



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

**Monday, October 16, 2017 – 7 p.m.**

**Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1**

## OPENING STATEMENT

### Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9702**  
(File Ref. No. 12-8060-20-009702; RZ 16-732500) (REDMS No. 5395289 v.3; 3218459; 5353233)

### PH-10

[See Page PH-10 for full report](#)

**Location:** 7580 Ash Street

**Applicant:** Westmark Development Ltd.

**Purpose:** To rezone the subject property from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone (western portion) and the “Single Detached (ZS14) – South McLennan (City Centre)” zone (eastern portion), to permit the property to be subdivided into two (2) single-family lots, with vehicle access to the western lot from Ash Street and to the eastern lot from a new extension of Armstrong Street.

**First Reading:** September 11, 2017

#### **Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Page

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9702.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9727**

(File Ref. No. 12-8060-20-009727; RZ 16-738465) (REDMS No. 5326180; 5449465)

PH-30

See Page PH-30 for full report

**Location:** 3751 Shuswap Avenue

**Applicant:** Sandeep Kang

**Purpose:** To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two (2) single-family lots, each with a principal dwelling and accessory coach house above a detached garage, with vehicle access from the rear lane.

**First Reading:** September 11, 2017

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9727.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9740**

(File Ref. No. 12-8060-20-009740; RZ 15-703334) (REDMS No. 5442364; 5444002)

PH-51

See Page PH-51 for staff memorandum

PH-60

See Page PH-60 for full report

**Location:** 9511 and 9531 Williams Road

**Applicant:** Yamamoto Architecture Inc.



**Page**

**Purpose:** To rezone the subject properties from “Single Detached (RS1/E)” to “Medium Density Townhouses (RTM2)”, to permit the construction of a seven (7) unit townhouse complex with driveway access from the adjacent property at 9451 Williams Road

**First Reading:** July 24, 2017

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9740.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9749**  
(File Ref. No. 12-8060-20-009749; RZ 15-716773) (REDMS No. 5444000; 5487023)

**PH-86**

**See Page PH-86 for full report**

**Location:** 9291, 9311 and 9331 No. 2 Road

**Applicant:** Jhujar Construction Ltd.

**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” to “Low Density Townhouses (RTL4)”, to permit development of twelve (12) townhouse units with vehicle access from 9211 No. 2 Road.

**First Reading:** September 11, 2017

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

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**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9749.



5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9750**  
(File Ref. No. 12-8060-20-009750; RZ 16-729962) (REDMS No. 5451116; 5489639)

PH-113

See Page PH-113 for full report

**Location:** 9211 and 9231 Williams Road

**Applicant:** Interface Architecture Inc.

**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of eight (8) townhouse units.

**First Reading:** September 11, 2017

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9750.



6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9752**  
(File Ref. No. 12-8060-20-009752; RZ 17-775844) (REDMS No. 4573372; 5515904; 5477319)

PH-136

See Page PH-136 for full report

**Location:** 9371 Dayton Avenue

**Applicant:** Satnam Shergill and Gurjit Pooni

**Purpose:** To rezone the property from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create three (3) single-family lots with vehicle access from Dayton Avenue.

Page

**First Reading:** September 25, 2017

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

PH-152

(a) **Llewellyn Lee-Son**, 9431 Dayton Avenue

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9752.



7. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9758**  
(File Ref. No. 12-8060-20-009758; RZ 16-745791) (REDMS No. 5533842; 5445577)

PH-153

**See Page PH-153 for full report**

**Location:** 9200 and 9220 Glenallan Drive

**Applicant:** Timothy Tse

**Purpose:** To rezone the subject property from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two (2) single-family lots with vehicle access from Glenacres Drive.

**First Reading:** September 25, 2017

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

PH-174

(a) **Norman W. Roberts**, 9300 Glenacres Drive

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9758.



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8. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9744, 9745, 9746, 9747 AND 9748**

(File Ref. No. 08-4430-03-11; 12-8060-20-009745; 12-8060-20-009746; 12-8060-20-009647; 12-8060-20-009648) (REDMS No. 5444812; 5512444; 5512335; 5486512; 5490013; 5486639; 5486643; 5486645)

PH-175

See Page PH-175 for full report

**Location:** 8520 Cambie Road; 4940 and 3791 No. 3 Road; 8191 Alderbridge Way; 8260, 8280, 8300, 8380 Bridgeport Road and 8211 Sea Island Way.

**Applicant:** City of Richmond

**Purpose:** To establish underlying zoning for nine properties developed under Land Use Contracts 039, 040, 064, 079 and 126 in the north portion of the City Centre. The existing Land Use Contracts will remain effective and will continue to govern the use and development of the affected properties until their termination date of June 30, 2024, as established in the Local Government Act.

**First Reading:** September 25, 2017

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9744.

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2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9745.

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3. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9746.

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4. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9747.

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5. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9748.

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6. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9744.

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7. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9745.

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8. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9746.

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9. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9747.

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10. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9748.

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9. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9062**

**RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9063**

(File Ref. No. RZ 13-633927; 12-8060-20-009062/009063) (REDMS No. 5421598 v.3; 5408979; 5421548; 5421589; 5454588; 5466109)

PH-220

See Page PH-220 for full report & Attachments AA to DD & Bylaws

See Supplemental PH Package for Attachments EE to HH

See Supplementary Information for Staff Memorandum

**Location:** 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street  
(formerly 4300 Bayview Street)

**Applicant:** Omni Development (Imperial Landing) Corp.

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**Purpose of OCP Amendment:** To revise the land use definition of “Maritime Mixed-Use” by adding a range of commercial uses in Appendix 1 (Definitions) in Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan).

**Purpose of Zoning Amendment:** To revise the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone by widening the range of permitted commercial uses on 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street.

**First Reading:** July 24, 2017

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

- PH-244 (a) David Chinn, Richmond Resident
- PH-245 (b) Ann Phelps, International Dragon Boat Festival Society
- PH-247 (c) Matthias Meier, 4333 Bayview Street
- PH-248 (d) Alexander and Margaret Brodie, Richmond Residents
- PH-249 (e) Walter Nieboer, 4111 Bayview Street
- PH-251 (f) Donald Flintoff, 6071 Dover Road
- PH-254 (g) Thelma Smith, 4111 Bayview Street
- PH-256 (h) Geoff Snell, Richmond Resident
- PH-258 (i) Shelley Makaoff, Richmond Street
- PH-259 (j) Jim van der Tas, President, Steveston Merchants Association
- PH-262 (k) Scott Mcquistin, 4020 Bayview Street
- PH-263 (l) Sean Lawson, 12235 No. 1 Road
- PH-265 (m) John Roston, 12262 Ewen Avenue
- PH-270 (n) Kathy Seymour, Andrews Road
- PH-271 (o) Michael Carey, Gerrard Place
- PH-272 (p) Dulcie Mercado, Westwater Drive
- PH-273 (q) Lisa Nunn, Railway Avenue
- PH-274 (r) Shelley Gray, Richmond Resident
- PH-275 (s) Linda Barnes, Richmond Resident
- PH-276 (t) Carol Schmitz, Moncton Street
- PH-277 (u) Lisa Colby, 4628 Duncliffe Road

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PH-278	(v)	Jeff Jones, Richmond Resident
PH-279	(w)	Jay Morrison, 3100 Steveston Highway
PH-280	(x)	Jeanette Krehel, 4500 Westwater Drive
PH-281	(y)	Imperial Landing Open House comment sheet (4 submissions)
PH-289	(z)	Anne DeVent, 12880 Railway Avenue
PH-290	(aa)	Kelly Illerbrun, Bayview Street
PH-292	(bb)	Kevin Loong, 4388 Bayview Street
PH-293	(cc)	Brian Burke, Andrews Road
PH-294	(dd)	Nancy Dickinson, Richmond Resident
PH-295	(ee)	[REDACTED] Richmond Resident
PH-296	(ff)	Sharon Renneberg, 4211 Bayview Street
PH-298	(gg)	Gudrun Heckerott, 12333 English Avenue
PH-300	(hh)	Andrea Hunter, 4233 Bayview Street
PH-301	(ii)	Peggy Johnson, 9451 Dayton Avenue
PH-302	(jj)	David Lindsay, Richmond Resident
PH-303	(kk)	Kevin Skipworth, Andrews Road
PH-304	(ll)	Alexander Brodie, 4300 Bayview Street
PH-305	(mm)	Jennifer Anderson, 4500 Westwater Drive

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Official Community Plan Bylaw 7100, Amendment Bylaw 9062.

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2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9063.

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ADJOURNMENT

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# City of Richmond

## Report to Committee Planning and Development Division

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

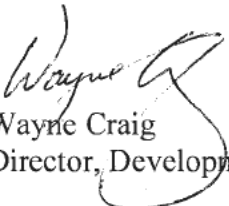
**Date:** August 21, 2017

**File:** RZ 16-732500

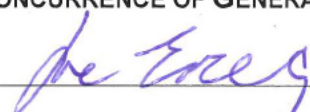
**Re:** Application by Westmark Development Ltd. for Rezoning at 7580 Ash Street from Single Detached (RS1/F) to Single Detached (RS2/E) and Single Detached (ZS14) – South McLennan (City Centre)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9702, for the rezoning of 7580 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone and the "Single Detached (ZS14) – South McLennan (City Centre)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:sds  
Att. 6

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

## Staff Report

### Origin

Westmark Development Ltd. has applied to the City of Richmond for permission to rezone the property at 7580 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone (western portion) and the “Single Detached (ZS14) – South McLennan (City Centre)” zone (eastern portion), to permit the property to be subdivided into two single-family lots. Vehicle access to the western lot is proposed from Ash Street and a new extension of Armstrong Street for the eastern lot (Attachment 1). The site is currently occupied by a newly constructed single-family dwelling located on the western portion of the lot, which will remain. A site survey showing the proposed subdivision plan is included in Attachment 2.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the site is as follows:

To the North & South: Single-family dwellings on lots zoned “Single Detached (RS1/F)” fronting Ash Street.

To the East: Property zoned “Single Detached (RS1/F)” and “Single Detached (ZS14) – South McLennan (City Centre)” with a pending Subdivision application to create five single-family lots.

To the West: Across Ash Street, the City-owned Paulik Park.

### Related Policies & Studies

#### Official Community Plan/City Centre Area – McLennan South Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential” (NRES). The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject property is “Residential, Historic Single Family” (Attachment 4). The Plan identifies minimum lot sizes along Ash Street (minimum 18 m (59 ft.) frontage and 550 m<sup>2</sup> (5,920 ft<sup>2</sup>) area) and along Armstrong Street (minimum 11.3 m (37 ft.) frontage and 320 m<sup>2</sup> (3,444 ft<sup>2</sup>) area). The proposed lot along Ash Street will be approximately 20 m (66 ft.) wide and 845 m<sup>2</sup> (9,095 ft<sup>2</sup>) in area and the proposed lot along Armstrong Street will be approximately 20 m (66 ft.) wide and 830 m<sup>2</sup> (8,941 ft<sup>2</sup>) in area. The proposed rezoning and subdivision would comply with these designations and lot configuration requirements.

The Area Plan would allow for two adjacent lots to rezone and subdivide to create three lots fronting Armstrong Street. The applicant has contacted the adjacent property owners to make them aware of the application and to determine if they were interested in rezoning at this time.

The applicant has advised staff in writing that both property owners are aware of the proposal to create two lots (including one large lot fronting Armstrong Street), are not interested in pursuing redevelopment at this time and have no specific objections to the rezoning application as proposed.

### **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**

A rezoning sign has been installed on the subject property. Staff 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 1<sup>st</sup> 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**

#### **Proposed Rezoning and Subdivision**

The applicant is proposing to rezone the subject site and subdivide into two single-family lots, in order to retain the newly constructed single-family dwelling on the western portion of the site (proposed Lot A) and construct an additional dwelling on the eastern portion of the site (proposed Lot B). Two separate zones are required to accommodate the purpose, "Single Detached (RS2/E)" (west lot) and "Single Detached (ZS14) – South McLennan (City Centre)" (east lot). No further development is proposed on Lot A.

The applicant provided a signed and sealed plan from a registered BC Land Surveyor confirming the existing buildings and structures of proposed Lot A meet the setback, coverage and density requirements of the proposed "Single Detached (RS2/E)" zoning.

If the subject rezoning is approved, it is anticipated that 7560 Ash Street would rezone and subdivide into two lots (one fronting Ash Street and one fronting Armstrong Street) as is currently proposed for the subject site. It is further noted that there is an existing rezoning and subdivision application at 7540 Ash Street, which has received third reading, also proposing to create two lots (including one large lot fronting Armstrong Street).

#### **Transportation and Site Access**

Vehicle access to the western lot (Lot A) is to be from Ash Street and vehicle access to the eastern lot (Lot B) is to be from a new extension of Armstrong Street.

Vehicle access to the proposed eastern lot is dependent on the completion of the road works associated with the Servicing Agreement (SA 11-559046) for the adjacent development to the east (7531 Bridge Street), which is currently in circulation. Prior to final adoption of the rezoning bylaw, the developer is required to register a legal agreement on Title of the proposed lots to ensure that prior to Subdivision approval, construction of all road works required as part of this servicing agreement are completed.

The length of the Armstrong Street extension creates a road which is greater than 90 m without a secondary emergency access. Prior to Subdivision approval, the application will be required to register a restrictive covenant on Title to ensure the proposed new dwelling fronting Armstrong Street (Lot B) will have a fire sprinkling system installed. The Fire Department has reviewed the proposal and has no other concerns.

### **Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant for the eastern portion of the site (proposed Lot B), which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 11 bylaw-sized trees on-site and three trees located on neighbouring properties.

The Arborist's recommendations include retaining one neighbouring tree (tag# 21), and removing five on-site trees due to poor condition (tag# 10, 11, 12, 13 & 14). Six trees (tag# 15, 16, 17, 18, 19 & 20) located within the road dedication area are to be removed. Compensation for trees within the road dedication area is not being sought as Armstrong Street is identified in the Area Plan. Two trees on the neighbouring development site were identified and approved for removal under RZ 10-539727 (tag# 22 & 23). Tree Preservation staff have reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concur with the Arborist's recommendations.

#### *Tree Protection*

The proposed Tree Management Diagram is shown in Attachment 5, which outlines the protection of the one tree (tag# 21) on the neighbouring property. Prior to the demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained, in accordance with the City's Tree Protection Information Bulletin TREE-03.

To ensure protection of the one tree, prior to final adoption of the rezoning bylaw, the applicant is required to submit to the City a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.

#### *Tree Replacement*

For the removal of the five trees on the eastern portion of the site (proposed Lot B), the OCP tree replacement ratio goal of 2:1 requires 10 replacement trees to be planted and maintained on-site. The applicant has proposed to plant and maintain four replacement trees on Lot B. Tree

protection and replacement requirements for proposed Lot A were addressed through the Building Permit for the existing dwelling.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (18-30 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
4	8 cm		4 m

To ensure that four replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lot (6 trees).

### **Affordable Housing Strategy**

The City's Affordable Housing Strategy for single-family rezoning applications received prior to July 24, 2017, requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if secondary suites cannot be accommodated.

The newly constructed dwelling on the proposed western lot does not contain a secondary suite. The applicant will provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$2.00/ft<sup>2</sup> of total buildable area (i.e. \$7,957.22) in-lieu of providing a secondary suite, consistent with the Affordable Housing Strategy. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

On the proposed eastern lot, the applicant proposes to provide a legal secondary suite. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

### **Site Servicing and Frontage Improvements**

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 9.0 m wide road dedication along the entire east property line of the subject property for extension of Armstrong Street.

At Subdivision stage, the developer is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 6. Frontage improvements include, but are not limited to, the following:

- Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- Ash Street: road widening, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.

Also at Subdivision stage, the developer is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements as described in Attachment 6.

### **Financial Impact or Economic Impact**

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

### **Conclusion**

The purpose of this rezoning application is to rezone the property at 7580 Ash Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/E)" zone (western portion) and the "Single Detached (ZS14) – South McLennan (City Centre)" zone (eastern portion), to permit the property to be subdivided into two single-family lots.

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

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9702 be introduced and given first reading.



Steven De Sousa  
Planning Technician - Design

SDS:rg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: City Centre Area – McLennan South Sub-Area Plan Land Use Map

August 21, 2017

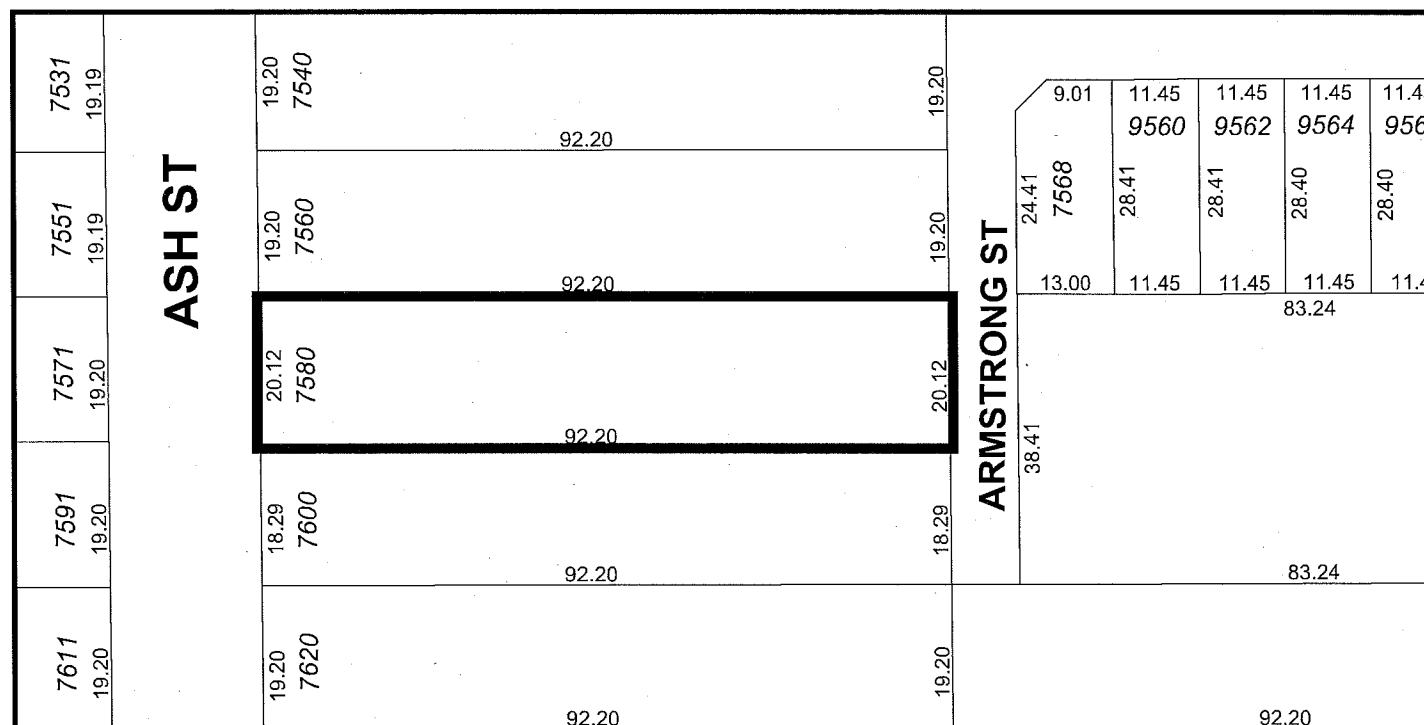
- 7 -

RZ 16-732500

Attachment 5: Tree Management Plan  
Attachment 6: Rezoning Considerations



City of  
Richmond

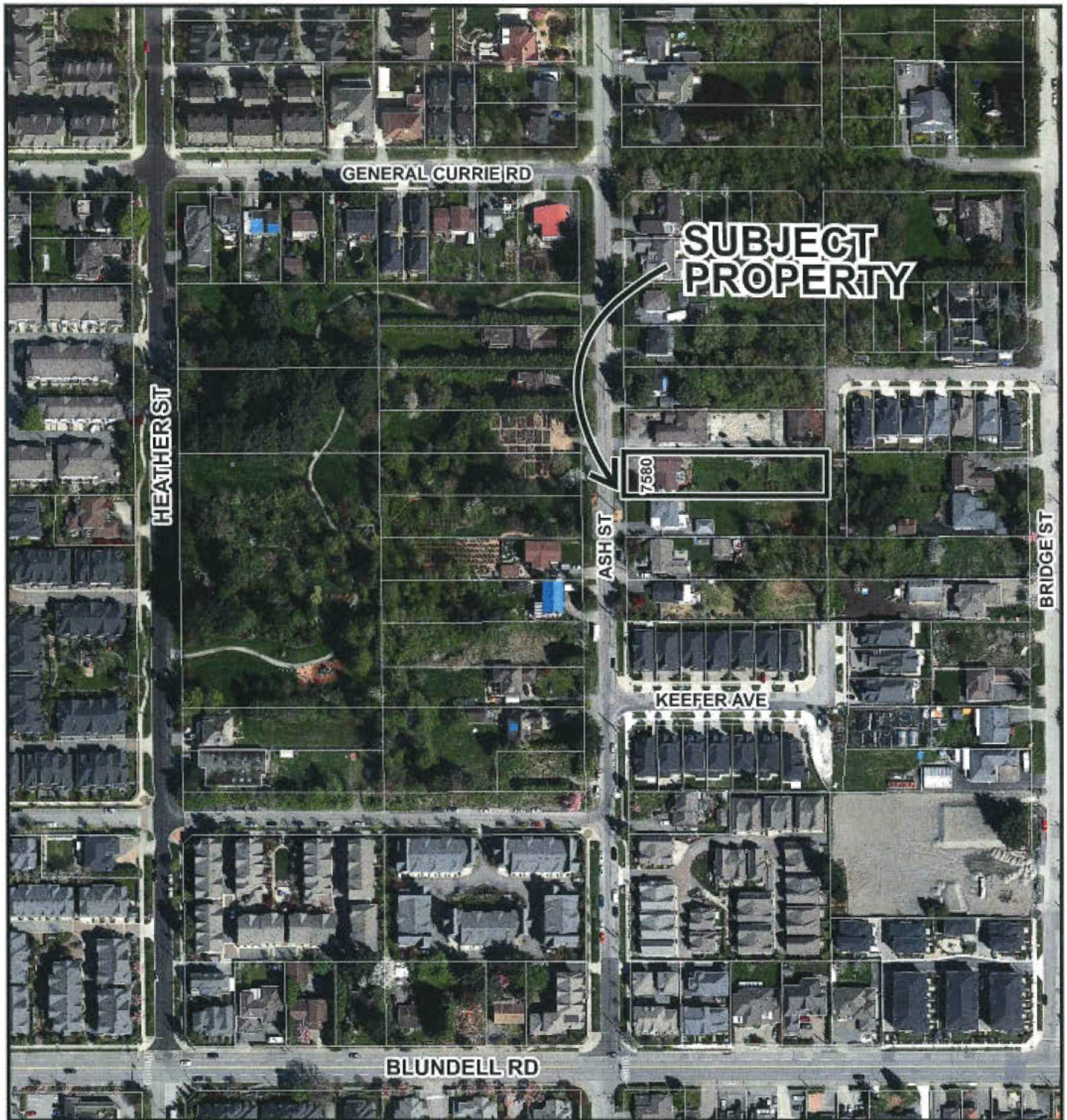


RZ 16-732500  
PH - 17

Note: Dimensions are in METRES



City of  
Richmond



RZ 16-732500

PH - 18

Original Date: 06/07/16

Revision Date: 08/24/17

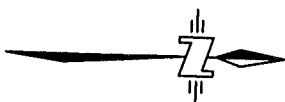
Note: Dimensions are in METRES

# PLAN SHOWING PROPOSED SUBDIVISION OF LOT 4 EXCEPT: PCL. "A", EXP PLAN 33316; BLK F; SEC. 15 BLK4N, RGE.6 WEST, N.W.D., PLAN 1207

SCALE = 1:300

CIVIC ADDRESS: 7580 ASH STREET  
RICHMOND, BC

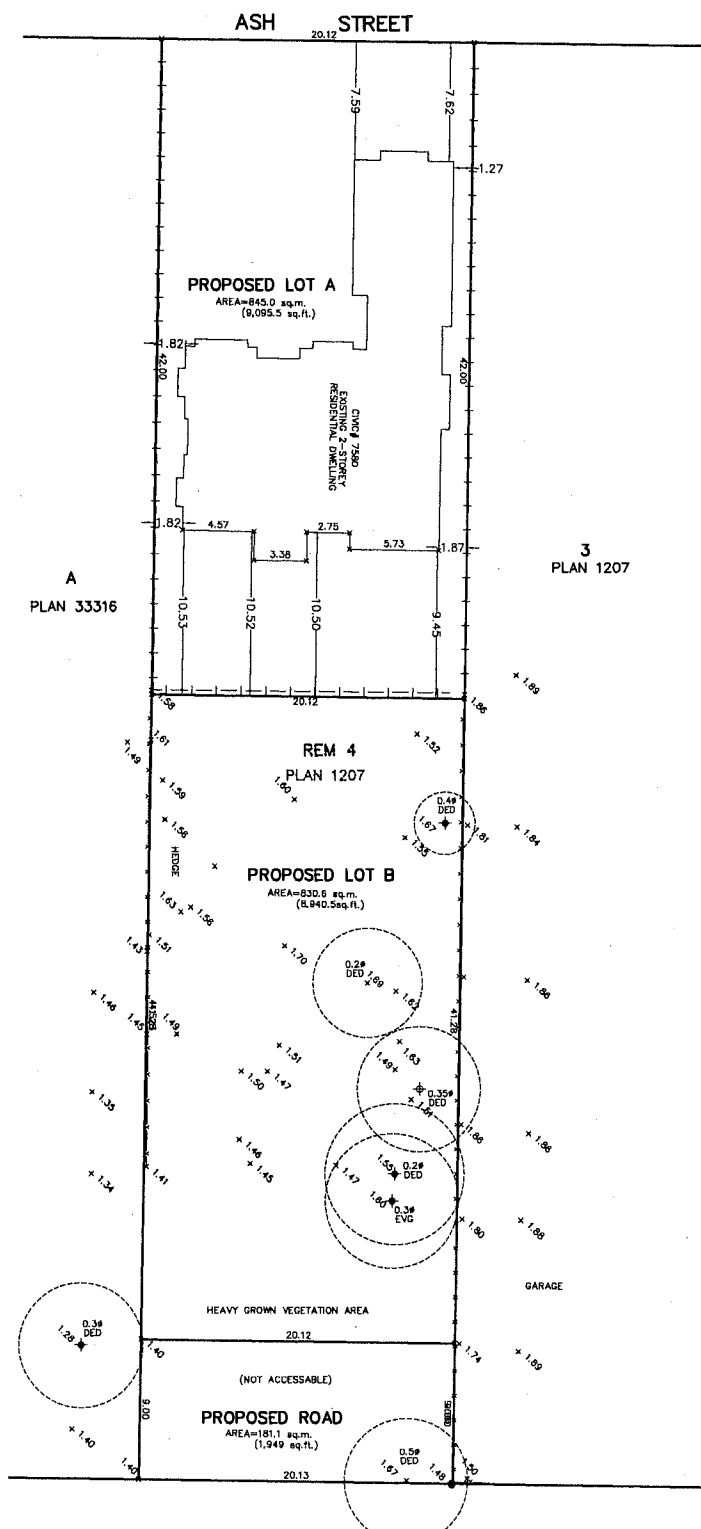
PID: 000-568-929



BENCHMARK  
ELEVATIONS ARE BASED ON:  
CITY OF RICHMOND SECONDARY  
BENCH MARK #478  
ELEVATION = 1.459 METRE  
GEODETIC DATUM = CVD28GVRD

**LEGEND:**

- +12.34 GROUND ELEVATION
- (X) TREE WITH DRIPLINE  
(TIED AT POINT OF ENTRY INTO THE GROUND)
- X-X-X WOOD FENCE
- LEGAL IRON PIN



CERTIFIED CORRECT ACCORDING TO FIELD  
SURVEY THIS 2nd DAY OF JULY, 2017.

RICHARD S FU

B.C.L.S.



3817 McKay Place  
RICHMOND BC V6X 3R6  
TEL: 604-313-2883  
FILE: 1506-009





**RZ 16-732500**

**Attachment 3**

Address: 7580 Ash Street

Applicant: Westmark Development Ltd.

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
Owner:	H., H., & S. Bains	To be determined
Site Size:	1,856.7 m <sup>2</sup> (19,985 ft <sup>2</sup> )	Lot A: 845.0 m <sup>2</sup> (9,095 ft <sup>2</sup> ) Lot B: 830.6 m <sup>2</sup> (8,941 ft <sup>2</sup> ) Road Dedication: 181.1 m <sup>2</sup> (1,949 ft <sup>2</sup> )
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential, Historic Single-Family	Complies
Zoning:	Single Detached (RS1/F)	Lot A: Single Detached (RS2/E) Lot B: Single Detached (ZS14) – South McLennan (City Centre)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement (Lot A – RS2/E)	Existing (Lot A)	Bylaw Requirement (Lot B – ZS14)	Proposed (Lot B)	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	None Permitted
Buildable Floor Area:*	Max. 369.6 m <sup>2</sup> (3,978 ft <sup>2</sup> )	367.4 m <sup>2</sup> (3,955 ft <sup>2</sup> )	Max. 365.3 m <sup>2</sup> (3,932 ft <sup>2</sup> )	Max. 365.3 m <sup>2</sup> (3,932 ft <sup>2</sup> )	None Permitted
Lot Coverage Building:	Max. 45%	38%	Max. 45%	Max. 45%	None
Non-Porous:	Max. 70%	65%	Max. 70%	Max. 70%	
Landscaping:	Min. 30%	35%	Min. 25%	Min. 25%	
Lot Size:	Min. 550.0 m <sup>2</sup>	845.0 m <sup>2</sup>	Min. 320.0 m <sup>2</sup>	830.6 m <sup>2</sup>	None
Lot Dimensions:	Width: 18.0 m Depth: 24.0 m	Width: 20 m Depth: 42 m	Width: 11.3 m Depth: 24.0 m	Width: 20 m Depth: 41 m	None

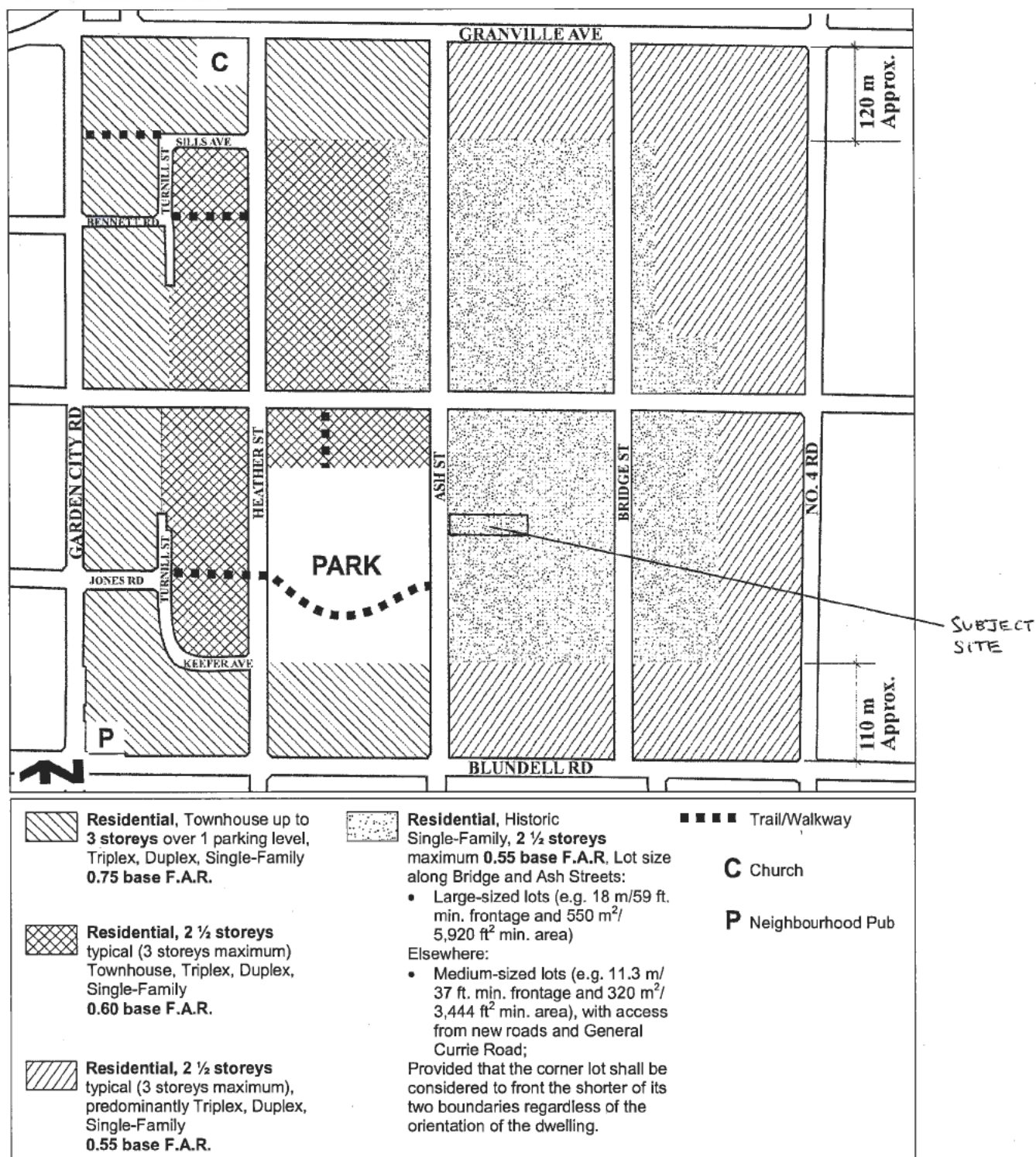
On Future Subdivided Lots	Bylaw Requirement (Lot A – RS2/E)	Existing (Lot A)	Bylaw Requirement (Lot B – ZS14)	Proposed (Lot B)	Variance
Setbacks:	Front: Min. 6.0 m Rear (60%): Min. 8.4 m Rear (40%): Min. 10.5 m Side: Min. 2.0 m	Front: 7.6 m Rear (60%): 8.6 m Rear (40%): 10.5 m Side: 2.0 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	None
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	Max. 2 ½ storeys	Max. 2 ½ storeys	None

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

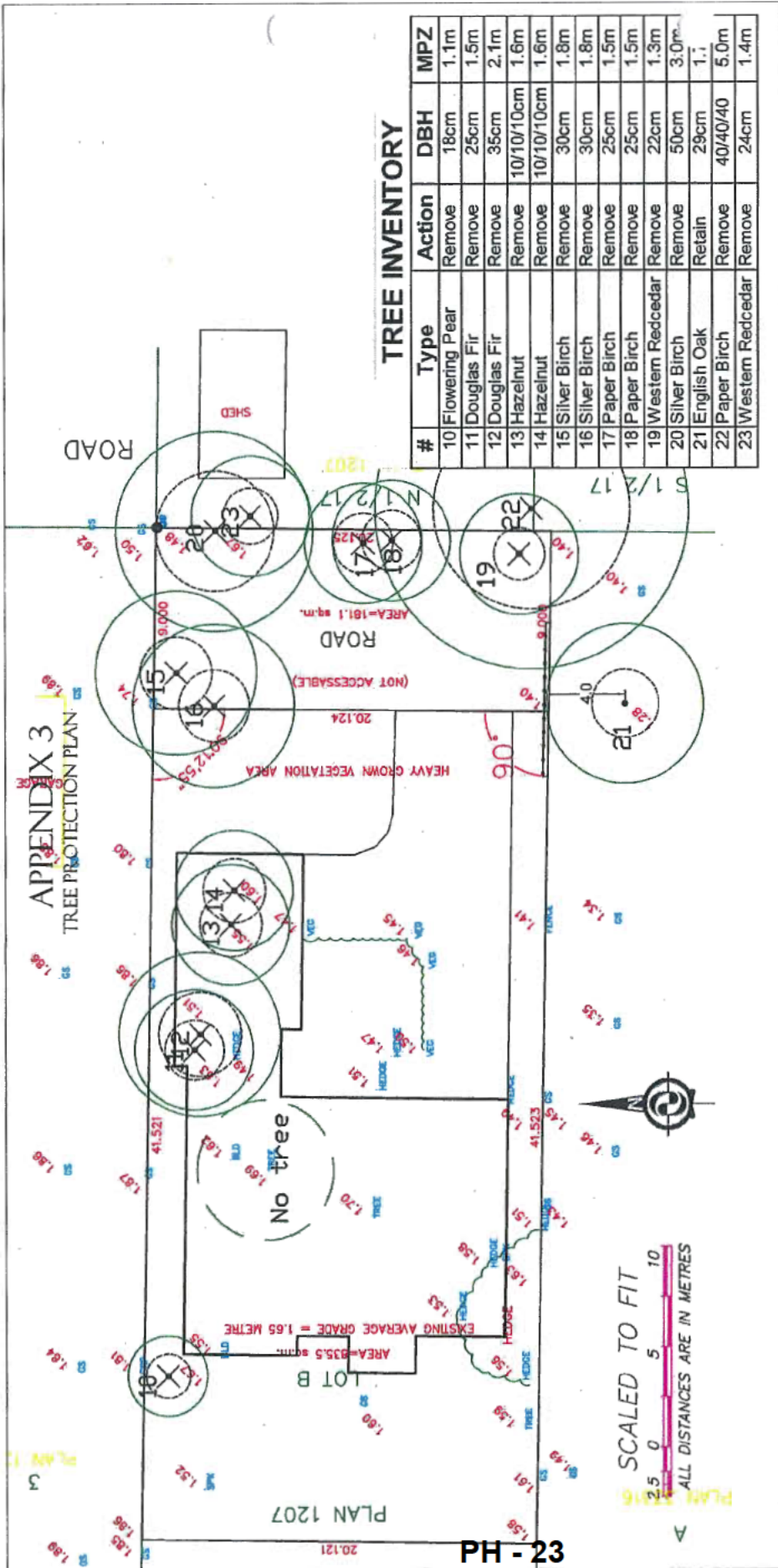
\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

City of Richmond

## Land Use Map

Bylaw 9106  
2015/09/14

**Note:** Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".



Froggers Creek Tree Consultants Ltd	
7500 Alder Street Richmond BC	
7500 Alder Street Richmond BC V6X 2A4	
Telephone: 604-271-0021 Fax: 604-437-0979	

**TREE PROTECTION PLAN**

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





**Address:** 7580 Ash Street

**File No.:** RZ 16-732500

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9702, the developer is required to complete the following:**

1. Road dedication along the entire east property line measuring 9.0 m wide and 181.1 m<sup>2</sup> in area for the extension of Armstrong Street.
2. Submission of a Landscape Security of \$2,000 (\$500/tree) to ensure that a total of four replacement trees (one located within 6.0 m of the front lot line) are planted and maintained on the proposed eastern lot (Lot B) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
4	8 cm		4 m

The security will not be released until a landscaping inspection is passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

3. City's acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the 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.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on Title ensuring that prior to Subdivision approval, the road works associated with the Servicing Agreement (SA 11-559046) for the adjacent development to the east (7531 Bridge Street) are completed.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on the proposed eastern lot (Lot B), to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$7,957.22) to the City's Affordable Housing Reserve Fund.

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

1. 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 must remain in place until construction and landscaping on-site is completed.

**Prior to Subdivision\* Approval, the developer is required to complete the following:**

1. Registration of a legal agreement on Title to ensure the proposed dwelling on Armstrong Street has a fire sprinkling system installed (the length of the Armstrong Street extension creates a road which is greater than 90 m without a secondary emergency access).
2. Payment of the current year's property taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements.
3. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure and frontage improvements, including (but not limited to) the following:

*Water Works:*

- Using the OCP Model, there is 348.0 L/s and 243.0 L/s of water available at a 20 psi residual at the Ash St frontage and Armstrong St frontage, respectively. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
  - Install approximately 20m of new 200mm PVC watermain along the lot's Armstrong Street frontage within the future lane dedication of 7531 Bridge Street, complete with a new fire hydrant and blow-off located at the south property line.
  - Install a new 25mm water service connection off of the new watermain on Armstrong St complete with meter and meter box, located at the south property line.
  - Retain the existing 25mm water service connection at the Ash St. frontage.
- At Developer's cost, the City is to:
  - Perform all tie-ins for proposed works to existing City infrastructure.

*Storm Sewer Works:*

- The Developer is required to:
  - Install approximately 20m of new 600mm storm sewer along the lot's Armstrong Street frontage within the future lane dedication of 7531 Bridge Street, complete with a new manhole at the south property line and at the tie-in to the existing sewer to the north.
  - Install a new storm service connection for the lot fronting Armstrong Street. The newly installed manhole may serve as the inspection chamber provided hydraulic requirements are met.
  - Retain the existing storm service connection at the Ash Street frontage.
- At Developer's cost, the City is to:
  - Perform all tie-ins for proposed works to existing City infrastructure.

*Sanitary Sewer Works:*

- The Developer is required to:
  - Install a new 200 mm sanitary sewer along the lot's Armstrong Street frontage complete with manhole at the south property line and tie-in to the existing sewer at the north. The alignment may:
    - Option 1: be approximately 40 m long and located within the future lane dedication along the west property line of 7531 Bridge Street, complete with a new manhole at the tie-in point to the north, OR
    - Option 2: be approximately 25 m long and tie-in to the future sanitary sewer for 7560/7540 Ash Street, should the servicing agreement works for 7560/7540 Ash Street proceed prior to or concurrently with 7580 Ash Street. The design for the sanitary sewer for 7580 Ash Street should be coordinated with the design for 7560/7540 Ash Street.
  - Install a new sanitary service connection for the lot fronting Armstrong Street complete with inspection chamber off of the newly installed sanitary sewer.
  - Retain the existing sanitary service connection at the Ash Street frontage.
- At Developer's cost, the City is to:
  - Perform all tie-ins for proposed works to existing City infrastructure.

*Frontage Improvements:*

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

- Provide Type 1 decorative luminaire poles with Zed 10G-100W-HPS lights along the development's new Armstrong Street frontage.
- Complete other frontage improvements as per Transportation's requirements, including (but not limited to) the following:
  - Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter (refer to SA 07-368221).
  - Ash Street: road widening, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter (refer to SA 07-368221).
  - Additional signage at the intersection of Breden Avenue and Armstrong Street, including but not limited to, "No Exit", house addresses, truck restrictions, etc.

*General Items:*

- a. The Developer is required to:
  - 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.
  - Provide additional land dedication as required by Transportation's rezoning considerations.

**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. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

[Signed copy on file]

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9702 (RZ 16-732500)  
7580 Ash Street**

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 **"SINGLE DETACHED (RS2/E)"**.

That area shown as "BLOCK A" cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9702".

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 **"SINGLE DETACHED (ZS14) – South McLennan (City Centre)"**.

That area shown as "BLOCK B" cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9702".

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9702"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

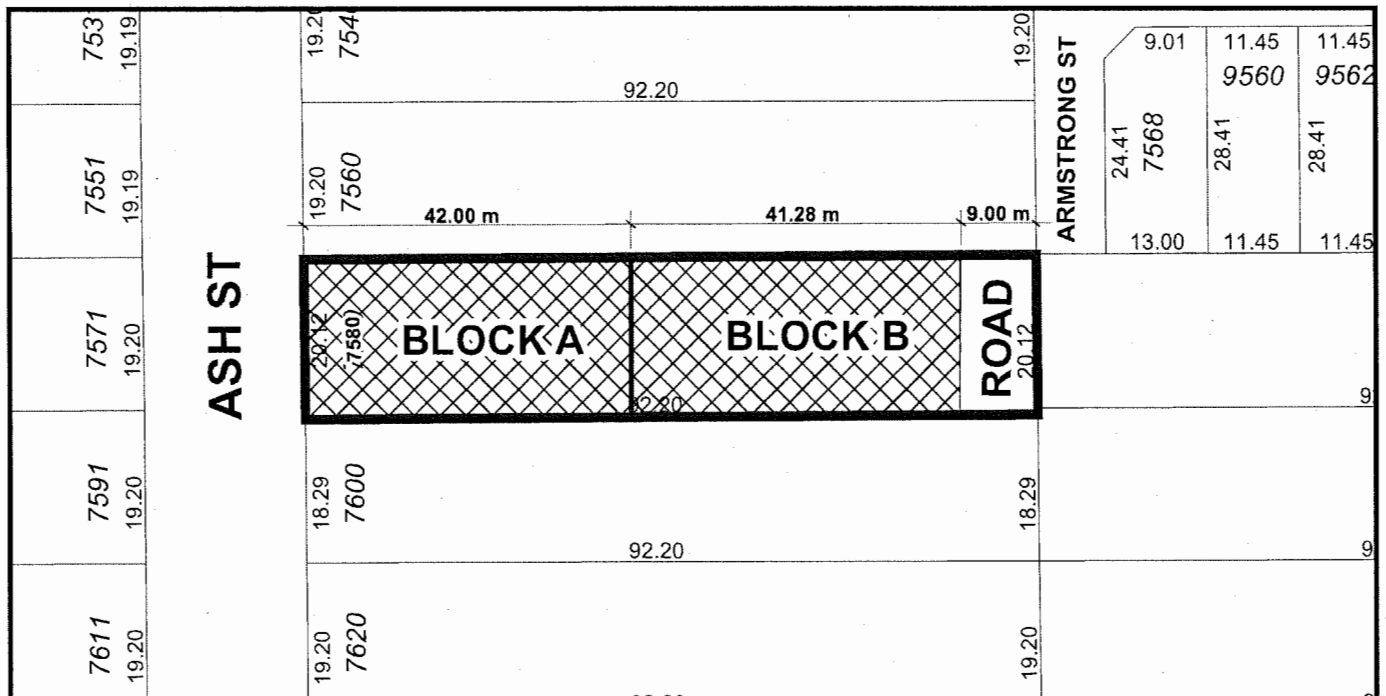
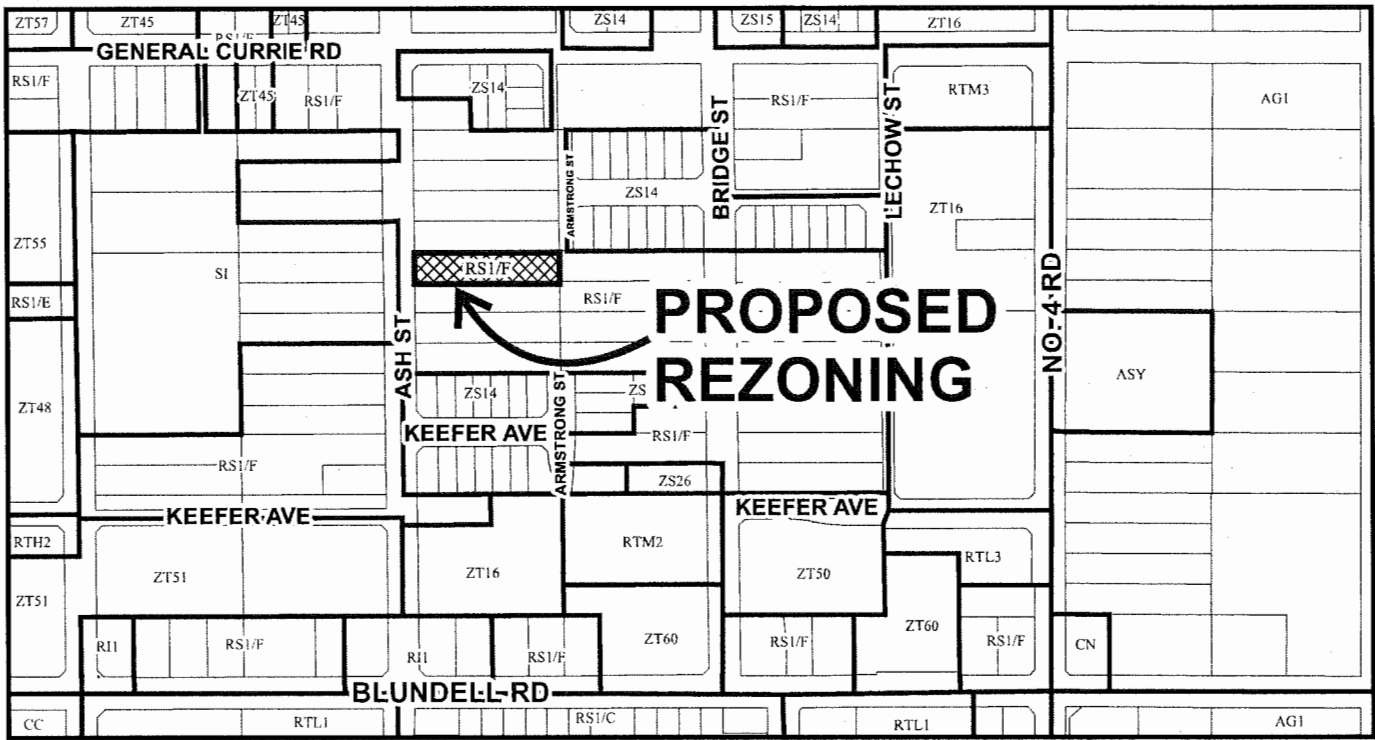
SEP 11 2017

CITY OF RICHMOND
APPROVED by SD
APPROVED by Director or Solicitor BK

\_\_\_\_\_  
MAYOR

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

City of  
Richmond



RZ 16-732500

Note: Dimensions are in METRES



# City of Richmond

## Report to Committee Planning and Development Division

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

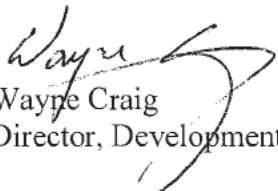
**Date:** August 23, 2017

**File:** RZ 16-738465

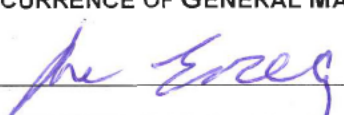
**Re:** Application by Sandeep Kang for Rezoning at 3751 Shuswap Avenue from  
"Single Detached (RS1/E)" to "Coach Houses (RCH1)"

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9727, for the rezoning of 3751 Shuswap Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

JR:blg  
Att. 7

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



## **Staff Report**

### **Origin**

Sandeep Kang has applied to the City of Richmond for permission to rezone 3751 Shuswap Avenue from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two single-family lots, each with a principal dwelling and accessory coach house above a detached garage, with vehicle access from the rear lane (Attachment 1). The proposed subdivision is shown in Attachment 2. There is an existing single-family dwelling on the property, which would be demolished.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

### **Surrounding Development**

Development immediately surrounding the subject property is as follows:

- To the North: One single-family dwelling on a lot zoned “Single Detached (RS1/E),” with vehicle access from the rear lane.
- To the South, across Shuswap Avenue: Single-family dwellings on lots zoned “Single Detached (RS1/A),” with vehicle access from the rear lane, and one single-family dwelling on a lot zoned “Single Detached (RS1/A),” with vehicle access from No. 1 Road.
- To the East, across No. 1 Road: Single-family dwellings on lots zoned “Single Detached (RS1/B),” with vehicle access from Fundy Road.
- To the West, across the rear lane: A single-family dwelling on a lot zoned “Single Detached (RS1/E),” with vehicle access from the rear lane.

### **Related Policies & Studies**

#### **Official Community Plan/Steveston Area Plan**

The subject property is located in the Steveston planning area. The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential” (Attachment 4). The Steveston Area Land Use Map designation for the subject property is “Single Detached” (Attachment 5). The proposed rezoning is consistent with these designations.

**Arterial Road Land Use Policy**

The subject property is designated “Arterial Road Compact Lot Coach House” on the Arterial Road Housing Development Map, which allows for compact lot single detached or compact lot coach house development. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from a functional municipal lane only. The proposed rezoning and ensuing development are consistent with the Policy.

**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**

A rezoning sign has been installed on the subject property. Staff has 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 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****Built Form and Architectural Character**

The preliminary conceptual plans proposed for redevelopment of the subject site have satisfactorily addressed the staff comments identified as part of the rezoning application review process. These plans include architectural elevations for the coach houses on each lot, and elevations for the building faces abutting No. 1 Road and Shuswap Avenue for Proposed Lot B; which is a corner lot (Attachment 6).

The site plan for Proposed Lot A shows a principal dwelling fronting No. 1 Road and a coach house above a detached garage fronting the rear lane. Private outdoor space for the coach house is provided at grade, and no balcony is proposed for the coach houses. Second storey setbacks on the south and west elevations break up the vertical massing, and projecting window boxes on the north and west elevations provide articulation and visual interest.

The overall design and siting of the coach house on Proposed Lot B is similar to the coach house on Proposed Lot A, with additional attention to the south elevation in order to address the road interface. The primary access to the coach house is from Shuswap Avenue, and the entry includes a porch and secondary roof gables. The landscaping should further emphasize the exterior side yard setback as the “front yard” of the coach house.

The plans for the principal dwelling on Proposed Lot B show articulation of the building façade on the south and east elevations, and projecting gable ends on the south elevation. The east elevation includes small sections of flat roof above the porch and each window projection.

For each lot, on-site parking is proposed in a garage in accordance with the Zoning Bylaw. Parking for the principal dwelling consisting of two parking spaces provided in a tandem arrangement; which is permitted in the “Coach Houses (RCH1)” zone for the principal dwelling only. One parking space for the coach house is provided in the garage.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit:

- A Landscape Plan, prepared by a Registered Landscape Architect, that is consistent with the landscaping regulations contained in Richmond Zoning Bylaw 8500 and the Arterial Road Land Use Policy. The Landscape Plan must include a cost estimate prepared by the Landscape Architect for the works (including all trees, soft and hard landscaping materials, fencing, installation costs, and a 10% contingency).
- A Landscaping Security based on 100% of the cost estimate by the Landscape Architect.

Furthermore, the applicant must register legal agreements on Title to ensure that:

- The coach house cannot be stratified.
- The area used for tandem parking cannot be converted to habitable space.
- The Building Permit application and ensuing development at the site is generally consistent with the proposed conceptual plans included in Attachment 6.

The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to. The final plans submitted at Building Permit stage must comply with all City regulations; including zoning, at the time of application.

### **Existing Legal Encumbrances**

There is an existing 1.5 m wide Statutory Right-of-Way (SRW) along the entire front lot line for municipal service connections. A 0.4 m road dedication is required along the entire No. 1 Road frontage, for boulevard and sidewalk widening, which will reduce the total width of the SRW. The applicant is aware that encroachment into the SRW is not permitted.

### **Transportation and Site Access**

Vehicle access to the proposed lots is to be from the existing rear lane only. No vehicle access is permitted from No. 1 Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. The developer is required to remove the existing driveway access to Shuswap Avenue.

Pedestrian access to the proposed lots will be provided via a permeable pathway from both No. 1 Road and the rear lane. Each proposed lot must have a clear, unobstructed pathway from No. 1 Road to the coach house, in accordance with the requirements of the “Coach Houses (RCH1)” zone. The coach house on the proposed corner lot will have an additional pedestrian access to Shuswap Avenue.

Prior to the issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

### **Tree Retention and Replacement**

There are no bylaw-sized trees on the subject property, and no trees on adjacent properties that require tree protection measures. The applicant must plant two trees on each new lot, for a total of four trees, consistent with the landscaping requirements for Arterial Road Compact Lot Development contained in the OCP. Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Landscape Plan showing the four required trees, and submit a Landscape Security for the installation of the landscaping.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications received prior to July 18, 2017, requires a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the remaining lots; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the development.

This proposal conforms to the Affordable Housing Strategy as it involves the creation of two lots; each with a principal single detached dwelling and accessory coach house above a detached garage.

### **Site Servicing and Frontage Improvements**

At Subdivision stage, the applicant is required to complete frontage improvements to both No. 1 Road and Shuswap Avenue; which include, but are not limited to:

- A 4.0 m x 4.0 m corner cut road dedication at the intersection of Shuswap Avenue and No. 1 Road.
- A 0.4 m road dedication along the entire No. 1 Road frontage for sidewalk and boulevard widening.
- Removal of the existing sidewalk on No. 1 Road.
- Removal of the existing driveway crossing and curb letdown to Shuswap Avenue.
- Construction of a 1.5 m wide concrete sidewalk at the property line and a 1.5 m wide landscaped boulevard on both No. 1 Road and Shuswap Avenue.

At Subdivision stage, the applicant is required to complete the following:

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 7.
- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$32,483.70 cash-in-lieu contribution for the design and construction of lane upgrades, which will include repaving, drainage, concrete curb and gutter, and lane lighting.

**Financial Impact**

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

**Conclusion**

The purpose of this application is to rezone 3751 Shuswap Avenue from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two single-family lots, each with a principal dwelling and accessory coach house above a detached garage, with vehicle access from the rear lane.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and Richmond Zoning Bylaw 8500.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9727 be introduced and given first reading.



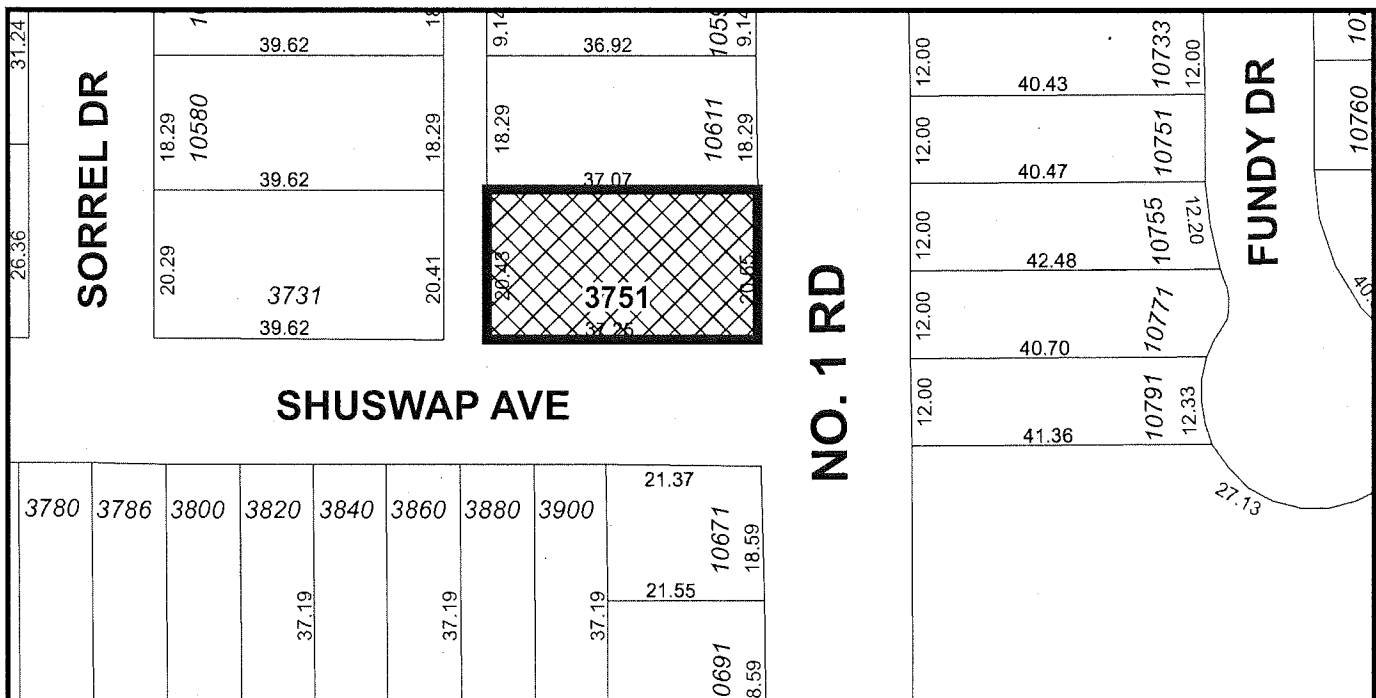
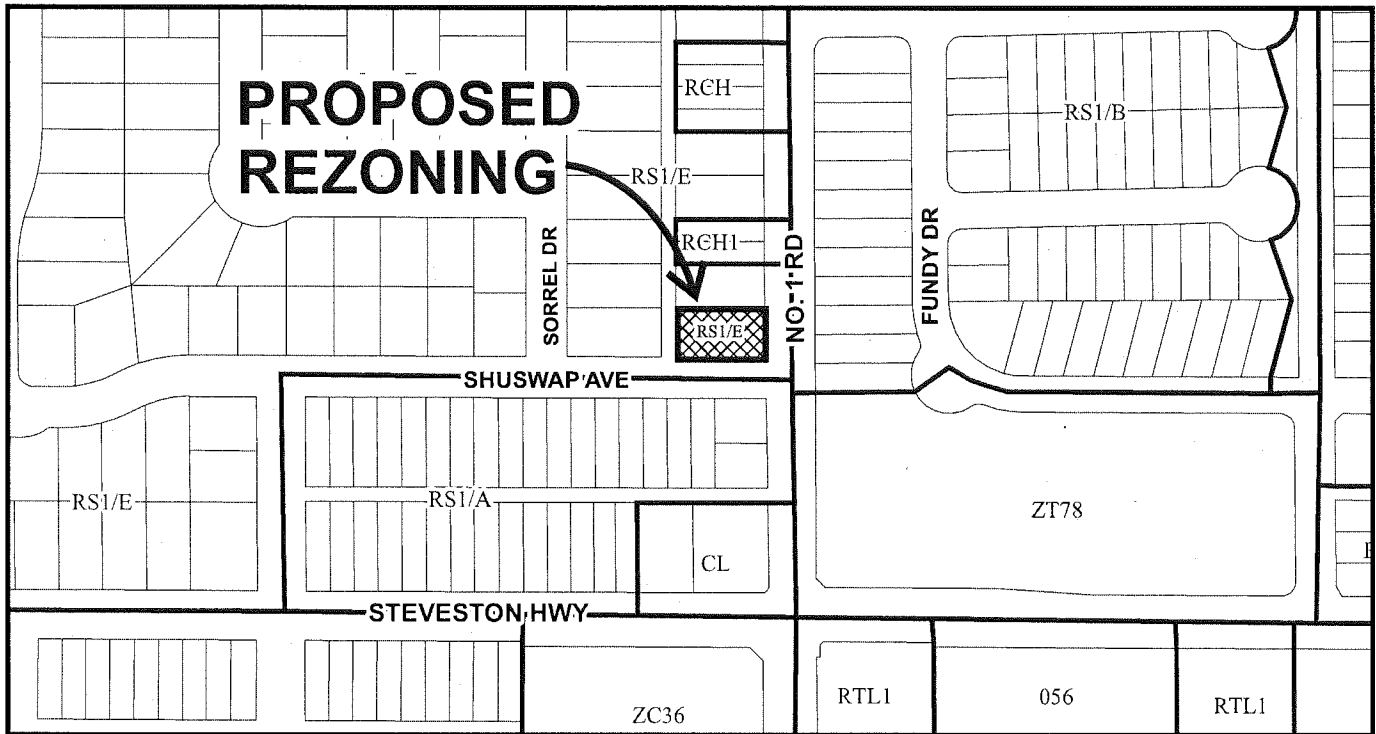
Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Land Use Map (Official Community Plan)
- Attachment 5: Steveston Area Land Use Map (Steveston Area Plan)
- Attachment 6: Conceptual Development Plans
- Attachment 7: Rezoning Considerations



# City of Richmond



## RZ 16-738465

Original Date: 08/09/16

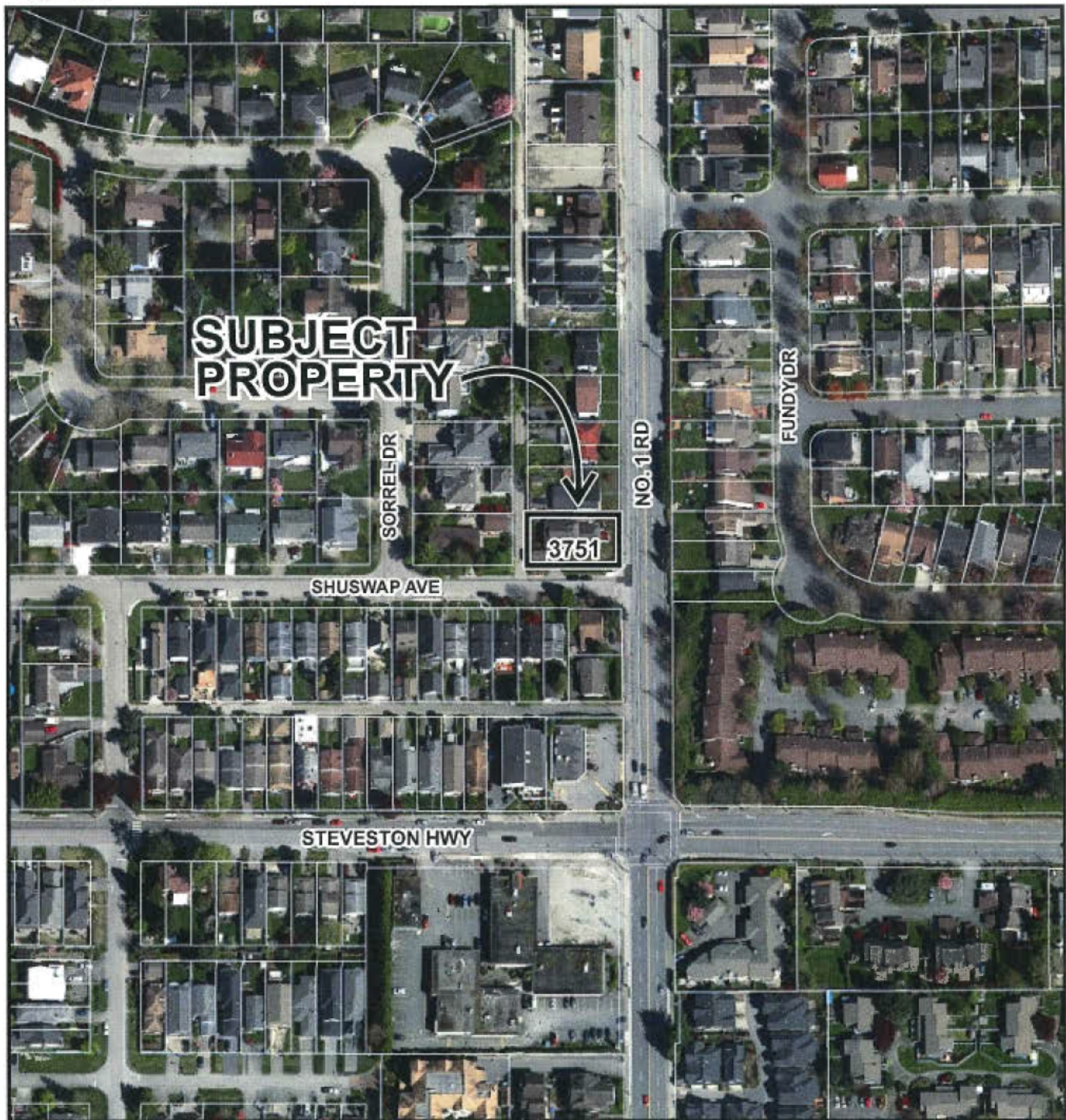
Revision Date: 06/01/17

Note: Dimensions are in METRES





City of  
Richmond



RZ 16-738465

Original Date: 08/09/16

Revision Date:

Note: Dimensions are in METRES



TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF  
 IT 608 EXCEPT: PARCEL "D" (BYLAW PLAN 42919), SECTION 34  
 COCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42890

751 SHUSWAP AVENUE,  
 RICHMOND, B.C.  
 P.L.D. 008-594-701

NOTE:  
 Elevations shown are based on City of  
 Richmond HPN Benchmark network.  
 Benchmark: HPN #231,  
 Control Monument 19713  
 Located at E side of Dyke, W side  
 lagoon opp. Mariner Park. Prot. By  
 4x4 posts  
 Elevation = 3,419 metres

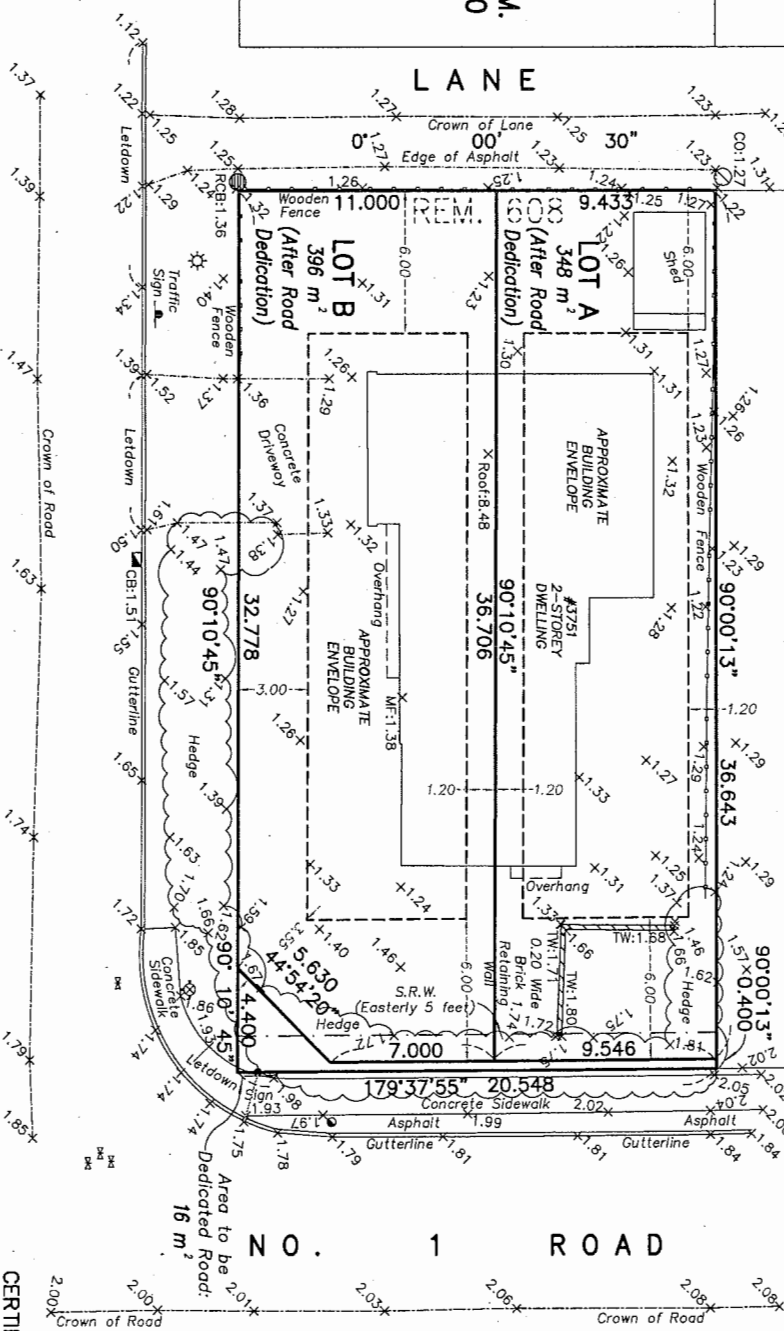
NOTE:  
 Use site Benchmark Tug #943 for  
 construction elevation control.

