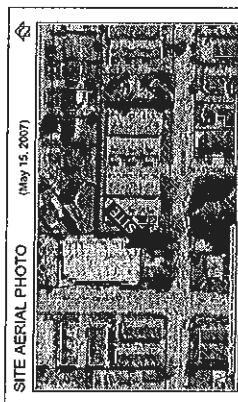
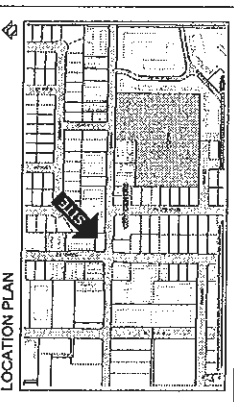
Signed

Date

[illegible]

DRAWING LIST	
Architectural	
A-1	PROJECT DATA SHEET PLAN
A-2	SECTION - MAIN LEVEL, PLUMB
A-3	FLOOR DECK - MAIN LEVEL, PLUMB
A-4	SECTION - MAIN LEVEL, PLUMB NORTH - WEST ELEVATIONS
A-5	SECTION A-A, B-B

CONTACTS	Owner	<p>City of Dallas, TX 2001 Ross Avenue, Suite 1400 Dallas, TX 75201 Tel: 214.670.1234 Fax: 214.670.1235 Email: procurement@cityofdallas.com</p>
	Architect	<p>W. A. Jones Associates, Inc. 11000 Preston Road, Suite 100 Dallas, TX 75242 Tel: 972.361.1111 Fax: 972.361.1112 Email: info@wajones.com</p>
	Landscape Architect	<p>Michael J. Johnson, Inc. 1900 S. Cooper Street Dallas, TX 75225 Tel: 972.442.1444 Fax: 972.442.1445 Email: info@mjjohnson.com</p>
	Civil Engineer	<p>Chen Consulting Engineers, Ltd. #1908, 12801 Commerce Parkway Dallas, TX 75242 Tel: 972.727.7272 Fax: 972.727.7273 Email: chen@chenconsulting.com</p>

[illegible][illegible]

6-Unit Residential - 6500 Cooney Road, Richmond, BC.

PROJECT DESCRIPTION

[illegible][illegible]



City of Richmond

Bylaw 8618

Richmond Zoning Bylaw 8500 Amendment Bylaw 8618 (RZ 08-429600) 6500 COONEY 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 **PARKING STRUCTURE TOWNHOUSES (RTP4)**.

P.I.D. 000-600-555

Lot 20 Except: Firstly: Part on Bylaw Plan 53627 and Secondly: Parcel A (Bylaw Plan 74724), Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8618**".

FIRST READING

MAR 14 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

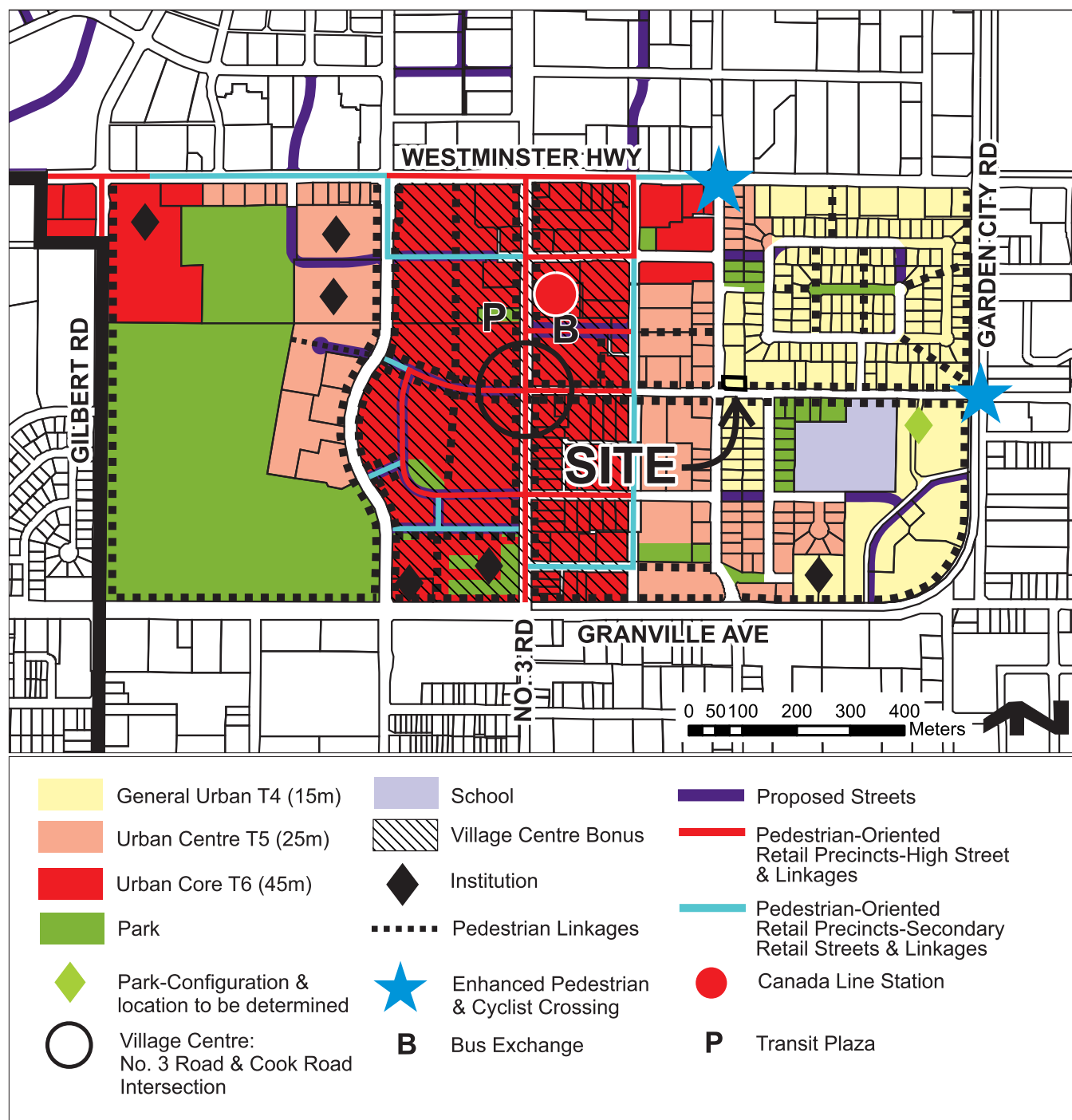
CORPORATE OFFICER



Development Application Data Sheet
Development Applications Department

RZ 08-429600			
Address	6500 Cooney Road		
Applicant	Kenneth Kim Architecture Inc.		
Owner	1077972 B.C. Ltd. (Incorporation No. BC 1077972)		
Planning Area(s)	City Centre Area (Brighthouse Village)		
	Existing	Proposed	
Site Size	869.6 m ²	631.8 m ²	
Land Uses	Vacant	Multiple-Family Residential	
OCP Designation	Neighbourhood Residential	Complies	
CCAP Designation	General Urban T4 / 1.2 FAR	Complies	
Zoning	Low Density Townhouses (RTL1)	Parking Structure Town Housing (ZT93) - Brighthouse (City Centre)	
Number of Units	0	6 townhouses	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.2 (758 m ²)	1.2 (747 m ²)	None permitted
Lot Coverage	Building: Max. 56% Non-porous Surfaces: Max. 80% Planting: Min. 20%	Building: 56% Non-porous Surfaces: 76% Planting: 20%	None
Setback – Cooney Road	Min. 3 m	3 m	None
Setback – Cook Road	Min. 3 m	3 m	None
Setback – Side Yard	Min. 1.5 m	1.5 m	None
Setback – Rear Lane	0 m	0 m	None
Building Height	Max. 15 m (4 storeys)	13 m (4 storeys)	None
Lot Size	Width: Min. 20 m Depth: Min. 30 m Area: Min. 600 m ²	Width: 20.3 m Depth: 31.6 m Area: 631.8 m ²	None
Parking Spaces	City Centre Zone 2 Residents: 8 Visitors: 2 Total: 10	Residents: 8 Visitors: 2 Total: 10	None
Accessible Parking Spaces	Not required	0	None
Tandem Parking Spaces	Max. 50% of resident spaces	50% of resident spaces	None
Bicycle Spaces	Class 1: 8 Class 2: 2	Class 1: 8 Class 2: 2	None
EV (Energized) Car Charging	100% of resident parking spaces	100% of resident parking spaces	None
Amenity Space – Indoor	Min. 50 m ²	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 36 m ²	36 m ²	None

Specific Land Use Map: Brighthouse Village (2031)



Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

Public Correspondence

Elizabeth Kwan

April 12, 2011

Jenny

April 17, 2011

Jonathon Yonghong Li

April 18, 2011

Strata Owners of BCS2683

June 4, 2012
December 20, 2018

To Public Hearing	
Date:	April 18, 2011
Item #	2
Re:	Gulaw
	8618

Schedule 1 to the Minutes of the
Public Hearing held on Monday,
April 18, 2011.

April 21/2011
Ms Elizabeth Kwan
4-8320 Cook Rd
Richmond BC V6Y 1V5
604 2736464

Dear Mr S. Carter - Huffman

I'm writing on b/c re of the strata
to oppose the building of a six units 3 stories
town home at the address of 6500 Coney Road
(RZ 08-429600)

Considering the size of the lot, may just
be able to snug it in. But like I last wrote
to Coun. Evelina Helsey Brundt to object such
a rezoning years ago. That if it do so, you have
to destroy all the healthy mature trees towering
30+ ft (about above). (Here are the circumferences
of only 3 (out of 6-8) that line along Cook Rd.
① From corner of Cook Rd 63 inches not cm)
② at the driveway 58 inches.
③ about 4 ft from the corner of the property
measured 76 inches

Are you going to allow them to cut all these
down & replace by dwarf cedar that are
3 ft tall

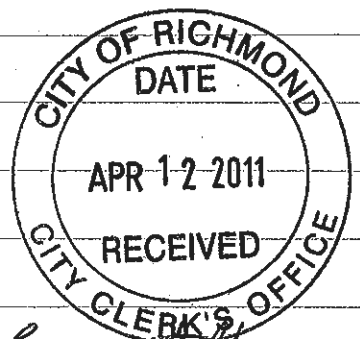
Shore trees mean a lot to the neighbourhood
especially in a heavily traffic area. like this
intersection. Especially after you cut down all
the trees (also towering at 40 ft) at Ekison
Rd (across from that house) & put a complex
in there. Not a twig was left & now replaced

to equal amount of 3 ft cider. Is money really that important to you people in city hall.

This is an official objection against building rezoning of RZ-OS-42 9600. unless we have the guarantee of saving those three mature towering trees - as for the rest young trees scatter about, I'm reasonable & know they have to go to give way to progress.

I know I cannot write & ~~write~~ speak well. It takes all my courage to write to you in order to save the trees. Don't laugh at me; help me!

ELIZABETH KILAN



The neighbours only found out when the trees are being cut down it is too late to cry over it. Now I give you early warning to reject the proposal or you'll see my letter in the news.

Schedule 2 to the Minutes of the
Public Hearing held on Monday,
April 18, 2011.

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: April 17, 2011 7:51 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #548)

To Public Hearing	
Date:	APRIL 18, 2011
Item #	2
Re:	Bylaw 8618

Send a Submission Online (response #548)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	4/17/2011 7:51:16 PM

Survey Response

Your Name:	Jenny
Your Address:	6468 Cooney Road, Richmond
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8618 (RZ 08-429600)
Comments:	1. Is this area big enough to permit development of a 6 unit townhouse? 2. All trees in this area should be maintained very well 3. Do not want any negative affection on the surroundings Thanks for considering.



Mayor and Councillors

Schedule 3 to the Minutes of the
Public Hearing held on Monday,
April 18, 2011.

To Public Hearing	
Date:	April 18, 2011
Item #	2
Re:	Bylaw 8618

From: City of Richmond Website [webgraphics@richmond.ca]

Sent: April 18, 2011 1:22 PM

To: Mayor and Councillors

Subject: Send a Submission Online (response #549)

Categories: UCRS / FILE NUMBER: 12-8060-20-8618 (RZ 08-429600), UCRS / FILE NUMBER: 01-0190-02
- City Page, UCRS CODE / FILE NUMBER: 12-8060-20-8618

Send a Submission Online (response #549)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	4/18/2011 1:21:34 PM

Survey Response

Your Name:	Jonathan Yonghong Li
Your Address:	#5-6468 Cooney RD
Subject Property Address OR Bylaw Number:	ByLaw 8618 (RZ 08-429600)
Comments:	<p>I am the owner of unit 5-6468 cooney RD and oppose to build 6 units in the small corner place, which was only one small single house before. As a council member of 6468 cooney Rd, I also have the follow concerns: 1. sunshine (may affect the units 7, 8, 11 and 12 of our strata) 2. driveway is so close to stop sign. 3. sidewalk will be too narrow, especially on Cook road, it will affect passenger and be worse influence to the traffic in the future since it is the centre area of richmond. 4. trees should be protected. in my personal opinion, 3 to 4 units should be enough for the rezone area. thanks Jonathan 604-8025856</p>



The Owner's Strata Plan BCS2683

6468 Cooney Road, Richmond, B.C., V6Y 2J6

June 4th 2012

To: City of Richmond
6911 No. 3 Road,
Richmond, B.C.,
V6Y 2C1

Fax: (604)276-4063

Attn.: Planning Department

From: The Owner's strata Plan BCS2683

Re: Right of Way at New Development South to 6468 Cooney Road, Richmond, B.C., BCS2683
"Zoning Amendment Bylaw 8618 (RZ 08-429600)"

Dear Sir/Mdm.,

We refer to the new development with the above zoning number code at the South side of our complex. Recently we found out there will be a driveway from the new development through our cover driveway at our garage level to Cooney Road. We strongly opposed to the construction and having the owners of the new development using our driveway based on the following:

1. We were not informed about the fact that there will be a planning of the driveway in the beginning.
2. Due to safety & security concern, we do not want other vehicle driving through the cover driveway where our garages are located. Vehicles from new development will jeopardize our safety when we drive our vehicles into & out from our garages.

Attached please find our petition signed by our owners in the strata regarding our concern on the subject during the AGM. Please advise the developer accordingly and let us have your reply asap. Thank you for your attention.

Should there be any question please feel free to contact the council below. Looking forward to receiving your reply.

Sincerely Yours,

David Wong, Council President (unit 20), kinggreat@126.com, phone: 604-720-6328
Serena Wong, Vice-President (unit 12), ser36ena83@yahoo.ca, phone: 778-855-5715
Jenny Zhou, Secretary (unit 15), zhouminwh@yahoo.com, phone: 604-821-6685
Jonathan Li, Treasurer (unit 5), JonathanCGA@yahoo.com, phone: 604-802-5856

Citybase Management Ltd. (agent for the strata corporation BCS2683)
Tel: 604-708-8998 Ext: 302, Fax: 604-708-9982

Owners Strata Plan BCS2683

Petition on No Driveway through Redwood Cooney Residences

Signature signed by Owners

Unit	Strata Lot	Owners	By Owner
1	1	Chan, Ching Wah	(Renter only)
2	2	Edward Po Wah Yee	LY
3	3	Yu Liao	Flora
4	4	Cui Ling Su & Zu Sheng Xie	謝祖生
5	5	Yong Hong Li	Yong Hong Li
6	6	Jie Jun & Lang Ji Tan	Tan Jun
7	7	Jane Ly Lee	Jane Lee
8	8	Bik Chor Louie	Bik Chor Louie
9	9	Yao, Ki Ching & Sun Yeng Chin	Patrick
10	10	Yu-Liu Huang Yen	Yen Yu-Liu
11	11	Jiang Wang & Bo Hou	Hong Li (Renter only)
12	12	Wing Tsun Lai	Wing Tsun Lai
13	13	Aleem Meralli & Farin Meralli	Meralli
14	14	Wan, Hua	(Vacant)
15	15	Xu, Yaoxian & Zhou Min	Xu Yaoxian
16	16	Bill Churk Ming Lai	Bill Churk Ming Lai
17	17	Jung-Chen Chiang & Su-Hun Lin	Chiang Chen Chiang
18	18	Zhi Liang Wang	王志良
19	19	John Paul Aludino & Karl S. Alavarta	Lyndia Q. Lee
20	20	Wei Wang & Jing-Wen Wu	Wang, Wei

Badyal,Sara

From: Benjamin Li <ben@aaproperty.ca>
Sent: December 20, 2018 4:30 PM
To: Badyal,Sara; KENNETH KIM
Cc: Anthony; Leoni Mallari; Ravi Punn; Ron Xu; Aaron Leung; 'Ricky Jiang'
Subject: RE: 6500 and 6468 Cooney Road - driveway, interface and discussion
Attachments: BCS 2683 - petition to discharge BX442223.pdf

Hi Sara,

Regarding the proposed development of 6500 Cooney, and the easement covenant BX442223, the Strata Owners of BCS 2683 held a special general meeting to fully discuss the matter. Finally, Owners resolved unanimously to deny the requests from the neighbor developer and sign a petition to the City to formally object to the neighbor developer's requests and ask the City to discharge the covenant BX442223.

Please find the attachment with all the unit owners' signature for your record and kindly review and approve the petition.

Thanks & regards,

Benjamin Li
AA Property Management Ltd.
Email: ben@aaproperty.ca
Direct: 604-242-1890
Main: 604-207-2002
Fax: 604-207-2008
Address: 150-8600 Cambie Road, Richmond, BC, V6X 4J9

The information in this e-mail is confidential and may be privileged. If you are not the intended recipient, please destroy this e-mail and notify the sender immediately. You should not retain, copy, distribute or use this e-mail for any purpose, nor disclose any of its contents to any other person.

From: Badyal,Sara
Sent: Tuesday, October 30, 2018 5:03 PM
To: KENNETH KIM ; Benjamin Li
Cc: Anthony ; Leoni Mallari ; Ravi Punn ; Ron Xu ; Aaron Leung ; 'Ricky Jiang'
Subject: 6500 and 6468 Cooney Road - driveway, interface and discussion

Hi Ken and Benjamin,

6468 Cooney Road existing driveway and temporary driveway legal agreement

I have some new information to share with the development team for 6500 Cooney Road and the neighbouring strata BCS 2683 at 6468 Cooney Road. Our Transportation Engineer Sonali Hingorani has reviewed the file and advises that in light of the correspondence from the strata, Transportation would not seek the closure of the existing driveway access for 6468 Cooney Road as part of the development of 6500 Cooney Road. The existing driveway access has not created any operational issues and all site traffic being redirected to Cook Road until

such time that an alternate route is available from a functional rear lane connecting to Spires Gate, may add additional traffic load closer to the Cook Road/Cooney Road intersection.

The temporary driveway would continue to be used and the covenant would remain registered on title to 6468 Cooney Road as the existing driveway access closure may be pursued in the future when the rear lane system is extended.

6468 Cooney Road easement area and legal agreement

The site plan currently shows proposed asphalt paving on 6468 Cooney Road beyond the easement area, which would require written confirmation from the strata of their permission for this work. Without such permission, any work needs to be limited to the easement area and project site plan revised.

The development would result in the neighbouring townhouse development at 6468 Cooney Road:

- (i) having fencing removed and asphalt paving installed in their easement area, constructed by the project; and
- (ii) having rear lane and shared driveway access to their parking structure and yours, constructed by the project.

There would be no impact to garbage and recycling collection, which would continue to be collected from Cooney Road.

Please confirm whether the project would be paying for the shared driveway and fencing impacts design and construction.

Please confirm that you recently discussed the easement construction impacts with the neighbouring strata (provide date and circumstances).

Please confirm that the neighbouring strata has been provided with the current architectural and landscape design and whether they have any comments (provide date and circumstances).

Regards,

Sara Badyal, M. Arch, RPP
Planner 2
Development Applications Department
City of Richmond
604-276-4282
www.richmond.ca



December 10, 2018

To: City of Richmond, B.C.

Petition: Discharge of Easement Covenant BX442223

We, the undersigned owners of BCS 2683 – Redwood Cooney Residence at 6468 Cooney Road, Richmond B.C., recently received the document from the Developer of 6500 Cooney Road with their requests pursuant to Covenant BX442223 signed in 2005. This over 13 years of age covenant does not reflect the current situation assessed by the City's engineer as stated in the City's e-mail to our strata on Oct 30, 2018. More important, those requests will absolutely increase the maintenance cost, deteriorate the security, bring negative influence on the value, and bother the order, quiet and nice life of the strata.

Therefore, we strongly oppose to accede to the requests from the 6500 Cooney Road 's Developer and ask the City to discharge the aforesaid covenant.

UNIT	NAME OF REGISTERED OWNERS	SIGNATURE
16	CHUNG MING, LEE	CHUNG MING, LEE
2	Edward Yee	Edward Yee
13	Farin Meralli	Farin Meralli
18	Zhi Liang Wang	王志强
5	Yong Hong Li	李永红
20	Wang - Wei	Wang Wei
9	王明华	王明华
15	Jenny M. Zhou	Jenny M. Zhou
19	KARL ALVARA	KARL ALVARA
17	BAO MING ZHANG	张保明
4	CUI LING SU	苏翠玲



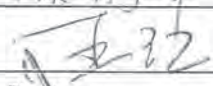
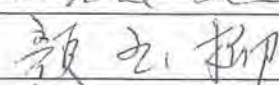
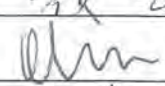
December 10, 2018

To: City of Richmond, B.C.

Petition: Discharge of Easement Covenant BX442223

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Therefore, we strongly oppose to accede to the requests from the 6500 Cooney Road 's Developer and ask the City to discharge the aforesaid covenant.

UNIT	NAME OF REGISTERED OWNERS	SIGNATURE
12	WING TSON LAI	
1	CHING WAM CHAN	
11	JIANG WANG	
3	YU LIAO	
8	Bik Chor Lowe	
7	Jane Lee	
10	Huang Yen Yu-Liu	
6	Tsz Wai Lan	
14	Guo Lei	



Address: 6500 Cooney Road

File No.: RZ 08-429600

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10265, the developer is required to complete the following:

1. **[Contributions]** City acceptance of the developer's offer to provide the following voluntary contributions and should the contributions not be provided within one year of the subject rezoning application bylaw receiving third reading, the contributions rates will be increased annually to reflect current contribution rates:
 - a) \$69,366.51 towards the Affordable Housing Reserve Fund (i.e. \$8.50 /ft² of buildable floor area).
 - b) \$10,830.00 towards the development of future City facilities, in-lieu of providing indoor amenity space on-site (i.e. \$1,805 per dwelling unit).
 - c) \$2,529.84 to future City community planning studies, as set out in the City Centre Area Plan (i.e. \$0.31 /ft² of buildable floor area).
 - d) \$9,000 towards accessible pedestrian enhancements of the Cook Road and Cooney Road traffic signal.
 - e) \$2,600.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
2. **[Tree Survival Security]** Entering into a legal agreement and submission of a Tree Survival Security to the City in the amount of \$27,100 for the two City trees to be retained for a maintenance period of one year after construction completion and entering into tree survival security legal agreement.
3. **[Tree Protection Fencing]** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities occurring on-site.
4. **[Arborist Contract]** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone of the trees to be retained and to supervise the installation of special measures for tree retention (e.g., aeration tubes). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. **[Road Dedication]** Road dedication of:
 - a) 1.8 m along the entire South property line Cook Road frontage.
 - b) 2.4 m along the entire West property line Cooney Road frontage.
 - c) 5 m x 5 m corner cut road dedication at the intersection of Cook Road and Cooney Road.
 - d) 6 m along the entire East property line for a new rear lane.
6. **[SRWs]** Granting of the following statutory rights-of-way for the purposes of public right-of-passage and utilities to be confirmed with a functional road plan:
 - a) For tree retention along Cooney Road, approximately 5.4 m² minimum area to allow the City sidewalk to encroach into the site to allow for tree retention in the City boulevard. This statutory right-of-way is for the purposes of public-rights-of-passage and utilities, allowing for the area to be used as if it were a City street sidewalk. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and City maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA.
 - b) For tree retention at the new rear lane, approximately 2.6 m² minimum area to allow the City lane to encroach into the site to allow for tree retention adjacent to the new lane. This statutory right-of-way is for the purposes of public-rights-of-passage and utilities, allowing for the area to be used as if it were a City street. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and City maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA.

7. [**Aircraft Noise**] Registration of an aircraft noise sensitive use covenant on title (Area 4).
8. [**Floodplain**] Registration of a flood indemnity covenant on title (Area A).
9. [**City Centre Development**] Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
10. [**Rental and Age-Based Strata Bylaws**] Subject to Council adopting policies regarding age and rental restrictions in strata-titled buildings prior to the subject rezoning application bylaw receiving third reading, registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit. This consideration will not be required if Council does not adopt these policies.
11. [**Tandem Parking**] Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
12. [**Shared Bicycle Storage**] Registration of a legal agreement on title ensuring that: secure bicycle parking area is provided onsite for the shared common use of all residents; and conversion of any of the bicycle parking areas in this development into any other use (e.g., habitable space or general storage area) is prohibited.
13. [**Development Permit***] The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
14. [**Servicing Agreement***] Enter into a Servicing Agreement* for the design and construction of frontage improvements and utility works. A Letter of Credit security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following.
 - a) Functional Road Plan: A functional road plan is to be prepared and submitted as part of the Servicing Agreement to the satisfaction of the Director of Transportation for the interim and ultimate design of the roadworks described below and infrastructure works as developed through the functional design process to current City standards and policies and to confirm the SRW areas (amounts and geometry) described above, as noted in these considerations.
 - b) Cooney Road: Frontage works are required behind the existing curb, including the removal of the existing sidewalk (including the "spur" north of the subject site) and installation of a 2 m wide concrete sidewalk along the subject site's new property line (tied into the existing sidewalk to the north), a grassed boulevard between the sidewalk and curb with street trees planted at 9 m on centre (including reinstatement of the boulevard north of the subject site where sidewalk must be removed), and City Centre streetlights in the boulevard (Type 3, powder coated blue, 9.14 m pole, and 250w MH lamp, except without pedestrian luminaires, banner arms, flowerpot holders, receptacles, or irrigation). All utility poles to be underground.
 - c) Cook Road: Construction of frontage works including removal of the existing on street walkway and extruded curb and the construction of a new curb and gutter (the face of which curb shall be set approximately 11.85 m north of the existing south curb face to be finalized based on functional road plan and tie in to existing sidewalk on Cook Road to the east), a minimum 1.5 m wide concrete sidewalk along the back of curb, City Centre streetlights (Type 3, powder coated blue, 9.14 m pole, and 250w MH lamp, except without pedestrian luminaires, banner arms, flowerpot holders, receptacles, or irrigation), and a grassed boulevard between the sidewalk and property line. The boulevard is intended to accommodate the retention of an existing significant tree near the west side of the site, together with the planting of new street tree(s) as space allows. The letdown at the lane shall be aligned with the sidewalk and must be designed to facilitate safe, convenient pedestrian movement between the new sidewalk at the subject site and the on street walkway east of the subject site. The road widening and new curb location on the north side of Cook Rd. with new 9m corner curb radius will require traffic signal modifications. A traffic signal design is required as part of the servicing agreement to identify the scope of works related to the traffic signal modifications and upgrades. All new curb ramps to have accessible tactile warning strips.

- d) Public Lane: Construction of a new 6 m wide lane is required, including, but not limited to, City Centre lighting along the lane's east side, the extension and repair or replacement of the existing fence along the entire property line of 8491 Cook Road (i.e. immediately east of the proposed lane), and special measures aimed at mitigating impacts on the existing significant tree east of the proposed lane as determined by an arborist (e.g., permeable paving, light weight fill), to the satisfaction of the City. Any grade differential between the lane and adjacent sites must be resolved via the design review/approval process. The functional road plan required for the public lane is to illustrate the swept path for two-way vehicle movements at the new lane/6468 Cooney Road easement intersection and any additional traffic control measures or devices to support the design.

e) Water Service:

At owner's cost, owner is to:

- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- Provide a right-of-way for the water meter and meter chamber, at no cost to the City. Exact right-of-way dimensions to be finalized during the servicing agreement process.

At owner's cost, the City is to:

- Cut, cap, and remove all existing water service connections and meters to the development site.
- Install one new water service connection, meter to be located onsite in a right of way.

f) Storm Sewer:

At owner's cost, owner is to:

- Provide drainage along the proposed lane.
- Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement.

At owner's cost, the City is to:

- Install one new storm service connection, complete with inspection chamber located in a right-of-way onsite.
- Cut and cap all existing storm service connections to the development site and remove inspection chambers.

g) Sanitary Sewer:

At owner's cost, owner is to:

- Replace the existing sanitary connection and inspection chamber serving the development site with approximately 31 m of new 200 mm sanitary sewer from manhole SMH1022 to a new manhole at the adjoining property line of 6468 Cooney Road and the development site.
- Install one new sanitary service connection off of the new manhole to serve the development site.
- Design the service connection to be able to connect to a future sanitary sewer in Cooney Road. The configuration of the alternative sanitary connection shall: be confirmed at the servicing agreement stage, extend to Cook Road, and be ready to connect to the future sanitary sewer with minimal effort.
- Not start onsite excavation or foundation construction prior to completion of rear-yard sanitary works by City.

At owner's cost, the City is to:

- Reconnect the existing sanitary connection to 8431 Cook Road to the new sanitary sewer.
- Perform all tie-ins between the proposed works and existing City infrastructure.

h) Frontage Improvements:

At owner's cost, owner is to:

- Review and upgrade street lighting as required on all frontages.
- Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground overhead service lines.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - To locate all proposed underground structures (e.g. junction boxes, pull boxes, service boxes, etc.) outside of bike paths and sidewalks.

- Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the functional plan and registered prior to SA design approval:

BC Hydro LPT	Confirm size with BC Hydro, approximately 3.5 m x 3.5 m
BC Hydro PMT	Confirm size with BC Hydro, approximately 4.0 m x 5.0 m
BC Hydro Vista	Confirm size with BC Hydro
Street light kiosk	Approximately 2 m x 1.5 m
Traffic signal controller cabinet	Approximately 3.2 m x 1.8 m
Traffic signal UPS cabinet	Approximately 1.8 m x 2.2 m
Show possible locations in functional plan of the following:	
Shaw cable kiosk	Confirm size with Shaw, approximately 1.0 m x 1.0 m
Telus FDH cabinet	Confirm size with Telus, approximately 1.1 m x 1.0 m

i) General Items:

At owner's cost, owner is to:

- Not encroach into the rear-yard sanitary right-of-way with proposed trees, retaining walls, non-removable fences, or other non-removable structures. No fill may be placed within the right-of-way without the City's review and approval.
- Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- Provide a video inspection report of the existing storm and sanitary sewers along the development's frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection report after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) is required to assess the condition of the existing utilities and provide recommendations. Any utilities damaged by the pre-load, de-watering, or other development-related activity shall be replaced at the Developer's cost.
- Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- Enter into, if required, 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, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. **[Aircraft Noise Sensitive Development]** Confirmation that the proposed development is designed in a manner that mitigates potential aircraft noise to the proposed dwelling units, including submission of:
 - a) Acoustic report prepared a registered professional confirming design achieves the following CMHC interior noise level guidelines:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels
 - b) Mechanical report prepared a registered professional confirming design achieves the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
2. **[Energy Step Code]** Submissions from the Coordinating Registered Professional, including:
 - a) A statement identifying the applicable Energy Step Code performance target, confirmation that the required target has been considered in design, and that a Qualified Energy Modeller has been engaged to ensure that the proposed design can achieve the applicable performance targets.
 - b) A summary (e.g., one page) of the envelope energy upgrades and other energy efficiency measures (e.g. effective R-values of typical wall assemblies, U-values and solar heat gain coefficients of fenestration, window-to-wall ratios, thermal breaks in balconies and similar features) must be presented in the DP application such that the passive energy performance of the building can be assessed and discussed by the Advisory Design Panel.
3. **[Landscape Security]** Entering into a legal agreement and submission of a Letter of Credit for landscaping (as per sealed cost estimate prepared by landscape architect).

Prior to Building Permit* Issuance, the developer is required to complete the following:

1. **[Legal Agreements]** Confirmation of compliance with existing, Rezoning and Development Permit legal agreements.
2. **[Rezoning/Development Permit]** Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes, including accessibility, sustainability, amenity and landscape design measures. All landscaped areas are to be provided with an irrigation system.
3. **[Aircraft Noise Sensitive Development]** Submission of an Acoustics Report by a registered professional confirming that the building design incorporates all the noise mitigation features necessary to ensure compliance with the standards set out in the OCP.
4. **[Construction Parking and Traffic Management Plan]** 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.
5. **[Latecomer Works]** If applicable, payment of latecomer agreement charges, plus applicable interest associated with latecomer works.
6. **[Construction Hoarding*]** 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.

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 copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10265 (RZ 08-429600)
6500 Cooney 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 at Section 5.15 [Affordable Housing] by inserting the following into Section 5.15.1.c, in alphabetic numerical order:

ZT93	\$8.50 for housing, town
------	---------------------------------

2. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 17 (Site Specific Residential (Town Houses) Zones), in numerical order:

“17.93 Parking Structure Town Housing (ZT93) – Brighthouse (City Centre)

17.93.1 Purpose

The **zone** accommodates high **density town housing** with a parking **structure** and other compatible **uses** in the **City Centre**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing**.

17.93.2 Permitted Uses

- **child care program**
- **housing, town**

17.93.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **home-based business**

17.93.4 Permitted Density

1. The **maximum floor area** ratio is 0.60.
2. Notwithstanding Section 17.93.4.1, the reference to “0.6” is increased to a higher **density** of “1.2” if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZT93 zone**.

3. Notwithstanding Section 17.93.4.1 and Section 17.93.4.2 of this bylaw, the following items are not included in the calculation of maximum **floor area ratio** for **town housing**:
 - a) **enclosed parking** with a **building** or **structure** located on **site**;
 - b) bicycle, loading, garbage and recycling facilities located within an **enclosed parking** area;
 - c) common mechanical, heating, ventilation, electrical, telephone and air conditioning service rooms that are not intended as **habitable space** and located within an **enclosed parking** area;
 - d) common stairwells and common elevator shafts; however, the ground level of common stairwells and common elevator shafts are included in the calculation of maximum **floor area ratio** for **town housing**;
 - e) an area of up to 10 m² per **dwelling unit** used exclusively for staircase purposes; and
 - f) an area of up to 10 m² per **dwelling unit** on the highest **storey** of a **dwelling unit** that is open to the staircase area below.
4. Notwithstanding Section 4.4.2 of this bylaw, any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**.

17.93.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 56% for **buildings**.
2. No more than 75% of the **lot** may be occupied by **buildings**, **structures** and **non-porous surfaces**, except that the reference to “75%” may be increased to 80%, as specified in a Development Permit approved by the **City**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

17.93.6 Yards & Setbacks

1. The minimum **front yard**, **exterior side yard** or **road setback** is 3.0 m.
2. The minimum **interior side yard**, **rear yard** and **walkway setback** shall be 3.0 m; except that an **interior side yard**, **rear yard** and **walkway setback** may be reduced to 1.5 m, as specified in a Development Permit approved by the **City**.
3. The minimum **setback** from a **lane** is 0 m.
4. Notwithstanding Section 4.9 of this bylaw, the following projections shall be permitted in this **zone** and are subject to the *Building Code*:
 - a) portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** or **walkway** may project into the **road setback**

and **walkway setback** a distance of not more than 0.6 m, but shall be no closer than 2.4 m to a **road** and **walkway**;

- b) **balconies, bay windows, porches** may project into the **road setback** and **walkway setback** a distance of not more than 0.6 m, but shall be no closer than 2.4 m to a **road** and **walkway**; and
- c) entry stairs may project into the **road setback** and **walkway setback** a distance of not more than 2.0 m, but shall be no closer than 0.6 m to a **road** and **walkway**.

17.93.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 15.0 m (4 **storeys**).
- 2. The maximum **height** for **accessory buildings** is 5.0 m.
- 3. The maximum **height** for **accessory structures** is 9.0 m.

17.93.8 Subdivision Provisions

- 1. The minimum **lot width** is 20 m.
- 2. The minimum **lot depth** is 30 m.
- 3. The minimum **lot area** is 600 m².

17.93.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

17.93.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
- 2. Notwithstanding Section 7.5.6 and Section 7.5.6A,
 - a) where residents of a **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space**, and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle; and
 - b) a maximum of 50% of the required resident **parking spaces** may be provided in a **tandem arrangement**.

17.93.12 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

3. 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 **“PARKING STRUCTURE TOWN HOUSING (ZT93) – BRIGHOUSE (CITY CENTRE)”**.

P.I.D. 000-600-555

Lot 20 Except: Firstly: Part on bylaw Plan 53627 and Secondly: Parcel A (Bylaw Plan 74724), Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10265”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 7, 2021
File: RZ 20-907463

Re: Application by Zhao XD Architect Ltd. for Rezoning at 9200, 9220, 9240, 9260, 9280, 9300, 9320 & 9340 Francis Road from "Single Detached (RS1/E)" to "Town Housing (ZT94) – Francis Road (Broadmoor)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10254, to create the "Town Housing (ZT94) – Francis Road (Broadmoor)" zone, and to rezone 9200, 9220, 9240, 9260, 9280, 9300, 9320, and 9340 Francis Road from "Single Detached (RS1/E)" to "Town Housing (ZT94) – Francis Road (Broadmoor)," be introduced and given first reading.

Wayne Craig
Director, Development

WC:jr
Att. 6

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

Staff Report

Origin

Zhao XD Architect Ltd. on behalf of 1125640 BC Ltd. (Directors: Fuhua Yuan and Man Yuan) has applied to the City of Richmond for permission to rezone 9200, 9220, 9240, 9260, 9280, 9300, 9320, and 9340 Francis Road from the “Single Detached (RS1/E)” zone to a new site-specific “Town Housing (ZT94) – Francis Road (Broadmoor)” zone, to permit the development of 25 townhouse units with vehicle access from Francis Road. A location map and aerial photo are provided in Attachment 1.

Findings of Fact

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

Subject Site Existing Housing Profile

Each of the eight properties currently contains a single detached dwelling, none of which contain a secondary suite. Each existing dwelling would be demolished.

Surrounding Development

Development immediately surrounding the subject site is generally as follows:

- To the North: single detached dwellings on properties zoned “Single Detached (RS1/C)” and townhouse dwellings on a property zoned “Low Density Townhouses (RTL1).”
- To the South: single detached and duplex dwellings on properties fronting Glenbrook Dr zoned “Single Detached (RS1/E).”
- To the East and West: single detached dwellings on properties zoned “Single Detached (RS1/E),” which are designated “Arterial Road Townhouse” in the Arterial Road Land Use Policy.

Related Policies & Studies

Official Community Plan

The subject site is located in the Broadmoor planning area, and has an Official Community Plan (OCP) designation of “Neighbourhood Residential” (Attachment 3) which supports a range of residential uses including townhouses. The proposed rezoning is consistent with this designation.

Arterial Road Policy

The subject site is located on a minor arterial road and is designated “Arterial Road Townhouses” on the Arterial Road Land Use Map contained in the OCP. The proposed rezoning is consistent with this designation.

The minimum development site size described in the Arterial Road Land Use Policy is 40 m frontage and 35 m lot depth. The proposed development site does not meet the minimum lot depth requirement, however the applicant has demonstrated that the site can be developed consistent with the Arterial Road Land Use Policy designation. A new site-specific zone is proposed to address the reduced lot depth, as neighbouring properties on Francis Road would also have insufficient lot depth to rezone without a variance. Details on the proposed new zone are provided in the Analysis section of this report.

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.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund for all rezoning applications involving townhouses. A \$275,961.00 contribution is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received two phone calls for additional information about the development, but have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

Analysis

Site-specific Zone – "Town Housing (ZT94) – Francis Road (Broadmoor)"

This rezoning application would result in the creation of a site-specific zone. The proposed "Town Housing (ZT94) – Francis Road (Broadmoor)" zone is identical to the "Low Density Townhouses (RTL4)" zone except for a reduction to the minimum lot depth from 35 m to 33 m, and reduction to the minimum front yard setback from 6 m to 4.5 m where a 6.0 m rear yard setback is provided.

The reduced lot depth requirement is a response to the existing lot geometry. Properties on the south side of Francis Road between Garden City Road and No. 4 Road generally have a lot depth of 33.5 m, which would not meet the minimum development site size in the “Low Density Townhouses (RTL4)” zone, despite being designated “Arterial Road Townhouse” in the OCP. A new site-specific zone is proposed to address this unique inconsistency and establish clear expectations for the development of townhouses in this area.

The reduced front yard setback is a response to guidelines contained in the Arterial Road Land Use Policy, specifically that a 4.5 m front yard setback may be considered when a 6.0 m rear yard setback is provided. The proposed “Town Housing (ZT94) – Francis Road (Broadmoor)” zone would permit a variable front yard setback based on the rear yard setback consistent with this guideline. Based on the current lot dimensions and road width, the proposed townhouses would be 8.0 m from the back of the curb. At Development Permit stage the applicant will be required to conduct an acoustical analysis to ensure that living spaces fronting Francis Road meet the minimum CMHC indoor noise standards.

Urban Design and Site Planning

The applicant proposes 25 townhouse units in nine buildings arranged on either side of a central east-west drive aisle. The site plan and massing are consistent with the Development Permit Guidelines for Arterial Road Townhouses. Conceptual development plans are provided in Attachment 4.

Three buildings containing 13 units along Francis Road are three storeys, with living space located on the second and third storeys. The end units step down to two storeys within 7.5 m of the adjacent properties to provide a transition to the existing single detached dwelling. Direct pedestrian access to the sidewalk is provided via landscaped front yards.

Six duplex buildings containing 12 units at the rear of the property are all two storeys, with living space located on both levels. Pedestrian access is provided via the drive aisle. Three of these units are proposed to be designed as convertible units. Accessibility features of all units will be reviewed through the Development Permit.

All of the units have private outdoor space at grade in the form of a landscaped front or rear yard. Units fronting Francis Road have a second storey Juliet balcony off of the living room facing the drive aisle, and a third storey Juliet balcony off of the master bedroom facing the road. Rear units do not have balconies but feature larger outdoor spaces at grade.

The shared outdoor amenity area is proposed near the middle of the site opposite the driveway. The current concept includes a play structure for young children, bench seating, retention of mature trees, and open lawn area. Detailed design and programming of the private and shared outdoor amenity areas will be reviewed through the Development Permit process.

Shared garbage and recycling rooms are proposed near the middle of the site flanking the driveway. Vehicles servicing the site are able to complete a three-point turn in the drive aisle to enter and exit the site in a forward motion.

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) along the rear property line for the sanitary sewer. The applicant is aware that no construction or tree planting is permitted within the SRW area.

Housing Type and Tenure

The applicant proposes 25 strata-titled townhouse units. This report has been submitted prior to Council's consideration of new policies regarding age and rental restrictions in strata-titled buildings. These policies are scheduled to be considered at the Public Hearing to be held on June 21, 2021. Additional requirements are included in this report in anticipation of Council adopting these policies prior to consideration of this application.

To maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit. This covenant will not be required if Council does not adopt these policies on June 21, 2021.

Transportation and Site Access

Vehicle access to the subject site is proposed from a driveway crossing to Francis Road. The driveway is aligned opposite Heather Street, creating a four-way intersection. This location is preferred by staff as it reduces the number of potential conflict points between vehicles and pedestrians.

Vehicle and bicycle parking for residents are provided consistent with Richmond Zoning Bylaw 8500, including Level 2 EV charging for all residential vehicle spaces. Each unit includes a two-car garage with space for Class 1 bicycle parking. All of the units have parking spaces in a side-by-side arrangement.

Visitor parking is provided consistent with Richmond Zoning Bylaw 8500. A total of five visitor parking spaces are provided, including two standard spaces at the west end of the drive aisle, two standard spaced at the east end of the drive aisle, and an accessible space in the middle of the development beside the amenity area. Class 2 bicycle parking is also provided beside the amenity area.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 32 bylaw-sized trees on the subject property and five trees on neighbouring properties.

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

- 11 trees (tag# 307, 308, 309, 312, 313, 314, 315, 316, 317, 318, and 319) located on site are identified in good condition and noted to be retained and protected in the Arborist report. These trees are primarily located within the rear yard setback, except for Trees # 307-309. The outdoor amenity area has been specifically located to accommodate retention of these trees.
- 21 (tag# 301, 302, 303, 304, 305, 306, 310, 311, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, and 332) are in poor condition - either dead, dying (sparse canopy foliage), 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.
- The hedges along the west property line are in poor condition – either dead, dying, or pruned back excessively. As a result, the hedges are not a good candidate for retention. Replacement trees are not required for the removal of hedges.
- 5 (tag# A, B, C, D, E) located on neighbouring property to be protected as per Arborist report recommendation.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The applicant proposes to remove existing hedges located in the City boulevard to provide pedestrian access to the townhouse units and comply with the design guidelines for landscaping along arterial road. Continuous hedges are discouraged in the front yard based on Crime Prevention Through Environmental Design (CPTED) and urban design principles, with a goal of enhancing the pedestrian experience and allowing for casual surveillance of the public and semi-private realms.

Parks staff have reviewed the proposal have approved removal of the hedges and shrubs located in the development frontage. Compensation is not required for the removal of hedges, however new trees will be planted in the upgraded boulevard. The size, species, and location of new street trees will be determined through the Servicing Agreement process.

Tree Replacement

The applicant wishes to remove 21 on-site trees (tag# 301-306, 310, 311, and 320-332). The 2:1 replacement ratio would require a total of 42 replacement trees. The applicant proposes to plant 32 trees in the proposed development.

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$7,500.00 to the City's Tree Compensation Fund in lieu of the remaining 10 trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

11 trees (tag# 307-309, and 312-319) on the subject site and 5 trees (tag# A-E) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$55,000.00 Tree Survival Security.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouses that staff anticipate would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be required to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4). As part of a future Development Permit application, the applicant will be required to provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed these required standards.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on-site. The total cash contribution required for the proposed 25-unit townhouse development is \$54,839.00 based on the current OCP rates, and must be provided prior to rezoning adoption.

Outdoor amenity space is provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit Guidelines contained in the OCP.

Public Art

Based on a maximum buildable floor area of approximately 32,466 SF residential floor area, the recommended public art contribution based on Administrative Guidelines of \$0.90/SF (2021 rate) is approximately \$29,219.40.

As this project will generate a recommended public art contribution of less than \$40,000 and there are limited opportunities for locating public art on the site, as per Policy it is recommended that the public art contribution be directed to the Public Art Reserve for City-wide projects on City lands.

Development Permit Application

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

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Refinement of the building design to provide a pedestrian-oriented streetscape.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous species on-site.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of relevant accessibility features for the three proposed convertible units and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 6. Frontage improvements include, but may not be limited to:

- Removal of the existing sidewalk and replacement with 2.0 m concrete sidewalk at the property line, 1.5 m landscaped boulevard, and 0.15 m concrete curb and gutter.
- Removal of the existing driveway crossings and replacement with frontage works as described above.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone the subject site from the "Single Detached (RS1/E)" zone to the site-specific "Town Housing (ZT94) – Francis Road (Broadmoor)" zone, to permit the development of 25 townhouse units with vehicle access from Francis Road.

The proposed rezoning and subsequent development of the site are generally consistent with the applicable plans and policies for the area.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10254 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'J. Rockerbie', with a stylized, cursive script.

Jordan Rockerbie
Planner 1
(604-276-4092)

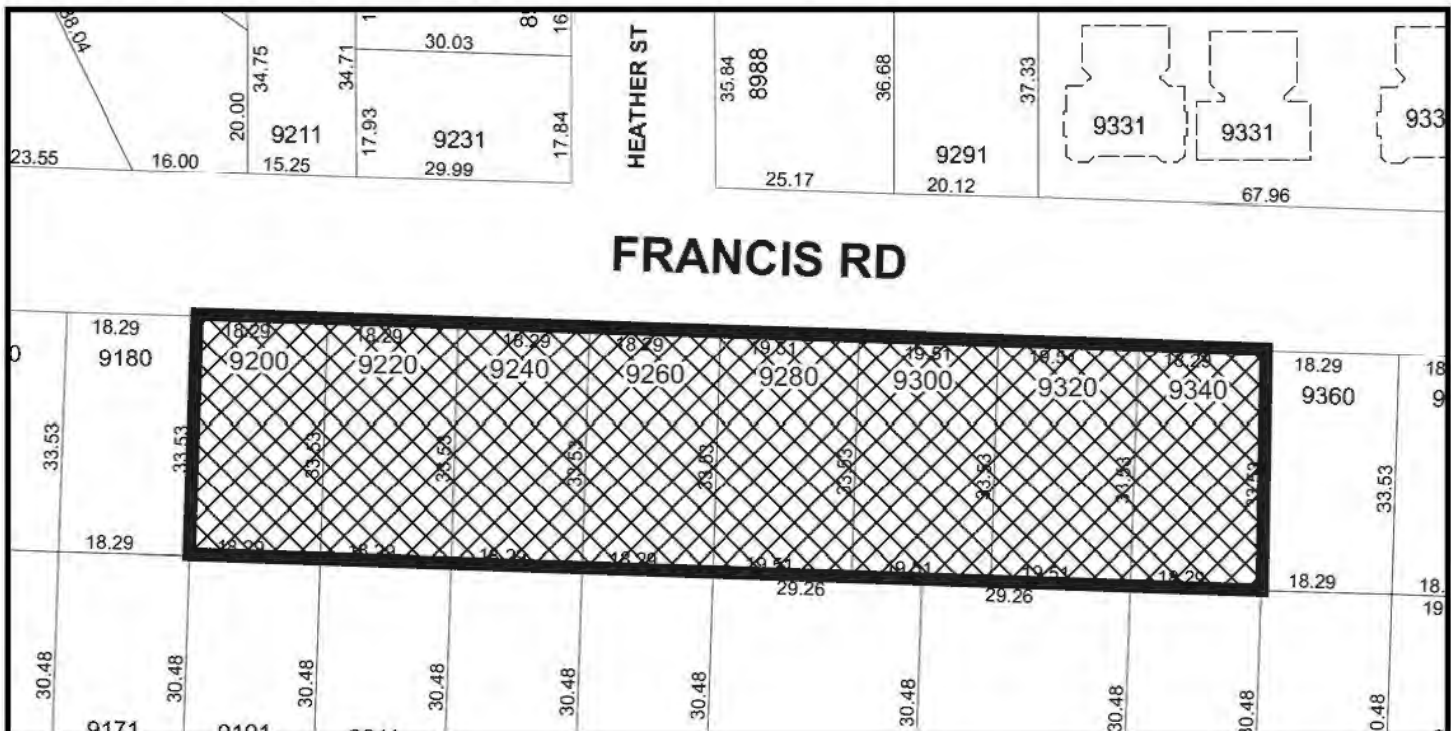
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Attachments:

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Broadmoor Neighbourhood Land Use Map
- Attachment 4: Conceptual Development Plans
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of Richmond



RZ 20-907463

Original Date: 11/02/20

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 20-907463

Original Date: 11/02/20

Revision Date:

Note: Dimensions are in METRES



RZ 20-907463

Attachment 2

Address: 9200, 9220, 9240, 9260, 9280, 9300, 9320 & 9340 Francis Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	1125640 BC Ltd. (Directors: Fuhua Yuan and Man Yuan)	To be determined
Site Size (m²):	5,027 m ²	No change
Land Uses:	Single detached homes	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Town Housing (ZT94) – Francis Road (Broadmoor)
Number of Units:	8 single detached homes	25 townhouses

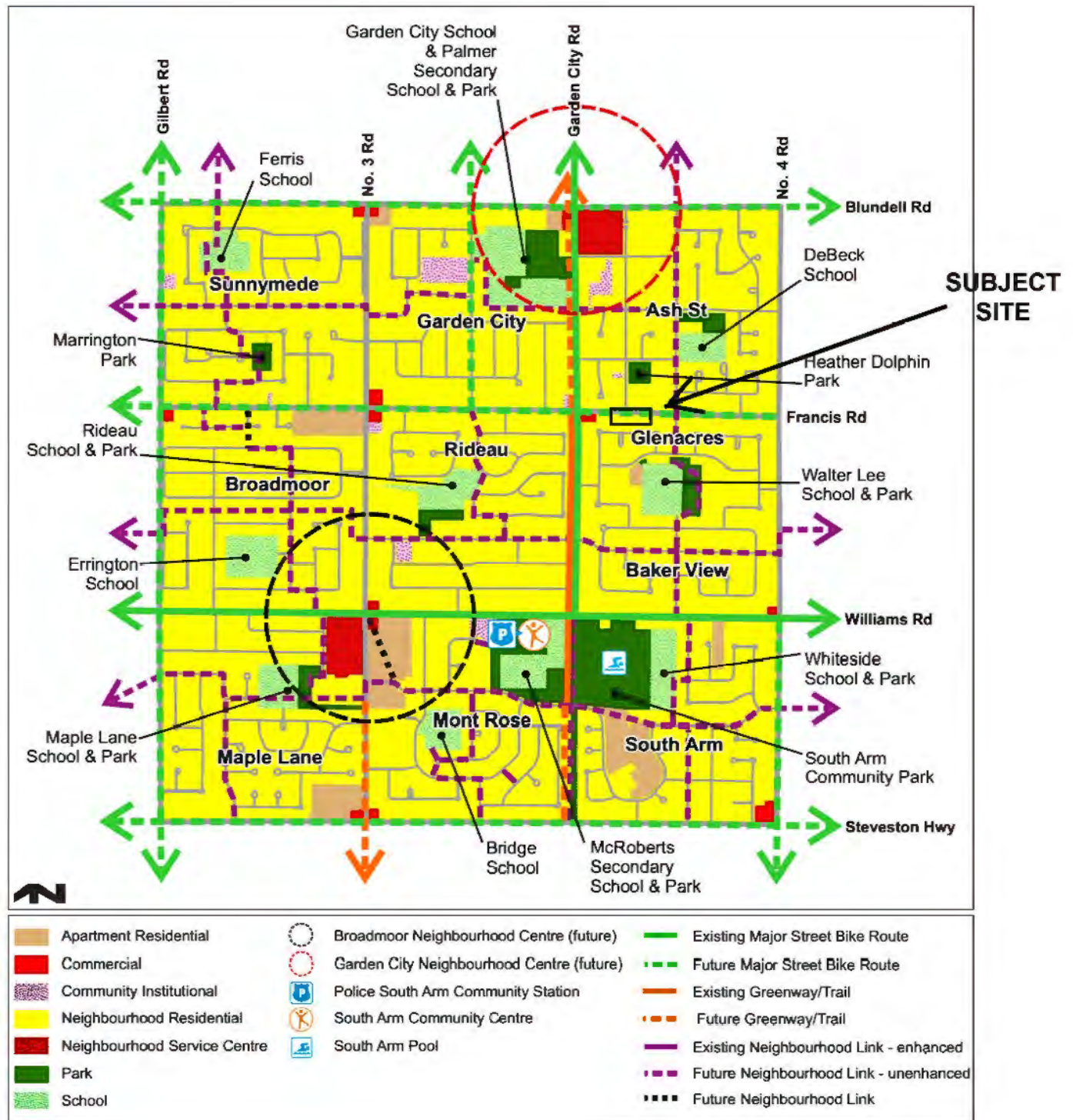
On Future Development Site	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None permitted
Buildable Floor Area (m ²):*	Max. 3,016.2 m ² (32,466 ft ²)	Max. 3,016.1 m ² (32,465 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Min. 25%	Building: 39% Non-porous Surfaces: 64.4% Landscaping: 25%	None
Lot Size:	None	5,027 m ²	None
Lot Dimensions (m):	Width: 40 m Depth: 33 m	Width: 150 m Depth: 33.53 m	None
Setbacks (m):	Front: Min. 4.5 m Rear: Min. 6 m Side: Min. 3 m	Front: 4.5 m Rear: 6 m Side: 3 m	None
Height (m):	12.0 m	12.0 m	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:	50 (R) and 5 (V)	50 (R) and 5 (V)	None
Small Car Parking Spaces:	Permitted – Maximum of 50% of required spaces	14 spaces (i.e. 28%)	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	None	None

On Future Development Site	Bylaw Requirement	Proposed	Variance
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m ² per unit (i.e. 150 m ²)	6.96 m ² per unit (i.e. 174 m ²)	None

Other: Tree replacement compensation required for loss of significant trees.

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

6. Broadmoor





25-UNIT TOWNHOUSE DEVELOPMENT
9200 - 9340 FRANCIS ROAD
RICHMOND, BC





PLN - 106

25-UNIT TOWNHOUSE DEVELOPMENT

9200 - 9340 FRANCIS ROAD
RICHMOND, BC

ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882





**ZHAO XD
ARCHITECT
LTD.**

2000-1111 (Corporate)
Room 1001, No. 1001
Tel: (8644) 772-8882
Fax: (8644) 805-1726
Email: info@zhaoxd.com
Web: zhaoxd.com



This drawing is for the use of the architect only.

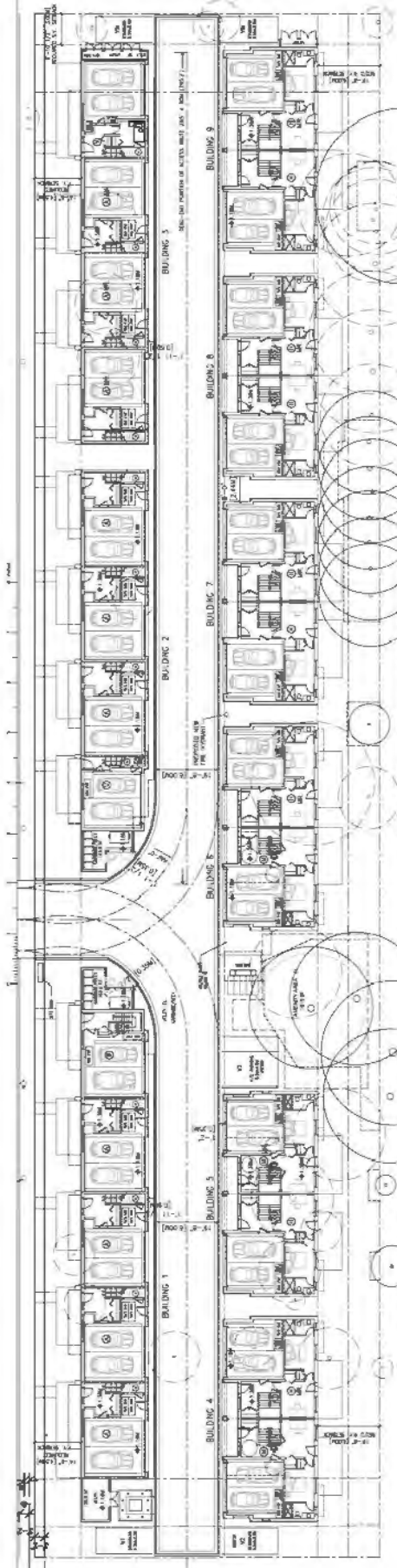
IN MAY/21 OF APPLICATION
21 FEB/21 CITY COMMENTS
10 JAN/20 BUILDING APPLICATION

REVISIONS
Date: 10/20/20
By: 10/20/20
For: 10/20/20

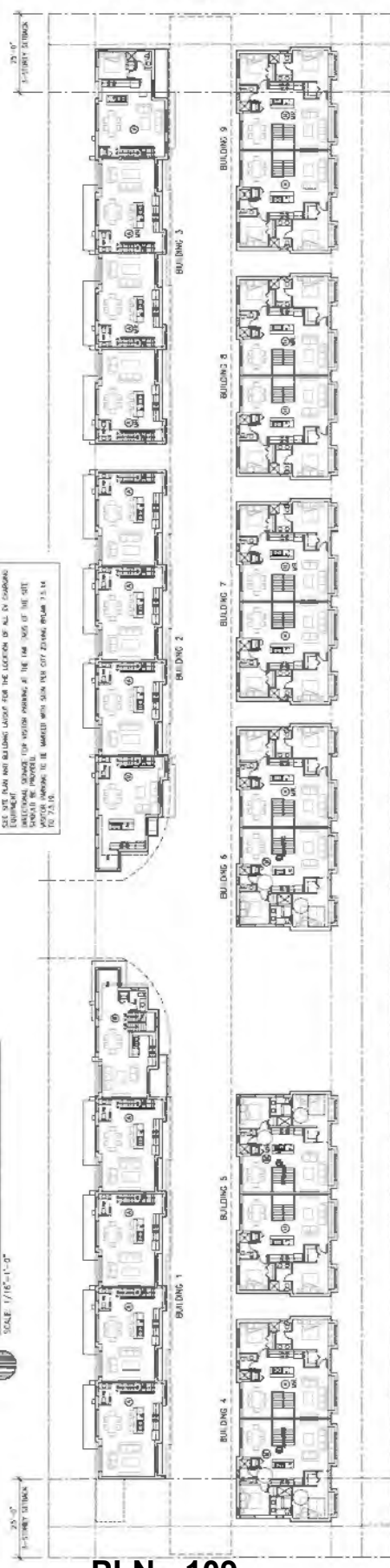
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Townhouse Development
1000-9140 (Project) Road
Richmond, BC
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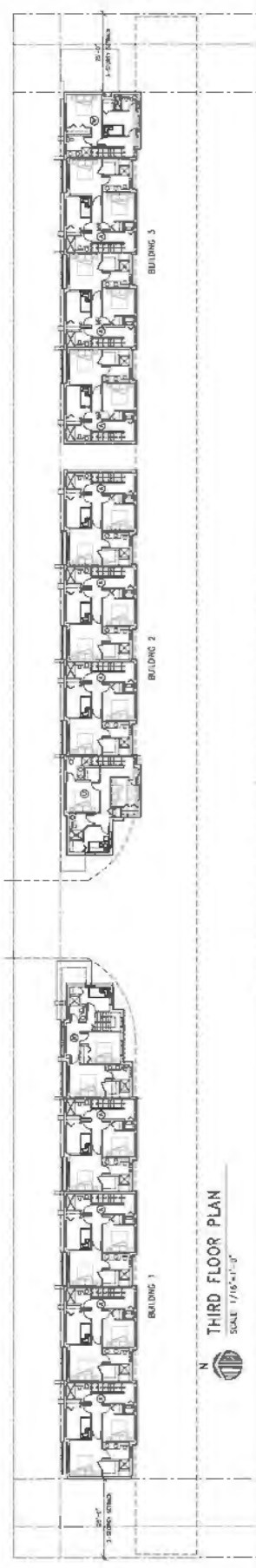
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GROUND FLOOR PLAN/PARKING PLAN
SCALE 1/16"=1'-0"



SECOND FLOOR PLAN
SCALE 1/16"=1'-0"



THIRD FLOOR PLAN
SCALE 1/16"=1'-0"



**ZHAO XD
ARCHITECT
LTD.**

PLN-110 (Working)
Richmond, BC V6V 1G9
Tel: (604) 273-8882
Fax: (604) 695-1726
Email: info@zhaoxd.com
Web: zhaoxd.com



This project, plan and/or section was prepared by the architect.

04 MAY/21 017 APPLICATION
22 FEB/21 017 COMMENTS
10 JAN/20 017 APPLICATION

REVISION APP
Issued For:

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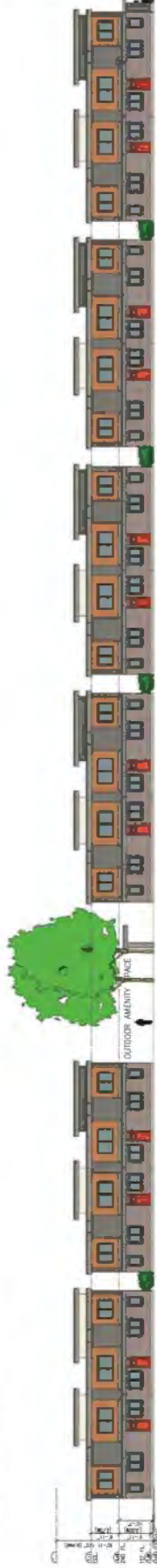
NORTH ELEVATIONS
FRANCIS ROAD - STREET ELEVATION
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SOUTH ELEVATIONS
INTERNAL DRIVEWAY
SCALE: 1/16"=1'-0"



NORTH ELEVATIONS
INTERNAL DRIVEWAY
SCALE: 1/16"=1'-0"



SOUTH ELEVATIONS
REAR YARD
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EAST ELEVATIONS
SCALE: 1/16"=1'-0"

WEST ELEVATIONS
SCALE: 1/16"=1'-0"

EAST ELEVATIONS
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WEST ELEVATIONS
SCALE: 1/16"=1'-0"

**TOWNHOUSE
DEVELOPMENT**

9300-9340 Francis Road
RICHMOND, BC

Drawing Title

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**ZHAO XD
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Web: zhaoxd.com



This project was not in the scope of the professional engineer's license.