- LEGEND:
- (c) denotes conifer
  - (d) denotes deciduous
  - denotes catch basin
  - denotes round catch basin
  - ⊙ denotes water valve
  - ⊙ denotes fire hydrant
  - ⊙ denotes lamp standard
  - ⊙ denotes sign
  - ⊙ denotes power post
  - MF denotes main floor
  - TW denotes top of retaining wall

© copyright  
 J. C. Tam and Associates  
 Canada and B.C. Land Surveyor  
 115 - 8833 Odlin Crescent  
 Richmond, B.C. V6X 3Z7  
 Telephone: 214-8928  
 Fax: 214-8929  
 E-mail: office@jctam.com  
 Website: www.jctam.com  
 Job No. 6045  
 FB-281 P96-98  
 Drawn By: IO

DWG No. 6045-Topo-03

SHUSWAP AVENUE



CERTIFIED CORRECT:  
 LOT DIMENSION ACCORDING TO  
 FIELD SURVEY.  
 JOHNSON C. TAM, B.C.L.S.  
 MAY 27th, 2015.

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED



**RZ 16-738465**

**Attachment 3**

Address: 3751 Shuswap Avenue

Applicant: Sandeep Kang

Planning Area(s): Steveston

	Existing	Proposed
<b>Owner:</b>	Jasbinder Singh Hayre Bhajno Yasmin Kaur Hayre	To be determined
<b>Site Size (m<sup>2</sup>):</b>	760 m <sup>2</sup>	Lot A: 348 m <sup>2</sup> Lot B: 396 m <sup>2</sup> Road dedication: 16 m <sup>2</sup>
<b>Land Uses:</b>	One single-family home	Two single-family homes
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Steveston Area Plan Designation:</b>	Single-Detached	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Coach Houses (RCH1)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Principal Dwelling Floor Area*	Lot A: Max. 175.8 m <sup>2</sup> (1,892.3 ft <sup>2</sup> ) Lot B: Max. 204.6 m <sup>2</sup> (2,202.3 ft <sup>2</sup> )	Lot A: Max. 166.0 m <sup>2</sup> (1,786.8 ft <sup>2</sup> ) Lot B: Max. 194.8 m <sup>2</sup> (2,096.8 ft <sup>2</sup> )	none
Coach House Floor Area*	Min. 33.0 m <sup>2</sup> (355.2 ft <sup>2</sup> ) Max. 60.0 m <sup>2</sup> (645.8 ft <sup>2</sup> )	42.8 m <sup>2</sup> (461.0 ft <sup>2</sup> )	none
Total Buildable Floor Area*	Lot A: 208.8 Max. m <sup>2</sup> (2,247.5 ft <sup>2</sup> ) Lot B: 237.6 Max. m <sup>2</sup> (2,557.5 ft <sup>2</sup> )	Lot A: 208.8 Max. m <sup>2</sup> (2,247.5 ft <sup>2</sup> ) Lot B: 237.6 Max. m <sup>2</sup> (2,557.5 ft <sup>2</sup> )	none permitted
Lot Coverage:	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	Min. 315.0 m <sup>2</sup>	Lot A: 348 m <sup>2</sup> Lot B: 396 m <sup>2</sup>	none
Lot Dimensions (m):	Lot A Width: Min. 9.0 m Lot B Width: Min. 11.0 m Depth: Min. 35.0 m	Lot A Width: 9.5 m Lot A Depth: 36.6 m Lot B Width: 11.0 m Lot B Depth: 36.6 m	none
Principal Dwelling Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m Exterior Side: Min. 3.0 m	none

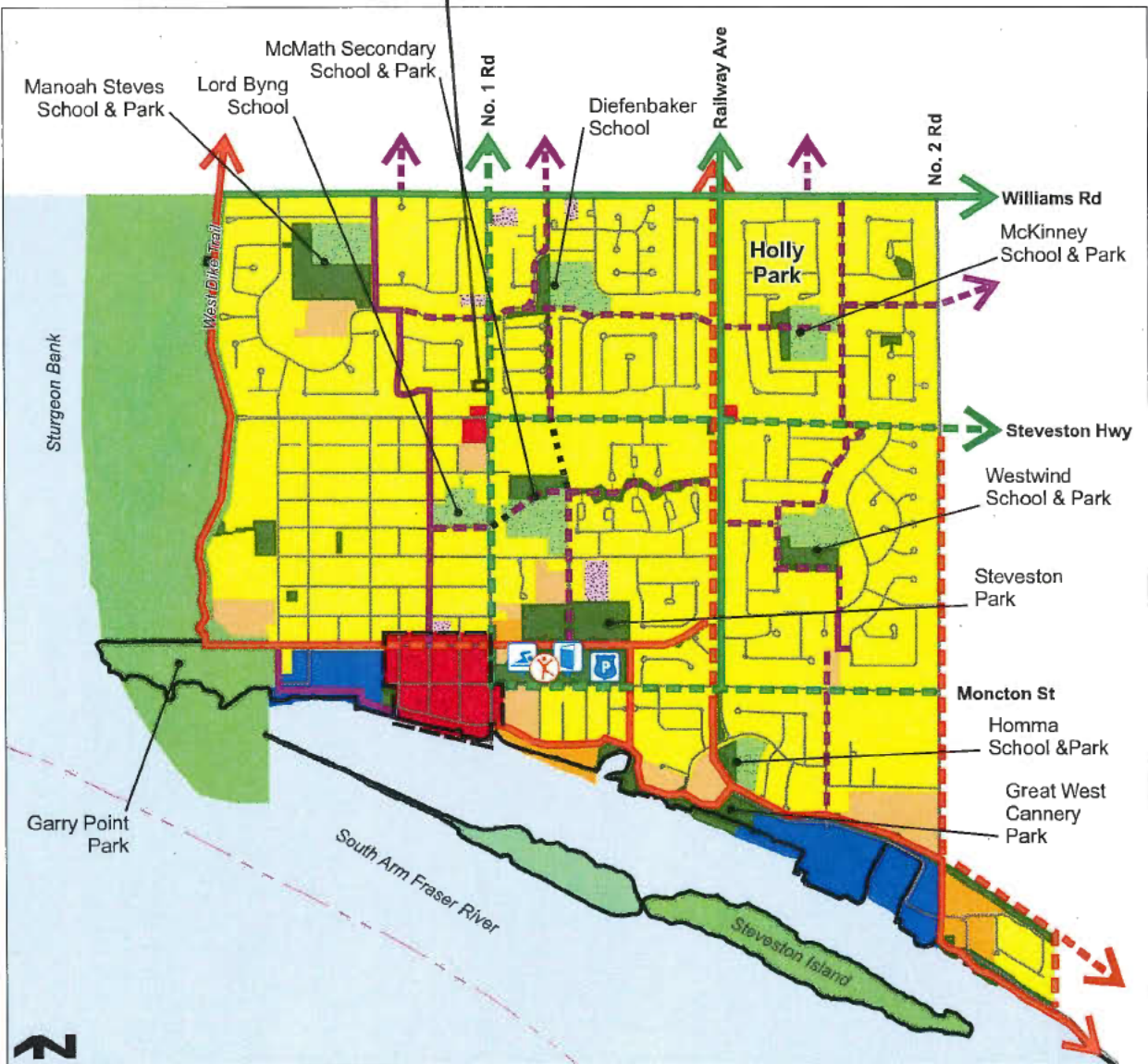
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Coach House Dwelling Setbacks:	Rear: Min. 1.2 m Interior Side (Ground) Min. 0.6 m Interior Side (Upper): Min. 1.2 m Opposite Interior Side: Min. 1.8 m Exterior Side: Min. 3.0 m	Rear: 1.2 m Interior Side (Lower): 0.6 m Interior Side (Upper): 1.2 m Opposite Interior Side: 2.64 m Exterior Side: 4.2 m	none
Principal Dwelling Height:	Max. 9.0 m	Max. 9.0 m	none
Coach House height:	Max. 6.5 m, measured from the crown of the lane	6.47 m, measured from the crown of the lane	none
On-Site Parking Spaces:	Principal Dwelling: 2 Coach House: 1	Principal Dwelling: 2 Coach House: 1	none
Tandem Parking Spaces:	Permitted for Principal Dwelling	Principal Dwelling: 2	none
Outdoor Amenity Space:	Principal Dwelling: Min. 30 m <sup>2</sup>	Principal Dwelling: 30 m <sup>2</sup>	none
Coach House Balcony:	Max. 8.0 m <sup>2</sup>	No balcony proposed	none

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

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

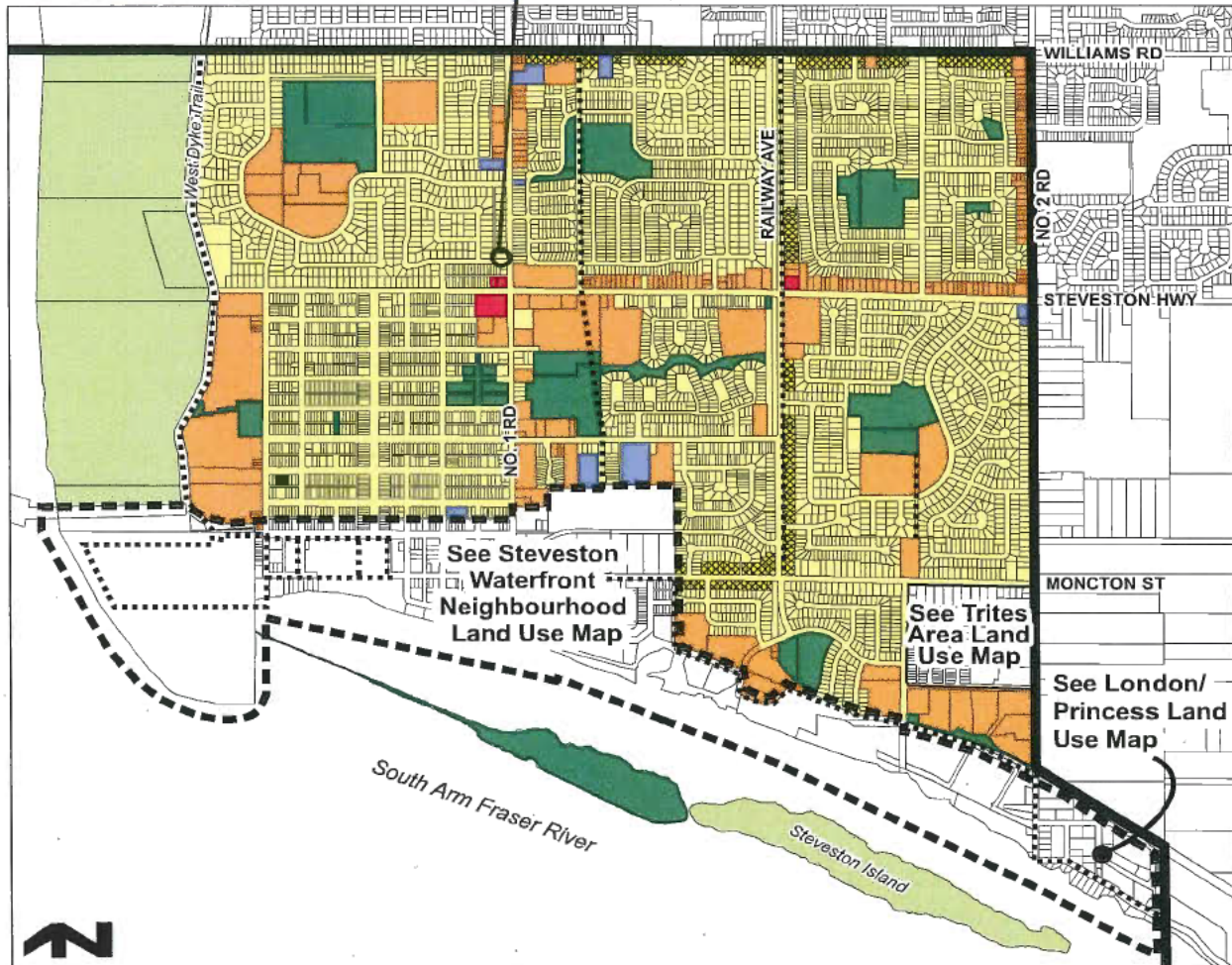
# 4. Steveston











SUBJECT PROPERTY



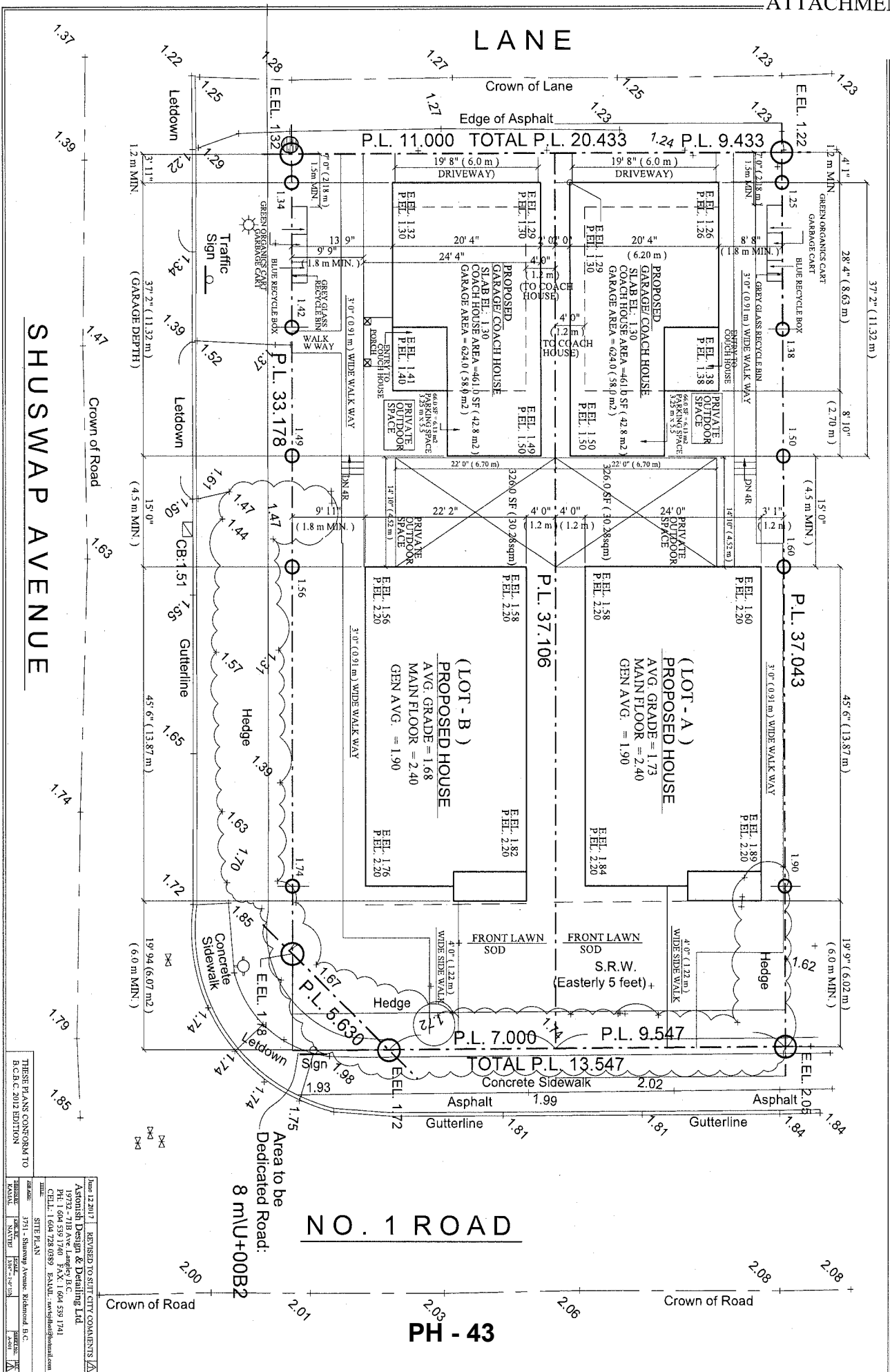
Apartment Residential	Steveston Community Centre	Existing Major Street Bike Route
Commercial	Police Steveston Community Station	Future Major Street Bike Route
Community Institutional	Steveston Library	Existing Greenway/Trail
Conservation	Steveston Pool	Future Greenway/Trail
Industrial	Steveston Neighbourhood Centre (future)	Existing Neighbourhood Link - enhanced
Mixed Use		Future Neighbourhood Link - unenhanced
Neighbourhood Residential		Future Neighbourhood Link
Neighbourhood Service Centre		
Park		
School		

## Steveston Area Land Use Map

Bylaw 9604  
2016/12/19

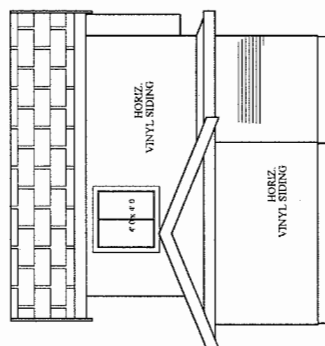
- |  |   |
|--|---|
|  Single-Family                  |  Institutional                               |
|  Single-Detached/Duplex/Triplex |  Conservation Area                           |
|  Multiple-Family                |  Trail                                       |
|  Commercial                     |  Steveston Area Boundary                     |
|  Public Open Space              |  Steveston Waterfront Neighbourhood Boundary |



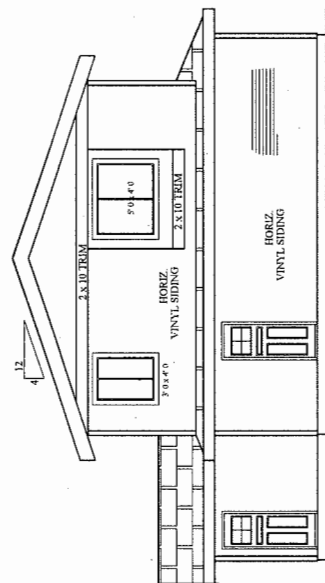
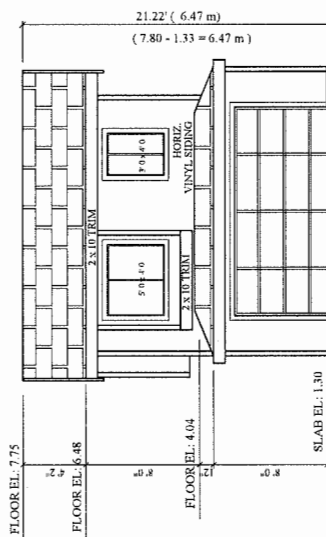


Floor plan of a small house with the following dimensions and layout:

- Overall Dimensions:**
  - Left side: 28' 4"
  - Right side: 28' 4"
  - Top: 12' 10" and 7' 6"
  - Bottom: 18' 4"
  - Bottom-left: 3' 4"
  - Bottom-right: 3' 4"
  - Left-middle: 25' 0"
  - Right-middle: 25' 0"
- Rooms and Features:**
  - LIVING:** 9' x 14', includes a fireplace (F.P.), stairs (DN), and a window (W).
  - KITCHEN:** 7' 0" x 8' 0", includes a sink (S), stove (O), and refrigerator (R).
  - BATH:** 2' 6" x 8' 0", includes a bathtub (TUB) and toilet (T).
  - BED ROOM #1:** 10' 0" x 10' 0", includes a bed (B).
  - TVS:** Located on the left wall of the living area.
  - SEAT:** Located in the living area near the fireplace.
  - STAIRS:** Labeled "DN 14" and "14"
  - DOOR:** Labeled "DOOR"
  - WALLS:** Labeled "WALL"

[illegible]

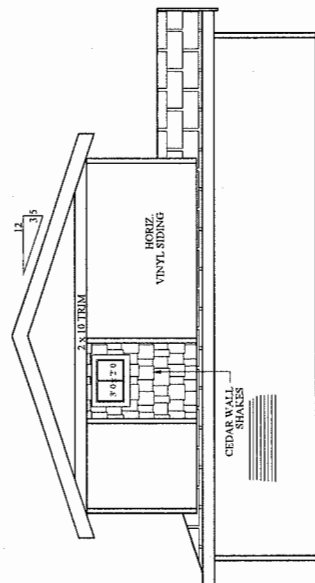
FRONT ELEVATION  
( EAST )

LEFT SIDE ELEVATION  
(NORTH)

HIGHEST CROWN ON LANE EL: 1.27

**REAR ELEVATION**

**(WEST)**



**RIGHT SIDE ELEVATION**  
**( SOUTH )**

**Astonish Design & Detailing Ltd.**  
19732 - 71B Ave. Langley B.C.  
PH: 1 604 539 1740 FAX: 1 604 539 1741  
CELL: 1 604 728 0389 E-MAIL: [naveedj@hotemail.com](mailto:naveedj@hotemail.com)

FIRM		COACH HOUSE PLANE - Lot A	
DESIGN	3751 - Shuswap Avenue, Richmond, B.C		
ARCHITECT	SCALE		
KAMAL	NAVTEI		
	10' = 1" PLAN		
	SECTION		
	A-002		

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



Architectural floor plan of a house with the following dimensions and room labels:

- Overall Dimensions:**
  - Top: 12'10"
  - Right: 8'10"
  - Bottom: 18'4"
  - Left: 25'0"
  - Bottom Left: 3'4"
  - Bottom Right: 25'0"
  - Right Side (Vertical): 3'4"
- Rooms and Features:**
  - KITCHEN:** Located at the bottom left, containing a sink (S), refrigerator (REF.), and stove (RANGE). Dimensions: 7'0 x 6'6".
  - BATH:** Located between the kitchen and bedroom, containing a bathtub, toilet, and sink. Dimensions: 5'9 x 9'5".
  - BED ROOM #1:** Located at the top left, containing a bed (B.D.). Dimensions: 11'6" x 12'10".
  - LIVING:** Located at the bottom right, containing a fireplace (FIRE) and a television (TV). Dimensions: 5'0 x 4'0".
  - HALL:** A central hallway with a door (D) leading to the living area and a door (D) leading to the bedroom.
  - STAIRS:** Located in the center, with a door (D) leading to the living area and a door (D) leading to the bedroom.
  - SEAT:** Two seats are indicated, one in the living area and one in the bedroom.
  - W.C.:** A water closet (toilet) located near the stairs.
  - CL.:** A closet located near the stairs.

Architectural floor plan of a house. The plan includes a double garage (20'4" x 16'0") and a single garage (8'0" x 8'2"). The main living area is 37'2" wide and 24'4" deep. The porch is 18'4" wide and 7'0" deep. The floor elevation is 1.40. The plan also shows a seal, a 5'0" x 2'0" area, and a 1'0" x 1'0" area. The overall dimensions are 40'0" wide and 24'4" deep. The plan includes a 1'0" x 1'0" area and a 1'0" x 1'0" area. The overall dimensions are 40'0" wide and 24'4" deep.

A technical line drawing of a house from a side elevation. The main walls are labeled 'HORIZ. HARD PLANKS'. The chimney on the left is labeled 'VERT. HARD PLANKS'. The porch on the right is also labeled 'VERT. HARD PLANKS'. The roof is a simple gable. A window is shown on the main wall. The drawing illustrates the application of horizontal and vertical plank siding to different parts of a building.

[illegible]

REAR ELEVATION  
( WEST )

HIGHEST CROWN ON LANE EL. 127

21.22' ( 6.47 m )

7.80' ( 2.38 m )

6.47' ( 1.97 m )

LEFT SIDE ELEVATION  
( SOUTH )

12  
35

2 x 10' 0"

HORIZ.  
HATCH PLANKS

CEDAR WALL  
SHAKES

June 12/2017	REVISED TO SUIT CITY COMMENTS	
<b>Astonish Design &amp; Detailing Ltd</b> 19732 - 718 Ave. Langley B.C. PH: 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: <a href="mailto:info@astonish.com">info@astonish.com</a>		
<b>TITLE</b> COACH HOUSE PLAN - Lot B		
<b>DATE</b>	<b>BY</b>	<b>FOR</b>
05/20/2017	NA/VEH	3751 - Shewport Avenue, Richmond, B.C.
<b>KAMAL</b>	<b>NA/VEH</b>	<b>DATE</b> 05/24/2017
		<b>BY</b> 06/02

[illegible]

Architectural drawing of a building elevation. The drawing shows a structure with a flat roof section on the left and a diekoid shingled roof section on the right. The main wall is labeled "HORIZ. HARDY PLANKS". Dimensions are provided for the roof sections: 12' 0" for the flat roof and 12' for the shingled roof slope. The main wall height is 45' 10". The drawing also includes a section labeled "DIEKOID SHINGLED ROOF" and a section labeled "FLAT ROOF".

**Astromb Design & Detailing Ltd.**  
19732, -71B Ave. Langley B.C.  
PH: 1.604.559.1740 FAX: 1.604.519.1741  
CELL: 1.604.728.0389 EMAIL: [info@astromb.com](mailto:info@astromb.com)

**ELEVATIONS**

**SCALE:** 1:6" = 1'-0" - Shewang Avenue, Richmond, B.C.

PLAN	SECTION	DETAIL
1	2	3

DATE: 11-14-14 08:00

BY: *[Signature]*

APP: *[Signature]*

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



**Address:** 3751 Shuswap Avenue

**File No.:** RZ 16-738465

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9727, the developer is required to complete the following:**

1. A 0.4 m road dedication along the entire No. 1 Road frontage for sidewalk and boulevard widening.
2. A 4.0 x 4.0 m corner cut road dedication at the intersection of Shuswap Avenue and No. 1 Road.
3. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency. 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.
  - Comply with the landscaping requirements for corner lots established in Richmond Zoning Bylaw 8500.
  - Include a mix of coniferous and deciduous trees.
  - Include the four required trees with the following minimum sizes:

No. of Required Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
4	6 cm	2 m

4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on Title, ensuring that the coach house cannot be stratified.
6. Registration of a legal agreement on Title, prohibiting the conversion of the tandem parking area into habitable space.
7. Registration of a legal agreement on Title, to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 6 to this staff report.

**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. 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.

**At Subdivision\* or Building Permit\* stage, the developer must complete the following requirements:**

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Complete the following servicing works and off-site improvements. These may be completed through a Servicing Agreement\* or a City work order:

*Water Works:*

- Using the OCP Model, there is 588 L/s of water available at a 20 psi residual at the hydrant on Shuswap Avenue. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.

- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At Developer's cost, the City is to:
  - Install one new water service connection complete with meter and meter box off of the existing 200 mm PVC watermain on Shuswap Avenue for the southern subdivided lot.
  - Install one new water service connection complete with meter and meter box off of the existing 300 mm AC watermain on No.1 Road for the northern subdivided lot.
  - Cut and cap at main the existing water service connection.

*Storm Sewer Works:*

- At Developer's cost, the City is to:
  - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the two newly subdivided lots, off of the existing box culvert on No.1 Road.
  - Cut, cap and remove the existing storm service connection and inspection chamber STIC42202 at the southwest corner of the subject site.

*Sanitary Sewer Works:*

- At Developer's cost, the City is to:
  - Install a new sanitary service connection complete with inspection chamber and dual service leads off of the existing 200 mm AC sewer in the lane, west of the subject site.
  - Cut and cap the existing sanitary service lead at the northwest corner of the subject site.

*Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
  - Review streetlight spacing and revise as required. Install a new streetlight at the southwest corner of the intersection between Shuswap Avenue and No.1 Road. Streetlight design may be provided by the developer for the City to review and install, if a Servicing Agreement is not required.
  - Complete upgrades to the No. 1 Road frontage, including, but not limited to:
    - Removal of the existing concrete sidewalk, replacement with a 1.5 m wide sidewalk at the new property line, and a 1.5 m wide landscaped boulevard.
  - Complete upgrades to the Shuswap Avenue frontage, including, but not limited to:
    - Permanent closure of the existing driveway crossing, removal of the driveway letdown, and replacement with concrete curb and gutter.
    - Construction of a new 1.5 m wide sidewalk at the property line, and 1.5 m wide landscaped boulevard.
  - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$32,483.70 cash-in-lieu contribution for the design and construction of lane upgrades as set out below:

▪ Lane Asphalt/Pavement (EP .0636)	\$11,032.20
▪ Lane Drainage (EP .0637)	\$10,623.60
▪ Lane Concrete Curb & Gutter (EP .0638)	\$5,516.10
▪ Lane Lighting (EP. 0639)	\$5,311.80

*General Items:*

- The Developer is required to:
  - 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.

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Signed

---

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9727 (RZ 16-738465)  
3751 Shuswap Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COACH HOUSES (RCH1)"**.

P.I.D. 006-594-701

Lot 608 Except: Parcel "D" (Bylaw Plan 42919), Section 34 Block 4 North Range 7 West  
New Westminster District Plan 42890

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9727"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 11 2017



\_\_\_\_\_  
MAYOR

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



# City of Richmond

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

## Memorandum Planning and Development Division Development Applications

**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director, Development  
**Date:** October 10, 2017  
**File:** RZ 15-703334  
**Re:** Application by Yamamoto Architecture Inc. for Rezoning at 9511 and 9531 Williams Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

### Background

The purpose of this memo is to provide information on the negotiated agreement between the developer of the subject development at 9511 & 9531 Williams Road and the adjacent Strata Council of 9451 Williams Road regarding the identified concerns at the September 5, 2017 Public Hearing.

A Report to Committee regarding the subject application was presented to Planning Committee on July 18, 2017. First Reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9740 was granted on July 24, 2017. Bylaw 9740 was considered at the September 5, 2017 Public Hearing.

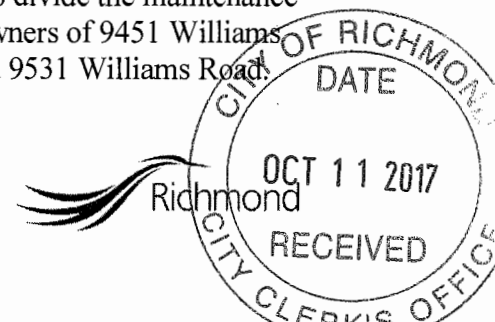
At the September 5, 2017 Public Hearing, residents of the adjacent townhouse development at 9451 Williams Road expressed concerns regarding the proposed development, including: maintenance costs of the shared driveway, logistics of garbage and recycling pickups, potential impact on visitor parking spaces, shared use of the outdoor amenity area and construction-related impacts.

Based on public input, Bylaw 9740 was referred by Council to the October 16 Public Hearing in order to provide time for the developer to work with the Strata Council of 9451 Williams Road to reach an agreement on the various identified concerns.

### Proposal

In response to Council's referral, the developer worked with the Strata Council of 9451 Williams Road and has reached an agreement (Attachment 1) on the following terms:

1. Installation of signage at all visitor parking stalls within 9451 Williams Road indicating the parking stalls are for the visitors of 9451 Williams Road only and violators may be towed.
2. Installation of signage at the vehicle entrance of 9451 Williams Road indicating all visitors entering 9451 Williams Road must follow strata regulations.
3. Installation of a speed limit caution sign at the vehicle entrance of 9451 Williams Road.
4. Amend the road maintenance agreement for 9451 Williams Road to divide the maintenance cost of the entire drive-aisle on a proportionate basis between all owners of 9451 Williams Road and the future owners of the subject development at 9511 and 9531 Williams Road.





5. The developer confirms that no construction access to the subject development at 9511 & 9531 Williams Road will be allowed from 9451 Williams Road, except for landscaping.
6. Discharge the existing cross-access agreement from the Title of 9451 Williams Road for shared use of the outdoor amenity area.
7. The construction site will be fenced off at all times.
8. All construction activities will comply with Richmond Noise Regulation Bylaw No. 8856.
9. Construction debris will be cleaned on a regular basis.
10. The proposed development at 9511 and 9531 Williams Road will provide its own garbage and recycling area, mailboxes and visitor parking.

The Offer Agreement signed by the developer and the Strata Council of 9451 Williams Road is included in Attachment 1.

### **Analysis**

Items #1-5 in the Offer Agreement are private arrangements between the developer and the Strata Council. In regards to the remaining items which involve the City, the following analysis is provided:

- Item #6: Design of the outdoor amenity area for 9451 Williams Road was intentionally oversized to allow for the option of a shared outdoor amenity space with the subject development at 9511 and 9531 Williams Road. A cross-access easement was registered on the Title of 9451 Williams Road in order to facilitate this arrangement. The subject site has been designed to provide a shared outdoor amenity space in keeping with the Official Community Plan guidelines. As the subject development meets all shared amenity space requirements, the shared use of the outdoor amenity space is not required.
- Items #7-9: Construction traffic commitments will be secured through the Construction Parking and Traffic Management Plan, required prior to Building Permit Issuance. Additionally, construction activities are regulated by the City's Noise Regulation Bylaw 8856 and Unsightly Premises Regulation Bylaw No. 7162.
- Item #10: Garbage and recycling area, mailboxes and visitor parking will be provided on-site and separate from the adjacent development. The proposal for the subject development includes two visitor parking spaces on-site, consistent with the requirements of the Zoning Bylaw.

Based on the analysis provided above, staff are satisfied that the items included in the Offer Agreement which involve the City, will address the concerns identified by the residents of the adjacent development.

### **Revised Rezoning Considerations**

In order to ensure the commitment made by the developer to the residents of 9451 Williams Road will be fulfilled, prior to final adoption of the rezoning bylaw the application will be required to:

- Provide a security in the amount of \$500 for the installation of traffic and parking management signage, as per items #1 to #3 of the Offer Agreement (Attachment 1). The

October 10, 2017

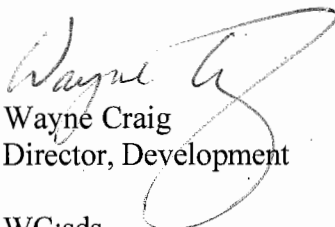
- 3 -

security will be released upon completion of installation and final Building Permit inspection.

- Provide confirmation of a maintenance cost sharing agreement for the driveway easement area, as per item #4 of the Offer Agreement.
- Discharge of the existing cross-access agreement from the Title of 9451 Williams Road for shared use of the outdoor amenity area.

The revised Rezoning Considerations are included in Attachment 2. If Council is satisfied with the proposal, Bylaw 9740 should be given second and third reading at the Public Hearing. Prior to final adoption of the bylaw, the developer would be required to fulfill all rezoning considerations as noted in Attachment 2.

Should you have any questions, please contact me directly at 604-247-4625.



Wayne Craig  
Director, Development

WC:sds

Attachment 1: Offer Agreement

Attachment 2: Revised Rezoning Considerations

cc: Joe Erceg, General Manager, Planning and Development

**THIS OFFER AGREEMENT** made on the 28<sup>th</sup> day of September in the year 2017.

**BY AND BETWEEN**

DA WEI INVESTMENTS LTD.

Hereinafter call the "Developer"

AND

Strata Management, Council and Owners of 9451 Williams Road

Hereinafter called the "Strata Council"

**WITNESSETH:** that the Developer and Strata Council undertake and agree as follows:

The Developer shall:


- (1) Construct and install signs at all visitor parking stalls within 9451 Williams Road property stating "For visitors of 9451 Williams Road property only. Violators may be tolled" prior to opening the easement access. (exact wording to be determined by 9451 Williams Road Strata Council prior to install)
- (2) Construct and install sign at the front entrance 9451 Williams Road property stating "All guests entering 9451 Williams Rd complex must adhere to property regulations" prior to opening the easement access. (exact wording to be determined by 9451 Williams Road Strata Council prior to install)
- (3) Construct and install a speed limit caution sign at the front entrance of 9451 Williams Road prior to opening the easement access. (exact wording to be determined by 9451 Williams Road Strata Council prior to install)
- (4) Amend the road maintenance fee of 9451 Williams Road to be divided evenly between all 20 owners of 9451 Williams Road and 7 owners of 9511 & 9531 Williams Road, for a total of 27 units. (ex: monthly fee of road maintenance of 9451 Williams Road divided by 27 units). The new road maintenance fee will commence 1st day of the month after 60 days from final building permit approval. (Refer to Note A & B)
- (5) Restrict access from 9451 Williams Road at any time during the construction of 9511 and 9531 Williams Road except when landscaping and near final inspection. All trades and deliveries will be required to access the site from Ash Street. (Refer to Note A)
- (6) Remove the cross easement Amenity Space requirement and have a self-maintained Amenity space for each property (the easement will be discharged from title).
- (7) The construction site of 9511 & 9531 Williams Road will be fenced off at all times.
- (8) The construction site of 9511 & 9531 Williams Road will strictly follow City of Richmond Noise Bylaw restrictions.
- (9) All construction debris will be cleaned up on a regular basis.
- (10) The development of 9511 & 9531 Williams Road will have its own self-maintained garbage area, mailbox, recycling and visitor parking.


Note:


- A. 9511 & 9531 Williams Road final property address will be determined and changed by the City of Richmond.
- B. Originally the cost of the road maintenance should only be for the portion near the driveway entrance as it is the only area where cars for 9511 and 9531 Williams Road would be using. I have now worded it to the cost sharing of the whole 9451 Williams Road road maintenance fee. This should cover any inconvenience of snow shoveling, electricity of the one light post and insurance that the Strata President has brought up.

Sincerely,


Signature of Notary Public

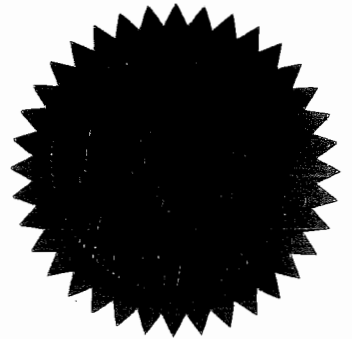
  
AZIM BHIMANI  
Date: September 25, 2017

  
Witness  
Date: September 28 2017

  
HENRY YUEN  
Date: ~~Sept~~ Oct. 2, 2017

Nadir Alibhai  
Notary Public  
210-6411 Buswell Street  
Richmond, BC V6Y 2G5  
Phone: 604-244-8993

  
HENRY YUEN  
Strata Council  
Date: OCT. 2, 2017





# City of Richmond

## Rezoning Considerations

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

**Address:** 9511 & 9531 Williams Road

**File No.:** RZ 15-703334

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, the developer is required to complete the following:**

1. 1.0 wide road dedication along the entire Williams Road frontage is required and a dedicated 4 m x 4 m corner cut at the northwest corner of the Williams Road at Ash Street intersection (i.e. southeast corner of the development site) is also required.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. 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.
4. Submission of a Tree Survival Security to the City in the amount of \$14,690 (\$1,000 per tree for four trees on private lands and \$10,690 for two trees in City road ways) for the six (6) trees to be retained.
5. Registration of a flood indemnity covenant on title.
6. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
7. Contribution of \$1,000 per dwelling unit (e.g. \$7,000) in-lieu of on-site indoor amenity space.
8. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$40,356) to the City's affordable housing fund.
9. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
10. Submission of a security in the amount of \$500 for the installation of traffic and parking management signage including, but may not be limited to:
  - a) Signs at all visitor parking stalls within 9451 Williams Road indicating the parking stalls are for the visitors of 9451 Williams Road only and violators may be towed.
  - b) Sign at the vehicle entrance of 9451 Williams Road indicating all visitors entering 9451 Williams Road must follow strata regulations.
  - c) Sign at the vehicle entrance of 9451 Williams Road indicating a speed limit caution.

The security will be released upon completion of the installation of all traffic and parking management signage items noted above and final Building Permit inspection. Should the Strata Council of 9451 Williams Road decide not to allow any of the noted items, the security will be refunded to the developer upon:

  - a) Submission of written confirmation from the Strata Council of 9451 Williams Road indicating the items that are no longer desired.
  - b) Completion of all other traffic and parking management signage items.
11. Confirmation of an easement maintenance cost sharing agreement between the subject development at 9511 & 9531 Williams Road and the Strata Council of 9451 Williams Road. The easement maintenance cost sharing agreement must include the following items:
  - a) The road maintenance fee of 9451 Williams Road to be divided evenly between all 20 owners of 9451 Williams Road and 7 owners of the subject development at 9511 & 9531 Williams Road; for a total of 27 units.
  - b) The new road maintenance fee will commence on the first day of the month after 60 days from the final Building Permit inspection is granted by the City.

**PH - 56**

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

12. Discharge of the existing cross-access easement registered on title of 9451 Williams Road (i.e. CA3841904), which allows for shared use of the outdoor amenity area with the subject development at 9511 & 9531 Williams Road.

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

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

**Prior to 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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

*Water Works:*

- Using the OCP Model, there is 649.0 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At Developer's cost, the City will:
  - Cut and cap all existing water service connections along the Williams Road frontage.
  - Install one (1) new water service connection complete with meter and meter box along the Williams Road frontage.

*Storm Sewer Works:*

- The Developer is required to:
  - Upgrade the existing storm sewer fronting Ash Street to 600mm pipe diameter from the north property line to STMH2076 on the east side of Ash Street, approximately 34m in length. MH upgrades required.
- At Developer's cost, the City will:
  - Cut and cap all existing service connections and remove all existing IC's along all property frontage of the development site.

*Sanitary Sewer Works:*

- At Developers cost, the City will:
  - Cut, cap and abandon the existing sanitary service connection at the existing MH (SMH1725) and remove the existing IC along the Ash Street frontage.
  - Install a new sanitary service connection and IC along the Ash Street frontage.

*Frontage improvements:*

- Prepare a functional road design plan with cross-sections to show the Ash Street road widening and the frontage improvements along the Ash Street and Williams Road frontages.
- Williams Road
  - No direct vehicular access (driveway crossings) to the site is permitted along the Williams Road development frontage.
  - Remove the existing sidewalk next to the curb and backfill the area to provide a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb).
    - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.

- Construct a new 1.5 m wide concrete sidewalk behind the new boulevard (connecting to the existing sidewalk west of the site).
- The existing driveways to provide access to the site from Williams Road are to be closed permanently. Remove the existing driveway crossings and replace with barrier curb/gutter, boulevard and sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as per City standards, as part of the driveway closure works, in addition to all other Williams Road frontage improvements.
- Review street lighting levels along the frontage of the development site and upgrade lighting to meet City standards.
- Ash Street
  - No direct vehicular access (driveway crossings) to the site is permitted along the Ash Street development frontage.
  - Widen Ash Street (west side of the road) along the development frontage from the existing 5.9 m wide pavement to 8.5 m. At the Williams Road/Ash Street intersection, widen the north leg of the intersection to provide a 11.2 m wide pavement to accommodate two departure lanes (southbound right turn and southbound left turn) and a northbound receiving lane.
  - Construct new curb/gutter at the edge of the new pavement (west side of the road) along the development frontage (connecting to the existing curb/gutter on Williams Road).
  - Remove the existing asphalt walkway and bollards and construct a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb) behind the new curb and gutter.
    - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
  - Construct a new 1.5 m wide concrete sidewalk behind the new boulevard with connection to the existing asphalt walkway to the north of the site.
  - The existing driveway to provide access to the site from Ash Street is to be closed permanently. Remove the existing driveway crossing and replace with barrier curb/gutter, boulevard and sidewalk per standards described above. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as per City standards, as part of the driveway closure works, in addition to all other required Ash Street frontage improvements.
  - Review street lighting levels along the frontage of the development site and upgrade lighting to meet City standards.
- The Developer is also required to coordinate with BC Hydro, Telus and other private communication service providers:
  - Underground Hydro service lines.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - Determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

*General Comments:*

- Discharge the existing Statutory Right-of-Way (40482) for City access to underground utilities along the south property line of the development site. Discharge is only permitted once the existing infrastructure is removed or abandoned using flowable concrete and a signed letter of confirmation shall be submitted to the City.
  - Registration on title of a new Statutory Right-of-Way for City access to underground utilities to accommodate the proposed service connections. Details to be determined during the SA process.
  - 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.
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.

**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]

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Signed

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Date



# City of Richmond

## Report to Committee Planning and Development Division

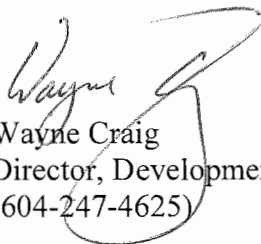
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** July 10, 2017  
**File:** RZ 15-703334

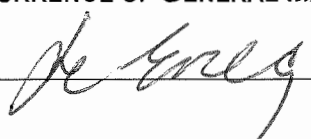
**Re:** Application by Yamamoto Architecture Inc. for Rezoning at 9511 and 9531 Williams Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, to rezone 9511 and 9531 Williams Road from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.

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

Att. 6

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

## **Staff Report**

### **Origin**

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9511 and 9531 Williams Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone in order to develop a seven-unit townhouse project. Vehicle access will be via the Statutory Right-of-Way for Public Passage over the internal drive aisle that is registered on the title of the adjacent property to the west at 9451 Williams Road. The subject site consists of two lots each of which currently contains one single-family dwelling that will be demolished.

### **Findings of Fact**

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

### **Surrounding Development**

Existing development immediately surrounding the subject site includes the following:

- To the North are single family dwellings on lots zoned “Single Detached (RS1/E)” on Ash Street.
- To the South are single family dwellings on lots zoned “Single Detached (RS1/E)” along Williams Road and South Arm Community Centre.
- To the East are single family dwellings on lots zoned “Compact Single Detached (RC/1)” and “Single Detached (RS1/E)”.
- To the West is a townhouse complex on a lot zoned “Medium Density Townhouses (RTM2)”.

### **Related Policies & Studies**

#### **Official Community Plan (OCP)**

The OCP Bylaw 9000 land use designation for the subject site is “Neighbourhood Residential” where single-family, two-family, and multiple family housing are the principal uses. This development proposal is consistent with the land use designation.

#### **Arterial Road Policy**

On December 19, 2016, Council adopted the amended OCP Arterial Road Policy. Under the amended policy the subject site is designated as “Arterial Road Townhouse” in the OCP. The proposal is consistent with the Arterial Road Policy for the siting of townhouse developments.

## **Floodplain Management Implementation Strategy**

The proposed development 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 adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9731.

## **Public Consultation**

A rezoning sign is installed on the subject property. No comments have been received to date as a result of the sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, it will be forwarded to a Public Hearing, where area residents and other interested parties will have the opportunity to comment. Public notification for the Public Hearing will occur as per *Local Government Act* requirements.

## **Analysis**

### **Built Form and Architectural Character**

The Arterial Road Policy specifies a typical density of 0.60 to 0.70 FAR (Floor Area Ratio) for townhouse developments along arterial roads, subject to location of a subject site within 800 m of a City Community Centre, and on corner lots with required frontage improvements on two or more streets. The proposal for seven townhouses with a density of 0.65 FAR has met the policy requirements through the provision of a functional road design (Attachment 3) that includes a 1.0 road dedication along Williams Road, a 4 m x 4 m curb cut dedication at the corner of Williams Road and Ash Street, and significant improvements along both the Williams and Ash frontages.

Conceptual development plans are contained in Attachment 4. The proposed seven (7) unit town housing complex will have two (2) buildings in total. Five (5) units front Williams Road in one (1) building and two (2) units are located in one (1) building at the rear of the subject site.

The rear building will have a setback of 4.5 m at ground level for 50 % of building face, 6.0 m for the remainder of the north facing elevation, and 6.0 m above the first storey. However, the proposed front yard setback is 4.5 m and there is a proposed projection of 0.9 m into the front setback for the columns of one-storey entry porches. The front entry porches will have no negative impact on the streetscape. At Development Permit stage, two variances – for the building face and single-storey front entry porches - from the regulations in the “Medium Density Townhouses (RTM2)” zone will be required because the minimum front yard setback is 6.0 m.

### **Existing Legal Encumbrances**

A Statutory Right-of-Way for City access to underground utilities is registered on the subject site and located along the south property line. As identified in the rezoning conditions (Attachment 5) this must be removed and replaced with a new Statutory Right-of-Way for City access to the upgraded underground infrastructure.

## **Transportation and Site Access**

Access to the development site will be provided along the Statutory Right-of-Way for Public Passage that is registered on the title of the adjacent property at 9451 Williams Road, and each garage door entry for the new development will be sited along the internal east-west drive aisle.

The rezoning conditions include requirements for a 1.0 m wide road dedication along the Williams Road frontage, a 4 m x 4m dedicated curb cut, and a functional road design that shows the improvements along Williams Road and Ash Street road widening and frontage improvements. Specifically, the applicant is required to widen the intersection of Ash Street at Williams Road, and to provide new widened sidewalk and grass/tree boulevards improvements along both the Ash Street and Williams Road frontages, as shown in the functional road design.

As per Richmond Zoning Bylaw 8500, the proposal requires a total of 16 parking spaces including 14 spaces for resident parking and two spaces for visitor parking. The proposal satisfies this requirement with a total of 14 spaces for residents in side-by-side arrangement. Resident parking stalls includes 12 standard spaces and 2 small sized spaces. Two visitor spaces are proposed. Registration of a legal agreement that prohibits conversion of tandem parking spaces into habitable area is included in the rezoning conditions.

The plan also includes a total of 12 resident bicycle parking spaces (Class 1) in individual garages and a visitor bicycle rack (Class 2) with four (4) spaces located within the outdoor amenity space, consistent with Richmond Zoning Bylaw 8500.

## **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report that identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal in relation to the proposed development. The Report assesses two (2) bylaw-sized trees on the subject property, two (2) trees on City property (Ash Street and Williams Road frontages), and two (2) trees located on adjacent properties (9971 Ash Street and 9451 Williams Road).

The City's Tree Preservation Coordinator and a City staff arborist have reviewed the Arborist's Report, and support the applicant's Arborist's findings with the following comments:

- Two (2) trees (tags #OS1, #OS2) on adjacent properties should be retained and protected with measures that comply with the City's Tree Protection Information Bulletin Tree-03.
- Two (2) trees (tag#4242, #4243) on the subject site should be retained and protected with measures that comply with the City's Tree Protection Information Bulletin Tree-03.
- Two (2) trees (tag #C1, #C2) within road areas should be retained and protected with measures that comply with the City's Tree Protection Information Bulletin Tree-03.

### *Tree Protection*

A total of six (6) trees are to be retained and protected. The applicant has submitted a tree protection plan that shows the trees to be retained and the measures taken to protect them at

development stage (Attachment 6). To ensure that the trees identified for retention are protected in the construction phase, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, provide \$14,690 as security to ensure the protection of trees. This amount includes \$1,000 per tree for four trees on private lands, and a total of \$10,690 for two trees within City road ways.
- 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 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.

### **Variance Requested**

The applicant is requesting two variances from the "Medium Density Townhouses (RTM2)" zone standard for minimum front yard setback:

- Reduction of minimum front yard setback from 6.0 m to 4.5 m.
- Projection of columns for single-storey front entry porches for a maximum of 0.9 m.

While the front yard setback is less than the required minimum 6.0 m in the "Medium Density Townhouses (RTM2)" Zone, this provides for a rear yard setback that is a good interface to the existing single family dwelling lot to the north, as envisioned in the OCP design guidelines for townhouse development on Arterial Roads. Both the proposed front and rear yard setbacks will be further considered and refined at Development Permit application review stage.

### **Affordable Housing Strategy**

Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund. As the proposed development is grandfathered to the previous rate of \$4.00/per buildable ft<sup>2</sup>, the contribution is \$40,356.

### **Townhouse Energy Efficiency and Renewable Energy**

Consistent with the OCP energy policy for townhouse rezoning applications, the applicant has committed to design and build each townhouse unit so that it scores 82 or higher on the EnerGuide scale, and so that all units will meet the BC Solar Hot Water Ready Regulations.

Prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, the applicant is required to meet the complete the following as rezoning conditions:

- Registration on title of a restrictive covenant to secure the design and construction of all townhouse units in compliance with the Building Energy Report and to comply with BC Solar Hot Water Ready Regulations.
- Submit a Building Energy Report prepared by a Certified Energy Advisor that confirms the proposed design and construction will achieve EnerGuide 82, or higher, based on the energy performance of at least one unit built to building code minimum requirements including the unit with the poorest energy performance of all the proposed units.

### **Amenity Space**

Consistent with the OCP and Council Policy 5041, the applicant will provide a cash-in-lieu contribution of \$7,000 (\$1,000/unit), prior to Council approval of Richmond Zoning Bylaw Amendment Bylaw 9740, in-lieu of the provision of the on-site indoor amenity space.

For individual outdoor amenity space, all seven (7) units would have a private yard. Four (4) of the units would have larger than required ( $30 \text{ m}^2$  or  $333 \text{ ft}^2$ ) outdoor areas ranging from  $50 \text{ m}^2$  ( $534 \text{ ft}^2$ ) to  $126 \text{ m}^2$  ( $1,356 \text{ ft}^2$ ) and three (3) units will have slightly less than standard amenity spaces ( $27 \text{ m}^2$  or  $289 \text{ ft}^2$ ). However, all units will be located in close proximity to the large communal outdoor amenity space, and child play area.

Outdoor amenity space is proposed to be located in the northwest section of the subject site. In the preliminary plan, the proposed outdoor amenity space is  $738 \text{ m}^2$  which exceeds the OCP minimum requirement of  $6 \text{ m}^2$  per unit ( $42 \text{ m}^2$ ). Staff will continue to work with the applicant at the Development Permit application review stage to ensure the design of this outdoor amenity space will comply with all the applicable design guidelines in the OCP.

### **Site Servicing and Frontage Improvements**

Prior to rezoning, the applicant must enter into a Servicing Agreement for the design and construction of servicing connections, upgrades and frontage improvements as outlined in the rezoning conditions. These works include, but are not limited, to: review of street lighting levels along the Williams Road and Ash Street frontages and upgrade to City standards; widened corner cut at the Ash Street and Williams Road intersection and widening of Ash Street for two (2) south-bound departure lanes and one (1) northbound receiving lane; widening of sidewalks and new curb, gutter and grass/tree boulevard improvements along the Ash Street and Williams Road frontages; and the removal of all the existing driveways from Williams Road.

### **Development Permit Application Considerations**

A Development Permit application is required for the proposal to ensure consistence with the applicable OCP policies and design guidelines for townhouses.

Further refinements to architectural, landscape and urban design will be made as part of the Development Permit application review process including, but not limited to, the following:

- A detailed design of the outdoor amenity space.



- A detailed landscape design with trees, shrubs, plantings and hard surface treatments.
- Architectural expression, detailing and colour palette and exterior building materials.
- Features that incorporate Crime Prevention through Environmental Design (CPTED).

Interior plans must demonstrate that all of the relevant accessibility features are incorporated into the proposed Convertible Unit design and that aging-in-place (i.e. adaptable unit) features can be incorporated into all units.

#### **Financial Impact or Economic Impact**

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

#### **Conclusion**

This application is to rezone 9511 and 9531 Williams Road from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM2)" zone in order to permit the development of seven (7) townhouses.

The townhouse proposal is consistent with the OCP land use designation and is generally consistent with the OCP Arterial Road Policy for townhouses. The conceptual development plans attached are generally consistent with all applicable OCP design guidelines and will be further refined in the Development Permit application review process.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, be introduced and given first reading.