04 MAY/21	BY APPLICATION
22 FEB/21	CITY COMMENTS
10 JAN/20	REZONING APPLICATION
-	REZONING APP
-	Issued Per.
A	DETAIL NUMBER
B	LOCATION SHEET
C	DETAIL SHEET

Project:
TOWNHOUSE
DEVELOPMENT

8000-8140 French Road
RICHMOND, BC

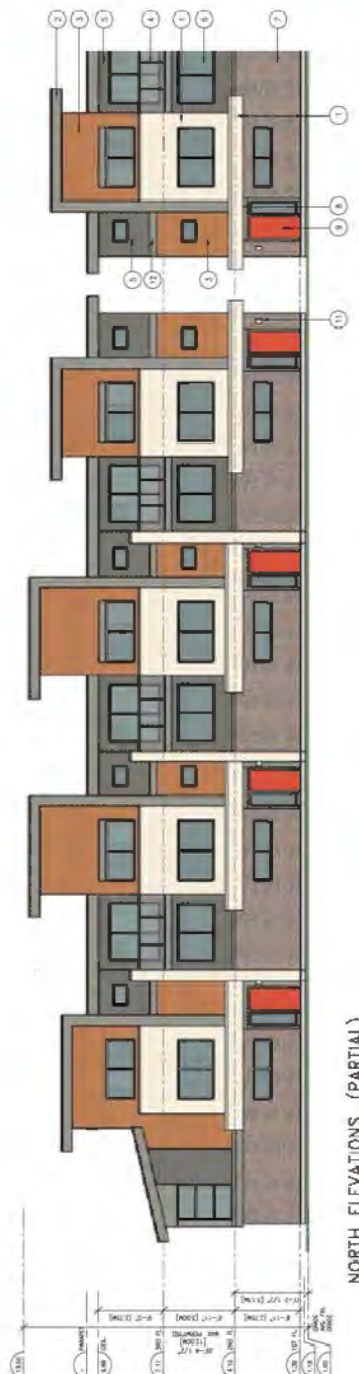
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UNIT PLANS

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Project No.:
Drawing No.:
A4



PRECEDENT SAMPLE OF PANELS & TRIMS
TRIMS TO ALIGN WITH WINDOW/DOOR CORNERS
MAXIMUM SIZED PANELING AS POSSIBLE

- EXTERIOR FINISH & COLOR**
- 1 JAMES HARDIE PANEL* / ARCTIC WHITE
 - 2 JAMES HARDIE PANEL* / AGED PEWTER
 - 3 FOSKOR (CONCRETE BOARD SIMUL) - CEDARSTONE 2.0
 - 4 GLASS/ALUMINUM GLAZED SYSTEM
 - 5 HANDEL SMOOTH (7") - AGED PEWTER
 - 6 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
 - 7 CULTURED STONE BY BODAL - GREY PRAGATI
 - 8 POY LUMES AT EACH ENTRY (MOTION SENSOR LED)
 - 9 HOLLOW CORE DOOR - "TEC-BECKER"
 - 10 GARAGE DOOR - GREY
 - 11 LIGHT TEXTURE (MOTION SENSOR LED)
 - 12 2X12 HORIZONTAL TRIM BOARD C/P FLUSHING OVER - AGED PEWTER*
 - 13 CULTURED STONE BY BODAL - GREY PRAGATI
- * EAST/FIRM ON FACADE FACING STREET OR ENTRY DRIVEWAY INCLUDING CONNECTED TURNING SIDES, AND BOARD & BATTEN ELSEWHERE



NORTH ELEVATIONS (PARTIAL)
SCALE: 1/8"=1'-0"



SOUTH ELEVATIONS (PARTIAL)
SCALE: 1/8"=1'-0"



NORTH ELEVATIONS (PARTIAL)
SCALE: 1/8"=1'-0"

MAY/21	DP APPLICATION
MAY/21	DP APPLICATION

A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

OWNHOUSE
DEVELOPMENT

TOO-BAD Travel Agent
CHIMONO, INC.

UNIT PLANS

and

Page 100

A5

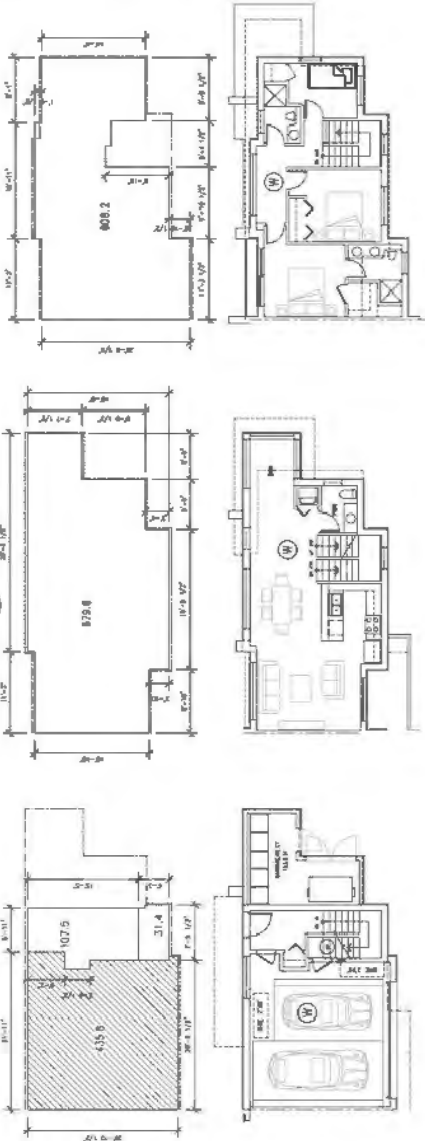
to be used in the future.

4TH FLOOR

SECOND FLOOR

BACKLUNG FLOOR

1317.2 SF



UNIT W

GROUND FLOOR

SCALE:	1/8"=1'-0"	3
GARAGE	435.0	SF
STAIR ENTRY:	107.5	SF

THIRD FLOOR
SCALE: 1/8"=1'-0"
STAIRCASE (EXCLUDE)

AREA	1317.25	1060.5
	770.85	543.5
AREA		

2000

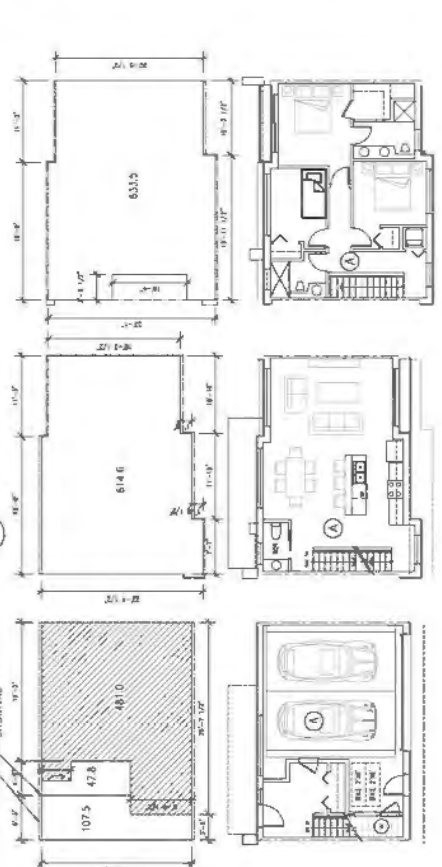
BRUCE J. COOPER

WIND FLOW

SYNTHESIS

144

AMR. 1295.9 SF X



UNIT A (MR.)

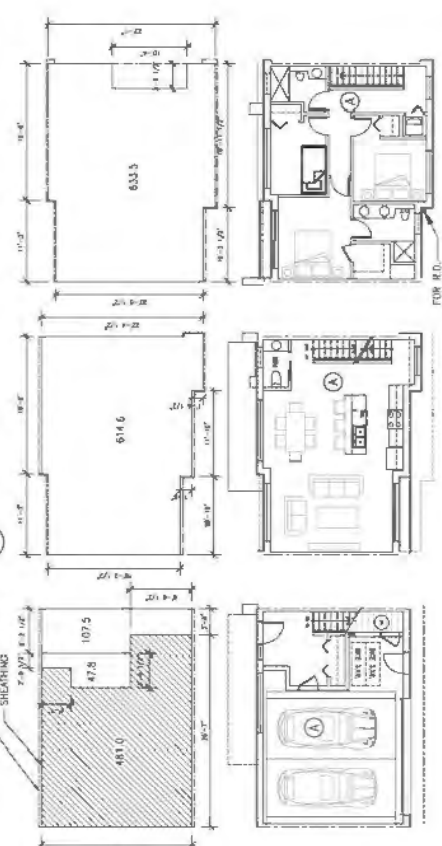
GROUND FLOOR

SCALE	1/8"=1'-0"	4
GARAGE	481.0	SF
STAIR ENTRY	107.5	SF

THIRD FLOOR
SCALE: 1/8"=1'-0"
STAIRCASE (EXCLUDED)

AREA	1295.9	5
	712.7	5
AREA	1884.4	5
AREA	588.5	5

① A 1295.9 SF X 6



UNIT 4

GROUND FLOOR

SCALE: 1/8"=1'-0"	47.8 SF
GARAGE	481.0 SF
STAIR ENTRY	107.5 SF (EXCLUDED)

LOOR	-1'-0"	633.5	SF
EXCLUDED			

AREA:	1295.9	SF
	712.1	SF

AREA:	1884.4	SF
AREA:	580.5	SF



BAY WINDOW NOTES:

BAY WINDOW SEAT MIN. 2" ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDING FROM THE WALL. NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.

ADJ. IN PLACE FEATURES
FOR ALL UNITS:

- SOLID BLOCKING IN WASHROOM
WALLS FOR FUTURE GRAB BARS
- LEVER-TYPE HANDLES FOR
PLUMBING AND DOOR HANDLES

LEGEND FOR EXCLUDED AREAS

Garage & Entry/Stair	Covered Area
	

FAIR EXEMPTION NOTE: EXTERIOR WALL THICKNESS IN EXCESS OF 0.16 M, UP TO A MAXIMUM EXCLUSION OF 0.31 M, PROVIDED THAT THE WALL THICKNESS IS UTILIZED FOR THE PROVISION OF INSULATING MATERIAL.

NOTES FOR FAIR PLANS & CALCULATIONS:
EXTERIOR WALL THICKNESS MORE THAN 8.5" IS EXEMPTED FROM FSR CALCULATIONS (PER SPRAW 4.2.1).
FSR OVERLAYS ARE DRAWN TO EXTERIOR WALL SHEATHING (4.5" WALL THICKNESS).

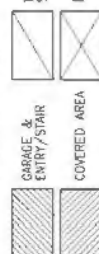
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SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS):
-DOUBLE GLAZED VINYL FRAMED WINDOW W/LOW E GLASS (TYPE 1);
-ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES;
-LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPETS & COMPOSITE WOOD

AGING IN PLACE FEATURES FOR ALL UNITS:
-SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
-LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

NOTES FOR FLOOR PLANS & CALCULATIONS:
EXTERIOR WALL THICKNESS MORE THAN 6.5" IS EXEMPTED FROM FSR CALCULATION
(PER BTRM 4.2.)
FSR INCLINERS ARE DRAWN TO EXTERIOR WALL SLANTING (6.5" WALL THICKNESS).

LEGEND FOR EXCLUDED AREAS:



FOR EXCLUSION NOTE: EXTERIOR WALL THICKNESS IF EXCESS OF 0.16 M, UP TO A MAXIMUM EXCLUSION OF 6.51 M, PROVIDED THAT THE WALL THICKNESS IS UTILIZED FOR THE PROVISION OF INSULATING UTILITY.

BAY WINDOW NOTES:

BAY WINDOW SEAT MIN. 2" ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL. NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.

FOR ALL UNITS:

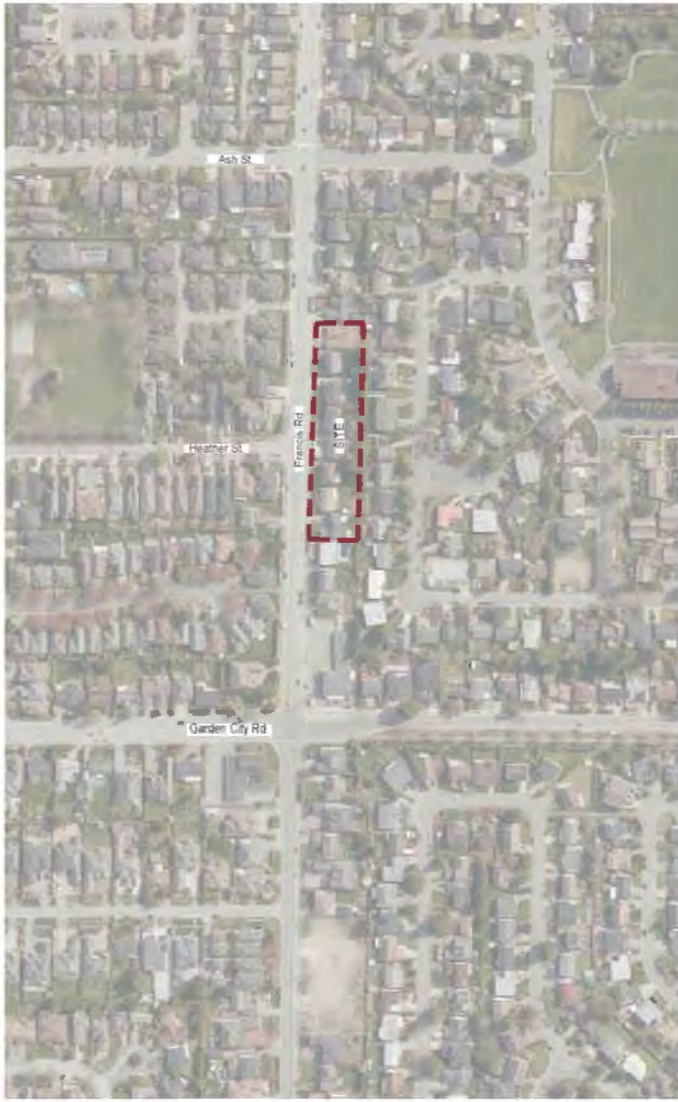
-SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS;
-LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

AREA CALCULATIONS (PER UNIT)

	OUTDOOR SPACE (SF)	GROSS FLOOR AREA (SF)	NET FLOOR AREA (SF)	EXEMPTED FLOOR AREA (SF)	COVERED AREA (SF)	GARAGE AREA (SF)
BUILDING 1	UNIT 'A'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'B'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'C'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'D'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'E'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'F'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'G'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'H'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'I'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'J'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'K'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'L'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'M'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'N'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'O'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'P'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'Q'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'R'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'S'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'T'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'U'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'V'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'W'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'X'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'Y'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'Z'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AA'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AB'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AC'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AD'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AE'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AF'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AG'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AH'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AI'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AJ'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AK'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AL'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AM'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AN'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AO'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AP'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AQ'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AR'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AS'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AT'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AU'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AV'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AW'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AX'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AY'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'AZ'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BA'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BB'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BC'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BD'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BE'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BF'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BG'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BH'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BI'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BJ'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BK'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BL'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BM'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BN'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BO'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BP'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BQ'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BR'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BS'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BT'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BU'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BV'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BW'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BX'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BY'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'BZ'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'CA'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'CB'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'CC'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'CD'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'CE'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'CF'	1884.4	1258.9	568.3	712.1	481.0
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	UNIT 'CL'	1884.4	1258.9	568.3	712.1	481.0
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	UNIT 'DZ'	1884.4	1258.9	568.3	712.1	481.0
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	UNIT 'EB'	1884.4	1258.9	568.3	712.1	481.0
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	UNIT 'ES'	1884.4	1258.9	568.3	712.1	481.0
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	UNIT 'EX'	1884.4	1258.9	568.3	712.1	481.0
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	UNIT 'EZ'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'FA'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'FB'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'FC'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'FD'	1884.4	1258.9	568.3	712.1	481.0
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	UNIT 'FH'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'FI'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'FJ'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'FK'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'FL'	1884.4	1258.9	568.3	712.1	481.0
	UNIT 'FM'	1884.4	1258.9	568.3	712.1	481.0

9200 - 9340 FRANCIS ROAD

Issued for Development Permit



Location Map (NTS)

Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	SITE & TREE PLAN
L-03A	PLANTING PLAN
L-03B	PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS

Contact Information

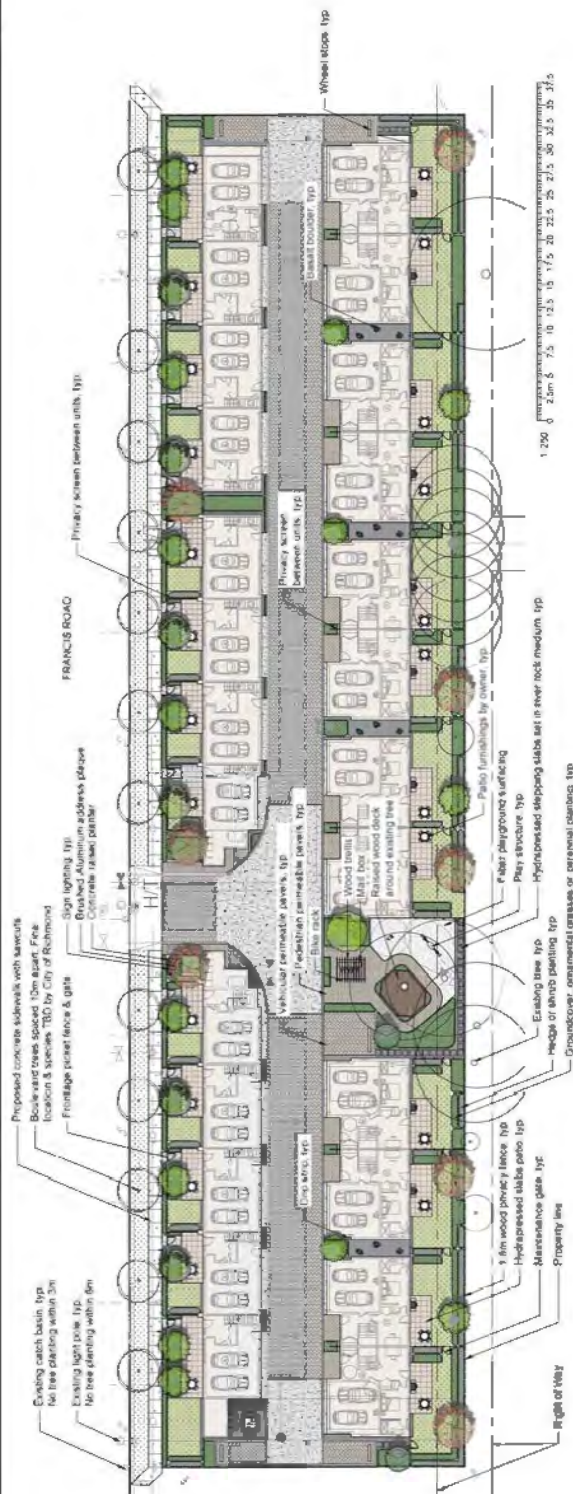
VDZ+A
Project Landscape Architecture
Port Langley Studio
102 - 8181 Church Street
Port Langley, British Columbia, V1M 2R8
Mount Pleasant Studio
102-3555 Kingsway
Vancouver, British Columbia, V5T 3J7



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Principal Landscape Architect
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Project Owner's Agent
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Zhao XD Architect Ltd
Project Building Architect
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Richmond, BC V6X 3M6
t. 604-275-8862

Project		9200-9340 Francis Road	
Location		9200-9340 Francis Road Richmond, B.C.	
Drawn	AL	Stamp	
Checked	PC		
Approved	DJ	Original Sheet Size	24"x36"
Scale	As Shown		
REVISIONS TABLE FOR SHEET			
No.	Rev.	Description	Date
1	PC	Issued for DP	2023-10-04
2	PC	Revised for DP	2023-10-04
3	PC	Revised for DP	2023-10-04
4	PC	Revised for DP	2023-10-04
5	PC	Revised for DP	2023-10-04
6	PC	Revised for DP	2023-10-04
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95	PC	Revised for DP	2023-10-04
96	PC	Revised for DP	2023-10-04
97	PC	Revised for DP	2023-10-04
98	PC	Revised for DP	2023-10-04
99	PC	Revised for DP	2023-10-04
100	PC	Revised for DP	2023-10-04



TREE	RESTORATION/CONSERVATION PHASE	SCENE	IMAGE	SECT.
	Area protection / Population Storage	Ind.0	2 km hr	II
	Carry out activities / Health of Group / Fight Against Malnutrition	Ind.1	4 km hr	I
	Control Insects / Soils / Food Protein Degradation	Ind.2	4 km hr	1/2
	Control Insects / Overuse Insects / European Beehive	Ind.3	4 km hr	3
	Improve the life of the Bee / Buy the Margarine	Ind.4	4 km hr	4
	Area protection / with Margarine / Fertigation System	Ind.5	2 km hr	2
	Creating Tree			Special Type

[illegible]

KEY	REF.	DESCRIPTION
	Covered Terrace	EOD PROPOSED See also EOD schedule Notes for specific items
	(3) LD-01	Paved Area
	(3) LD-01	MEDIAN

FENCING & SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	(1) LD-01	1-BRAND NEW FENCE
	(2) LD-02	FINISHED FENCE
	(3) LD-03	BRICK & SLAB FENCE
	(5) LD-05	SIDE WALK

PERMEABILITY CALCULATIONS		
	AREA (m ²)	PERCENTAGE
TOTAL LOT	5 027	100%
NON PERMEABLE SURFACES	3216	64%
PERMEABLE SURFACES	1811	36%

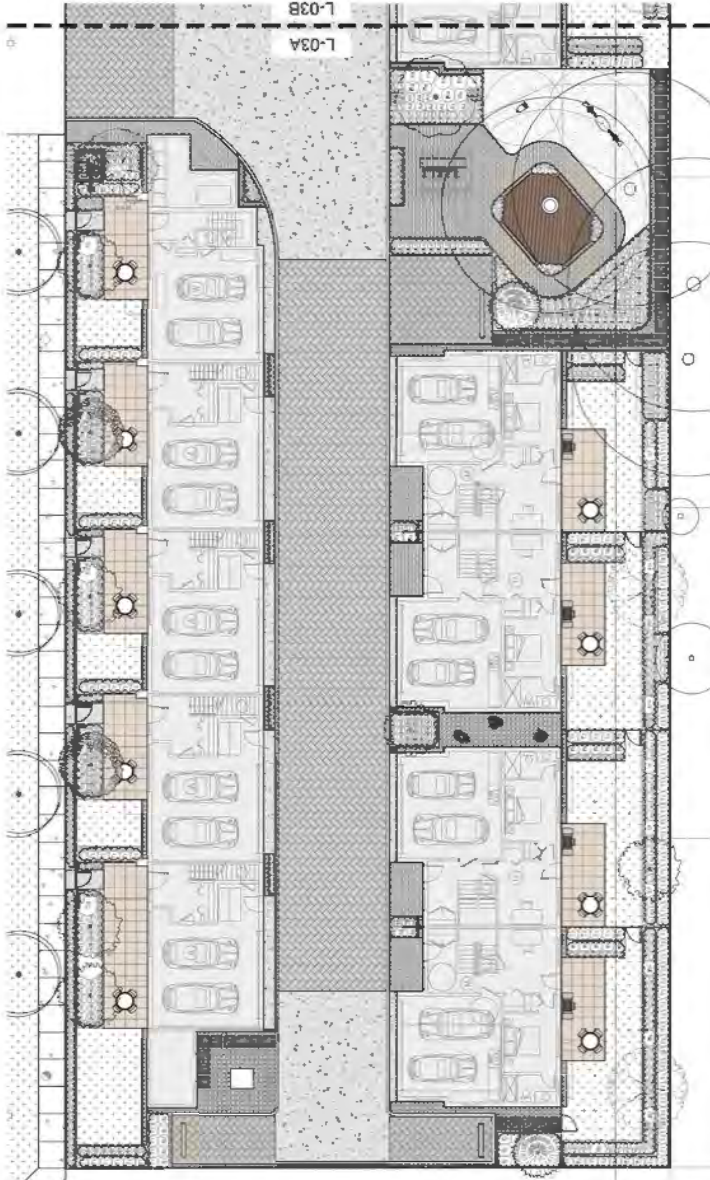
		Description	Date
REVISIONS TABLE FOR DRAWING			
No.	Rev.	Description	Date
1	01	As Issued	

Project	Location
B200-0340 Francis Road	B200-0340 Francis Road
	Richmond, BC

Thyssen AL	Stamp	Original Dead Line 24.5.01	<p>Information: The following information is provided for the purpose of the information of the public. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.</p> <p>Scale 1:200</p>
Dischler PC			
Almeyer DJ			

- Planting Notes:**
- Plants in this plant list are specified according to the Canadian Nursery Landscape Association Canadian standards for nursery stock and section 12, container grown plants of the BC landscape standard, current edition.
 - All plant material shall meet or exceed standards required by BCLMA or BCSLA guidelines. Plant material to be approved by landscape architect prior to delivery to site.
 - Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval.
 - Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed from site immediately at the landscape contractor's expense.
 - Topsoil depths for planting as follows:
 - shrubs: 450mm
 - sod: 150mm
 - tree pits: 1000mm with 300mm (below root ball)
 - 2" minus compost mix to be installed in all shrub planting areas
 - 3" minus compost mix to be installed in all tree planting areas
 - Plantings to be offset 250mm from curb and other edges in providing planting spaces and pedestrian walkways measured from edge of foliage
 - All planting within Tree Protection Zone to be supervised by a certified arborist

- Irrigation Note:**
- All planted areas to be irrigated. Irrigation system to meet or exceed ILMBC standards. Landscape architect to review irrigation plans



PLANT SCHEDULE

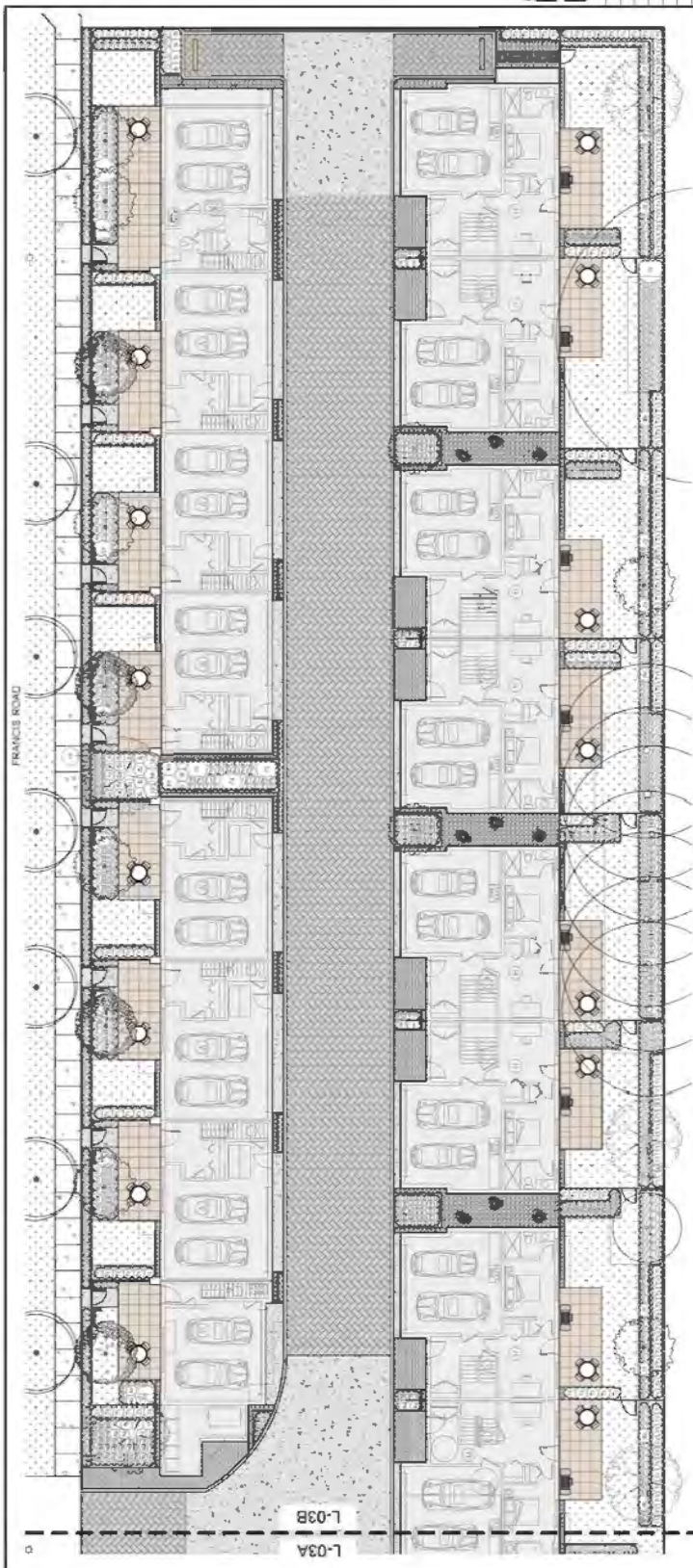
SYMBOL	SYMBOLICAL / COMMON NAME	CONT	SIZE	QTY
1	Arceuthobium / European Holly	3.0m	3.0m	1
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[illegible]



Note
1 Horizontal aluminum panel with wood slats insert
2 Detail to be provided in Building Permit package



Note:
1. 1 firm wood privacy fence
2. Detail to be provided in Building Permit package.



1 FRONTYARD PICKET FENCE WITH GATE
See page 1519

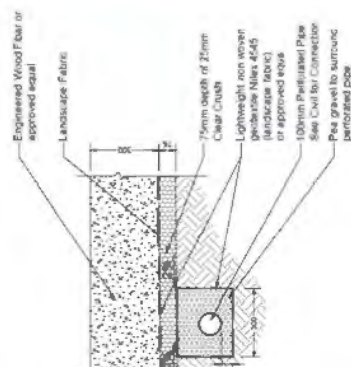
2 BACKYARD PRIVACY FENCE
Excludes 10' P.M.

3 PRIVACY SCREEN

4 TRELLIS FOR MAILBOX
Size 1175



BIKE RACK
 Models of 2-bike racks are now being made
 from aluminum.
 Aluminum racks are
 more durable and
 lighter weight.



BIKE RACK
June 1972

FIGAR
SINCE 1911




7 **TREE DECK**
Diana #11



COPPER SEESAW
 By David W. Graham
 Shows at job market's speed of mind
 Interviewer's strategy
 Employer's eye for

[illegible]

PLAY STRUCTURE

Project	Drawn	Stamp	
	Alt		
0000-0400 Francis Road Location 0000-0400 Francis Road Richmond, B.C.	Checked P.C.		Original Super Size 24" x 36"
	Approved D.J.		
0000-0400 Francis Road Location 0000-0400 Francis Road Richmond, B.C.	Examined		I, _____, a duly Licensed Professional Engineer, do hereby certify that the above is a true and correct copy of the original as submitted to me for review and approval.
	As Noted		

Sheet	AL	Scale	As Shown
Drawn	AL	Checked	AL
Approved	DL	Original Sheet Size	24" x 36"
Scale	As Shown		

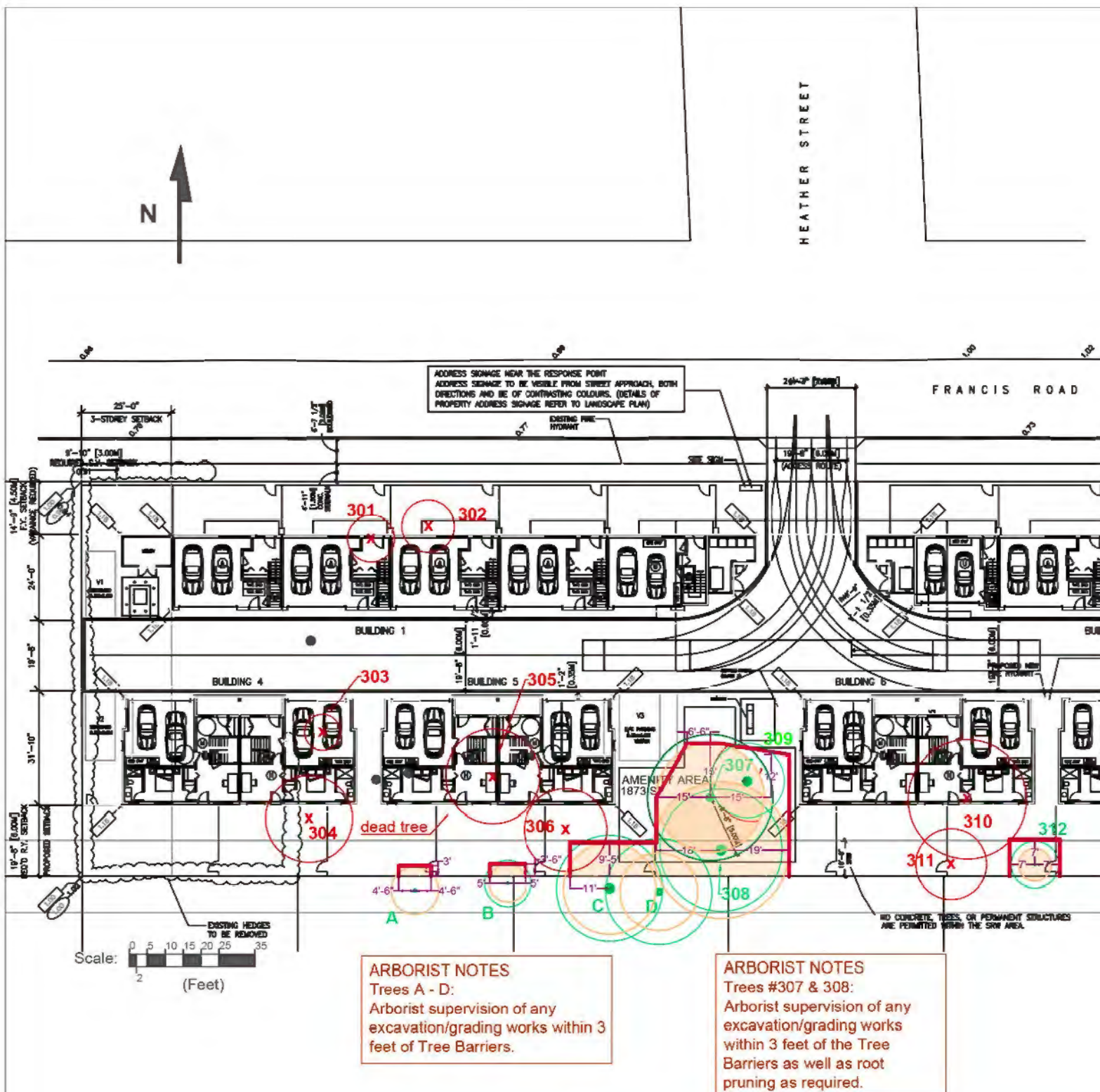
Project
 8700-8740 Fraser Road
 Location
 8700-8740 Fraser Road
 Richmond, BC

Revised	By	Description	Date
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2	AL	Revised Table 1 & 2	11/11/21
3	AL	Revised Table 1 & 2	11/11/21
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100	AL	Revised Table 1 & 2	11/11/21

SITE ADDRESS SIGN
 Detailed example of a site address sign in a concrete planter.