Helen Cain

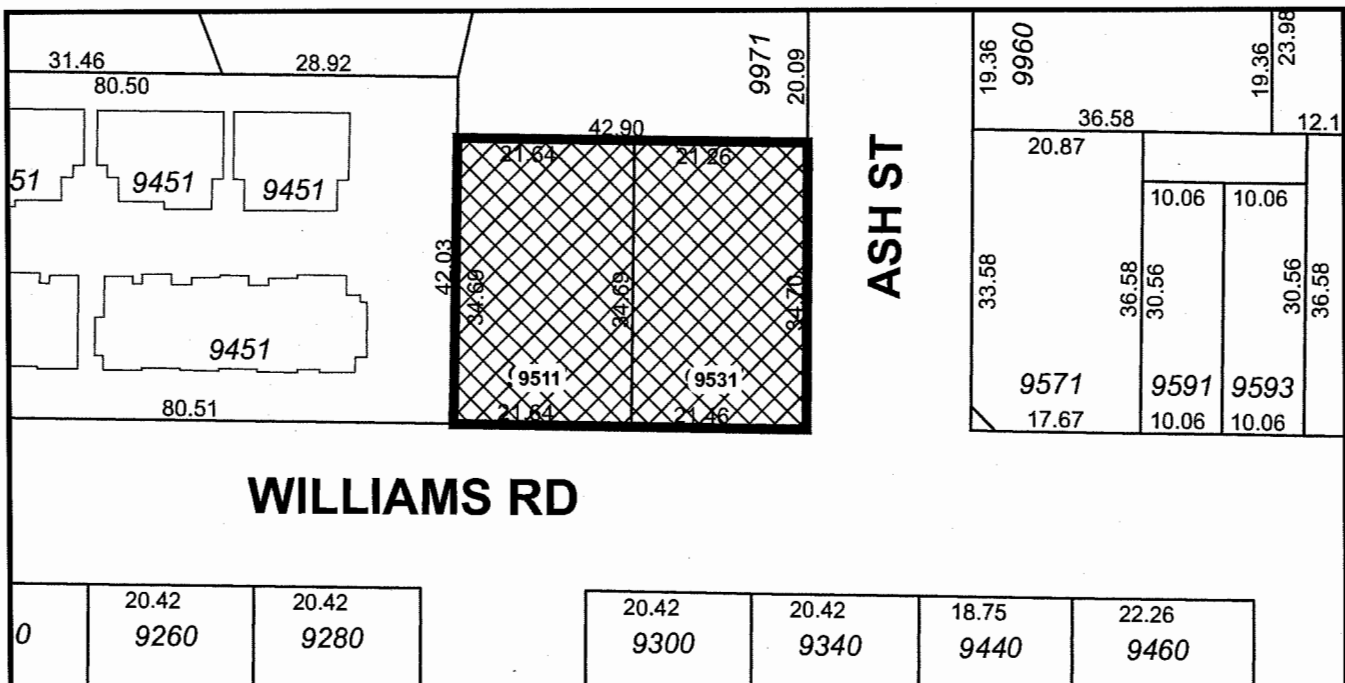
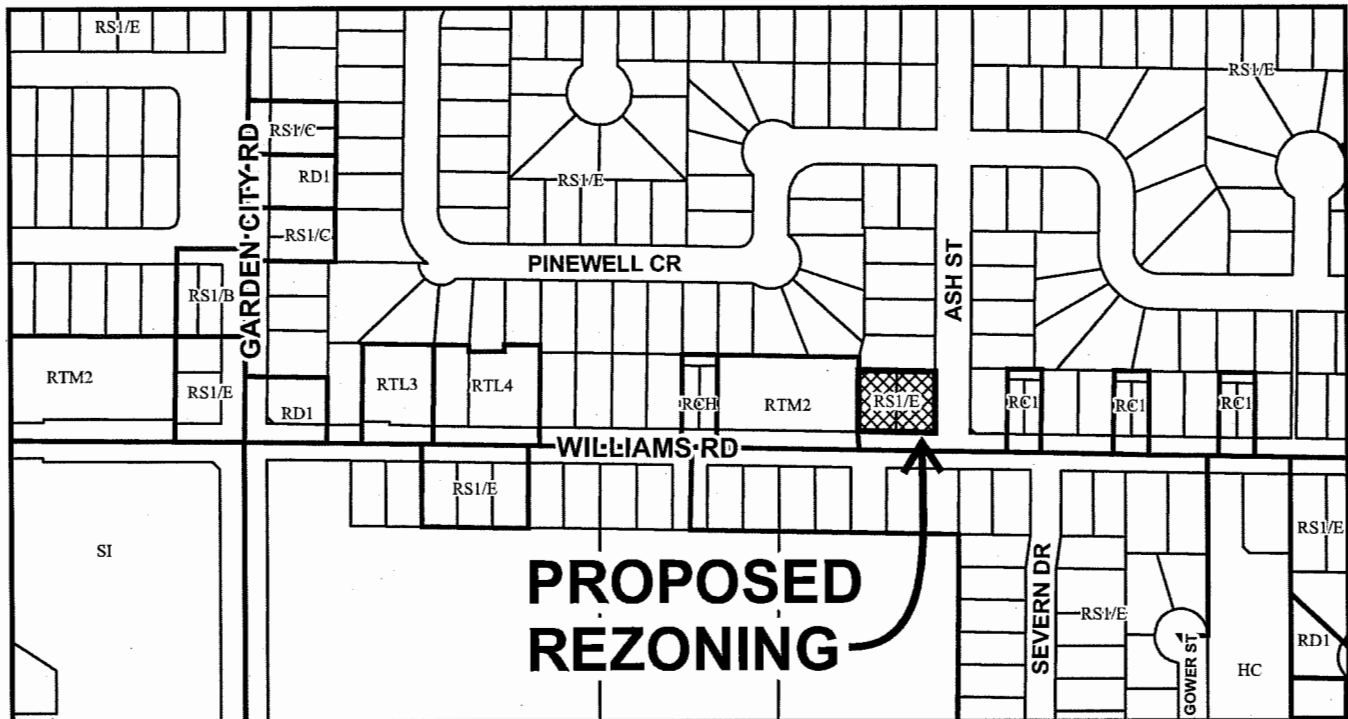
Helen Cain, MCIP RPP  
Planner 2

HC:cas

Attachment 1: Location Map  
Attachment 2: Development Application Data Sheet  
Attachment 3: Functional Road Design  
Attachment 4: Conceptual Development Plans  
Attachment 5: Rezoning Considerations  
Attachment 6: Tree Retention Plan



# City of Richmond



## RZ 15-703334

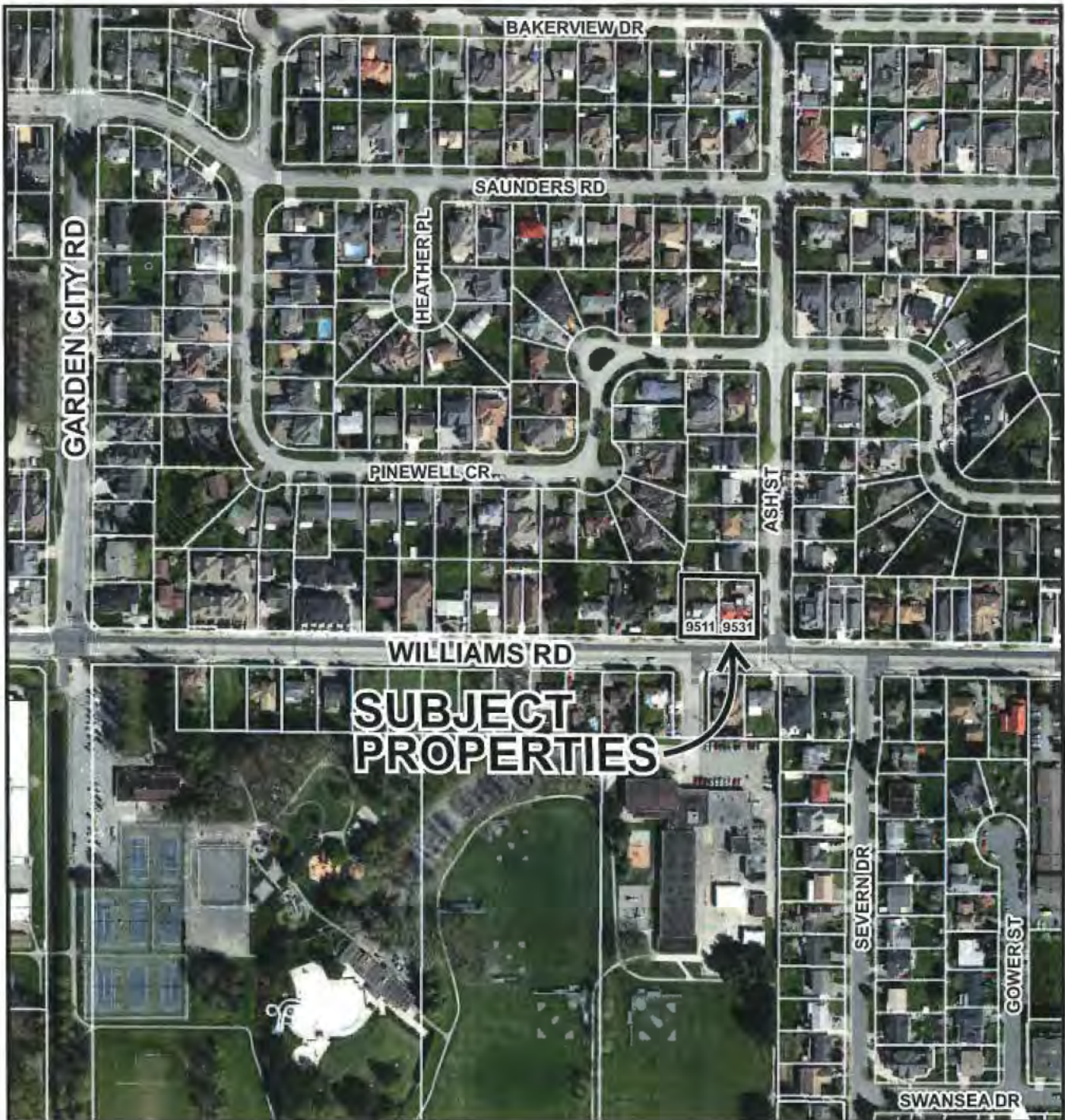
Original Date: 07/22/15

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



RZ 15-703334

Original Date: 07/22/15

Revision Date:

Note: Dimensions are in METRES





**RZ 15-703334**

**Attachment 2**

Address: 9511 and 9531 Williams Road

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Broadmoor

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Weilan Zhang and Zhi Yong Gu	No change
<b>Site Size (m<sup>2</sup>):</b>	1,493 m <sup>2</sup> (16,070 ft <sup>2</sup> )	1,441.80 m <sup>2</sup> (15,519.30 ft <sup>2</sup> ) (after 1.0 m road dedication and dedication of 4m x 4 m curb cut)
<b>Land Uses:</b>	Single-detached dwelling	7 townhouse units
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	None	No change
<b>702 Policy Designation:</b>	None	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
<b>Number of Units:</b>	2	7
<b>Other Designations:</b>	Arterial Road Policy for location of new townhouses	Consistent with the Arterial Road Policy

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Total: Max. 65%	Building: Max. 36.6% Non-porous Surfaces: Max. 61.1% Total: Max. 62%	none
Lot Size:	N/A	N/A	none
Lot Dimensions (m):	Width: 30 m Depth: 35 m	Width: >30 m Depth: >35 m	none
Setback – Front Yard (m):	Min. 6.0 m	Min. 4.5 m Except for projection of unenclosed single-storey entry porch only to max. 0.9 m	<b>yes</b>
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m – 50% first storey 6.0 m – 50% first storey	none
Setback – Side Yard (m):	Min. 3.0 m	3.0 m	none
Height (m):	Max. 12.0 m	12.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
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:	16	16	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	none	none
Amenity Space – Indoor:	Min. 50 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit (42 m <sup>2</sup> )	69 m <sup>2</sup> (743ft <sup>2</sup> )	none

Other: none

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







ASH ST. - EAST STREETSCAPE



1) 9531 WILLIAMS RD. - SUBJECT SITE

2) 9571 ASH ST.

ASH ST. - WEST STREETSCAPE (ACROSS)



3) 9590 ASH ST.

4) 9571 WILLIAMS RD.

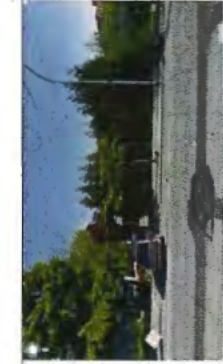
WILLIAMS RD. - NORTH STREETSCAPE



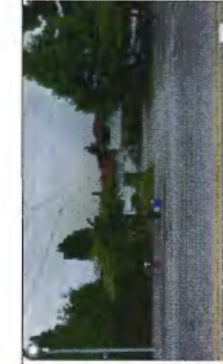
5) 9451 WILLIAMS RD.



6) 9451 WILLIAMS RD. cont'd.



7) 9511 WILLIAMS RD. - SUBJECT SITE



8) 9531 WILLIAMS RD. - SUBJECT SITE



9) 9571 WILLIAMS RD.

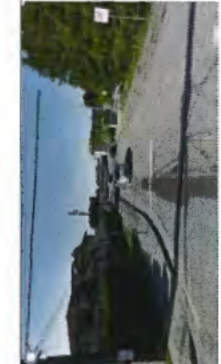
WILLIAMS RD. - SOUTH STREETSCAPE (ACROSS)



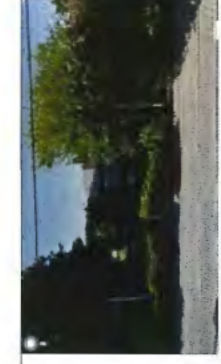
10) 9240 WILLIAMS RD.



11) 9000 WILLIAMS RD.



12) ENTRY TO ELEM. SCHOOL (9382 WILLIAMS RD.)



13) 9520 WILLIAMS RD.



14) 9000 WILLIAMS RD.

<p>PROJECT - ELEM. COMMUNITY DEVELOPMENT</p>	<p>CONTRACT NUMBER</p>	
	<p>DATE - 01/15/2018</p>	<p>PROJECT - 10000</p>
<p>YAMAMOTO ARCHITECTURE</p>		<p>PROJECT - 10000</p>
<p>2022 - 23 East 9th Avenue WILLIAMS, NC 27578 704.451.1100</p>		<p>PROJECT - 10000</p>
<p>Copyright © 2018 Yamamoto Architecture, Inc. All rights reserved. No part of this publication may be reproduced without the prior written permission of Yamamoto Architecture, Inc.</p>		<p>PROJECT - 10000</p>



**SITE PLAN**  
SCALE: 3/32"=1'-0"

**STATISTICS:**  
CIVIC ADDRESS: 9511, 9513 WILLIAMS ROAD  
LEGAL DESCRIPTION: LOT 15 & 16 SEC 27 BLK 27 SURBAN BLOC G

30' 20' 10'

**LEGEND:**

○	NEED TO BE REPAIRED
○	NEED TO BE MAINTAINED
□	DO NOT PRESENT IN EXISTENCE

**ZONING:** RTM2  
**LOT AREA (GROSS):** 1,493 SQ.M. (16,070 SQ.FT.)  
**LOT AREA (NET):** 1,441.8 SQ.M. (15,513.3 SQ.FT.) - AFTER DEDICATION  
**MAX. LOT COVERAGE:** BLDG: 1,441.8 SQ.M. x 45 % = 648.81 SQ.M. (6,997.5 SQ.FT.)  
**PROPOSED:** BLDG. / PORCHES: 628.8 SQ.M. - 68.2%  
MISC. IMPERMEABLES: 353.0 SQ.M. - 24.2%  
TOTAL: 981.8 SQ.M. - 61.1%  
**MIN. LIVE PLANT MATERIAL:** 1,441.8 SQ.M. x 25 % = 360.45 SQ.M. (3,880.4 SQ.FT.)  
**PROPOSED:** 578.0 SQ.M. (PERMEABLE) - 40.1%  
**MAX. BUILDING HEIGHT:** 15.2M (THREE STOREYS)  
12.0M (THREE STOREYS)  
**50% MAX. BUILDING FACE ALLOWED INTO REAR YARD SETBACK:** 62.3' (19.6M) BUILDING FACE

**F.A.R.:** 1,441.8 SQ.M. x 65% = 937.23 SQ.M. (10,081 SQ.FT.)  
**MAX. ALLOWED FLOOR AREA (GROSS):** 59 SQ.M. x 15 UNITS = 885 SQ.M. (9,530 SQ.FT.)  
**MAX. ALLOWED GARAGE AREA:** 59 SQ.M. x 15 UNITS = 885 SQ.M. (9,530 SQ.FT.)

**PROPOSED FLOOR AREA:**

UNIT-A (3 BRS+20)	118.8 SQ.M.	x	3 UNITS	=	356.4 SQ.M.
UNIT-B (3 BRS+20)	114.2 SQ.M.	x	1 UNIT	=	114.2 SQ.M.
UNIT-C (3 BRS+20)	111.6 SQ.M.	x	1 UNIT	=	111.6 SQ.M.
UNIT-D (3 BRS+20)	114.0 SQ.M.	x	2 UNITS	=	228.0 SQ.M.
SUBTOTAL				=	810.2 SQ.M. - 86.1%
ADDITIONAL AREA:				=	6.8 SQ.M.
GARAGE / RECYCLE:				=	4.5 SQ.M.
ELEC. ROOM:				=	937.5 SQ.M. (10,089 SQ.FT.) - 65.0%
TOTAL				=	

**PARKING:**

**REQUIRED:**  
2.0 SPACES x 7 UNITS  
0.2 SPACES x 7 UNITS  
TOTAL  
**PROVIDED:**  
2 CAR GARAGES x 7 UNITS  
15 VISITOR SPACES  
TOTAL

**REQUIRED BICYCLE:** 1.35 SPACES x 7 UNITS  
0.2 SPACES x 7 UNITS  
TOTAL

**PROVIDED BICYCLE:** 2 SPACES x 6 GARAGES  
1 SPACE x 2 GARAGES  
BICYCLE RACK  
TOTAL

**AMENITY AREA**

**REQUIRED:** INDOOR  
OUTDOOR  
**PROVIDED:** INDOOR  
OUTDOOR  
COMBINED (EXISTING)

14 SPACES (RESIDENTS)  
1.4 SPACES (VISITORS)  
15.4 SPACES  
14 SPACES (RESIDENTS)  
1.4 SPACES (VISITORS)  
15.4 SPACES

9 SPACES (CLASS 1)  
1.4 SPACES (CLASS 2)  
10.4 SPACES

10 SPACES (CLASS 1)  
2 SPACES (CLASS 1)  
4 SPACES (CLASS 2)  
16 SPACES

MIN. 70 SQ.M. (753.3 SQ.FT.)  
42 SQ.M. (451.7 SQ.FT.)  
PAYMENT IN LIEU  
69 SQ.M. (742 SQ.FT.)  
278 SQ.M. (2985 SQ.FT.)



**CONTEXT PLAN**  
SCALE: N.T.S.

**PLAN #1**

**YAMAMOTO**  
**ARCHITECTURE**

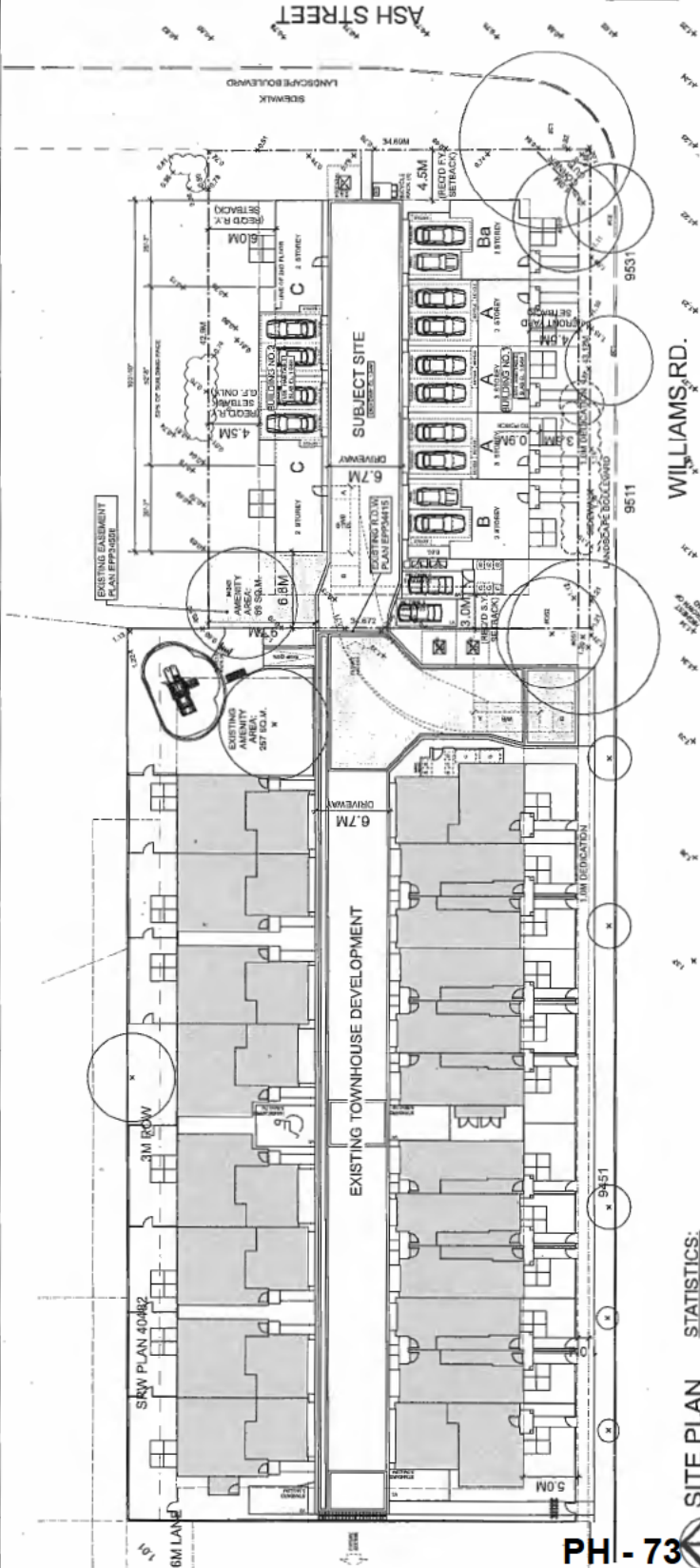
7 UNIT TOWNHOUSE DEVELOPMENT

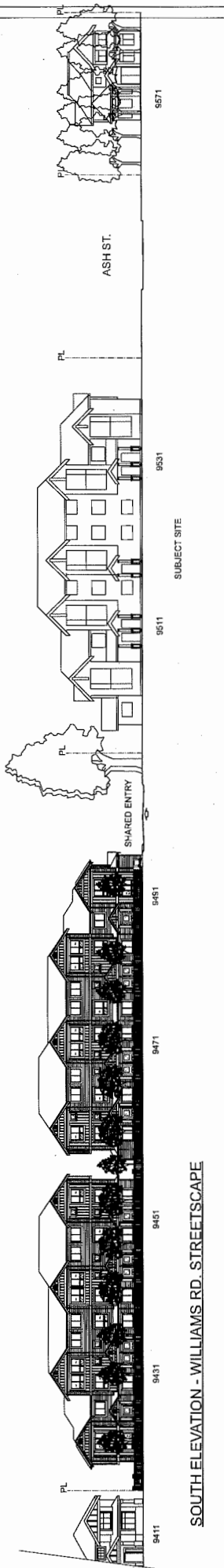
**SITE PLAN**  
**STATISTICS**

DATE: 2015.05.05  
BY: J.P.  
SCALE: 1/8"=1'-0"

PROJECT: 1508

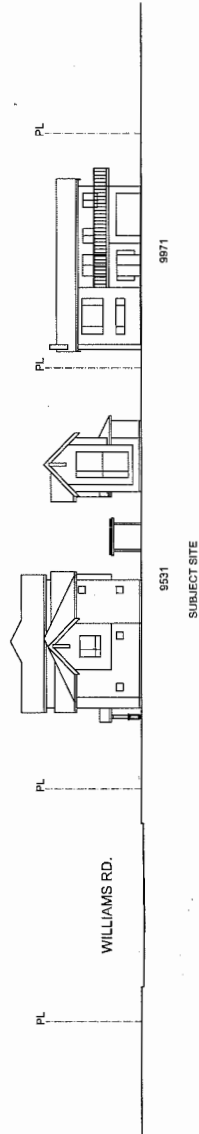
**VARIANCES REQUESTED:**  
1) 2 SMALL CAR RESIDENTIAL STALLS PROPOSED.





SOUTH ELEVATION - WILLIAMS RD. STREETSCAPE

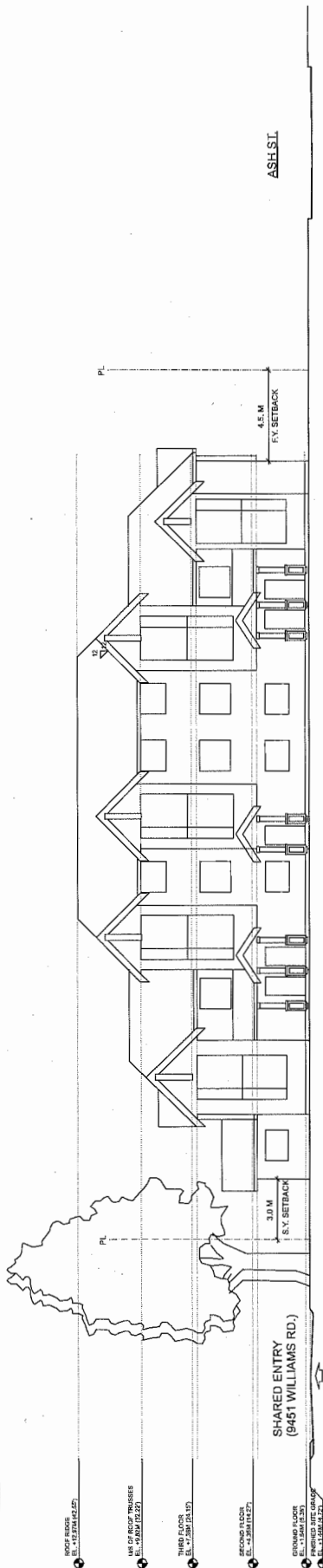
PH - 74



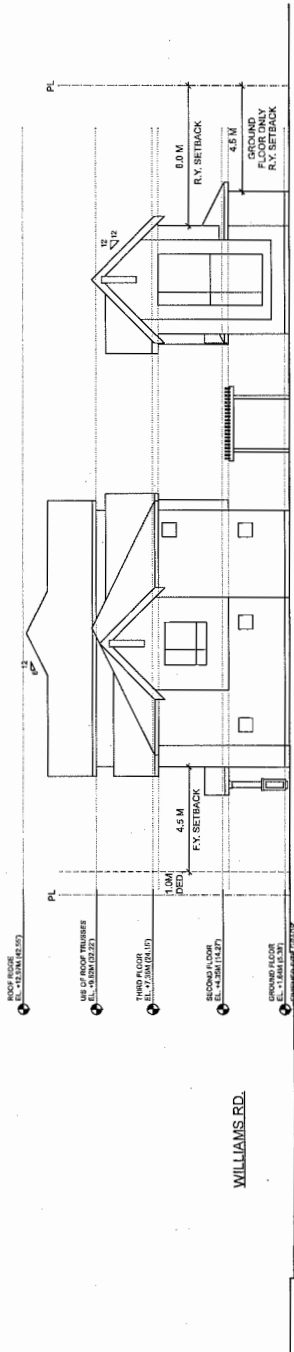
EAST ELEVATION - ASH ST. STREETSCAPE

<b>PROJECT -</b> 7 UNIT TOWNHOUSE DEVELOPMENT 8511 & 8513 WILLIAMS RD. RICHMOND, MD		<b>PREPARED BY -</b> YAMAMOTO ARCHITECTURE 300 N. 30th Street, Suite 100 Washington, DC 20001 T - 202.771.1127 F - 202.771.1329	
<b>DATE -</b> 04/11/13		<b>SCALE -</b> 1/8" = 1'-0"	
<b>PROJECT -</b> 7 UNIT TOWNHOUSE DEVELOPMENT		<b>DATE -</b> 04/11/13	
<b>PROJECT -</b> 7 UNIT TOWNHOUSE DEVELOPMENT		<b>DATE -</b> 04/11/13	

2	APR 21 2017	REVISION/REVISION
1	OCT 18 2016	REVISION/REVISION
NO	04/11/13	DATE

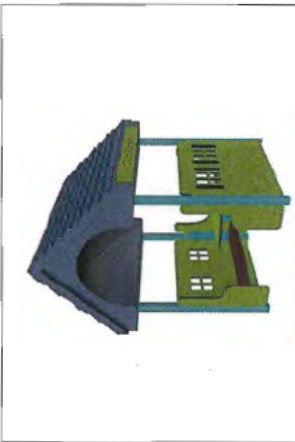


BUILDING NO. 1  
SOUTH ELEVATION (WILLIAMS RD.)



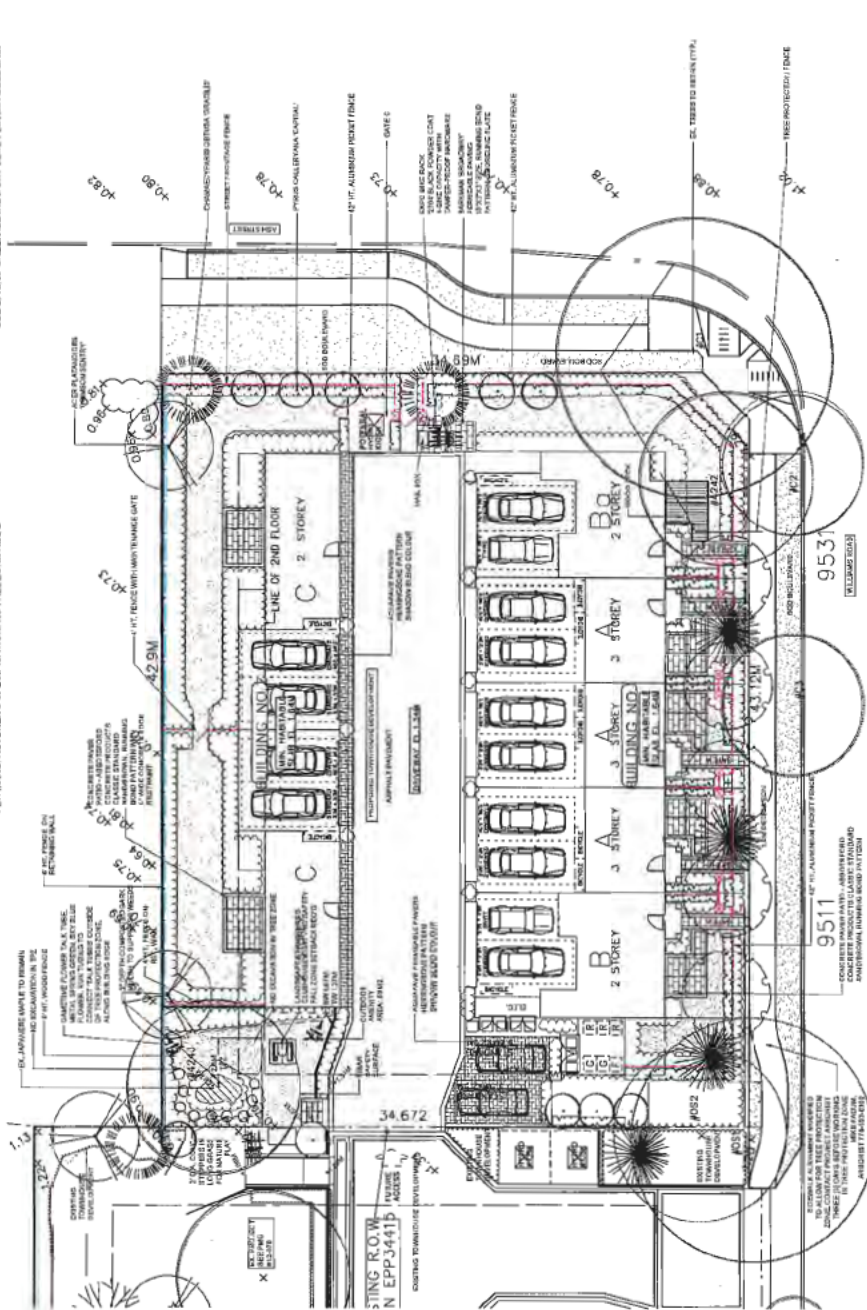
BUILDING NO. 1  
EAST ELEVATION (ASH ST.)

PROJECT -		ELEVATIONS	
7 UNIT TOWNHOUSE DEVELOPMENT		SHEET - 24.1	
8511 & 9501 WILLIAMS RD. BETHESDA, MD		DATE - 2013.03.08	
YAMAMOTO ARCHITECTURE		DRAWN - KP	
300 - 25 East 8th Avenue Vancouver, BC V6T 1S6 T: 604.271.1127 F: 604.271.1327		CHECKED -	
APPROVED -		DATE - 2013.03.08	
2 APR. 22. 2017 REC. REVISIONS		1 DEC. 16. 2016 REC. REVISIONS	
30 - 100 - 1000 - 10000		30 - 100 - 1000 - 10000	

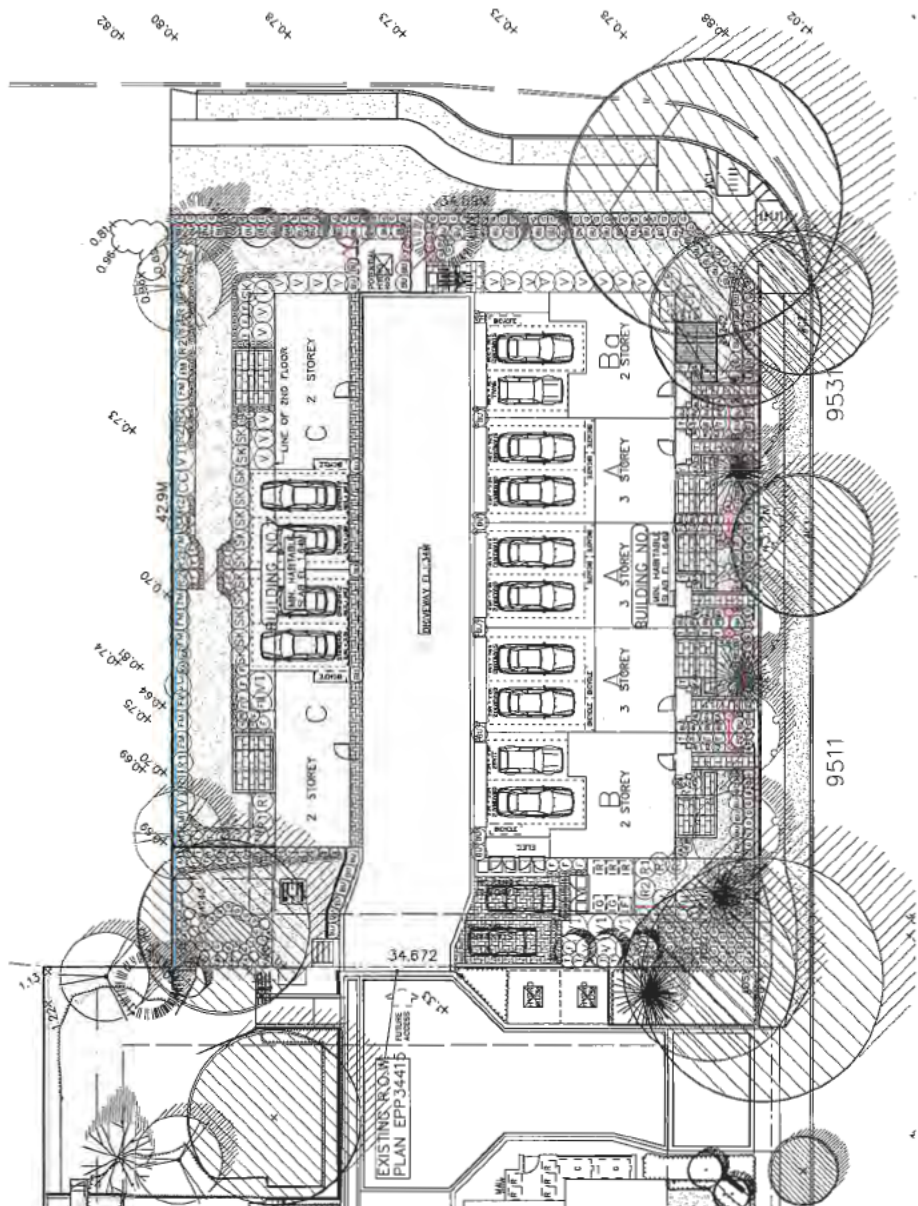


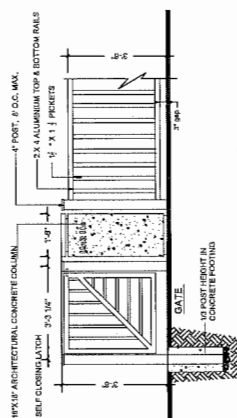
GAME TIME FLOWER TALK TUBE - SPECIFIED COLOURS NOT SHOWN.  
USE SPRING GREEN METAL & SKY BLUE FLOWER COLOURS.

LANDSCAPE STRUCTURES CLUBHOUSE '3347  
PER MANUFACTURER'S SPECIFICATION: NO FALL ZONE REQ'D

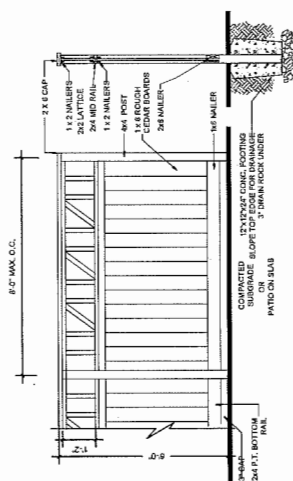
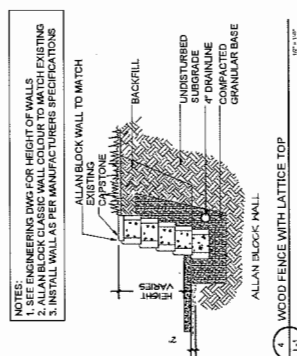
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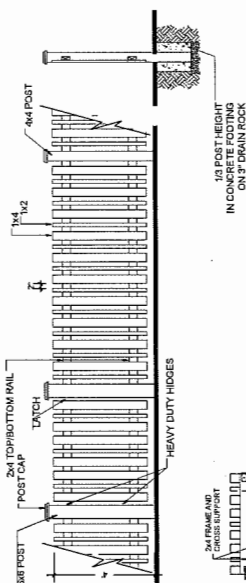
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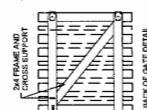
- NOTES:**
- 1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
  - 2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
  - 3. GATE HARDWARE TO BE CHOSEN BY OWNER.
  - 4. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
  - 5. ALUMINUM FENCE TO BE POWDER COATED SEM-GLOSS BLACK.



1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION, FINISH TO MATCH TRIM COLOUR, CONFIRM WITH ARCHITECT
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12" HIG STEPS (MAX.), GAPS TO GRADE TO FOLLOW FINISH GRADE, GAP TO BE 3/4".



- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR, #2 CONSTRUCTION GRADE MINIMUM.
  3. ALL HARDWARE NOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALLOWANCES FOR LEVEL CHARGES NEEDED TO BE IN 12'-18" STEPS (MAX.). ALLOWANCES FOR WIND UPLIFT TO BE 100 LBS/FT<sup>2</sup> OF AREA.



NO.	REV.	DATE	REVISION DESCRIPTION	CHK.
1	1	10-09-10	ISSUED FOR CONSTRUCTION	UDR
2	2	10-07-12	ISSUED FOR ASBESTOS REMOVAL	UDR
3	3	10-06-13	ISSUED FOR MECHANICAL PERMITS	UDR
4	4	10-06-13	ISSUED FOR MECHANICAL PERMITS	UDR
5	5	10-09-10	ISSUED FOR CONSTRUCTION	UDR

## CONCLUSIONS

**TOWNHOUSE DEVELOPMENT**  
9511 & 9531 WILLIAMS ROAD  
RICHMOND, B.C.

DRAWING TITLE:  
LANDSCAPE DETAILS

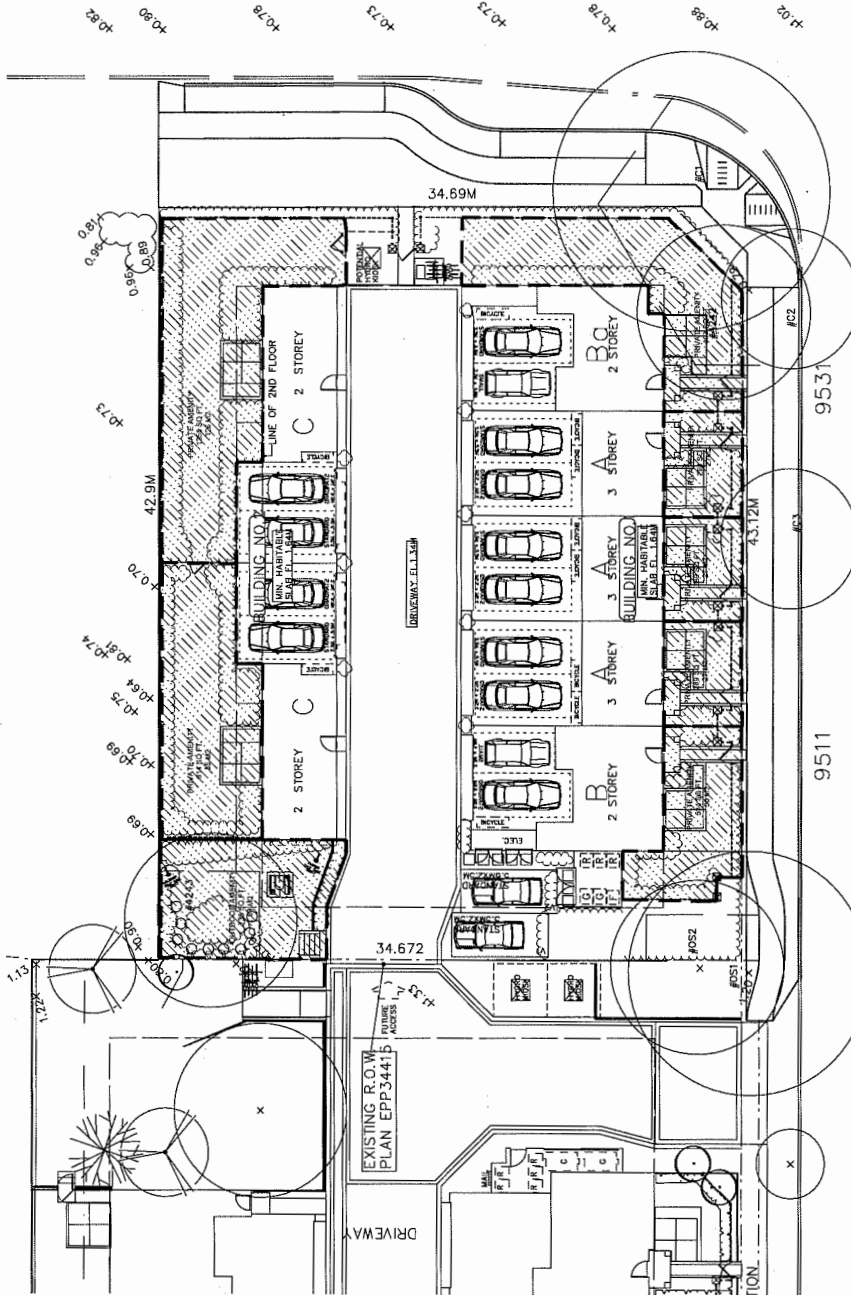
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SCALE: 3/25"=1'-0"  
DRAWN: MM  
DESIGN: MM  
CHKD: OF 5

**CODE OF THE**

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**pmg**  
LANDSCAPE  
ARCHITECTS  
1000 West 10th Avenue  
Suite 100  
Vancouver, British Columbia, V6H 1G9  
P: 604-284-8811 F: 604-284-0522

SEAL:



NO.	DATE	REVISION DESCRIPTION	BY
1	2018.03.28	ISSUE FOR PERMIT	DM
2	2018.03.28	ISSUE FOR PERMIT	DM
3	2018.03.28	ISSUE FOR PERMIT	DM
4	2018.03.28	ISSUE FOR PERMIT	DM
5	2018.03.28	ISSUE FOR PERMIT	DM
6	2018.03.28	ISSUE FOR PERMIT	DM
7	2018.03.28	ISSUE FOR PERMIT	DM
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CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**  
9511 & 9531 WILLIAMS ROAD  
RICHMOND, B.C.

DRAWING TITLE:

**OUTDOOR AMENITY AREA  
CALCULATION**

DRAWING NUMBER:

**3E**

DATE: 16 MAY 2018

SCALE: 100% = 1:1

DRAWN: MM

DESIGN: MM

CHECK: DM

OF 5

1E-008

15488-839





# City of Richmond

## Rezoning Considerations

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

**Address:** 9511 and 9531 Williams Road

**File No.:** RZ 15-703334

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9740, the developer is required to complete the following:**

1. 1.0 wide road dedication along the entire Williams Road frontage is required and a dedicated 4 m x 4 m corner cut at the northwest corner of the Williams Road at Ash Street intersection (i.e. southeast corner of the development site) is also required.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. 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.
4. Submission of a Tree Survival Security to the City in the amount of \$14,690 (\$1,000 per tree for four trees on private lands and \$10,690 for two trees in City road ways) for the six (6) trees to be retained.
5. Registration of a flood indemnity covenant on title.
6. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
7. Contribution of \$1,000 per dwelling unit (e.g. \$7,000) in-lieu of on-site indoor amenity space.
8. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$40,356) to the City's affordable housing fund.
9. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.

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

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

**Prior to 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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

*Water Works:*

- Using the OCP Model, there is 649.0 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At Developer's cost, the City will:
  - Cut and cap all existing water service connections along the Williams Road frontage.
  - Install one (1) new water service connection complete with meter and meter box along the Williams Road frontage.

*Storm Sewer Works:*

- The Developer is required to:
  - Upgrade the existing storm sewer fronting Ash Street to 600mm pipe diameter from the north property line to STMH2076 on the east side of Ash Street, approximately 34m in length. MH upgrades required.
- At Developer's cost, the City will:
  - Cut and cap all existing service connections and remove all existing IC's along all property frontage of the development site.

*Sanitary Sewer Works:*

- At Developers cost, the City will:
  - Cut, cap and abandon the existing sanitary service connection at the existing MH (SMH1725) and remove the existing IC along the Ash Street frontage.
  - Install a new sanitary service connection and IC along the Ash Street frontage.

*Frontage improvements:*

- Prepare a functional road design plan with cross-sections to show the Ash Street road widening and the frontage improvements along the Ash Street and Williams Road frontages.
- Williams Road
  - No direct vehicular access (driveway crossings) to the site is permitted along the Williams Road development frontage.
  - Remove the existing sidewalk next to the curb and backfill the area to provide a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb).
    - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
  - Construct a new 1.5 m wide concrete sidewalk behind the new boulevard (connecting to the existing sidewalk west of the site).
  - The existing driveways to provide access to the site from Williams Road are to be closed permanently. Remove the existing driveway crossings and replace with barrier curb/gutter, boulevard and sidewalk. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as per City standards, as part of the driveway closure works, in addition to all other Williams Road frontage improvements.
  - Review street lighting levels along the frontage of the development site and upgrade lighting to meet City standards.
- Ash Street
  - No direct vehicular access (driveway crossings) to the site is permitted along the Ash Street development frontage.
  - Widen Ash Street (west side of the road) along the development frontage from the existing 5.9 m wide pavement to 8.5 m. At the Williams Road/Ash Street intersection, widen the north leg of the

- intersection to provide a 11.2 m wide pavement to accommodate two departure lanes (southbound right turn and southbound left turn) and a northbound receiving lane.
  - Construct new curb/gutter at the edge of the new pavement (west side of the road) along the development frontage (connecting to the existing curb/gutter on Williams Road).
  - Remove the existing asphalt walkway and bollards and construct a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb) behind the new curb and gutter.
    - Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
  - Construct a new 1.5 m wide concrete sidewalk behind the new boulevard with connection to the existing asphalt walkway to the north of the site.
  - The existing driveway to provide access to the site from Ash Street is to be closed permanently. Remove the existing driveway crossing and replace with barrier curb/gutter, boulevard and sidewalk per standards described above. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as per City standards, as part of the driveway closure works, in addition to all other required Ash Street frontage improvements.
  - Review street lighting levels along the frontage of the development site and upgrade lighting to meet City standards.
- The Developer is also required to coordinate with BC Hydro, Telus and other private communication service providers:
    - Underground Hydro service lines.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - Determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

*General Comments:*

- Discharge the existing Statutory Right-of-Way (40482) for City access to underground utilities along the south property line of the development site. Discharge is only permitted once the existing infrastructure is removed or abandoned using flowable concrete and a signed letter of confirmation shall be submitted to the City.
  - Registration on title of a new Statutory Right-of-Way for City access to underground utilities to accommodate the proposed service connections. Details to be determined during the SA process.
  - 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.
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.

**Note:**

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

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

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

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Signed

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Date

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**pwc**  
LANDSCAPE  
ARCHITECTS  
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CLIENT:

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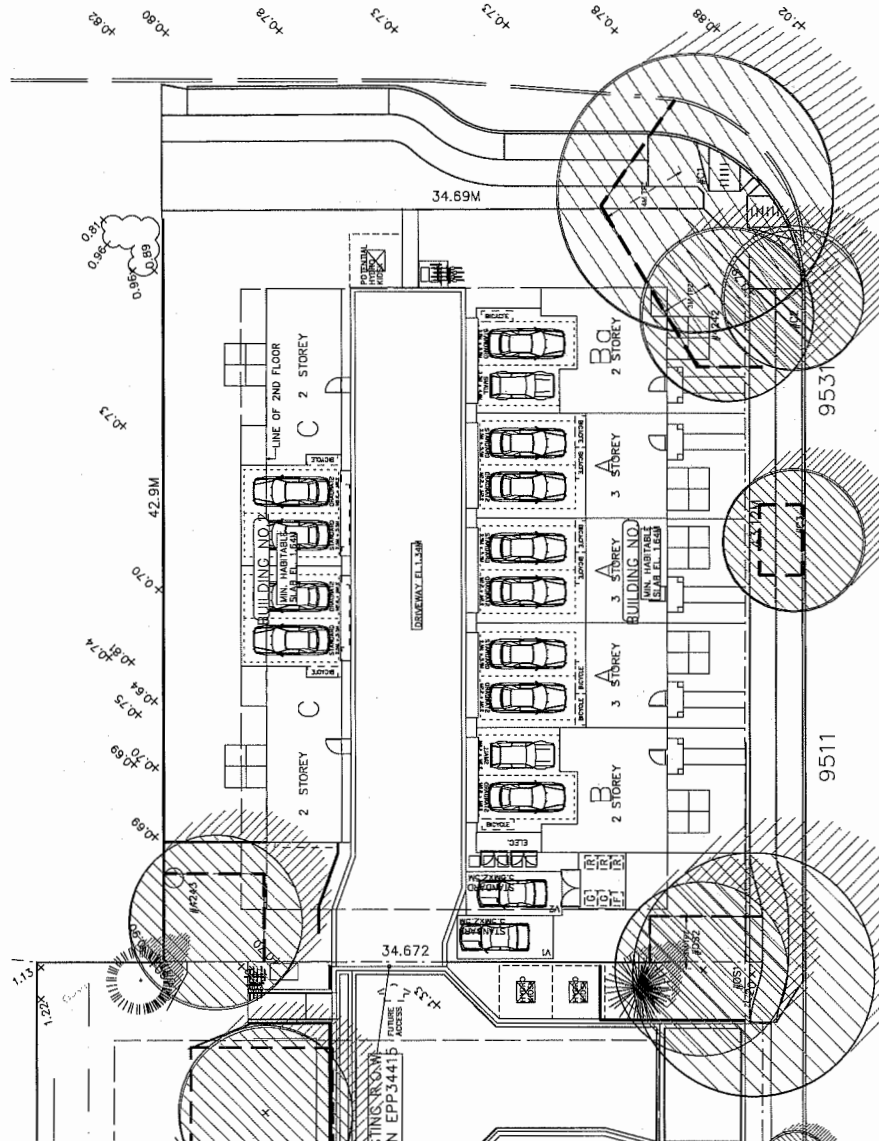
**TOWNHOUSE DEVELOPMENT**  
9511 & 9531 WILLIAMS ROAD  
RICHMOND, B.C.

DRAWING TITLE:  
**TREE MANAGEMENT**  
**PLAN**

DRAWING NUMBER:  
**3B**  
DATE: 30/01/20  
SCALE: 300' = 1" = 0'  
DRAWN: MW  
CHECKED: MW  
DATE: 30/01/20

PROJECT NUMBER:  
1E-0007

10584-42P



**EX TREE LEGEND**





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9740 (RZ 15-703334)  
9511 and 9531 Williams 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 "**MEDIUM DENSITY TOWNHOUSES (RTM2)**".

P.I.D. 010-341-234

Lot 15 Block "G" Section 27 Block 4 North Range 6 West New Westminster District Plan 18110

and

P.I.D. 010-341-242

Lot 16 Block "G" Section 27 Block 4 North Range 6 West New Westminster District Plan 18110

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9740**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 24 2017

SEP 05 2017

CITY OF RICHMOND
APPROVED by HK
APPROVED by Director or Solicitor BK

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee Planning and Development Division

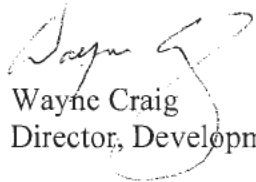
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** August 25, 2017  
**File:** RZ 15-716773

**Re:** Application by Jhujar Construction Ltd. for Rezoning at 9291 and 9311/  
9331 No. 2 Road from "Single Detached (RS1/E)" and "Two-Unit Dwellings  
(RD1)" to "Low Density Townhouses (RTL4)"

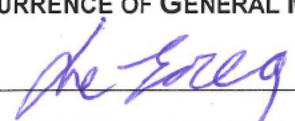
### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9749, for the rezoning of 9291 and 9311/9331 No. 2 Road from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" zones to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.



Wayne Craig  
Director, Development

EL:rg  
Att. 5

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



## **Staff Report**

### **Origin**

Jhujar Construction Ltd. has applied to the City of Richmond for permission to rezone 9291 and 9311/9331 No. 2 Road (Attachment 1) from “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” zones to “Low Density Townhouses (RTL4)” zone in order to permit the development of 12 townhouse units with vehicle access from 9211 No. 2 Road via a SRW registered on title of 9211 No. 2 Road. The townhouse development at 9211 No. 2 Road is currently under construction and the applicant has discussed use of the SRW with the adjacent developer.

### **Project Description**

The two properties under this application have a total combined frontage of 50.2 m, and are proposed to be consolidated into one development parcel. The proposed density is 0.6 FAR. The site layout includes six two-storey units and six three-storey units in four townhouse clusters. One secondary suite is included in this development proposal. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains one single family home and one duplex, which will be demolished.

### **Findings of Fact**

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

### **Surrounding Development**

To the North: A recently approved ten unit townhouse complex (RZ 12-620563 & DP 14-674133) on a lot zoned “Low Density Townhouses (RTL4)”. This townhouse development at 9211 No. 2 Road is currently under construction.

To the South: Existing single family homes on lots zoned “Single Detached (RS1/E), which are identified for townhouse development under the Arterial Road Land Use Policy.

To the East: Across No. 2 Road, a four-storey senior’s apartment building (three-storeys over parking) on a lot zoned “Medium Density Low Rise Apartments (RAM1)” and a church on a lot zoned “Assembly (ASY)”.

To the West: Existing single family dwellings on lots zoned “Single-Detached (RS1/B)”.

### **Related Policies & Studies**

#### **Official Community Plan**

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

**Arterial Road Policy**

The Arterial Road Land Use Policy in the City's 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for "Arterial Road Townhouse" on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Policy.

**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 Art**

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.79 per buildable square foot (2015 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$12,662.91.

**Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any written 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 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****Built Form and Architectural Character**

The applicant proposes to consolidate the two properties into one development parcel with a total area of 2,482 m<sup>2</sup>, and construct 12 townhouse units. The layout of the townhouse units is oriented around a single driveway, with access provided to the site from the adjacent townhouse development to the north at 9211 No. 2 Road. A north-south internal manoeuvring aisle providing access to the unit garages is proposed. The amenity area will be situated in a central open courtyard at the rear of the site.

One ground level secondary suite is included in this proposal. The secondary suite will be contained in the townhouse unit located at the southwest corner of the site (Unit A2) (see Attachment 2). The total floor area of this A2 unit is approximately 162 m<sup>2</sup> (1,751 ft<sup>2</sup>) and the size of the secondary suite is approximately 42 m<sup>2</sup> (460 ft<sup>2</sup>). A surface parking stall will be provided for the secondary suite.

To ensure that the secondary suite will be built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

To ensure that the parking stall assigned to the secondary suite is for the sole use of the secondary suite, registration of a legal agreement on Title, or other measures, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan.
- Refinement of the proposed building form to achieve sufficient variety in design to create a desirable and interesting streetscape along No. 2 Road and along the internal drive aisles, to reduce visual massing of the three-storey units along No. 2 Road, and to address potential adjacency issues with adjacent single family homes.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk on No. 2 Road, and to the adjacent existing developments.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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

### **Existing Legal Encumbrances**

There is an existing 3.0 m wide utility right-of-way along the west property line of 9291 No. 2 Road for the existing sanitary sewer. There is also an existing 1.2 m wide utility right-of-way along the west property line of 9311/9331 No. 2 Road for the existing storm sewer. The developer is aware that no construction can take place there.

There is currently a covenant registered on the Title of 9311/9331 No. 2 Road, restricting the use of the site to a two-family dwelling only (Registration No. AE16486). Prior to final adoption of the rezoning bylaw, the applicant must discharge the covenant from title.

### **Transportation and Site Access**

Direct vehicular access to/from No. 2 Road along the subject site's No. 2 Road frontage is not permitted. Vehicular access to the subject site is to be provided via the driveway crossing and internal drive-aisles at 9211 No. 2 Road by means of a Statutory Rights of Way (CA5001624, EPP 51370) registered at 9211 No. 2 Road. This access arrangement was envisioned when the original Rezoning and Development Permit applications for the adjacent townhouse development at 9211 No. 2 Road were approved by Council in 2016. Registration of a legal agreement on Title prohibiting direct vehicle access to No. 2 Road, and limiting access to the SRW on the driveway at 9211 No. 2 Road will be required prior to final adoption of the rezoning bylaw. This agreement must include language indemnifying and releasing the City from any issues arising from such reliance.

Prior to final adoption of the rezoning bylaw, registration of a Statutory Rights of Way is also required to provide legal means of public/vehicular access to future developments located south of the subject site as well as the existing and future developments to the north of the site. The SRW is to cover the entire width and length of the north-south drive aisle on the subject development.

### **Tandem Parking**

The proposal will feature four units with a total of eight spaces in a tandem arrangement (32% of total required residential parking spaces), which is consistent with the maximum 50% of tandem parking provision of Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

### **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report, which assesses the structure and condition of on-site tree species, and provides recommendations on tree retention and removal. The Report assesses nine bylaw-sized trees and three hedgerows on the subject site, as well as two trees on neighbouring properties. The City's Tree Preservation Coordinator has reviewed the Arborist's Report and accepted the proposed tree retention scheme (Attachment 4) with the following comments:

- One 40 cm calliper English Oak tree (Tag# 681) is in good condition and is recommended for retention.
- Eight trees on site will be removed due to poor condition; 16 replacements trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 20 new trees on site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.
- Two hedgerows on site will be removed due to poor condition.
- One hedgerow identified as (tag# 687) located on the development site is recommended for retention.

- Two trees (tag# A & B) located on neighbouring properties to be protected as per Arborist report recommendation.
- 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 is required.
- Prior to Development Permit Issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

### **Affordable Housing Strategy**

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy, for a contribution of \$64,116.00.

### **Townhouse Energy Efficiency and Renewable Energy**

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. A Restrictive Covenant to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

### **Amenity Space**

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space) requires that a cash contribution of \$1,000 per unit for developments up to 19 units. The total cash contribution required for this 12 unit townhouse development is \$12,000.00.

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

### **Site Servicing and Frontage Improvements**

Prior to issuance of the Building Permit, the client is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontage, as well as service connections (see Attachment 5 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

**Financial Impact or Economic Impact**

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

**Conclusion**

The proposed 12-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, which will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 5, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9749 be introduced and given first reading.



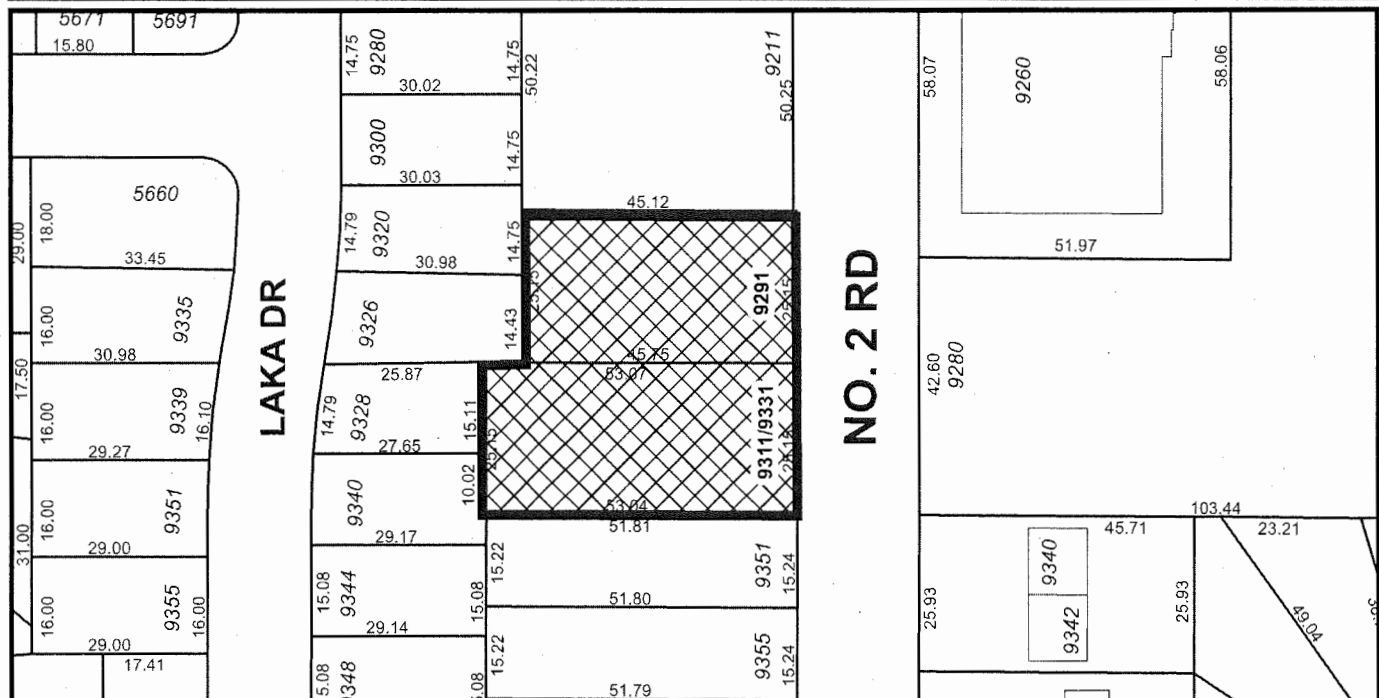
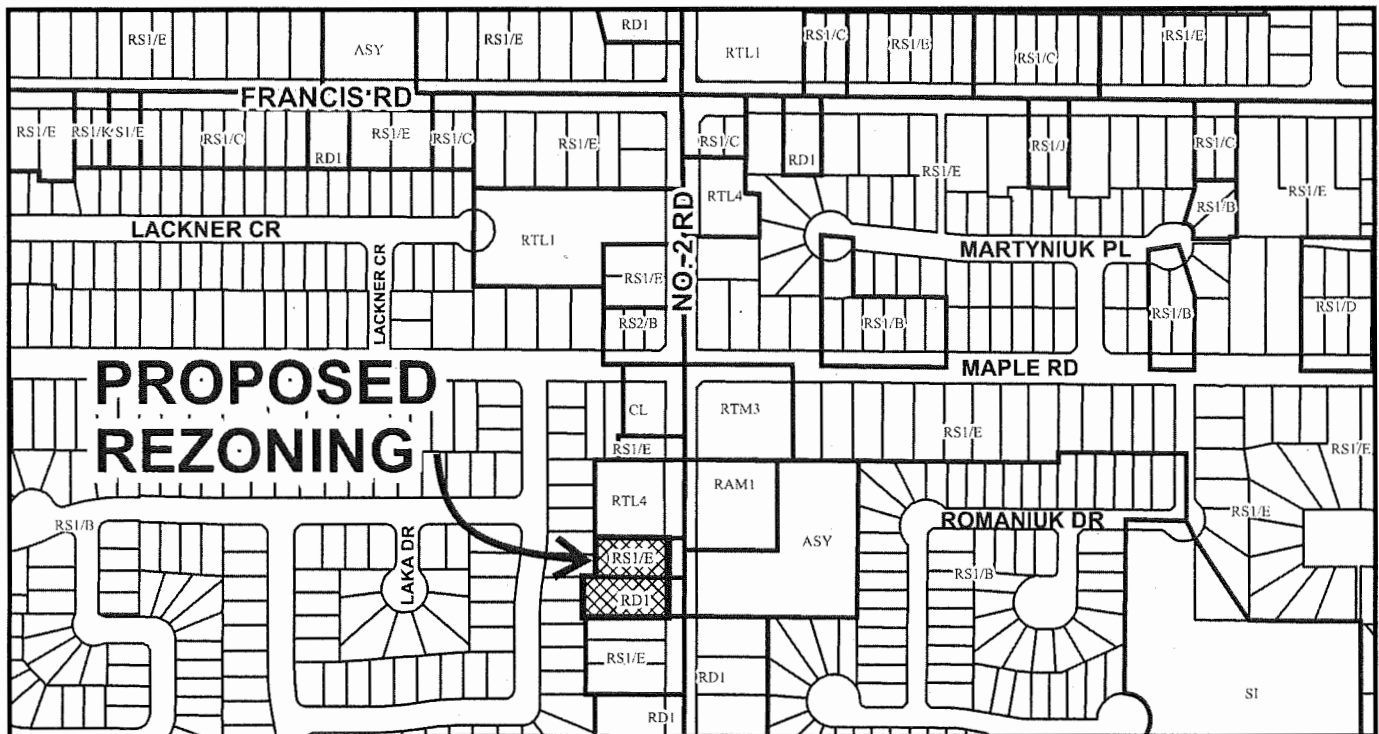
Edwin Lee  
Planner 1  
(604-276-4121)

EL:rg

Attachment 1: Location Map  
Attachment 2: Conceptual Development Plans  
Attachment 3: Development Application Data Sheet  
Attachment 4: Tree Management Plan  
Attachment 5: Rezoning Considerations



# City of Richmond



## RZ 15-716773

Original Date: 01/18/16

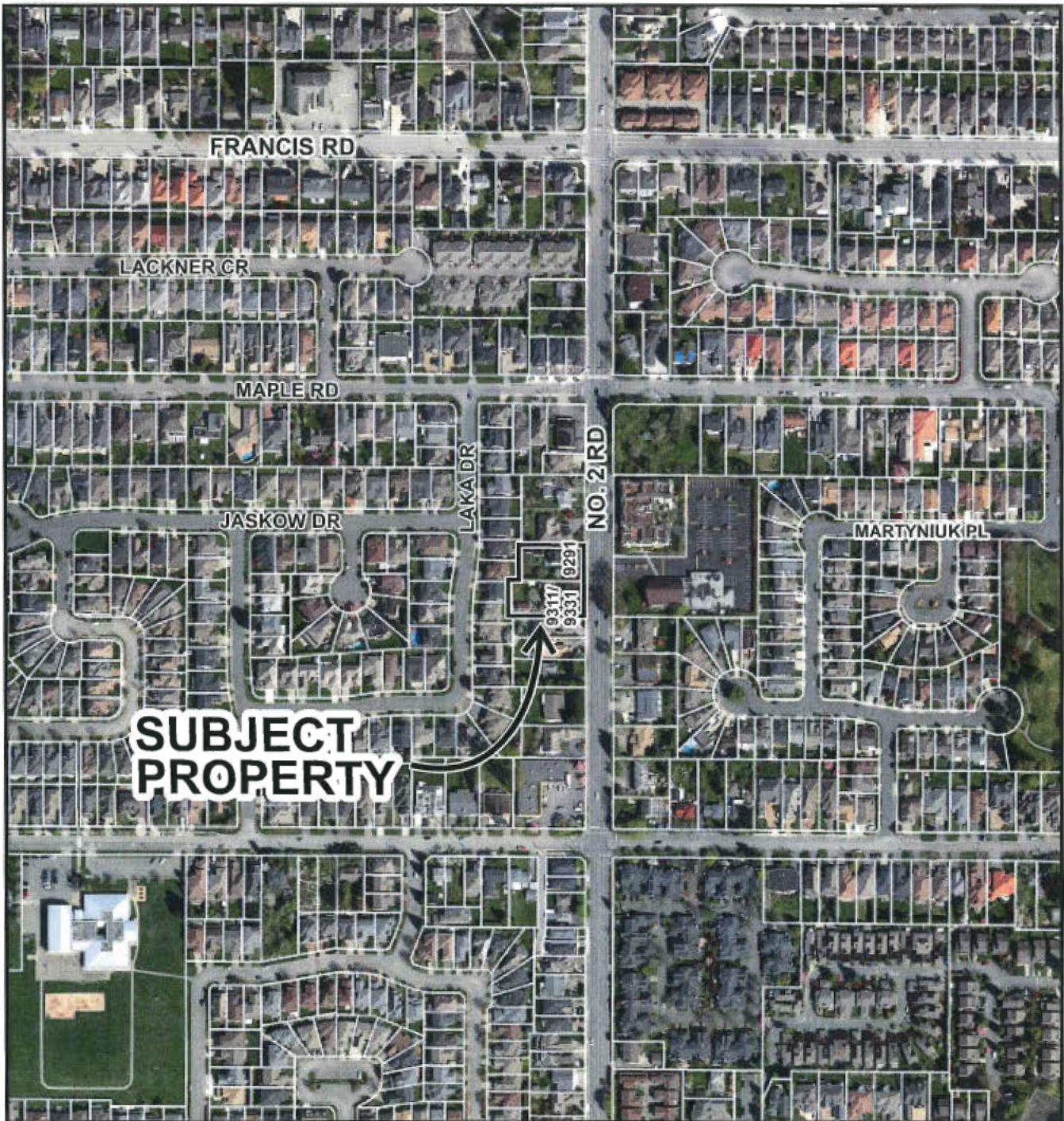
Revision Date: 08/04/17

Note: Dimensions are in METRES





# City of Richmond



RZ 15-716773

Original Date: 01/18/16

Revision Date: 08/04/17

Note: Dimensions are in METRES



**barnett dembek**  
 UNIT 135  
 7330 130 STREET  
 VANCOUVER, B.C.  
 V6M 1B5  
 PHONE: (604) 997-7100  
 FAX: (604) 997-2099  
 EMAIL: info@barnett-dembek.com

UNIT NO. 135  
 PROJECT NO. AC-11  
 SHEET NO. 15044

CLIENT: SATYAM JYAL  
 PROJECT: TOWNHOUSE DEVELOPMENT  
 CONCEPTUAL SITE PLAN #1  
 4291 & 4311 NO. 2 ROAD, RICHMOND B.C.