2 CONCRETE PLANTER WALL
 Scale: 1/8" = 1'-0"

Notes:
 1. Concrete to be reinforced with 4#1 @ 12" o.c.
 2. Concrete to be finished with 25mm below top of edge wall.



ARBORIST NOTES

Amenity Area:

Arborist supervision of fence installation (excavated post footings) within TPZ. Detailed landscaping not available at the time of this report. Landscaping plans should be reviewed by the project arborist prior to incorporation into the design.

andermatt_forest@shaw.ca
pacificsuntree.com

Suite #460
130 - 1959 152 Street
Surrey, B.C.
V4A 0C4

Tree Management Plan Amendment #1

Date: March 4, 2021

Client: 1125640 B.C. Ltd.

Project: Townhouse

Project Address: 9200 to 9340 Francis Rd.
Richmond, B.C.

Tree Recommended
for Retention:

Tree Recommended
for Removal.



Undersized Tree:



Crown Dripline for:

Retain Tree:



Remove Tree



Tree Protection Barrier:
(Outlines Tree Protection Zone)

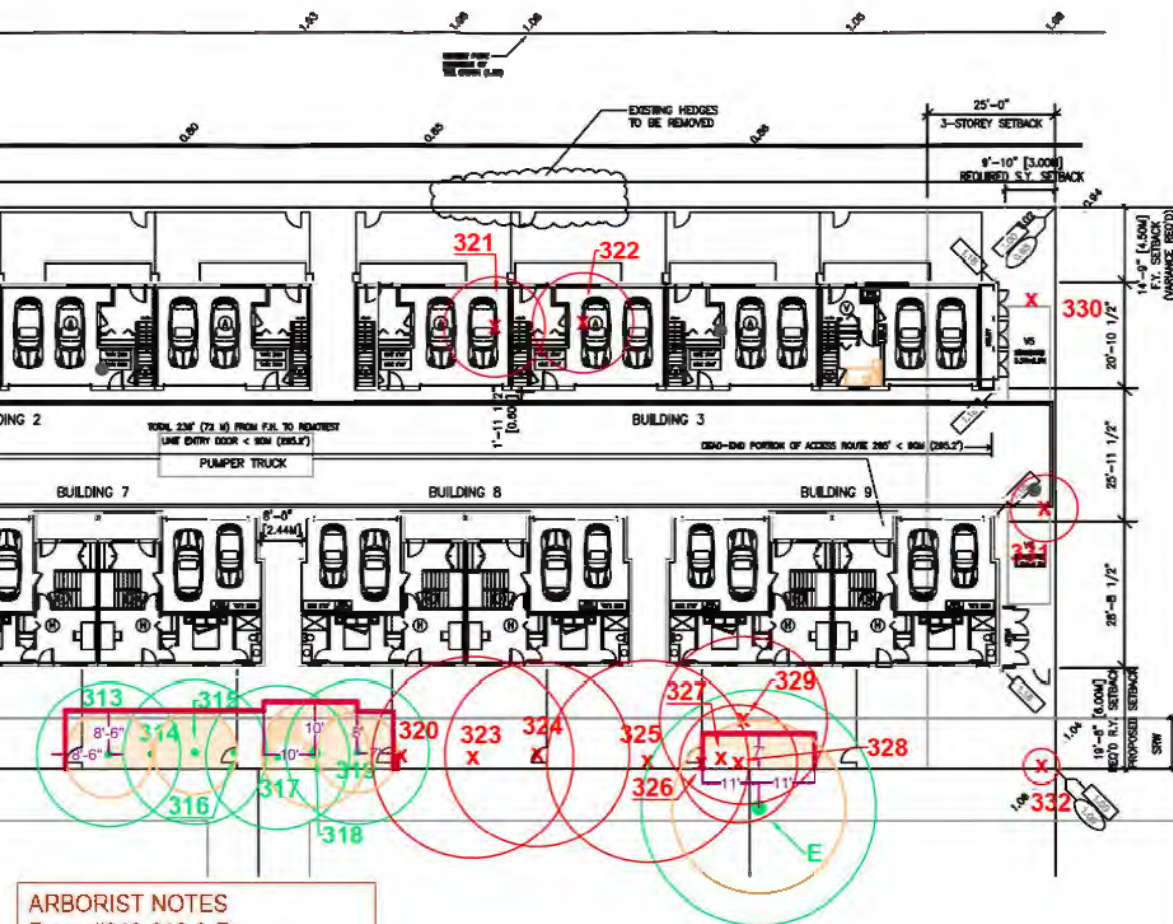


Critical Root Zone:



Notes:

1. Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
2. Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
3. Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.



ARBORIST NOTES
Trees #313-319 & E:
Arborist supervision of any
excavation/grading works within 3
feet of Tree Barriers.



Address: 9200-9340 Francis Road

File No.: RZ 20-907463

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10254, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$55,000 for the 11 on-site trees to be retained (Tag 307-309, 312-319). Up to 90% of the security will be returned to the applicant after submission of a post-construction assessment report and a City inspection, with the remainder held for up to one year to ensure that the trees survive.
4. Registration of a flood indemnity covenant on title (Area A).
5. Subject to Council adopting policies regarding age and rental restrictions in strata-titled buildings prior to the subject rezoning application bylaw receiving first reading, registration of a restrictive covenant prohibiting:
 - a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and
 - b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

This consideration will not be required if Council does not adopt these policies prior to the subject rezoning application bylaw receiving first reading.

6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
7. City acceptance of the developer's offer to voluntarily contribute \$7,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
8. City acceptance of the developer's offer to voluntarily contribute \$0.90 per buildable square foot (e.g. \$29,219.40) to the City's public art fund.
9. Contribution of \$54,839.00 in-lieu of on-site indoor amenity space to go towards development of City facilities.
10. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$275,961.00) to the City's affordable housing fund.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, together with a cost estimate for the landscaping works. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the required replacement trees

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 (BCESC Step 3).
3. 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

Prior to a Development Permit* being forwarded to Council for issuance, the developer is required to:

1. Submission of a Landscape Security to the City based on 100% of the cost estimate provided by the Landscape Architect plus a 10% contingency. Up to 90% of the security will be returned to the applicant after a City inspection, with the remainder held for up to one year to ensure that the planting survives.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Incorporation of accessibility and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
5. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a. Using the OCP Model, there is 000.0 L/s of water available at a 20 psi residual at the Francis Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. At Developer's cost, the Developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - ii. Provide a right-of-way for the water meter and meter chamber (unless meter is to be located in a mechanical room), at no cost to the City. Exact right-of-way dimensions to be finalized during the servicing agreement process.
 - iii. The frontage improvements are in close proximity with the existing AC watermain along Francis Road frontage. Subject to a utility locate and a geotechnical assessment of the impact of the required frontage improvements to the existing watermain, the developer is required to replace the existing watermain along the Francis Road frontage, approximately 150m long.

- iv. Review hydrant spacing on all road frontages and provide fire hydrants as required to meet City spacing requirements. Fire department approval is required for all fire hydrant installations, removals, and relocations.
 - v. Install one new water service connection.
- c. At Developer's cost, the City is to:
- i. Reconnect all existing water service connections and hydrant leads to the new water main.
 - ii. Cut, cap, and remove all existing water service connections and meters to the development site.
 - iii. Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a. At Developer's cost, the Developer is required to:
- i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement.
- b. At Developer's cost, the City is to:
- i. Cut and cap all existing storm service connections to the development site and remove inspection chambers.
 - ii. Install one new storm service connection, complete with inspection chamber. Inspection chamber to be located in a right-of-way onsite.

Sanitary Sewer Works:

- a. At Developer's cost, the Developer is required to:
- i. Not start onsite excavation or foundation construction prior to completion of rear-yard sanitary works by City crews.
 - ii. Monitor the settlement at the existing AC sanitary main along the entire south property line during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - vi. Replace approximately 150 m AC sanitary main along the entire south property line with PVC, complete with new manholes per City spacing requirements.
 - vii. Remove the existing AC sanitary main and legally dispose offsite.
 - viii. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
- b. At Developer's cost, the City is to:
- i. Install one new sanitary service connection, complete with inspection chamber. The new service connection shall be tied-in to the required manhole at the sanitary main junction located at the south property line of 9300 Francis Road.
 - ii. Reconnect all existing sanitary service connections that service neighboring properties to the new sanitary main.
 - iii. Cut and cap all existing service connections to the development site, and remove inspection chambers.

Frontage Improvements:

- a. At Developer's cost, the Developer is required to:
- i. Return the existing Hydro lease lights and replace with City standard street lighting.
 - ii. Coordinate with BC Hydro, Telus and other private communication service providers:
 - a) To relocate/underground the existing overhead lines and poles to prevent conflict with the proposed sidewalk.
 - b) To underground overhead service lines.
 - c) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - d) To locate all proposed underground structures (e.g. junction boxes, pull boxes, service boxes, etc.) outside of bike paths and sidewalks.

- e) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- f) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 1.0 x 1.0 m
 - Traffic signal UPS – 2.0 x 1.5 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- iii. Complete frontage upgrades including:
 - a. New 2.0 m wide concrete sidewalk at the property line, minimum 1.5 m wide landscaped boulevard with street trees, and concrete curb and gutter; and
 - b. Removal of the existing driveway crossings and replacement with the above frontage works.

General Items:

- a. At Developer's cost, the Developer is required to:
 - i. Not encroach into the rear-yard sanitary right-of-way with proposed trees, retaining walls, non-removable fences, or other non-removable structures. No fill may be placed within the right-of-way without the City's review and approval.
 - ii. Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., AC watermain along Francis Rd and AC sanitary main along the rear yard) fronting the development site and provide mitigation recommendations.
 - iii. Provide a video inspection report of the existing sanitary sewers along the development's rear yard prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection report after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) is required to assess the condition of the existing utilities and provide recommendations. Any utilities damaged by the pre-load, de-watering, or other development-related activity shall be replaced at the Developer's cost.
 - iv. Enter into, if required, 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, 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.

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 10254 (RZ 20-907463)
9200, 9220, 9240, 9260, 9280, 9300, 9320 & 9340 Francis 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:
 - a. Inserting the following into the table contained in Section 5.15.1.c regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT94	\$8.50"

- b. Inserting the following into Section 17 (Site Specific Residential (Town Houses) Zones), in numerical order:

17.94 Town Housing (ZT94) – Francis Road (Broadmoor)

17.94.1 Purpose

The **zone** provides for low **density town housing** plus other compatible **secondary uses**, and provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives.

17.94.2 Permitted Uses

- child care
- housing, town

17.94.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- secondary suite

17.94.4 Permitted Density

1. The maximum **floor area ratio** is 0.40.
2. Notwithstanding Section 17.94.4.1, the reference to "0.40" in Section 17.94.4.1 is increased to a higher **density** of "0.60" if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT94 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw.

17.94.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 65% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.94.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except where the **rear yard** is 6.0 m, the minimum **front yard** is reduced to 4.5 m.
2. The minimum **interior side yard** is 3.0 m.
3. The minimum **exterior side yard** is 6.0 m.
4. The minimum **rear yard** is 3.0 m.

17.94.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.94.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m.
2. The minimum **lot depth** is 33.0 m.
3. There is no minimum **lot area** requirement.

17.94.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0.

17.94.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

17.94.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"TOWN HOUSING (ZT94) – FRANCIS ROAD (BROADMOOR)."**

Lot 89 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 003-486-109

Lot 90 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 002-262-398

Lot 91 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 007-009-411

Lot 92 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 003-598-772

Lot 93 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 006-127-690

Lot 94 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 004-305-531

Lot 257 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222
PID 007-150-946

Lot 258 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222
PID 004-344-979

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10254"**.

FIRST READING

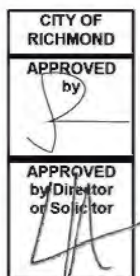
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



To:	Planning Committee	Date:	April 19, 2021
From:	John Hopkins Director, Policy Planning	File:	08-4057-08/2021-Vol 01
Re:	Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions		

Staff Recommendations

1. That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, which proposes to amend the following:
 - a) in Schedule 1 of Richmond Official Community Plan Bylaw 9000, amend Section 3.3 “Diverse Range of Housing Types, Tenure and Affordability” by introducing City-wide market rental housing provisions for new development including:
 - i) inserting language to clarify a purpose-built market rental housing requirement in new development that includes more than 60 apartment units, and an associated density bonus (0.1 floor area ratio), which applies to the site;
 - ii) inserting language to establish that for townhouse development with 5 or more units and apartment development with 5 to 60 apartment units, a community amenity contribution may be accepted through a rezoning application; and
 - iii) inserting language to clarify that 100% market rental housing projects would be exempted from affordable housing requirements.
 - b) in Schedule 2.10 (City Centre Area Plan) of Richmond Official Community Plan Bylaw 7100, insert language to clarify City Centre Area Plan density bonusing requirements with respect to the Richmond Affordable Housing Strategy and Official Community Plan Market Rental Housing Policy; and
 - c) in Schedule 2.2A (Thompson Area Dover Crossing Sub-Area Plan), Schedule 2.4 (Steveston Area Plan), Schedule 2.10C (McLennan North Sub-Area Plan), Schedule 2.12 (Bridgeport Area Plan), and Schedule 2.14 (Hamilton Area Plan) of Richmond Official Community Plan Bylaw 9000, insert language to support density bonus provisions with respect to the Official Community Plan Market Rental Housing Policy,
- be introduced and given first reading.

2. That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

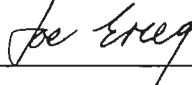

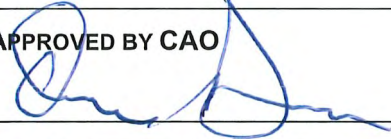
3. That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10256, to insert a definition for residential rental tenure, to clarify habitable area, to make a series of updates to existing zones to reflect changes to the Official Community Plan Market Rental Housing Policy, to update Low End Market Rental housing construction requirements, and to increase the density bonus provisions in the CDT zone be introduced and given first reading.
5. That in-stream rezoning applications received prior to Council's adoption of the proposed recommendations be processed under the existing Official Community Plan Market Rental Housing Policy and Low End Market Rental program provisions provided that the application achieves 1st reading within one year of the adoption of Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10256. New applications received after Council's adoption of Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, and Richmond Zoning Bylaw 8500, Amendment Bylaw 10256, are subject to the updated requirements.
6. That staff report back to Council regarding key findings related to the implementation of updates to the Official Community Plan Market Rental Housing Policy after the program provisions are in place for two years.

7. That staff be directed to share information with key stakeholders, including the Urban Development Institute and non-profit housing providers, regarding opportunities for public input, particularly the proposed public hearing associated with Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10256 and the bylaw amendment described in the companion report titled "Low End Market Rental (LEMR) Contribution Rate Review".



John Hopkins
Director, Policy Planning
(604-276-4279)

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

The following referral motion was passed at the October 19, 2020 Public Hearing:

That staff provide suggestions and options for a market rental policy and report back.

At the February 8, 2021 meeting, Council requested that the above noted referral be prioritized and brought forward as soon as possible for consideration. This was based on Council's deliberations on Polygon's mixed-use, mid-rise development proposal at Cambie Road and Sexsmith Road/Garden City Road (Talisman Park Ltd.) where members of City Council expressed interest in the feasibility of a mandatory approach to securing market rental housing units, in addition to the feasibility of expanding the Low End Market Rental (LEMR) program construction and cash-in-lieu rates. Following the discussion, City Council expressed a desire to receive rental housing recommendations in advance of considering large development proposals that are well suited to the provision of rental housing. With this direction, staff retained an economic development consultant to assess the financial feasibility of various options to expand the City's rental housing approach, which are discussed in this report and a companion report, "Low End Market Rental (LEMR) Contribution Rate Review" from the Director, Community Social Development dated April 19, 2021.

To expedite staff's response to the Council referral and to minimize scheduling impacts on development applications that are preparing for consideration by Council, staff recommend that public consultation regarding the policy changes discussed in this report occur as part of Council's consideration of the proposed amendment bylaws. The statutory bylaw amendment process will provide stakeholders with multiple opportunities to share their views with City Council.

This report responds to the referral and includes the following:

1. a summary of the existing Official Community Plan (OCP) Market Rental Housing Policy and the outcomes of its implementation;
2. a synopsis of existing in-stream market rental projects and estimated demand for market rental housing;
3. a summary of other municipal approaches to securing market rental housing; and
4. options to increase the supply of secured and constructed market rental housing in new apartment development and an option to accept a community amenity contribution rather than constructed market rental housing in smaller development based on the findings of a financial feasibility analysis.

This report is being brought forward for consideration with a companion report and the analysis and options included in this report are coordinated with those outlined in the companion report.

A report that considers using zoning to preserve and to protect existing purpose built, 100 percent rental buildings will be brought forward for consideration in the future.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 Ensure an effective OCP and ensure development aligns with it.

6.5 Ensure diverse housing options are available and accessible across the housing continuum.

In response to Council's referral to staff, this report suggests options to secure market rental housing in new development with more than 60 apartment units. It also introduces a community amenity contribution that the City may accept through rezoning for smaller developments. The following analysis and options are being brought forward for consideration alongside a companion report, "Low End Market Rental (LEMR) Contribution Rate Review" from the Director, Community Social Development dated April 19, 2021. The companion report responds to a referral motion that was passed at the December 17, 2019 Planning Committee meeting that directed staff to explore options to increase the affordable housing requirement to above 10%. The companion report evaluates the feasibility of expanding LEMR construction and cash-in-lieu rates. The options included in this report and the companion report from Community Social Development are a coordinated response to both housing referrals.

The recommended approach includes the following City-wide updates that would apply to new development:

- OCP Market Rental Housing Policy: Replacing the voluntary incentives based approach to securing market rental housing units in mixed market rental and strata buildings with the following provisions:
 - Requiring at least 10% of the total residential floor area in a building that includes more than 60 apartment units to be secured as market rental housing. An associated 0.1 floor area ratio (FAR) density bonus will apply to the site.
 - Inserting language to establish that for townhouse developments with 5 or more units and apartment developments with 5 to 60 apartment units, a community amenity contribution may be accepted through a rezoning application. Alternatively, the owner may secure and construct 10% of the total residential floor area in the building as market rental housing. An associated 0.1 FAR density bonus will apply to the site.
- Low End Market Rental (LEMR) program: Expanding the existing LEMR program to secure at least 15% of the total residential floor area in new developments inside of the City Centre Area Plan as affordable housing units. Maintaining the existing LEMR program outside of the City Centre Area Plan, which secures 10% of the total residential floor area in new developments as affordable housing units.

Analysis

Existing OCP Market Rental Housing Policy

The OCP Market Rental Housing Policy includes provisions to:

- protect and to enhance the existing stock of market rental housing;
- support tenants at the time existing market rental housing is redeveloped; and
- encourage the development of new purpose-built market rental housing units.

Since the OCP Market Rental Housing Policy was adopted in 2018, 568 market rental units have been secured. An additional 134 market rental units are proposed within development applications that are in pre-application discussions or early stages of the standard development application review process. These units will be secured through zoning and/or housing agreements and will be available to tenants at market rates once they are constructed. Recent notable projects include the following:

- a development by Headwater Living Inc. that will provide approximately 149 purpose-built market rental housing units at 5500 No. 3 Road;
- the “Atmosphere” development at 7960 Alderbridge Way, which will provide approximately 112 market rental units in a mixed use development;
- a development by Mosaic Homes, which will provide approximately 33 secured market rental units in a four storey mixed use building at the intersection of No.3 Road and Williams Road; and
- a mixed use, mid-rise development by Colliers International Consulting on Bennet Road that includes a church and approximately 142 purpose built rental units, including approximately 122 market rental and moderate income units, and 20 LEMR units.

A summary of the OCP Market Rental Housing Policy incentives to increase the supply of market rental housing units is provided in Attachment 1. This report includes options to secure purpose-built market rental housing units in new development that includes more than 60 apartment units and an option to accept a contribution toward the City’s affordable housing objectives through rezoning applications for smaller developments that do not include market rental housing.

Market Rental Housing’s Contribution to the Housing Continuum

Market rental housing is an important element of the housing continuum. Market rental housing rates are established by the market and while available to all income thresholds, new market rental units are generally rented by households with an annual income that is greater than \$70,000. Market rental housing accommodates a broad section of the community and may be preferred by households that require flexibility, and households that are either not able to afford home ownership or are not interested in ownership at a particular life stage.

It is estimated that Richmond’s rental housing stock includes approximately 7,700 primary rental units (e.g., purpose built rental that is secured for the long term) and 13,800 secondary rental units (e.g., not included in the primary rental market and rented out by an owner), which does not include the new market rental units that have been secured to date by the existing OCP Market Rental Housing Policy. While existing City policies have increased the supply of rental housing across the housing continuum and Census data indicates approximately 30% of new development enters the secondary rental market, the City’s average vacancy rate between 2015 and 2019 was 0.7%. Based on data from Canada Mortgage and Housing Corporation, the vacancy rate for private market apartments was 1.9% in October 2020. A balanced vacancy rate is between 3% to 5%.

Based on projected population growth and current demand rates, the estimated annual demand for market rental housing that accommodates households with an annual income greater than \$70,000, is approximately 190 market rental units per year. However, this estimate does not account for latent demand, which is difficult to quantify. Richmond's smaller proportion of renters compared to local municipalities (Attachment 2) suggests an existing latent demand for rental housing and may include the following:

- People who work in Richmond but do not live in Richmond. The City's strong employment market results in a net incoming flow of more than 30,000 workers.
- Households that need flexibility and/or prefer rental housing (e.g., students, contract workers, etc.).
- Households that are not adequately housed and would move to more suitable housing (i.e. spending more than 30% of household income on housing, housing that requires major repairs and/or inadequate size/composition of bedrooms).
- Households that can afford to purchase housing but choose to rent.

Increasing the market rental housing supply would contribute to the overall availability of housing options in the City and would respond to the City's low vacancy rate.

Other Municipal Approaches to Market Rental Housing

Staff surveyed a number of municipalities regarding their approach to rental housing and received responses from the following municipalities: Burnaby, Coquitlam, Delta, Kelowna, New Westminster, North Vancouver, Surrey, Vancouver and Victoria. All municipalities that completed the survey apply a voluntary incentives approach to securing market rental housing. Staff did not find any examples of a jurisdiction that mandates the provision of market rental housing in new development. Municipalities that reported using density bonus incentives to secure market rental housing listed the following approaches:

- site specific consideration of additional density (e.g., Delta, New Westminster, Vancouver, Victoria);
- identifying areas within the city where market rental development is most desirable and establishing a voluntary minimum market rental housing requirement with provisions for associated additional density (e.g., Coquitlam, North Vancouver, Vancouver); and
- supporting conversion of a portion of commercial density to market rental housing (e.g., Burnaby).

Municipal incentives that are unrelated to density bonus provisions include parking reductions, amenity relaxations, municipal fee and/or property tax reductions/waivers, reduced servicing requirements, unit size relaxations, design relaxations, and expedited development application processing. Attachment 2 summarizes the survey responses and highlights similarities between the reported municipal approaches and Richmond's existing OCP Market Rental Housing Policy. Attachment 1 summarizes current market rental housing incentives and incentives that have been considered.

Options to Simultaneously Secure Market Rental Housing Units and to Expand the Low End Market Rental Program

Building upon the City's demonstrated commitment to playing a leadership role within the housing sector, and in response to existing housing referrals, the City hired an experienced economic development consultant to assess the feasibility of simultaneously undertaking the following in new construction that includes more than 60 apartment units:

- introducing a requirement to secure and construct market rental housing in new development with an associated 0.1 floor area ratio (FAR) density bonus applied to the site; and
- increasing the LEMR construction requirement inside of the City Centre Area Plan (currently 10% of residential floor area is secured as LEMR units).

The recommended threshold for construction of market rental units (more than 60 apartment units in a development) is consistent with the threshold that was established for the LEMR program for the construction of affordable housing units based on recommendations by independent economic development consultants. It also acknowledges the challenges associated with securing a small number of units within smaller developments and the property management resources required to effectively manage the units. While more than 60 apartment units is the threshold for requiring construction of market rental housing units, the same density bonusing provision (0.1 FAR applied to the site) applies to a development with 5 or more units that secures and constructs 10% of the residential floor area of the building as market rental housing.

To balance a developer's contribution to the City's affordable housing objectives between projects of various size and type, the feasibility analysis evaluates and recommends community amenity contribution rates for townhouse developments with 5 or more units and apartment developments with 5 to 60 apartment units, which are not required to construct market rental housing units. The recommended contribution rates are discussed in a subsequent section of this report. Contributions to the Affordable Housing Reserve Fund (Reserve Fund Bylaw 7812) would be directed to support affordable housing projects that target low and moderate income households. This approach aligns with the overall OCP Market Rental Housing approach, which secures rental replacement units as affordable housing in redevelopment projects. The LEMR program includes cash-in-lieu contribution rates that apply when the threshold for built LEMR units is not met. Updated LEMR cash-in-lieu rates are discussed in the companion report.

Attachment 1 summarizes existing incentives to increase the supply of market rental housing and references an amendment to clarify that 100% market rental housing projects would be exempted from affordable housing requirements. Other elements of the OCP Market Rental Housing Policy and LEMR program remain unchanged, including existing density bonus provisions for 100% market rental development.

Financial Feasibility Analysis Summary

Acknowledging that without a reasonable profit, a developer/property owner will seek other forms of investment, the City hired an experienced economic development consultant to assess the financial feasibility of amendments to the existing OCP Market Rental Housing Policy and LEMR program. The financial feasibility analysis applied the following criteria:

- Market rental and/or LEMR floor area includes only habitable floor area and is a percent of the residential floor area ratio in the building.
- A 0.1 FAR density bonus applies to the site and market rental floor area in a mixed market rental and strata building is not exempted from affordable housing requirements.
- Analysis includes consideration of median rental rates, base land values that reflect recent land sale transactions, and land lift for a range of building density and construction types (i.e. concrete construction high density development and wood construction medium to medium/low density development inside of the City Centre Area Plan and medium/low density development elsewhere).
- Amenity contribution exemptions and lower parking rates apply to both market rental and LEMR units.
- The financial feasibility ranking applied to the scenarios reflects an industry average profit expectation (i.e. 15% profit for the strata portion of the project weighted to reflect the proportionate share of the building that represents strata development, and 3.5% capitalization rate applied to the rental component). A summary of the applied financial feasibility ranking system is outlined in Attachment 3 following the consultant's executive summary.

Land costs are a key variable in the analysis. While the proposed approach includes 0.1 FAR of density bonus to be applied to the site, the financial impact of securing market rental housing units and increasing the existing LEMR contribution will vary between individual property owners. The base land values used in the study are current land values and do not represent the full continuum of land sales in the City; therefore, owners who purchased land at values that are significantly higher than the base values would face less financially feasible redevelopment conditions. Although the recommended approach includes a density bonusing provision, the *Local Government Act* permits a local government to secure housing with rental zoning without an associated bonus density. This is unlike the terms that apply to securing rental housing with below market rental rates, eligibility criteria, and other conditions.

To reflect differences in land values and density, options were studied for sites both inside of the City Centre Area Plan and outside of the City Centre Area Plan. Securing LEMR units is prioritized based on the low probability of LEMR units being included in market development independent of the Affordable Housing Strategy.

Tables 1 and 2 summarize both the OCP Market Rental Housing Policy and the LEMR program scenarios that were considered and their associated cumulative financial feasibility scores. The analysis supports a higher percent of secured rental housing inside of the City Centre Area Plan compared to outside of the City Centre Area Plan based on land values and achievable densities.

For areas inside of the City Centre Area Plan, staff recommend Option 1 which would secure a total of 25% of the residential floor area as rental housing and represents the highest percent of combined market rental and LEMR housing floor area that retains a strong financial feasibility ranking for most developers. Staff did not find nearby examples of mandated market rental housing requirements in new development.

Staff have provided two other options that would increase the total percent of market rental and LEMR housing floor area inside of the City Centre Area Plan, but it would impact developers

who purchased land at significantly higher values and may impact their financial feasibility. Further, staff recognize that there are other referrals that staff are reviewing which relate to non-residential space (e.g., non-profit space needs) that may also impact the financial feasibility for multiple-family development.

Table 1: Program Options Summary Inside of the City Centre Area Plan

	Current Policy	Option 1 Recommended	Option 2	Option 3
Market Rental Floor Area Contribution Rate	Voluntary, Incentives Based	10%	10%	15%
LEMR Floor Area Contribution Rate	10%	15%	20%	15%
Financial Feasibility Score*		For high-density development (concrete): 4 of 5 For medium, medium/low density development (wood): 3 of 5	3 of 5	3 of 5

*See Attachment 3 for supplementary information related to the financial feasibility scale ranking system.

For areas outside of the City Centre Area Plan, staff recommend Option 2, which suggests maintaining the existing LEMR construction rate (10% of residential floor area) and introducing a market rental housing requirement of 10%. The lower recommended rate reflects the lower densities that characterize areas outside of the City Centre Area Plan. Staff have provided an option to introduce the market rental housing requirement of 10% and to increase the LEMR contribution to 15% of residential floor area; however, the financial feasibility drops significantly.

Table 2: Program Options Summary Outside of the City Centre Area Plan

	Current Policy	Option 1 (no change to current program)	Option 2 Recommended	Option 3
Market Rental Floor Area Contribution Rate	Voluntary, Incentives Based	Voluntary, Incentives Based	10%	Voluntary, Incentives Based
LEMR Floor Area Contribution Rate	10%	10%	10%	15%
Financial Feasibility Score*		3 of 5	3 of 5	1 of 5

*See Attachment 3 for supplementary information related to the financial feasibility scale ranking system

Staff recommend introducing the provisions outlined in Option 1 (Table 1) and Option 2 (Table 2) respectively inside and outside of the City Centre Area Plan in development with more than 60 apartment units as outlined below:

- Inside of the City Centre Area Plan:
 - Secure 10% of residential floor area as market rental housing, with an associated 0.1 FAR density bonus applied to the site, utilising zoning, as applicable, to secure market rental housing units; and
 - Secure 15% of residential floor area as LEMR housing units (as recommended in the companion report).
- Outside of the City Centre Area Plan:

- Secure 10% of residential floor area as market rental housing, with an associated 0.1 FAR density bonus applied to the site, utilising zoning, as applicable, to secure market rental housing units; and
- Secure 10% of residential floor area as LEMR housing units (as recommended in the companion report).

In addition to the analysis summarized in the preceding section of this report, the economic development consultant completed an assessment of the cash value to offset eliminating the requirement for market rental housing and instead assigning the space to development of market apartments in smaller developments. For townhouse developments with 5 or more units and apartment developments with 5 to 60 units, a community amenity contribution may be accepted through a rezoning application. The recommended contributions, which are listed below, are comparable with requiring 10% of the residential floor area to be secured and constructed as market rental housing:

- for townhouse development: \$18.84 per m² (\$1.75 per ft²);
- for apartment development inside of the City Centre Area Plan: \$37.67 per m² (\$3.50 per ft²); and
- for apartment development outside of the City Centre Area Plan: \$21.53 per m² (\$2.00 per ft²).

The contribution rates would be regularly adjusted to reflect inflation increases using the administrative mechanism that is used to adjust other amenity contribution rates that are collected through the development process.

Other key findings from the financial feasibility analysis include the following:

- The financial feasibility of constructing 100% or even 50% market rental housing is not viable unless the land is acquired at a significant discount. 100% market rental housing in high density concrete construction is not financially feasible even if the land is free. Recent developments that secure a high percent of rental housing are characterized as partnerships that acquired land at low or no cost, which is consistent with the findings in the consultant's analysis.
- Development Cost Charge waivers that apply to the rental housing component of the development would have a small impact on a project's profit and would not offset the costs associated with providing secured rental housing in the project.

Implementation and Amendment Bylaws

Proposed Official Community Plan (OCP) and Zoning Bylaw Amendments

Conditional to Council's approval of recommended Option 1 (Table 1) and Option 2 (Table 2), respectively for property both inside and outside of the City Centre Area Plan, amendments to the OCP Market Rental Housing Policy and Zoning Bylaw 8500 are required. Amendment Bylaws 10255 (amendments to both the OCP and related Area Plans) and 10256 (Zoning Bylaw) include the amendments that are required to implement the recommended options, which suggest an approach that would simultaneously:

- secure market rental housing units in new development with more than 60 apartment units;

- secure a comparable contribution toward the City's rental housing objectives from new townhouse development with 5 or more units and apartment developments with 5 to 60 units; and
- increase the LEMR housing contribution requirement in development with more than 60 dwelling units.

While the amendments required to implement the recommendations are referenced in Attachment 4, the elements that are specific to the LEMR program, are discussed in detail in the companion report, "Low End Market Rental (LEMR) Contribution Rate Review".

Conditional to Council supporting the amendment bylaws, it is recommended that staff report back to Council regarding key findings related to the implementation of the updates to the OCP Market Rental Housing Policy after the program provisions are in place for two years. Further, staff will share the updated policy and program details with the public using the City's website and will share information with key stakeholders, including development industry and non-profit housing providers in the community.

Provisions for In-stream Applications

Subject to Council approval of Bylaw 10255 and Bylaw 10256, the amendments would be implemented at the time of bylaw adoption. To provide the development community with an opportunity to make adjustments, a one year 'grandfathering' period for in-stream development applications is recommended that includes the following provisions:

- Rezoning applications that are received prior to Council's adoption of the proposed amendment bylaws may be processed under the existing OCP Market Rental Housing Policy and the existing LEMR program, provided that the application achieves 1st reading within one year of the effective date of the revised OCP Market Rental Housing Policy and revised LEMR program provisions.
- New applications that are received after Council adoption of the proposed amendment bylaws are subject to the terms in the revised OCP Market Rental Housing Policy and revised LEMR program provisions.

Public Consultation

The provision of rental housing is a fundamental component in meeting the City's housing objectives. City Council has also expressed a desire to see rental housing policies advanced in a timely manner. Accordingly, staff recommend that public consultation regarding the policy changes contemplated in this report occur as part of Council's consideration of the proposed OCP amendment bylaw. This approach will provide interested stakeholders with multiple opportunities to share their views to City Council as part of the statutory bylaw amendment process.

Should Planning Committee endorse the OCP amendment bylaw, the bylaw will be forwarded to the next open Council Meeting for City Council's consideration. Should City Council grant first reading to the OCP amendment bylaw, the bylaw will be forwarded to a Public Hearing. The Council Meeting and Public Hearing will provide stakeholders and the public with opportunity to

provide comments directly to City Council at the Public Hearing. Public notification for the Public Hearing will be provided in accordance with the *Local Government Act*.

Staff have reviewed the proposed OCP amendments, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements and recommend that this report does not require referral to external stakeholders.

The table below clarifies this recommendation as it relates to the proposed OCP amendment.

Stakeholder	Referral Comment (No Referral necessary)
Agricultural Land Commission (ALC)	No referral necessary because the Land Reserve is not affected.
Richmond School Board	No referral necessary; however, staff did meet with School District staff to discuss the proposed amendments.
The Board of Metro Vancouver	No referral necessary because the Regional District is not affected
The Councils of adjacent Municipalities	No referral necessary because adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary because First Nations are not affected.
TransLink	No referral necessary because the proposed amendments will not result in road network changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary because the Port is not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary because the proposed amendments do not affect Transport Canada's maximum permitted building height or the OCP Aircraft Noise Sensitive Development (ANSI) Policy.
Richmond Coastal Health Authority.	No referral necessary because the Health Authority is not affected.
Community Groups and Neighbours	Community Groups including the Urban Development Institute and Richmond Community Services Advisory Committee will be notified when this report is made public and will have the opportunity to comment on the proposed OCP amendment at Planning Committee and at a Public Hearing.
All relevant Federal and Provincial Government Agencies	No referral necessary because Federal and Provincial Government Agencies are not affected.

Financial Impact

None.

Conclusion


The City of Richmond has demonstrated a leadership role within the rental housing sector by applying a range of approaches to increase the supply of non-market affordable housing, LEMR housing, and market rental housing. In response to Council's referral to staff to provide suggestions and options for a revised market rental housing policy, staff completed an analysis of options that would simultaneously increase the supply of market rental housing in new development and respond to a companion housing referral to explore opportunities to increase the existing LEMR housing program. Staff retained an economic development consultant to assess the financial feasibility of various options to expand the City's rental housing approach.

Based on the findings of the financial feasibility analysis and consideration of demonstrated housing need in the City, staff recommend an approach to secure the following in development with more than 60 apartment units by way of agreement and, where applicable, zoning:

- For development inside of the City Centre Area Plan:
 - Secure 10% of residential floor area as market rental housing, with an associated 0.1 FAR density bonus applied to the site; and
 - Secure 15% of residential floor area as LEMR housing units.
- For development outside of the City Centre Area Plan:
 - Secure 10% of residential floor area as market rental housing, with an associated 0.1 FAR density bonus applied to the site; and
 - Secure 10% of residential floor area as LEMR housing units.

For townhouse developments with 5 or more units, and apartment developments with 5 to 60 units, a community amenity contribution may be accepted through a rezoning application. The recommended contributions are comparable with requiring 10% of the residential floor area to be secured and constructed as market rental housing.

The bylaw amendments that are required to implement the recommended approach are attached to this report and the companion report. It is recommended that Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255 and Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10256 be introduced and given first reading.


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DN:cas

Attachment 1: Existing Incentives to Increase the Supply of Market Rental Housing
Attachment 2: Municipal Approaches Survey Summary (Market Rental Housing)
Attachment 3: Financial Review Executive Summary
Attachment 4: Proposed Official Community Plan (OCP) and Zoning Bylaw Amendments Summary

Existing Incentives to Increase the Supply of Market Rental Housing

The existing Market Rental Housing Policy in the Official Community Plan applies an incentives based approach to securing new market rental housing. Bonus density may be considered for new development that provides 100% of the residential units at the site as secured market rental housing at the following rates:

- Townhouse: 0.20 Floor Area Ratio (FAR) bonus density; and
- Concrete buildings in City Centre: 0.25 FAR bonus density.

Further, the existing OCP Market Rental Housing Policy supports the following:

- 0.1 FAR bonus density for mixed market rental and strata buildings, with bonus density applying only to the portion of the new development that contains market rental housing.
- An undefined amount of bonus density on a site specific basis for projects that provide additional rental housing to address community need.

The policy also includes incentives that are not related to density, including the following:

- Lower parking rates for secured rental housing. In 2018, Zoning Bylaw 8500 was amended to apply reduced parking rates for secured market rental housing, which may be eligible for additional parking reductions subject to provision of Transportation Demand Management (TDM) measures.
- Staff “fast track” the review of 100% market rental development proposals ahead of in-stream market housing applications.

OCP Amendment Bylaw 10255 would limit a provision that exempts market rental housing in new development from affordable housing requirements by specifying that the exemption applies to 100% market rental development.

A March 25, 2019 report from the Manager, Policy Planning, “Market Rental Housing Policy and Approaches for Residential Rental Tenure Zoning” included detailed consideration of approaches to incentivize market rental housing including the following:

- *Further parking reductions.* While staff did not support further reduction of parking and the original lower parking rates, which are based on a comprehensive assessment of market rental sites, staff reiterated continued support to consider enhanced Transportation Demand Management measures on a site-specific basis that may result in additional parking reductions for new market rental developments.
- *DCC waivers.* Staff did not recommend waiving DCCs. Staff retained a consultant to assess the impact of potential DCC waivers on the financial performance of new market rental development. While DCC waivers would enhance the profit potential for a market rental housing project, the impacts would be small and would not offset the high land costs that primarily impact the project’s profit margin. The findings of the original assessment (in 2019) have been reiterated by the financial analysis that was completed for this report (Attachment 3).
- *Additional density.* The proposed approach will apply a density bonus of 0.1 FAR to the site. The City faces unique constraints that limit density bonusing opportunities, including building height constraints imposed on development in the City Centre by the YVR flight path. While staff do apply some flexibility related to design for significant rental housing projects, additional bonus density would be challenging to incorporate into development without significant impacts on urban design and built form.

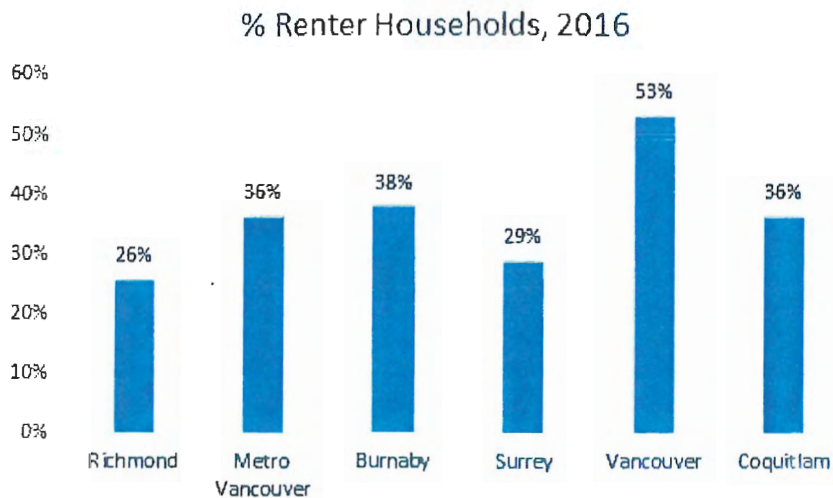
Municipal Approaches Survey Summary (Market Rental Housing)

Municipality Name	Approach to Secure <u>NEW</u> Market Rental Housing Voluntary or Mandatory	Bonus Density for Provision of Market Rental Housing	Incentives to Construct Rental Housing (Market Rental)
Richmond	Voluntary	<p>Yes</p> <p>Bonus density for 100% market rental development:</p> <ul style="list-style-type: none"> -Townhouse: 0.20 FAR -Concrete buildings in City Centre: 0.25 FAR -Mixed market rental and strata buildings: 0.1 FAR, with bonus density applying only to the portion of the new development that contains market rental housing. <p>Bonus density may be increased on a site specific basis.</p>	<p>Parking reductions</p> <p>Exempt from all/portion of affordable housing requirements</p> <p>Exempt from public art and community planning contributions</p> <p>Fast Track processing</p>
Burnaby	Voluntary	<p>Select reassignment of density</p> <p>Voluntary rental rezoning applications can apply up to 49% of their commercial density toward market rental housing (if a project has met other inclusionary rental requirements)</p> <p>No associated affordability requirement</p>	Parking reductions
Coquitlam	Voluntary	<p>Yes</p> <p>Designated high-density development areas qualify for up to 1.5 FAR of bonus residential density for Priority Housing Types (i.e. below market, accessible and three plus bedroom rental units)</p> <p>Tier 1: Additional 1.0 FAR with 20% of the units within the additional density composed of Priority Unit Types.</p> <p>Tier 2: Additional 0.5 FAR (in addition to the existing 1.0 FAR density bonus) on a site specific basis with 40% of the additional 0.5 FAR being below market or non-market rental units.</p>	<p>Parking reductions</p> <p>Amenity relaxations</p> <p>Design relaxations (reduced upper level building setbacks)</p>
Delta	Voluntary	<p>Yes</p> <p>Site specific</p>	Site specific
Kelowna	Voluntary	No	<p>Parking reduction</p> <p>Municipal fee, property tax reductions/waivers</p>

Municipality Name	Approach to Secure <u>NEW</u> Market Rental Housing Voluntary or Mandatory	Bonus Density for Provision of Market Rental Housing	Incentives to Construct Rental Housing (Market Rental)
New Westminster	Voluntary	<p>Yes</p> <p>New secured market rental housing may qualify for bonus density if secured through zoning for the long term, stratifications are restricted and the development is managed by one entity.</p>	<p>Parking reductions</p> <p>Consideration of reduced servicing requirements</p>
North Vancouver	Voluntary	<p>Yes</p> <p>Two OCP density bonus categories for rental housing secured through zoning.</p> <p>Category A: density up to OCP Schedule 'A' density</p> <p>Category B: An increase in density that exceeds the OCP Schedule 'A' density up to the maximum bonus outlined in the OCP as outlined below:</p> <ul style="list-style-type: none"> • 100% rental housing: 10% of rental units must be mid-market rental • Portion as non-market housing: 30% of incremental/bonus amount provided as non-market rental housing (remainder may be market strata development). • Rental retention: maintain existing rental building with bonus density transfer to another site (with business plan outlining building repair and upgrades) 	None listed
Surrey	Voluntary	No	<p>Parking reductions</p> <p>Exempt from community amenity contributions</p>
Vancouver	Voluntary	<p>Yes</p> <p>Development applications that include rezoning may qualify for additional density when 100% of the residential floor space is secured rental housing. Mixed use projects that contain a commercial component may also qualify.</p> <p>Rental incentives are also included in Community Plans:</p> <ul style="list-style-type: none"> • Cambie Corridor Plan allows additional height and density for projects that deliver 100% of the residential floor area as secured 	<p>Parking reductions</p> <p>Municipal fee reductions or waivers</p> <p>Unit size relaxations</p> <p>Fast Track processing</p>

Municipality Name	Approach to Secure <u>NEW</u> Market Rental Housing Voluntary or Mandatory	Bonus Density for Provision of Market Rental Housing	Incentives to Construct Rental Housing (Market Rental)
		<p>market rental housing.</p> <ul style="list-style-type: none"> • Grandview-Woodland Community Plan allows additional height and density for new rental housing in appropriate locations. • West End Community Plan creates opportunities for new secured market rental housing through density bonusing. 	
Victoria	Voluntary	<p>Yes</p> <p>Site specific consideration</p>	<p>Parking reductions</p> <p>Community amenity waivers</p> <p>Fast Track processing</p>

Renter Households (Municipal Comparison)



Source: Data from Statistics Canada



City of Richmond Housing Program Financial Review, Executive Summary

G. P. Rollo & Associates (GPRA) has been retained by the City of Richmond (the City) to prepare an analysis to complete a financial review of two City Housing programs:

- The Low End Market Rental (LEMR) housing program; and
- A proposed market rental housing program, which would require a minimum floor area allocation for market rental as part of private market condominium developments.


Specifically, the City has requested assistance in ensuring the program parameters are financially feasible and appropriate relative to current market conditions and needs.

GPRA has completed this analysis and has the following to report:

1. Rental Survey: We found that the median rental rate for units listed for rent were around \$2.70 per square foot, with that translating to an average monthly rent of \$2,300 for a two bedroom 855 square foot unit and require a household income of at least \$88,200 a year to meet CMHC guidelines for affordability. Purpose built rental buildings only had Studio to two bedroom units which were smaller on average than the listings on the web and thus resulted in smaller monthly rents for tenants, and we note that there is generally an inverse relationship between unit size and rent per square foot (i.e. as units increase in size the rental rate per square foot goes down and vice versa). This in part explains the lower rental rate outside City Centre as units in wood frame tend to be somewhat larger than concrete units.
2. Economic Analysis of Variable Mixes of Market Rental and LEMR: GPRA prepared proforma analysis to determine the land values that could be supported by a hypothetical two acre site in City Centre developed in concrete, in wood frame, and townhouse, as well as outside City Centre in wood frame at 1.2 FSR with 10%, 15%, 20%, 50%, and 100% of the residential floor area rented at the median market rent identified through our survey. Our analysis indicates that the City could require 15% of the gross building area for market rentals if LEMR requirements do not change. With an increase in built LEMR requirements to 15% GPRA recommends requiring no more than 10% of the gross building area for market rentals. Although the analysis does indicate that projects could be viable with a stacked contribution of 15% market rental and 15% LEMR GPRA has based its viability on being able to support the lowest of land value ranges provided by the City's real estate staff. As such we have concerns that there are a significant number of properties in the City that may trade for well above the lowest values indicated and as such our recommendation is intended to reflect this reality. To recommend otherwise would risk pushing many developments into being economically unfeasible at this time.
3. Impact Mitigation: In general, best practices would be to inform builders and developers early in advance of proposed changes and to grandfather in-stream applications and consider a graduated roll out to allow for developers to make adjustments in their decision making processes. The graduated rollout is recommended specifically because there is a wide range of land values reported by the City's real estate staff and this would allow time for expectations at the higher end of pricing to be curtailed. GPRA is of the opinion that there is little the City can do to significantly improve the economics of private developments through fees waivers or reductions.
4. Potential to Increase LEMR Cash-In-Lieu Rates, introduce MR CIL: GPRA prepared economic analysis using current market revenues and costs to determine the Cash-In-Lieu rate for LEMR that would be the equivalent to providing built LEMR units. GPRA suggests that the City consider increasing rates to \$12 per square foot for townhouses and \$15 per square foot for apartments. These increases are close to a 50% increase over current rates for townhouses and wood frame apartments and thus we suggest that the single family rate be increased from \$4 to \$6 per square foot. Additional analyses have been prepared to estimate the equivalent CIL rates should the City increase built LEMR requirements from 10% to either 15% or 20%. GPRA has also prepared analysis for a CIL for a 10% market rental requirement with recommended rates of \$3.50 for wood frame apartments and \$1.75 per square foot buildable for townhouses in City Centre, and \$2.00 for wood frame apartments and \$1.75 per square foot buildable for townhouses Outside City Centre.

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Financial Feasibility Scoring Summary

High Degree of Financial Feasibility to Very Low Degree of Financial Feasibility 				
1	2	3*	4	5
<ul style="list-style-type: none"> Financial difficulty: Very challenging Land acquisition is generally not supported by base land values Financial risks for some developers 	<ul style="list-style-type: none"> Financial difficulty: Neutral Land value is lower than base land prices Financial risks for some developers 	<ul style="list-style-type: none"> Financial difficulty: Neutral Supports land acquisition at base land prices Financial risks for some developers 	<ul style="list-style-type: none"> Financial difficulty: Feasible Land value is sufficiently higher than the base land prices Low financial risk for most developments 	<ul style="list-style-type: none"> Financial difficulty: High degree of feasibility Land value is greater than base land prices Financial risks not expected

*A score of 3 indicates a "neutral" financial impact and suggests that land acquisition at base land prices is supported. However, a score of 3 could present financial risks for some developments based on the variability of land costs.

Proposed Official Community Plan (OCP) and Zoning Bylaw Amendments Summary

Amendment Bylaw 10255: OCP Amendments

Market Rental Housing Amendments

1. Amendments to the OCP Market Rental Housing Policy to introduce requirements for market rental housing in new development with more than 60 apartment units. The existing OCP Market Rental Housing Policy includes a voluntary 0.1 FAR density bonus that applies to the portion of a new development that includes market rental housing units in a mixed market rental and strata building. Amendment Bylaw 10255 proposes the following amendments:
 - a) Delete the existing provisions for voluntary development of market rental housing units in a mixed market rental and strata building.
 - b) Introduce a mandatory, rather than a voluntary, approach to securing market rental housing within development with more than 60 apartment units that includes the following:
 - Secure 10% of the residential floor area as purpose-built market rental housing units.
 - 0.1 FAR density bonus to be applied to the site.
 - c) Insert language to establish that for townhouse development with 5 or more units and apartment developments with 5 to 60 units, a community amenity contribution may be accepted through a rezoning application.
 - d) Insert language to clarify that only 100% market rental housing projects would be exempted from affordable housing requirements.
2. Amendments to Thompson Area Dover Crossing Sub-Area Plan, Steveston Area Plan, McLennan North Sub-Area Plan, Bridgeport Area Plan, and Hamilton Area Plan. Amendment Bylaw 10255 would clarify existing sub-area plan maximum density references to align provisions in the plans to permit an additional 0.1 FAR (applied to the site) for development that secures market rental housing units. The bylaw would also update a reference to the LEMR program in the Hamilton Area Plan.

Market Rental Housing and LEMR Program Amendments

3. Amendments to the City Centre Area Plan (CCAP) to clarify CCAP density bonusing requirements with respect to the LEMR program and the OCP Market Rental Housing Policy. The amendments are required to achieve the following:
 - To give Council the flexibility to both permit additional bonus density (without amending the CCAP) for rezoning applications that exceed the current density that is referenced in the plan (applicable to rental housing secured by the LEMR program or the OCP Market Rental Housing Policy).
 - To align the CCAP with the recommended proposal to permit an additional 0.1 FAR (applied to the site) for development that is subject to mandatory provision of market rental housing units.

Amendment Bylaw 10256: Zoning Bylaw Amendments

Market Rental Housing and LEMR Program Amendments

1. Amendments to Zoning Bylaw 8500 to clarify the implementation of the proposed policy changes. The amendments include:
 - Introducing a definition for “residential rental tenure”, which includes market rental units, non-market housing units, and cooperative housing units, and associated definitions for cooperative housing and non-market housing units.
 - Clarifying the calculation of habitable area of a dwelling unit for the purpose of calculating dwelling unit floor area.
2. Amendments to Zoning Bylaw 8500 to five existing residential and mixed use zones to reflect the recommended OCP Market Rental Housing Policy and LEMR program amendments. The affected zones include the following:
 - Low Density Low Rise Apartments (RAL1, RAL2);
 - Medium Density Low Rise Apartments (RAM1, RAM2, RAM3);
 - High Density Low Rise Apartments (RAH1, RAH2);
 - Residential/Limited Commercial (RCL1 RCL2, RCL3, RCL4, RCL5); and
 - Downtown Commercial (CDT1, CDT2, CDT3).

The bylaw also includes housekeeping amendments to address inconsistencies related to the implementation of the LEMR program.

LEMUR Program Amendments

3. Increase existing density bonus provisions in the CDT1, CDT2 and CDT3 zone to address challenges with securing LEMR units in pre-zoned CDT1 sites. The changes are proposed to provide an incentive to developers to contribute to the LEMR program on pre-zoned CDT1 sites. No changes are proposed to existing parking reductions on CDT1 zoned sites, provided LEMR units are secured in the development. The amendments also include provisions for in-stream applications that would maintain the current LEMR housing construction rate (10%) for one year provided that the application achieves 1st reading within one year of the adoption of Amendment Bylaw 10256.



**Richmond Official Community Plan Bylaw 7100 and 9000,
Amendment Bylaw 10255
(Market Rental and Low End Market Rental Housing Amendments)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 1 (Official Community Plan), Section 3.3, Objective 4 [Encourage the development of new purpose-built market rental housing units] by:

- a) Inserting the following as a new section d) and renumbering the remaining sections accordingly:

“d) for new development, City-wide market rental provisions include the following:

- for new development that includes more than 60 apartment units, the owner shall provide purpose-built market rental housing units in the building. The combined habitable space of the market rental housing units will comprise at least 10% of the total residential floor area ratio in the building by utilising residential rental tenure zoning, where applicable. The associated density bonus is 0.1 floor area ratio above the base density set out in the OCP or Area Plan, which is applied to the site.
- for new townhouse development with 5 or more townhouse units, and for new apartment developments with 5 to 60 units:
 - a community amenity contribution may be accepted through a rezoning application. Community amenity contributions will be collected in the Affordable Housing Reserve Fund and calculated on the total residential floor area of the development, excluding residential floor area secured as affordable housing, as follows:
 - for townhouse development: \$18.84 per m² (\$1.75 per ft²);
 - for apartment development inside of the City Centre Area Plan: \$37.67 per m² (\$3.50 per ft²); and
 - for apartment development outside of the City Centre Area Plan: \$21.53 per m² (\$2.00 per ft²); or
 - The owner will provide purpose-built market rental housing units in the building. The combined habitable space of the market rental housing units will comprise at least 10% of the total residential floor area ratio in the building by utilising residential rental tenure zoning, where applicable. The associated density bonus is 0.1 floor area ratio above the base density set out in the OCP or Area Plan, which is applied to the site.”;

- b) Deleting the third bullet under former section e) and now renumbered section f); and
 - c) Deleting the third bullet under former Section f) and now renumbered Section g) and replacing it with the following:
 - “ • for new developments that secure 100% of the residential use at the site as market rental, exemption from all or a portion of the affordable housing requirements in recognition of the significant community benefit provided by the proposed market rental housing units;”.
2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 2.14 (Hamilton Area Plan) by:
- a) At Section 3.3, Objective 12: Density Bonusing and Community Amenities, Provision of Community Amenities at the second bullet under Section a) deleting the words “5% of the gross residential floor area of apartment and mixed-use developments with over 80 units” and replacing them with “10% of the gross residential floor area of apartment and mixed-use developments with over 60 units”;
 - b) At Section 3.3, Objective 12: Density Bonusing and Community Amenities, Provision of Community Amenities adding the following as a new bullet under subsection a):
 - “ • A density bonus approach will apply to new development that includes market rental housing that satisfies the requirements of the OCP market rental housing density bonus provisions, over and above that permitted by the development site’s designation in the Land Use Map.”; and
 - c) Deleting the notation that is included in the Land Use Map on page 12-4, “The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area and including any density bonus that may be permitted under the Plan’s policies.”, and replacing it with the following text:

“The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan’s policies, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”.
3. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.10 (City Centre Area Plan), Section 4.0 [Implementation & Phasing Strategies] by deleting policy 4.1(n) and replacing it with the following:
- “(n) Density Bonusing- Affordable Housing & Market Rental Housing
The density bonus approach will be used for rezoning applications in the City Centre that satisfy the requirements of the:
 - Richmond Affordable Housing Strategy (i.e. permitting use of the CCAP Affordable Housing Bonus application to the development site); or

- OCP market rental housing density bonus provisions (i.e. permitting use of additional density, as specified in the OCP, over and above that permitted by the development site's CCAP Land Use Map Designation).

Furthermore, as determined to the satisfaction of the City, the applicable density bonus may be increased on a site-specific basis for rezoning applications that provide additional affordable housing and/or market rental housing to address community need.”.

4. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.2A (Thompson Area Dover Crossing Sub-Area Plan) by inserting the following footnote on the Land Use Map on page 21:

“A density bonus approach will apply to new development that includes market rental housing that satisfies the requirements of the OCP market rental housing density bonus provisions.”.

5. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.4 (Steveston Area Plan) by inserting the following footnote on the Steveston Village Land Use Density and Building Height Map on page 9-69:

“A density bonus approach will apply to new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”.

6. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.10C (McLennan North Sub-Area Plan) by inserting the following footnote on the Land Use Map on page 23:

“A density bonus approach will apply to new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”.

7. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.12 (Bridgeport Area Plan) by inserting the following footnote on the Land Use Map – Bridgeport on page 27:

“For area designated Residential Mixed-Use, a density bonus approach will apply to new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”.

8. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10256 (Market Rental and Low End Market Rental
Housing Requirements)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by adding the following new definitions in the correct alphabetical order:

“Cooperative housing unit means a **dwelling unit** in a multi-family residential development owned and operated by a housing cooperative association incorporated under the *Cooperative Association Act*, as may be amended or replaced from time to time.

Non-market housing unit means a **dwelling unit** that

- a) has received upfront (capital) and/or ongoing (operating) direct government funding,
- b) has a rental rate at or below average rent in the City of Richmond as defined by the Canada Mortgage and Housing Corporation, or such other national governmental housing agency as may replace the Canada Mortgage and Housing Corporation, and
- c) is targeted for occupancy by households who earn less than median income.

Residential rental tenure means, in relation to a **dwelling unit** in a multi-family residential **building**:

- a) occupancy of a **dwelling unit**, including a **market rental unit**, **non-market housing unit**, or **affordable housing unit**, governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time;
- b) occupancy of a **non-market housing unit** governed by a tenancy agreement which may or may not be subject to the *Residential*

Tenancy Act (BC), as may be amended or replaced from time to time, and where the landlord is B.C. Housing Management Commission or a non-profit society incorporated under the *Society Act* (BC), as may be amended or replaced from time to time, where the society's objectives include the provision of rental housing; and

- c) occupancy of a **cooperative housing unit**.”
- 2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.2 [Calculation of Density in All Zones] by adding the following as a new Section 4.2.3:

“4.2.3 **Habitable area** of a **dwelling unit** shall be measured to the exterior face of the **dwelling unit's** exterior wall and the centre line of the partition walls that demise the unit from neighbouring **dwelling units** and the common corridor and/or space.”
- 3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.10 [Low Density Low Rise Apartments (RAL1, RAL2)] by:
 - a) deleting Section 8.10.1 and replacing it with the following:

“8.10.1 Purpose

The **zone** provides for 3 to 4 **storey** apartments outside the **City Centre**, plus compatible **uses**. The **zone** is divided into 2 sub-zones, RAL1 and RAL2. The zone includes **density bonus** provisions in order to help achieve the **City's affordable housing** and **market rental** housing objectives.”;

- b) inserting the following as a new Section 8.10.4 and renumbering the remaining sections accordingly:

“8.10.4 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.
- 2. For **apartment housing** including more than 60 **dwelling units**:
 - a) **residential rental tenure** shall apply to **dwelling units** on the **site** with a combined **habitable space** equal to at least 10% of the total residential **floor area** of the **buildings**, being **market rental units**;; and
 - b) notwithstanding section 8.10.4.2(a) above, the reference to “10%” is increased to “20%” if **affordable housing units** are provided on the **site** in compliance with Section 8.10.5.3 below and such additional **residential rental tenure dwelling units** shall be **affordable housing units**.”;

- c) deleting Sections 8.10.5.1 and 8.10.5.2 from the now renumbered Section 8.10.5 [Permitted Density] and replacing them with the following:
 - “1. For **apartment housing** and **town housing** zoned RAL1, the maximum **floor area ratio** is 0.80, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.1 **floor area ratio** provided that **market rental units** are provided pursuant to Section 8.10.4.2(a).
 - 2. For **apartment housing** zoned RAL2, the maximum **floor area ratio** is 0.80, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.1 **floor area ratio** if **market rental units** are provided pursuant to Section 8.10.4.2(a).”; and
 - d) at now renumbered Section 8.10.3, deleting the reference to “Section 8.10.4.2” and replacing it with “Section 8.10.5.2”.
- 4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.11 [Medium Density Low Rise Apartments (RAM1, RAM2, RAM3)] by:
 - a) deleting Section 8.11.1 and replacing it with the following:

“8.11.1 Purpose

The **zone** provides for 4 to 5 **storey** apartments within and outside the **City Centre**, plus compatible **uses**. The **zone** is divided into 3 sub-**zones**, RAM1, RAM2 and RAM3. The zone includes **density bonus** provisions in order to help achieve the **City’s affordable housing** and **market rental** housing objectives.”;
 - b) inserting the following as a new Section 8.11.4 and renumbering the remaining sections accordingly:

“8.11.4 Residential Rental Tenure

 - 1. **Residential rental tenure** may be located anywhere in this zone.
 - 2. For **apartment housing** including more than 60 **dwelling units**:
 - a) If the **site** is located in the **City Centre**:
 - i) **residential rental tenure** shall apply to **dwelling units** on the **site** with a combined **habitable space** equal to at least 10% of the total residential **floor area** of the **buildings**, being **market rental units**; and

- ii) notwithstanding section 8.11.4.2(a)(i) above, the reference to “10%” is increased to “25%” if **affordable housing units** are provided on the **site** in compliance with Section 8.11.5.3 below and such additional **residential rental tenure dwelling units** shall be **affordable housing units**.
- b) If the **site** is located outside the **City Centre**:
 - i) **residential rental tenure** shall apply to **dwelling units** on the **site** with a combined **habitable space** equal to at least 10% of the total residential **floor area** of the **buildings**, being **market rental units**; and
 - ii) notwithstanding section 8.11.4.2(b)(i) above, the reference to “10%” is increased to “20%” if **affordable housing units** are provided on the **site** in compliance with Section 8.11.5.3 below and such additional **residential rental tenure dwelling units** shall be **affordable housing units**.”;
- c) deleting Sections 8.11.5.1 and 8.11.5.2 from the now renumbered Section 8.11.5 [Permitted Density] and replacing them with the following:
 - “1. For **apartment housing** and **town housing** zoned RAM1, the maximum **floor area ratio** is:
 - a) 0.60 for the first 3,000.0 m² of **lot area**;
 - b) 0.9 for the next 6,000.0 m² of **lot area**; and
 - c) for portions of the **lot area** over 9,000.0 m², together with an additional:
 - i) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - ii) 0.1 **floor area ratio** if **market rental units** are provided pursuant to Section 8.11.4.2(a)(i) or Section 8.11.4.2(b)(i).
 - 2. For **apartment housing** zoned RAM2 or RAM3, the maximum **floor area ratio** is 1.2, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.1 **floor area ratio** if **market rental units** are provided pursuant to Section 8.11.4.2(a)(i) or Section 8.11.4.2(b)(i).”;
- d) at Section 8.11.3, deleting the reference to “Section 8.11.4.2” and replacing it with “Section 8.11.5.2”; and

- e) at Section 8.11.3(b)(i), deleting the text “10%” and replacing it with “15%”, and inserting the following at the end of the first bullet, “for development in the **City Centre** and 10% elsewhere;”.
5. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.12 [High Density Low Rise Apartments (RAH1,RAH2)] by:
- a) deleting Section 8.12.1 and replacing it with the following:

“8.12.1 Purpose

The **zone** provides for 4 to 6 **storey** apartments within and outside the **City Centre**, plus compatible **uses**. The **zone** is divided into 2 sub-**zones**, each provides for **density bonus** that would be used in order to help achieve the **City’s affordable housing** and **market rental** housing objectives.”;

- b) inserting the following as a new Section 8.12.4 and renumbering the remaining sections accordingly:

“8.12.4 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. For **apartment housing** including more than 60 **dwelling units**:
 - a) If the **site** is located in the **City Centre**:
 - i) **residential rental tenure** shall apply to **dwelling units** on the **site** with a combined **habitable space** equal to at least 10% of the total residential **floor area** of the **buildings**, being **market rental units**; and
 - ii) notwithstanding section 8.12.4.2(a)(i) above, the reference to “10%” is increased to “25%” if **affordable housing units** are provided on the **site** in compliance with Section 8.12.5.2 below and such additional **residential rental tenure dwelling units** shall be **affordable housing units**.
 - b) If the **site** is located outside the **City Centre**:
 - i) **residential rental tenure** shall apply to **dwelling units** on the **site** with a combined **habitable space** equal to at least 10% of the total residential **floor area** of the **buildings**, being **market rental units**; and
 - ii) notwithstanding section 8.12.4.2(b)(i) above, the reference to “10%” is increased to “20%” if **affordable housing units** are provided on the **site** in compliance with Section 8.12.5.2 below and such additional **residential rental tenure dwelling units** shall be **affordable housing units**.”;

- c) deleting Section 8.12.5.1 from the now renumbered Section 8.12.5 [Permitted Density] and replacing it with the following:

“1. The maximum **floor area ratio** is 1.2, together with an additional:

- a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- b) 0.1 **floor area ratio** if **market rental units** are provided pursuant to Section 8.12.4.2(a)(i) or Section 8.12.4.2(b)(i).”;
- d) at Section 8.12.5.2, deleting the reference to “Section 8.12.4.1” and replacing it with “Section 8.12.5.1”;
- e) at Section 8.12.5.2(b)(i), deleting the reference to “10%” and replacing it with “15%”, and inserting the following to the end of the first bullet, “for development in the **City Centre** and 10% elsewhere;”;
- f) at Section 8.12.5.3, deleting the reference to “Section 8.12.4.2” and replacing it with “Section 8.12.5.2”; and
- g) at Section 8.12.5.3(a), deleting the reference to “Section 8.12.4.2 a)” and replacing it with “Section 8.12.5.2 a)”, and deleting the reference to “Section 8.12.4.2 b)” and replacing it with “Section 8.12.5.2 b)”.