DESIGN: L.A. JAL  
 DRAWN: J. JAL  
 SCALE: 1"=10'

**DEVELOPMENT DATA**

ZONING: R1L3  
 GROSS SITE AREA: 26,718 SF. 0.618 AC. 2,482 m<sup>2</sup> 0.248 HA  
 DEDICATION: 0 SF. 0.000 AC. 0 m<sup>2</sup> 0.000 HA  
 NET: 26,718 SF. 0.618 AC. 2,482 m<sup>2</sup> 0.248 HA

DENSITY: 14.6 UPA, 48.4 UPA (12 UNITS)  
 SITE COVERAGE: 40% (10,161 SF.) (1,000 m<sup>2</sup>)  
 F.A.R.: 0.51 (15,246 SF.) (1,421 m<sup>2</sup>)

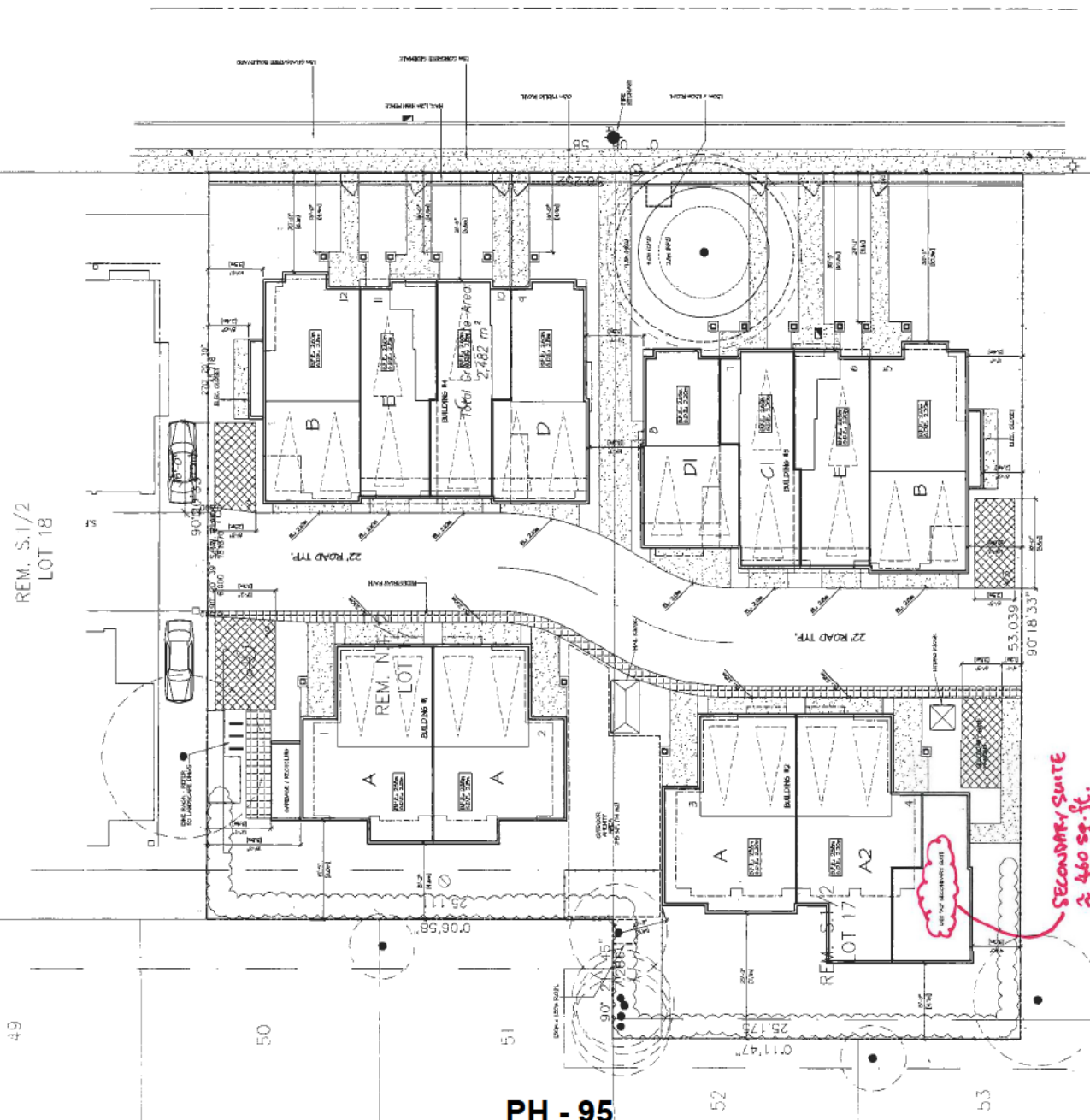
AMENITY SPACES:  
 INDOOR: PROVIDED, 0 SF. (0 m<sup>2</sup>)  
 OUTDOOR: PROVIDED, 145 SF. (14 m<sup>2</sup>)

PARKING:  
 REQUIRED: RESIDENTIAL: 2 X (12 UNITS) = 24 SPACES  
 VISITOR: 0.2 X (12 UNITS) = 2.4 SPACES  
 TOTAL: 26.4 SPACES  
 PROVIDED: RESIDENTIAL: 25 SPACES  
 VISITOR: 5 SPACES  
 TOTAL: 30 SPACES

NOTE: ADDITIONAL LOT AREA PROVIDED FOR  
 NET 10' BOUNDARY SET

UNIT BREAKDOWN: RELATED ALL F.A.R. DEVELOPMENT - 12 OF UNITS TOTAL AREA

UNIT TYPE	# OF UNITS	UNIT AREA	TOTAL AREA
1 BR	1	1,200 SF.	1,200 SF.
2 BR	1	1,200 SF.	1,200 SF.
3 BR	1	1,200 SF.	1,200 SF.
4 BR	1	1,200 SF.	1,200 SF.
5 BR	1	1,200 SF.	1,200 SF.
6 BR	1	1,200 SF.	1,200 SF.
7 BR	1	1,200 SF.	1,200 SF.
8 BR	1	1,200 SF.	1,200 SF.
9 BR	1	1,200 SF.	1,200 SF.
10 BR	1	1,200 SF.	1,200 SF.
11 BR	1	1,200 SF.	1,200 SF.
12 BR	1	1,200 SF.	1,200 SF.
13 BR	1	1,200 SF.	1,200 SF.
14 BR	1	1,200 SF.	1,200 SF.
15 BR	1	1,200 SF.	1,200 SF.
16 BR	1	1,200 SF.	1,200 SF.
17 BR	1	1,200 SF.	1,200 SF.
18 BR	1	1,200 SF.	1,200 SF.
19 BR	1	1,200 SF.	1,200 SF.
20 BR	1	1,200 SF.	1,200 SF.
21 BR	1	1,200 SF.	1,200 SF.
22 BR	1	1,200 SF.	1,200 SF.
23 BR	1	1,200 SF.	1,200 SF.
24 BR	1	1,200 SF.	1,200 SF.
25 BR	1	1,200 SF.	1,200 SF.
26 BR	1	1,200 SF.	1,200 SF.
27 BR	1	1,200 SF.	1,200 SF.
28 BR	1	1,200 SF.	1,200 SF.
29 BR	1	1,200 SF.	1,200 SF.
30 BR	1	1,200 SF.	1,200 SF.



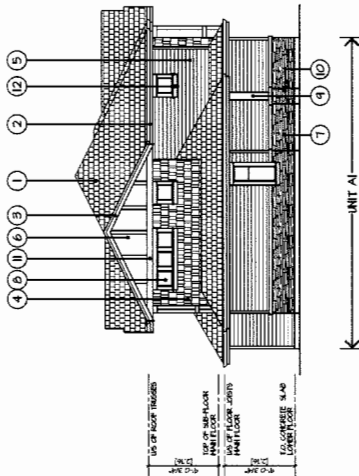
SECONDARY SUITE  
 2,460 sq. ft.

CONCEPTUAL SITE PLAN  
 SCALE: 1/8"=1'-0"



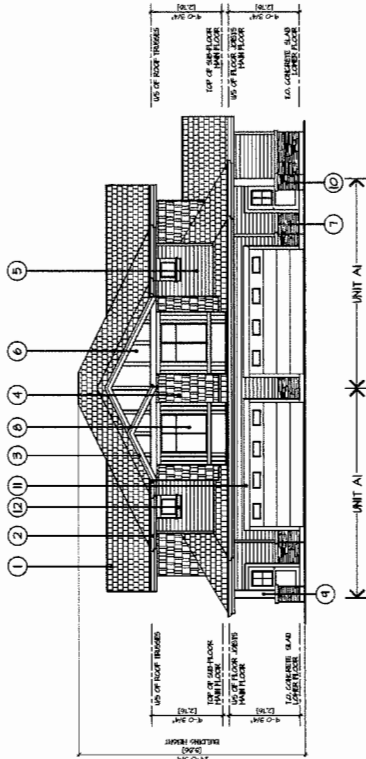






**SOUTH ELEVATION**

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

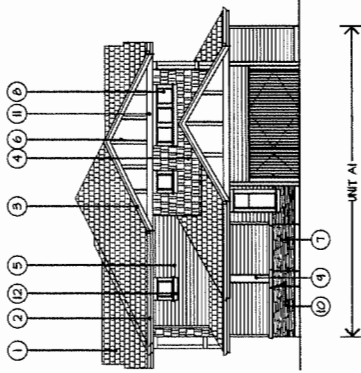


**EAST ELEVATION**

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

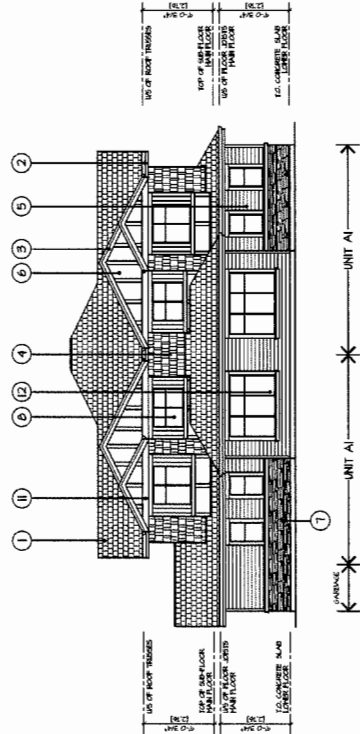
**SCHEDULE OF FINISHES**

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2X6 WOOD FASCIA
- 3 1x4 WOOD TRIM ON 2X4 WOOD FASCIA
- 4 HARDIE-SINGLE SIDING
- 5 HARDIE-PLANK LAP SIDING (6" PROFILE)
- 6 HARDIE-PANEL SIDING WITH BATTING
- 7 CULTURED LEDGESTONE VENEER
- 8 VINYL FRAMED WINDOWS WITH 2x6 TRIM
- 9 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
- 10 24x24 COLUMN BASE W/ CULTURED LEDGESTONE VENEER
- 11 2X4 WOOD TRIM
- 12 RANDOM SILL - 2X4 CAP ON 2X6 WOOD TRIM
- 13 3'-6" HIGH ALUMINUM PICKET GUARDRAIL



**NORTH ELEVATION**

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



**WEST ELEVATION**

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

**CLIENT :** SATNAM JYAL

**PROJECT :** TOWNHOUSE DEVELOPMENT

**ADDRESS :** 4281 & 4311 NO. 2 ROAD, RICHMOND B.C.

**DATE :** 10/11/11

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

**DESIGNER :**

**DATE :**

**BY :**

**CHECKED BY :**

**UNIT 135**

**7254 130 STREET**

**SURREY, B.C.**

**V8N 1W6**

**PHONE :** (604) 597-7100

**FAX :** (604) 597-7100

**EMAIL :** info@barnett-dembak.com

CLIENT NO.	SHEET NO.	PROJECT NO.	REV. NO.
15044	AC-41		



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**NORTH ELEVATION**

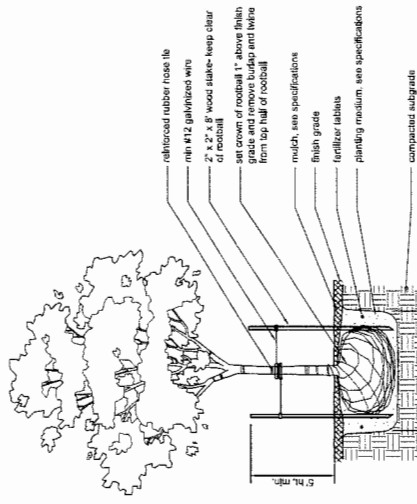
**WEST ELEVATION**

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x6 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x6 WOOD FASCIA
- ④ HARDIE-SHINGLE SIDING
- ⑤ HARDIE-PLANK LAP SIDING (6" PROFILE)
- ⑥ HARDIE-PANEL SIDING WITH BATTERS
- ⑦ CULTURED LEDGESTONE VENEER
- ⑧ VINYL FRAMED WINDOWS WITH 2x6 TRIM
- ⑨ 12x12 BUILT-UP COLUMN IV HARDIE PANEL SIDING
- ⑩ 2x4x4 COLUMN BASE W/ CULTURED LEDGESTONE VENEER
- ⑪ 2x6 WOOD TRIM
- ⑫ WINDOW SILL - 2x4 CAP ON 2x6 WOOD TRIM
- ⑬ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL



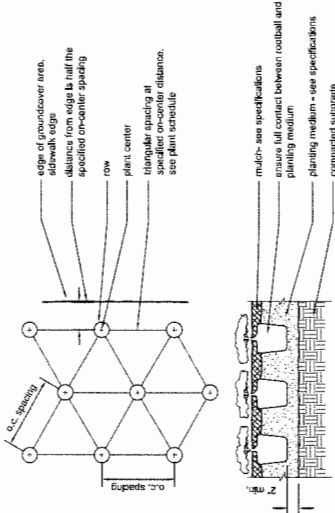


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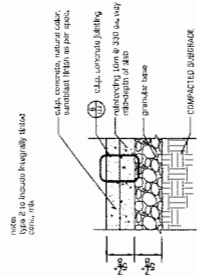


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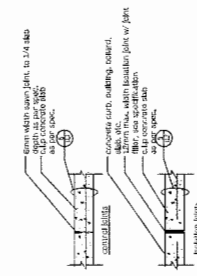
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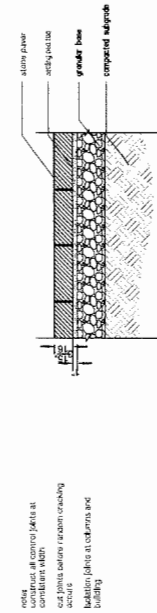
4 Groundcover Spacing Typ.  
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5 C.I.P. Concrete Typ.  
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6 Control Joints Typ.  
1:12 1'-1'0"



7 Stone Pavers  
1:12 1'-1'0"

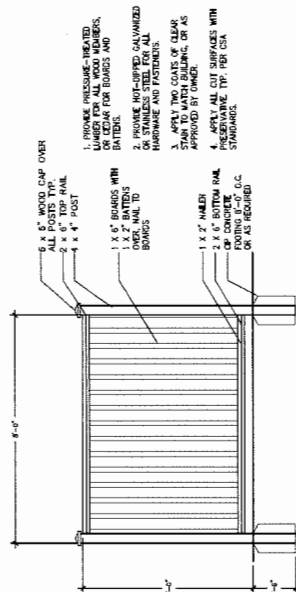
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100	Revised for Meeting	Nov 13 2017	

Project Name: HAPA  
 Project Number: 10000  
 Project Location: 4029 • 47th Street NE  
 Project Owner: HAPA

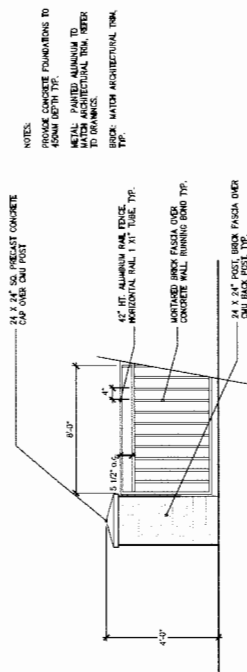
Multiunit Development  
 9291 & 9311 No 2 Road  
 Richmond BC

Landscape  
 Details

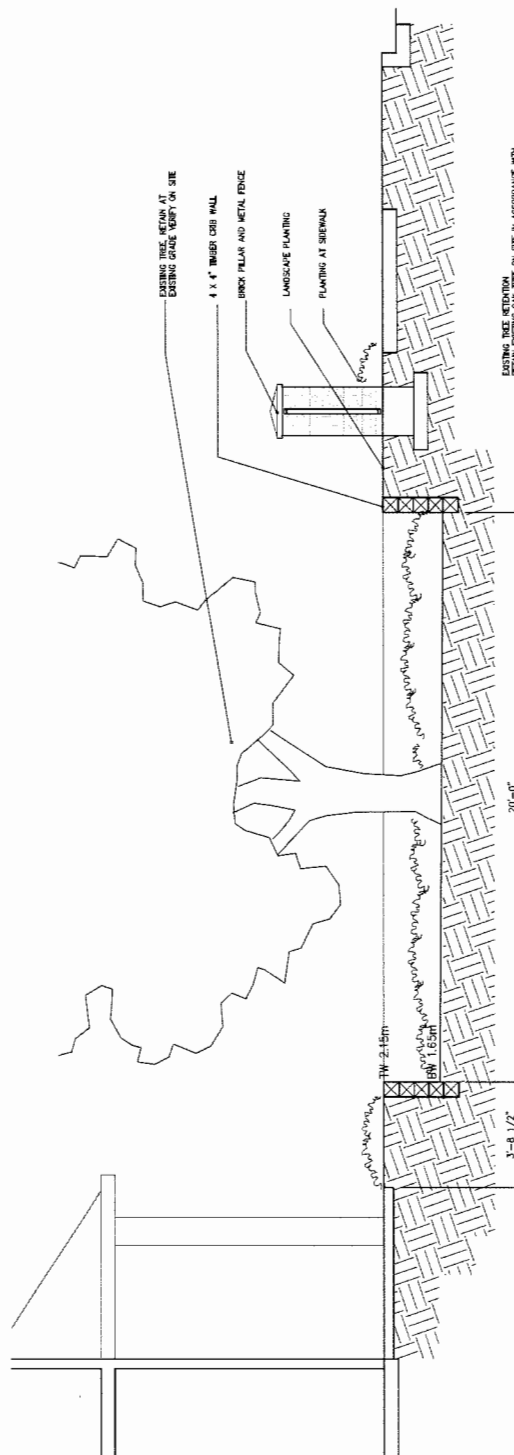
Date	Nov 13 2017	Drawn By	L1.2
Project	10000	Check	
Scale	AS SHOWN	Reviewed	
Drawn By	L1.2	Approved	



2 Wood Fence Typ.



1 Stone Pilaster Metal Fence Typ.



3 Tree Protection

EXISTING TREE RETENTION  
RETAIN EXISTING OAK TREE ON SITE IN ACCORDANCE WITH  
CITY OF RICHMOND STANDARDS FOR TREE PROTECTION AND  
CENTRAL ROOT ZONE SETBACKS. REFER TO LANDSCAPE  
DETAILS FOR CURB WALL DIMENSIONS AND DETAILS.

REFER TO ARBOREST TREE PROTECTION PLAN, NET/RT AND  
RECOMMENDATIONS.

NOT FOR CONSTRUCTION

Return for Reporting	Jul 26, 2017
Income for Reporting	Mar 13, 2017
YTD for Reporting	Nov 17, 2015

Year	Population	Population
1990	1,000,000	1,000,000
2000	1,200,000	1,200,000
2010	1,400,000	1,400,000
2020	1,600,000	1,600,000
2030	1,800,000	1,800,000
2040	2,000,000	2,000,000
2050	2,200,000	2,200,000
2060	2,400,000	2,400,000
2070	2,600,000	2,600,000
2080	2,800,000	2,800,000
2090	3,000,000	3,000,000
2100	3,200,000	3,200,000

only received. This finding is one example of the non-exclusive property of team collaboration and not the usual modeling of complex system interactions computed at the knowledge level.

Multinit Development  
9291 & 9311 No 2 Road  
Richmond BC

Landscape  
Concept Plan

Date \_\_\_\_\_ May 13 2017  
 sheet No. 15044  
 Job 1/2" x 1" x  
 Total 250.000 10/15



**RZ 15-716773**

**Attachment 3**

Address: 9291 and 9311/9331 No. 2 Road

Applicant: Jhujar Construction Ltd.

Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	Jhujar Construction Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	2,482 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Single-Family Residential / Two-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E) and Two-Unit Dwellings (RD1)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	3	12
<b>Other Designations:</b>	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.1 m	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.6 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> <li>12.0 m (3 storeys) Max. along No. 2 Road</li> <li>9.0 m (2 storeys) Max. along west property line</li> </ul>	none
Lot Width:	Min. 50.0 m	50.25 m	none
Lot Depth:	Min. 35.0 m	45.12 m Min.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit + 1 (R) per secondary suite	2 (R) and 0.251 (V) per unit + 1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	25 (R) and 3 (V)	25 (R) and 3 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (24 x Max. 50% = 12)	8	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	0	none
Handicap Parking Spaces:	Min. 2% of parking stalls required when 3 or more visitor stalls are required (28 x 2% = 1 space)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	15 (Class 1) and 3 (Class 2)	15 (Class 1) and 3 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 12 units = 72 m <sup>2</sup>	74 m <sup>2</sup>	none

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



Tag #	Tree Type	DBH (cm)	Condition	Notes	Action
481	English oak	40	M	Significant treatment of the tree within the current development design. See report and drawing for more detail.	Active
482	Black spruce	32	M	A series of limbs in the stem, connected to vertical 3m above grade.	Retain and Protect
483	None	32	M	Severely damaged by a tree in the crown above grade.	Remove due to Construction Conflict
484	None	32	M	A series of limbs in the stem, connected to vertical 3m above grade.	Remove due to Construction Conflict
485	None	32	M	The root zone is disturbed less than 1m northwest of the stem due to mechanical vehicular traffic over tall concrete.	Remove due to Condition
486	None	32	M	The tree is located within the construction envelope and is proposed to be removed.	Remove due to Condition
487	None	32	M	Intensely topped of the south due to proximity of adjacent trees.	Remove due to Condition
488	None	32	M	Replacement leader canopy less than 20% of the crown, viability of the toppling tree and has developed a weak structural form.	Remove due to Construction Conflict
489	None	32	M	Severely damaged by a tree in the crown above grade and is proposed to be removed.	Remove due to Construction Conflict
490	None	32	M	Asymmetrical crown with proximity of adjacent trees.	Remove due to Construction Conflict
491	None	32	M	Excellent root ball is expected to result from excavation for the new building foundation and will be replaced with a new tree.	Remove due to Construction Conflict
492	None	32	M	Heavily topped of 5m above grade.	Remove due to Construction Conflict
493	None	32	M	Intensely topped of 5m above grade.	Remove due to Construction Conflict
494	None	32	M	Very imbalanced in the crown.	Remove due to Construction Conflict
495	None	32	M	Severely damaged by a tree in the crown above grade.	Remove due to Construction Conflict
496	None	32	M	The required grade change and excavation for the new building foundation will result in extensive soil loss and the tree is proposed to be removed.	Remove due to Construction Conflict
497	None	32	M	Multiple (3+) replacement leaders have developed a weak structural form, are weakly attached and carry over 50% of the crown.	Remove due to Construction Conflict
498	None	32	M	Heavily topped of 5m above grade.	Remove due to Construction Conflict
499	None	32	M	Heavily topped of 5m above grade.	Remove due to Construction Conflict
500	None	32	M	The tree is located within the construction envelope and is proposed to be removed.	Remove due to Construction Conflict
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540	None	32	M	The	

[illegible]

If large scale land clearing occurs, a 10% and/or finer land reforestation treatment is required in new forested areas along the perimeter of the land clearing area. A 10% and/or finer land reforestation treatment is required to remove it. A strongly recommended land clearing contractor should coordinate with the project engineer in advance to prepare work plan and to landfilled material and the protection required to them, as well as during the clearing process to improve conditions and to assist new forest for becoming products, the proposal should be required to provide cost for the following treatment (excluding disposal of waste) in the largest infill area some.

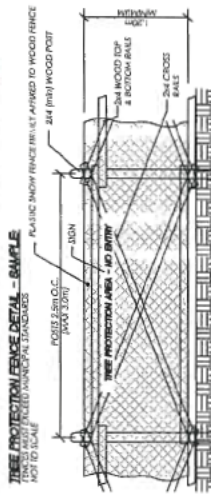
Note that approaches for testing chips at large wedding salons involved by the works of these operations on the site will be investigated with affected primarily women under 25.

**PROJECT OBJECTIVE:** The project was to identify and develop an IT project management methodology for the IT project manager. The methodology was to be developed for the IT project manager to use in the IT project management process. The methodology was to be developed for the IT project manager to use in the IT project management process. The methodology was to be developed for the IT project manager to use in the IT project management process.

[illegible]

- The use of aerial lifts, cranes or other overhead equipment restricted in proximity to overhead lines should be planned with the site and height of the crown of the tree accordingly.

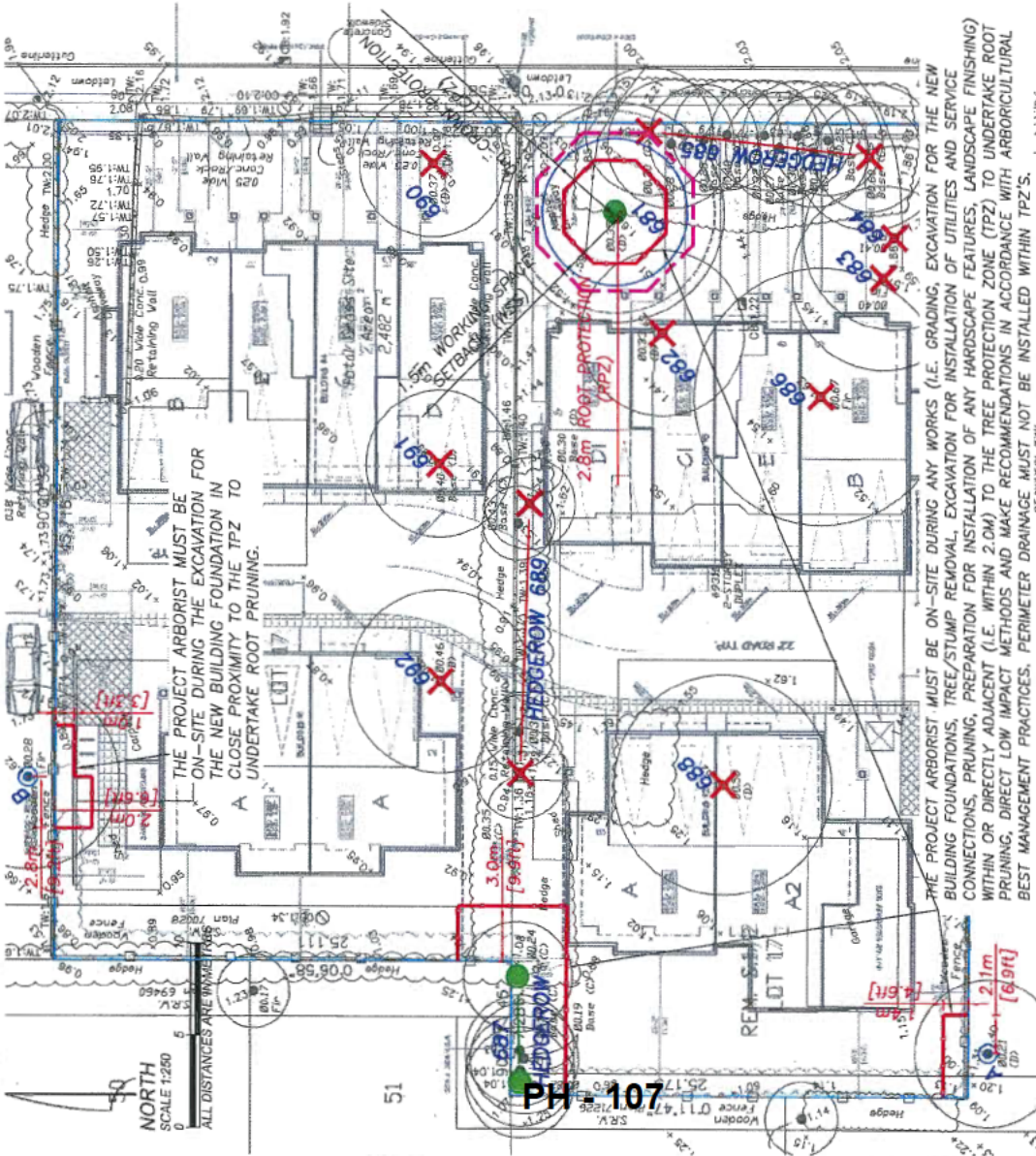
The landscaping plan for a given residential project can be severely misguided. The operation of equipment, the placement of growing medium, grading and job-site preparation for hard landscape features, site drainage and pooling, the preparation for retaining walls and footings, excavation for fences, signs and other landscape features, digging of planting holes for new plants and trees, the digging of trenches for irrigation, drainage and lighting, and the placement of turf and other finishing works, all have a very high potential for men and material damage. It is also true that the landscape works project the limitations or accidents within the IPZ. Therefore the landscape installation staff should be educated. On-site discipline was the subject about 15 years ago.



3	AUG 2, 2017	UPDATED SITE PLAN
0	AUG 17, 2015	INITIAL SUBMISSION
REV #	DATE	COMMENTS

<b>TREE MANAGEMENT DRAWING</b>	
PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	9311 & 9291 No.2 ROAD, RICHMOND
CLIENT:	JHUJAR CONSTRUCTION
ACL FILE:	15241
SHEET: 1 OF 2	

**ARBORTECH CONSULTING**  
ACI GROUP  
SUITE 145 • 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4  
P 604 275 3464  
aclioup.ca



**SUGGESTED PLANT LIST: REPLACEMENT TREES**

Please use botanical name when ordering.  
 Size: H denotes height and C denotes calliper.  
 Current arboricultural best management practices and BCMA/ICMA standards apply to: quality, root ball, health, form, handling, planting, giving/raising and establishment care.  
 Scale, Height and Spread (metres) are approximate mature sizes considering landscape planting in a "Southern Coastal BC" growing environment - actual dimensions will vary.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
AG		60m C	Acrogriseum	Paperbark maple
FD		60m C	Fagus sylvatica 'Dawyck'	Dawyd's beech
SP		60m C	Stewartia pseudocamellia	Japanese stewartia
AU		60m C	Arbutus unedo	Strawberry tree
CC		3.5m H	Cercis canadensis	Redbud
SR		60m c	Syringa reticulata	Lilac
EVERGREEN - SMALL SCALE:				
APC		3.5m H	Abies procera 'Glaucia'	Noble fir
PO		3.5m H	Picea omorika	Sorbus spruce

**LEGEND:**

- ✕ denotes TAG NUMBER or ID REFERENCE.
- ⊕ denotes PRIORITY RANKING for treatment planning consideration.
- ⊖ denotes DRIPLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- ✕ denotes REMOVAL tree (proposed).
- ⊕ denotes HIGH RISK REMOVAL tree (proposed).
- ⊖ denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- ⊕ denotes NON-SYLAW under-size tree (as measured by project arborist).
- ⊖ denotes SITE or STUDY AREA BOUNDARY.
- ⊕ denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
- ⊖ denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

ARBORTECH CONSULTING  
 SUE 1.45 - 12031 HORSESHOE WAY, RICHMOND, BC V7A 4V4 P 604 275 3484  
 acigroup.ca

TREE MANAGEMENT DRAWING	
PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	9311 & 9291 No 2 ROAD, RICHMOND
CLIENT:	JHUJAR CONSTRUCTION
ACL FILE:	15241
SHEET: 2 OF 2	

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

THE PROJECT ARBORIST MUST BE ON-SITE DURING ANY WORKS (I.E. GRADING, EXCAVATION FOR THE NEW BUILDING FOUNDATIONS, TREE/STUMP REMOVAL, EXCAVATION FOR INSTALLATION OF UTILITIES AND SERVICE CONNECTIONS, PRUNING, PREPARATION FOR INSTALLATION OF ANY LANDSCAPE FEATURES, LANDSCAPE FINISHING) WITHIN OR DIRECTLY ADJACENT (I.E. WITHIN 2.0M) TO THE TREE PROTECTION ZONE (TPZ) TO UNDERTAKE ROOT PRUNING, DIRECT LOW IMPACT METHODS AND MAKE RECOMMENDATIONS IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES. PERIMETER DRAINAGE MUST NOT BE INSTALLED WITHIN TPZ'S.

THE PROJECT ARBORIST MUST BE ON-SITE DURING THE EXCAVATION FOR THE NEW BUILDING FOUNDATION IN CLOSE PROXIMITY TO THE TPZ TO UNDERTAKE ROOT PRUNING.





**Address:** 9291 and 9311/9331 No. 2 Road

**File No.:** RZ 15-716773

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9749, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
2. Registration of a flood indemnity covenant on Title.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until one secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
4. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure a surface parking stall is assigned to the unit with a secondary suite, and that the parking stall will be for the sole use of the secondary suite.
5. Registration of a legal agreement or measures, as determined to the satisfaction of the Director of Development, ensuring that the only means of vehicle access to and from 9291 and 9311/9331 No. 2 Road is from the Public Rights of Passage (PROP) statutory rights-of-way (SRW) (registered under CA5001624, EPP 51370) burdening the adjacent property to the north at 9211 No. 2 Road; and that there be no direct vehicle access to or from No. 2 Road.
6. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the north-south internal drive aisle on site in favour of the existing and future residential development to the north, as well as the future residential developments to the south. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that no permanent structures, including concrete curbs, are to be constructed at the north and south ends of the on-site north-south drive aisle.
7. Registration of a legal agreement on Title, prohibiting the conversion of the tandem parking area into habitable space.
8. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
9. Discharge of existing covenant AE16486 registered on title, which restricts the use of the property to a duplex.
10. 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 on site and on adjacent properties. 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.
11. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g. \$12,662.91) to the City's Public Art fund.
12. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$64,116.00) to the City's affordable housing fund.
13. Contribution of \$12,000.00 in-lieu of on-site indoor amenity space.
14. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

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

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

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

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

1. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 442 L/s of water available at a 20 psi residual at the hydrant at 9260 No.2 Rd. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
  - Install a fire hydrant at No.2 Road frontage to service the proposed townhouse development. Coordination with the City's Fire Department to confirm the location of the proposed hydrant is required.
- c. At Developers cost, the City is to:
  - Cut and cap at main, the existing water service connections to both 9291 and 9311 No.2 Rd.
  - Install 1 new water service connection off of the 200mm PVC watermain along No.2 Rd.

Storm Sewer Works

- a. At Developer's cost, the City is to:
  - Check the size and condition of the existing storm service connection on lot 9291's frontage. Upgrade to the service connection pipe may be required if it is inadequately sized or in poor condition.
  - Cut, cap, and abandon the existing storm service connection lead and dispose existing inspection chamber at the northeast corner of Lot 9311.
  - Install a new Type III inspection chamber and remove the existing storm inspection chamber STIC51279.

Sanitary Sewer Works

- a. At Developers cost, the City is to:
  - Remove the existing IC and sanitary lead that services Lot 9291.
  - Install a 150mm service connection complete with an inspection chamber and tie-in to existing manhole SMH3304 located at the northwest corner of 9311 No 2 Road. Connection shall utilize the existing opening at the southeast face of SMH3304.
- b. The Developer is required to:
  - Not start building construction until the rear yard sanitary connection is completed by city crews.

Frontage Improvements

- a. The Developer is required to:
  - Construct a new 1.5 m wide concrete sidewalk immediately along the east property line of the site. The new sidewalk is to connect to the existing sidewalk north and south of the subject site. The alignment of the sidewalk may be changed for tree protection purposes.
  - Remove the existing sidewalk next to the curb and backfill the area to provide a grass/tree boulevard between the new sidewalk and the existing curb.

- The existing driveways to provide access to the subject site from No. 2 Road are to be closed permanently. Remove the existing driveway crossings and replace with barrier curb/gutter, boulevard and sidewalk per standards described above. The developer of this site is responsible for the design and construction of curb/gutter, sidewalk and boulevard as part of the driveway closure works in addition to other required frontage improvements.
- Coordinate with BC Hydro, Telus and other private communication service providers when:
  - i. Undergrounding Hydro service lines.
  - ii. Relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - iii. Determine if above ground structures are required and coordinate their locations on-site with the architect and private utility companies (e.g. PMT, LPT, Shaw cabinets, Telus, Kiosks, etc).

#### General Items

- a. The Developer is required to:
  - Provide additional ROW to accommodate the proposed service connections. Details to be determined during the SA process.
  - 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.
  - Provide a pre-load plan and geotechnical assessment of impact to existing surrounding utilities and recommendations to mitigate the impact.
2. Installation of appropriate tree protection fencing around all trees and hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$18,000 in total) to ensure the replacement planting will be provided.
3. 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.
4. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

#### **Note:**

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

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

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

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

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Signed

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Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9749 (RZ 15-716773)  
9291 and 9311/9331 No. 2 Road**

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

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

P.I.D. 004-014-758

North Half Lot 17 Except: Part Subdivided by Plan 60236, Block "B" Section 25 Block 4  
North Range 7 West New Westminster District Plan 1353

and

P.I.D. 002-821-991

The South Half of Lot 17 Except: Part Subdivided by Plan 70853; Block "B" Section 25  
Block 4 North Range 7 West New Westminster District Plan 1353

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9749**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 11 2017

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

\_\_\_\_\_  
MAYOR

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




# City of Richmond

## Report to Committee Planning and Development Division

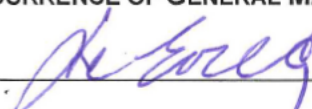
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** August 25, 2017  
**File:** RZ 16-729962  
**Re:** Application by Interface Architecture Inc. for Rezoning at 9211 and 9231 Williams Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)"

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9750, for the rezoning of 9211 and 9231 Williams Road from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:el  
Att. 5

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

## **Staff Report**

### **Origin**

Interface Architecture Inc. has applied to the City of Richmond for permission to rezone 9211 and 9231 Williams Road (Attachment 1) from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone in order to permit the development of eight townhouse units with vehicle access directly from Williams Road.

### **Project Description**

The two properties under this application have a total combined frontage of 40.26 m, and are proposed to be consolidated into one development parcel. The site layout includes four duplex buildings with a proposed density of 0.6 FAR. Two secondary suites are included in this proposal. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains two single family homes, which will be demolished.

### **Findings of Fact**

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

### **Surrounding Development**

To the North: Existing single family dwellings on lots zoned “Single-Detached (RS1/E)”.

To the South: Across Williams Road, South Arm Park on lands zoned “School & Institutional Use (SI)”.

To the East: Existing single family homes with coach houses on compact lots zoned “Coach Houses (RCH)”, which are identified for townhouse development under the Arterial Road Land Use Policy; and a 20-unit townhouse complex zoned “Medium Density Townhouses (RTM2)”.

To the West: Existing single family dwellings on lots zoned “Single-Detached (RS1/E)”, which are identified for townhouse development under the Arterial Road Land Use Policy.

### **Related Policies & Studies**

#### **Official Community Plan**

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

#### **Arterial Road Policy**

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and

the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Policy.

### **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 Art**

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.81 per buildable square foot (2016 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$8,726.62.

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff received a request from the property owners of the adjacent property to the north (9291 Pinewell Crescent) not to allow the entry driveway to the proposed townhouse development to be located along the west property line of the development site due to potential headlight glare and privacy concerns. The proposed entry driveway will be located in the middle of the site's Williams Road frontage to allow for a more efficient site layout and address the neighbours' concerns. Transportation staff have reviewed the design and have no concerns.

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**

#### **Built Form and Architectural Character**

The applicant proposes to consolidate the two properties into one development parcel with a total area of 1,668.2 m<sup>2</sup>, and construct eight townhouse units. The layout of the townhouse units is oriented around a single driveway providing access to the site from Williams Road and an east-west internal manoeuvring aisle providing access to the unit garages. The outdoor amenity area will be situated in a central open courtyard at the rear (north) of the site.

The proposal consists of a mix of two-storey and three-storey townhouse units, all with side-by-side double car garages. Two ground level secondary suites are proposed to be included in this development proposal. These suites will be contained in two of the three-storey units (unit type C) proposed on site, located on either side of the main entry driveway (see Attachment 2). The total floor area of each of these C units is approximately 148 m<sup>2</sup> (1,591 ft<sup>2</sup>) and the size of each secondary suite is approximately 23 m<sup>2</sup> (250 ft<sup>2</sup>). Each secondary suite contains a sleeping area, a living/dining area, a kitchenette and a bathroom. A surface parking stall will be assigned to each of the secondary units.

To ensure that the secondary suites are built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

To ensure that the parking stalls assigned to the secondary suites are for the sole use of each of the secondary suites, registration of a legal agreement on Title, or other measures, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple family projects in the 2041 Official Community Plan.
- Refinement of the proposed building form to achieve sufficient variety in design and setbacks to create an interesting streetscape along Williams Road and along the internal drive aisles, to reduce visual massing of the three-storey units along Williams Road, and to address potential adjacency issues.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on site.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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

### **Existing Legal Encumbrances**

There is an existing 3.0 m wide utility right-of-way along the north property line of the site for the existing sanitary sewer. The developer is aware that no construction is permitted in this area.

### **Transportation and Site Access**

One driveway from Williams Road is proposed. The long-term objective is for the driveway access established on Williams Road to be utilized by adjacent properties to the east and west if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed driveway and the internal manoeuvring aisle will be secured as a condition of rezoning.

## **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report, which assesses the structure and condition of on-site tree species, and provides recommendations on tree retention and removal. The Report assesses one bylaw-sized trees on the subject site, three trees on neighbouring property, and three trees on City property. The City's Tree Preservation Coordinator and Parks Operation staff have reviewed the Arborist's Report and accepted the proposed tree retention scheme (Attachment 4):

- One 39 cm calliper Cherry tree (tag# 754) located on the development site is infected with Fungal Blight, exhibits structural defects including cavities at the secondary branch unions and co-dominant stems with inclusions. As a result, this tree is not a good candidate for retention and should be replaced. Two replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 16 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.
- Three Cottonwood trees located on neighbouring property to the north at 9291 Pinewell Crescent were removed by the neighbouring property owners under Tree Permit (T2 16-722068).
- Two street trees (tag# A & C) located on City property should be protected as per City of Richmond Tree Protection Information Bulletin Tree-03. 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 is required.
- One Flowering Cherry tree (tag# B) located on City property is required to relocate to a location in South Arm Park. Developer is required to contact Parks Division four business days prior to the relocation to finalize the details and allow for proper signage to be posted. Prior to final adoption of the rezoning bylaw, proof of a contract with a company specializing in tree relocation to undertake the transplant of these trees is required.

## **Variances Requested**

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

- Increase the maximum lot coverage from 40% to 41% to accommodate the ground floor secondary suites;
- Reduce the ground floor front yard setback from 6.0 m to 4.5 m for the units with a secondary suite and reduce the overall front yard setback from 6.0 m to 5.4 m for all other units;
- Allow one small car parking stall in each of the side-by-side garages (eight small car stalls in total) and small car parking stalls for the secondary suite units.

Staff support the requested variances recognizing that a 0.6 m road dedication is required along the entire Williams Road frontage and that additional floor spaces are preferred for the two secondary units proposed in the front buildings, on the ground floor. These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage

### **Affordable Housing Strategy**

The applicant is required to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy, for a contribution of \$43,094.40.

### **Townhouse Energy Efficiency and Renewable Energy**

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. A Restrictive Covenant to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

### **Amenity Space**

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space) requires that a cash contribution of \$1,000 per unit for development up to 19 units. The total cash contribution required for this eight unit townhouse development is \$8,000.00.

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

### **Site Servicing and Frontage Improvements**

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate an approximately 0.6 m wide road across the entire Williams Road frontage to accommodate the required frontage improvements including a new sidewalk and grass and treed boulevard. The developer is also required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontage, storm upgrades, as well as service connections (see Attachment 5 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.



**Financial Impact or Economic Impact**

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

**Conclusion**

The proposed eight unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 5, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9750 be introduced and given first reading.



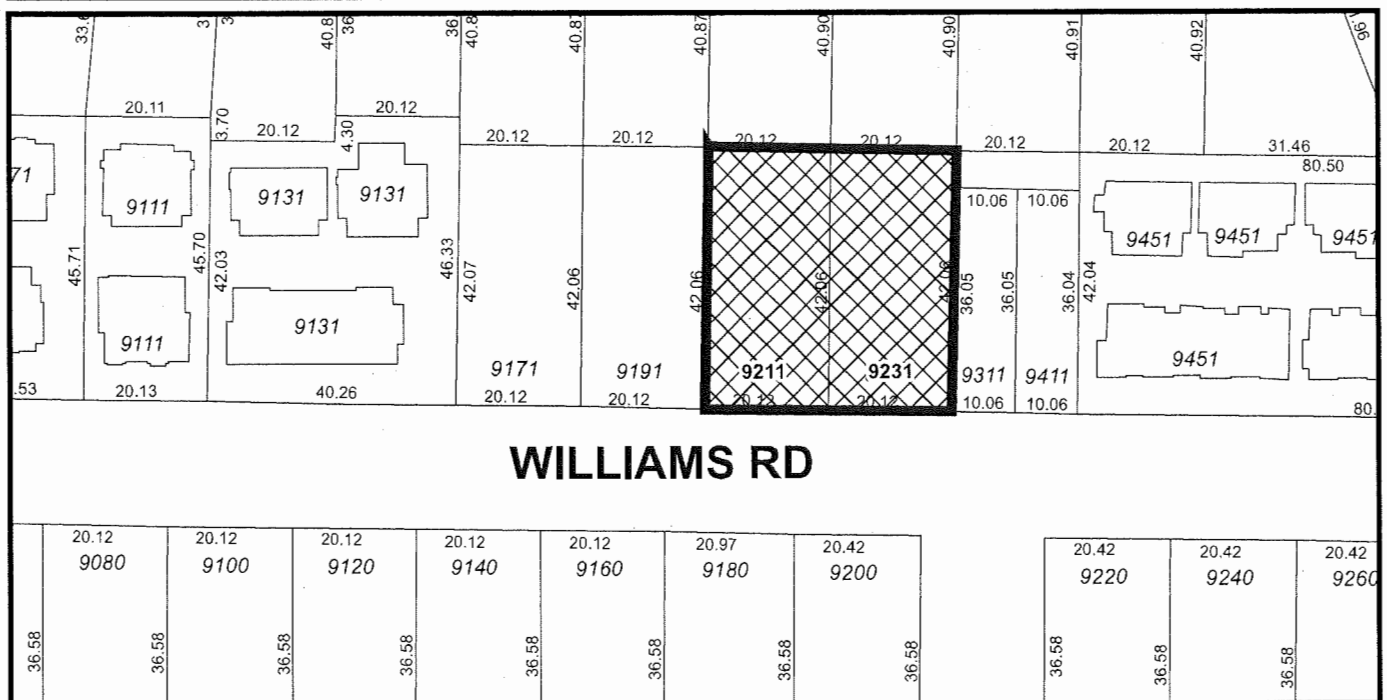
Edwin Lee  
Planner 1  
(604-276-4121)

EL:rg

Attachment 1: Location Map  
Attachment 2: Conceptual Development Plans  
Attachment 3: Development Application Data Sheet  
Attachment 4: Tree Management Plan  
Attachment 5: Rezoning Considerations

**PROPOSED REZONING**

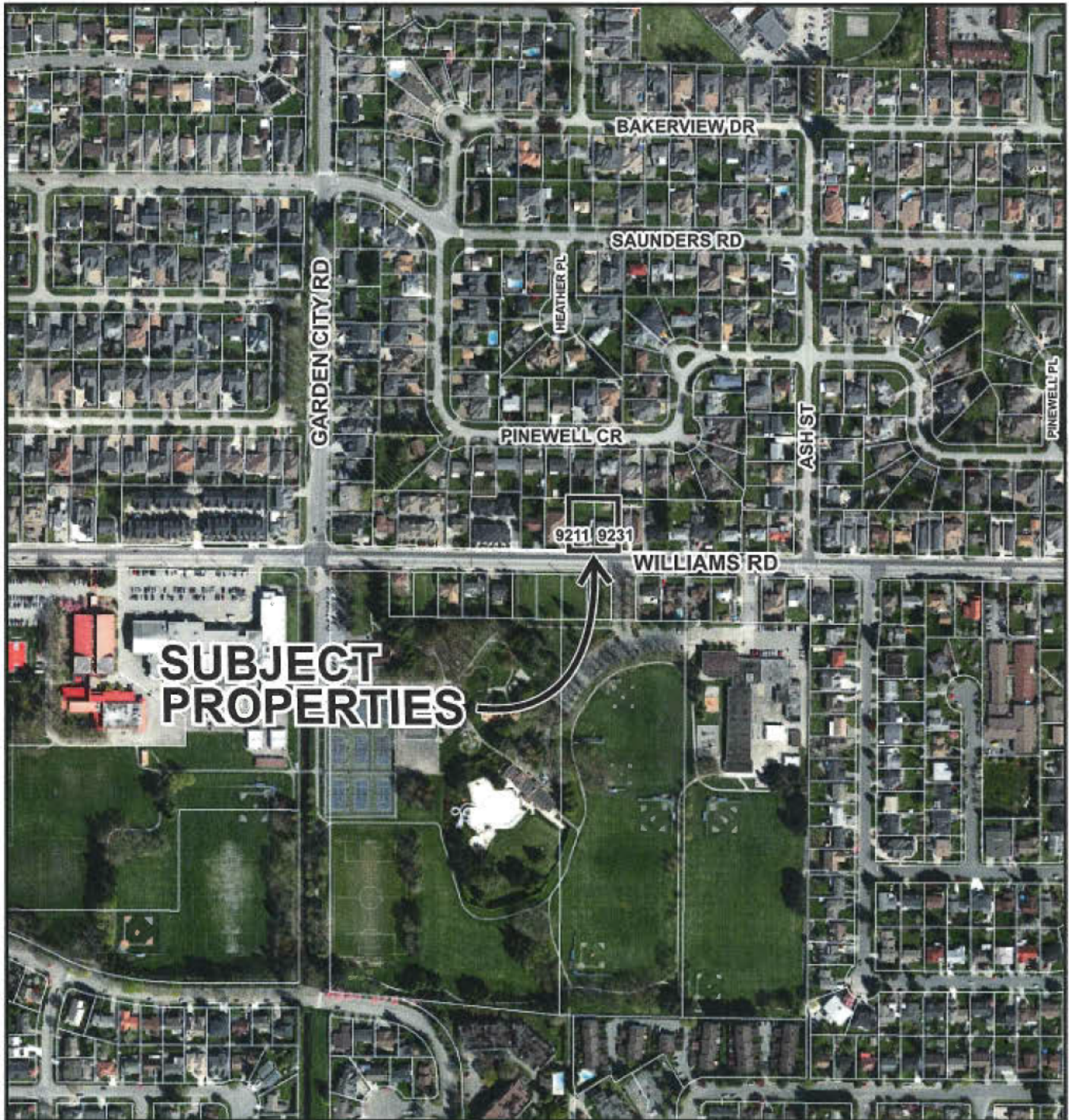
The map displays a network of streets and their associated zoning districts. The highlighted parcel is situated on the east side of Pinewell Cr, between Heather Pl and Ash St, and just north of Williams Rd. The surrounding areas include various residential zoning types such as Single-Family Detached (RS1/E), Single-Family Detached with Carports (RS1/C), and Single-Family Detached with Attached Units (RD1).



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City of  
Richmond



RZ 16-729962

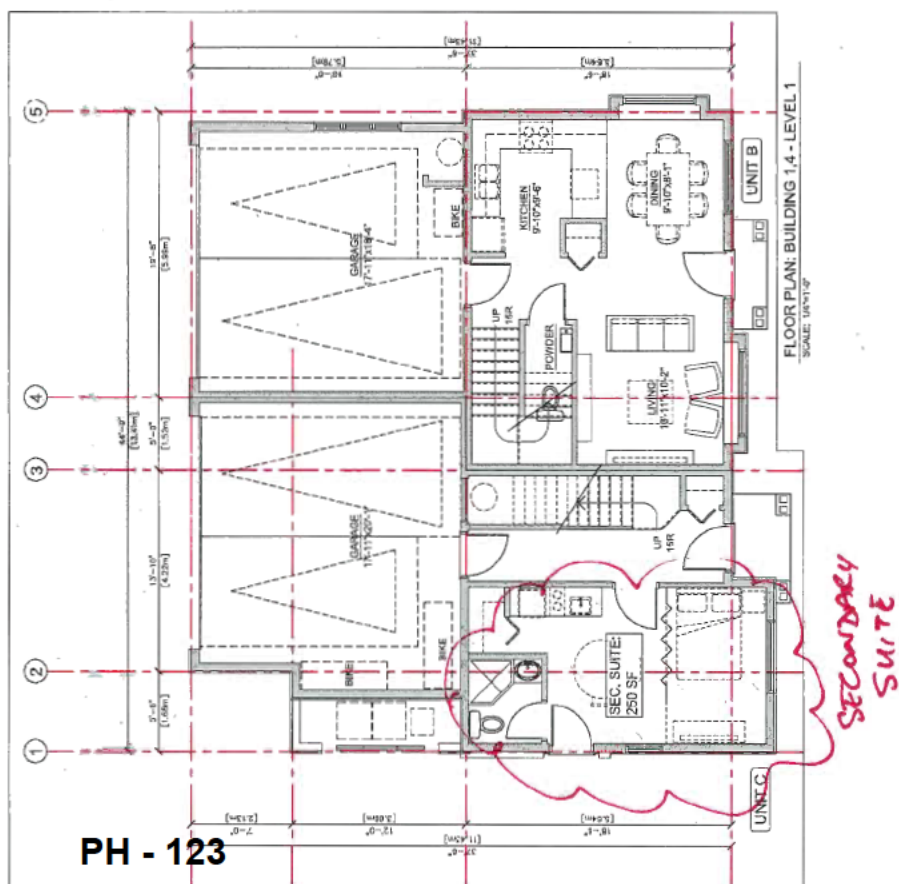
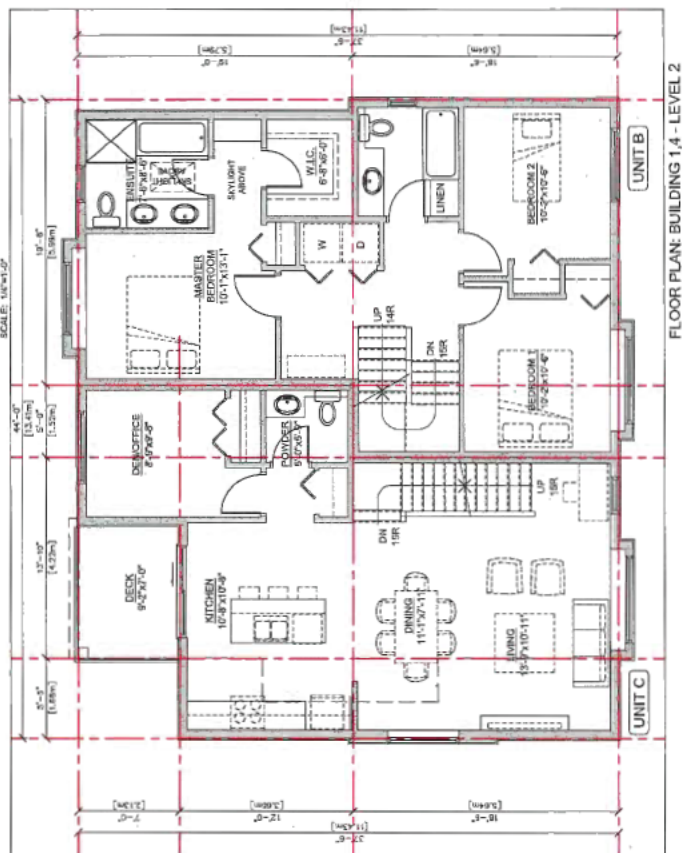
Original Date: 05/05/16

Revision Date:

Note: Dimensions are in METRES

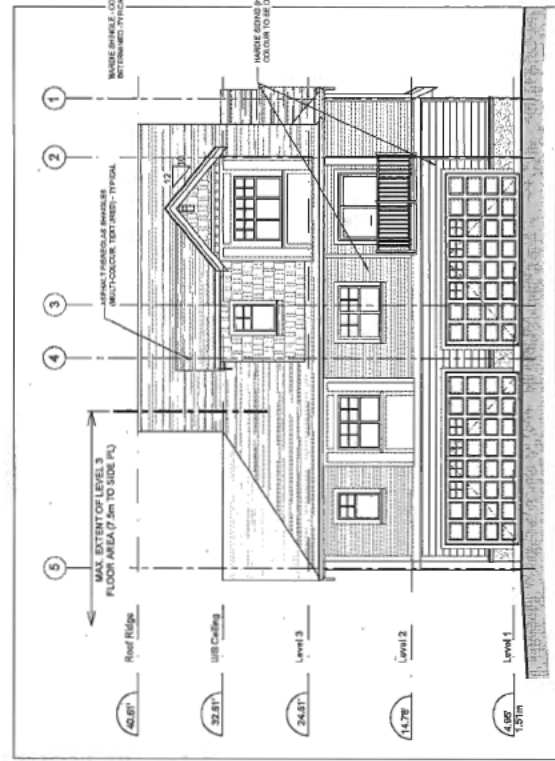
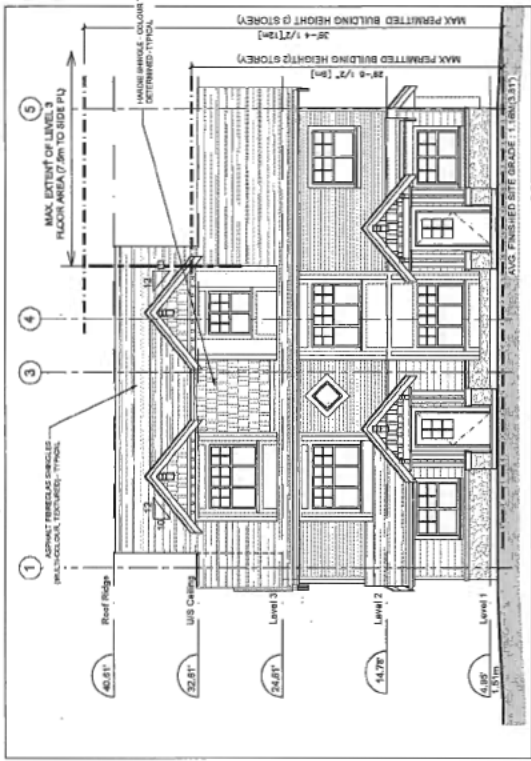
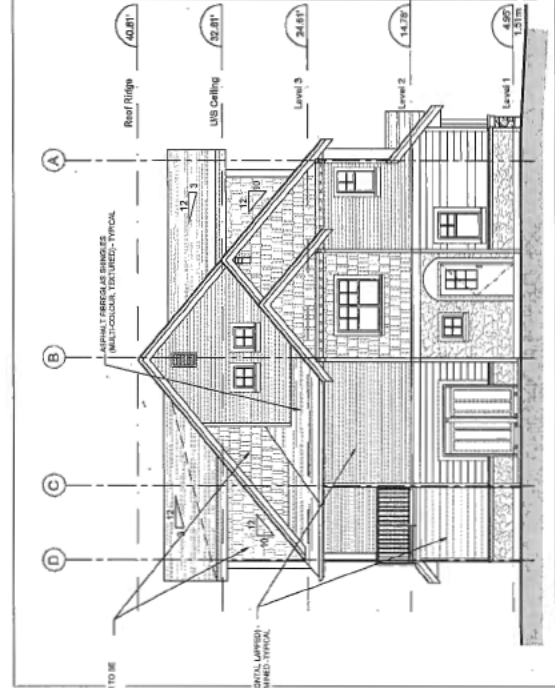
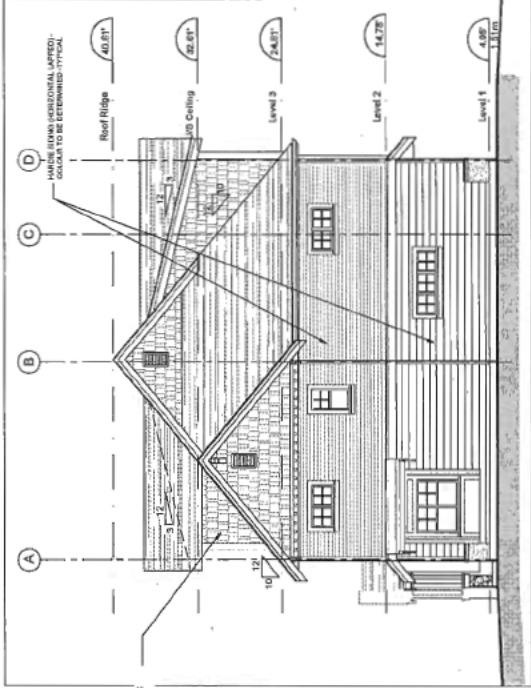




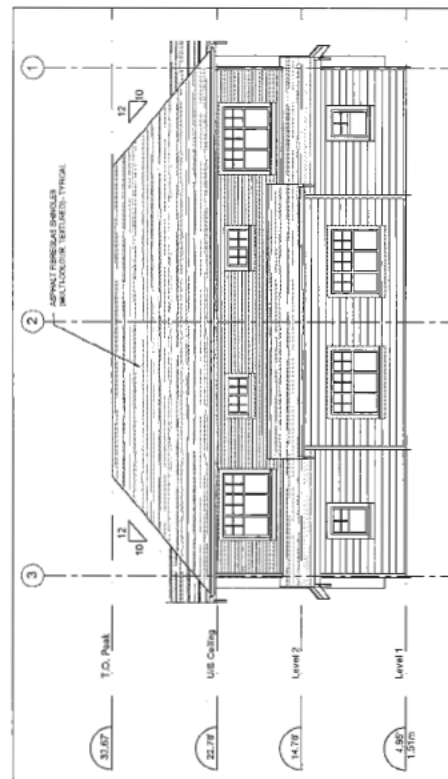
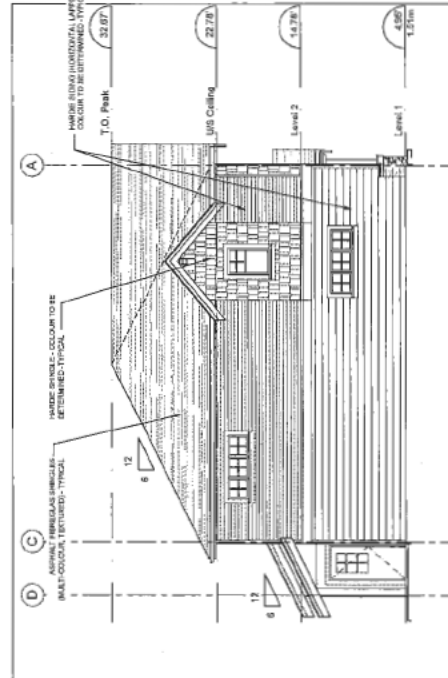




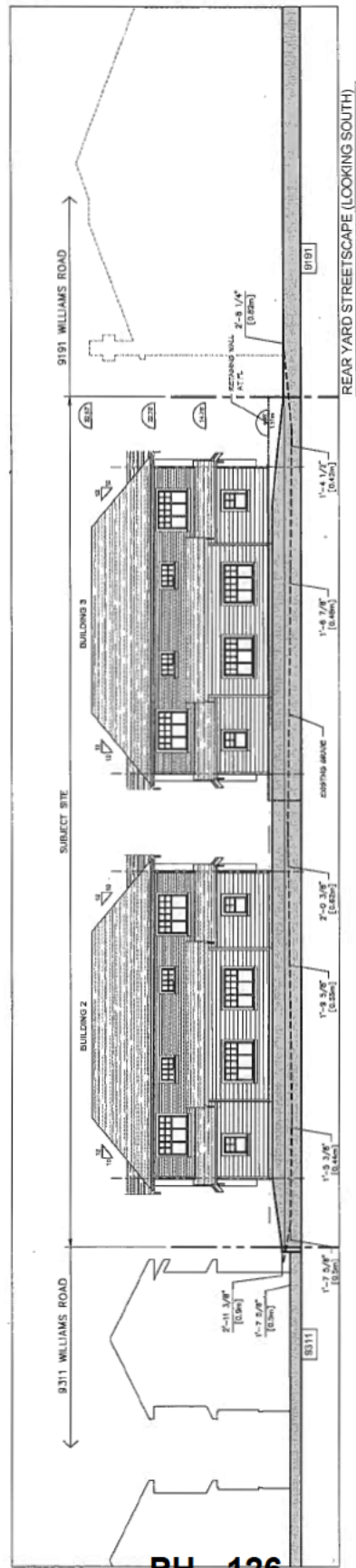
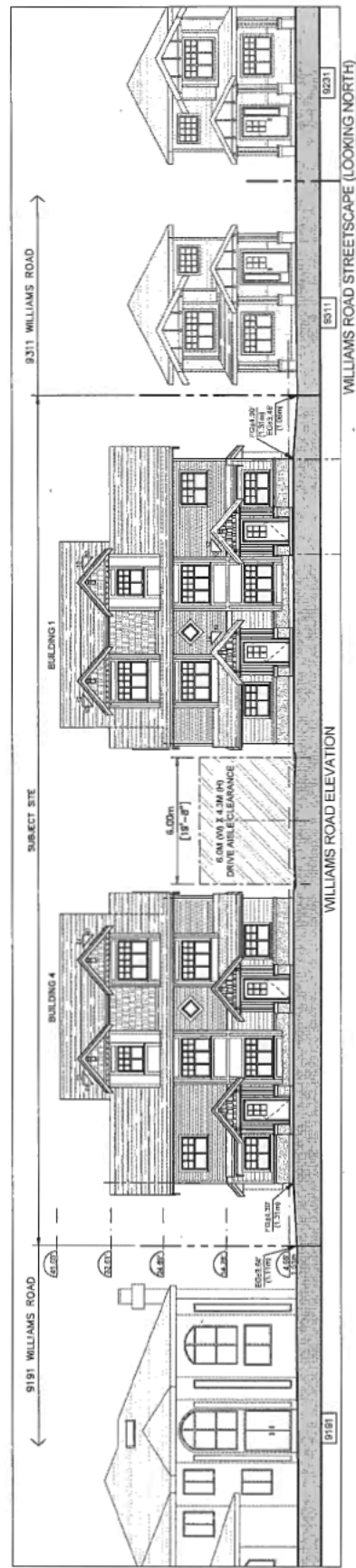
REVISIONS	
JUL 25, 2017	RE SUBMISSION
JUN 14, 2017	RE SUBMISSION
MAR 15, 2017	RE SUBMISSION
MAR 03, 2017	RE SUBMISSION
OCT 11, 2016	RE SUBMISSION
SEP 16, 2016	CLIENT REVIEW
APR 22, 2016	RE APPLICATION
CONSEQUENCES	
<p>Interphase Inc. is not responsible for the design of the building or the construction of the building. The design of the building is the responsibility of the architect and the construction of the building is the responsibility of the contractor. Interphase Inc. is responsible for the design of the building and the construction of the building.</p>	
<p><b>INTERPHASE:</b>          Suite 300          11900 Oakdale Road          Columbia, MD 21046          T 410.821.1100          F 410.821.1100          www.interphaseinc.com</p>	
<p>PROJECT          Proposed 6 Unit          Townhouse Development          501 Williams Road,          Rowles, B.C.</p>	
PROJECT NO.	10000000
SCALE	AS SHOWN
DATE	APR 1, 2019
DESIGNED BY	BOC, INC. A.L.
CHECKED BY	PKO
DATE	APR 1, 2019
ELEVATIONS:	BUILDING 1 (BUILDING 4 5M)
DRAWN	A3.1





[illegible]

ELEVATION: BUILDING 2 &amp; 3 - NORTH



PH - 126

REVISIONS	
AL 2A 2017	RE SUBMISSION
JAN 14 2017	RE SUBMISSION
MAR 11 2017	RE SUBMISSION
JAN 16 2015	CP SUBMIT
OCT 13 2012	RE SUBMIT
JUL 25 2012	RE SUBMIT
JAN 17 2011	RE SUBMIT
CONCEPTS	

<p>INTERFACE:</p> <p>5011 2017</p> <p>1800 Garden Road</p> <p>Greenville, SC 29615</p> <p>7604 801 1102</p> <p>804 801 1102</p> <p>www.interfacearchitect.com</p>	<p>PROJECT</p> <p>Proposed 8 Unit</p> <p>Two-Storey Development</p> <p>8211 8211 Williams Road,</p> <p>Shawnee, S.C.</p> <p>PROJECT NO.</p> <p>8211-01</p> <p>SCALE</p> <p>AS SHOWN</p> <p>DATE</p> <p>JAN 14, 2017</p> <p>DRAWN BY</p> <p>KYC 100</p> <p>CHECKED BY</p> <p>KYC</p> <p>SHEET TITLE</p> <p>STREETSCAPE</p> <p>VIEWS</p> <p>DRAWING</p> <p>A8.1</p>
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**RZ 16-729962**

**Attachment 3**

Address: 9211 and 9231 Williams Road

Applicant: Interface Architecture Inc.