- 6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.3 [Downtown Commercial (CDT1, CDT2, CDT3)] by:

- a) deleting Section 9.3.1 and replacing it with the following”

“9.3.1 Purpose

The **zone** provides for a broad range of commercial, service, **business**, entertainment and residential needs typical of a **City Centre**. The **zone** is divided into 3 sub-zones, CDT1, CDT2 and CDT3. Each provides for a **density bonus** that would be used in order to help achieve the **City’s affordable housing** and **market rental** housing objectives. CDT3 provides an additional **density bonus** that would be used for rezoning applications in the Village Centre Bonus Area of the **City Centre** in order to achieve the **City’s** other objectives.”;

- b) inserting the following as a new Section 9.3.4 and renumbering the remaining sections accordingly:

“9.3.4 Residential Rental Tenure

- 1. **Residential rental tenure** may be located anywhere in this zone.
- 2. For **apartment housing** including more than 60 **dwelling units**:

- a) **residential rental tenure** shall apply to **dwelling units** on the **site** with a combined **habitable space** equal to at least 10% of the total residential **floor area** of the **buildings**, being **market rental units**; and
- b) notwithstanding section 9.3.4.2(a) above, the reference to “10%” is increased to “25%” if **affordable housing units** are provided on the **site** in compliance with Section 9.3.5.4, Section 9.3.5.5, and/or Section 9.3.5.8 below and such additional **residential rental tenure dwelling units** shall be **affordable housing units**.”;
- c) deleting Sections 9.3.5.2 and 9.3.5.3 from the now renumbered Section 9.3.5 [Permitted Density] and replacing it with the following:
 - “2. For downtown commercial **sites** zoned CDT1, the maximum **floor area ratio** is 3.0 together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
 - b) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
 - c) 0.1 **floor area ratio** if **market rental units** are provided pursuant to Section 9.3.4.2(a).
 - 3. For downtown commercial **sites** zoned CDT2 and CDT3, the maximum **floor area ratio** is 2.0 together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
 - b) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
 - c) 0.1 **floor area ratio** if **market rental units** are provided pursuant to Section 9.3.4.2(a).”;
- d) at Section 9.3.5.4, deleting the reference to “Section 9.3.4.2” and replacing it with “Section 9.3.5.2”, deleting the reference to “July 24th, 2017” and replacing it with “June 21st, 2022”, and deleting the reference to “3.15” and replacing it with “3.3”;
- e) at Section 9.3.5.4(a), deleting the reference to “5%” and replacing it with “10%”;
- f) at Section 9.3.5.5, deleting the reference to “Section 9.3.4.2” and replacing it with “Section 9.3.5.2”, and deleting the reference to “3.30” and replacing it with “3.45”;
- f) at Section 9.3.5.5(a), deleting the reference to “10%” and replacing it with “15%”;
- g) at Section 9.3.5.6, deleting the reference to “Section 9.3.4.4” and replacing it with “Section 9.3.5.4”, deleting the reference to “3.15” and replacing it with “3.3”;

- h) at Section 9.3.5.7, deleting the reference to “Section 9.3.4.5” and replacing it with “Section 9.3.5.5”, removing the reference to “3.30” and replacing it with “3.45”, and replacing the reference to “3.33” and replacing it with “3.48”;
 - i) at Section 9.3.5.8, deleting the reference to “Section 9.3.4.3” and replacing it with “Section 9.3.5.3”, and adding the following new text after CDT2, “and CDT3”;
 - j) at Section 9.3.5.8(a), deleting the reference to “80 or less **apartment housing dwelling units**” and replacing it with “60 or less **dwelling units**”, and adding the following new text after CDT2, “and CDT3”;
 - k) at Section 9.3.5.8(b), deleting the reference to “60 **apartment housing dwelling units**” and replacing it with “60 **dwelling units**”;
 - l) Amending Section 9.3.5.8(b)(i), deleting the reference to “5%” and replacing it with “15%”;
 - m) at Section 9.3.5.9, deleting the reference to “Section 9.3.4.6” and replacing it with “Section 9.3.5.8”; and
 - n) at Section 9.3.5.10, deleting the reference to “Section 9.3.4.7a)” and replacing it with “Section 9.3.5.9 a)”.
7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.4 [Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5)] by:
- a) deleting Section 9.4.1 and replacing it with the following:

“9.4.1 Purpose

The **zone** accommodates mid- to high-rise apartments within the **City Centre**, plus a limited amount of **commercial use** and compatible **secondary uses**. The **zone** is divided into 5 sub-zones, RCL1, RCL2, RCL3, RCL4 and RCL5. Each provides for a **density bonus** that would be used in order to help achieve the **City’s affordable housing** and **market rental** housing objectives. RCL3 provides for an additional **density bonus** that would be used for rezoning applications in the Village Centre Bonus Map area of the **City Centre** in the **City Centre** Area Plan to achieve **City** objectives for **child care**, amenity, and **commercial use**. RCL4 and RCL5 provide for a **density bonus** that would be used for rezoning applications in the Capstan Station Bonus Map area designated by the **City Centre** Area Plan to achieve, among other things, **City** objectives in respect to the Capstan Canada Line station.”;
 - b) inserting the following as a new Section 9.4.4 and renumbering the remaining sections accordingly:

"9.4.4 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this zone.
2. For **apartment housing sites** including more than 60 **dwelling units**:
 - a) **residential rental tenure** shall apply to **dwelling units** on the **site** with a combined **habitable space** equal to at least 10% of the total **residential floor area** of the **buildings**, being **market rental units**; and
 - b) notwithstanding section 9.4.4.2(a) above, the reference to "10%" is increased to "25%" if **affordable housing units** are provided on the **site** in compliance with Section 9.4.5.3 and/or Section 9.4.5.4 below and such additional **residential rental tenure dwelling units** shall be **affordable housing units**.";
- c) deleting Sections 9.4.5.1 and 9.4.5.2 from the now renumbered Section 9.4.5 [Permitted Density] and replacing them with the following:
 - "1. For residential/limited commercial **sites** zoned RCL1, the maximum **floor area ratio** is:
 - a) 0.70 for **lots** less than 3,000.0 m² in **lot area**;
 - b) for **lots** between 3,000.0 m² and 6,000.0 m² in **lot area**; and
 - c) for **lots** 6,000.0 m² or larger in **lot area**,
 together with an additional:
 - i) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
 - ii) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
 - iii) 0.1 **floor area ratio** if **market rental units** are provided pursuant to Section 9.4.4.2(a).
 2. For residential/limited commercial **sites** zoned RCL2, RCL3, RCL4, or RCL5, the maximum **floor area ratio** is 1.2, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
 - c) 0.1 **floor area ratio** provided that **market rental units** are provided as outlined in Section 9.4.4.2(a).";
 - d) at Section 9.4.5.3, deleting the reference to "9.4.4.2" and replacing it with "9.4.5.2";

- e) at Section 9.4.5.3(b)(i), deleting the reference to “10%” and replacing with “15%”;
 - f) at Section 9.4.5.4, deleting the reference to “Section 9.4.4.2” and replacing it with “Section 9.4.5.2”;
 - g) at Section 9.4.5.4(d)(ii), deleting reference to “10%” from the first bullet and replacing it with “15%”;
 - h) at Section 9.4.5.5, deleting reference to “Section 9.4.4.3” and replacing it with “Section 9.4.5.3”; and deleting reference to “Section 9.4.4.4” and replacing it with reference to “Section 9.4.5.4”;
 - i) at Section 9.4.5.6, deleting reference to “Section 9.4.4.3” and replacing it with “Section 9.4.5.3”;
 - j) at Section 9.4.5.7, deleting reference to “Section 9.4.4.3” and replacing it with “Section 9.4.5.3”;
 - k) at Section 9.4.5.7(a), deleting reference to “Section 9.4.4.3(a) or (b)” and replacing it with “Section 9.4.5.3(a) or (b)”;
 - l) at Section 9.4.5.8, deleting by deleting reference to “Section 9.4.4.4” and replacing it with “Section 9.4.5.4”; and
 - m) at Section 9.4.5.8(a), deleting reference to “Section 9.4.4.4” and replacing it with “Section 9.4.5.4”.
8. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10256”**.



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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MAYOR_____
CORPORATE OFFICER



City of Richmond

Report to Committee

To:	Planning Committee	Date:	April 19, 2021
From:	Kim Somerville Director, Community Social Development	File:	08-4057-08/2021-Vol 01
Re:	Low End Market Rental Contribution Rate Review		

Staff Recommendations

1. That the following changes to the Low End Market Rental program be adopted as described in the report titled "Low End Market Rental Contribution Rate Review," dated April 19, 2021, from the Director, Community Social Development:
 - a. An increase in the built unit contribution rate for apartment developments with more than 60 units within the City Centre Plan Area from 10 per cent to 15 per cent of residential floor space;
2. That Zoning Bylaw 8500, Amendment Bylaw 10256, associated with Recommendation 1 above, be considered through the companion report titled "Options to Secure Market Rental Housing in New Development and Option to Increase Low End Market Rental (LEMR) Contributions," dated April 19, 2021, from the Director, Policy Planning;
3. That the following cash-in-lieu contribution rates be adopted within the City Centre Plan Area:
 - a. \$8 per square foot for single family rezonings;
 - b. \$18 per square foot for townhouse developments; and
 - c. \$25 per square foot for wood-frame and concrete apartment developers;
4. That the following cash-in-lieu contribution rates be adopted for all areas excluding the City Centre Plan Area:
 - a. \$6 per square foot for single family rezonings;
 - b. \$12 per square foot for townhouse developments; and
 - c. \$15 per square foot for wood-frame and concrete apartment developers;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10260, to update the affordable housing contribution rates, be introduced and given first reading;
6. That in-stream zoning applications received prior to Council's adoption of the proposed recommendations be processed under the existing Low End Market Rental program parameters, provided that the application achieves first reading within one year of the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10256 and Bylaw 10260. New applications received after Council's adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10256 and Bylaw 10260, are subject to the updated requirements; and

April 19, 2021

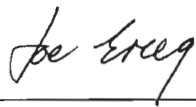


- 2 -

7. That staff be directed to share information with key stakeholders, including the Urban Development Institute and non-profit housing providers, regarding opportunities for public input, particularly the proposed public hearing associated with the bylaw amendments described in the companion report titled "Options to Secure Market Rental Housing in New Development and Option to Increase Low End Market Rental (LEMR) Contributions".



Kim Somerville
Director, Community Social Development
(604-247-4671)

Att: 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department Development Applications Policy Planning	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

At the December 17, 2019 Planning Committee meeting the following referral was approved:

- *That staff explore options to increase the affordable housing requirement to above 10%.*

At the February 8, 2021 meeting, Council requested that the above noted referral be prioritized and brought forward as soon as possible for consideration. Further, members of City Council expressed interest in the feasibility of a mandatory approach to securing market rental housing units. City Council also expressed a desire to receive rental housing recommendations in advance of considering large development proposals that are well-suited to the provision of rental housing. As a result, staff retained an economic development consultant to assess the financial feasibility of various options to expand the City's rental housing approach, which are discussed in this report and a companion report, "Options to Secure Market Rental Housing in New Development and Option to Increase Low End Market Rental (LEMR) Contributions," dated April 19, 2021, from the Director, Policy Planning.

To expedite staff's response to the Council referral and to minimize the scheduling impacts on development applications that are preparing for consideration by Council, staff recommend that public consultation regarding the policy changes discussed in this report occur as part of Council consideration of the proposed amendment bylaws. The statutory bylaw amendment process will provide stakeholders with multiple opportunities to share their views with City Council.

The purpose of this report is to provide an overview of the City's existing Low End Market Rental program and summarize options for increasing the program's floor area contribution rate above 10 per cent. Recommendations are provided regarding the floor area requirement and a zoning bylaw amendment related to updated cash-in-lieu contribution rates. Other proposed bylaw amendments regarding the floor area requirement are summarized in the companion report titled "Options to Secure Market Rental Housing in New Development and Option to Increase Low End Market Rental (LEMR) Contributions."

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

6.5 Ensure diverse housing options are available and accessible across the housing continuum.

The report also supports the following actions from the City's Affordable Housing Strategy (2017-2027):

Review bi-annually the overall built LEMR contribution and threshold requirement and assess with changing market conditions; and

Review bi-annually cash-in-lieu contributions and assess with changing market conditions.

Analysis

Housing affordability continues to be a critical challenge for many households in Richmond. This issue affects a diverse mix of households, including individuals living alone, families, seniors and individuals experiencing or at risk of homelessness. Within this context, the City of Richmond is committed to playing a leadership role within the housing sector.

The City has achieved significant success by securing more than 1,500 affordable housing units and \$49 million in cash-in-lieu and value transfer contributions. Examples of the City's affordable housing achievements include the following:

- More than 900 units secured through the Low End Market Rental program;
- More than 600 affordable housing units in standalone affordable housing buildings. Examples of this approach include Storeys, Kiwanis Towers, the Pathways Affordable Housing, and the Alderbridge Supportive Housing development.
- The development of the Richmond House Emergency Shelter, a partnership between the City, BC Housing and the Salvation Army, which provides 36 shelter spaces for men and women experiencing homelessness in Richmond; and
- The Brighthouse United Church housing development, which will include a mix of rental housing types.

Low End Market Rental

The LEMR program was introduced in 2007 and has achieved much success. As approved by City Council on July 24, 2017, the LEMR program currently secures a floor area allocation of 10 per cent in multi-family condominium developments with more than 60 units. The LEMR program also secures cash-in-lieu contributions for rezoning applications with 60 or fewer units. These contributions are directed to the City's Affordable Housing Reserve and are used to provide financial support for standalone affordable housing developments in Richmond.

The current cash-in-lieu rates are the following:

- Detached homes: \$4 per square foot;
- Townhouses: \$8.50 per square foot;
- Wood-frame multi-family developments: \$10 per square foot; and
- Concrete multi-family developments: \$14 per square foot.

Affordable Housing Density Bonus Programs

Four other municipalities (Burnaby, New Westminster, City of North Vancouver and Victoria) have recently adopted programs similar to the LEMR program. All four programs secure affordable housing units in exchange for a density bonus.

Richmond's LEMR program remains a leader in several aspects. For example, the LEMR program is the only program that applies to all residential built forms and in all areas of the city.

In contrast, other municipal programs generally focus on medium to higher density developments and only apply in specific locations, such as areas designated for higher density development. LEMR also establishes lower base densities than the other programs, which creates a greater incentive for developers to access the density bonus in order to develop medium or high-density apartment housing.

Methods for establishing affordable housing contribution rates vary across these programs, which presents some challenges when comparing contribution rates with the City's current LEMR contribution rate of 10 per cent. In general, these programs have comparable or slightly higher contribution rates. One exception is the City of Victoria, which requires a 20 per cent floor area contribution rate. See Attachment 1 for more information regarding these programs.

Housing Demand Estimates

Housing affordability guidelines established by the Canadian Mortgage and Housing Corporation state that housing costs should not exceed 30 per cent of a household's annual before-tax income. In 2016, 4,860 renter households in Richmond living in private-market housing spent more than 30 per cent of their income on housing costs.

Of these households, 33 per cent have moderate incomes (\$40,000 to \$70,000) and generally qualify for a LEMR unit. Based on this information, there is an estimated demand for 1,600 LEMR housing units for current renter households in Richmond. In addition, based on data from Metro Vancouver regarding updated demand estimates for rental housing, City staff forecast a need for an additional 1,200 LEMR housing units due to expected population growth over the next ten years.

Based on all information available, there is a need to secure at least 2,000 additional LEMR units to meet current and future housing needs within the next 10 years or approximately 200 LEMR units per year.

Program Options

In February 2021, the City hired an economic consultant to assess the feasibility of increasing the LEMR floor area contribution and introducing a new market rental floor area requirement (Attachment 2). This work analyzed the financial impact of the increased rental requirements on hypothetical condominium developments. Varying floor area contribution rates were tested and evaluated on a score of one to five. A score of one indicated challenging financial feasibility due to the increased rental floor area requirements, while a score of four or five indicated positive financial feasibility.

A key variable in the analysis was land costs, which were based on base prices from recent land transactions. A score of three in the analysis indicated a "neutral" financial impact and suggested that a development could support land acquisition at base land prices. However, given that land costs are variable and could be higher than base prices, floor area options with a score of three could present financial risks for some developments. In these cases, floor area requirements with a score of three could prevent some developments from moving forward.

Taking into consideration the economic analysis, two distinct program options are presented. First, for properties located within the City Centre Area Plan, staff recommend a LEMR contribution rate of 15 per cent and a market rental rate of 10 per cent (Table 1). For properties outside of City Centre, staff recommend a LEMR contribution rate of 10 per cent and a market rental rate of 10 per cent (Table 2). These scenarios maximize the number of rental units that can be achieved without creating significant financial risks for developments.

This report seeks Council direction regarding the LEMR program. Additional information regarding proposed bylaw amendments and the proposed market rental requirement are provided in the companion report titled “Options to Secure Market Rental Housing in New Development and Option to Increase Low End Market Rental (LEMR) Contributions”.

Table 1: Program Options Summary Inside of the City Centre Area Plan

	Current Policy	Option 1 (Recommended)	Option 2	Option 3
Market Rental Floor Area Contribution Rate	Voluntary, Incentives Based	10%	10%	15%
LEMR Floor Area Contribution Rate	10%	15%	20%	15%
Financial Feasibility Score*		For high-density development (concrete): 4 of 5 For medium, medium/low density development (wood): 3 of 5	3 of 5	3 of 5

*See Attachment 3 for supplementary information related to the financial feasibility scale ranking system.

Table 2 presents a set of scenarios specific to properties outside of City Centre. The proposed options include lower contribution rates due to the lower densities that are permitted outside of City Centre. In general, a higher floor area requirement presents greater financial risks for developments that achieve a 1.2 floor area ratio or lower. Accordingly, staff recommend a maximum floor area requirement of 10 per cent LEMR and 10 per cent market rental. The identified companion report provides more information regarding required bylaw amendments and the market rental requirement.

Table 2: Program Options Summary Outside of the City Centre Area Plan

	Current Policy	Option 1 (no change to current program)	Option 2 (Recommended)	Option 3
Market Rental Floor Area Contribution Rate	Voluntary, Incentives Based	Voluntary, Incentives Based	10%	Voluntary, Incentives Based
LEMR Floor Area Contribution Rate	10%	10%	10%	15%
Financial Feasibility Score*		3 of 5	3 of 5	1 of 5

*See Attachment 3 for supplementary information related to the financial feasibility scale ranking system

Based on recent housing market trends, City staff estimate that a 15 per cent LEMR contribution rate would secure approximately 150 to 200 LEMR units per year. A 20 per cent contribution

rate would likely secure an average of 200 to 250 LEMR units per year assuming that there is no change to general market trends.

Updated Cash-In-Lieu Rates

In addition to the analysis summarized above, the economic consultant completed an assessment of cash-in-lieu rates for the LEMR program. The analysis provided updated cash-in-lieu rates based on current market trends. Based on the findings, staff recommend increasing cash-in-lieu rates to correspond with the overall floor area requirement as follows:

Table 3: Proposed Cash-in-Lieu Rates – City Centre Plan Area

Housing Type	15% LEMR Contribution Rate (Recommended)	20% LEMR Contribution Rate
Single-detached	\$8 per square foot	\$12 per square foot
Townhouses	\$18 per square foot	\$25 per square foot
Wood-frame apartments	\$25 per square foot	\$40 per square foot
Concrete apartments	\$25 per square foot	\$40 per square foot

Table 4: Proposed Cash-in-Lieu Rates – Properties Outside of City Centre

Housing Type	10% LEMR Contribution Rate - Updated 2021 Values (Recommended)	15% LEMR Contribution Rate
Single-detached	\$6 per square foot	\$8 per square foot
Townhouses	\$12 per square foot	\$18 per square foot
Wood-frame apartments	\$15 per square foot	\$25 per square foot
Concrete apartments	\$15 per square foot	\$25 per square foot

Cash-in-lieu contributions will continue to be directed to the City's Affordable Housing Reserve and used to support standalone affordable housing developments.

Cash-In-Lieu Bylaw Amendment

Section 5.15 in the Zoning Bylaw includes reference to original cash-in-lieu rates (2007) and updates that were adopted in 2016 and again in 2017. Amendment Bylaw 10260 would introduce additional tables to reflect the proposed updated rates for development both inside and outside City Centre. The amendment would also maintain provisions for in-stream applications. It is necessary to retain the serial tables. The bylaw amendment reflects the recommended cash-in-lieu rates defined above.

Other key elements of the LEMR program, specifically the floor area contribution rate, are also embedded in the zoning bylaw. Amending this component of the zoning bylaw would be necessary to update the LEMR program pursuant to Council direction. The companion report titled "Options to Secure Market Rental Housing in New Development and Option to Increase

Low End Market Rental (LEMR) Contributions” provides more information about proposed amendments regarding the floor area contribution rate.

Implementation

Staff recommend that in-stream rezoning applications received prior to Council’s adoption of the proposed recommendations be processed under the existing LEMR parameters provided that the application achieves first reading within one year of the adoption of the bylaw amendments described in this report and the identified companion report. New applications received after Council’s adoption of the proposed bylaw amendments are subject to the updated requirements.

Stakeholder Engagement

The provision of affordable and market rental housing is a fundamental component in meeting the City’s housing objectives. City Council has also expressed a desire to see rental housing policies advanced in a timely manner. Accordingly, staff recommend that public consultation regarding the policy change contemplated in this report occur as part of Council’s consideration of the proposed OCP bylaw. This approach will provide interested stakeholders with multiple opportunities to provide their views to City Council as part of the statutory bylaw amendment process.

Should Planning Committee endorse this bylaw, the bylaw will be forwarded to the next open Council Meeting for City Council’s consideration. Should City Council grant first reading to the OCP amendment bylaw, the bylaw will be forwarded to a Public Hearing. The Council Meeting and Public Hearing will provide any interested party an opportunity to provide comments directly to City Council.

Next Steps

Pursuant to Council direction, City staff will complete the following next steps:

- Prepare an updated Information Bulletin that summarizes the updated LEMR program requirements;
- Inform UDI, other development industry stakeholders and non-profit housing providers about any changes to the LEMR program; and
- Publish updated program information on the City’s website.

Financial Impact

None.

Conclusion

The City's Low End Market Rental program is an important part of the City's approach to meeting the housing needs of Richmond residents. In combination with the proposed market rental requirement, the City will continue to provide diverse housing options to meet the housing needs of Richmond residents.



Cody Spencer
Program Manager, Affordable Housing
(604-247-4916)

- Att. 1: Rental Housing Density Bonus Programs
2: GP Rollo Financial Analysis Summary
3: Financial Feasibility Scoring System

ATTACHMENT 1

Summary of Rental Housing Density Bonus Programs

This attachment provides a summary of municipal density bonus programs that secure affordable housing units in private market strata developments.

Municipality and Program Name	Program Summary	Differences Relative to Richmond's LEMR Program
City of Richmond, Low End Market Rental Program	<p>Approved in 2007, the City of Richmond's Low End Market Rental program currently secures 10% of floor area in multi-family developments as affordable housing. Rental rates for the program are currently established at 10% below average market rent.</p> <p>In contrast to the programs described below, LEMR is the only program that secures either cash-in-lieu contributions or units in all residential rezoning applications and in all areas of the city. LEMR also establishes lower base densities than the other regional programs, which creates a greater incentive for developers to access the density bonus in order to develop medium or high-density apartment housing.</p> <p>In total, the City has secured more than 1,500 affordable housing units, including 905 units through the LEMR program.</p>	N/A
City of Burnaby, Inclusionary Rental Policy	<p>In May 2019, the City of Burnaby approved the Rental Use Zoning Policy, which secures 20% of units in new multi-family developments as affordable housing (calculated from the total number of market units derived from base densities). Rental rates for these units are set at 20% below CMHC median market rent. Burnaby's program</p>	<p>In contrast to LEMR, Burnaby's program only applies in specific areas of the city, particularly areas identified as Town Centres; does not secure cash-in-lieu or units for single-detached or duplex rezonings; and establishes higher base densities. Burnaby's program also establishes lower rental rates of 20% below median</p>

	has secured 728 inclusionary housing units to date, with 505 of these units resulting from one large scale, master planned development.	market rent compared to the LEMR rate of 10% below average market rent.
City of New Westminster, Inclusionary Housing Policy	<p>In December 2019, New Westminster approved the Inclusionary Housing Policy, which secures 5% to 20% of floor area in new multi-family developments as affordable housing. Rents are set at either 10% below average market rent or at shelter rates (\$375 per month).</p> <p>Projects that request an OCP amendment or exceed the standard density bonus must provide 20% of floor area as affordable housing. Other projects that access the standard density bonus provision are required to provide either 10% of floor area at moderate-income rental rates or 5% of floor area at low-income rental rates. Projects that provide 5% must transfer ownership of the units to a non-profit housing provider or BC Housing at no cost. No units have been secured to date since current development applications were received prior to the approval of the policy.</p>	Whereas the LEMR program applies to all residential building types, New Westminster's program targets units in medium and higher density apartment developments. Applicable properties are generally located in the Downtown Plan Area rather than city-wide. The standard rental rates for this program are similar to LEMR, although the program also establishes the option of securing units at shelter rates (\$375 a month).
City of North Vancouver, Density Bonus and Community Amenity Policy	Approved in 2017, the City of North Vancouver's Density Bonus and Community Benefits Policy secures affordable rental units in exchange for a maximum density bonus of 1.0 FAR in medium and high density residential and mixed-use zones. 30% of the density bonus area must be provided as non-market housing, while the remainder of the bonus	In contrast to LEMR, North Vancouver's program has fewer defined parameters related to rental rates and other operational requirements. Accordingly, some project details are determined through negotiation.

	area can be sold as strata condominium units. To date, Richmond City staff have been unable to confirm the number of units secured through this program.	
City of Victoria, Inclusionary Housing Policy	Approved in June 2019, Victoria's Inclusionary Housing Policy establishes a contribution rate of 20% with rents charged between \$875 and \$1,750 per month. The program applies to all multi-family developments with more than 3 units. Similar to LEMR, developments comprised of 3 to 60 units are required to provide cash-in-lieu contributions rather than units. 130 affordable rental units have been secured to date.	In contrast to LEMR, Victoria's program does not secure cash-in-lieu or secondary suites for single-family or duplex rezonings.



City of Richmond Housing Program Financial Review, Executive Summary

G. P. Rollo & Associates (GPRA) has been retained by the City of Richmond (the City) to prepare an analysis to complete a financial review of two City Housing programs:

- The Low End Market Rental (LEMR) housing program; and
- A proposed market rental housing program, which would require a minimum floor area allocation for market rental as part of private market condominium developments.

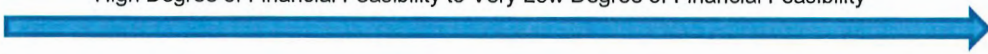
Specifically, the City has requested assistance in ensuring the program parameters are financially feasible and appropriate relative to current market conditions and needs.

GPRA has completed this analysis and has the following to report:

1. **Rental Survey:** We found that the median rental rate for units listed for rent were around \$2.70 per square foot, with that translating to an average monthly rent of \$2,300 for a two bedroom 855 square foot unit and require a household income of at least \$88,200 a year to meet CMHC guidelines for affordability. Purpose built rental buildings only had Studio to two bedroom units which were smaller on average than the listings on the web and thus resulted in smaller monthly rents for tenants, and we note that there is generally an inverse relationship between unit size and rent per square foot (i.e. as units increase in size the rental rate per square foot goes down and vice versa). This in part explains the lower rental rate outside City Centre as units in wood frame tend to be somewhat larger than concrete units.
2. **Economic Analysis of Variable Mixes of Market Rental and LEMR:** GPRA prepared proforma analysis to determine the land values that could be supported by a hypothetical two acre site in City Centre developed in concrete at 3.0 FSR and in wood frame at 2.0 FSR, and townhouse at 1.2 FSR, as well as outside City Centre in wood frame at 1.2 FSR with 10%, 15%, 20%, 50%, and 100% of the residential floor area rented at the median market rent identified through our survey. Our analysis indicates that the City could require 15% of the gross building area for market rentals if LEMR requirements do not change. With an increase in built LEMR requirements to 15% GPRA recommends requiring no more than 10% of the gross building area for market rentals. Although the analysis does indicate that projects could be viable with a stacked contribution of 15% market rental and 15% LEMR GPRA has based its viability on being able to support the lowest of land value ranges provided by the City's real estate staff. As such we have concerns that there are a significant number of properties in the City that may trade for well above the lowest values indicated and as such our recommendation is intended to reflect this reality. To recommend otherwise would risk pushing many developments into being economically unfeasible at this time.
3. **Impact Mitigation:** In general, best practices would be to inform builders and developers early in advance of proposed changes and to grandfather in-stream applications and consider a graduated roll out over a period of time to allow for developers to make adjustments in their decision making processes. The graduated rollout is recommended specifically because there is a wide range of land values reported by the City's real estate staff and this would allow time for expectations at the higher end of pricing to be curtailed. GPRA is of the opinion that there is little the City can do to significantly improve the economics of private developments through fees waivers or reductions.
4. **Potential to Increase LEMR Cash-In-Lieu Rates:** GPRA prepared economic analysis using current market revenues and costs to determine the Cash-In-Lieu rate for LEMR that would be the equivalent to providing built LEMR units. GPRA suggests that the City consider increasing rates to \$12 per square foot for townhouses and \$15 per square foot for apartments. These increases are close to a 50% increase over current rates for townhouses and wood frame apartments and thus we suggest that the single family rate be increased from \$4 to \$6 per square foot. Additional analyses have been prepared to estimate the equivalent CIL rates should the City increase built LEMR requirements from 10% to either 15% or 20%.

280-11780 Hammersmith Way, Richmond, B.C. V7A 5E9 * Tel. (604) 275-4848 * Fax. 1-866-366-3507
www.RolloAssociates.com * E-Mail: gerry@rolloassociates.com

Financial Feasibility Scoring Summary

High Degree of Financial Feasibility to Very Low Degree of Financial Feasibility 				
1	2	3*	4	5
<ul style="list-style-type: none"> Financial difficulty: Very challenging Land acquisition is generally not supported by base land values Financial risks for some developers 	<ul style="list-style-type: none"> Financial difficulty: Neutral Land value is lower than base land prices Financial risks for some developers 	<ul style="list-style-type: none"> Financial difficulty: Neutral Supports land acquisition at base land prices Financial risks for some developers 	<ul style="list-style-type: none"> Financial difficulty: Feasible Land value is sufficiently higher than the base land prices Low financial risk for most developments 	<ul style="list-style-type: none"> Financial difficulty: High degree of feasibility Land value is greater than base land prices Financial risks not expected

*A score of 3 indicates a "neutral" financial impact and suggests that land acquisition at base land prices is supported. However, a score of 3 could present financial risks for some developments based on the variability of land costs.