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Chia Shu Chen & 7878 Holding Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	1,692.5 m <sup>2</sup>	1,668.5 m <sup>2</sup> (after road dedication)
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	2	8
<b>Other Designations:</b>	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	41% Max.	<b>variance required</b>
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	5.4 m , except 4.5 m to secondary suites	<b>variance required</b>
Setback – East Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – West Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> <li>12.0 m (3 storeys) Max. along Williams Road</li> <li>9.0 m (2 storeys) Max. along north property line</li> </ul>	none
Lot Width:	Min. 40.0 m	40.3 m	none
Lot Depth:	Min. 35.0 m	42.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit + 1 (R) per secondary suite	2 (R) and 0.25 (V) per unit + 1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	18 (R) and 2 (V)	18 (R) and 2 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (16 x Max. 50% = 8)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	10	<b>variance required</b>
Handicap Parking Spaces:	None when fewer than 3 visitor stalls are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	15 (Class 1) and 2 (Class 2)	15 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 8 units = 48 m <sup>2</sup>	48 m <sup>2</sup> Min.	none

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

**NOTES:**

Tag # denotes the tag affixed to the tree for reference in report and on drawing. See drawing or figure for locations.

Class denotes the structural class of a tree growing in a forest stand environment: SUPP = suppressed, SUB = subdominant, COD = codominant and DOM = dominant.

DBH denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. for multi stem trees).

Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes unsuitable. M denotes marginal. S denotes suit.

Loc denotes the ownership of Off-Site trees; City, Off-Site (private), or Park (includes ESA), based on the survey provided.

Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

Tag #	Class	DBH (cm)	Tree Type	Cond	Loc	Action
754		39	Flowering cherry	U		Remove
A	15		Flowering cherry	G	CITY	PROTECT
B	14		Flowering cherry	G	CITY	TRANSPLANT
C	8		Red maple	G	CITY	PROTECT

**Additional Observations (based on VTA only)**

- This tree has weak structural form related to the scaffold unions being headed in their past and large weakly attached replacement leaders growing from near the old heading cuts that exhibit presence of decay.
- History of improper pruning with pruning wounds up to 20cm in diameter and it is infected with cankers from disease infection.
- This tree species does not compartmentalise wood decay fungus and its life expectancy is significantly reduced due to historical improper pruning practices.
- No defects.
- Parks Department to be contacted 4 days in advance. Tree moving to be performed and/or supervised by ArborTech.
- No defects.

**LEGEND:**

- denotes TAG NUMBER or ID REFERENCE.
- denotes ALDER or COTTONWOOD TREE (unlogged bylaw sized).
- denotes DRIFLINE (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
- denotes NON-BYLAW undersize tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.

REV	DATE	COMMENTS
1	JUL 4, 2017	TREES TO BE TRANSPLANTED
0	APR 3, 2017	INITIAL DRAWDING

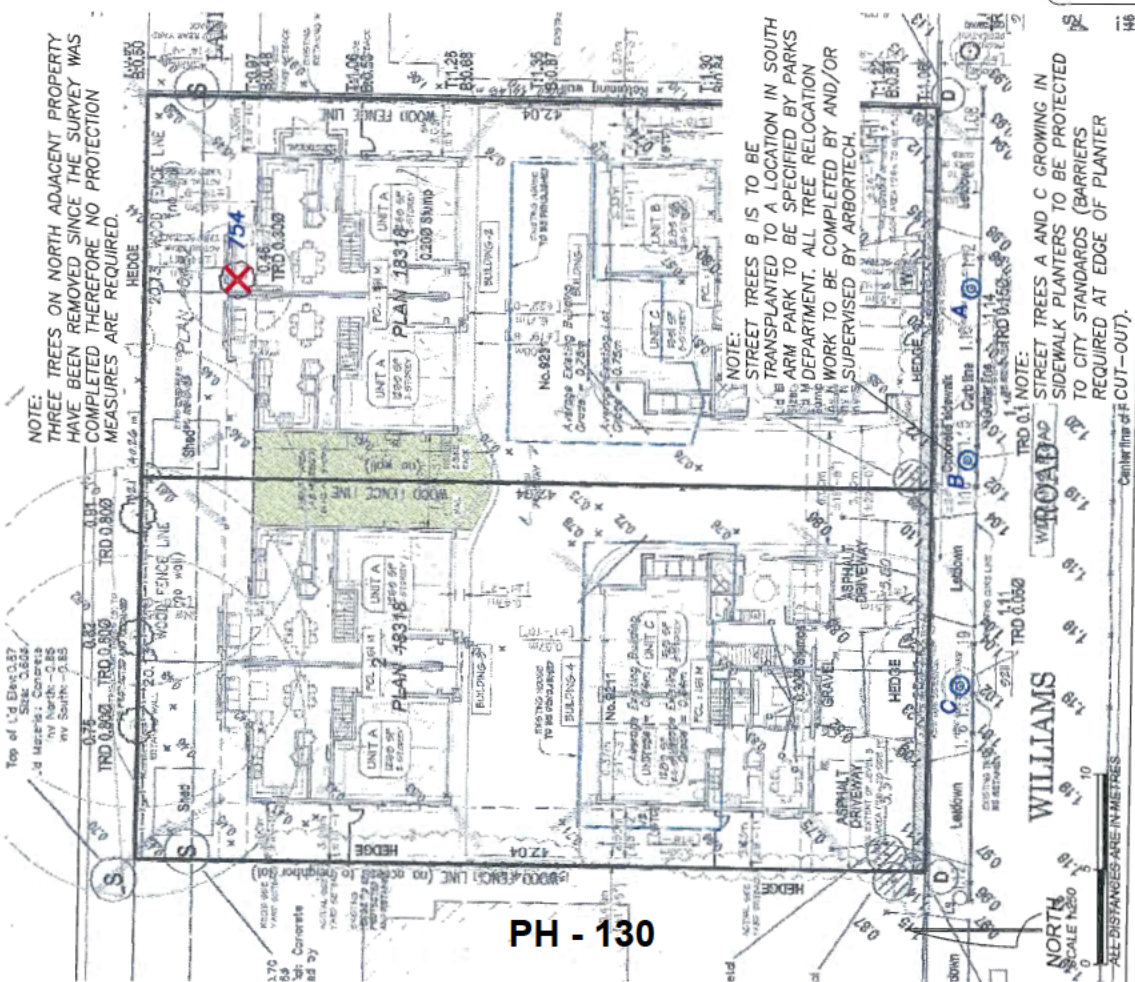
TREE MANAGEMENT DRAWING	
PROJECT:	TOWNHOUSE DEVELOPMENT PROJECT
ADDRESS:	9211, 9231 WILLIAMS RD RICHMOND
CLIENT:	TOMS INVESTMENT GROUP
ACL FILE:	16140
SHEET: 1 OF 1	

**PLAN NOTE:** All drawings are subject to the policies of the British Columbia Society of Professional Foresters and a permit must be obtained from the relevant authority before any work is carried out. The drawings are for information only and are not to be used for any other purpose without the written consent of the author.

**ARBORTECH CONSULTING**

12051 HORNESHOE WAY, RICHMOND, BC V7A 4V4 P 604 273 3484

SUITE 145 - 12051 HORNESHOE WAY, RICHMOND, BC V7A 4V4 P 604 273 3484



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**Address:** 9211 and 9231 Williams Road

**File No.:** RZ 16-729962

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9750, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings on site).
2. Approximately 0.6 m wide road dedication along the entire Williams Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a flood indemnity covenant on Title.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until two secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure one surface parking stall is assigned to each of the units with a secondary suite, and that the parking stall will be for the sole use of the secondary suite.
6. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the full width and extent of the entry driveway from Williams Road and the main east-west internal drive aisle on site in favour of the future residential developments to the east and west. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW, that utility SRW under the drive aisle is not required, and that no permanent structures, including concrete curbs, are to be constructed at the east and west ends of the on-site east-west drive aisle.
7. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
8. Submission of a Contract entered into between the applicant and a company specializing in tree relocation to undertake the transplant of the Flowering Cherry tree (tag #B), from the city's boulevard in front of the site to a location in South Arm Park, with proper removal, storage, and replanting techniques. The Contract should include the scope of work to be undertaken and a provision for the Arborist to submit a post-construction assessment report to the City for review.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the work commencing in order to finalize the details and allow for proper signage to be posted. All costs of relocation are the responsibility borne by the applicant.

9. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$8,726.62) to the City's Public Art fund.
10. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$43,094.40) to the City's affordable housing fund.
11. Contribution of \$8,000.00 in-lieu of on-site indoor amenity space.

12. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 611 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- c. At the Developer's cost, the City will:
  - Install 1 new water service connection, off of the existing 300mm PVC watermain on Williams Road. Meter will be placed on site (i.e. mechanical room).
  - Cut and cap at main, the 2 existing water service connections along the Williams Road frontage.

Storm Sewer Works

- a. The Developer is required to:
  - Upgrade approximately 60m of the existing 300mm storm sewer to 600mm, along the north side of Williams Road, from the east property line of 9411 Williams Road to the west property line of 9211 Williams Road. The City will fund approximately 20m of sewer upgrade, subject to funding approval.
  - Install a new storm service connection off of the new proposed storm sewer complete with inspection chamber.
  - Cut, cap and remove the existing service connection and inspection chamber STIC54620 at the Williams Road frontage.
  - Cut and cap at inspection chamber the existing storm lead at the southwest corner of Lot 9211.

Sanitary Sewer Works

- a. The Developer is required to:
  - Install a new sanitary service connection off of the existing 200mm AC sewer along the north property line of the development site complete with inspection chamber.
  - Cut and cap at inspection chamber, the existing sanitary leads at the northeast and northwest corners of the development site.

Frontage Improvements

- a. The Developer is required to:
  - Remove the existing sidewalk next to the curb and backfill the area to provide a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb).
  - Construct a new 1.5 m wide concrete sidewalk behind the new boulevard. The new sidewalk is to connect to the existing sidewalk east and west of the site.
  - The existing driveways to provide access to the site from Williams Road are to be closed permanently. Remove the existing driveway crossings and replace with barrier curb/gutter, boulevard and sidewalk per standards described above. The applicant is responsible for the design and construction of curb/gutter, sidewalk and boulevard as part of the driveway closure works in addition to other required frontage improvements.
  - Coordinate with BC Hydro, Telus and other private communication service providers:

- i. To underground Hydro service lines.
- ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.

General Items

a. The Developer is required to:

- 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.
- Provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

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

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

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

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

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

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.  
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$1,000 in total) to ensure the replacement planting will be provided.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

Signed \_\_\_\_\_

Date \_\_\_\_\_



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9750 (RZ 16-729962)  
9211 and 9231 Williams Road**

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

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

P.I.D. 003-970-001

Lot 2 Section 27 Block 4 North Range 6 West New Westminster District Plan 18318

and

P.I.D. 004-183-541

Lot 1 Section 27 Block 4 North Range 6 West New Westminster District Plan 18318

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9750"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

**SEP 11 2017**

CITY OF RICHMOND
APPROVED by
EL
APPROVED by Director or Solicitor
BK

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee Planning and Development Division

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

**Date:** September 5, 2017

**File:** RZ 17-775844

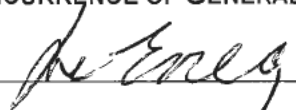
**Re:** Application by Satnam Shergill and Gurjit Pooni for Rezoning at  
9371 Dayton Avenue from "Single Detached (RS1/B)" to "Single Detached  
(RS2/A)"

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9752, for the rezoning of  
9371 Dayton Avenue from "Single Detached (RS1/B)" to "Single Detached (RS2/A)", be  
introduced and given first reading.

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

JR:blg  
Att. 7

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



## **Staff Report**

### **Origin**

Satnam Shergill and Gurjit Pooni have applied to the City of Richmond for permission to rezone 9371 Dayton Avenue from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create three single-family lots with vehicle access from Dayton Avenue (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing single-family dwelling on the property, which would be demolished.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the North: A townhouse development on a lot zoned “Low Density Townhouses (RTL1),” with vehicle access from Dayton Avenue.
- To the South, East, and West: Single-family dwellings on lots zoned “Single Detached (RS1/B),” with vehicle access from Dayton Avenue.

### **Related Policies & Studies**

#### **Official Community Plan/Broadmoor Area Plan**

The subject property is located in the Broadmoor planning area. The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential” (Attachment 4). The proposed rezoning is consistent with this designation.

The subject property is located within the area governed by the Ash Street Sub-Area Plan contained in the OCP. The land use designation for the subject property is “Low Density Residential” (Attachment 5). The Ash Street Sub-Area Plan permits the development of lands outside of designated infill sites shown on the Land Use Map to be governed by the City’s normal development application process. The City has considered numerous applications in the area, which have resulted in a number of recently created single-family lots between 9 m and 10 m wide. The proposed rezoning would permit a subdivision to create three 9.1 m wide lots. The proposed rezoning and subdivision are consistent with the Land Use Designation and policies contained in the Ash Street Sub-Area Plan.

## **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**

A rezoning sign has been installed on the subject property. Staff 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 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**

### **Existing Legal Encumbrances**

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) for municipal utilities across a portion of the rear yard of the subject property, which will not be impacted by the proposed rezoning or subdivision. The applicant is aware that encroachment into the SRW is not permitted.

### **Transportation and Site Access**

Vehicle access is proposed via separate driveways to each new lot from Dayton Avenue.

### **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 two bylaw-sized trees and a hedge on the subject property, and two trees on a neighbouring property.

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

- One Cherry tree (Tree # 3) and one Cedar tree (Tree # 4) on the subject property are in poor condition and should be removed and replaced.
- One Cedar tree (Tree # 1) and one Japanese Maple tree (Tree # 2) located on a neighbouring property are to be retained and protected as per Arborist's Report specifications.
- One Cedar hedge row (Trees # 5-15) has been topped and is presently overgrown, and should be removed. Replacement with four suitable trees is suggested.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove two on-site trees (Trees # 3 and 4) and one hedge (Trees # 5-15). Four replacement trees are required, and the applicant has agreed to plant four additional new trees to replace the hedge. 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	9 cm	5 m
2	6 cm	3.5 m

The four additional trees that the applicant has agreed to provide must meet the minimum standard for replacement trees as per Tree Protection Bylaw No. 8057 (ie. minimum 6 cm deciduous caliper or 3.5 m high conifers).

To ensure that the eight agreed upon trees are planted, the City will collect a \$4,000 Landscape Security prior to final adoption of the rezoning bylaw.

### *Tree Protection*

Two trees (Trees # 1 and 2) on a neighbouring property 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 6). 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 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.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications received prior to July 25, 2017 requires a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the remaining lots; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu

contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the development.

The applicant proposes to contribute \$13,284.81 to the City's Affordable Housing Reserve Fund; which is consistent with the 100% cash-in-lieu option. The applicant has indicated that the geometry of the proposed lots – 9.1 m wide by 41.2 m deep – is not conducive to a functional floor plan that includes a secondary suite.

### **Site Servicing and Frontage Improvements**

At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the servicing works as described in Attachment 7.

### **Financial Impact**

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

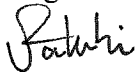
### **Conclusion**

The purpose of this application is to rezone 9731 Dayton Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create three single-family lots with vehicle access from Dayton Avenue.

This rezoning application complies with the land use designations and applicable policies for the subject property contained in the OCP and Richmond Zoning Bylaw 8500.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9752 be introduced and given first reading.

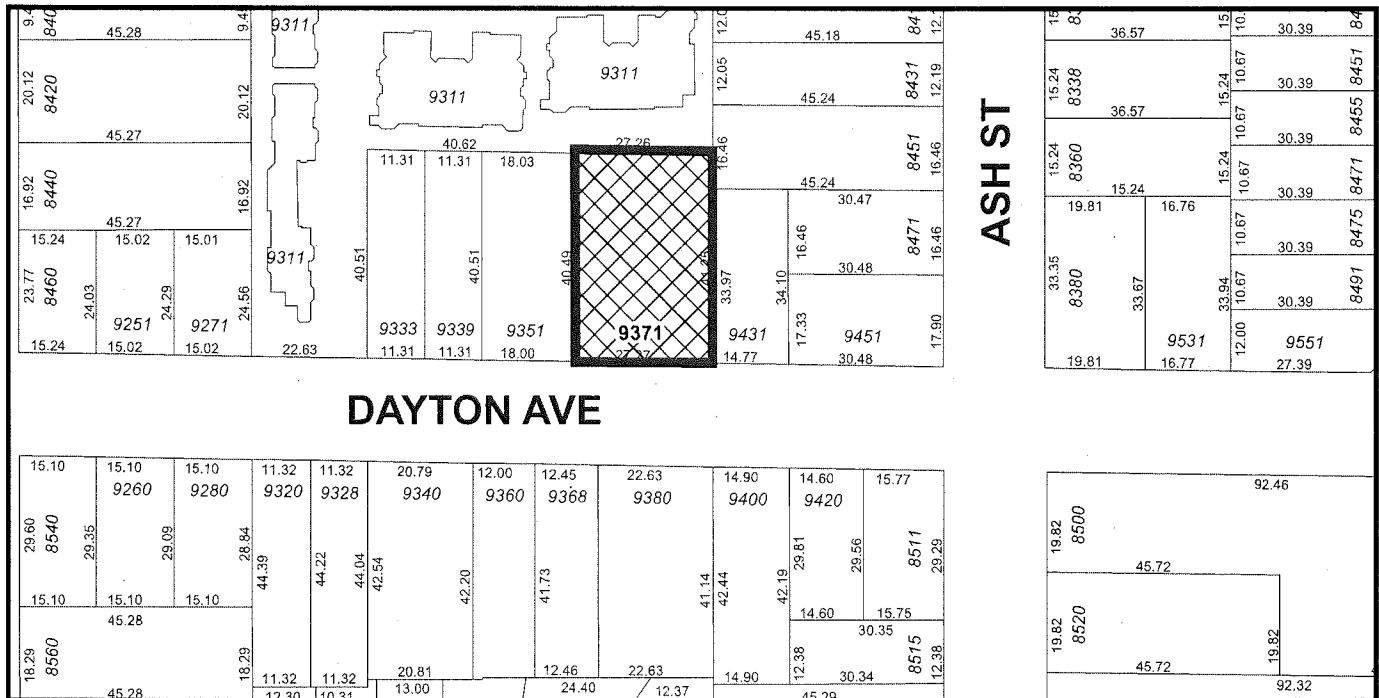
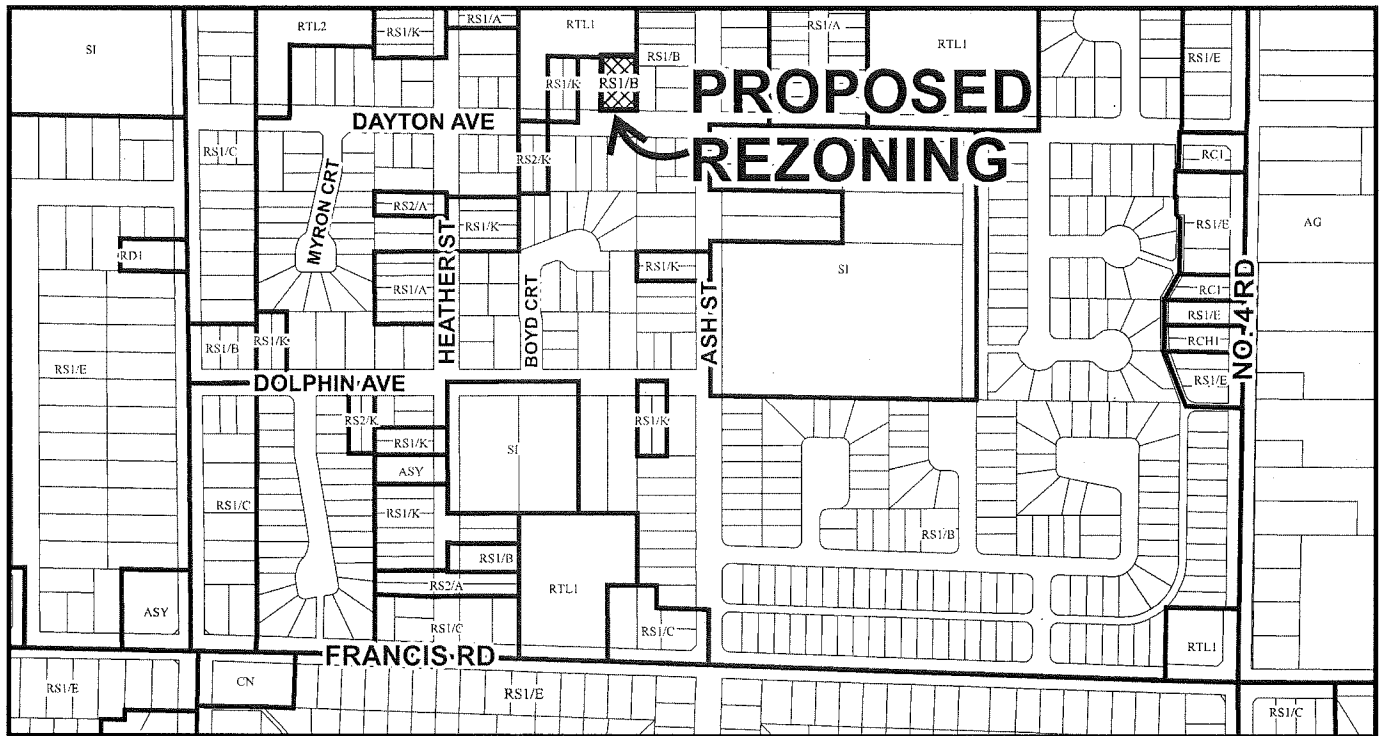


Jordan Rockerbie  
Planning Technician  
(604-276-4092)  
JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Area OCP Land Use Map
- Attachment 5: Ash Street Sub-Area Plan Land Use Map
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



# City of Richmond



## RZ 17-775844

Original Date: 07/11/17

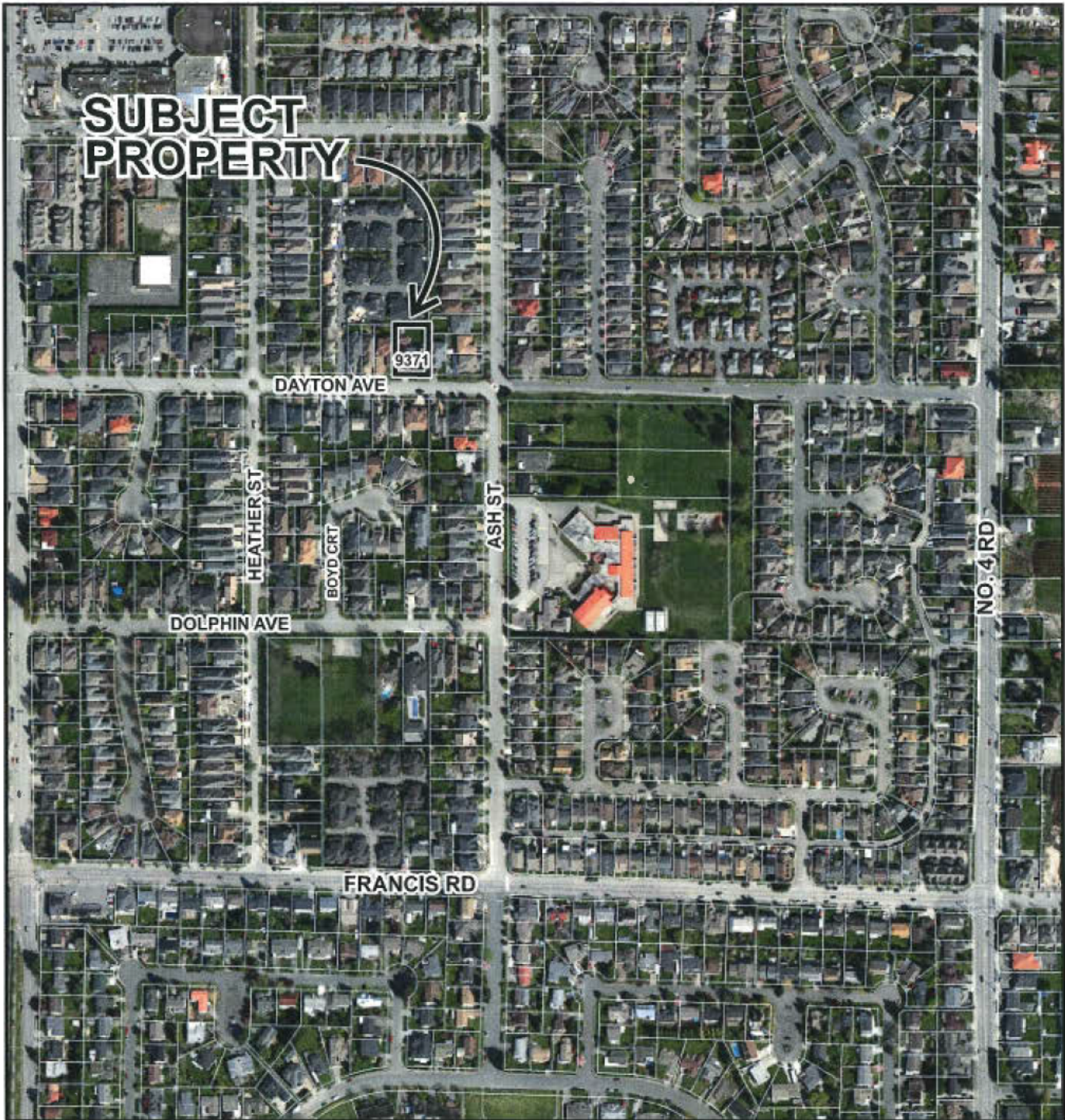
Revision Date:

Note: Dimensions are in METRES





# City of Richmond



RZ 17-775844

Original Date: 07/11/17

Revision Date:

Note: Dimensions are in METRES



DWG No. 6756-Topo



**RZ 17-775844**

**Attachment 3**

Address: 9371 Dayton Avenue

Applicant: Satnam Shergill and Gurjit Pooni

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

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Kulwinder Kaur Pooni	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,122 m <sup>2</sup>	Three 374 m <sup>2</sup> lots
<b>Land Uses:</b>	One single-family dwelling	Three single-family dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	Low Density Residential	No Change
<b>Zoning:</b>	Single Detached (RS1/B)	Single Detached (RS2/A)

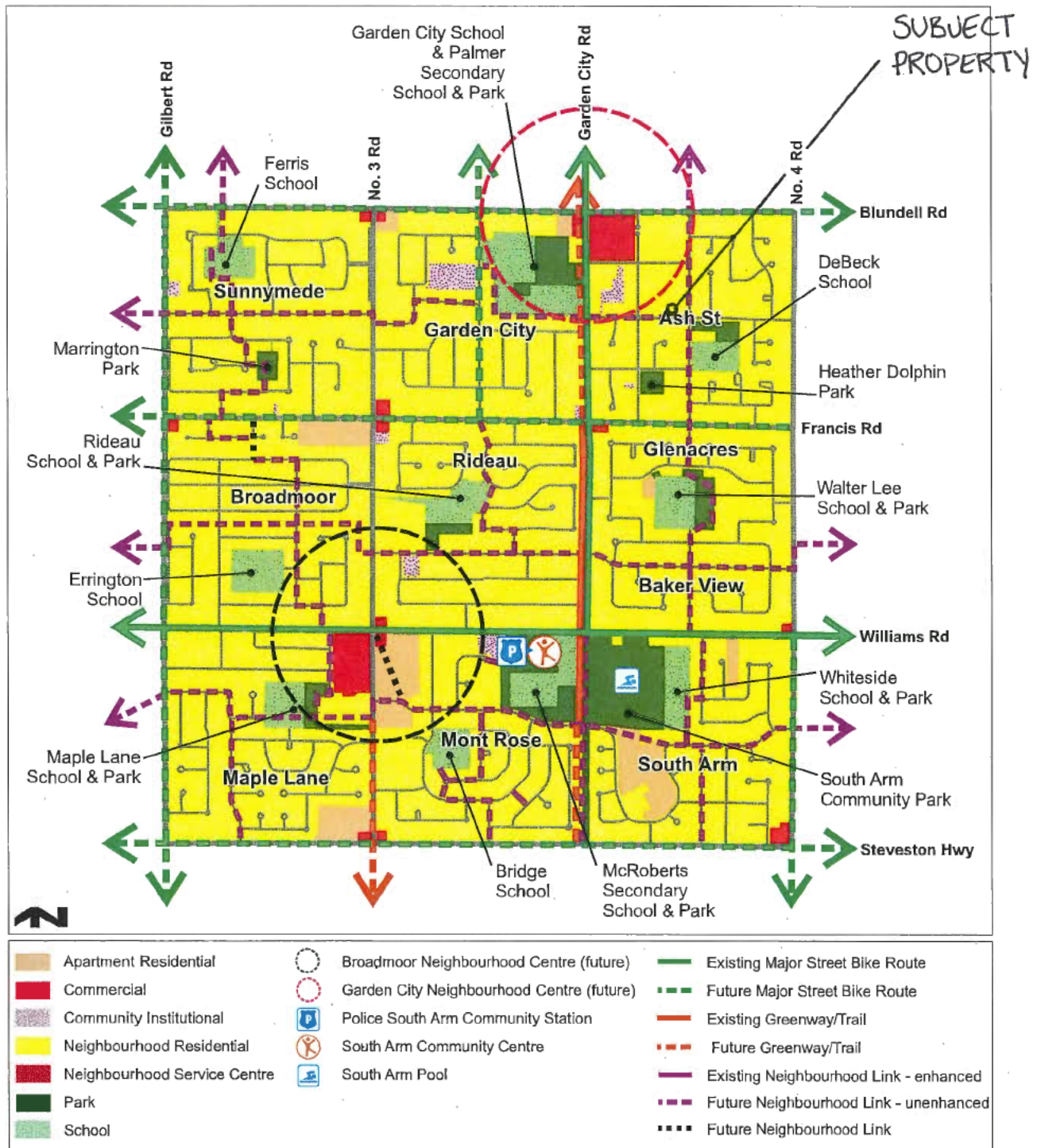
<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 205.4 m <sup>2</sup> (2,214 ft <sup>2</sup> )	Max. 205.4 m <sup>2</sup> (2,214 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	Min. 270 m <sup>2</sup>	374 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 9.09 m Depth: 41.22 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 8.2 m for up to 60% of principal dwelling, 10.3 m for remainder	none
Height (m):	Max. 9.0 m	Max. 9.0 m	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

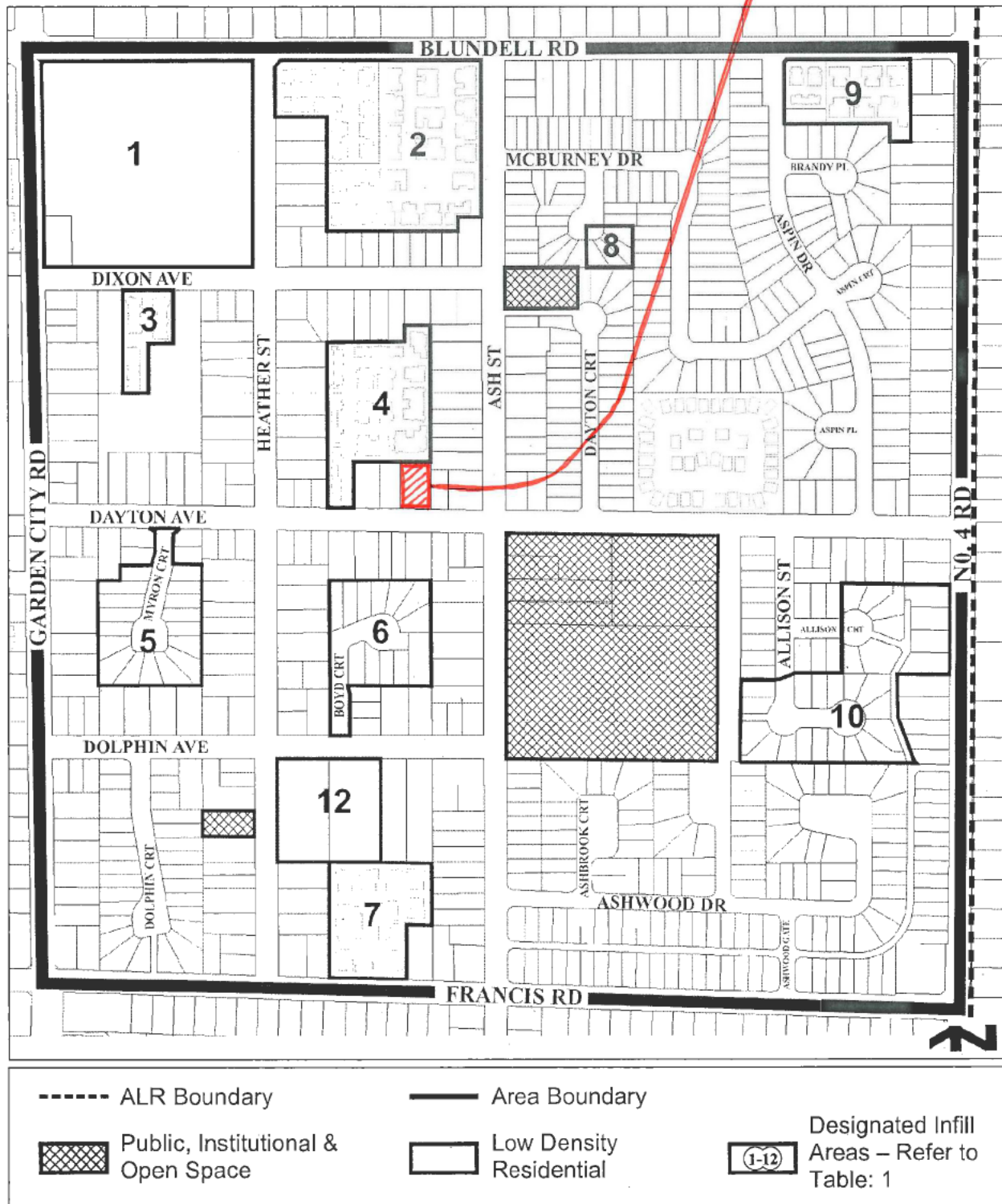


City of Richmond

## Land Use Map

Bylaw 9489  
2016/07/18

SUBJECT PROPERTY

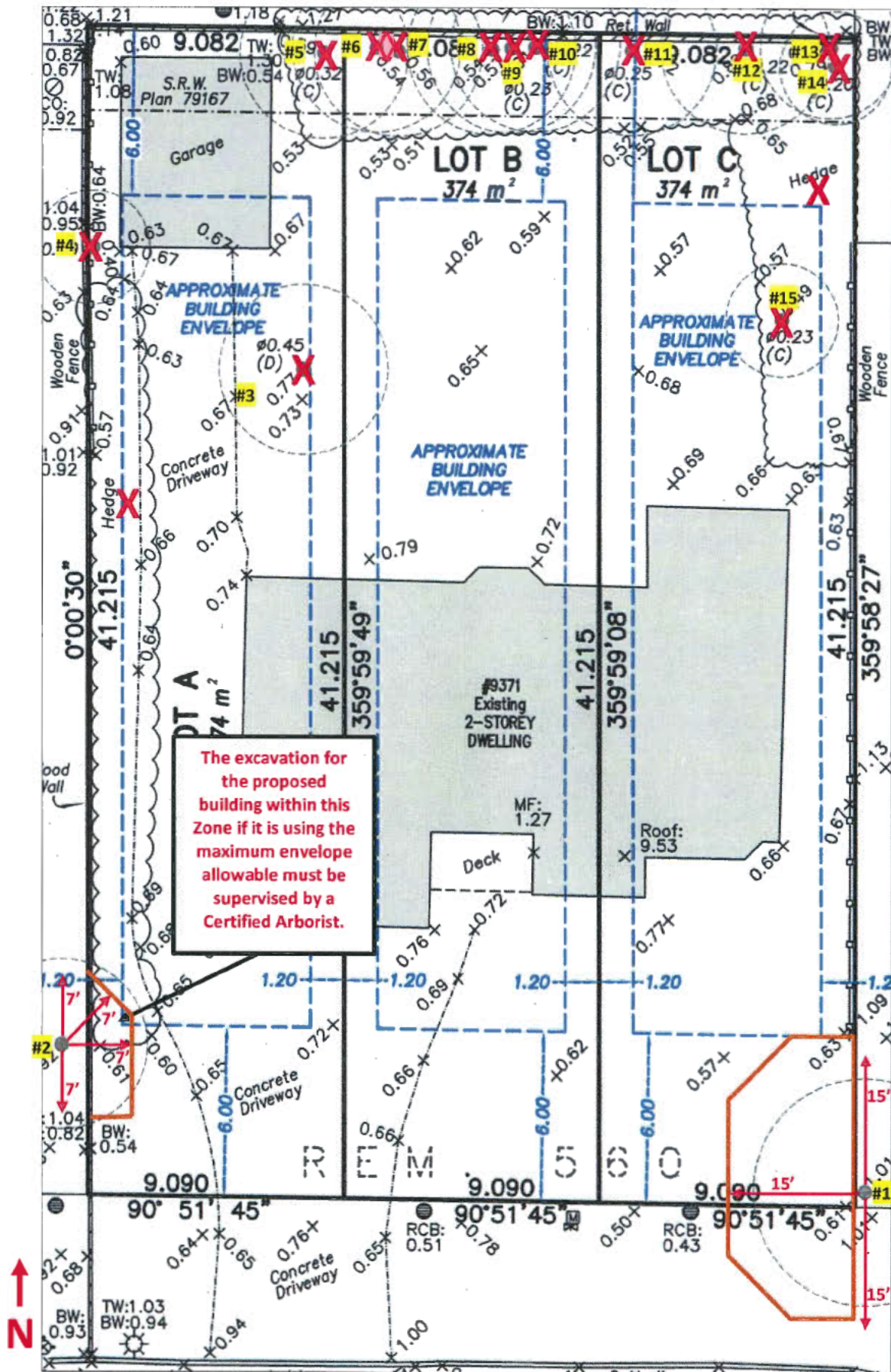


PH - 146

Original Adoption: March 10, 1986 / Plan Adoption: February 19, 2001  
4573372 / 8060-20-7100

Ash Street Sub-Area Plan 12







**Address:** 9371 Dayton Avenue

**File No.:** RZ 17-775844

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9752, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$4,000 (\$500/tree) to ensure that four replacement trees and four new trees (a total of eight trees) are planted in the development (minimum 6 cm deciduous caliper or 3.5 m high conifers). 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 Required Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
2	9 cm	5 m
2	6 cm	3.5 m

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. Registration of a flood indemnity covenant on Title.
4. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$13,284.81) to the City's Affordable Housing Reserve Fund.

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

1. 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.

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

1. 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.

**At Subdivision\* stage, the developer must complete the following requirements:**

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Complete the following servicing works and off-site improvements. These may be completed through a Servicing Agreement\* or a City work order:

*Water Works:*

- Using the OCP Model, there is 151.0 L/s of water available at a 20 psi residual at the Dayton Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.



- At Developer's cost, the City is to:
  - Cut and cap the existing water service connection serving the development site, and remove water meter.
  - Install three new water service connections, complete with meters and meter boxes, one for each new lot.

*Storm Sewer Works:*

- At Developer's cost:
  - Check the existing storm service connections to the property. The video inspection report, complete with Engineer's signed and sealed letter confirming the condition, capacity, and material of the existing inspection chambers and connections, is to be submitted to the City for review and approval.
  - If deemed acceptable by the City, the existing service connections may be retained. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
- At Developer's cost, the City is to:
  - If the existing connection is not acceptable to the City, cut and cap at inspection chamber of the existing storm lead serving the development site and replace the connection.
  - Install a new storm service connection at the adjoining property line of the newly subdivided lots, complete with inspection chamber and a single or dual service leads where applicable.

*Sanitary Sewer Works:*

- The Developer is required to:
  - Not start onsite excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
  - Check the existing sanitary service connection to the north of the property. The video inspection report, complete with Engineer's signed and sealed letter confirming the condition, capacity, and material of the existing inspection chambers and connections, is to be submitted to the City review and approval.
  - If deemed acceptable by the City, the existing service connections may be retained. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
- At Developer's cost, the City is to:
  - If the existing connection is not acceptable to the City, cut and cap at inspection chamber of the existing sanitary lead serving the development site and replace the connection.
  - Install a new dual service sanitary connection complete with inspection chamber for the westernmost properties.

*Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers to locate all above ground utility cabinets and kiosks required to service the proposed development within the development site.
  - Coordinate with BC Hydro to underground the overhead service lines to each of the proposed developments.
  - Coordinate with BC Hydro prior to modifying or relocating any overhead lines, poles, or guywires along their frontage, if applicable.
  - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$16,634.70 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
    - Concrete Curb and Gutter (EP.0641) \$5,454.00
    - Concrete Sidewalk (EP.0642) \$5,454.10
    - Roadway Lighting (EP.0644) \$3,408.75
    - Boulevard Landscape/Trees (EP.0647) \$2,317.95
  - Relocate lamp standard if in conflict with proposed driveway location.

*General Items:*

- The Developer is required to:
  - Not encroach in to the existing right of ways with proposed trees, non-removable fences, or other non-removable structures.
  - 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



# City of Richmond

## Bylaw 9752

### Richmond Zoning Bylaw 8500 Amendment Bylaw 9752 (RZ 17-775844) 9371 Dayton Avenue

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 "**SINGLE DETACHED (RS2/A)**".

P.I.D. 002-686-660

Lot 560 Except: Part Subdivided By Plan 77669, Section 22 Block 4 North Range 6 West  
New Westminster District Plan 61147

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9752**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 25 2017

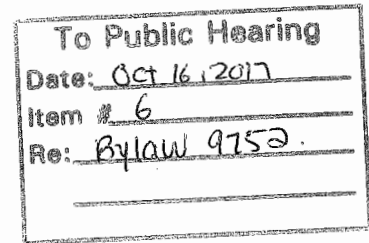
CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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

## MayorandCouncillors

**From:** Webgraphics  
**Sent:** Monday, 9 October 2017 14:40  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #1168)



## Send a Submission Online (response #1168)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	10/9/2017 2:39:42 PM

### Survey Response

Your Name	Llewellyn Lee-Son
Your Address	9431 Dayton Ave
Subject Property Address OR Bylaw Number	9371 Dayton Ave- RZ 17-775844
Comments	I am unable to attend the meeting on October 16, 2017 regarding the re-zoning of the above property to subdivide the lot to 3 single family homes. I am opposed to the change. To have 3 "compressed" units would be unsightly, and would not be in keeping with the style and size of the homes in the neighbourhood. It would increase the traffic, and also require more parking and add to more congestion.





# City of Richmond

## Report to Committee Planning and Development Division

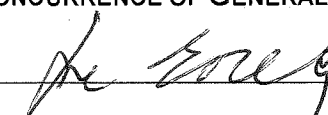
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** September 5, 2017  
**File:** RZ 16-745791  
**Re:** Application by Timothy Tse for Rezoning at 9200/9220 Glenallan Drive from Two-Unit Dwellings (RD1) to Single Detached (RS2/C)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9758, for the rezoning of 9200/9220 Glenallan Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

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

WC:jr  
Att. 7

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

## **Staff Report**

### **Origin**

Timothy Tse has applied to the City of Richmond for permission to rezone 9200/9220 Glenallan Drive from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two single family lots with vehicle access from Glenacres Drive (Attachment 1). The proposed subdivision plan is provided in Attachment 2. There is an existing duplex on the property, which would be demolished.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

### **Surrounding Development**

Development immediately surrounding the subject property is as follows:

- To the North: single family dwellings on lots zoned “Single Detached (RS1/E),” fronting Glenallan Drive.
- To the South: a multi-family complex on a lot split-zoned “Low Density Townhouses (RTL1)” and “Low Density Low Rise Apartments (RAL1),” with vehicle access from Glenallan Drive and Glenacres Drive.
- To the East: single family dwellings on lots zoned “Single Detached (RS1/E),” fronting Glenacres Drive.
- To the West: single family dwellings on lots zoned “Single Detached (RS1/E),” fronting Glenallan Drive.

### **Related Policies & Studies**

#### **Official Community Plan/Broadmoor Area Plan**

The subject property is located in the Broadmoor planning area, and is designated in the Official Community Plan (OCP) as Neighbourhood Residential (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

#### **Single-Family Lot Size Policy**

The subject property is not located in an area governed by a Single-Family Lot Size Policy. Amendment procedures in Section 2.3 of Richmond Zoning Bylaw 8500 allow staff to consider a rezoning application to allow a property containing an existing duplex to subdivide into no more than two lots. The proposed rezoning and subdivision are consistent with this policy.



## **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**

A rezoning sign has been installed on the subject property. Staff 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 1<sup>st</sup> 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**

### **Built Form and Architectural Character**

The proposed rezoning and subdivision will result in a new corner lot. The applicant has submitted conceptual development plans showing the proposed architectural elevations for the dwelling on Proposed Lot A (Attachment 5).

Both proposed single family dwellings will be accessed from Glenacres Drive. The building on the proposed corner lot (Lot A) has a modern design, with large south and west facing windows, strong horizontal lines, and stone cladding on the ground floor.

Prior to final adoption of the rezoning bylaw, the applicant must:

- Submit a Landscape Plan for Proposed Lot A, prepared by a Registered Landscape Architect, that is consistent with the landscaping requirements contained in Richmond Zoning Bylaw 8500. The Landscape Plan must include a cost estimate prepared by the Landscape Architect for the works (including all trees, soft and hard landscaping materials, fencing, installation costs, and a 10% contingency).
- Submit a Landscape Security based on the cost estimate provided, above.
- Register a legal agreement on Title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the proposed conceptual plans included in Attachment 5.

The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to. The final plans submitted at Building Permit stage must comply with all City regulations, including zoning, at the time of application.

**Existing Legal Encumbrances**

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) across the north portion of the property for municipal services (Charge E26159). This SRW will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

There is an existing SRW agreement registered on Title that was registered for a previous subdivision, and no longer applies to the subject property (Charge D65286). Discharge of this SRW is required prior to final adoption of the rezoning bylaw.

There is an existing covenant on Title that restricts the property to a duplex only. Discharge of this covenant is required prior to final adoption of the rezoning bylaw.

The property is occupied by a stratified duplex. Cancellation of the existing strata plan (NWS390) is required prior to subdivision approval. The two strata lots have one owner, who agrees to the proposal, including cancellation of the existing strata.

**Transportation and Site Access**

Vehicle access is proposed from separate driveways to each new lot from Glenacres Drive. The existing driveway crossings on Glenallan Drive will be removed.

**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 five bylaw-sized trees on the subject property, and one tree on City property.

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

- Five trees (Tag # 2, 5, 6, 8, and 9) between 20 and 48 cm DBH located on the development site are either dead, dying, are infected with Fungal Blight, 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.
- One cedar hedge (Tag # 7) is in fair condition and proposed to be retained. Install tree protection fencing as per Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The City's Parks Department has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Two hedges (Tag # 3 and 4) in the City-owned boulevard can be removed. No replacement is required for hedge species.
- One tree (Tag # 1) in the City-owned boulevard is in poor condition, and should be removed. A \$1,300 contribution to the City's Tree Compensation Fund is required prior to final

adoption of the rezoning bylaw, for the replanting of two trees at or near the development site.

### *Tree Replacement*

The applicant wishes to remove all five on-site trees (Tag # 2, 5, 6, 8, and 9). The 2:1 replacement ratio would require a total of ten replacement trees. The applicant has agreed to plant three trees on each lot proposed; for a total of six trees, as the lots are not sufficiently large to accommodate the required ten replacement trees. The 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	8 cm	4 m
4	9 cm	5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$2,000 to the City's Tree Compensation Fund in lieu of the remaining four trees that cannot be accommodated on the subject property after redevelopment.

### *Tree Protection*

One hedge (Tag # 7) on the shared north property line is proposed to be retained. The applicant has submitted a tree protection plan showing the hedge to be retained and the measures taken to protect it during development stage (Attachment 6). To ensure that the hedge identified for retention is 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 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.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single family rezoning applications requires a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the remaining lots; or, where secondary suites cannot be

accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the development.

The applicant has proposed to provide a secondary suite on proposed Lot B, and a contribution of \$5,408.41 in lieu of a suite of proposed Lot A. This proposal satisfies the Affordable Housing Strategy requirement.

### **Site Servicing and Frontage Improvements**

At Subdivision stage, the applicant is required to complete the following:

- Upgrades to both street frontages, including, but not limited to, removal and replacement of concrete sidewalk panels as necessary, removal of the two driveway crossings to Glenallan Drive, installation of two new driveway crossings to Glenacres Drive, and installation of a 1.5 m concrete sidewalk on the Glenallan Drive frontage.
- Payment of the current year's taxes, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works as described in Attachment 7.

### **Financial Impact**

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


### **Conclusion**

The purpose of this application is to rezone 9200/9220 Glenallan Drive from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two single family lots with vehicle access from Glenacres Drive.

This rezoning application complies with the land use designations and applicable policies for the subject property contained in the OCP and Richmond Zoning Bylaw 8500.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9758 be introduced and given first reading.



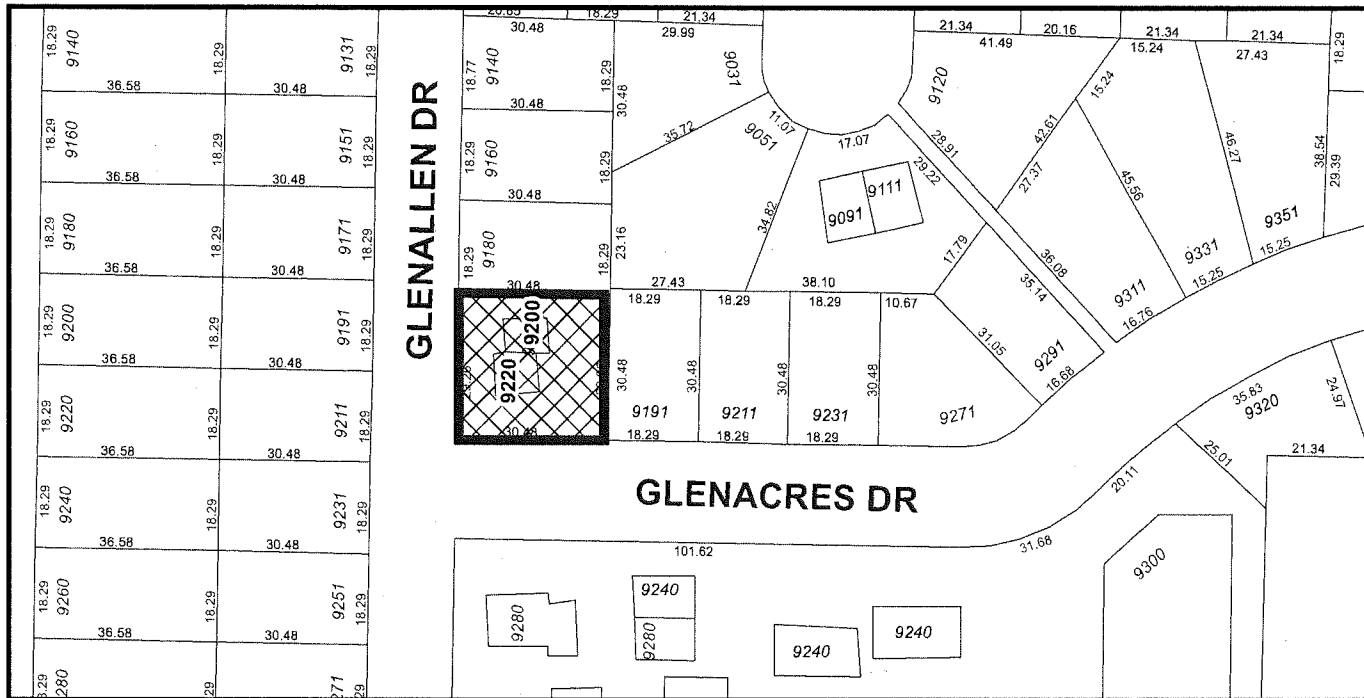
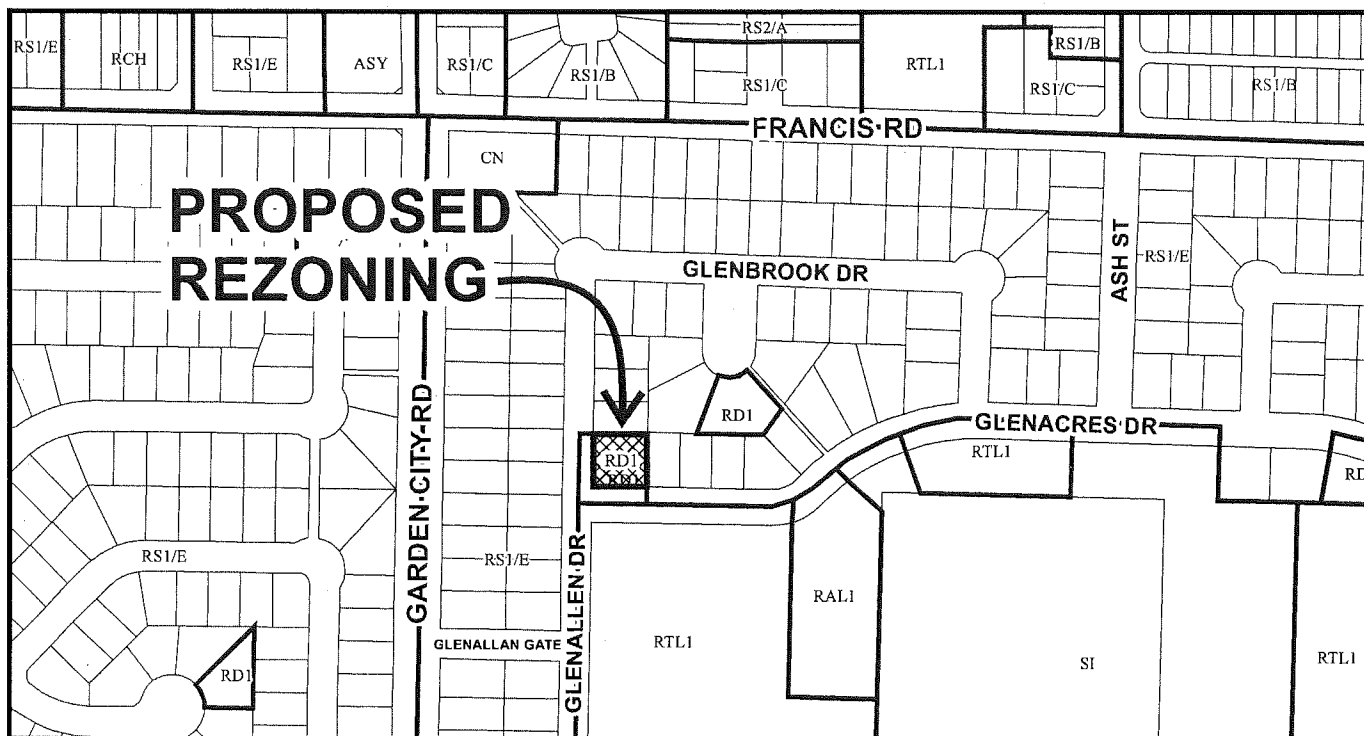
Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:rg

Attachment 1: Location Map and Aerial Photo  
Attachment 2: Proposed Subdivision Plan  
Attachment 3: Development Application Data Sheet  
Attachment 4: Broadmoor Land Use Map  
Attachment 5: Conceptual Development Plans  
Attachment 6: Tree Retention Plan  
Attachment 7: Rezoning Considerations



# City of Richmond



RZ 16-745791

Original Date: 09/30/16

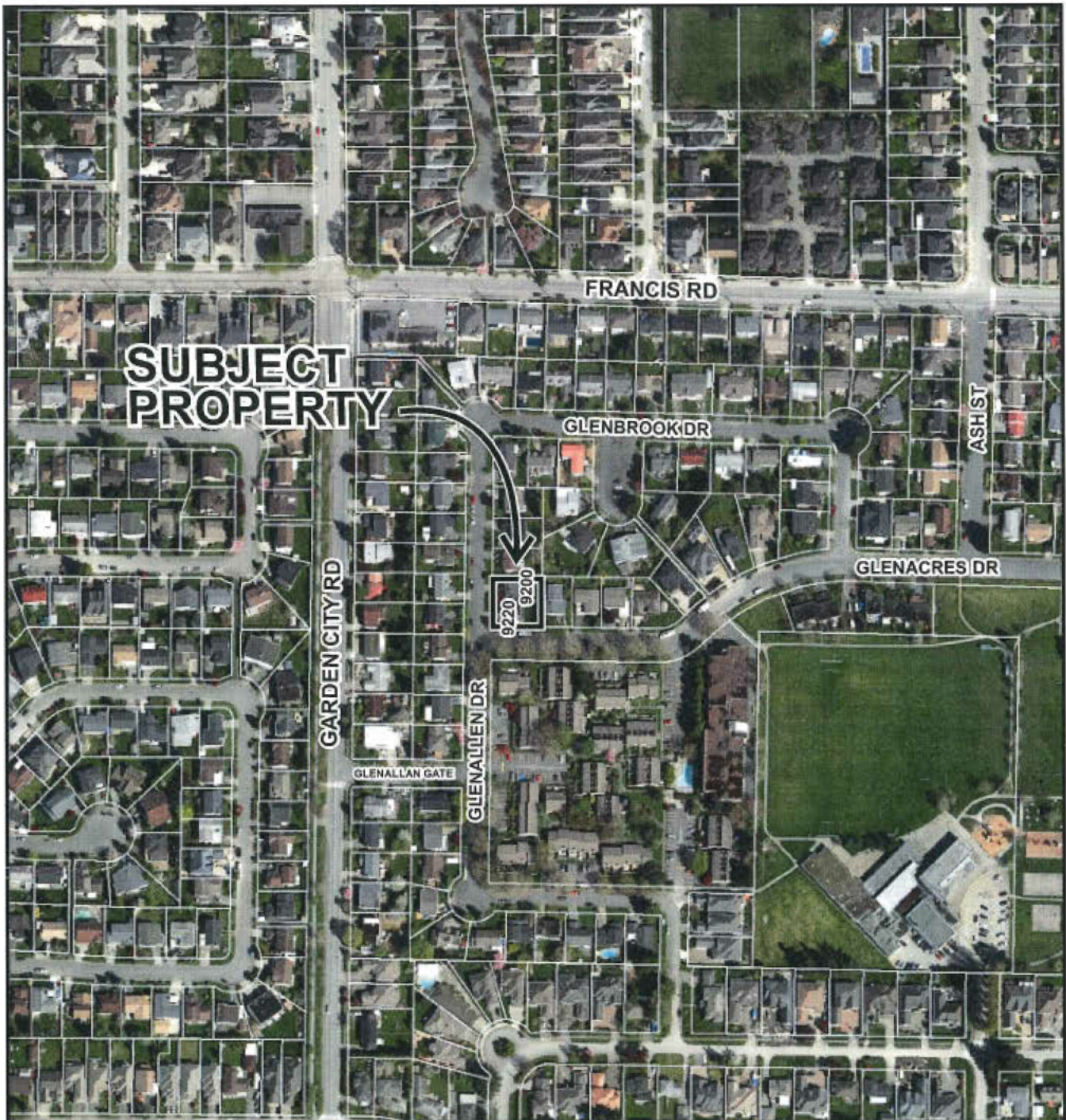
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 16-745791

Original Date: 09/30/16

Revision Date:

Note: Dimensions are in METRES

CADLAB

PROPOSED REZONING and SUBDIVISION

PROJECT DATA  
CURRENT ADDRESS: 9200, 9220 GLENALLAN DRIVE  
RICHMOND, B.C.

LEGAL DESCRIPTION: STRATA LOT 1 & LOT 2  
SECTION 27 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT STRATA PLAN NWS390

ZONING:  
EXISTING: R01  
PROPOSED: RS2/G

LOT BEFORE SUBDIVISION  
WIDTH (NORTH) 99.95 ft (30.466 m)  
WIDTH (SOUTH) 99.92 ft (30.455 m)  
DEPTH (WEST) 96.00 ft (29.260 m)  
DEPTH (EAST) 96.01 ft (29.264 m)  
LOT AREA 9590.64 sq ft (881 sq m)

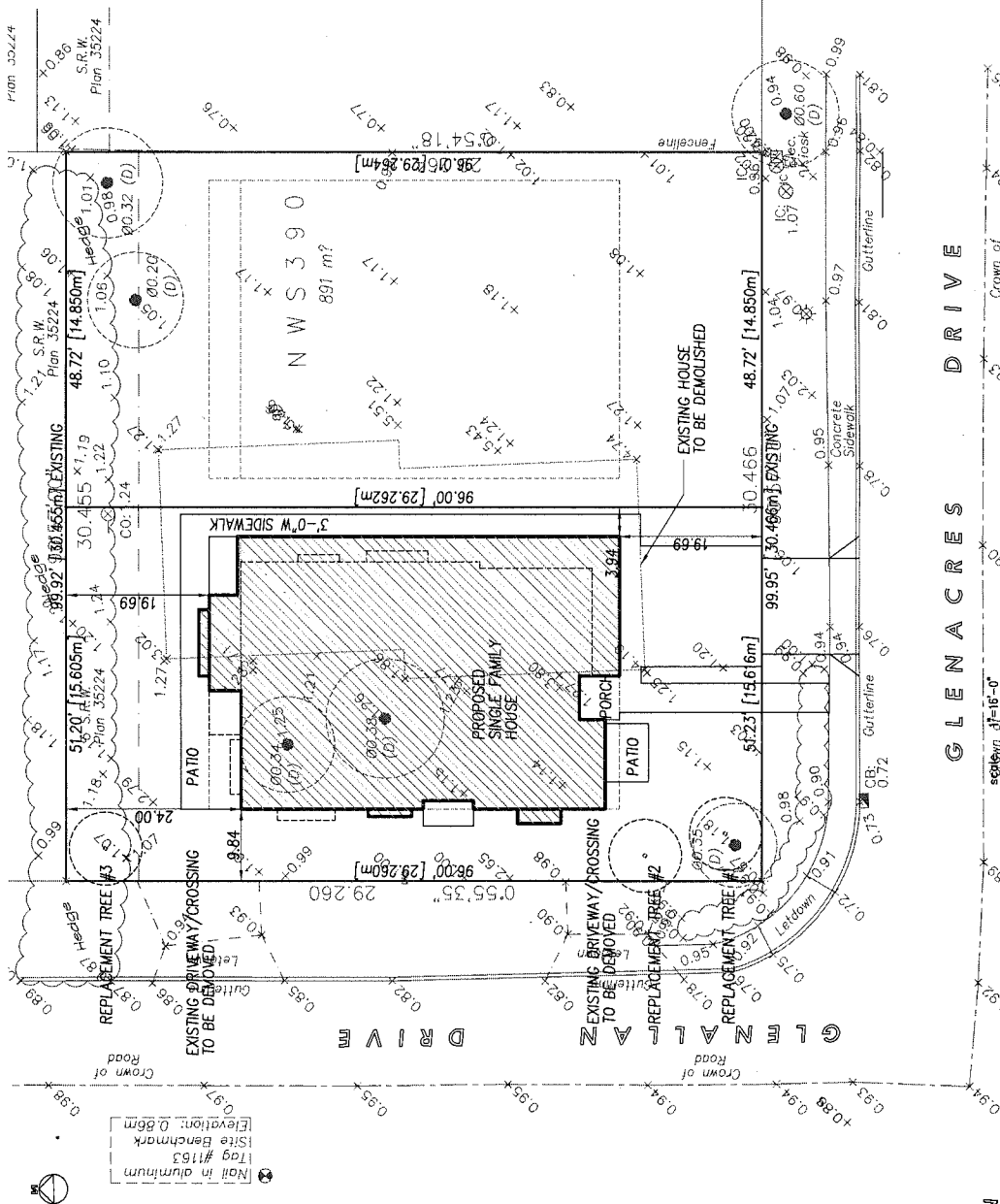
LOTS AFTER SUBDIVISION

WEST LOT  
WIDTH (NORTH) 51.20 ft (15.605 m)  
WIDTH (SOUTH) 51.23 ft (15.616 m)  
DEPTH (WEST) 96.00 ft (29.260 m)  
DEPTH (EAST) 96.00 ft (29.260 m)  
LOT AREA 4816.74 sq ft (446.78 sq m)

FLOOR SPACE RATIO  
MAX. ALLOWED: 2704.21 sq ft  
SITE COVERAGE: 2212.53 sq ft  
MAX. ALLOWED: 270.42 sq ft  
COVERED PORCHES & DECKS: 1229.18 sq ft  
LIVE PLANT AREA: 1229.18 sq ft  
MIN. REQUIRED:

EAST LOT  
WIDTH (NORTH) 48.72 ft (14.850 m)  
WIDTH (SOUTH) 48.72 ft (14.850 m)  
DEPTH (WEST) 96.00 ft (29.260 m)  
DEPTH (EAST) 96.01 ft (29.264 m)  
LOT AREA 4677.54 sq ft (434.56 sq m)

FLOOR SPACE RATIO  
MAX. ALLOWED: 2572.65 sq ft  
SITE COVERAGE: 2104.89 sq ft  
MAX. ALLOWED: 257.26 sq ft  
COVERED PORCHES & DECKS: 1169.38 sq ft  
LIVE PLANT AREA: 1169.38 sq ft  
MIN. REQUIRED:



SITE PLAN

Project no. H16221

RZ1

revision date 2017-08-29

9200 & 9220 GLENALLAN DRIVE, RICHMOND, B.C.  
PROPOSED REZONING AND SUBDIVISION



**RZ 16-745791**

**Attachment 3**

Address: 9200/9220 Glenallan Drive

Applicant: Timothy Tse

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Ya Bin Chen	To be determined
<b>Site Size (m<sup>2</sup>):</b>	891.34 m <sup>2</sup>	Lot A: 456.78 m <sup>2</sup> Lot B: 434.56 m <sup>2</sup>
<b>Land Uses:</b>	One duplex dwelling	Two single-family dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/C)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 251.23 m <sup>2</sup> (2,704 ft <sup>2</sup> ) Lot B: Max. 239.01 m <sup>2</sup> (2,572 ft <sup>2</sup> )	Lot A: Max. 251.23 m <sup>2</sup> (2,704 ft <sup>2</sup> ) Lot B: Max. 239.01 m <sup>2</sup> (2,572 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	Min. 360.0 m <sup>2</sup>	Lot A: 456.78 m <sup>2</sup> Lot B: 434.56 m <sup>2</sup>	none
Lot Dimensions (m):	Lot A (Corner) Min. Width: 15.5 m Lot B Min. Width 13.5 m Min. Depth: 24.0 m	Lot A (Corner) Width: 15.6 m Lot B Width: 14.85 m Depth: 29.26 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m Rear: Min. 6.0 m for up to 60% of principal dwelling, 7.3 m for remainder	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

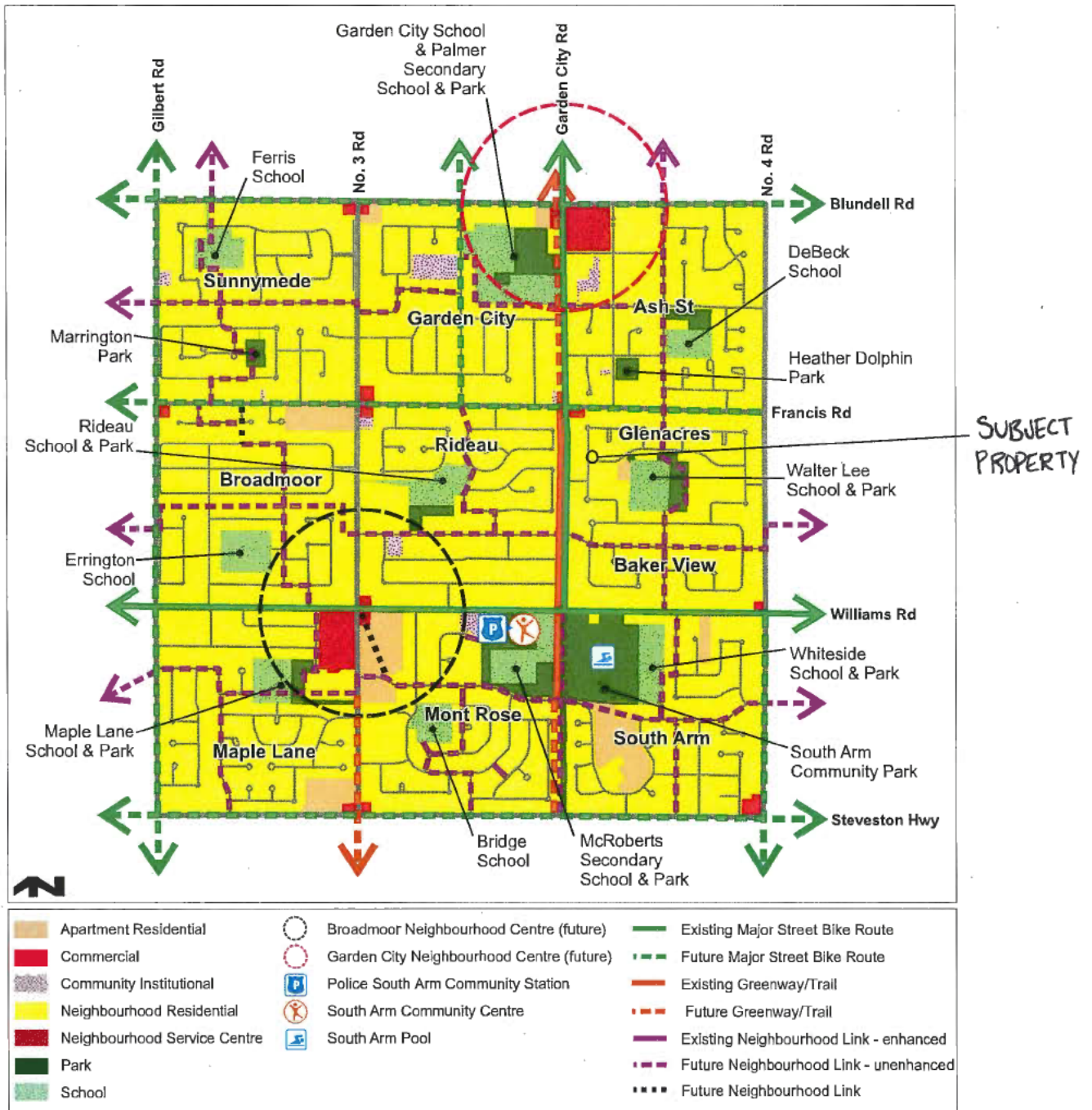
Other: Tree replacement compensation required for loss of significant trees.

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

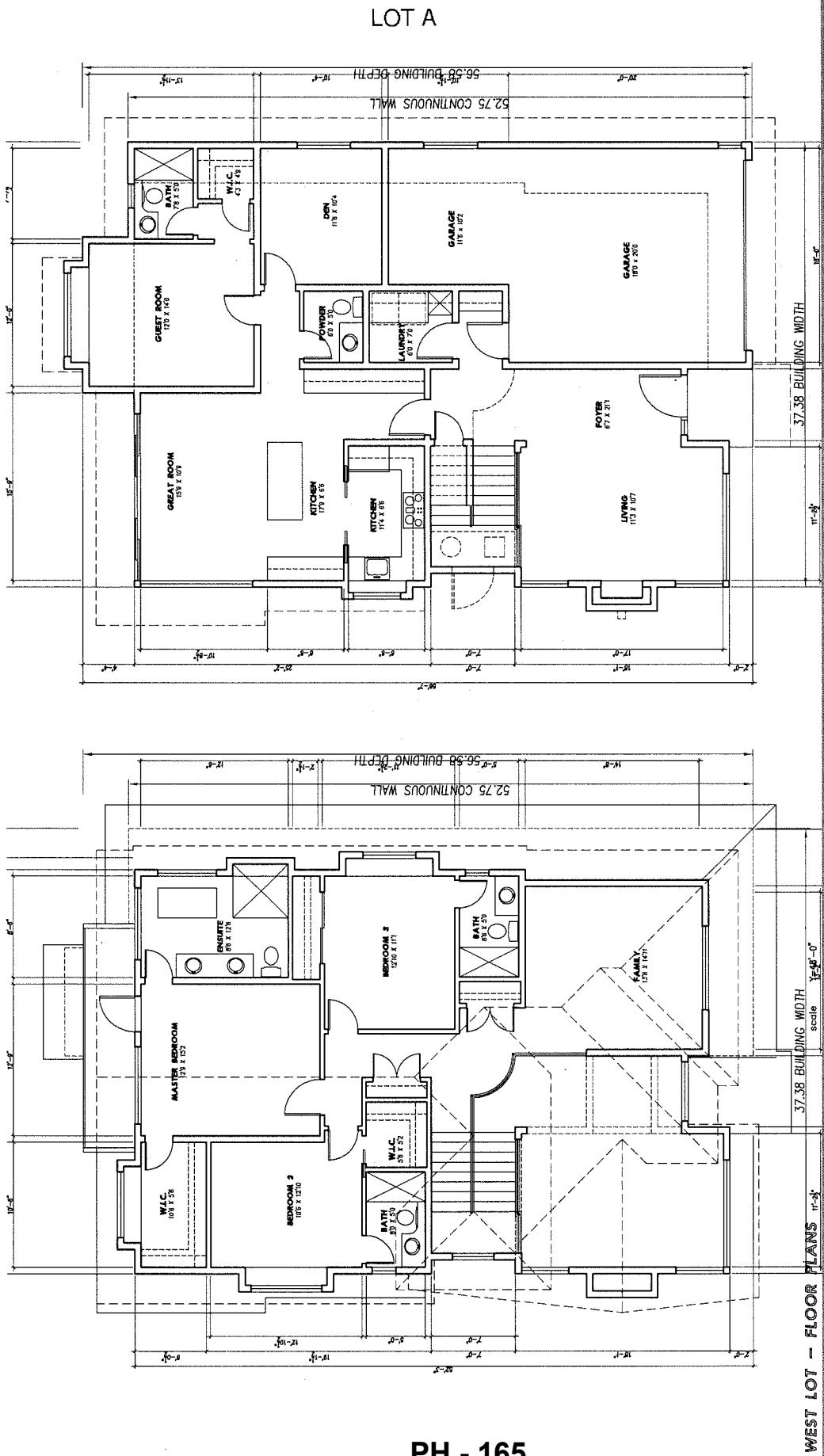




## 6. Broadmoor



CADLAB



WEST LOT - FLOOR PLANS

9200 & 9220 GLENALLAN DRIVE, RICHMOND, B.C.

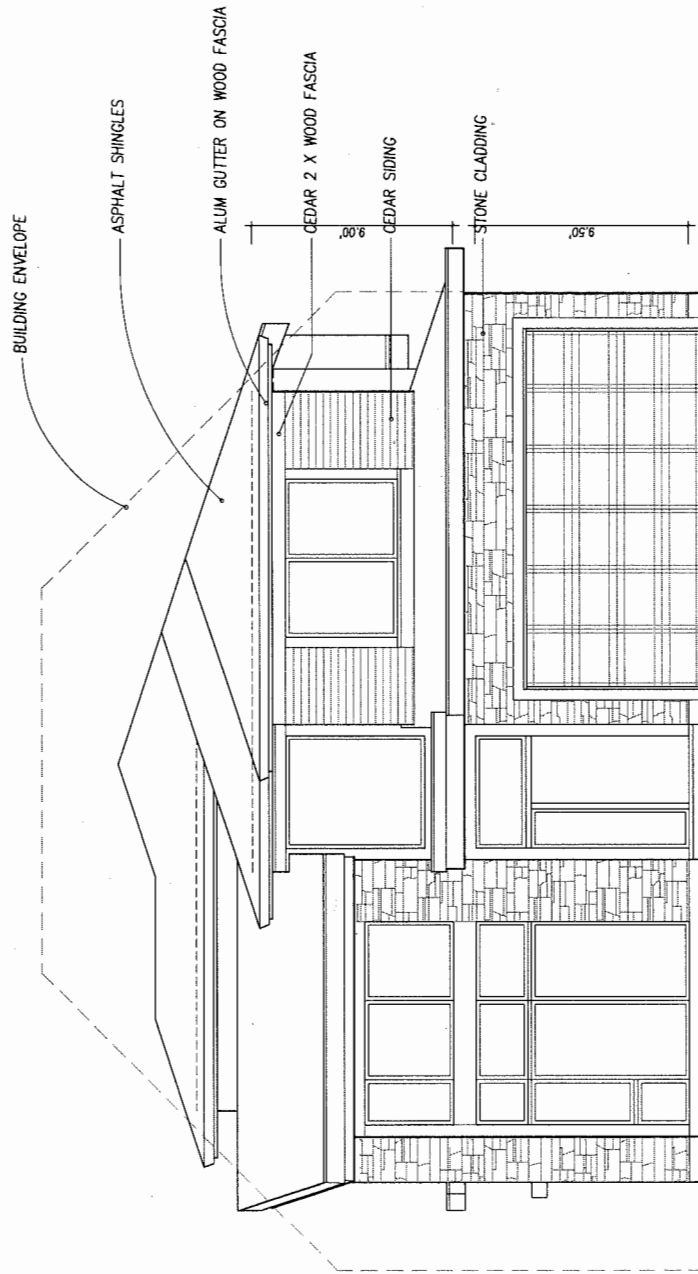
PROPOSED REZONING AND SUBDIVISION

PH - 165

project no. H162T

revision date 2017-08-29

b



PH - 166

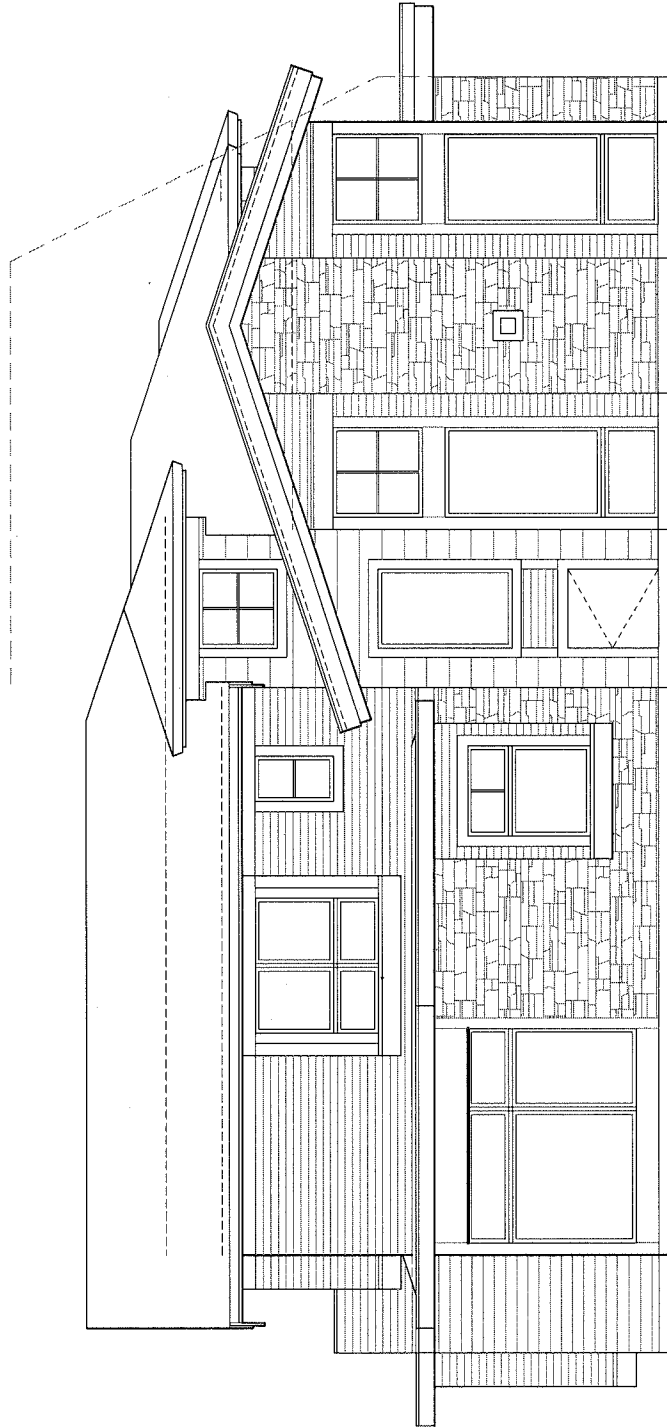
WEST LOT - SOUTH ELEV. (GLENACRES DRIVE) scale 3/16"=1'-0"

9200 & 9220 GLENALLAN DRIVE, RICHMOND, B.C.  
PROPOSED REZONING AND SUBDIVISION

Project no. H16221  
RZ3  
revision b  
date 2017-06-28

CADLAB





PH - 167

WEST LOT - WEST ELEV. (GLENALLAN DRIVE)

scale 3/16"=1'-0"

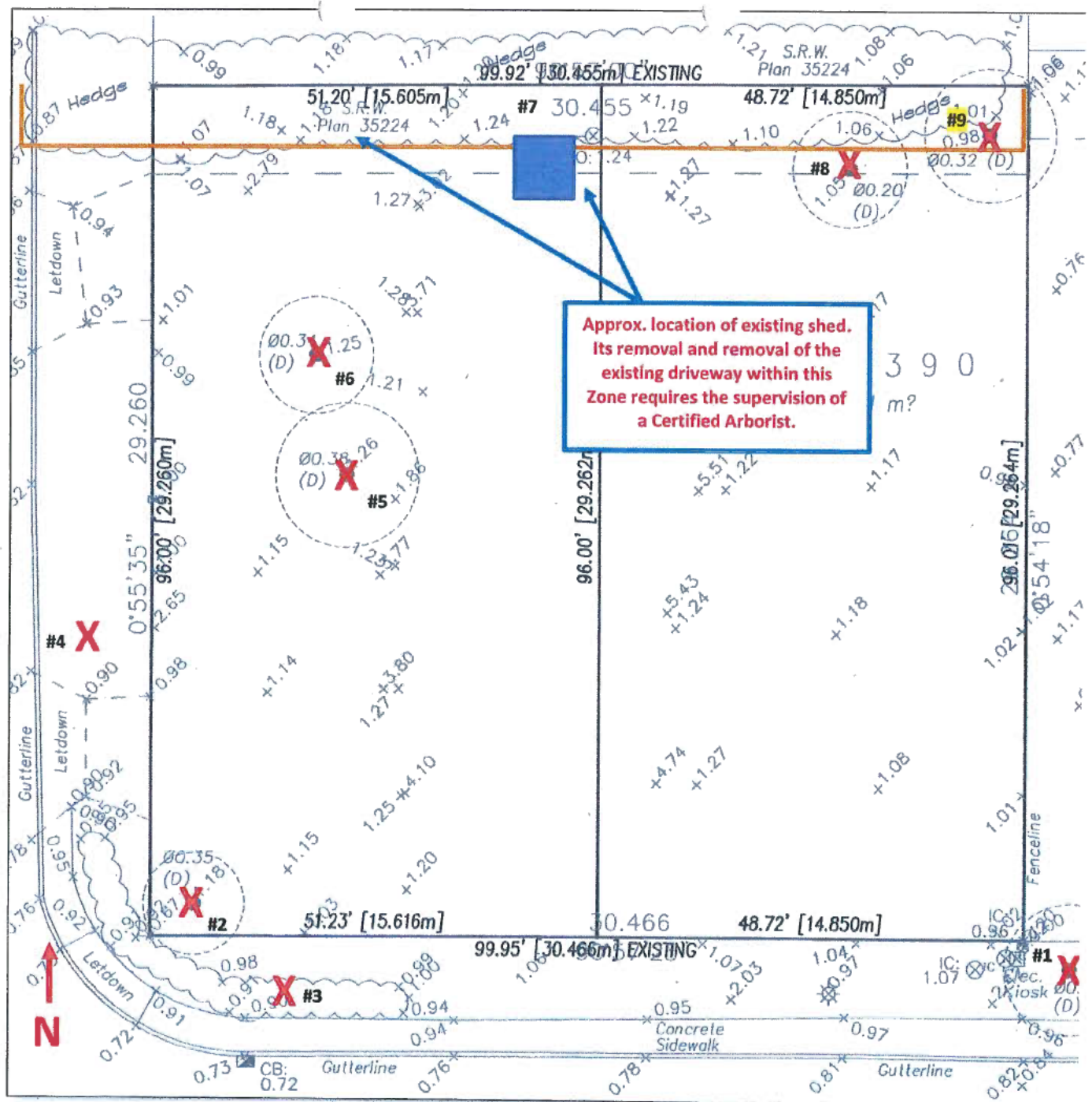
project no. H1627

9200 & 9220 GLENALLAN DRIVE, RICHMOND, B.C.  
PROPOSED REZONING AND SUBDIVISION

RZ4

revision  
date 2017-08-29

CADLAB



Preliminary Tree Retention &amp; Removal Plan, Scale 1/16" = 1'

TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (ft.) Radius
1	Birch ( <i>Betula sp.</i> )	60 per survey	6.5'
2	Crabapple ( <i>Malus sp.</i> )	93 combined (25+21+17+15+15)	5'
3	Cedar ( <i>Thuja occidentalis</i> )	-	2'
4	Cedar ( <i>Thuja occidentalis</i> )	-	2'
5	Portuguese Laurel ( <i>Prunus lusitanica</i> )	38 per survey	7.5'

TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (ft.) Radius
6	Beech ( <i>Fagus sp.</i> )	46	6'
7	Cedar ( <i>Thuja occidentalis</i> )	-	6'
	Cedar ( <i>Thuja plicata</i> )	-	12'
8	Walnut ( <i>Juglans sp.</i> )	-	-
9	Cherry ( <i>Prunus sp.</i> )	25 combined (27+18)	6.5'



**Address:** 9200/9220 Glenallan Drive

**File No.:** RZ 16-745791

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9758, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$1,500 (\$500/tree) to ensure that a total of three replacement trees are planted and maintained on Proposed Lot B. 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 Tree	Minimum Height of Coniferous Tree
1	8 cm	4 m
2	9 cm	5 m

2. Submission of a Landscape Plan for Proposed Lot A, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - comply with the landscaping requirements contained in Richmond Zoning Bylaw 8500;
  - 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 three required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
1	8 cm	4 m
2	9 cm	5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

3. City acceptance of the developer's offer to voluntarily contribute \$3,300 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the 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.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family development on proposed Lot B (i.e. \$5,408.41) to the City's Affordable Housing Reserve Fund.
8. Discharge of covenant BE77341 from Title, which restricts the property to a duplex only.
9. Cancellation of the existing Strata Plan NWS 390.
10. Discharge of Statutory Right-of-Way D65286 from Title, which does not apply to the property.
11. Registration of a legal agreement on Title, to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 5 to the staff report.

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

1. 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.

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

1. 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.

**At Subdivision\* stage, the developer must complete the following requirements:**

1. Payment of the current year's taxes, School Site Acquisition Charge, and Address Assignment Fees.
2. Completion of the following servicing works and off-site improvements. These may be completed through a Servicing Agreement\* or a City work order:

*Water Works:*

- Using the OCP Model, there is 137L/s of water available at a 20 psi residual at the corner of Glenallan Drive and Glenbrook Drive, and 246 L/s of water available at a 20 psi residual at the Glenacres Drive frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At Developer's cost, the City is to:
  - Install one new 25 mm water service connection, complete with meter and meter box, off of the existing 200 mm PVC water main on Glenacres Drive frontage for the east side lot.
  - Disconnect existing 20 mm water connection along Glenallan Drive and install another 25 mm water connection with meter assembly off of the existing 200 mm PVC main on Glenacres Drive frontage for the west side lot.
  - Both newly installed water meters shall be placed at the boulevard alongside the south property line.
  - Perform all water main tie-ins.
  - If AC water main on west property line is damaged by removal of existing tree, replacement of impacted water main shall be at developer's cost.

*Storm Sewer Works:*

- At Developer's cost, the City is to:
  - Cut and cap the northwestern service connection at inspection chamber along the frontage of Glenallan Drive.
  - Install a new storm service connection, complete with inspection chamber and dual service leads, at the adjoining property line of the newly subdivided lots off of the existing 300 mm main on Glenacres Drive.

*Sanitary Sewer Works:*

- The Developer is required to:
  - Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and sanitary service connection design plans.

- At Developer's cost, the City is to:
  - Remove existing sanitary inspection chamber & cap existing lead at the north property line.
  - Install a new sanitary service connection complete with inspection chamber and dual service leads, at the adjoining property line of the new subdivided lots off of the existing 200 mm sanitary main along the north property line.
  - Shallow sanitary main exists along the north property line of the proposed site. If existing trees located to the north of the property (within the SRW) were to be removed, a video inspection to confirm the current condition of the existing sanitary pipe shall be provided prior to tree removals. After trees have been removed, another video inspection shall be provided to confirm whether the existing sanitary pipe has been impacted by the tree removals.

*Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers to determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These shall be located onsite.
  - Construct the following frontage improvements:
    - Removal of the two driveway letdowns to Glenallan Drive, and replacement with concrete curb and gutter.
    - Install two new driveway letdowns to Glenacres Drive.
    - Install 1.5 m wide concrete sidewalk and landscaped boulevard on the Glenallan Drive frontage.
    - Removal and replacement of existing concrete sidewalk panels as required.

*General Items:*

- The Developer is required to:
  - Prior to placement of preload (if required), provide a geotechnical assessment indicating possible impacts to the existing AC watermain along the west property line and existing AC sanitary main along the north property line and provide mitigation recommendations to address impacts.
  - 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.

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Signed

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Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9758 (RZ 16-745791)  
9200/9220 Glenallan Drive**

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 **"SINGLE DETACHED (RS2/C)"**

P.I.D. 001-318-861

Strata Lot 1 Section 27 Block 4 North Range 6 West New Westminster District Strata Plan NW390 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-318-870

Strata Lot 2 Section 27 Block 4 North Range 6 West New Westminster District Strata Plan NW390 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1.

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9758"**.

FIRST READING

SEP 25 2017



A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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

## MayorandCouncillors

**From:** Webgraphics  
**Sent:** Tuesday, 3 October 2017 16:19  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #1165)

<b>To Public Hearing</b>	
Date:	OCT 16 2017
Item #	7
Re:	Bylaw 9758

## Send a Submission Online (response #1165)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	10/3/2017 4:18:45 PM

### Survey Response

Your Name	Norman W. Roberts
Your Address	203-9300 Glenacres Drive
Subject Property Address OR Bylaw Number	RZ 16-745791
Comments	I prefer to fix the existing structure for use as a double rental.





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


**Date:** August 16, 2017  
**File:** 08-4430-03-11/2017-Vol 01

**Re:** **Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 039, 040, 064, 079 and 126 in the north portion of the City Centre**

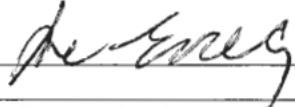

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**Staff Recommendation**

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9744, to establish underlying zoning for the property developed under Land Use Contract 039, be introduced and given first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9745, to establish underlying zoning for the property developed under Land Use Contract 040, be introduced and given first reading;
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9746, to establish underlying zoning for the property developed under Land Use Contract 064, be introduced and given first reading;
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9747, to establish underlying zoning for the property developed under Land Use Contract 079, be introduced and given first reading; and
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9748, to establish underlying zoning for five properties developed under Land Use Contract 126, be introduced and given first reading.

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

CL/JH:blg  
Att. 4

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

## Staff Report

### Origin

In 2014, the Provincial Government amended the *Local Government Act* to require municipalities to adopt underlying zoning bylaws for all LUC properties by June 30, 2022, and to provide for the termination of all LUCs on June 30, 2024. The amending legislation also established an optional process to enable municipalities, by bylaw, to undertake early termination of LUCs and provided expanded authority to Boards of Variance to hear appeals and grant time extensions to existing property owners for reasons of hardship.

On November 24, 2015, Richmond City Council adopted a set of bylaws that established underlying zoning for 93 separate LUCs that included single-family properties, as well as adopted bylaws to terminate these LUCs effective one year from the date of adoption (i.e., November 24, 2016). Because the remaining 46 LUCs on properties that include multi-family, commercial, industrial, and agricultural land uses are not subject to the same redevelopment pressures as that of the LUCs that included single-family properties, the remaining LUCs were to be dealt with separately at a later date.

There are currently 46 remaining LUCs still in effect on a total of 95 properties in the city (including 3,078 units) containing multi-family, commercial, industrial, and agricultural uses, which were not subject to the underlying zoning bylaws and early termination bylaws adopted on November 24, 2015 (Attachment 1).

Consistent with the *Local Government Act*, City Council will have to consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs. This involves the standard bylaw reading and adoption process, and includes holding a Public Hearing for all bylaws.

This report brings forward underlying zoning bylaws for five out of the 46 remaining LUCs (LUCs 039, 040, 064, 079 and 126). The proposed bylaws are applicable to nine commercial/industrial properties in the north portion of City Centre at 8520 Cambie Road, 4940 and 3791 No. 3 Road, 8191 Alderbridge Way, 8260, 8280, 8300, 8380 Bridgeport Road, and a portion of 8211 Sea Island Way (Attachment 2). Subsequent underlying zoning bylaws for the remaining 41 LUCs will be brought forward separately for consideration on the basis of their geographic area, as illustrated in Attachment 3 (i.e., the south portion of City Centre, Seafair/Blundell, Broadmoor, Steveston, and East Richmond).

Unlike the approach used for the 93 LUCs that included single-family properties, no early termination bylaws are proposed to be brought forward for the remaining LUCs. Essentially, the existing remaining LUCs will remain effective and continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the underlying zoning will take effect.

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

*Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.*

*3.1 Growth and development that reflects the Official Community Plan (OCP) and related policies and bylaws*

This report and the proposed bylaws are also consistent with policies from the 2041 Official Community Plan (OCP), which support exploring alternatives to Land Use Contracts to achieve better land use management over time.

### **Findings of Fact**

A Land Use Contract (LUC) is a contract between a property owner (typically a developer) and a municipality addressing the use and development rights of a property. The LUC regulations are similar to zoning, with the exception that the LUC is registered on the Title of the property and, until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

The provincial legislation enabling LUCs was in effect for a short period of time between 1973 and 1979 and allowed the ability to create tailor-made development contracts for specific sites. LUCs were also used to control the form and character of buildings and landscaping of sites and, in some cases, included detailed servicing requirements. Typically, the same LUC was registered by a developer against all the properties in a particular subdivision, thereby creating consistent use and development rights for those properties. Unless discharged, LUCs registered during such period remain in place today governing the use and development rights of the affected properties.

LUCs typically include limited development restrictions compared to today's standards. Any reference to a zoning bylaw within a LUC is specific to the zoning bylaw in place at the date of contract execution. Since LUCs are registered on Title and can only be amended or discharged with the property owner's consent, the result is that LUCs have not evolved over time as land use considerations have changed. Properties under the current Richmond Zoning Bylaw 8500 have had multiple amendments over time to address various land issues such as building interface, landscaping, sustainability and overall building form.



### Analysis

Staff propose a set of bylaws that introduce underlying zoning for the nine properties developed under LUCs 039, 040, 064, 079 and 126 in the north portion of the City Centre, which are identified in the table below:

LUC #	No. of Properties	Address	No. of Units (Strata & Non-Strata)
039	1	8520 Cambie Road	N/A
040	1	4940 No. 3 Road	48
064	1	3791 No. 3 Road	N/A
079	1	8191 Alderbridge Way	N/A
126	5	8260 Bridgeport Road	N/A
		8280 Bridgeport Road	N/A
		8300 Bridgeport Road	N/A
		8380 Bridgeport Road	N/A
		8211 Sea Island Way	3

There are an additional six properties at 8320, 8340, 8360, 8440 Bridgeport Road, and 8311, 8351 Sea Island Way that were also developed under LUC 126, which are not included in the proposed underlying zoning bylaws as they are currently the subject of a separate LUC discharge and rezoning application which was considered at the July 17, 2017 Public Hearing and the associated zoning amendment bylaw granted third reading (RZ 13-628557). If the rezoning bylaw is not adopted, City staff will bring forward a separate report and zoning amendment bylaw to establish underlying zoning for these properties.

Attachment 4 contains a series of summary tables that provide a comparison of the regulations under each of the five LUCs with those of the proposed underlying zone, and includes a map of each LUC. The summary tables in Attachment 4 are for reference purposes only and should not be interpreted as the actual LUC.

In developing the underlying zoning for the nine subject properties, staff considered the specific provisions in each individual LUC, as well as the existing zoning of adjacent properties within the immediate surrounding area. With the exception of one site under LUC 126, staff were not able to use existing commercial and industrial zones in Richmond Zoning Bylaw 8500 to develop the underlying zoning bylaws for the properties due to the very specific provisions contained in these particular LUCs.

The property at 8211 Sea Island Way is under two zones: the "Auto-Oriented Commercial (CA)" zone, and LUC 126. Since the current use of the land that is under LUC 126 is that of a vehicle lane only, staff propose the CA zone as the underlying zoning for that portion of the property to bring the entire property under the CA zone.

For the remaining properties under LUC 039, 040, 064, 079, and 126, staff propose five new site-specific zones. The proposed site-specific zones combine both the specific provisions from each LUC as well as certain provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This enables the underlying zoning bylaws to mirror what is contained in the LUCs without granting additional permitted land uses while allowing some flexibility after LUCs expire on June 30, 2024 for landowners to make minor changes to their properties that would be in character with what is permitted on lots within the surrounding neighbourhood.

The five new site-specific zones are described below.

- *Commercial Storage (ZI13) – Cambie Road (City Centre)*, (Bylaw No. 9744), is proposed for the portion of the property developed under LUC 039 at the north end of 8520 Cambie Road, which currently contains a one-storey public storage facility.
- *Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)*, (Bylaw No. 9745), is proposed for the property developed under LUC 040 at 4940 No. 3 Road, which currently contains a three-storey building with commercial retail uses at grade and office uses in the upper floors.
- *Vehicle Sales Commercial (ZC41) – No. 3 Road (City Centre)*, (Bylaw No. 9746), is proposed for the property developed under LUC 064 at 3791 No. 3 Road, which currently contains a one-storey building that is part of the vehicle sales operation on the neighbouring site at 3771 No. 3 Road.
- *Restaurant Commercial (ZC42) – Alderbridge Way (City Centre)*, (Bylaw No. 9747), is proposed for the property developed under LUC 079 at 8191 Alderbridge Way, which currently contains a two-storey McDonald's restaurant and drive-through.
- *Commercial (ZC43) – Bridgeport Road (City Centre)*, (Bylaw No. 9748), is proposed for four of the properties developed under LUC 126 at 8260, 8280, 8300, 8380 Bridgeport Road, which currently contain vehicle parking and storage, and a restaurant.

Where there are inconsistencies between the provisions of the proposed underlying zones and what actually exists on the subject properties, any use and development of the land that was lawful under the LUC will be protected in accordance with the provisions for non-conforming uses and buildings under the *Local Government Act* after the LUCs expire on June 30, 2024.

#### Ministry of Transportation and Infrastructure (MOTI) Approval

As seven of the subject properties under LUC 039, 064, and 126 are located within 800m of an intersection of a Provincial Limited Access Highway and a City road, three of the proposed underlying zoning bylaws (Bylaws 9744, 9746, and 9748) have been referred to MOTI for preliminary approval. Final approval from MOTI is required prior to final adoption of the underlying zoning bylaws.

**Public Consultation and Public Hearing**

Since the existing remaining LUCs will remain effective and will continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the proposed underlying zoning will be in place, it is anticipated that the proposed approach will not generate a significant amount of public interest. Therefore the standard bylaw adoption and public consultation processes are proposed. This approach is also proposed for the underlying zoning bylaws that are subsequently to be brought forward for the remaining 41 LUCs on the basis of their geographic area.

The standard bylaw adoption and public consultation process involves the underlying zoning bylaws being considered at a Planning Committee meeting, bylaw readings by City Council, the publication of the statutory Public Hearing Notice and newspaper ads, and includes the holding of a regular Public Hearing in the Council Chambers. This approach does not require additional financial or human resources beyond that of the standard rezoning and public hearing processes.

Prior to each Public Hearing at which underlying zoning bylaws are to be considered, a press release will be issued to publicize Council's decision to establish underlying zoning bylaws for the affected properties and to direct further inquiries to the City's LUC webpage, and to the general LUC inquiry email address and phone number. Staff will also send a letter to each of the affected property owners, which will contain information that is specific to the proposed underlying zoning for their respective property.

Following each Public Hearing, Council may consider adoption of those underlying zoning bylaws that do not require MOTI approval. For those bylaws that do require MOTI approval Council may consider bylaw adoption at a subsequent Council meeting after MOTI approval has been granted.

Following adoption of the underlying zoning bylaws, the existing LUCs on the affected properties will remain effective until June 30, 2024, after which time the underlying zoning bylaws will be in place to govern the use and development of the properties.

**Financial Impact**

As mentioned in the previous section, the consideration of the proposed Bylaws 9744 through 9748 by the Planning Committee, City Council, and at a regular Public Hearing in the Council Chambers will not require additional financial or human resources beyond that of the standard rezoning and public hearing processes.

**Conclusion**

Consistent with the *Local Government Act*, City Council will have to consider bylaws to establish underlying zoning for the properties developed under the remaining 46 LUCs in the city prior to June 30, 2022.

Staff propose to bring forward the underlying zoning bylaws for the remaining LUCs as separate items on the basis of their geographic area for consideration by Planning Committee, City Council, and at regular Public Hearings in the Council Chambers.

This report brings forward five underlying zoning bylaws for nine commercial/industrial properties developed under Land Use Contracts 039, 040, 064, 079 and 126 in the north portion of the City Centre area (i.e., 8520 Cambie Rd, 4940 and 3791 No. 3 Road, 8191 Alderbridge Way, 8260, 8280, 8300, 83380 Bridgeport Road, and 8211 Sea Island Way).

Staff recommends that Richmond Zoning Bylaw 8500, Amendment Bylaws 9744, 9745, 9746, 9747, and 9748, be introduced and given first reading.



Cynthia Lussier  
Planner 1  
(604-276-4108)



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

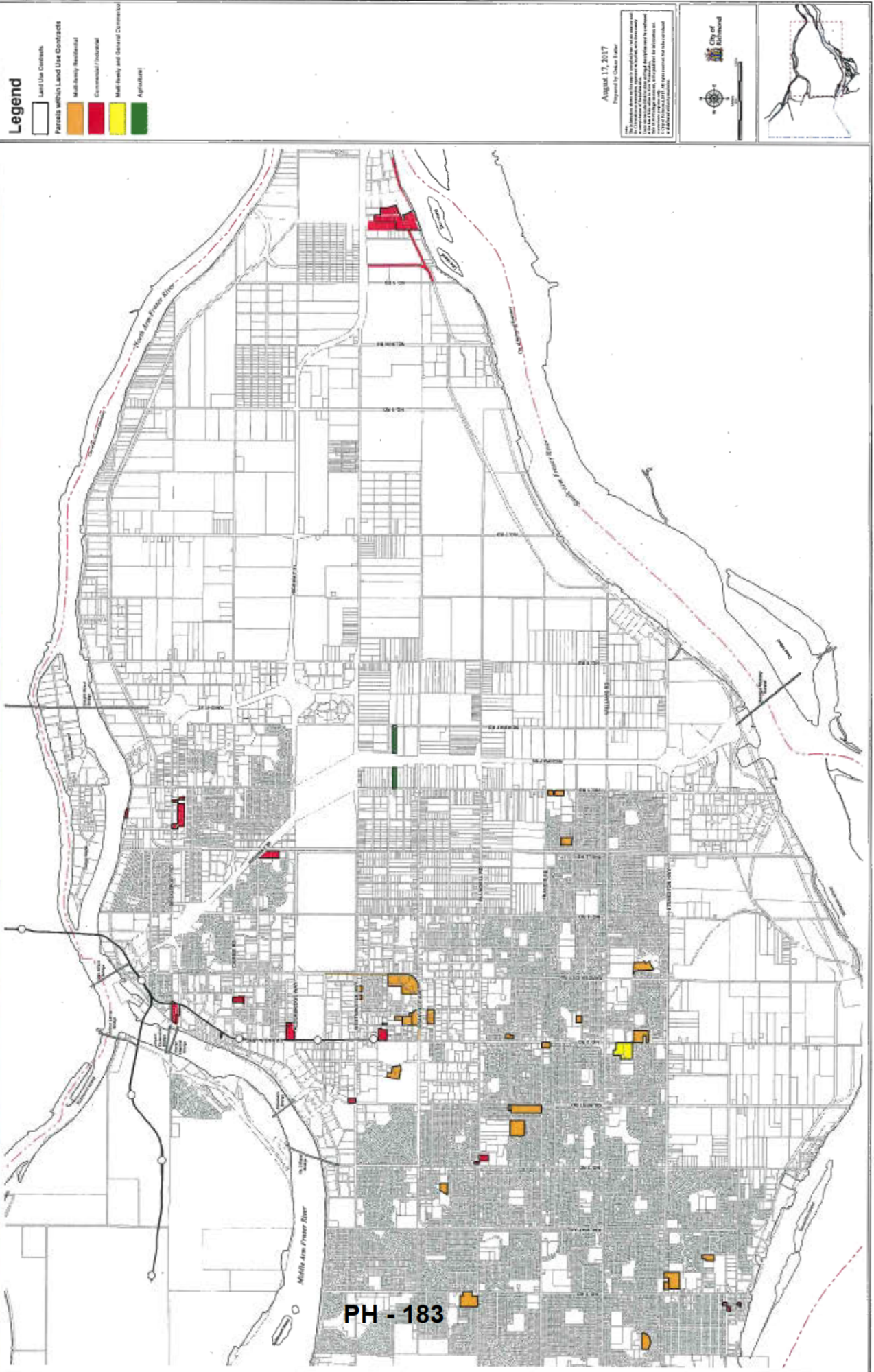
CL/JH:blg

Attachments:

- Attachment 1: Map of Remaining Land Use Contracts
- Attachment 2: Land Use Contracts in City Centre (North)
- Attachment 3: Land Use Contracts by Geographic Area
- Attachment 4: Land Use Contract Summary and Comparison Tables



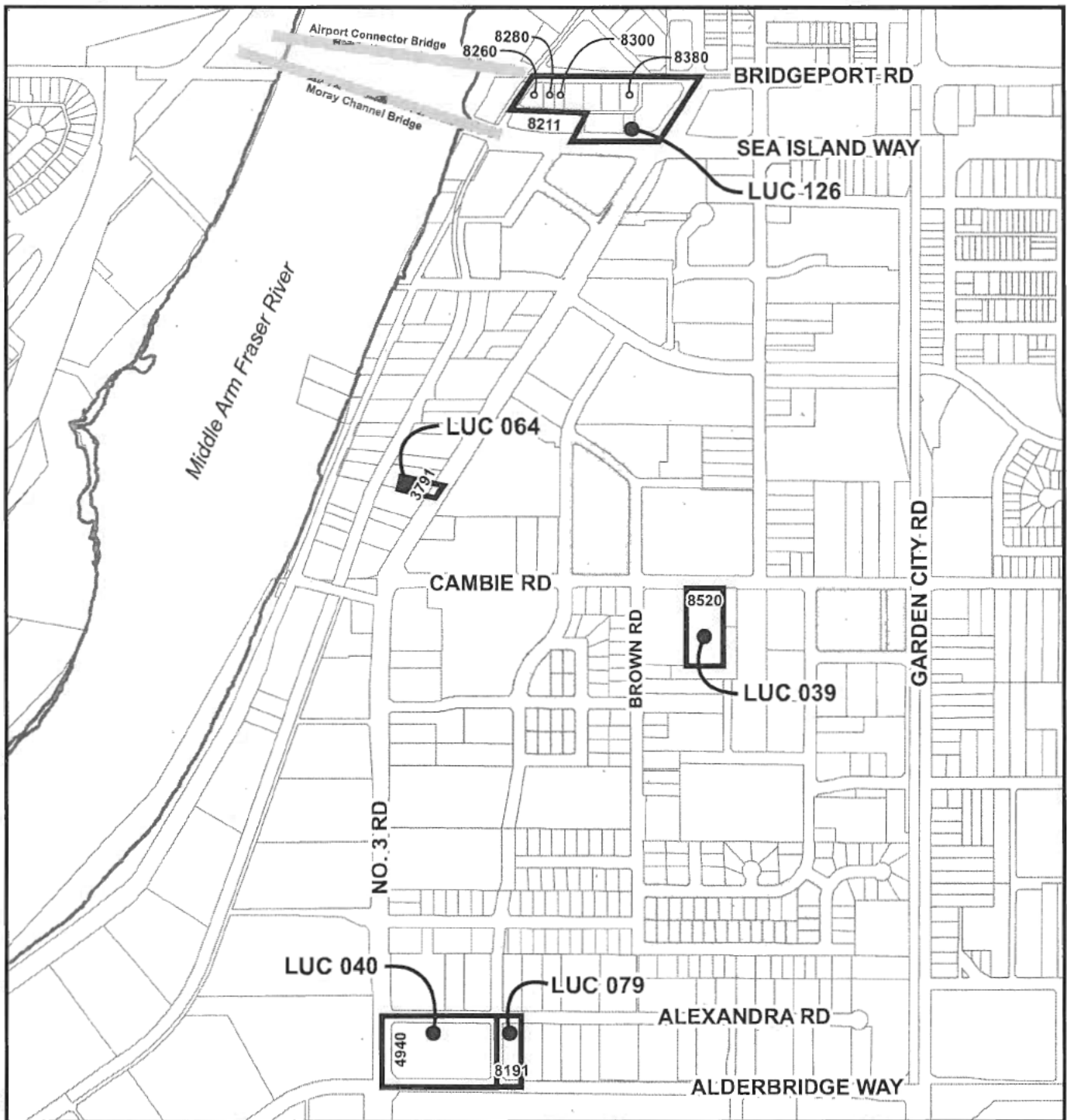
# Remaining Land Use Contracts





# City of Richmond

ATTACHMENT 2



## Land Use Contracts (LUC) in City Centre (North)

PH - 184

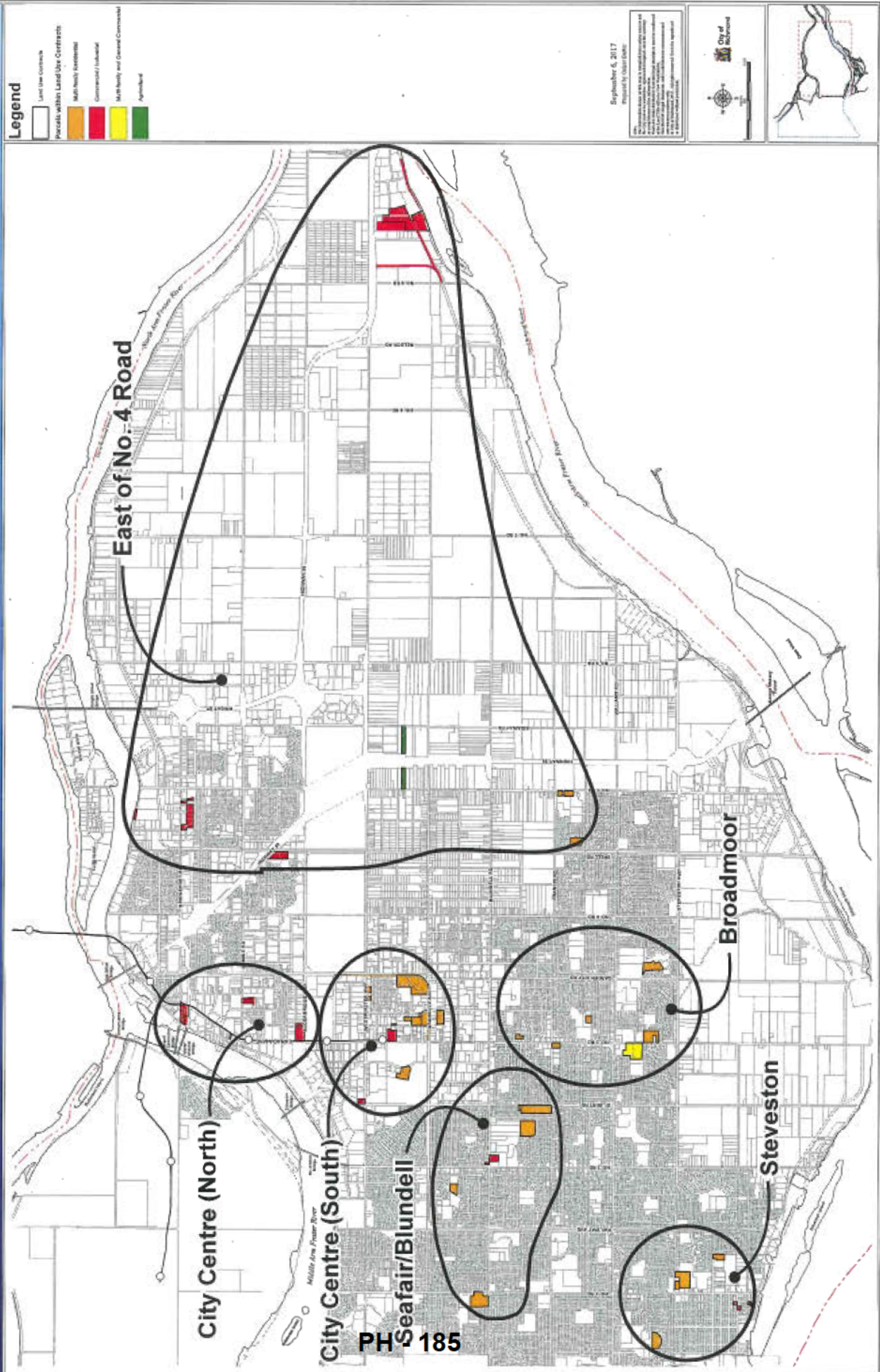
Original Date: 08/24/17

Revision Date: 00/00/00

Note: Dimensions are in METRES



## Remaining LUCs by Geographic Area



# Attachment 4

## Land Use Contract Summary & Comparison Tables

LUC 039

LUC 040

LUC 064

LUC 079

LUC 126

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 039

**Permitted Uses:** Commercial storage and a secondary residential security/operator unit

**Number of properties:** 1

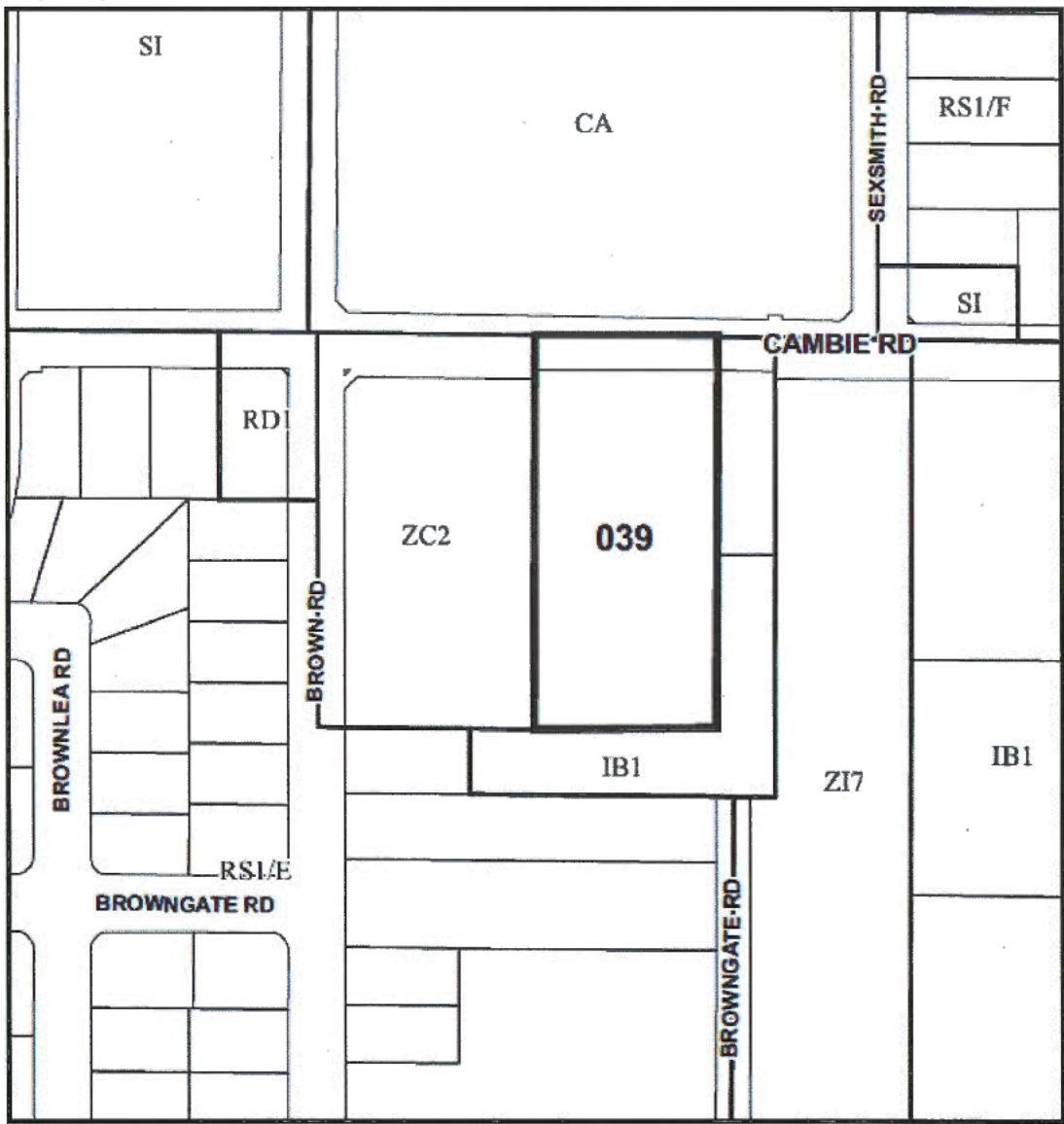
**Proposed Zone:** Commercial Storage (ZI13) – Cambie Road (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 039	ZI13
FAR (max)	N/A	<ul style="list-style-type: none"><li>The maximum permitted floor area is 3,800 m<sup>2</sup>;</li><li>0.48 FAR</li></ul>
Lot Coverage (max)	As per drawings (approx. 48%)	48%
Front Yard Setback (min)	As per drawings	7.0 m
Interior Side Yard Setback (min)	As per drawings	6.0 m
Rear Yard Setback (min)	As per drawings	7.0 m
Building Height (max)	As per drawings (1 storey)	<ul style="list-style-type: none"><li>1 storey;</li><li>5.0 m.</li></ul>

**Disclaimer:** This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 039



# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 040

### Permitted Uses:

- contractor service
- education commercial
- entertainment, spectator
- government service
- health service, minor
- hotel
- manufacturing, custom indoor
- office
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- transportation depot
- veterinary service

**Number of properties:** 1

**Proposed Zones:** Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 040	ZC40
FAR (max)	N/A Note: a maximum gross floor area of 4,190 m <sup>2</sup> was specified for the first storey, and a maximum gross floor area of 4,576 m <sup>2</sup> was specified for the 2 <sup>nd</sup> and 3 <sup>rd</sup> storeys combined.	<ul style="list-style-type: none"> <li>• The maximum permitted floor area is 4,190 m<sup>2</sup> on the first storey, and 4,576 m<sup>2</sup> for the 2<sup>nd</sup> and 3<sup>rd</sup> storeys combined;</li> <li>• 0.60 FAR.</li> </ul>
Lot Coverage (max)	As per drawings (approx. 30%)	30%
Front Yard Setback (min)	As per drawings	19.0 m to No. 3 Road
Side Yard Setback (min)	As per drawings	19.0 m to Alderbridge Way; 3.0 m to Alexandra Road.
Rear Yard Setback (min)	As per drawings	17.0 m to Hazelbridge Way
Height (max)	3 storeys (approx. 17.0 m)	17.0 m, but containing no more than 3 storeys.

**Disclaimer:** This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

## LAND USE CONTRACT SUMMARY & COMPARISON TABLES



**Land Use Contract 040**



# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 064

**Permitted Uses:** Vehicle sale/rental

**Number of properties:** 1

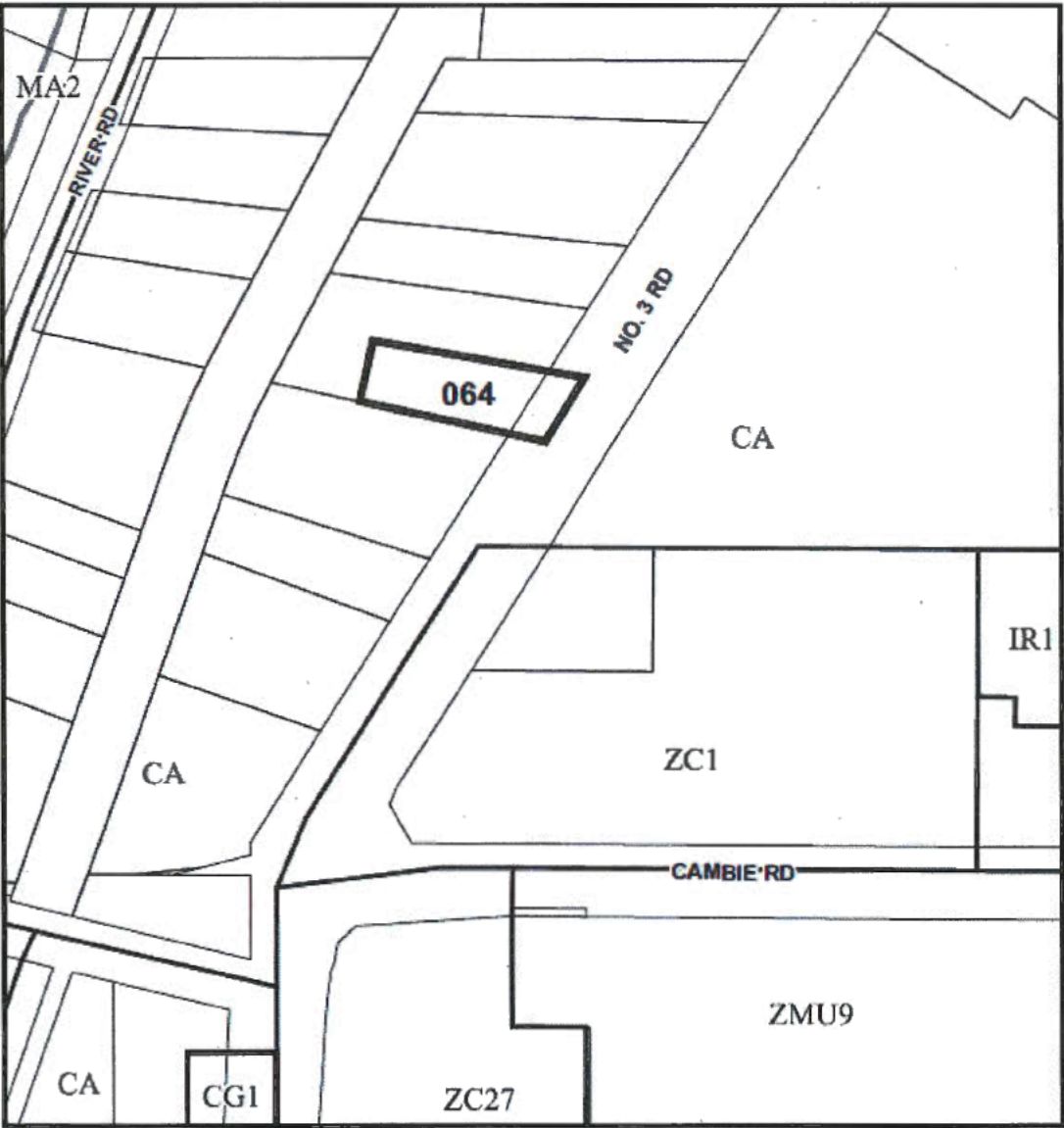
**Proposed Zone:** Vehicle Sales Commercial (ZC41) – No. 3 Road (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 064	ZC41
FAR (max)	N/A	2.3 FAR
Lot Coverage (max)	N/A	N/A
Front Yard Setback (min)	N/A	7.6 m
Side Yard Setback (min)	<ul style="list-style-type: none"> <li>3.0 m to one side lot line where there is no rear lane adjacent to the lot.</li> <li>3.0 m next to containing 1 storey buildings;</li> <li>7.6 m next to neighbouring lots zoned for low density residential and agricultural uses containing buildings greater than 1 storey;</li> </ul>	<ul style="list-style-type: none"> <li>3.0 m to one interior side lot line;</li> <li>Notwithstanding the above, the minimum side yard on a lot that is adjacent to single detached housing, agriculture, or two-unit dwelling zones, shall be:                             <ul style="list-style-type: none"> <li>3.0 m for a 1 storey building; and</li> <li>7.5 m for a building containing more than 1 storey.</li> </ul> </li> </ul>
Rear Yard Setback (min)	N/A	N/A
Building Height (max)	10.7 m, but containing no more than 3 storeys	10.7 m, but containing no more than 3 storeys

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 064

## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

### Land Use Contract 079

**Permitted Uses:** Restaurant

**Number of properties:** 1

**Proposed Zone:** Restaurant Commercial (ZC42) – Alderbridge Way (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 079	ZC42
FAR (max)	As per drawings	<ul style="list-style-type: none"><li>The maximum permitted floor area is 800 m<sup>2</sup>;</li><li>0.27 FAR</li></ul>
Lot Coverage (max)	As per drawings (approx. 25%)	25%
Front Yard Setback (min)	As per drawings	6.0 m to Alderbridge Way
Interior Side Yard Setback (min)	As per drawings	N/A
Exterior Side Yard Setback (min)	As per drawings	1.5 m to Hazelbridge Way
Rear Yard Setback (min)	As per drawings	50.0 m to Alexandra Road
Height (max)	As per drawings (2 storeys; approx. 9.0 m)	9.0 m, but containing no more than 2 storeys

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

## LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 079

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 126

### Permitted Uses:

- contractor service
- entertainment, spectator
- equipment, minor
- manufacturing, custom indoor
- office
- recreation, indoor
- restaurant
- retail, general
- service, business support
- service, household repair

### Site-specific Permitted Uses:

The following uses are permitted only at 8280 and 8300 Bridgeport Road:

- commercial vehicle parking and storage \*
- fleet service \*
- parking, non-accessory \*

The following uses are permitted only at 8300 Bridgeport Road:

- vehicle rental, convenience

(\* In 1989, City Council supported an amendment to the LUC to include what is now interpreted as “commercial vehicle parking and storage”, “fleet service”, and “parking, non-accessory” as permitted uses at 8280 and 8300 Bridgeport Rd. The amendment was never registered on title of the lots.)