City of
Richmond

Bylaw 10260

**Richmond Zoning Bylaw 8500
Amendment Bylaw 10260 (Low End Market Rental Program
Requirements)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by deleting Section 5.15.1 in its entirety and replacing it with new Section 5.15.1 as set out in Schedule "A" attached hereto and forming part of this Bylaw 10260.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10260"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>J. M. L.</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER

Schedule A to Bylaw 10260

"5.15.1 Where an **owner** pays into the **affordable housing reserve** in accordance with this bylaw, as amended or replaced from time to time, the sum shall be determined as listed below:

- a) Where an amendment to this bylaw was considered by **Council** on or before September 24, 2016, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RS2/A-K	\$1.00
RC2	\$1.00
ZS21	\$1.00
ZS22	\$1.00
RI2	\$2.00
RTL2	\$2.00
RTL4	\$2.00
RTM2	\$2.00
RTM3	\$2.00
RTH1	\$2.00
RTH2	\$2.00
RTH3	\$2.00
RTH4	\$2.00
RTP1	\$2.00
RTP2	\$2.00
RTP3	\$2.00
RTP4	\$2.00
RAL2	\$4.00
RAM2	\$4.00
RAM3	\$4.00
RAH1	\$4.00

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RAH2	\$4.00
CDT2	\$4.00
RCL2	\$4.00
ZHR6	\$4.00
ZR7	\$2.00
ZMU19	\$4.00
ZMU20	\$4.00
ZMU21	\$4.00
ZMU22	\$4.00
ZMU24	\$4.00
ZMU26	\$4.00
ZMU32	\$4.00
ZT70	\$2.00
ZS23	\$1.00
ZLR26	\$2.00 for housing, town, \$4.00 for housing, apartment
ZD5	\$2.00 [Bylaw 9551, Nov 13/18]
ZT80	\$2.00 [Bylaw 9563, Jul 27/20]

- b) Where an amendment to this bylaw is considered by **Council** after September 24, 2016 and on or before July 24, 2017, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RS2/A-K	\$2.00
RC2	\$2.00
ZS21	\$2.00
ZS22	\$2.00
RI2	\$4.00
RTL2	\$4.00

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RTL4	\$4.00
RTM2	\$4.00
RTM3	\$4.00
RTH1	\$4.00
RTH2	\$4.00
RTH3	\$4.00
RTH4	\$4.00
RTP1	\$4.00
RTP2	\$4.00
RTP3	\$4.00
RTP4	\$4.00
RAL2	\$6.00
RAM2	\$6.00
RAM3	\$6.00
RAH1	\$6.00
RAH2	\$6.00
CDT2	\$6.00
RCL2	\$6.00
ZHR6	\$6.00
ZR7	\$4.00
ZMU19	\$6.00
ZMU20	\$6.00
ZMU21	\$6.00
ZMU22	\$6.00
ZMU24	\$6.00
ZMU26	\$6.00
ZT70	\$4.00
ZS23	\$4.00
ZLR26	\$4.00 for housing, town, \$6.00 for housing, apartment

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
ZS28	\$2.00 <i>[Bylaw 9661, Mar 26/18]</i>
ZT82	\$4.00 <i>[Bylaw 9731, Feb 8/21]</i>

- c) Where an amendment to this bylaw is considered by **Council** after July 24, 2017 and on or before June 21, 2021, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RS2/A-K	\$4.00
RC2	\$4.00
ZS21	\$4.00
ZS22	\$4.00
RI2	\$8.50
RTL2	\$8.50
RTL4	\$8.50
RTM2	\$8.50
RTM3	\$8.50
RTH1	\$8.50
RTH2	\$8.50
RTH3	\$8.50
RTH4	\$8.50
RTP1	\$8.50
RTP2	\$8.50
RTP3	\$8.50
RTP4	\$8.50
RDA	\$8.50 <i>[Bylaw 9975, Feb 19/19]</i>
RTA	\$8.50 <i>[Bylaw 9976, Feb 19/19]</i>
RAL2	\$10.00 for wood frame construction \$14.00 for concrete construction
RAM2	\$10.00 for wood frame construction \$14.00 for concrete construction

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RAM3	\$10.00 for wood frame construction \$14.00 for concrete construction
RAH1	\$10.00 for wood frame construction \$14.00 for concrete construction
RAH2	\$10.00 for wood frame construction \$14.00 for concrete construction
CDT2	\$10.00 for wood frame construction \$14.00 for concrete construction
RCL2	\$14.00
ZHR6	\$14.00
ZR7	\$8.50
ZMU19	\$8.50 for housing, town \$10.00 for housing, apartment
ZMU20	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU21	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU22	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU24	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU26	\$10.00 for wood frame construction \$14.00 for concrete construction
ZT70	\$8.50
ZS23	\$4.00
ZLR26	\$8.00 for housing, town \$10.00 for housing, apartment
ZMU33	\$10.00 for wood frame construction \$14.00 for concrete construction
CDT1	\$8.00 for housing, town \$14.00 for housing, apartment
ZT87	\$4.00 [Bylaw 10152, Dec 14/20]

- d) Where an amendment to this bylaw is considered by **Council** after June 21, 2021, and where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

i) Inside City Centre:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RS2/A-K	\$8.00
RC2	\$8.00
ZS21	\$4.00
ZS22	\$4.00
RI2	\$18.00
RTL2	\$18.00
RTL4	\$18.00
RTM2	\$18.00
RTM3	\$18.00
RTH1	\$18.00
RTH2	\$18.00
RTH3	\$18.00
RTH4	\$18.00
RTP1	\$18.00
RTP2	\$18.00
RTP3	\$18.00
RTP4	\$18.00
RDA	\$18.00
RTA	\$18.00
RAL2	\$25.00
RAM2	\$25.00
RAM3	\$25.00
RAH1	\$25.00
RAH2	\$25.00
CDT2	\$25.00
RCL2	\$25.00
ZHR6	\$14.00
ZR7	\$8.50

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
ZMU19	\$8.50 for housing, town \$10.00 for housing, apartment
ZMU20	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU21	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU22	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU24	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU26	\$10.00 for wood frame construction \$14.00 for concrete construction
ZT70	\$8.50
ZS23	\$4.00
ZLR26	\$8.00 for housing, town \$10.00 for housing, apartment
ZMU33	\$10.00 for wood frame construction \$14.00 for concrete construction
CDT1	\$25.00
ZT87	\$4.00

ii) Outside **City Centre**:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RS2/A-K	\$6.00
RC2	\$6.00
ZS21	\$4.00
ZS22	\$4.00
RI2	\$12.00
RTL2	\$12.00
RTL4	\$12.00
RTM2	\$12.00
RTM3	\$12.00

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RTH1	\$12.00
RTH2	\$12.00
RTH3	\$12.00
RTH4	\$12.00
RTP1	\$12.00
RTP2	\$12.00
RTP3	\$12.00
RTP4	\$12.00
RDA	\$12.00
RTA	\$12.00
RAL2	\$15.00
RAM2	\$15.00
RAM3	\$15.00
RAH1	\$15.00
RAH2	\$15.00
CDT2	\$15.00
RCL2	\$15.00
ZHR6	\$14.00
ZR7	\$8.50
ZMU19	\$8.50 for housing, town \$10.00 for housing, apartment
ZMU20	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU21	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU22	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU24	\$10.00 for wood frame construction \$14.00 for concrete construction
ZMU26	\$10.00 for wood frame construction \$14.00 for concrete construction

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
ZT70	\$8.50
ZS23	\$4.00
ZLR26	\$8.00 for housing, town \$10.00 for housing, apartment
ZMU33	\$10.00 for wood frame construction \$14.00 for concrete construction
CDT1	\$15.00
ZT87	\$4.00

For the purposes of Section 5.15.1, buildable square foot means the maximum **floor area ratio** and excludes the items not included in the calculation of **density** (e.g., **enclosed parking**; unenclosed **balconies**; common stairwells and common elevator shafts; etc.).

For the purposes of Section 5.15.1(c) and (d), concrete construction includes steel construction.”



To: Planning Committee **Date:** June 7, 2021

From: John Hopkins **File:** 08-4057-08/2021-Vol01
Director, Policy Planning

Re: **Supplementary Information: Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions**

Staff Recommendation

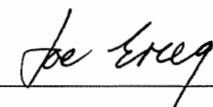


1. That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255, which proposes to amend Schedule 1 of Richmond Official Community Plan Bylaw 9000 and Schedule 2 of Richmond Official Community Plan Bylaw 7100, and is attached to the staff report titled “Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions”, dated April 19, 2021, from the Director, Policy Planning, be replaced with the attached updated Amendment Bylaw 10255, which includes further changes to add the following amendments to Richmond Official Community Plan Bylaw 9000:
 - a) In Section 3.3 “Diverse Range of Housing Types, Tenure and Affordability”:
 - i) Replace language in the Official Community Plan Market Rental Housing Policy to clarify the variable density bonusing approach that is applied to secure market rental housing units;
 - ii) Insert language to include a future inflation provision for the community amenity contribution rates; and
 - iii) Insert language to clarify and expand incentives for the provision of rental housing.
 - b) In Section 3.6.1 “Arterial Road Townhouse Development Requirements, Additional Density”:
 - i) Insert language to clarify density bonusing and incentives that apply to arterial road townhouse development, consistent with proposed amendments to Section 3.3 of the Official Community Plan.

2. That staff be directed to review and provide a recommendation regarding the feasibility of reducing or waiving Development Cost Charges (DCC) for affordable housing that is provided within new development, including consideration of the type of affordable housing that is eligible, program duration, and anticipated impact on alternative funding sources.



John Hopkins
Director, Policy Planning

JH:dn
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

The following staff reports were considered at the May 4, 2021 Planning Committee meeting:

- “Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions” from the Director, Policy Planning dated April 19, 2021; and
- “Low End Market Rental Contribution Rate Review” from the Director, Community Social Development dated April 19, 2021.

The reports listed above were a response to the following referrals to staff:

- *That staff provide suggestions and options for a market rental policy and report back.*
- *That staff explore options to increase the affordable housing requirement to above 10%.*

Consideration of the staff reports on May 4, 2021, resulted in a number of questions from Planning Committee members and the staff reports were tabled to the June 23, 2021 Planning Committee meeting.

The purpose of this report is to provide Planning Committee and City Council with responses to the questions from the May 4, 2021 Planning Committee meeting and includes the following:

- Information on the number of in-stream applications that may be affected by the proposed bylaw amendments.
- A review of the existing and proposed variable density bonus approach to securing market rental housing, which steps up the density bonus based on the amount of floor area that is secured for market rental units within a development and the form of development. The density bonus approach also includes provisions for site-specific density bonusing.
- Information about the feasibility of increasing building height and density in the city.
- An examination of incentives that may be applied to market rental housing.
- A summary of consultation with key stakeholders.

While this report suggests maintaining recommendations that are suggested in the two companion reports, additional amendments to the Official Community Plan (OCP) are proposed, which will further enhance the city’s rental housing policies. Changes to OCP Amendment Bylaw 10255 are proposed to clarify the existing and proposed density bonus approach to securing market rental units. The amendments also clarify and expand incentives for market rental housing and clarify the administrative mechanism to adjust community amenity contribution rates for future inflation increases. In addition, a new recommendation is suggested that would direct staff to review and provide a recommendation regarding the feasibility of reducing or waiving Development Cost Charges (DCC) for affordable housing that is provided in new development.

The proposed changes outlined in this report and the two companion reports dated April 19, 2021 will confirm the city’s position as a regional leader in securing rental housing units.

Background

Building upon the city's demonstrated commitment to playing a leadership role within the housing sector, and in response to existing housing referrals, two companion staff reports ("Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions" and "Low End Market Rental Contribution Rate Review" both dated April 19, 2021) were presented to Planning Committee on May 4, 2021 to consider the feasibility of introducing the following:

- a mandatory approach to securing market rental housing units in new development with more than 60 apartment units;
- a community amenity contribution in lieu of construction of market rental units that the city may accept through rezoning for new townhouse development with 5 or more units and for new apartment developments with 5 to 60 units; and
- expanding the Low End Market Rental (LEMR) program construction and cash in lieu rates.

An experienced economic development consultant was hired to assess the financial feasibility of options to expand the OCP Market Rental Housing Policy and LEMR program. The two companion reports include details related to the analysis criteria and the findings. The reports also clarify the intention to evaluate the financial feasibility of the options studied to increase the supply of rental units rather than intending to offset the costs to the developer of providing secured rental housing in a project. Attachment 1 includes a detailed summary of the proposed city-wide updates that would apply to new development.

The two companion reports and associated bylaws were tabled to the June 23, 2021 Planning Committee meeting. As a result of the discussion at the Planning Committee meeting on May 4, 2021, consultation with key stakeholders was scheduled and staff completed supplementary analysis resulting in additional amendments to the OCP Market Rental Housing Policy and an amendment to the OCP Arterial Road Land Use Policy, which are discussed in this report.

Analysis

The following section provides supplementary information in response to the discussion at the May 4, 2021 Planning Committee meeting.

In-stream Applications

At the May 4, 2021 Planning Committee meeting, staff were directed to provide supplementary data regarding the number of in-stream applications. In-stream applications may be affected by the proposed amendments to the OCP Market Rental Housing Policy and LEMR program.

There are currently 71 in-stream rezoning applications that are being reviewed by staff including the following:

- 62 in-stream applications with less than 60 units per project (these applications would be required to provide a cash in lieu contribution towards affordable housing);
- 3 purpose-built market rental developments, involving approximately 460 units; and

- 6 in-stream applications with more than 60 units per project (these applications would be required to provide built LEMR units, in accordance with the current LEMR program). In addition, staff is in the process of closing one application due to inactivity for more than a year.

The recommended amendment bylaws, including Bylaw 10255 (amendments to the OCP and related Area Plans) and Bylaws 10256 and 10260 (amendments to the Zoning Bylaw), propose to introduce a mandatory approach to securing market rental housing units in new development with more than 60 apartment units per project, introduce provisions for community amenity contributions in lieu of constructing market rental units in smaller development proposals, and expand the LEMR program construction and cash in lieu rates.

The amendment bylaws would be implemented at the time of bylaw adoption and new applications that are received after Council's adoption of the amendment bylaws would be subject to the updated requirements. Consistent with past city practice when introducing policy amendments, a one year 'grandfathering' period is recommended for in-stream applications. The applications that are listed above that are unable to achieve 1st reading within one year of the amendment bylaws being adopted would be required to proceed in accordance with the amended OCP Market Rental Housing Policy and LEMR program provisions (Attachment 1).

Variable Density Bonus

At the May 4, 2021 Planning Committee meeting, staff were directed to review the variable density bonus approach to securing market rental housing. Attachment 2 provides a summary of the current and proposed use of density bonus to secure market rental housing units.

The variable density bonusing approach steps up the supported density bonus based on the amount of floor area that is secured for market rental units within a development and the form of development that is proposed. The existing OCP Market Rental Housing Policy supports a density bonus of 0.2 and 0.25 floor area ratio (FAR) for 100% market rental housing constructed in wood and concrete respectively. These existing provisions, which were adopted by Council in 2018, are based on recommendations by independent economic development consultants, and are being applied by developers (e.g., 3 purpose-built market rental developments are in the initial stages of the application review process).

The OCP Market Rental Housing Policy also includes provisions for site-specific consideration of additional density bonus that may apply to 100% purpose-built rental and/or mixed tenure developments that exceed provisions for affordable and/or rental housing. Additional density bonus was supported in the following recent notable projects:

- A development by Headwater Living Inc. at 5500 No. 3 Road includes a 0.57 FAR residential density bonus resulting in 149 purpose-built market rental housing units.
- A development by Mosaic Homes at the intersection of No. 3 Road and Williams Road included an OCP amendment to permit a four-storey apartment building with commercial at grade (overall density of 1.08 FAR).
- A mixed-use, mid-rise development by Colliers International Consulting on Bennett Road combines three-storey and six-storey building elements to accommodate a church and approximately 142 purpose-built rental units, including market rental, moderate

income and LEMR units. A site-specific density of 2.25 FAR, which is greater than the density characterized by the existing low-rise developments in the area, was achieved in recognition of the benefits of rental housing.

It is recommended that the density bonus for apartment development that is required to construct and secure market rental units (0.1 FAR applied to the site), as proposed in OCP Amendment Bylaw 10255, remain unchanged. However, further amendments made to Bylaw 10255 allow for consideration of additional density on a site-specific basis if an application exceeds the provisions in the proposed Market Rental Housing Policy for both mixed tenure proposals and 100% purpose-built rental housing proposals.

In response to questions at the May 4, 2021 Planning Committee, Attachment 3 reviews the approach that is applied by staff to secure an equitable and consistent amount of rental unit area between developments.

Building Height and Density

At the May 4, 2021 Planning Committee meeting, staff were directed to examine the feasibility of increasing building height and density in the city.

The city faces unique constraints that limit the maximum building height and/or density, including building height constraints imposed on development in the City Centre by the YVR flight path and the city's high water table. While staff apply some flexibility related to design, incorporating extensive increases in building height and/or density would conflict with existing city-wide and area specific design guidelines for urban design and built form, and affect the resulting neighbourhood character. These guidelines intentionally encourage a range of building types and compatible co-location of land uses to match the built form with anticipated growth, to support transit oriented development (i.e., concentrate the greatest building density and building heights within proximity of transit services), to enhance visual interest and streetscapes (i.e., architectural variety, contrasts between building heights and massing forms, varied skyline). Other benefits include limiting impacts on adjacencies, drawing attention to public spaces and view corridors, and encouraging distinction between neighbourhoods.

The companion reports ("Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions" and "Low End Market Rental Contribution Rate Review" both dated April 19, 2021) and the previous section of this report suggest a modest density bonus for the provision of market rental units, which can generally be accommodated within building forms that are supported by the OCP.

For 100% purpose-built rental and/or mixed tenure developments that exceed provisions for affordable housing and/or rental housing, the OCP includes accommodations for site-specific consideration of additional building height and/or density. While the City Centre Area Plan includes a provision to support additional building height on a site-specific basis, opportunity to accommodate additional height within designated Village Centres is limited by the flight path. However, areas outside the designated Village Centres may accommodate additional building height and/or density when designed with consideration of adjacencies. Outside of the City Centre Area Plan, opportunities to accommodate additional building height and/or density include properties that are within existing neighbourhood service centres and sites that are

located along the Frequent Transit Network. In some cases, site-specific consideration of additional building height and/or density will require an OCP amendment application.

The OCP includes accommodations to support additional building height and/or density when a development exceeds provisions for affordable housing and/or rental housing. Therefore, extensive revision of building height and/or density designations in the OCP is not required to support the city's rental housing objectives. However, this would be subject to limited application of this approach and would be monitored by staff. Extensive density bonusing for residential use that is not considered by OCP growth projections would result in increased demands on city infrastructure and would impact existing roads and services, as well as availability and access to park spaces.

Incentives

Potential incentives associated with the provision of market rental housing are analyzed below.

Waive or Reduce Development Cost Charges (DCC)

Local governments collect Development Cost Charges (DCC) from new developments to fund growth related capital infrastructure costs (i.e., roads, water, drainage, park acquisition and park development). DCCs are the most common financial tool that is used by communities in the province to ensure that "growth pays for growth". DCCs are applied to all dwelling units, including market rental and LEMR units.

Section 563 of the *Local Government Act* (LGA) includes provisions that permit a local government to waive or reduce DCCs for specific types of rental housing. To apply the provision, Council must adopt a bylaw that establishes the conditions to waive or reduce DCCs. The provisions in the LGA to waive or reduce DCCs may be applied to affordable housing; however, market rental housing is eligible only if the market rental housing is not for profit. As the OCP Market Rental Housing Policy does not apply profit restrictions, the DCCs for market rental housing are not eligible to be waived or reduced.

A Council decision to waive or reduce DCC charges for affordable housing would not remove the unit charge included in the DCC program because the costs associated with growth remain unchanged. Instead, direction to waive or reduce DCCs that apply to affordable housing means that an alternative funding source would pay the DCCs (e.g., city taxes, Affordable Housing Reserve). In special circumstances, Council has authorized the use of funds from the Affordable Housing Reserve to make a contribution toward the payment of DCC charges for subsidized housing projects (e.g., Storeys and Kiwanis). The financial feasibility analysis estimates that DCCs account for 2.4% to 3.5% of the total project costs.

Staff recommend undertaking a review of the feasibility of reducing or waiving DCCs for affordable housing provided within new development, including consideration of the type of affordable housing that is eligible, program duration, and anticipated impact on alternative funding sources. The DCC update process is currently underway and will include updated financial analysis and up-to-date DCC values that would inform the analysis, which staff would report back at a later date.

Revitalization Tax Exemption for Affordable Housing

Section 226 of the *Community Charter* provides local governments with the authority to exempt eligible properties from the municipal portion of property taxes (land and/or improvements) to encourage various types of economic, social or environmental revitalization within a community for a maximum of 10 years. The exemption is a tool that a Council may use at its discretion to encourage the construction and/or preservation of affordable rental housing. The rental units secured through the LEMR program are eligible; however, market rental units are not eligible for the exemption.

A Council's decision to apply a revitalization tax exemption would result in a shortfall in the municipality's tax revenue. As a result, the remaining property owners in the assessment class would pay more tax to make up for the shortfall. A Council decision to apply a revitalization tax exemption affects only the municipal portion of property taxes; provincial tax revenue is unaffected if a local government applies a revitalization tax exemption. Furthermore, GP Rollo and Associates' analysis indicates that property tax exemptions provide minimal impact to developers as their property taxes during development are a negligible portion (less than 0.2%) of total project costs.

Applying the revitalization tax exemption tool to encourage construction of affordable rental housing would shift municipal tax obligations to other properties. Based on these considerations, application of a revitalization tax exemption is not recommended.

Staff would require direction from Council to further explore application of a revitalization tax exemption to affordable housing units.

Reduced Parking Requirements for Rental Housing

Compared to other forms of housing, Richmond Zoning Bylaw 8500 applies the lowest parking rates to rental housing. In addition to the existing reduced parking rates for rental housing, the bylaw includes additional approaches to reduce the parking requirement. For mixed-use developments, provisions are in place for shared parking between uses, which reduces a development's overall parking requirement. Provisions in the Richmond Zoning Bylaw permit a 10% parking rate reduction on a site-specific basis subject to a Transportation Demand Management (TDM) strategy and a traffic assessment that is supported by staff.

The parking reduction rate that is referenced in Richmond Zoning Bylaw 8500 may be decreased further on a site-specific basis for affordable and/or market rental housing. Development that includes an enhanced TDM strategy has been approved to increase the TDM parking reduction rate from 10% to 25%; thereby reducing the parking required for LEMR and market rental units to approximately half a parking space per unit.

Based on existing lower parking rates and provisions to consider site-specific reduction of parking rates for rental housing, additional Zoning Bylaw amendments are not recommended.

Consultation

At the Planning Committee meeting on May 4, 2021, staff were directed to consult with key stakeholders. Comments from key stakeholder groups are summarized below:

- Richmond Community Services Advisory Committee (RCSAC)
 - Support for the existing LEMR program and the proposed amendments to the LEMR program and the OCP Market Rental Housing Policy.
- Richmond Small Home Builders Group
 - Encourage the city to reduce parking requirements and support other incentives for construction of rental housing.
 - Support provisions for in-stream applications.
- Urban Development Institute (UDI) Representatives
 - Encourage the city to be aggressive with parking reductions. Establish a menu/checklist to guide parking relaxations rather than site-specific consideration of lower parking rates.
 - Increase density bonus rates.
 - Certainty is critical for the development community. Concern that, in practice, expectations related to amenities and rental housing is greater than outlined in policy.
 - Consider extending in-stream provisions from one year to at least two years.

Attachment 4 includes minutes from consultation with stakeholders and a submission received after the meeting.

Changes to Proposed OCP Amendment Bylaw 10255

The two companion reports titled “Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions” and “Low End Market Rental (LEMR) Contribution Rate Review” both dated April 19, 2021, include analysis and proposed amendment bylaws. The amendment bylaws propose to introduce a mandatory approach to securing market rental housing units in new development with more than 60 apartment units per project, introduce provisions for community amenity contributions in lieu of constructing market rental units in smaller development proposals, and expand the LEMR program construction and cash in lieu rates.

OCP Amendment Bylaw 10255 is attached to this report, Zoning Bylaw Amendment 10256 is attached to the report “Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions”, and Zoning Bylaw Amendment 10260 is attached to the report “Low End Market Rental (LEMR) Contribution Rate Review”.

While no change is proposed to the fundamental objectives of the amendment bylaws, in response to the discussion at the Planning Committee meeting on May 4, 2021, consultation with stakeholders, and additional analysis, the following are proposed changes to OCP Amendment Bylaw 10255:

- Insert clarification language in the OCP Arterial Road Land Use Policy to explain the voluntary approach to securing market rental housing in townhouse development located

along designated arterial roads. While the proposed amendments to the OCP Market Rental Housing Policy intend to associate the provision of constructed and secured market rental units to a built form (i.e., apartment developments with more than 60 units), the proposed approach includes provisions that extend the option to apply 0.1 FAR density bonus to smaller developments that include 5 or more townhouse units (or 5 to 60 apartment units) when 10% of the residential floor area is constructed and secured as market rental units.

- Insert language in the OCP Market Rental Housing Policy to clarify the variable density bonus approach to securing market rental housing units. Attachment 2 provides a summary of the density bonusing approach that steps up the density bonus based on the amount of floor area secured for market rental units within a development and the form of development.
- Insert language to include a future inflation provision for the community amenity rates that may be accepted through a rezoning application for townhouse development with 5 or more units and apartment developments with 5 to 60 units. Inclusion of a mechanism to adjust rates for future inflation, based on Statistics Canada inflation data, will ensure that amenity contributions rates are kept up to date with inflation in the future. The proposed method is consistent with the city-wide approach to updating amenity and planning contribution rates.
- Insert language to clarify which incentives apply to a development scenario and to introduce new incentives that apply to the market rental component of a mixed tenure development (i.e., public art and community planning contributions are waived).

The proposed changes to OCP Amendment Bylaw 10255 are highlighted in Attachment 5 and an updated bylaw is attached to this report. Provisions in the amendment bylaw to update sub-area plans to align density references with the proposal to permit an additional 0.1 FAR (applied to the site) for development that secures market rental housing units in accordance with the policy, would remain unchanged.

Financial Impact

None.

Conclusion

On May 4, 2021, Planning Committee considered the following companion reports and associated amendment bylaws:

- “Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions” from the Director, Policy Planning dated April 19, 2021; and
- “Low End Market Rental Contribution Rate Review” from the Director, Community Social Development dated April 19, 2021.

The reports and associated bylaws were tabled to the June 23, 2021 Planning Committee meeting.

In response to discussion at Planning Committee on May 4, 2021, staff completed additional analysis and consulted with stakeholders. Changes to the proposed OCP amendment bylaw are proposed and include additional amendments to the OCP Market Rental Housing Policy and an amendment to the OCP Arterial Road Land Use Policy. The changes clarify the existing and proposed variable density bonus approach to securing market rental housing units, and clarify and expand incentives for market rental housing. The updated bylaw also clarifies an administrative mechanism to adjust community amenity contribution rates for future inflation increases.

In addition, a new recommendation is suggested that would direct staff to review the feasibility of reducing or waiving Development Cost Charges (DCC) for affordable housing that is provided in new development and report back to Council.

It is recommended that the changes to Official Community Plan Bylaw 9000, Amendment Bylaw 10255 are supported and the bylaw as revised, along with Richmond Zoning Bylaw 8500, Amendment Bylaws 10256, as attached to the report titled "Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions" from the Director, Policy Planning dated April 19, 2021, and Richmond Zoning Bylaw 8500, Amendment Bylaw 10260, as attached to the report titled "Low End Market Rental Contribution Rate Review" from the Director, Community Social Development, dated April 19, 2021, be introduced and given first reading.


Diana Nikolic, MCIP
Senior Planner/Urban Design

DN:cas

Attachment 1: Summary of Proposed City-wide Updates

Attachment 2: Summary of Market Rental Variable Density Bonusing Approach

Attachment 3: Applying Residential Floor Area to Secure Market Rental and LEMR Units

Attachment 4: Consultation Meeting Minutes and Submission Received After May 4, 2021

Attachment 5: Highlighted Changes to OCP Amendment Bylaw 10255 Attached to "Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions"

Summary of Proposed City-wide Updates

Based on the findings of a financial feasibility analysis, which was completed by an economic development consultant that was retained by the city, and consideration of demonstrated housing need in the city, a series of proposed amendments are discussed in detail in the following companion reports, “Options to Secure Market Rental Housing in New Development and Options to Increase Low End Market Rental (LEMR) Contributions” from the Director, Policy Planning, and “Low End Market Rental Contribution Rate Review” from the Director, Community Social Development both dated April 19, 2021.

The companion reports recommend bylaw amendments to secure the following in development with more than 60 apartment units by way of legal agreement and, where applicable, zoning:

- For development inside of the City Centre Area Plan:
 - Secure 10% of residential floor area as market rental housing, with an associated 0.1 FAR density bonus applied to the site; and
 - Secure 15% of residential floor area as LEMR housing units.
- For development outside of the City Centre Area Plan:
 - Secure 10% of residential floor area as market rental housing, with an associated 0.1 FAR density bonus applied to the site; and
 - Secure 10% of residential floor area as LEMR housing units.

While the proposed amendments to the OCP intend to tie the provision of constructed and secured market rental units to a built form (i.e., apartment developments with more than 60 units), the 0.1 FAR density bonus may be applied to townhouse development with 5 or more units, or apartment development with 5 to 60 apartment units that voluntarily secures 10% of the residential floor area as market rental units.

The amendments to the LEMR program include provisions to balance rental housing contributions between developments of various size and type. Only apartment developments with more than 60 units are required to construct affordable housing on-site, smaller developments are subject to the LEMR program’s cash in lieu rates, which are proposed to be updated and are listed below:

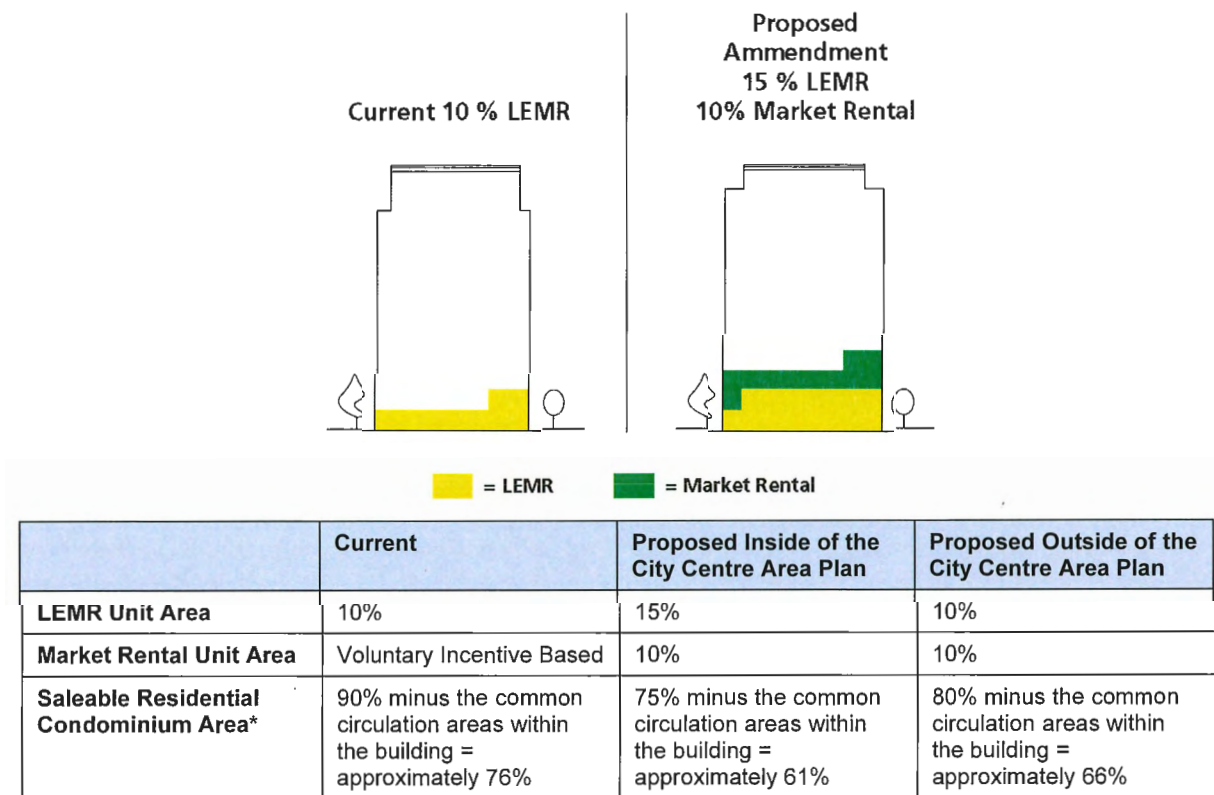
- For development inside of the City Centre Area Plan Area:
 - \$8/ft² for single family development that includes rezoning;
 - \$18/ft² for townhouse developments; and
 - \$25/ft² for wood frame and concrete apartment developments.
- For development outside of the City Centre Area Plan Area:
 - \$6 /ft² for single family development that includes rezoning;
 - \$12/ft² for townhouse developments; and
 - \$15/ft² for wood frame and concrete apartment developments.