**Number of properties:** 5

### Proposed Zones:

**Commercial (ZC43) – Bridgeport Road (City Centre) for 4 properties on Bridgeport Road.**

**Auto-Oriented Commercial (CA) for a portion of 1 property on Sea Island Way.**

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 126	ZC43	CA
FAR (max)	N/A	0.35	0.50
Lot Coverage (max)	N/A	35%	50%
Front Yard Setback (min)	As per drawings (7.5 m)	7.5 m	3.0 m
Interior Side Yard Setback (min)	As per drawings	There is no minimum interior side yard, except that the minimum east side yard for 8380 Bridgeport Road is 3.0 m.	3.0 m
Exterior Side Setback (min)	As per drawings (7.5 m)	7.5 m	3.0 m

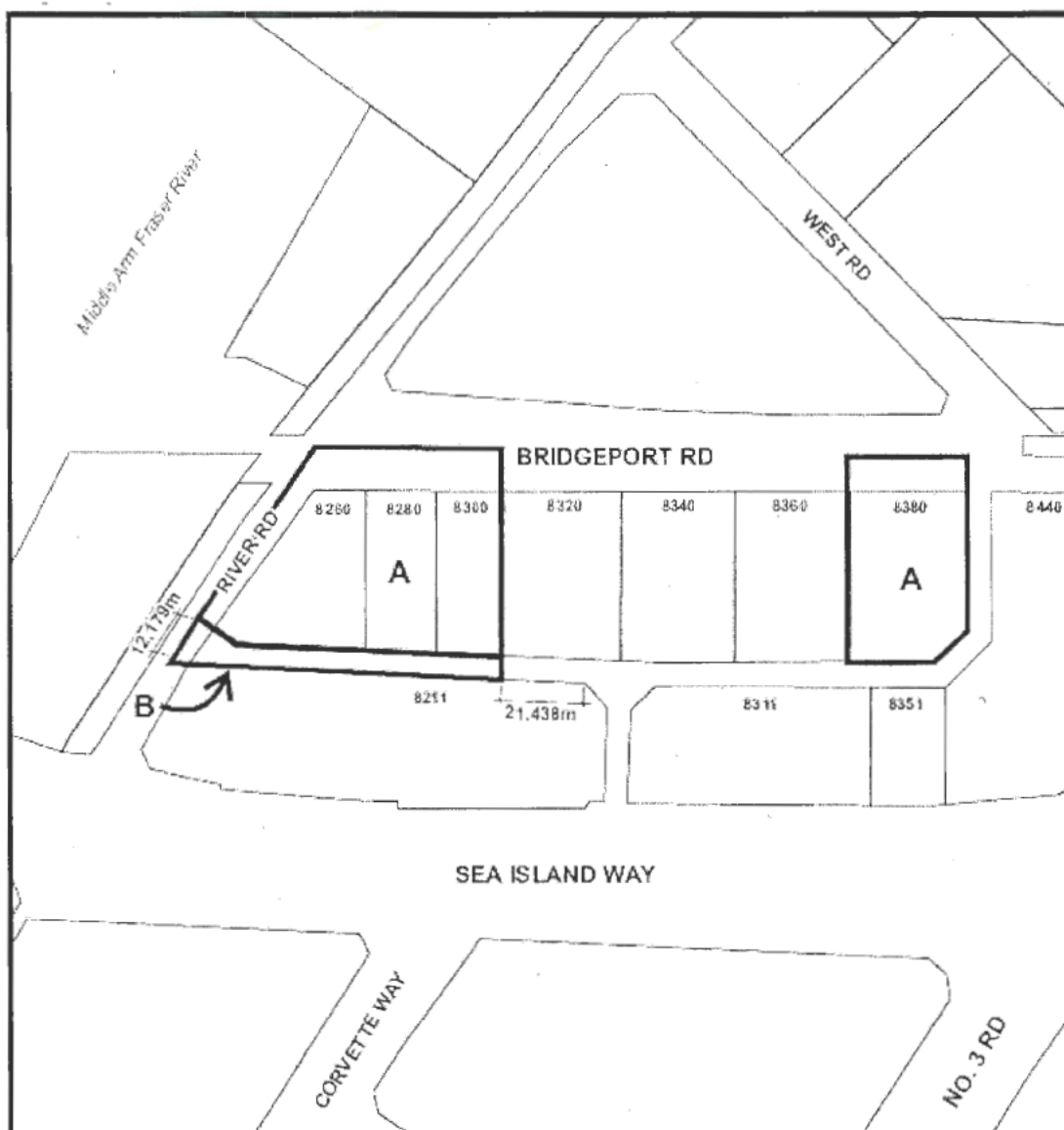
## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

	LUC 126	ZC43	CA
Rear Setback (min)	As per drawings (3.0 m)	3.0 m	3.0 m
Building Height (max)	11.0 m, but containing no more than 3 storeys	11.0 m but containing no more than 3 storeys	12.0 m

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.



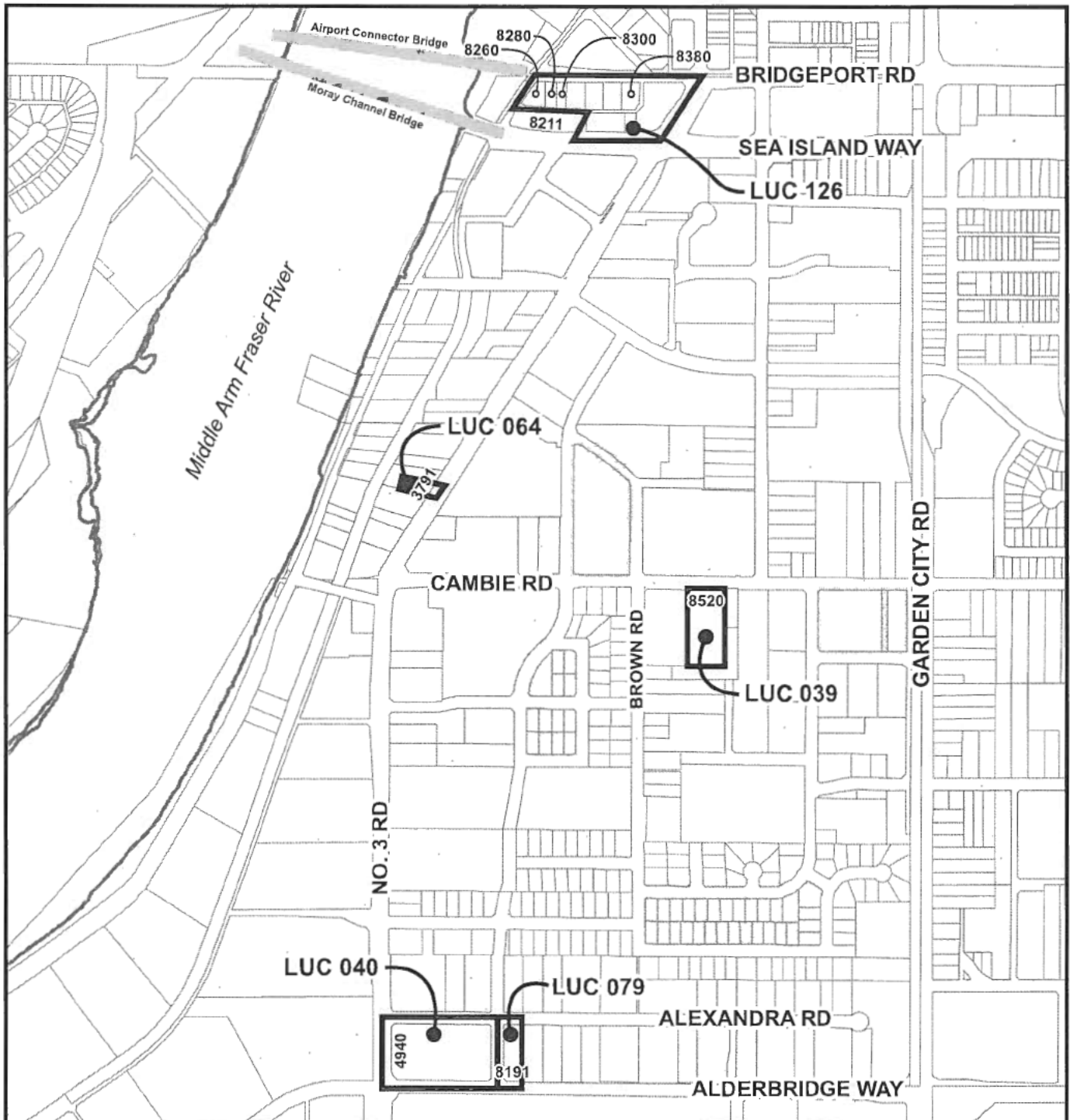
# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 126



# City of Richmond



## Land Use Contracts (LUC) in City Centre (North)

PH - 198

Original Date: 08/24/17

Revision Date: 00/00/00

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9744  
to Establish Zoning for the Property Developed  
under Land Use Contract 039**

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 inserting the following into Section 23 (Site Specific Industrial Zones), in numerical order:

**“23.13 Commercial Storage (Z113) – Cambie Road (City Centre)**

**23.13.1 Purpose**

The **zone** provides for **commercial storage** and a secondary **residential security/operator unit**. This **zone** is for the property developed under Land Use Contract 039.

**23.13.2 Permitted Uses**

- **commercial storage**

**23.13.3 Secondary Uses**

- **residential security/operator unit**

**23.13.4 Permitted Density**

1. The maximum number of **commercial storage buildings** is three.
2. The maximum number of **residential security/operator units** is one.
3. The maximum **floor area** permitted is 3,800 m<sup>2</sup>.
4. The maximum **floor area ratio** is 0.48.

**23.13.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 48% for **buildings**.

**23.13.6 Yards & Setbacks**

1. For a **building** containing **commercial storage**:
  - a) the minimum **front yard** and **rear yard** is 7.0 m.
  - b) the minimum **interior side yard** is 6.0 m.

2. For a **building** containing a **residential security/operator unit**:

- a) the minimum **front yard** is 10.0 m.
- b) the minimum **interior side yard** is 3.0 m.
- c) the minimum **rear yard** is 95.0 m.

**23.13.7 Permitted Heights**

- 1. The maximum **height** for **buildings** is 5.0 m, but containing no more than 1 **storey**.
- 2. The maximum **height** for **accessory structures** is 9.0 m.

**23.13.8 Subdivision Provisions/Minimum Lot Size**

- 1. The minimum **lot area** is 8,100 m<sup>2</sup>.
- 2. The minimum **lot width** is 64.0 m.
- 3. The minimum **lot depth** is 125.0 m

**23.13.9 Landscaping & Screening**

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

**23.13.10 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.

**23.13.11 Other Regulations**

- 1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply."
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 9744" as **"COMMERCIAL STORAGE (ZI13) – CAMBIE ROAD (CITY CENTRE)"**.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9744”**.

FIRST READING

SEP 25 2017



A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

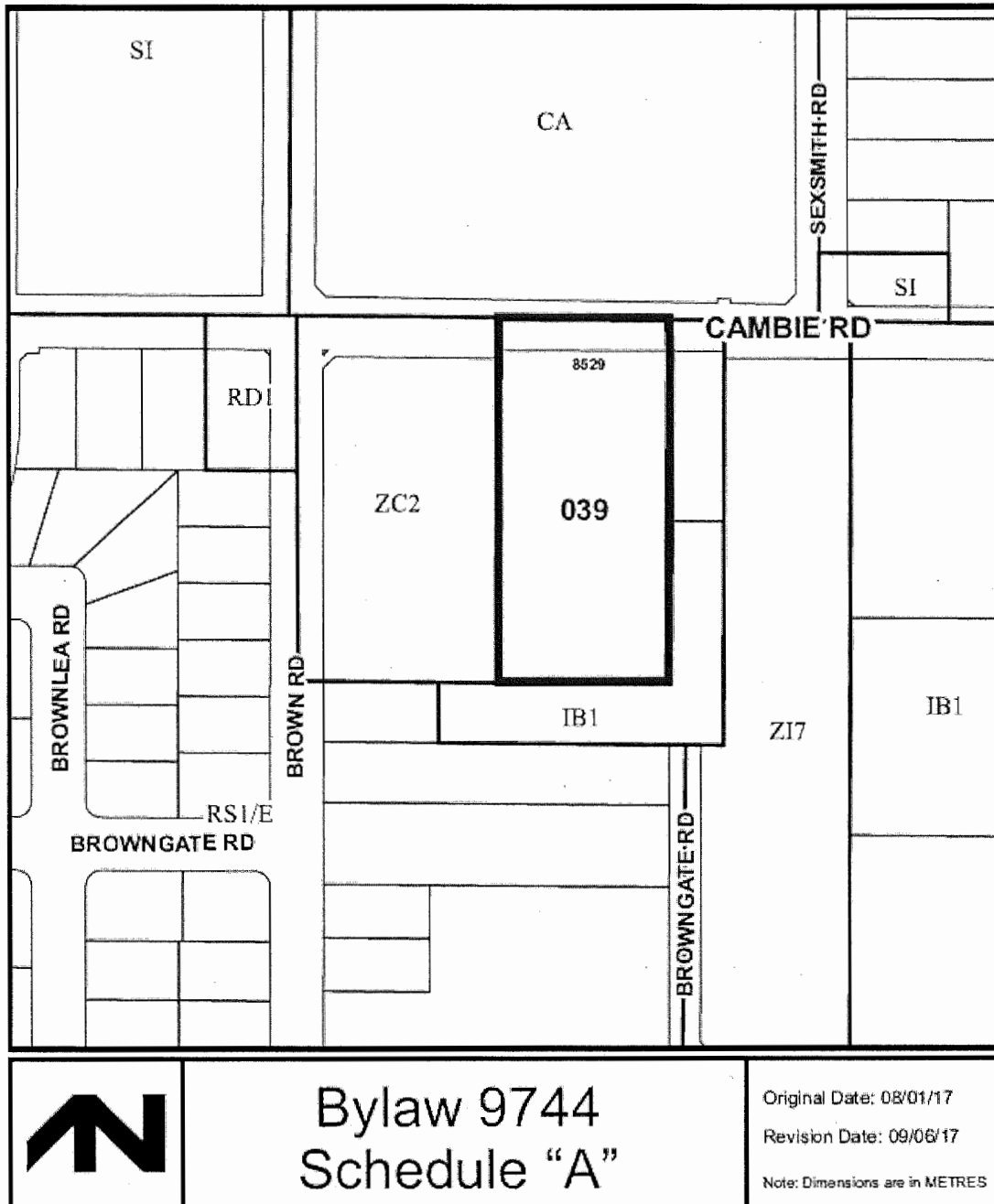
\_\_\_\_\_  
MAYOR

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

Schedule A attached to and forming part of Bylaw 9744



City of  
Richmond







**Richmond Zoning Bylaw 8500, Amendment Bylaw 9745  
to Establish Zoning for the Property Developed under  
Land Use Contract 040**

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 inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

**“22.40 Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre)”**

**22.40.1 Purpose**

The **zone** provides for a mix of commercial and related **uses** oriented to vehicular access. This **zone** is for the property developed under Land Use Contract 040.

**22.40.2 Permitted Uses**

- contractor service
- education commercial
- entertainment, spectator
- government service
- health service, minor
- hotel
- manufacturing, custom indoor
- office
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- transportation depot
- veterinary service

**22.40.3 Secondary Uses**

- n/a

**22.40.4 Permitted Density**

1. The maximum **floor area** permitted on the **lot** is 8,766 m<sup>2</sup>.
2. The maximum **floor area** permitted on the first **storey** is 4,190 m<sup>2</sup>.
3. The maximum **floor area** permitted on the second and third **storeys** combined is 4,576 m<sup>2</sup>.
4. The maximum **floor area ratio** is 0.60.

**22.40.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 30% for **buildings**.

**22.40.6 Yards & Setbacks**

1. The minimum **setback** to the **lot line abutting** No. 3 Road and Alderbridge Way is 19.0 m.
2. The minimum **setback** to the **lot line abutting** Alexandra Road is 3.0 m.
3. The minimum **setback** to the **lot line abutting** Hazelbridge Way is 17.0 m.

**22.40.7 Permitted Heights**

1. The maximum **height** for **buildings** is 17.0 m, but containing no more than 3 **storeys**.

**22.40.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 14,000 m<sup>2</sup>.
2. The minimum **lot width** is 70.0 m.
3. The minimum **lot depth** is 145.0 m.

**22.40.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

**22.40.10 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, except that the basic on-site parking requirement shall be a minimum of 210 **vehicle parking spaces** and a minimum of 5 on-site **loading spaces**.

**22.40.11 Other Regulations**

1. The following **permitted uses** shall be located on the first **storey** only:
  - a) **contractor service**
  - b) **education commercial**
  - c) **entertainment, spectator**
  - d) **government service**
  - e) **health service, minor**
  - f) **hotel**
  - g) **manufacturing, custom indoor**
  - h) **office**
  - i) **private club**
  - j) **recreation, indoor**
  - k) **restaurant**
  - l) **retail, convenience**
  - m) **retail, general**
  - n) **service, business support**
  - o) **service, financial**
  - p) **service, household repair**
  - q) **service, personal**
  - r) **transportation depot**
  - s) **veterinary service**
2. The following **permitted use** shall be located on the second and third **storeys** only:
  - a) **office**
3. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9745” as “**AUTO-ORIENTED COMMERCIAL (ZC40) – NO. 3 ROAD (CITY CENTRE)**”.

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9745"**.

FIRST READING


A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

SEP 25 2017

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

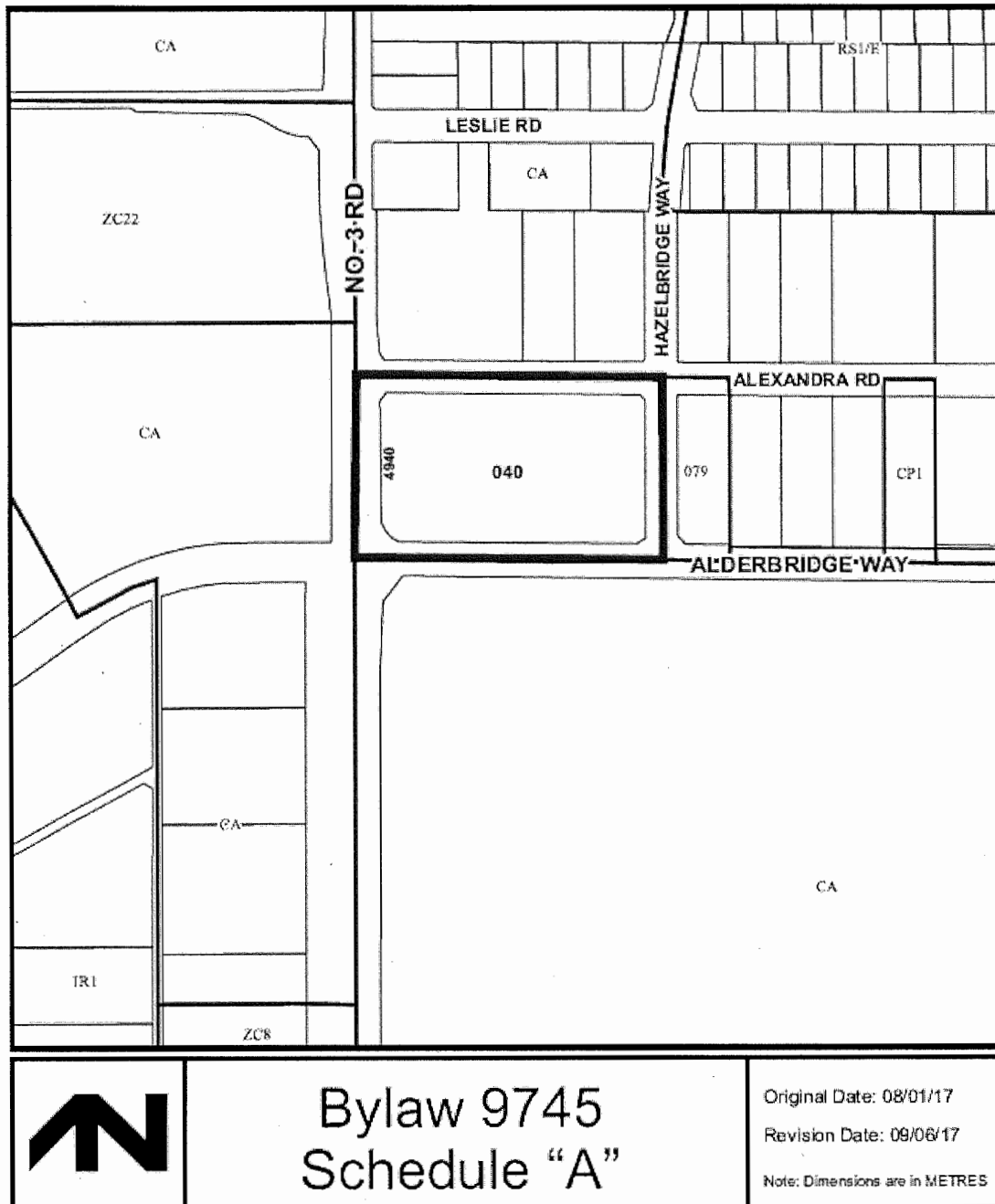
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MAYOR

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

Schedule A attached to and forming part of Bylaw 9745



City of  
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 9746  
to Establish Zoning for the Property Developed  
under Land Use Contract 064**

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 inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

**“22.41 Vehicle Sales Commercial (ZC41) – No. 3 Road (City Centre)”**

**22.41.1 Purpose**

The **zone** provides for **vehicle sale/rental**. This **zone** is for the property developed under Land Use Contract 064.

**22.41.2 Permitted Uses**

- **Vehicle sale/rental**

**22.41.3 Secondary Uses**

- **n/a**

**22.41.4 Permitted Density**

1. The maximum **floor area ratio** is 2.3.

**22.41.5 Permitted Lot Coverage**

1. There is no maximum **lot coverage** for **buildings**.

**22.41.6 Yards & Setbacks**

1. The minimum **front yard** is 7.6 m.
2. The minimum **setback** to one **interior side lot line** is 3.0 m.
3. There is no minimum **rear yard**.
4. Notwithstanding Section 22.41.6.2, the minimum **interior side yard** on a lot that is adjacent to **single detached housing, agriculture, and two-unit housing zones** shall be:
  - a) 3.0 m for a 1 **storey building**;
  - b) 7.5 m for a **building** containing more than 1 **storey**.



**22.41.7 Permitted Heights**

1. The maximum **height** for **buildings** is 10.7 m, but containing no more than **3 storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

**22.41.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** is 15.2 m.
2. There is no minimum **lot depth** requirement.
3. The minimum **lot area** is 1,000 m<sup>2</sup>.

**22.41.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

**22.41.10 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.

**22.41.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9746” as “**Vehicle Sales Commercial (ZC41) – No. 3 Road (City Centre)**”.
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9746**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

SEP 25 2017



MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

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MAYOR

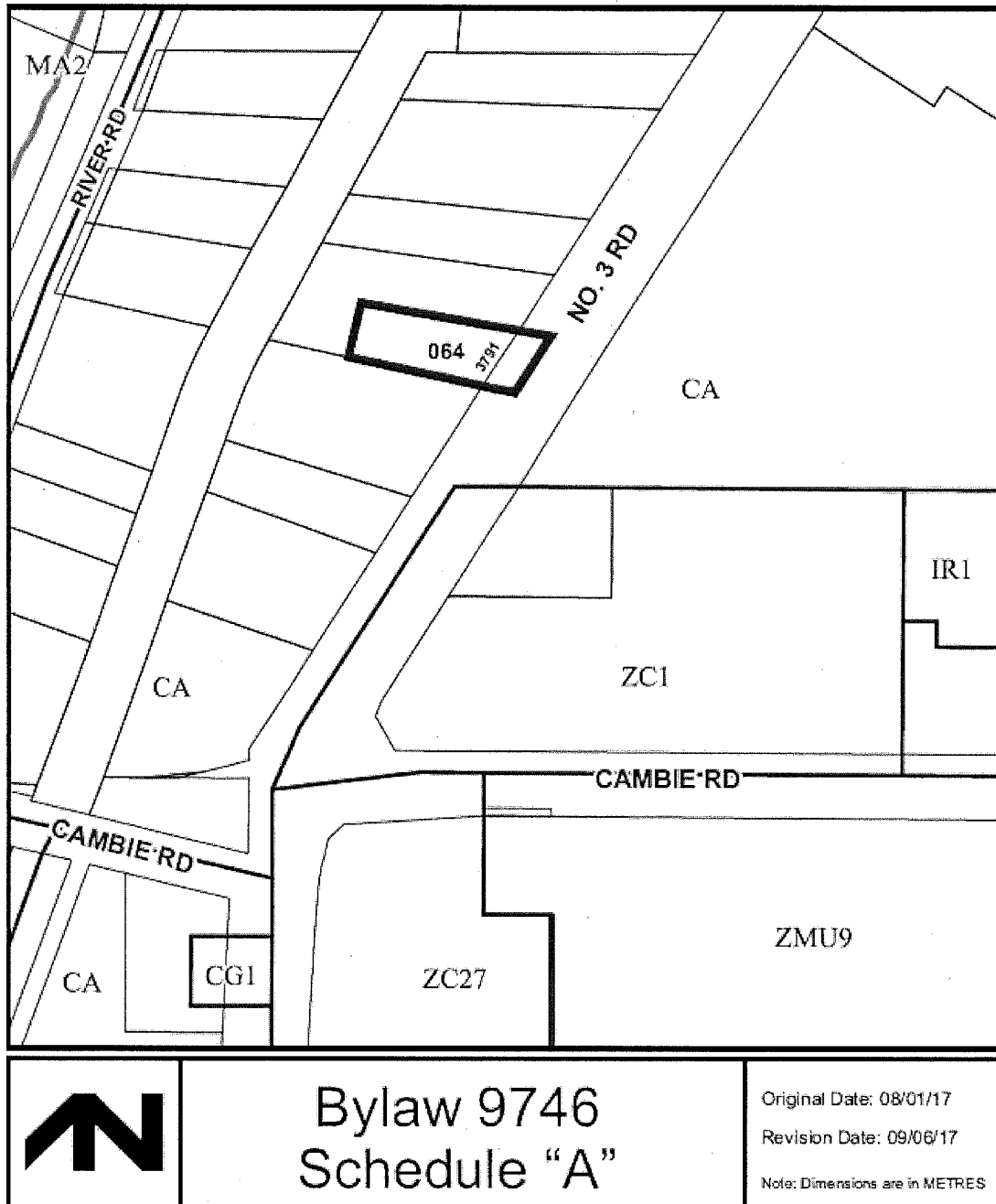
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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9746.



City of  
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 9747  
to Establish Zoning for the Property Developed  
under Land Use Contract 079**

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 inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

**“22.42 Restaurant Commercial (ZC42) – Alderbridge Way (City Centre)**

**22.42.1 Purpose**

The **zone** provides for a **restaurant** and a secondary **drive-through restaurant**. This **zone** is for the property developed under Land Use Contract 079.

**22.42.2 Permitted Uses**  
• **restaurant**

**22.42.3 Secondary Uses**  
• **restaurant, drive-through**

**22.42.4 Permitted Density**

1. The maximum **floor area** permitted is 800 m<sup>2</sup>.
2. The maximum **floor area ratio** is 0.27.

**22.42.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 25% for **buildings**.

**22.42.6 Yards & Setbacks**

1. The minimum **setback** to the **lot line abutting** Alderbridge Way is 6.0 m.
2. The minimum **setback** to the **lot line abutting** Hazelbridge Way is 1.5 m.
3. The minimum **setback** to the **lot line abutting** Alexandra Road is 50.0 m.
2. There is no minimum **interior side yard** requirement.

**22.42.7 Permitted Heights**

1. The maximum **height** for **buildings** is 9.0 m. but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m

**22.42.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 2,800 m<sup>2</sup>.
2. The minimum **lot width** is 26.0 m.
3. The minimum **lot depth** is 86.0 m.

**22.42.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

**22.42.10 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, except that the basic on-site parking requirement shall be 42 **vehicle parking spaces** and one on-site **loading space**.

**22.42.11 Other Regulations**

1. The customer **floor area** of a **restaurant** shall be limited to a total of 222 m<sup>2</sup>.
2. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown on “Schedule A attached to and forming part of Bylaw 9747” as **“RESTAURANT COMMERCIAL (ZC42) – ALDERBRIDGE WAY (CITY CENTRE)”**.
3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9747”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

SEP 25 2017

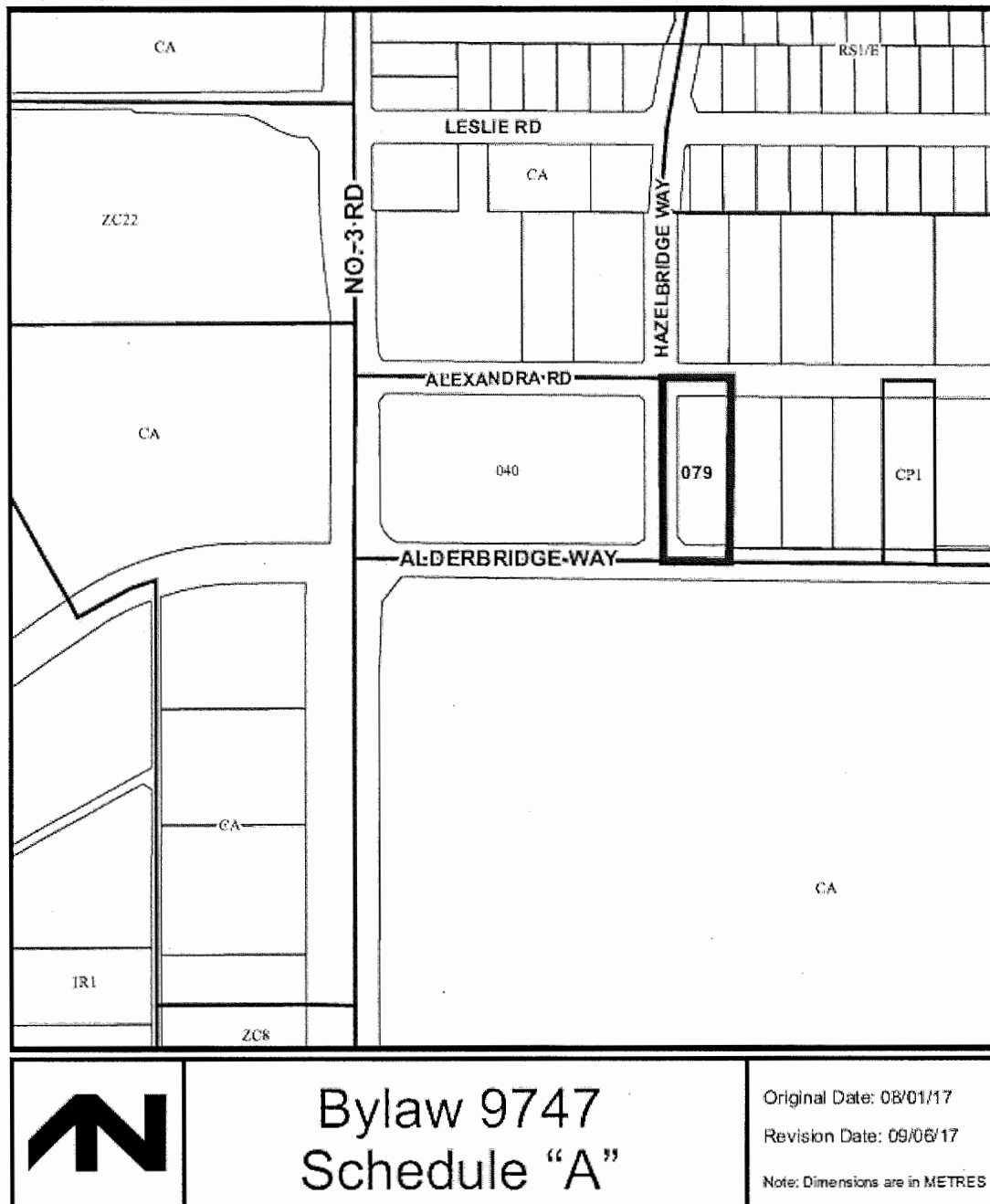
CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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



Schedule A attached to and forming part of Bylaw 9747

City of  
Richmond



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9748  
to Establish Zoning for the Properties Developed  
under Land Use Contract 126**

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 inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

**“22.43 Commercial (ZC43) – Bridgeport Road (City Centre)”**

**22.43.1 Purpose**

The **zone** provides for commercial **uses**. This **zone** is for the properties developed under Land Use Contract 126.

**22.43.2 Permitted Uses**

- contractor service
- entertainment, spectator
- equipment, minor
- manufacturing, custom indoor
- office
- recreation, indoor
- restaurant
- retail, general
- service, business support
- service, household repair

**22.43.3 A. Secondary Uses**

- n/a

**22.43.3 B. Additional Uses**

- commercial vehicle parking and storage
- fleet service
- parking, non-accessory
- vehicle rental, convenience

**22.43.4 Permitted Density**

1. The maximum **floor area ratio** is 0.35, except that a **lot** with a **lot area** of less than 450 m<sup>2</sup> shall not be used as the site of a **building**.

**22.43.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 35% for **buildings**.

**22.43.6 Yards & Setbacks**

1. The minimum **front yard** is 7.5 m.
2. There is no minimum **interior side yard**, except that for the following listed site, the minimum eastern **interior side yard** is 3.0 m:
  - a) 8380 Bridgeport Road  
P.I.D. 001-209-744  
Lot 82 Section 28 Block 5 North Range 6 West New Westminster  
District Plan 56425.
3. The minimum **exterior side yard** is 7.5 m
4. The minimum **rear yard** is 3.0 m.

**22.43.7 Permitted Heights**

1. The maximum **height** for **buildings** is 11.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

**22.43.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 695 m<sup>2</sup>.
2. The minimum **lot width** is 15.0 m
3. There is no minimum **lot depth** requirement.

**22.43.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

**22.43.10 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.

**22.43.11 Other Regulations**

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

2. **Commercial vehicle parking and storage, fleet service, and parking, non-accessory** is only permitted on the following listed sites:

- a) 8280 Bridgeport Road  
P.I.D. 004-274-059  
Lot B Section 28 Block 5 North Range 6 West New Westminster District  
Plan 71920
- b) 8300 Bridgeport Road  
P.I.D. 024-947-954  
Lot 1 Section 28 Block 5 North Range 6 West New Westminster District  
Plan LMP48700

3. **Vehicle rental, convenience** is only permitted on the following listed sites:

- a) 8300 Bridgeport Road  
P.I.D. 024-947-954  
Lot 1 Section 28 Block 5 North Range 6 West New Westminster District  
Plan LMP48700 ”

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown as Area “A” on “Schedule A attached to and forming part of Bylaw 9748” as **“Commercial (ZC43) – Bridgeport Road (City Centre)”**.

3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown as Area “B” on “Schedule A attached to and forming part of Bylaw 9748” as **“Auto-Oriented Commercial (CA)”**.

4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9748”**.

FIRST READING

SEP 25 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

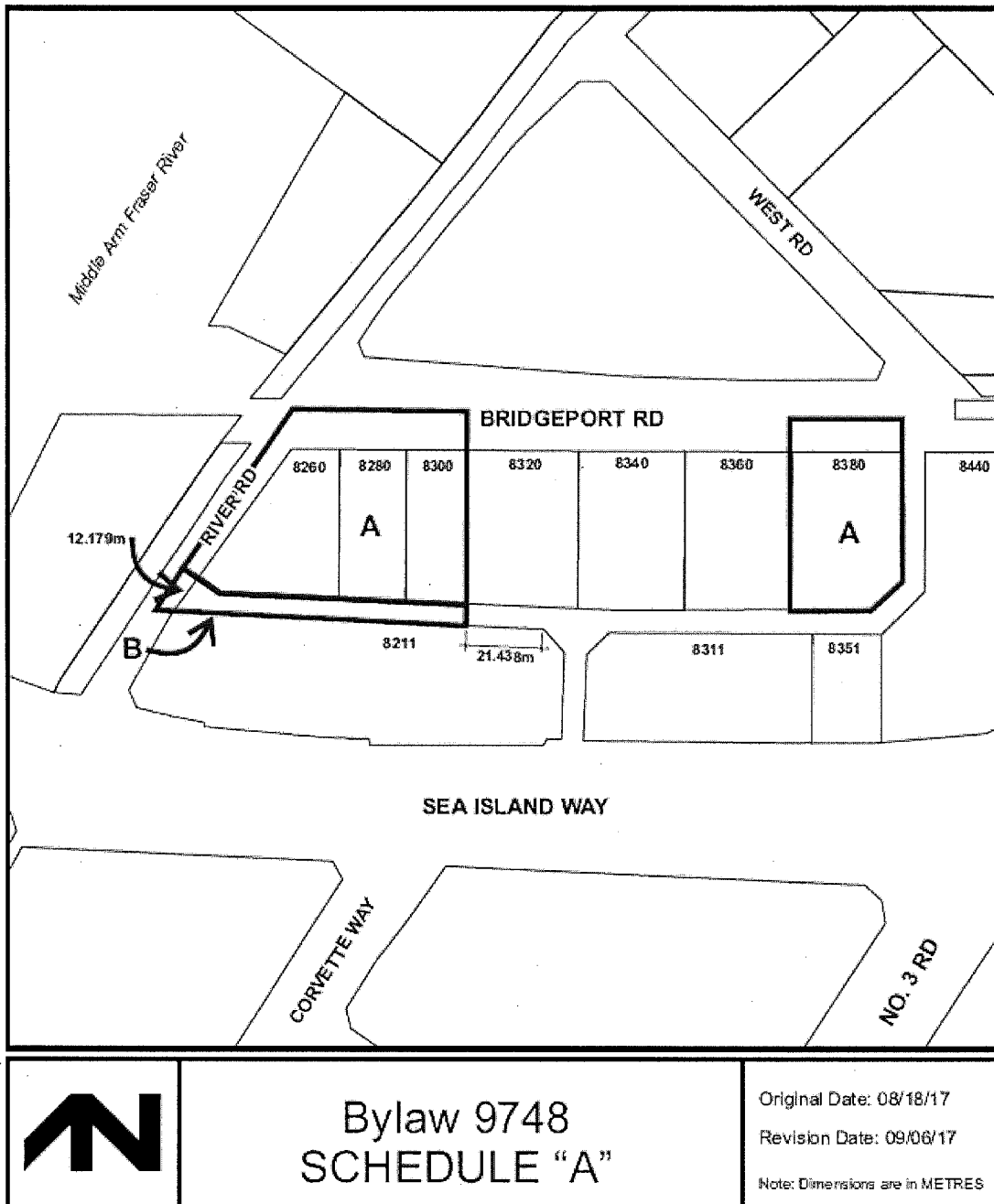
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MAYOR

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

Schedule A attached to and forming part of Bylaw 9748



City of  
Richmond





# City of Richmond

## Report to Committee Planning and Development Division

**To:** General Purposes Committee

**Date:** July 5, 2017

**From:** Wayne Craig  
Director, Development

**File:** RZ 13-633927

**Re:** Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to Amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone

### Staff Recommendation

1. That Official Community Plan Amendment Bylaw 9062, to amend the land use definition of "Maritime Mixed Use" by adding a range of commercial uses in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw 9062, 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 Bylaw 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.



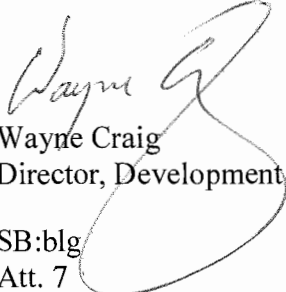
July 5, 2017

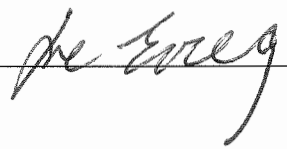
- 2 -

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to

- a) Amend the "Steveston Maritime Mixed Use (ZMU12)" zone by widening the range of permitted commercial uses at 4020, 4180, 4280 and 4300 Bayview Street; and
- b) Amend the "Steveston Maritime (ZC21)" zone by widening the range of permitted commercial uses at 4080 and 4100 Bayview Street;

be introduced and given first reading.

  
Wayne Craig  
Director, Development  
SB:blg  
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture and Heritage	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Recreation and Sport Services	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Onni Development (Imperial Landing) Corp. has applied to the City of Richmond to amend the “Steveston Maritime Mixed Use (ZMU12)” zone and the “Steveston Maritime (ZC21)” zone to permit additional commercial uses in the non-residential spaces of each of the six existing buildings on the subject site at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (Attachments AA and BB).

The application also includes a proposed amendment to the Schedule 2.4 (Steveston Area Plan) of Official Community Plan Bylaw 7100 (OCP) to revise the land use definition of “Maritime Mixed Use” (MMU) to allow additional commercial uses.

On May 6, 2014, the following two referral motions were carried by Planning Committee:

*Firstly, “That the staff report titled, “Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to amend the Steveston Maritime Mixed Use (ZMU12) zone and the Steveston Maritime (ZC21) zone,” dated April 30, 2014, from the Director of Development be referred back to staff to review:*

- (1) options to enhance the community amenity contribution;*
- (2) options to determine the preferred type of community amenity contribution; and*
- (3) potential sites for the expansion of the Steveston Library.*

*and report back to a forthcoming General Purposes Committee.”*

*And secondly, “That staff examine options suggested by Steveston residents and merchants for alternative uses of the Imperial Landing site and report back.”*

This Staff Report addresses the referrals by providing information for Council’s consideration regarding:

- a revised land use proposal by the applicant that has reduced the overall amount of retail area proposed on the site and added a hotel use. The revised proposal includes:
  - 32 hotel units, including cooking facilities, in buildings 5 & 6
  - Office, Restaurant and General Retail uses in buildings 1 through 4
  - Minor Health Services in buildings 1, 2 & 4
  - Financial Services in buildings 1 & 4
  - Indoor Recreation in buildings 2 & 4
  - Grocery Store in building 2
  - Attachment BB shows the location of each of the proposed uses
- a revised community amenity contribution proposed by the applicant (Attachment CC);
- staff comments on the expansion of the library branch in Steveston; and

- a comparative analysis of the applicant's proposal and the land use options suggested by Steveston residents and merchants.

This Staff Report also includes two bylaws to amend the OCP/Steveston Area Plan and Zoning Bylaw, for introduction and first reading.

### Findings of Fact

The subject site has a long history of various development applications. Staff Reports regarding the subject rezoning application were reviewed by Planning Committee at previous meetings on: November 19, 2013; April 8, 2014; and two meetings on May 6, 2014. The subject rezoning application has a history of different land use and community amenity contribution proposals and Planning Committee referrals (Attachment DD).

Please refer to the second referral Staff Report dated April 30, 2014 (Attachment EE) for the three staff reports considered by Planning Committee, including information regarding the existing development, previous proposals, consultant reports and significant public input.

Subsequent to the Planning Committee on May 6, 2014, and separate from the subject rezoning application, the OCP/Steveston Area Plan and the "Steveston Maritime (ZC21)" zone were amended to allow limited child care use on the subject site in response to a referral received from the General Purposes Committee on June 20, 2016.

### Related Policies & Studies

#### Consultation

A rezoning sign has been installed on the subject property. Should the General Purposes Committee endorse this application and Council grant first reading to the OCP and zoning bylaws, the bylaws would be forwarded to a Public Hearing; where any area resident or interested party would have an opportunity to comment.

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

Staff have reviewed the proposed Official Community Plan (OCP) and zoning 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 following table clarifies this recommendation as it relates to the proposed OCP.

#### OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Agricultural Land Reserve Commission	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Richmond School Board	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.

Stakeholder	Referral Comment (No Referral necessary)
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected, and the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
TransLink	No referral necessary, as no transportation road network changes are proposed, and the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Vancouver Coastal Health Authority	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Community Groups and Neighbours	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
All relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.

Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

### **School District**

This application was not referred to School District No. 38 (Richmond) because it does not involve residential uses that have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043; which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application does not involve the addition of any new housing units.

### **Public Input**

After the previous staff report was completed on April 30, 2014 to the time of writing this report, 100 pieces of correspondence (Attachment FF) were submitted by members of the public to the City, including 4 items from addresses unknown or located outside of Richmond. The 96 pieces of correspondence received from 120 Richmond residents/business owners indicate 73 writers did not support the proposal, 46 writers supported the proposal, and one writer did not indicate whether they supported the proposal, but advised that a resolution to the situation was needed. Similar land use concerns were raised by the public and discussed in the previous Staff Reports. The new correspondence includes a new concern from three writers regarding the new proposed short term accommodation hotel use.

### Public Open House Meetings Held by the Applicant

The applicant hosted a series of public open house meetings at the subject site on February 18, February 20, February 25, and February 27 of 2016, and submitted a summary report to the City (Attachment GG). The proposal presented at that time was different from the current proposal. The applicant has not hosted a public open house regarding the current proposal.

The summary report identifies that 372 stakeholders attended the meetings and includes 265 pieces of public correspondence submitted by members of the public to the applicant, consisting of 80 form letters, 137 feedback forms and 48 emails. The 48 emails are also included in the public correspondence submitted to the City discussed above as they were sent through the applicant's website to the City. The 265 pieces of correspondence include 204 in support of the proposal, 50 not in support, and 11 that did not indicate whether in support or not.

### **Analysis**

#### OCP Amendment to Accommodate Commercial Uses

The site is designated "Maritime Mixed Use" in the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100). The definition of "Maritime Mixed Use" in the Steveston Area Plan was amended in early 2016 to allow for limited child care use. Currently, "Maritime Mixed Use" is defined as an area set aside to support the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet, including limited retail uses in the area between Phoenix Pond and No. 1 Road, where the subject site is located. Limited residential and child care uses are also accommodated.

The applicant is requesting that the Steveston Area Plan definition of Maritime Mixed Use be revised to allow limited commercial uses in the Maritime Mixed Use Area to serve the needs of Steveston residents and visitors.

Revised OCP Bylaw 7100, Amendment Bylaw 9062 to amend the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100) to change the "Maritime Mixed Use" definition to allow limited commercial uses, is provided for Council consideration.

#### Zoning Text Amendments to Accommodate Commercial Uses

The attached revised land use proposal map (Attachment BB) identifies the permitted and proposed land uses for the six existing buildings on the subject site, which is subject to both the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone as follows:

- the "Steveston Maritime Mixed Use (ZMU12)" zone applies at the east and west ends of the site to Buildings 1, 4, 5 and 6 (4020, 4180, 4280 and 4300 Bayview Street); and
- the "Steveston Maritime (ZC21)" zone applies at the middle of the site to Buildings 2 and 3 (4080 and 4100 Bayview Street).

The previous proposal considered by Planning Committee on May 6, 2014 included revising the non-residential permitted land use in both zones across the entire subject site by: retaining

Maritime or commercial fishing related uses, adding 15 to 16 new commercial uses and removing the restriction limiting some land uses to Maritime related activities only.

To accommodate the applicant's current proposal of June 2, 2017 (Attachment BB), the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone are proposed to be amended to:

- Retain all of the Maritime or commercial fishing related uses permitted in the existing "Steveston Maritime Mixed Use (ZMU12)" zone.
- Retain all of the Maritime or commercial fishing related uses and limited child care use permitted in the existing "Steveston Maritime (ZC21)" zone.
- Include 5 to 6 conventional commercial uses in both zones that are intended to provide for the shopping, dining, business, office, recreational, and service uses for area residents and visitors as well as short term accommodation needs of visitors.
- Limit the proposed new uses to specific ground floor areas of the subject site only (e.g., retain existing second floor child care use Building 2 at 4080 Bayview Street and retain existing upper floor dwelling units in Buildings 1, 4, 5 and 6 at 4020, 4180, 4280 and 4300 Bayview Street).
- Limit grocery store use to the ground floor of Building 2 at 4080 Bayview Street only (up to a maximum of 15,921 ft<sup>2</sup>).
- Limit indoor recreation use to Buildings 2 and 4 at 4080 and 4180 Bayview Street only (up to a maximum of 21,873 ft<sup>2</sup>).
- Limit hotel use as the only additional use to Buildings 5 and 6 at 4280 and 4300 Bayview Street (23,122 ft<sup>2</sup>) to a maximum of 32 hotel rooms with cooking facilities and a maximum stay of 90 days.

Staff have advised the applicant that indoor recreation use was included in the original rezoning proposal and concerns regarding the proximity to the Steveston Community Centre were discussed at Planning Committee. In response to the referral motion from Planning Committee on November 19, 2013, indoor recreation use was removed. After consideration, the applicant is again requesting the addition of indoor recreation use to accommodate the type of recreation facility they may be able to secure; which they feel would provide services complementary to those currently provided in the neighbourhood.

The addition of grocery store use continues to be requested by the applicant, which would potentially accommodate a third grocery store in the Village area. There is an existing grocery store located on No. 1 Road and Council recently approved a development proposal for 12088 3<sup>rd</sup> Avenue (formerly 3471 Moncton Street, 12040 & 12060 3<sup>rd</sup> Avenue) that includes approximately 20,400 ft<sup>2</sup> of retail space for a grocery store (RZ 15-710852, DP 16-753377 and HA 17-763809). It should be noted that the existing Steveston Commercial (CS2 & CS3) zoning prevalent in the village would allow development of a future grocery store. The attached previous staff reports include a retail analysis prepared by Hume Consulting Corporation and an economic analysis prepared by Colliers International Consulting, both commissioned by the applicant. The analyses indicated there was sufficient floor area demand for supermarket convenience retail in the Steveston planning area to support the combined floor area of all three grocery stores.



In response to concerns raised at Planning Committee about the large area of proposed retail space and the desire for uses that support the tourism industry in the Village, the applicant has requested the addition of hotel use for 32 hotel rooms. The hotel use reduces the requested floor area of retail by 23,122 ft<sup>2</sup> of floor area and the maximum stay of 90 days accommodates both overnight and short term stays, bringing new customers for businesses and restaurants in the Village. The proposed hotel use also reduces parking activity and vehicle trips to the site as compared with retail.

Revised Zoning Bylaw 8500, Amendment Bylaw 9063 to amend the “Steveston Maritime Mixed Use (ZMU12)” zone and the “Steveston Maritime (ZC21)” zone to allow a wider range of limited commercial uses, is provided for Council consideration.

#### Preferred Type of Community Amenity and Richmond Public Library

There was discussion at the Planning Committee on May 6, 2014 regarding an offer from the applicant for the City to lease space on the subject site and whether the preferred type of community amenity would be leased space or a voluntary cash contribution for Council to use at its discretion.

In their referral back to staff on May 6, 2014, Planning Committee directed staff to review the preferred type of community amenity contribution and potential sites for the expansion of the Steveston Library.

Subsequently, at the Council meeting held on December 12, 2016, Council approved a list of City priority facility projects for the ten year period of 2016 – 2026, along with planning and design funding. This included a combined Steveston Community Centre and branch library for which Advanced Planning and Design is now underway in consultation with the Steveston Community Society. Given the ongoing planning and design work related to the Steveston Community Centre, staff are recommending that a voluntary cash contribution be sought instead of pursuing any form of lease arrangement for space in the development.

The other civic facilities identified at the Council meeting held on December 12, 2016 as priority projects to 2026 did not include any which are suitable for the subject site.

#### Community Amenity Contribution

In their referral back to staff on May 6, 2014, Planning Committee asked for review of options to enhance the community amenity contribution.

The previous proposal considered at the Planning Committee on May 6, 2014 included a community amenity contribution amount of \$2,000,000 to a new Steveston Community Amenity provision account. These funds could be allocated by Council at their discretion.

In an effort to determine an appropriate community amenity contribution amount, two independent consultants were engaged to review the potential increase in value resulting from the revised rezoning proposal to allow for a wider range of commercial uses in the ground floor areas (53,724 ft<sup>2</sup>) of the six existing buildings. The City engaged Site Economics Ltd. and the

applicant engaged Coriolis Consulting Corp. to determine the increase in value generated by the proposed rezoning.

The existing development includes six non-residential air space parcels, each of which may be owned and/or sold independently of the others. The City's consultant (Site Economics Ltd.) determined the amount of the increase in value resulting from the proposed commercial uses for the six existing smaller independent air space parcels at approximately \$9,000,000 while the applicant's consultant (Coriolis Consulting Corp.) determined the value increase at approximately \$5,100,000. This is considerably higher than what the increase would be if the buildings are considered as a single real estate holding. Small separate spaces selling to small retail investors and end users typically have a higher price value per square foot than larger development complexes as there is increased demand for the smaller spaces which are more affordable to purchase and more flexible to use and lease out. The applicant, however, advises that it is not their business model or intention to sell any of the six non-residential air space parcels and is not prepared to proceed with valuation based on smaller independent spaces. Instead they have agreed to enter into a legal agreement to tie the non-residential area together as a single real estate holding. To ensure that the six non-residential air space parcels remain under a single ownership, the applicant has agreed to enter into a legal agreement on Title as a condition of the rezoning to ensure the six air space parcels remain under a single ownership, could not be sold independently from the others, and could not be further subdivided or strata-titled. As a result, this staff report focusses on the increase in value resulting from the proposed commercial uses based on all of the commercial area being under a single ownership.

The City again engaged Site Economics Ltd. and the applicant engaged Coriolis Consulting Corp. to determine the increase in value generated by the proposed rezoning with the above mentioned legal agreement in place to restrict the existing six air space parcels. Both consultants used a common valuation methodology and both consultants agreed that the proposed hotel use (23,122 ft<sup>2</sup>) would not increase the value of the development due to the high tenant improvement costs. Therefore the analyses focussed on the proposed general retail commercial areas (30,602 ft<sup>2</sup>). The consultants did not reach a consensus on a valuation. The applicant's consultant assessed the value increase at approximately \$4,100,000 and the City's consultant assessed the value increase at approximately \$5,500,000 (Attachment HH). The difference is largely due to different commercial rental rate assumptions. The consultants were unable to reconcile the difference in appraised values.

Upon review of the difference, the applicant indicated that they are prepared to use \$4,750,000 as a mid point value increase and provide no more than 50% of the anticipated value increase to the City as a voluntary community amenity contribution (\$2,375,000) for Council to use at its discretion.

There is no City policy to guide the evaluation of this type of situation where additional land uses are proposed in existing buildings, with no density increase. The most similar comparable is where there is an increase in density, the City looks to receive as close to 100% of the land lift value before development. The most recent example of this being the proposed mixed use development in the Capstan Village (YuanHeng RZ 12-603040) where the applicant was provided additional density and the City received an amenity package of equal value including

an approximate 33,500 ft<sup>2</sup> turn-key community centre, a waterfront park and a cash contribution for a waterfront pier.

The subject rezoning proposal does not include an increase in density, but does include new commercial uses and has been deemed to result in an increase in value. The applicant has stated that they are only prepared to provide a voluntary community amenity contribution in the amount of \$2,375,000 which represents 50% of the mid-point of values arrived at by the two independent economists. This was presented as their best offer and requested it be forwarded to Council for consideration.

In addition to the revised community amenity contribution, the applicant has also agreed to install additional signage to enhance visual cues to cyclists and vehicle drivers as part of the required Servicing Agreement to identify the two existing public parking facilities on site and that Bayview Street is shared by vehicles and bicycles.

All other aspects of the rezoning considerations (Attachment CC) remain the same as previously agreed to, including:

- Commercial truck activity legal agreement to: prohibit large WB-17 truck access and to limit hours to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday, and 9:00 am to noon on Sunday (for non-residential uses).
- Commercial parking legal agreement and right of way to secure short term free parking with merchant validation, parking fees in line with rates in the village, and limited assignment of parking spaces. This agreement also secures access to parking for customers and hotel guests.
- Additional eight Class 2 bike storage spaces (e.g. exterior bike racks) onsite.
- Voluntarily contribution in the amount of \$136,206 towards Road Works DCC projects.
- Voluntarily contribution in the amount of \$605 towards Storm Drainage DCC projects.
- Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required in the first 18 months of commercial use.
- Entering into a Servicing Agreement for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to: upgrading the No. 1 Road and Bayview Street intersection with raising, bollards and decorative crosswalk; upgrading all crosswalks along Bayview Street; 30 kph posted speed limit signage; and adding bicycle "sharrows" pavement marking. This agreement also includes adding signage along Bayview Street for "sharrows," and public parking lot signage.

#### Steveston Residents and Merchants Land Use Suggestions

In their referral back to staff on May 6, 2014, Planning Committee directed staff to examine options suggested by Steveston residents and merchants for alternative uses of the Imperial Landing site.

The City has received a significant amount of public input with a mix of support and opposition regarding the proposed range of commercial uses as discussed in this and previous staff reports.

At the Planning Committee on May 6, 2014, residents identified the desire for additional amenities in Steveston including an enhanced branch library, and, in general, amenities that support children and seniors. As the program for a new Steveston Community Centre and library evolves, these ideas will be considered.

One resident specifically identified the desire for a maritime museum on the site. The question of a maritime museum was addressed by staff in the previous staff report dated March 17, 2014 (attachment EE) and was not recommended in this location.

A comparison of the Steveston Merchants Association proposal and the current rezoning proposal is provided in the table below. The Steveston Merchants Association proposal was discussed in the previous staff report and at the last Planning Committee and Onni has advised that they are unwilling to proceed under the proposal. The merchants advised that restricting 50% of the MMU area to office use would restrict the amount of retail area, lower parking activity, and add office employees who would be potential customers in the Village. The current rezoning proposal includes restricting 39% of the MMU area to hotel use, which similarly restricts the amount of retail uses, lowers parking activity and adds potential customers in the Village.

	Retail	MMU	Office	Hotel
Steveston Merchants Association proposal	25% (14,872 ft <sup>2</sup> )	25% (14,872 ft <sup>2</sup> )	50% (29,744 ft <sup>2</sup> )	
Current proposal	61% (36,288 ft <sup>2</sup> ) <ul style="list-style-type: none"> <li>• MMU uses are permitted in all Buildings and the second floor of Building 2 is limited to MMU and resident amenity space only (5,764 ft<sup>2</sup>)</li> <li>• Grocery Store is limited to the ground floor of Building 2 only (15,921 ft<sup>2</sup>)</li> <li>• Indoor Recreation is limited to Buildings 2 and 4 only (21,873 ft<sup>2</sup>)</li> </ul>			39% (23,122 ft <sup>2</sup> )

### Financial Impact or Economic Impact

None.

### Conclusion

Onni Development (Imperial Landing) Corp. is requesting that the City allow a wider range of uses on their Maritime Mixed Use (MMU) site to provide commercial uses to serve resident's needs. While the proposal can be considered under the City's 2041 OCP, an amendment to the Steveston Area Plan is required to address the additional uses requested by the applicant.

In response to Planning Committee's referral, the applicant has submitted a revised land use proposal which would permit:

- 32 hotel units, including cooking facilities, in buildings 5 & 6
- Office, Restaurant and General Retail uses in buildings 1 through 4
- Minor Health Services in buildings 1, 2 & 4
- Financial Services in buildings 1 & 4
- Indoor Recreation in buildings 2 & 4
- Grocery Store in building 2

The proposed rezoning is anticipated to increase the valuation of the site by approximately \$4.1M to \$5.5M with the legal agreement proposed by the applicant to address the existing six air space parcels. The applicant has offered to provide a voluntary cash contribution of \$2,375,000 to a new Steveston Community Amenity provision account that would allow Council to allocate the funds to support Council priorities in the Steveston area.

It should be noted that the site design is not affected by the proposed land use change within the buildings. The proposed roadway improvements to enhance pedestrian and cyclist safety would assist in making Steveston a walking, cycling and rolling community. The proposed parking agreement would secure short term free parking with merchant validation, parking fees in line with rates in the village, and limited assignment of parking spaces to address parking concerns. The proposed restrictions on commercial loading hours of operation would limit potential disruption and clarify the enforcement process.

It is recommended that Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, be introduced and given first reading.



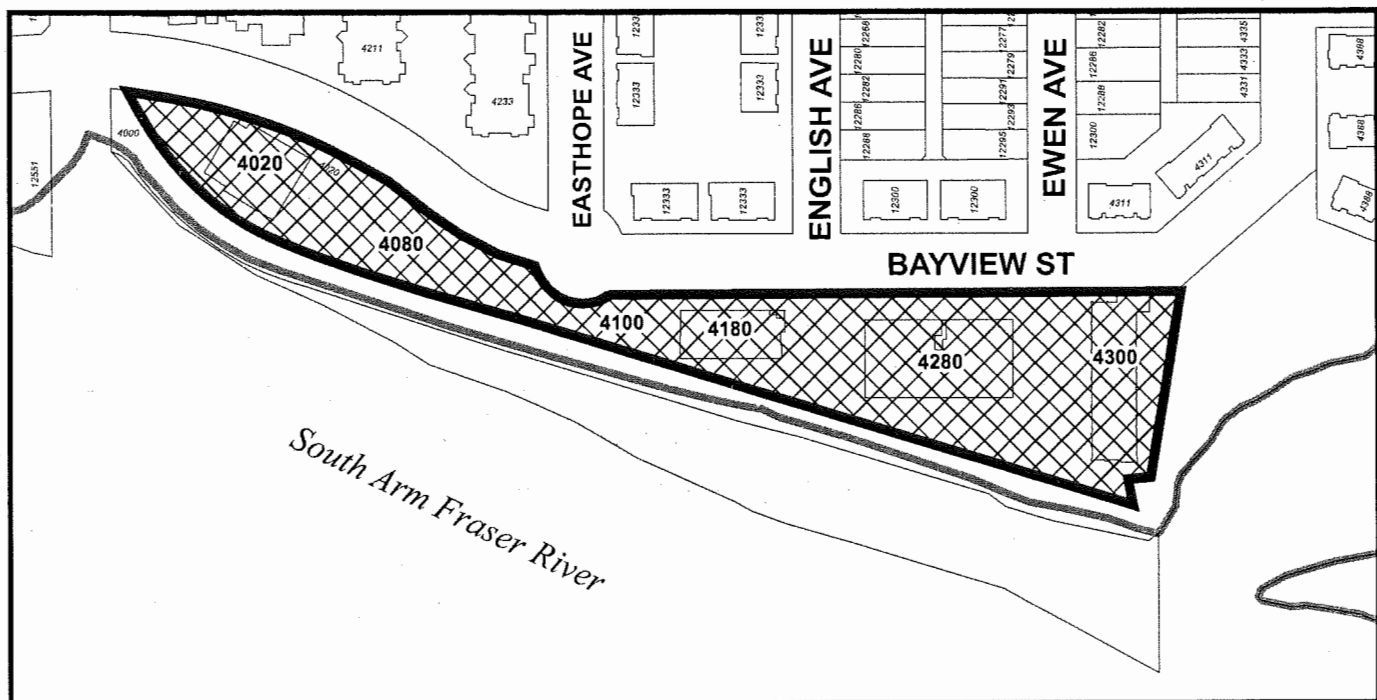
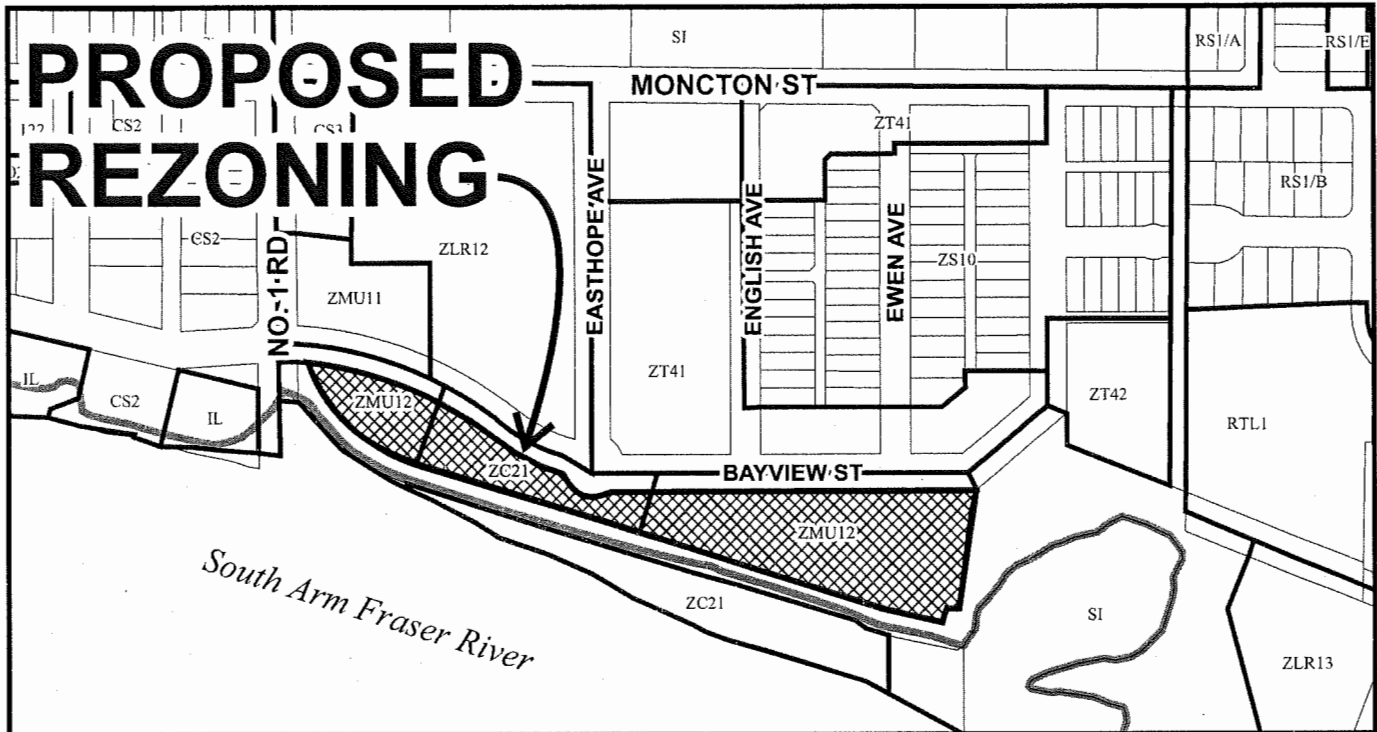
Sara Badyal, M. Arch, MCIP, RPP  
Planner 2  
(604-276-4282)

SB:blg

Attachment AA:	Location Map and Aerial Photo
Attachment BB:	Revised Land Use Proposal
Attachment CC:	Rezoning Considerations
Attachment DD:	RZ 13-633927 Application History
Attachment EE:	Staff Report to Planning Committee dated April 30, 2014 (including attached staff reports dated March 17, 2014 and April 30, 2014)
Attachment FF:	Public Correspondence (received May 1, 2014 to June 26, 2017)
Attachment GG:	February 2016 public open house meetings summary (including sign-in sheets and public correspondence from February 7, 2016 to March 11, 2016)
Attachment HH:	Economic Analyses Executive Summaries prepared by Site Economics Ltd, dated June 23, 2017 and Coriolis Consulting Corp., dated June 28, 2017.