The proposed amendments to the OCP Market Rental Policy suggest a similar approach to balance contributions between developments of varying size and type by recommending

community amenity contributions that may be accepted through a rezoning application, for townhouse developments with 5 or more units (\$1.75 /ft²) and apartment developments with 5 to 60 units (\$3.50/ft² for developments inside of the City Centre Area Plan, and \$2.00/ft² for developments outside of the City Centre Area Plan).

The recommended community amenity contribution rates are comparable with requiring 10% of the residential floor area to be secured and constructed as market rental housing. The contributions would be collected in the Affordable Housing Reserve Fund (Reserve Fund Bylaw 7812) and would be directed to support affordable housing projects that target low and moderate income households.

Figure 1: Proposed Market Rental and LEMR Construction Requirements in Apartment Developments with More than 60 Units



*Residential development achieves approximately 86% efficiency (i.e., corridors and circulation accounts for approximately 14% of the building floor area).

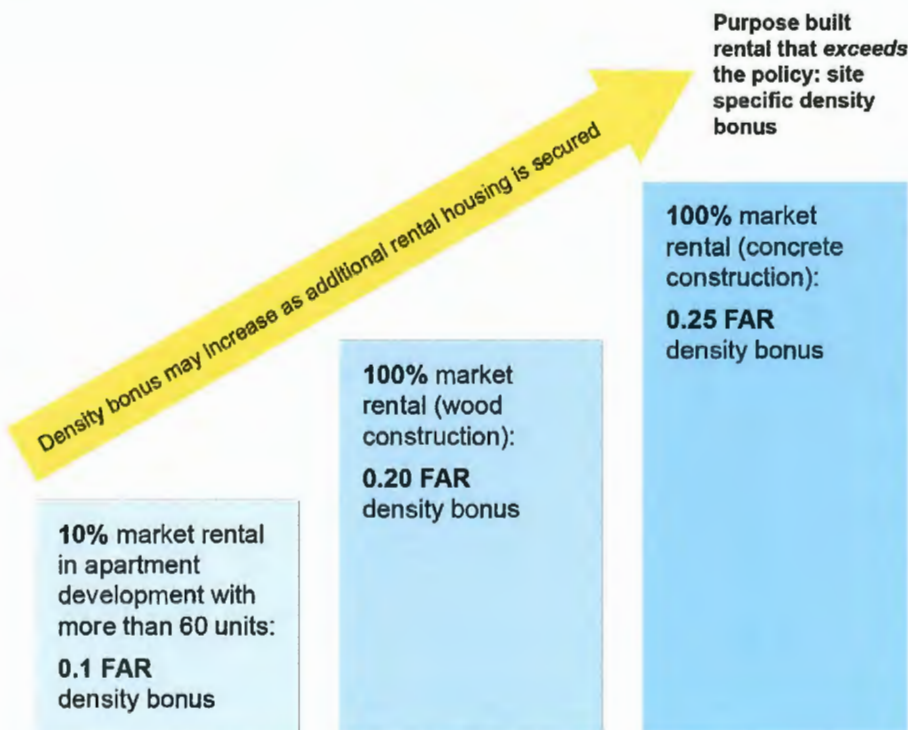
It is recommended that in-stream applications are permitted to proceed under existing OCP Market Rental Housing Policy and LEMR program provisions provided that the application achieves 1st reading within one year of the bylaws being adopted. Any in-stream application that is unable to achieve 1st reading within one year of the amendment bylaws being adopted would be required to proceed in accordance with the amended OCP Market Rental Housing Policy and LEMR program provisions. It is also recommended that staff report back to Council regarding key findings related to the implementation of the proposed OCP Market Rental Policy amendments after the program provisions are in place for two years.

Summary of Market Rental Variable Density Bonusing Approach

Market rental housing units are secured using a variable density bonus approach. The density bonus steps up as additional rental housing is secured as summarized below:

- Required provision of market rental units (*proposed new policy*):
 - For new development that includes more than 60 apartment units, the owner shall secure and construct 10% of the residential floor area as market rental units. The associated density bonus is 0.1 FAR, which is applied to the site. The density bonus may also apply to new townhouse development with 5 or more townhouse units and new apartment developments with 5 to 60 units that voluntarily construct and secure 10% of the residential floor area as market rental units.
- Voluntary (*existing policy*)
 - For new ground oriented townhouses and wood frame apartments, inside or outside of the City Centre Area Plan, that construct and secure 100% of the residential floor area as market rental units, a density bonus of 0.20 floor area ratio (FAR) above the base density in the OCP or Area Plan may apply.
 - For new concrete buildings, inside or outside of the City Centre Area Plan, that construct and secure 100% of the residential floor area as market rental units, a density bonus of 0.25 FAR above the base density in the OCP or Area Plan may apply.
- For new developments that construct and secure rental housing that exceeds the policy, a site-specific density bonus may be applied (*existing policy*).

Figure 1: Variable density bonus approach to securing market rental housing units



Applying Residential Floor Area to Secure Market Rental and LEMR Units

The city secures a consistent amount of rental floor area between developments by acquiring a set percent of the residential floor area for rental units. City staff then work with the developer to confirm the allocation of rental housing unit types (i.e., bachelor, one bedroom, multi-bedroom). The approach secures a proportionally equal amount of rental housing floor area between developments. In comparison, acquiring a set percent of the number of residential units within a development as rental housing units results in an uneven amount of rental housing secured between developments. The following development scenarios demonstrate that using floor area to secure rental housing within developments is an equitable approach to securing rental housing units compared to securing rental housing based on a percent of the number of units in a development.

For example, the amount of rental housing secured within 100,000 ft² residential developments, which achieve 86% efficiency (i.e., corridors and circulation space accounts for 14% of the building floor area), will vary between developments of equal size if a percent of the number of residential units is secured rather than a percent of residential floor area.

In Scenario 1, the 100,000 ft² residential development proposes 100 equivalent sized 860 ft² units. If 10% of the total number of residential units is secured as rental housing, 10 units are secured as rental housing units (total 8,600 ft²).

In Scenario 2, the 100,000 ft² residential development proposes 150 equivalent sized 573 ft² units. If 10% of the total number of residential units is secured as rental housing, 15 units are secured as rental housing units (total 8,595 ft²).

In comparison, acquiring 10% of the total residential floor area as rental housing in either scenario will achieve the same result of securing 10,000 ft² of rental housing floor area, which would be allocated to a range of unit types, to the satisfaction of the city.

Table 1: Comparison: Use of Floor Area or Number of Units to Secure Rental Housing

Scenario*	Residential floor area	Number of units	Secured rental housing
Scenario 1	100,000 ft ²	100	10 units (8,600 ft ² of rental floor area)
Scenario 2	100,000 ft ²	150	15 units (8,595 ft ² of rental floor area)
Scenario 3 (current approach)	100,000 ft ²	no affect on the amount of secured rental housing	10,000 ft ² of rental housing, unit types determined by the city

* 100,000 ft² residential development achieves approximately 86% efficiency (i.e., corridors and circulation accounts for 14% of the building floor area).

Consultation Meeting Minutes and Submission Received After May 4, 2021

**City of
Richmond**

Consultation Summary

Richmond Community Services Advisory Committee (RCSAC)

Thursday, May 20, 2021

1:00 to 2:0 pm

Via Webex

Attendees:

- Stakeholders: Darrell Burnham (Coast Mental Health), Tabitha Geraghty (Chimo Community Services), Melissa Irving (Supported Living and Staff Training), Zach Segal (Seniors Advisory Committee)
- City Staff: John Hopkins, Diana Nikolic, Lesley Sherlock, Cody Spencer

Key Message:

- Support for the existing LEMR program and the proposed amendments to the LEMR program and the Official Community Plan Market Rental Housing Policy.
- Ensure information about the city's rental housing initiatives are easily accessible.

Discussion Summary

Background Information

Staff shared:

- Existing policy and program, and successes and challenges.
- Proposed policy and program amendments. Proposed amendments are based on the findings of a financial feasibility analysis.
- Next steps.

Stakeholder Questions

Stakeholders asked staff to provide information related to the following:

- The unit types and associated rental rates for LEMR and market rental units.
- Priority groups that are identified in the Affordable Housing Strategy (and confirmation that seniors are represented).
- Use of cash in lieu funds.
- How the city's rental housing initiatives compare to those of other municipalities.

Discussion Comments

- While the LEMR program complements other city housing initiatives, the city is encouraged to also prioritize housing for households with an annual income that is less than \$40,000.
- Two income households may exceed the threshold to be eligible for a LEMR unit.
- Most LEMR units are located within the city centre and access to transit, medical offices and other amenities are appreciated by residents.
- For individuals with mental health issues, being included and living in a mixed private-ownership/rental development assists with their recovery.
- The city's model of including LEMR units within developments is preferable to a congregate model.
- Developers sell LEMR units as a package; buying 1 or 2 units is not an option. Purchasing more than a couple units is difficult for a non-profit.
- City-wide application of the LEMR program removes the potential for a NIMBY response.



City of Richmond

Consultation Summary

Richmond Small Home Builders Group
Tuesday, May 25, 2021
11:00 to 12:00 pm
Via Webex

Attendees:

- Stakeholders: Rav Bains (Westmark Development Group), Ajit Dhaliwal (Reliance Real Estate), Khalid Hsar (Remax), Raman Kunar (Infinity Living)
- City Staff: Wayne Craig, John Hopkins, Diana Nikolic, Cody Spencer

Key Message:

- Urge the city to reduce parking requirements and support other incentives
- Support for provisions for in-stream applications

Discussion Summary

Background Information

Staff shared:

- Existing policy and program, and successes and challenges.
- Proposed policy and program amendments. Implementation clarification. Proposed amendments are based on the findings of a financial feasibility analysis.
- Next steps.

Stakeholder Questions

Stakeholders asked staff to provide information related to the following:

- Implementation details.
- Process to determine density bonusing rates and options.
- Provisions for in-stream applications.
- Explanation of existing parking incentives.

Discussion Comments

- Proposed amendments to the OCP Market Rental Housing Policy should include incentives and ability to vary parking and height.
- Apply grandfathering provisions, similar to past practice.
- Will submit a letter representing the group's perspective of the proposed policy and program amendments.



City of Richmond

Consultation Summary

Richmond –UDI Liaison Meeting
Wednesday, May 26, 2021
12:00 to 1:30 pm
Via Webex

Attendees:

- Stakeholders: Jay Chadha (HAVAN), Jayme Colville (ASPAC), Diana Dilworth (HAVAN), Jeff Fisher (UDI), Jesse Galicz (Vanprop), Max Gordichuk (Westgroup), Chris Ho (Polygon), Alec Katchu-Marsh (Shape), Cassandra McColman (UDI), Kim McInnes (Vanprop), Jenn Millerd (Shape Properties), Matthew Nugent (McDonald Commercial), Heather Park (UDI), Stefan Slot (Townline), McGregor Wark (Headwater), Dana Westermarck (Oris Developments)
- City Staff: Lloyd Bie, Milton Chan, Wayne Craig, John Hopkins, Diana Nikolic, Venus Ngan, Alen Postolka, Joshua Reis, Peter Russell, Cody Spencer, Kirk Taylor, Ivy Wong,

Key Message:

- Urge the city to be aggressive with parking reductions. Establish a menu/checklist to guide parking relaxations.
- Certainty is critical for the development community. Concern that, in practice, expectations related to amenities and rental housing is greater than outlined in policy.
- Consider extending in-stream provisions from one year to two years.

Discussion Summary

Background Information
<p>Staff shared:</p> <ul style="list-style-type: none">• Existing policy and program, and successes and challenges.• Proposed policy and program amendments. Implementation clarification. Proposed amendments are based on the findings of a financial feasibility analysis.• Next steps.
Stakeholder Questions
<p>Stakeholders asked staff to provide information related to the following:</p> <ul style="list-style-type: none">• Implementation details.• Existing incentives and site-specific parking reductions.
Discussion Comments
<ul style="list-style-type: none">• The city is urged to aggressively reduce parking requirements for rental housing units. Suggest the city creates a menu/checklist to guide parking relaxations rather than rely on site-specific studies to increase certainty for developers and facilitate early evaluation of project feasibility.• Certainty is critical for the development community. Concern that expectations related to amenities, rental housing, etc., is greater than outlined in policy.• Suggest that the city revisits the requirement for ownership of on-site energy plants to be transferred to LIEC, which will improve financial feasibility for the developer.• Suggest in-stream provisions are extended from 1 to at least 2 years.• Request clear articulation of LEMR and market rental housing goals in order to evaluate program/policy success.• Cash in lieu contributions and construction obligations are increasing the cost of market housing.• Will submit a letter representing the group's perspective of the proposed policy and program amendments.

Submission received after May 4, 2021

Thu, 2021-05-13 11:49 AM
Atwal, Bal (Avison Young - CA) <bal.atwal@avisonyoung.com>
Richmond Policy Change
To: Craig Wayne

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Wayne,

Long time no talk, I hope this email finds you safe and well. I heard a few weeks ago that the City was putting forth recommendations to Council to increase the LEMR component to 15% and add a 10% market rental component. I had started to draft an email to you a couple of weeks ago, but unfortunately got sidetracked before completing/sending.

I have never been one to lobby City policy, but as you may know, I have done a lot of business in Richmond over the last decade, and felt I should offer my opinion on this proposed policy change.

The City is already constrained by height due to YVR and inability to go deep for underground parking. In addition to that, there are City policies that further constrain height in an attempt to create a skyline and avoid the cube-look from the sky (a policy which I don't necessarily agree with). Increasing the LEMR and adding market rental into the mix is simply not feasible or attractive for developers, unless the City can increase the density proportionately, which it cannot due to YVR and self-imposed height constraints. The 0.1 FAR increase for 10% market rental is simply not enough to offset the headache of building three different residential types in a max 15-16 storey project (even less feasible or attractive on 2.0 FAR sites where height limits are 6-8 storeys).

I get that the City (and Council) want more affordable housing options in the City Centre. But adding market rental to the mix in a height and density constrained environment will not help create more affordable housing. Market rental should really be a market driven initiative, and realistically, market rental is really not that much more attractive for end users than renting privately owned condos – unless it's a pure market rental building. The real objective should be to create and incentivize more affordable housing options, or pure market rental buildings. The policy changes the City is proposing will not accomplish these objectives – it will stifle development. Increasing LEMR from 10% to 15% and adding 0.1 FAR to the allowable density – yes, that will work. Adding a 3rd residential type in market rental to the mix will not.

I don't claim to have all the right answers today, but I do believe there are better solutions than what the City is proposing to accomplish their objectives. First and foremost I would consider increasing lower density sites in City Centre to maximum allowable limits under YVR restrictions (ie embrace the cube). Then you can better examine and implement the right affordable/rental housing strategies in the right areas. If that is not possible, I would recommend increasing the affordable from 10% to 15% and adding 0.1 FAR to the allowable density. I would eliminate the proposed market rental requirement and let market demand dictate its development. The City's current 100% market rental policy is sufficient enough to entice 100% market rental, but could be further enhanced.

In summary, under the current height limits and allowable densities, asking developers to build 15% affordable and 10% market rental is not attractive, and I don't believe it will generate more affordable/market rental inventory.

I am happy to meet with you and City staff to discuss this in more detail and come up with ideas that would better serve the initiative. My main objective here is to maintain/increase the interest of developers to build in Richmond. I am less concerned about what happens to pricing – if it goes up or down, it will still cause people to transact. What I am trying to avoid is stagnation, which is not good for anyone.

Look forward to your reply.

Bal Atwal*, BCom
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*Fresh Georgia Real Estate Corporation

Highlighted Changes to Richmond Official Community Plan Bylaw 7170 and 9000, Amendment
Bylaw 10255 (Market Rental and Low End Market Rental Housing Amendments)



City of
Richmond

Bylaw 10255

**Richmond Official Community Plan Bylaw 7100 and 9000,
Amendment Bylaw 10255
(Market Rental and Low End Market Rental Housing Amendments)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 1 (Official Community Plan), Section 3.3, Objective 4 [Encourage the development of new purpose-built market rental housing units] by:
 - a) Deleting subsection a) and replacing it with the following:
 - “a) support the provision of new market rental housing units and replacement market rental housing units, where relevant, and secure all rental units in perpetuity by utilizing residential rental tenure zoning, where applicable, one or more legal agreements, and/or an alternative approach to the satisfaction of the City;”;
 - b) Deleting subsections c), d), e) and f) and replacing them with the following:
 - “c) a minimum of 40% of market rental housing units in a development should include two or more bedrooms that are suitable for families with children and market rental housing units should incorporate basic universal housing features;
 - d) for new development, city-wide market rental provisions include the following:
 - for new development that includes more than 60 apartment units, the owner shall provide purpose-built market rental housing units in the building. The combined habitable space of the market rental housing units will comprise at least 10% of the total residential floor area ratio in the building and will be secured by utilising residential rental tenure zoning, where applicable. The associated density bonus is 0.1 floor area ratio above the base density set out in the OCP or Area Plan, which is applied to the site;

- for new townhouse development with 5 or more townhouse units, and for new apartment development with 5 to 60 units:
 - a community amenity contribution may be accepted through a rezoning application. Community amenity contributions will be collected in the Affordable Housing Reserve Fund and calculated on the total residential floor area of the development, excluding residential floor area secured as affordable housing, as follows:
 - for townhouse development: \$18.84 per m² (\$1.75 per ft²);
 - for apartment development inside of the City Centre Area Plan: \$37.67 per m² (\$3.50 per ft²); and
 - for apartment development outside of the City Centre Area Plan: \$21.53 per m² (\$2.00 per ft²); or
 - the owner will provide purpose-built market rental housing units in the building. The combined habitable space of the market rental housing units will comprise at least 10% of the total residential floor area ratio in the building and will be secured by utilising residential rental tenure zoning, where applicable. The associated density bonus is 0.1 floor area ratio above the base density set out in the OCP or Area Plan, which is applied to the site;
 - by February 28, 2023, and then every two years thereafter, the community amenity contribution rates are to be revised by adding the annual inflation for the preceding two calendar years by using the Statistics Canada *Vancouver Consumer Price Index – All Items* inflation rate; with revised rates published in a City Bulletin;
 - for new mixed tenure development that provides additional rental housing to address community need, the density bonus may be increased on a site-specific basis;
 - the secured market rental housing component in the development is eligible for the following incentives:
 - reduced parking requirements; and
 - exemption from public art and community planning contributions;
- e) for new development that provides 100% of the residential use at the site as secured market rental housing, the following considerations apply:
- the following density bonusing provisions may apply:
 - for ground oriented townhouses and wood frame apartment (inside or outside of the City Centre Area Plan): 0.20 FAR above the base density set out in the OCP or Area Plan;
 - for concrete buildings (inside or outside) of the City Centre Area Plan: 0.25 above the base density set out in the OCP or Area Plan;

- for new development that provides additional rental housing to address community need, the density bonus may be increased on a site-specific basis.
 - new developments are subject to the following:
 - priority locations include sites that are located inside of the City Centre Area Plan or within the neighbourhood centres identified in the OCP. Other locations that are within 400 m of a Frequent Transit Network (key transit corridors with higher levels of all day demand in both directions) may also be considered;
 - developments meet or exceed the city's sustainability objectives related to building energy and emissions performance;
 - proposed developments demonstrate that they would integrate well with the neighbourhood and comply with OCP Development Permit Guidelines;
 - community consultation is undertaken.
 - new developments are eligible for the following incentives:
 - reduced parking requirements;
 - exemption from affordable housing requirements in recognition of the significant community benefit provided by the market rental housing units;
 - exemption from public art and community planning contributions;
 - expedited rezoning and development permit application review ahead of in-stream applications."
2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 1 (Official Community Plan), Section 3.6.1 [Arterial Road Land Use Policy], Arterial Road Townhouse Development Requirements, by inserting the following as a new Section 12 and Section 13 under the heading "Additional Density" and renumbering the subsequent section accordingly:
- "12. Additional density along arterial roads may also be considered for the provision of secured market rental housing units provided that:
- a) the additional density is used for the provision of built market rental housing units secured by utilizing residential rental tenure zoning, where applicable. The built market rental housing units comprise at least 10% of the total residential floor area ratio in the development. The associated density bonus is 0.1 floor area ratio above the base density, which is applied to the site;
 - b) the proposed development demonstrates it integrates well with the neighbourhood and complies with OCP policies for the provision of market rental housing units;
13. The secured market rental housing component in a townhouse development is eligible for the following incentives:

- reduced parking requirements; and
- exemption from public art contributions.”.

a) ~~Inserting the following as a new section d) and renumbering the remaining sections accordingly:~~

~~“d) for new development, City-wide market rental provisions include the following:~~

- ~~for new development that includes more than 60 apartment units, the owner shall provide purpose-built market rental housing units in the building. The combined habitable space of the market rental housing units will comprise at least 10% of the total residential floor-area ratio in the building by utilising residential rental tenure zoning, where applicable. The associated density bonus is 0.1 floor-area ratio above the base density set out in the OCP or Area Plan, which is applied to the site.~~
- ~~for new townhouse development with 5 or more townhouse units, and for new apartment developments with 5 to 60 units:~~
 - ~~a community amenity contribution may be accepted through a rezoning application. Community amenity contributions will be collected in the Affordable Housing Reserve Fund and calculated on the total residential floor area of the development, excluding residential floor area secured as affordable housing, as follows:~~
 - ~~for townhouse development: \$18.84 per m² (\$1.75 per ft²);~~
 - ~~for apartment development inside of the City Centre Area Plan: \$37.67 per m² (\$3.50 per ft²); and~~
 - ~~for apartment development outside of the City Centre Area Plan: \$21.53 per m² (\$2.00 per ft²); or~~
 - ~~The owner will provide purpose-built market rental housing units in the building. The combined habitable space of the market rental housing units will comprise at least 10% of the total residential floor-area ratio in the building by utilising residential rental tenure zoning, where applicable. The associated density bonus is 0.1 floor-area ratio above the base density set out in the OCP or Area Plan, which is applied to the site.”;~~

- b) ~~Deleting the third bullet under former section e) and now renumbered section f); and~~
- e) ~~Deleting the third bullet under former Section f) and now renumbered Section g) and replacing it with the following:~~

~~“• for new developments that secure 100% of the residential use at the site as market rental, exemption from all or a portion of the affordable housing requirements in recognition of the significant community benefit provided by the proposed market rental housing units;”.~~

3. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 2.14 (Hamilton Area Plan) by:

- a) At Section 3.3, Objective 12: Density Bonusing and Community Amenities, Provision of Community Amenities at the second bullet under Section a) deleting the words “5% of the gross residential floor area of apartment and mixed-use developments with over 80 units” and replacing them with “10% of the gross residential floor area of apartment and mixed-use developments with over 60 units”;
 - b) At Section 3.3, Objective 12: Density Bonusing and Community Amenities, Provision of Community Amenities adding the following as a new bullet under subsection a):
 - - “ A density bonus approach will apply to new development that includes market rental housing that satisfies the requirements of the OCP market rental housing density bonus provisions, over and above that permitted by the development site’s designation in the Land Use Map.”; and
 - c) Deleting the notation that is included in the Land Use Map on page 12-4, “The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area and including any density bonus that may be permitted under the Plan’s policies.”, and replacing it with the following text:

“The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan’s policies, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”.
4. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.10 (City Centre Area Plan), Section 4.0 [Implementation & Phasing Strategies] by deleting policy 4.1(n) and replacing it with the following:

“n) Density Bonusing- Affordable Housing & Market Rental Housing
The density bonus approach will be used for rezoning applications in the City Centre that satisfy the requirements of the:

 - Richmond Affordable Housing Strategy (i.e., permitting use of the CCAP Affordable Housing Bonus application to the development site); or
 - OCP market rental housing density bonus provisions (i.e., permitting use of additional density, as specified in the OCP, over and above that permitted by the development site’s CCAP Land Use Map Designation).

Furthermore, as determined to the satisfaction of the City, the applicable density bonus may be increased on a site-specific basis for rezoning applications that provide additional affordable housing and/or market rental housing to address community need.”.
5. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.2A (Thompson Area Dover Crossing Sub-Area Plan) by inserting the following footnote on the Land Use Map on page 21:

“A density bonus approach will apply to new development that includes market rental housing that satisfies the requirements of the OCP market rental housing density bonus provisions.”.

6. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.4 (Steveston Area Plan) by inserting the following footnote on the Steveston Village Land Use Density and Building Height Map on page 9-69:

“A density bonus approach will apply to new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”.

7. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.10C (McLennan North Sub-Area Plan) by inserting the following footnote on the Land Use Map on page 23:

“A density bonus approach will apply to new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”.

8. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.12 (Bridgeport Area Plan) by inserting the following footnote on the Land Use Map – Bridgeport on page 27:

“For area designated Residential Mixed-Use, a density bonus approach will apply to new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”.

9. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255”**.



**Richmond Official Community Plan Bylaw 7100 and 9000,
Amendment Bylaw 10255
(Market Rental and Low End Market Rental Housing Amendments)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 1 (Official Community Plan), Section 3.3, Objective 4 [Encourage the development of new purpose-built market rental housing units] by:
 - a) Deleting subsection a) and replacing it with the following:
 - “a) support the provision of new market rental housing units and replacement market rental housing units, where relevant, and secure all rental units in perpetuity by utilizing residential rental tenure zoning, where applicable, one or more legal agreements, and/or an alternative approach to the satisfaction of the City;”;
 - b) Deleting subsections c), d), e) and f) and replacing them with the following:
 - “c) a minimum of 40% of market rental housing units in a development should include two or more bedrooms that are suitable for families with children and market rental housing units should incorporate basic universal housing features;
 - d) for new development, city-wide market rental provisions include the following:
 - for new development that includes more than 60 apartment units, the owner shall provide purpose-built market rental housing units in the building. The combined habitable space of the market rental housing units will comprise at least 10% of the total residential floor area ratio in the building and will be secured by utilising residential rental tenure zoning, where applicable. The associated density bonus is 0.1 floor area ratio above the base density set out in the OCP or Area Plan, which is applied to the site;
 - for new townhouse development with 5 or more townhouse units, and for new apartment development with 5 to 60 units:
 - a community amenity contribution may be accepted through a rezoning application. Community amenity contributions will

be collected in the Affordable Housing Reserve Fund and calculated on the total residential floor area of the development, excluding residential floor area secured as affordable housing, as follows:

- for townhouse development: \$18.84 per m² (\$1.75 per ft²);
 - for apartment development inside of the City Centre Area Plan: \$37.67 per m² (\$3.50 per ft²); and
 - for apartment development outside of the City Centre Area Plan: \$21.53 per m² (\$2.00 per ft²); or
 - the owner will provide purpose-built market rental housing units in the building. The combined habitable space of the market rental housing units will comprise at least 10% of the total residential floor area ratio in the building and will be secured by utilising residential rental tenure zoning, where applicable. The associated density bonus is 0.1 floor area ratio above the base density set out in the OCP or Area Plan, which is applied to the site;
 - by February 28, 2023, and then every two years thereafter, the community amenity contribution rates are to be revised by adding the annual inflation for the preceding two calendar years by using the Statistics Canada *Vancouver Consumer Price Index – All Items* inflation rate; with revised rates published in a City Bulletin;
 - for new mixed tenure development that provides additional rental housing to address community need, the density bonus may be increased on a site-specific basis;
 - the secured market rental housing component in the development is eligible for the following incentives:
 - reduced parking requirements; and
 - exemption from public art and community planning contributions;
- e) for new development that provides 100% of the residential use at the site as secured market rental housing, the following considerations apply:
- the following density bonusing provisions may apply:
 - for ground oriented townhouses and wood frame apartment (inside or outside of the City Centre Area Plan): 0.20 FAR above the base density set out in the OCP or Area Plan;
 - for concrete buildings (inside or outside) of the City Centre Area Plan: 0.25 above the base density set out in the OCP or Area Plan;
 - for new development that provides additional rental housing to address community need, the density bonus may be increased on a site-specific basis.
 - new developments are subject to the following:

- priority locations include sites that are located inside of the City Centre Area Plan or within the neighbourhood centres identified in the OCP. Other locations that are within 400 m of a Frequent Transit Network (key transit corridors with higher levels of all day demand in both directions) may also be considered;
 - developments meet or exceed the city's sustainability objectives related to building energy and emissions performance;
 - proposed developments demonstrate that they would integrate well with the neighbourhood and comply with OCP Development Permit Guidelines;
 - community consultation is undertaken.
 - new developments are eligible for the following incentives:
 - reduced parking requirements;
 - exemption from affordable housing requirements in recognition of the significant community benefit provided by the market rental housing units;
 - exemption from public art and community planning contributions;
 - expedited rezoning and development permit application review ahead of in-stream applications."
2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 1 (Official Community Plan), Section 3.6.1 [Arterial Road Land Use Policy], Arterial Road Townhouse Development Requirements, by inserting the following as a new Section 12 and Section 13 under the heading "Additional Density" and renumbering the subsequent section accordingly:
- "12. Additional density along arterial roads may also be considered for the provision of secured market rental housing units provided that:
- a) the additional density is used for the provision of built market rental housing units secured by utilizing residential rental tenure zoning, where applicable. The built market rental housing units comprise at least 10% of the total residential floor area ratio in the development. The associated density bonus is 0.1 floor area ratio above the base density, which is applied to the site;
 - b) the proposed development demonstrates it integrates well with the neighbourhood and complies with OCP policies for the provision of market rental housing units;
13. The secured market rental housing component in a townhouse development is eligible for the following incentives:
- reduced parking requirements; and
 - exemption from public art contributions."

3. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 2.14 (Hamilton Area Plan) by:
 - a) At Section 3.3, Objective 12: Density Bonusing and Community Amenities, Provision of Community Amenities at the second bullet under Section a) deleting the words “5% of the gross residential floor area of apartment and mixed-use developments with over 80 units” and replacing them with “10% of the gross residential floor area of apartment and mixed-use developments with over 60 units”;
 - b) At Section 3.3, Objective 12: Density Bonusing and Community Amenities, Provision of Community Amenities adding the following as a new bullet under subsection a):
 - “ • A density bonus approach will apply to new development that includes market rental housing that satisfies the requirements of the OCP market rental housing density bonus provisions, over and above that permitted by the development site’s designation in the Land Use Map.”; and
 - c) Deleting the notation that is included in the Land Use Map on page 12-4, “The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area and including any density bonus that may be permitted under the Plan’s policies.”, and replacing it with the following text:

“The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan’s policies, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”.
4. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.10 (City Centre Area Plan), Section 4.0 [Implementation & Phasing Strategies] by deleting policy 4.1(n) and replacing it with the following:

“(n) Density Bonusing- Affordable Housing & Market Rental Housing
The density bonus approach will be used for rezoning applications in the City Centre that satisfy the requirements of the:

 - Richmond Affordable Housing Strategy (i.e. permitting use of the CCAP Affordable Housing Bonus application to the development site); or
 - OCP market rental housing density bonus provisions (i.e. permitting use of additional density, as specified in the OCP, over and above that permitted by the development site’s CCAP Land Use Map Designation).

Furthermore, as determined to the satisfaction of the City, the applicable density bonus may be increased on a site-specific basis for rezoning applications that provide additional affordable housing and/or market rental housing to address community need.”.
5. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.2A (Thompson Area Dover Crossing Sub-Area Plan) by inserting the following footnote on the Land Use Map on page 21:

“A density bonus approach will apply to new development that includes market rental housing that satisfies the requirements of the OCP market rental housing density bonus provisions.”.

6. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.4 (Steveston Area Plan) by inserting the following footnote on the Steveston Village Land Use Density and Building Height Map on page 9-69:

“A density bonus approach will apply to new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”.

7. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.10C (McLennan North Sub-Area Plan) by inserting the following footnote on the Land Use Map on page 23:

“A density bonus approach will apply to new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”.

8. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.12 (Bridgeport Area Plan) by inserting the following footnote on the Land Use Map – Bridgeport on page 27:

“For area designated Residential Mixed-Use, a density bonus approach will apply to new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”.

9. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10255”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 5px;"> <p>CITY OF RICHMOND</p> <p>APPROVED by <i>JH</i></p> <p>APPROVED by Director or Solicitor <i>JA</i></p> </div>

MAYOR

CORPORATE OFFICER