City of  
Richmond



RZ 13-633927

Original Date: 03/18/14

Revision Date: 06/14/17

Note: Dimensions are in METRES





# City of Richmond

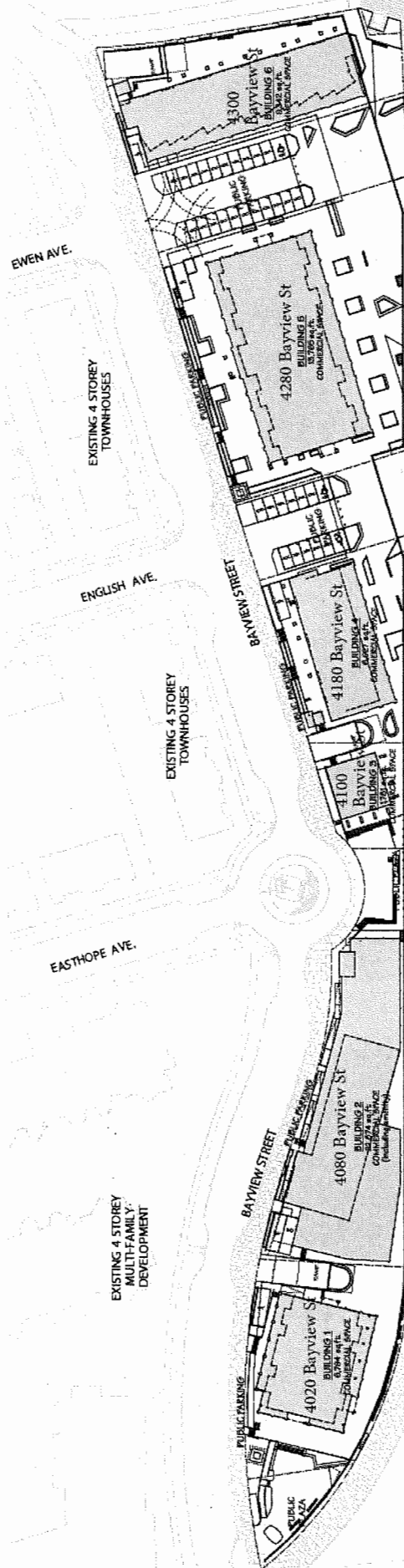


RZ 13-633927

Original Date: 03/18/14

Revision Date: 06/14/17

Note: Dimensions are in METRES



Building	4020 Bayview St (1)	4080 Bayview St (2)	4100 Bayview St (3)	4180 Bayview St (4)	4280 Bayview St (5)	4300 Bayview St (6)
59,488 sf GLA 52 dwellings	6,867 sf 12 apartments	21,685 sf (15,921 + 5,764)	1,862 sf	5,952 sf 7 two-level units	13,780 sf 22 apartments	9,342 sf 11 two-level units
Permitted Uses (existing)	(ZMU12) • Education** • Manufacturing, custom indoor** • Maritime* • Office** • Parking, non-accessory** • Service, Personal (Dry Cleaning & Laundry only)* • (also Housing, apartment limited & upper floors only)	(ZC21) • Child Care (limited & upper floor only) • Education* • Industrial, General** • Manufacturing, custom indoor** • Marina* • Maritime mixed use* • Office** • Parking, non-accessory** (also legally required 2nd floor Resident Amenity Space in Building 2)	(ZC21)	(ZMU12)	(ZMU12)	(ZMU12)
Proposed Uses (June 2, 2017)	• (all existing ZMU12 uses) • Office • Restaurant • Retail, General • Health Services, Minor • Service, Financial	• (all existing ZC21 uses) On the ground floor only: • Office • Restaurant • Retail, General • Grocery Store • Health Services, Minor • Recreation, Indoor	• (all existing ZC21 uses) • Office • Restaurant • Retail, General	• (all existing ZMU12 uses) • Office • Restaurant • Retail, General • Health Services, Minor • Recreation, Indoor • Service, Financial	• (all existing ZMU12 uses) • Hotel (19 rooms, maximum 90 day accommodation)	• (all existing ZMU12 uses) • Hotel (13 rooms, maximum 90 day accommodation)

\*These uses are restricted to Mixed Maritime Uses as defined in OCP Steveston Area Plan

\*\*These uses are restricted to maritime or commercial fishing related uses in the ZMU12 and ZC21 zones and to Mixed Maritime Uses as defined in OCP Steveston Area Plan



**Address:** 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

**File No.:** RZ 13-633927

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaw 9062.
2. Single site, no subdivision and no stratification requirements – Registration of legal agreement(s) on Title ensuring that:
  - a) The six non-residential air space parcels (Air Space Parcels 1 through 6 of plan EPP26790) are all owned by the same legal entity (both beneficial and legal interest in the six parcels) and prohibiting transfer of less than all six parcels.
  - b) No subdivision of any one or more of the six parcels (including no subdivision by way of strata plan) (consolidation of the six parcels is acceptable).
3. Truck activity – Registration of a legal agreement on Title to: prohibit large delivery trucks of size WB-17 or larger from accessing or entering the site at any given time; and to restrict truck delivery hours of operation for non-residential uses by trucks of maximum SU-9 in size to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday, and 9:00 am to noon on Sunday. Remedies will include, but without limitation, performance wording to establish a fine amount of \$200 adjusted by CPI annually from the year of rezoning approval per of the restrictions in the agreement payable by the owner.
4. Commercial parking – Registration of a legal agreement on Title including:
  - a) The following covenants:
    - i. Parking garage entry gates are to remain open during business hours of any commercial use on the lands other than hotel. Hotel guests are to be provided with a means to open a closed parking garage entry gate and access commercial parking outside of regular business hours.
    - ii. A maximum of 16 of the total 189 commercial spaces may be assigned to specific businesses. Further the assignment can be on weekdays only, between the hours of 8:30 am and 6:00 pm. The balance of the parking spaces must be unassigned and available by the use of any commercial client or visitor to a residential unit on the site.
    - iii. Free parking for the first two hours of a vehicle parked on site must be provided, which may be provided through a merchant validation for the businesses operating on the site.
    - iv. Pay parking rates are not to exceed the market rate for pay parking in Steveston Village. The pay parking rate may be reviewed and adjusted on an annual basis by the City taking into consideration similar pay parking rates in Steveston Village.
  - b) A statutory right-of-way from the curb on Bayview Street, extending into the parking structure, over an area coincident with the full extent of the underground parking area. The statutory right-of-way will permit the City, City officials and contractors to be on and have access to and egress from the parkade for the purposes of assuring/monitoring compliance with the parking covenant described in 3(a) above. Further, the statutory right-of-way will permit the City the right to remove or disable any gate that does not comply with the terms of the parking covenant described in 3(a) above.
5. Install an additional eight Class 2 bike storage spaces (e.g. exterior bike racks) on-site to meet the Zoning bylaw requirements for the additional commercial uses.
6. City acceptance of the developer's offer to voluntarily contribute \$2,375,000 towards the Steveston Community Amenity provision account.
7. City acceptance of the developer's offer to voluntarily contribute \$136,206 to go towards development of Road Works DCC projects.

8. City acceptance of the developer's offer to voluntarily contribute \$605 to go towards development of Storm Drainage DCC projects.
9. City acceptance of a Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required after the commercial area is occupied. The Letter of Credit will be held by the City for a period of 18 months after the commercial area is occupied.
10. Enter into a Servicing Agreement\* for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to:
  - a) Upgrade the No. 1 Road and Bayview Street intersection by raising this intersection and adding bollards similar to No. 1 Road and Moncton Street. As well, install decorative crosswalk surface treatment on all three legs of the intersection, using Duratherm material or equivalent.
  - b) Upgrade crosswalks along Bayview Street:
    - i. At the two midblock crosswalks between No. 1 Road and Moncton Street, provide raised crosswalks.
    - ii. At the three crosswalks at the Easthope Avenue traffic circle, remove a 1.5 m section of the cobble pavers from each end of the crosswalk (near curbs) and replace with an extension of the existing square concrete panels. This will create a 1.5 m wide smooth path at either end of the crosswalks for cyclists. Add a narrow band of the same decorative pavement surface treatment as a border along both sides of each crosswalk to provide consistency between the crossings on Bayview Street.
    - iii. At the six crosswalks at English Avenue and Ewen Avenue, remove all of the raised granite pavers and replace with decorative crosswalk pavement surface treatment, such as Duratherm material, or equivalent.
  - c) Fabricate and install 30 kph posted speed limit signs on Bayview Street from No. 1 Road to Moncton Street, Easthope Avenue, English Avenue, and Ewen Avenue.
  - d) Add pavement marking "sharrows", and signage for bikes on Bayview Street from No. 1 Road to Moncton Street in both directions.
  - e) Fabricate and install public parking signage on Bayview Street in both directions at the two public parking facilities.

**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

PH <sup>Date</sup> 236



Date	Proposal for Rezoning	Amenity Proposal	Committee Resolution
	ZMU12 Zone	ZC21 Zone	
Nov 4/13	<ul style="list-style-type: none"> <li>• (existing ZMU12 uses)</li> <li>Unrestricted MMU Uses:</li> <li>• Education</li> <li>• Manufacturing, custom indoor</li> <li>• Office</li> <li>• Parking, non-accessory</li> <li>• Service, personal</li> <li>New Uses:</li> <li>• Animal Grooming</li> <li>• Child Care</li> <li>• Education, commercial</li> <li>• Health Service, minor</li> <li>• Library and exhibit</li> <li>• Recreation, Indoor</li> <li>• Restaurant</li> <li>• Retail, convenience</li> <li>• Retail, general</li> <li>• Retail, secondhand</li> <li>• Service, financial</li> <li>• Service, business support</li> <li>• Service, household repair</li> <li>• Service, massage</li> <li>• Veterinary service</li> </ul>	<ul style="list-style-type: none"> <li>• (existing ZC21 uses)</li> <li>Unrestricted MMU Uses:</li> <li>• Industrial, general</li> <li>• Manufacturing, custom indoor</li> <li>• Office</li> <li>• Parking, non-accessory</li> <li>New Uses:</li> <li>• Animal Grooming</li> <li>• Child Care</li> <li>• Education, commercial</li> <li>• Health Service, minor</li> <li>• Library and exhibit</li> <li>• Recreation, Indoor</li> <li>• Restaurant</li> <li>• Retail, convenience</li> <li>• Retail, general</li> <li>• Retail, secondhand</li> <li>• Service, financial</li> <li>• Service, business support</li> <li>• Service, household repair</li> <li>• Service, massage</li> <li>• Service, personal</li> <li>• Veterinary service</li> </ul>	<p>At November 19, 2013 Planning Committee, referred back for staff to:</p> <ol style="list-style-type: none"> <li>1) attend the scheduled meeting between the applicant and the Steveston Merchants Association as an observer and provide an update to the Committee;</li> <li>2) conduct a study and analysis regarding (i) the types and number of mixed maritime and commercial uses that are needed in the area through consultation with the residents, business owners, and business and community organizations in Steveston, (ii) potential implications of specific uses on City facilities and existing businesses in the area, (iii) the suitable proportion and location of mixed maritime and commercial uses on the subject site including the suggestion to confine the commercial use area only in spaces between Easthope Avenue and No. 1 Road, (iv) transportation related items including potential parking fees and truck parking restrictions; (v) the future developments and expected increase in commercial use spaces in the area, and (vi) how the \$1,500,000 voluntary community amenity contribution by the applicant would be allocated to different uses in Steveston;</li> <li>3) study the possibility of the applicant providing a rental space for a City library on the space allotted for commercial use, having the same size and lease rate as the City library at Ironwood, as a requirement for the subject rezoning application;</li> <li>4) study the possible location of a maritime museum on the subject site on the space allotted for mixed maritime use; and</li> <li>5) provide updates to Committee on the marina development.</li> </ol>
March 17/14	Same as previous proposal, except indoor recreation removed	Same as previous proposal, except indoor recreation removed	<p>At April 8, 2014 Planning Committee, referred back for staff to examine:</p> <ol style="list-style-type: none"> <li>1) the enhancement of the community amenity contribution, including the possibility of library expansion and marina development; and</li> <li>2) the legal aspects related to change of use lease provisions suggested by the applicant.</li> </ol>
April 30/14	Same as previous proposal	Same as previous proposal	<p>At May 6, 2014 Planning Committee, referred back for staff to review:</p> <ol style="list-style-type: none"> <li>1) options to enhance the community amenity contribution;</li> <li>2) options to determine the preferred type of community amenity contribution; and</li> <li>3) potential sites for the expansion of the Steveston Library.</li> </ol> <p>and report back to a forthcoming General Purposes Committee.</p> <p>and to examine options suggested by Steveston residents and merchants for alternative uses of the Imperial Landing site and report back.</p>



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 9062 (RZ 13-633927)  
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street**

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

1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended by:
2. by deleting clause ii. of the existing "Maritime Mixed Use" land use in Appendix 1 (Definitions) to Schedule 2.4 thereof and substituting the following:
  - "ii) General retail, service and hotel uses are accommodated as additional uses in the Maritime Mixed Use Area, between Phoenix Pond and No. 1 Road."
3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 24 2017



\_\_\_\_\_  
MAYOR

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





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9063 (RZ 13-633927)  
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
  - (a) by deleting (ZMU12 Permitted Secondary Uses) subsection 20.12.3 and substituting the following:

**“20.12.3 A. Secondary Uses**

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

**20.12.3 B. Additional Uses**

    - **Health Services, Minor**
    - **Hotel**
    - **Recreation, Indoor**
    - **Restaurant**
    - **Retail, General**
    - **Service, Financial”**
    - (b) by deleting (ZMU12 Other Regulations) clause 20.12.11.4 and substituting the following:

**“4. The following permitted uses in this zone shall be restricted to maritime or commercial fishing related uses:**

      - a) **industrial, general;**
      - b) **manufacturing, custom indoor; and**
      - c) **parking, non-accessory”**

(c) by inserting the following into (ZMU12 Other Regulations) subsection 20.12.11:

“6. **Minor health service, office, restaurant and financial service uses** are only permitted on the following listed **sites**:

- a) P.I.D. 029-108-136  
Air Space Parcel 1 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
- b) P.I.D. 029-108-161  
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790

7. **General retail use**, excluding **grocery store use**, is only permitted on the following listed **sites**:

- a) P.I.D. 029-108-136  
Air Space Parcel 1 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
- b) P.I.D. 029-108-161  
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790

8. **Indoor Recreation use** is only permitted on the following listed **sites**:

- a) P.I.D. 029-108-161  
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790

9. **Hotel use** is only permitted on the following listed **sites** and the **hotel use** is restricted to providing the transient public, in return for consideration, lodging in no more than 32 **hotel** rooms and for not more than 90 days in a 12-month period at either or both of the following listed **sites**:

- a) P.I.D. 029-108-179  
Air Space Parcel 5 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
- b) P.I.D. 029-108-187  
Air Space Parcel 6 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790”

(d) by inserting the following into (ZC21 Permitted Additional Uses) subsection 22.21.3.B.:

- “• **Grocery Store**
- **Health Services, Minor**
- **Recreation, Indoor**
- **Restaurant**
- **Retail, General”**

- (e) by deleting (ZC21 Other Regulations) clause 22.21.11.1 and substituting the following:
- "1. The following permitted **uses** in this **zone** shall be restricted to **maritime** or commercial fishing related **uses**:
    - a) **industrial, general**;
    - b) **manufacturing, custom indoor**; and
    - c) **parking, non-accessory**"
  - d) by inserting the following into (ZC21 Other Regulations) subsection 22.21.11:
    - "5. **Office, restaurant and general retail uses**, excluding **grocery store use**, are only permitted on the following listed **sites** and shall be located on the **first storey** of any **building**:
      - a) P.I.D. 029-108-144  
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
      - b) P.I.D. 029-108-152  
Air Space Parcel 3 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
    6. **Minor health service, indoor recreation and grocery store uses** are only permitted on the following listed **site** and shall be located on the **first storey** of any **building**:
      - a) P.I.D. 029-108-144  
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790"

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9063**".

FIRST READING

**JUL 24 2017**

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

\_\_\_\_\_  
MAYOR

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

# Supplemental PH Package

October 16, 2017

## Onni Application

See Public Hearing Agenda for Staff Report, Atts. AA to DD & Bylaws

- |                |           |   |
|----------------|-----------|---|
| Supp. PH – 1   | Att. EE – | Staff Report to Planning Committee dated April 30, 2014 (including attached staff reports dated March 17, 2014 & April 30, 2014)            |
| Supp. PH – 228 | Att. FF – | Public Correspondence (received May 1, 2014 to June 26, 2017)   |
| Supp. PH – 361 | Att. GG – | February 2016 public open house meetings summary (including sign-in sheets & public correspondence from February 7, 2016 to March 11, 2016) |
| Supp. PH – 671 | Att. HH – | Economic Analyses Executive Summaries prepared by Site Economics Ltd, dated June 23, 2017 & Coriolis Consulting Corp., dated June 28, 2017  |



**Kurian, Sarah**

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**From:** David Chinn <david@dragonboatbc.ca>  
**Sent:** Monday, 17 July 2017 11:35  
**To:** Mayor and Councillors  
**Cc:** Badyal, Sara  
**Subject:** Onni Development at Imperial Landing

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

Dear Mayor and Council,

I strongly believe that there is a great need to further develop the Imperial Landing area of Steveston. As it currently stands, this area is an empty disconnect between Steveston Village and Britannia Heritage Shipyards. As a Richmond resident and as an event planner, I have seen the potential of this area as it has come alive for the Steveston Dragon Boat Festival and multiple other events that have been planned by the City.

A rezoning of this area is much needed to revitalize the area for both visitors and residents to enjoy, while adding additional amenities to the neighbourhood. This beautiful walkway along the Fraser River has the potential to be a great, vibrant area with the proper vision and development.

I believe that Onni is currently and will continue to be a strong partner in the Steveston community and I look forward to the revitalization of Imperial Landing.

Regards,

David Chinn





**Kurian, Sarah**

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**From:** Ann Phelps <ann@dragonboatbc.ca>  
**Sent:** Monday, 17 July 2017 08:55  
**To:** Mayor and Councillors; Badyal, Sara  
**Subject:** Letter of support for Imperial Landing rezoning  
**Attachments:** Letter of support - Onni 2.pdf

<b>To Public Hearing</b>
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

Hello, Please see attached a letter of support for General Purposes Committee regarding Onni rezoning of Imperial Landing.

Ann

Regards,

Ann Phelps  
General Manager

Canadian International Dragon Boat Festival Society

[ann@dragonboatbc.ca](mailto:ann@dragonboatbc.ca)  
778-386-4248

Join us in celebrating the Concord Pacific Vancouver Dragon Boat Festival on June 23-25, 2017 and the Steveston Dragon Boat Festival on August 26th, 2017

[www.dragonboatbc.com](http://www.dragonboatbc.com)  
[www.facebook.com/thedragonboatbc](https://www.facebook.com/thedragonboatbc)

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Mayor and Council  
City of Richmond  
6911 No. 3 Road  
Richmond BC V6Y 2C1  
Canada

July 17, 2017

Re: Onni Development / Imperial Landing

Dear Mayor and Council,

As the City of Richmond's elected leaders prepare to initiate an enhanced development plan for the Imperial Landing site in Steveston, on behalf of the Board of Directors of the Canadian International Dragon Boat Festival we wish to encourage you to take every opportunity to fully utilize this unique asset. For generations, Steveston has been a place where cultural, commercial and recreational activities converged, and it now has the potential to become a major destination for residents and visitors alike.

We have operated the Steveston Dragon Boat Festival for the past eight years with the assistance of Onni. We also use one of the spaces to repair and rebuild some of our boats, often opening the doors to the general public who walk the river walk, and welcoming them into the space. We love interacting with the community and visitors when we are in the space and are told that visitors enjoy seeing some activity during their walks. The most frequent comments that we hear from local visitors and the out of town paddlers and supporters include "Why are these stores still empty?" and "As there are no hotels, we prefer to race for the one day, and stay in Vancouver for the weekend".

The lack of convenient accommodation limits the Dragon Boat Festival to a one-day event, and the local retailers and restaurants miss out on a large portion of the average \$980 per paddler (based on 2015 survey) each visiting paddler spends.

Redevelopment of the site through private and commercial development, especially a boutique hotel, could bring new employment and revitalized economic activity throughout the area. As well, enhanced services and public access to the Fraser River will also visitors to observe this treasure for generations to come. First Nations history, European settlement, and industrial development could all be potential elements of a compelling story centred around the Fraser River walkway immediately in front of the Imperial Landing site.

We strongly support the continued efforts to activate the site with cultural spaces, restaurants, quality retail outlets, and other spaces that would further activate the site and enhance the visitor experience, while adding much needed services to the neighbourhood. Creating a common vision for the Imperial Landing site and turning that vision into a realize requires strong partnerships between the community, the government and the developer and we are confident that Onni will be a strong community partner in the future development of Imperial Landing. We look forward to seeing this singular opportunity for Steveston and the City of Richmond being taken full advantage of.

Yours truly,



Ann Phelps  
General Manager/ED  
Canadian International Dragon Boat Festival Society

## Kurian,Sarah

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**From:** Badyal,Sara  
**Sent:** Thursday, 20 July 2017 12:40  
**To:** Badyal,Sara  
**Subject:** FW: Steveston's Imperial Landing rezoning

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

-----Original Message-----

From: Matthias Meier [mailto:m.meier@shaw.ca]  
Sent: Wednesday, 19 July 2017 15:45  
To: MayorandCouncillors  
Subject: Steveston's Imperial Landing rezoning

Dear Mayor & Councillors,

I am writing to you in regards to the article in the Richmond News about the rezoning of the Imperial Landing Site in Steveston. My family resides in one of the Onni rental units and we are very concerned that the creation of a 32 unit Hotel would force the eviction of long term residents for short term vacation rentals. With the current housing crisis and a rental vacancy rate of close to zero in the city of Richmond this would be a tough blow for the residents affected. There are families with children and seniors currently living in the complex who may be forced to leave the city and local schools. Could you please give me some direction on how the city is looking to address this issue. Thank you.

Regards

Matthias Meier  
208 - 4300 Bayview St.



## Kurian, Sarah

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**From:** Badyal, Sara  
**Sent:** Thursday, 20 July 2017 12:41  
**To:** Badyal, Sara  
**Subject:** FW: Re Onni latest re-zoning

<b>To Public Hearing</b>	
<b>Date:</b>	<u>Oct 16, 2017</u>
<b>Item #</b>	<u>9</u>
<b>Re:</b>	<u>Bylaw 9062</u>
	<u>Bylaw 9063</u>

-----Original Message-----

**From:** ALEXANDER BRODIE [<mailto:mpbrodie@shaw.ca>]  
**Sent:** Thursday, 20 July 2017 10:43  
**To:** MayorandCouncillors  
**Subject:** Re Onni latest re-zoning

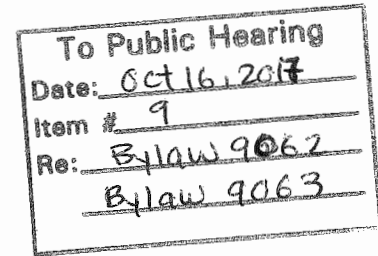
We have been Richmond residents for 47 years and have rented a town house at Imperial Landing since March 2016. We are both very concerned with the latest proposal for a re-zoning to include a hotel at Imperial Landing as we feel it is an unsuitable place for such a business. We would like to be notified of any public meetings so as we can attend and express our opinions. Thank you in advance.  
Alexander and Margaret Brodie.  
Sent from my iPhone



**Kurian, Sarah**

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**From:** MayorandCouncillors  
**Sent:** Friday, 21 July 2017 14:10  
**To:** Craig, Wayne; Badyal, Sara  
**Cc:** Erceg, Joe  
**Subject:** FW: Landing Plan Sent to Public



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**From:** MayorandCouncillors  
**Sent:** Friday, 21 July 2017 2:09 PM  
**To:** 'Walter Nieboer'  
**Subject:** RE: Landing Plan Sent to Public

Dear Mr. Nieboer,

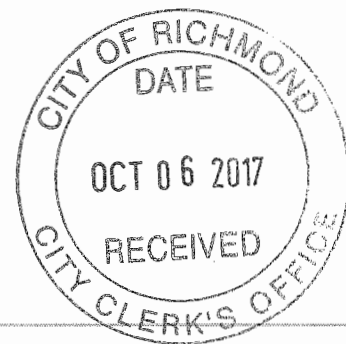
This is to acknowledge and thank you for your email regarding the application by Onni for the Bayview site. Please be advised that copies of your email have been forwarded to the Mayor, each Councillor, and staff for information.

Thank you again for taking the time to make your views known.

Sincerely,

David Weber

David Weber  
Director, City Clerk's Office  
City Clerk's Office



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**From:** Walter Nieboer [mailto:swnieboer@gmail.com]  
**Sent:** Friday, 21 July 2017 12:54 PM  
**To:** MayorandCouncillors  
**Subject:** Landing Plan Sent to Public

Dear Mayor and Councillors, I have just read the report in the Richmond News where you have decided to let the public weigh in on Onni's proposal for a "Hotel/Retail/Office" space development in their 6 building complex on Bayview street.

As a 11 year resident on Bayview street I have witnessed the development of these buildings , the tug of war between the City and the developer prior to construction and the more recent attempts by the developer to change the building permit to its advantage.

I am perturbed to learn that council has been in negotiations with Onni to change the zoning of this property where apparently the only criteria for a settlement is money. Council seems not at all concerned about the impact on a residential area that was developed by the same developer where the purchasers of these residential properties, some 10-12 years ago, were operating and making their decisions on the basis of a Maritime mixed use development across the street.

Now we learn that council on the basis of receiving \$ 2.4 million would consider giving in to Onni.

**PH - 249**

The City's Joe Erceg is quoted as saying "this has been a very difficult negotiation".

What is to negotiate?

Onni went ahead with the development knowing full well what the zoning restrictions were at time of building.

Now the discussions between the City and Onni have morphed into how much money the City can extract from Onni.

Is it disturbing that the main disagreement between the City and Onni has been about how much money it will take for Council to give in to Onni.

Disagreement about the amount of 'UPLIFT' Onni will realize from the requested rezoning and hence the amount of financial reward the City will receive for such rezoning, appear to be the only criteria guiding City Hall.

What about the 'DOWNDRAFT' on residential property values of residents that purchased their properties in good faith.

And what ever happened to the sacred status of the village of Steveston? How will its character be preserved or enhanced by Onni's proposal?

I have written previously that the issue between Onni and the City clearly needs resolution and in that regard have suggested the City make it clear to Onni that the only way forward is for Onni to realize that they gambled a few years ago, hoping to persuade council to change the zoning after the buildings were erected. To let Onni win this gamble is a blatant injustice. It would be a serious blow to our faith in our elected officials and city staff to act in the residents interest.

In my view the only reasonable way forward has as its criteria the protection of the residents who purchased their properties years ago in good faith and the long term health of the Village of Steveston.

To that end it is my opinion that council might grant Onni permission to convert/develop the main floor of the subject buildings to residential use only. And please don't fall for the argument that that can not be done.

I hope you will act in a principled way in solving the issue and that Onni does not benefit from its gamble.

A gamble that thumbs its nose at the residents of this community.

Sincerely,

Walter Nieboer

#406 4111 Bayview street

Richmond BC

604 241-1471

## MayorandCouncillors

To Public Hearing	
Date:	OCT 16, 2017
Item #	9
Re:	Bylaw 9062 9063

**From:** MayorandCouncillors  
**Sent:** Thursday, 27 July 2017 15:02  
**To:** 'Don Flintoff'  
**Subject:** RE: Council Agenda Item 23 – APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND THE "STEVESTON MARITIME MIXED USE (ZMU12)" ZO

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Dear Mr. Flintoff,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor and City staff.

Your letter will be included as part of the Public Hearing materials when this matter proceeds to Public Hearing on October 16, 2017.

Sincerely,

Hanieh

Hanieh Berg | Acting Manager, Legislative Services  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1  
Direct (604) 276-4163 · Fax (604) 278-5139



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**From:** Don Flintoff [[mailto:don\\_flintoff@hotmail.com](mailto:don_flintoff@hotmail.com)]  
**Sent:** Monday, 24 July 2017 15:58  
**To:** CityClerk; MayorandCouncillors  
**Subject:** : Council Agenda Item 23 – APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND THE "STEVESTON MARITIME MIXED USE (ZMU12)" ZONE

Monday, July-24-17

From: Donald Flintoff

6071 Dover Road

Richmond, BC

V7C 3K9

PH 251



To : Mayor and Council

RE: Council Agenda Item 23 – APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING)

CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100,

4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300

BAYVIEW STREET) TO AMEND THE "STEVESTON MARITIME

MIXED USE (ZMU12)" ZONE AND THE "STEVESTON MARITIME

(ZC21)" ZONE

(File Ref. No. RZ 13-633927) (REDMS No. 5421598 v. 3)

I am opposed to the proposed Bylaw 9063 as ONNI knew and agreed to the zoning requirements prior to commencing the project. Now that the project exists, ONNI is negotiating a better option (\$) by seeking even more favourable re-zoning of the project. However, if no re-zoning is granted the property tax is still payable to the City.

Assuming Council may approve the Bylaw, I would like to speak to the following amendments proposed in CNCL-472.

In CNCL-455, p. 3, the Staff report addresses 32 hotel units including cooking facilities in buildings 5 and 6. As very few hotel rooms of this class have cooking facilities, Council should prohibit hotel units with cooking facilities as these could easily be converted to long term rentals or condos in the future. I am opposed to the inclusion of cooking units in CNCL-473, p. 2. The 90 day stay should be reduced to 30 days. Who will monitor the stays and enforce this type of zoning?

The Indoor Recreation uses in buildings 2 and 4 should be prohibited as this would conflict with the facilities provided by the Steveston Community Centre and its revenues.

The Grocery Store in building 2 is not currently required and would be better suited on Moncton or Chatham. I would not wish to see the Super Grocer & Pharmacy, a thriving business, be put at financial risk

because ONNI does not want to live up to the agreement it entered into when it sought the original re-zoning . I notice that CNCL-473 p. 2 excludes grocery store use but General Retail use could include small deli and other corner store type operations.

I disagree that the proposed hotel use (23,122 FT<sup>2</sup>) would not increase the value of the development due to the high tenant improvement costs. This cost could be mitigated by removal of the cooking facilities in the hotel units. The value of the uplift comparison should have been performed by reviewing the value of existing hotels of a similar type and view in Richmond. Assuming this would yield the original amount of \$9 million increase in value.

ONNI has successfully engaged in negotiation of a lower price of \$4.75 million plus a voluntary community amenity contribution (a sweetener) of \$2.375 million,. I would suggest that Staff review information from BC Assessment for further validation of this re-zoning. (CNCL-461, p. 9)

The voluntary contribution of \$605 towards Storm Drainage DCC projects (CNCL-462, p. 10) seems quite small considering the area of hard surfaces surrounding the project.

If Council agrees to pass the Bylaw without further modification, ONNI has been successful in negotiating a great deal for themselves and leaving Richmond citizens with the fallout.

Regards,

Donald Flintoff

## Mayor and Councillors

To Public Hearing
Date: <u>OCT 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

**From:** Mayor and Councillors  
**Sent:** Wednesday, 2 August 2017 09:32  
**To:** 'T S'  
**Subject:** RE: Onni development proposal for buildings on Bayview Street

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Dear Ms. Smith,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor and City staff.

Your letter will be included as part of the Public Hearing materials when this matter proceeds to Public Hearing on October 16, 2017.

Sincerely,

Hanieh

**Hanieh Berg | Acting Manager, Legislative Services**  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1  
Direct (604) 276-4163 · Fax (604) 278-5139



**From:** T S [<mailto:thelmamsmith@gmail.com>]  
**Sent:** Tuesday, 1 August 2017 14:52  
**To:** Mayor and Councillors  
**Subject:** Onni development proposal for buildings on Bayview Street

I am writing to express my concerns about for the change of zoning you are considering for the Onni development.

I am strongly opposed to the change of zoning as I believe that Onni never intended to abide by the original zoning agreement. Onni built the buildings planning to force or bribe council to allow the change of zoning when the buildings were completed.

We do not need another hotel in Steveston and it will only serve to take business away from the Steveston Hotel.

We also do not need another grocery store. We have Super Grocer and soon will have Super Value. The addition of another grocery store could possibly force Super Grocer to close its doors.

As I am sure you are aware, both the Steveston Hotel and Super Grocer have been members of this community for many years and are an important part of the fabric of the village of Steveston.

The proposed grocery store is also problematic for another reason. Bayview Street is fairly narrow and winding and would not accommodate the large delivery trucks that are needed to daily stock a grocer store. Also, the delivery trucks are quite noisy and would be disruptive for those of us who live on the other side of Bayview Street.

This argument with Onni is not a matter of money. It is a matter of principle. Onni should be made to honor the original deal made with council.

Thank you for allowing me the opportunity to express my concerns.

Yours truly,  
Thelma Smith  
#403 4111 Bayview Street  
Richmond, BC  
604-277-1505

## MayorandCouncillors

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**From:** MayorandCouncillors  
**Sent:** Wednesday, 2 August 2017 09:41  
**To:** 'Geoff Snell'  
**Subject:** RE: Onni and Maritime Development

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE Bylaw 9063

To Public Hearing	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062</u>

Dear Mr. Snell,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor and City staff.

Your letter will be included as part of the Public Hearing materials when this matter proceeds to Public Hearing on October 16, 2017.

Sincerely,

Hanieh

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1  
Direct (604) 276-4163 • Fax (604) 278-5139

-----Original Message-----

From: Geoff Snell [<mailto:geoffsnell@shaw.ca>]  
Sent: Tuesday, 1 August 2017 14:05  
To: MayorandCouncillors  
Subject: Onni and Maritime Development



Hello Richmond City Council,

I wanted to bring to your attention something regarding the Onni development, that for the most part is still sitting empty in the Steveston area.

I know that Western Canada Marine Response Corporation (WCMRC) has been actively looking to expand their operations. They have been trying to find a maritime/industrial area with which to set up a base here in the Steveston area, (well, really anywhere along the lower Fraser River, however they have a particular preference to Steveston).

The Onni development would be an ideal area, as WCMRC specializes in marine spill response, coordination, and deployment. The Steveston harbour, which is right by the mouth of the Fraser River would be an optimum area for this set up, not to mention providing fast access to the shipping channel.

It is my understanding that their attempts to find space here have been rebuffed by the harbour authority (apparently they have no space available). The Onni property is the perfect area, however that would mean in sticking to the charter for the area making it for maritime development.

I wanted to mention this because I know that Onni has been lobbying Council very hard to change their charter to that of mixed commercial / residential for that area. I wanted to make Council aware that there are maritime based businesses who desperately want to get into that area however are not able to do due to Onni's continued refusal against maritime industry, and their press to increase their bottom line.

Please keep this in mind when making a decision as to whether or not rezoning of this area is really necessary.

Thank you very much for your time and consideration.

Regards  
Geoff Snell,  
Richmond, BC  
604 323-4002

**MayorandCouncillors**

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**From:** Shelley Makaoff <Shelleymak@shaw.ca>  
**Sent:** Tuesday, 12 September 2017 15:18  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

<b>To Public Hearing</b>
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

Name: Shelley Makaoff  
Street Name: Richmond Street  
Postal Code: V7E 2V6  
E-mail: [shelleymak@shaw.ca](mailto:shelleymak@shaw.ca)

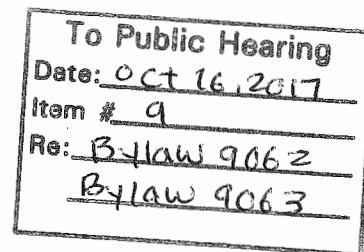




## Mayor and Councillors

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**From:** Jim Vandertas <outlook\_8D3CE9045B73BA67@outlook.com>  
**Sent:** Tuesday, 12 September 2017 15:25  
**To:** Mayor and Councillors  
**Subject:** 4300 Bayview St  
**Attachments:** Letter to Mayor and Council Sept 2017[93].doc



Good afternoon,

Please find attached file for Mayor and Council.

Thank you in advance for your assistance.

Jim van der Tas

Sent from Mail for Windows 10



Mayor and Council

Sept 9<sup>th</sup> , 2017

Richmond City Hall  
6911 No 3 Road  
Richmond BC

Mayor and Council,

I trust all of you had an enjoyable summer – Steveston was a busy place indeed. It was a great summer season for the village for most. I apologize for the delay in this letter but time flies by as the summer goes on.

I am writing you to explain the conversations I have had regarding the Onni Development in recent months in hopes of clarifying misinformation.

In May, I sat down with Brandon Lee from the Onni group. We met with the purpose of discussing Onni's new proposal for the vacant development at 4300 Bayview. Brandon and I spoke for over an hour. He described to me what Onni had in mind for the general-purpose meeting proposal in June. In brief, he stated they would be proposing the following, starting from the farthest east building:

Buildings 5 and 6 - rezoned to hotel/motel

Building 4 - working very hard on getting in Steveston Hardware – talks ongoing. Something they really wanted to see and felt confident in doing so

Building 3 – would more than likely be a small coffee shop or MMU if Marina was built

Building 2 – top floor was occupied and for the bottom floor they were looking at a large gym – Club 16 style

Building 1 – to be zoned as retail

We discussed the above proposal at length and with a lot of detail. It was clear to me that this was what was going to be proposed. That said, I stated very clearly and several times that I am not the SMA. I am one of 45 members. I said I will bring it to the members but will not have the time to answer all questions or and get a sense of the support for this proposal in time for the meeting. I did say it sounded reasonable, as there is a desire to get the space filled by some members, but I cannot give you support until I speak with all our members.

This past June at a general-purpose meeting regarding the Onni Development on Steveston Landing, it was passed on to me that Chris Evans from the Onni Group indicated that they had the full support of the Steveston Merchants

Association regarding their latest proposal for rezoning. Mr. Evans apparently said in the meeting that they met with us, and we were happy with their proposal as stated in our meeting.

That statement was false, and worse, I believe they knew it was false while saying it. This resulted in me having to have a large number of very uncomfortable discussions with my fellow merchants, who believed that I had spoken for them without consulting them. I had to spend many hours explaining what really happened. My reputation was tarnished by Onni representatives who misrepresented having the support of the SMA before I even had a chance to communicate the information to the rest of the SMA and get their thoughts. Information, I must point out, that was not true in the first place.

I have subsequently received information from city staff regarding the application for rezoning. We are and will pass on the information to our members. There is a strong desire within our membership to see the space filled with complimentary tenants. We, as the SMA, are happy to discuss in a professional and truthful manner, and give our thoughts as needed as an entire association.

I have contacted Onni directly to express my concerns. If you have any questions, please feel free to contact me.

Sincerely,

Jim van der Tas  
Blue Canoe Waterfront Restaurant  
President, Steveston Merchants Association  
c-604-834-0693  
e – [jlvandertas@gmail.com](mailto:jlvandertas@gmail.com)

## Mayor and Councillors

To Public Hearing
Date: <u>OCT 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062, 9063</u>

**From:** Scott Mcquistin <scottmcquistin@gmail.com>  
**Sent:** Wednesday, 13 September 2017 11:56  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Scott Mcquistin  
Street Name: 4020 bayview  
Postal Code: v7e0b3  
E-mail: [scottmcquistin@gmail.com](mailto:scottmcquistin@gmail.com)  
Phone Number: 6045615929

Dear Mayor and Council

I have only lived here on Bayview for 4 months but have lived in Richmond all my life. Having these buildings empty is an eye sore and a black eye for the city and our many guests that visit this area. The steveston area can handle more commercial stores and restaurants but I must admit they have to be the right type of stores.

Sincerely Scott Mcquistin



## MayorandCouncillors

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**From:** Sean Lawson <sean@stevestonrealestate.com>  
**Sent:** Wednesday, 13 September 2017 13:48  
**To:** MayorandCouncillors  
**Subject:** Letter of support for pleasure craft marina in Steveston  
**Attachments:** Marina Support letter.pdf

<b>To Public Hearing</b>
Date: <u>OCT 16 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

Good afternoon,

Please see the attached letter for your review.

Thanks,

**Sean Lawson**



RE/MAX WESTCOAST  
MOBILE: 604.240.4837  
Phone: 604.274.7326  
Fax: 604.274.7320  
12235 No 1 Road  
Richmond, BC  
V7E 1T6





September 6, 2017

City of Richmond Mayor & Councillors,

**RE: SUPPORT OF EXPANDED PLEASURE CRAFT MARINA AT IMPERIAL LANDING**

Steveston Merchants Association, in a recent survey, voted overwhelmingly in favour of an expanded pleasure craft marina to be located in front of the Onni MMU zoned commercial space on the waterfront in Steveston.

The marina would bring new customers into the village, enhancing the local business environment. The marina would also enable businesses to locate in the MMU space, bringing new employment opportunities and vitality to the village that is not tourist oriented (i.e. not retail or restaurant).

Based on the multi year waiting list for moorage at the neighbouring Harbour Authority property, success of filling this marina is assured. Please feel free to call or email if you have any questions.

Sincerely,

Jim van der Tas, President  
Steveston Merchants Association  
3811 Moncton St, PO Box 31856  
Richmond BC V7E 0B5  
info@exploresteveston.com  
www.exploresteveston.com

## Mayor and Councillors

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062, 9063</u>

**From:** CityClerk  
**Sent:** Thursday, 14 September 2017 07:33  
**To:** Mayor and Councillors  
**Subject:** FW: Onni Imperial Landing Amenity Contribution - File RZ13-633927  
**Attachments:** Onni Imperial Landing Rezoning Amenity Contribution Calculation.pdf

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**From:** Badyal, Sara  
**Sent:** Wednesday, 13 September 2017 17:06  
**To:** CityClerk  
**Subject:** FW: Onni Imperial Landing Amenity Contribution - File RZ13-633927



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**From:** John Roston, Mr [mailto:john.roston@mcgill.ca]  
**Sent:** Wednesday, 13 September 2017 11:23  
**To:** Badyal, Sara  
**Subject:** Onni Imperial Landing Amenity Contribution - File RZ13-633927

Dear Ms. Badyal,

Many thanks for making the increasingly thick file available. I have sent a copy of this letter to members of City Council.

At the General Purposes Committee meeting on July 17, 2017, the question arose as to the correct calculation of the amenity contribution by Onni re the Imperial Landing rezoning. The uplift in the value of the property due to rezoning depends on:

1. the lease rates charged to the tenants
2. the cap rate derived from sales of similar developments
3. the deduction for increased leasing costs

Councillor Dang asked that the detailed calculations used by the consultants be made available since the uplift in value of \$4.1 million calculated by the Onni consultants and the \$5.8 million calculated by the City consultants seemed to be very low. Several other councillors concurred.

The full consultant reports containing the detailed calculations reveal that both Onni and City consultants used inappropriate lease rates and cap rates. The Onni consultants also used inflated leasing costs which were reduced by the City consultants. The attached calculations show that using Onni's own statement of anticipated lease rates submitted as part of its 2014 rezoning application and a slightly lower cap rate based on a more comparable sale of a Richmond shopping centre yields an uplift in value of \$11.9 million. Given that Onni's anticipated lease rates have no doubt increased since 2014, this is a very conservative uplift in value.

Note that City staff provided a precedent for using 100% of the uplift or \$11.9 million as the amenity contribution rather than Onni's offer of \$2.375 million.

Please see attached explanation.

---

[john.roston@mcgill.ca](mailto:john.roston@mcgill.ca)  
John Roston  
12262 Ewen Avenue



Richmond, BC V7E 6S8  
Phone: 604-274-2726  
Fax: 604-241-4254

### Onni Imperial Landing Rezoning Amenity Contribution Calculation

	Highest Lease Rate Use	2014 Onni Submission	Increase in Annual Rent over \$15.00	City Consultants	Onni Consultants
Building 1	Financial Services	\$38.50 ft <sup>2</sup>	\$23.50 x 6,868 ft <sup>2</sup> = \$161,398.	\$33.00 ft <sup>2</sup>	\$32.00 ft <sup>2</sup>
Building 2 Ground Level	Restaurant	\$33.00 ft <sup>2</sup>	\$18.00 x 15,921 ft <sup>2</sup> = \$286,578.	\$24.00 ft <sup>2</sup>	\$22.00 ft <sup>2</sup>
Building 2 Upper Level	Daycare	\$22.00 ft <sup>2</sup>	\$7.00 x 5,764 ft <sup>2</sup> = \$40,348.		
Building 3	Restaurant	\$33.00 ft <sup>2</sup>	\$18.00 x 1,789 ft <sup>2</sup> = \$32,202.	\$33.00 ft <sup>2</sup>	\$32.00 ft <sup>2</sup>
Building 4	Financial Services	\$38.50 ft <sup>2</sup>	\$23.50 x 5,952 ft <sup>2</sup> = \$139,872.	\$30.00 ft <sup>2</sup>	\$28.00 ft <sup>2</sup>
Gross Increase in Annual Rent			\$ 660,398.	\$389,691.	\$ 335,992.
Less: Vacancy 2% (or incl. in Leasing Costs)					-\$6,720.
Net Increase in Annual Rent			\$ 660,398.	\$389,691.	\$329,272.
Capitalization Rate			5.0%	5.5%	5.25%
Increase in Value Using Cap Rate			\$13,207,960.	\$7,085,291.	\$6,271,851.
Less: Increase in Leasing Costs			\$1,313,688.	\$1,313,688.	\$2,194,747.
Net Increase in Value			<b>\$11,894,272.</b>	\$5,771,603.	\$4,077,104.

#### Lease Rates for Each Building

The calculation summaries presented to the Committee showed very low lease rates were used by both the Onni consultants and the City consultants. The City consultants mention several times that Onni told them it has been impossible to rent any of the buildings at an industrial rate of \$15 per square foot. This was directly contradicted by the owner of Steveston Marine Hardware in speaking to City Council when he recounted that Onni refused his offer to rent an entire building at that rate and instead insisted on much higher retail rates. This misinformation appears to have influenced the City consultants.

In any case, there is no need to rely on guesses by the consultants since Onni itself submitted its much higher "Anticipated Lease Rates" for various retail activities in the development as part of its 2014 rezoning application. It appears that none of the consultants were given access to this document. These anticipated lease rates have presumably increased in the interim.

The highest lease rates should be used for the uses permitted in each building by the rezoning and not the rates for the initial uses that Onni says it plans to have in each building nor the low rates used by the City consultants in some cases. The City consultants state that they are using the lowest possible rate for Building 2, the largest building, on the assumption that it will house a very large tenant who will get a much lower rate than the rate paid by several smaller tenants occupying the same space. However, Onni admits that it no longer has a major tenant for Building 2. It may well be occupied by a few smaller tenants including restaurants and it is the much higher lease rate for that permitted use that should be used.

### **Second Floor of Building 2**

None of the consultants included the second floor of Building 2 in their uplift calculation. The recent emergency addition of daycare use to this area was not requested by Onni and there was therefore no amenity contribution. However, Onni wishes to continue benefitting from this rezoning and there is clearly an uplift in value as a result. Onni's 2014 request included daycare rezoning for this area and an anticipated lease rate of \$22 ft<sup>2</sup>, an uplift of \$7 ft<sup>2</sup> over the \$15 industrial lease rate. It may well be that the daycare is currently paying more than \$22.

### **Capitalization Rate**

The capitalization rate is applied to the annual lease revenue to determine the uplift. Using the lowest capitalization rate appropriate for the property is to the City's advantage. The Onni consultants raised the cap rate on the basis that the development is outside the main Steveston commercial area and therefore less visible and has more difficult parking, all of which will result in less traffic. They also raised the cap rate because the development will likely not have a large anchor tenant which normally increases the rents in a large shopping centre and lowers its cap rate. The only anchor tenant is a bank.

The City consultants pointed out that, "with the development of this property the core will move east in the future and make this area even busier and more successful ... This is a very attractive, unique and appealing property which will become a very successful commercial focus, potentially even busier than the existing commercial in Steveston." Further, the lack of an anchor tenant will not reduce rents, "Rents with and without an anchor are expected to be similar."

All the consultants had difficulty finding a comparable property. The Onni consultants mention the 2016 sales of shopping centres in Surrey, New Westminster, Coquitlam and Burnaby, all much larger than Imperial Landing, with cap rates of 4.8% to 5.3%. On the other hand, they fail to mention the 4.4% cap rate on the 2015 sale of the 8010 Saba Rd. shopping centre in central Richmond with a bank as the only anchor tenant and comparable in size to Imperial Landing although with more traffic.\* A very conservative cap rate would therefore be 5% rather than the 5.25% and 5.5% rates used by the consultants.

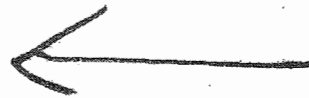
### **Increase in Leasing Costs**

The Onni consultants include every possible cost associated with rezoning and leasing the development totalling \$1.380 million to which they add an incredible \$0.815 million as "Profit Margin" to reach \$2.195 million. The City consultants reduce this latter amount and deduct the costs that would be incurred even if the development were not rezoned, to reach a more realistic \$1.314 million.

\*Details on the 8010 Saba Rd. sale at: <https://www.bcassessment.ca/services-and-products/Shared%20Documents/2016%20BCA%20CPTA%20Market%20Value%20Forum.pdf>

*Worcester  
Daycare  
Restaurant  
Bank*

	Ground Floor	Second Floor	Total	Anticipated Lease Rate	Anticipated Industrial Lease Rate	Difference
Building 1	6,868			\$ 28.00	15 \$	13.00
Building 2	15,921			\$ 29.50	15 \$	14.50
Building 3 -		5,764		\$ 22.00	15 \$	7.00
Building 4	1,789			\$ 33.00	15 \$	18.00
Building 5	5,952			\$ 38.50	15 \$	23.50
Building 6	13,803			\$ 25.00	15 \$	10.00
Total	53,724	5,764	59,488	\$ 26.27	15 \$	
Industrial Lease Rate	\$ 15.00 /sf					
Difference In Retail Vs. Industrial	\$ 41.27					



*Submitted by Chris 2014.*

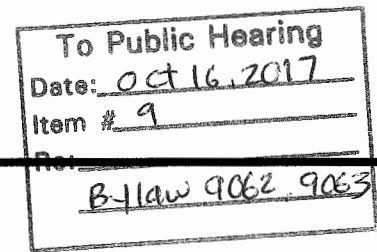


CHRIS - NPV of Ra

## Mayor and Councillors

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**From:** Mkatz Seymour <mkatzseymour@gmail.com>  
**Sent:** Friday, 15 September 2017 17:44  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston



Name: Kathy Seymour  
Street Name: Andrews Rd  
Postal Code: V7E6N1  
E-mail: [mkatz1@shaw.ca](mailto:mkatz1@shaw.ca)  
Phone Number: 6045555555

Dear Mayor and Council  
Stick to your guns and don't let Omni get out of what they agreed to, we need to show we won't be bullied



## Mayor and Councillors

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To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

**From:** Michael Carey <cafrat69@yahoo.ca>  
**Sent:** Friday, 15 September 2017 23:15  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Michael Carey  
Street Name: Gerrard Place  
Postal Code: v7e6s6  
E-mail: [cafrat69@yahoo.ca](mailto:cafrat69@yahoo.ca)  
Phone Number: 6042750143

Dear Mayor and Council

We have been residents a block away from the waterfront for the past 15 years . Please approve so we can enjoy the new amenities .

Thank you

Sent from my iPad



**Mayor and Councillors**

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<b>To Public Hearing</b>	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062, 9063</u>

**From:** Dulcie Mercado <dulcie.mercado@gmail.com>  
**Sent:** Saturday, 16 September 2017 17:11  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Dulcie Mercado  
Street Name: Westwater Dr.  
Postal Code: V7E 6S2  
E-mail: [dulcie.mercado@gmail.com](mailto:dulcie.mercado@gmail.com)  
Phone Number: 6046445344

Dear Mayor and Council





**Mayor and Councillors**

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To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062.9063</u>

**From:** Lisa Nunn <lisa\_n@shaw.ca>  
**Sent:** Saturday, 16 September 2017 17:43  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Lisa Nunn  
Street Name: Railway Avenue  
Postal Code: V7E 6J8  
E-mail: lisa\_n@shaw.ca  
Phone Number: 604-447-1299

Dear Mayor and Council

I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!  
Leaving those buildings empty due to your current strict zoning is such a waste of beautiful land that all should enjoy.



**Mayor and Councillors**

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<b>To Public Hearing</b>
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

**From:** Shelley Gray <shelley.gray@me.com>  
**Sent:** Saturday, 16 September 2017 18:24  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name:  
Street Name:  
Postal Code:  
E-mail:  
Phone Number:

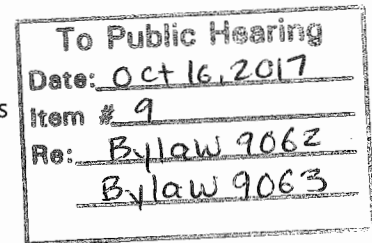
Dear Mayor and Council



## MayorandCouncillors

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**From:** Linda Barnes <loulindy50@gmail.com>  
**Sent:** Monday, 18 September 2017 13:22  
**To:** McPhail,Linda  
**Cc:** Brendan Yee; Carolynne Palla; MayorandCouncillors  
**Subject:** Re: Onni rezoning in Steveston



Councillor Linda McPhail  
Chairperson, Planning Committee City of Richmond

As the Chairperson of the Steveston 20/20 Group I am reporting that Mr. Chris Evans & Mr. Brennan Yee of ONNI presented to our Steveston 20/20 Group Sept 14 for the second time in a number of years and have made themselves available for questions and comments at these meetings. They have been diligent in communicating their various community open houses to us as well. As well they have met with individuals in the community to answer questions and listen to advice.

Many logistical questions were asked at both 20/20 meetings that were answered or taken into account in their updated proposal. There appeared to be all round support for a ground-level hotel as a much needed amenity in Steveston, with comments such as "with Steveston becoming a destination having a hotel is sorely needed". Suggestions to work with the various Steveston heritage societies in spotlighting their sites as well as promoting local eateries and service providers were met with interest from Mr. Evans & Yee.

While I cannot speak on behalf of the member organizations I can attest to the openness and willingness of Mr. Evans and Mr. Yee to answer questions and be responsive to the points made.

Member organizations in attendance:

- Maples Senior's Society
- Gulf of Georgia Cannery Society
- Steveston Historical Society
- Britannia Shipyard Society
- Steveston Merchants Association
- Richmond Arts Coalition
- Steveston Marine Search and Rescue Society (SARS)
- Steveston Rotary
- Kinsmen Adult Day Care
- Richmond Chamber of Commerce
- Steveston Community Society



Linda Barnes  
Chairperson Steveston 20/20  
Chair, Steveston Historical Society

Cheers  
Linda Barnes

## Mayor and Councillors

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062 9063

**From:** cschmitz1 <cschmitz1@shaw.ca>  
**Sent:** Monday, 18 September 2017 21:09  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Carole Schmitz  
Street Name: moncton  
Postal Code: V7E 6T4  
E-mail: [cschmitz1@shaw.ca](mailto:cschmitz1@shaw.ca)  
Phone Number: 604 241 8718

Dear Mayor and Council

I do not support rezoning. We do not need another bank or restaurant or grocery store or hotel. I do not support a hotel a block behind where I live. This is plain and simple blackmail. Do not fall for it. There is enough traffic here now. Do not need more. Onni built this with the knowledge there were parameters. I am not surprised they keep trying to bribe to get what they want.

This is already such an eyesore

Sincerely  
Carole Schmitz

Sent from my Samsung Galaxy smartphone.



## Mayor and Councillors

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To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062, 9063</u>

**From:** Lisa Colby <ljcolby@icloud.com>  
**Sent:** Monday, 18 September 2017 22:07  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Lisa Colby  
Street Name: 4628 Duncliffe Road  
Postal Code: V7E 3N1  
E-mail:  
Phone Number:

Dear Mayor and Council

I think it's time to put life into those empty ground level store fronts along the waterfront before vandalism becomes a problem. The original idea of permitting only marine related commercial on the ground floor was worth a shot but, unfortunately, does not seem to have been enough to be viable. Broadening the range of commercial uses permitted in those storefronts, as proposed, appears to be a reasonable compromise.

I support the rezoning.

Lisa Colby



## MayorandCouncillors

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062, 9063

**From:** Jefflynn <jefflynn@shaw.ca>  
**Sent:** Wednesday, 20 September 2017 17:02  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name:  
Street Name:Jeff Jones  
Postal Code:V7E 6T2  
E-mail: [jefflynn@shaw.ca](mailto:jefflynn@shaw.ca)  
Phone Number:604-241-4153

Dear Mayor and Council please approve ONNI'S rezoning application.  
We the immediate residents and indeed the whole area have waited long enough for this wonderful development to be populated.My wife and I when we moved here in 2004  
Fully expected for this area to be developed to its full potential.That means a new library a new community centre and the village it self to be a model village.None of these things has happened.Why? vested interests.elsewhere.  
It's not lost on me and a lot of people that there's no problem aproving London Landing development or the development with a grocery store opposite the Buccaneer Pub on Moncton.We thought by moving to the village we wouldn't have to drive anywhere for most things that's not the case now.If council has a problem with ONNI get over it for sake of the residents.To my wife and I council not approving this new proposals will be the last straw-and we will sell up and move  
Out.The development left empty all these years is a disgrace,an embarrassment,no one especially visitors to the area can't understand it.  
Do the right thing for the people for once and not for vested interests.I'm not holding my breath for a reply from any of you.I've never had one yet for any letter I've wrote to council!.  
Regards Jeff Jones



## Mayor and Councillors

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**From:** Jay Morrison <jayjmorrisson@gmail.com>  
**Sent:** Wednesday, 20 September 2017 20:27  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston....

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062, 9063

Name: Jay Morrison  
Street Name: 3100 Steveston Hwy  
Postal Code: V7e2j3 2j3  
E-mail: [jayjmorrisson@gmail.com](mailto:jayjmorrisson@gmail.com)  
Phone Number: 604-818-1448

Dear Mayor and Council

It's time (way overdue) to move forward with this.... The City continues to lose out on (serious) tax revenue, the local residents are tired of walking by empty buildings which could (and should) be adding to the local fabric of the area. Let's go folks!!

Jay Morrison





## Mayor and Councillors

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<b>To Public Hearing</b>
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062, 9063</u>

**From:** Jeanette Krehel <jkdesignshop@icloud.com>  
**Sent:** Thursday, 21 September 2017 16:13  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Jeanette Krehel Name:  
Street Name: 4500 Westwater Drive  
Postal Code: V7E6S1  
E-mail: [jpkrehel@shaw.ca](mailto:jpkrehel@shaw.ca)  
Phone Number: 604-277-4930

Dear Mayor and Council

Sent from my iPhone





WE VALUE YOUR OPINION  
IMPERIAL LANDING, STEVESTON  
4020 Bayview Street, Richmond  
September 23, 2017  
12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

Date: Oct 16, 2017  
Item # 9  
Re: Bylaw 9062  
Bylaw 9063

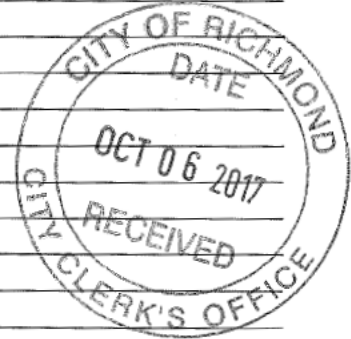
1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

THE RIVER - THE SMALL TOWN - EVERYTHING I  
NEED IS HERE.

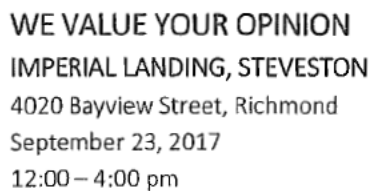
3. Are there elements of the proposed plan that you like? If so, what are they?



4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Parking security needs major improvements.  
I live at the village & the parking stalls  
are owned by Opus. Already we have been  
broken into several times. Most many more non  
residents will have jobs. This is our home.  
Commercial parking "persons" will not have  
the same concerns.

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

6. Please circle one (optional):

- ☐ I support this project      ☐ I do not support this project      ☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: JANET JACKSON

Address: # 212 4280 MONCTON ST.

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION  
IMPERIAL LANDING, STEVESTON  
4020 Bayview Street, Richmond  
September 23, 2017  
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond   ☐ I work in Steveston/ Richmond   ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

*its CHARACTER & Ambiance .*

3. Are there elements of the proposed plan that you like? If so, what are they?

*I HAVE NEVER LIKED THIS development .*

*THE Buildings are Just A Bunch of Concrete*

*Buildings located on some prime real estate .*

*No thought was given to ESTABLISHING A CONNECTION  
TO THE CHARACTER of this Village .*

*poor planning - NO SENSE of COMMUNITY VALUES.*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*I HAVE NO CONFIDENCE IN ONE .*

PLEASE TURN OVER



WE VALUE YOUR OPINION  
IMPERIAL LANDING, STEVESTON  
4020 Bayview Street, Richmond  
September 23, 2017  
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I Am Not Impressed

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Jim Hulstein

Address: Munster ST

Phone:

Email: Hulstar@shaw.ca

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION  
IMPERIAL LANDING, STEVESTON  
4020 Bayview Street, Richmond  
September 23, 2017  
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

- ☒ I live in Steveston/ Richmond   ☐ I work in Steveston/ Richmond   ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

*Village atmosphere - stores so handy for walking, Dr + Banks close*

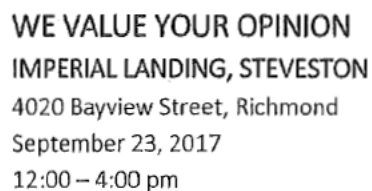
3. Are there elements of the proposed plan that you like? If so, what are they?

*Nothing*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*PA: Parking not feasible  
Crowded as is.*

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Name: MARGE DOROZIO

Address: 9471 DIAMOND Rd RMD BC

Phone: 604 2770293

Email:

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.





WE VALUE YOUR OPINION  
IMPERIAL LANDING, STEVESTON  
4020 Bayview Street, Richmond  
September 23, 2017  
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond   ☐ I work in Steveston/ Richmond   ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

THE VILLAGE ATMOSPHERE !!!

3. Are there elements of the proposed plan that you like? If so, what are they?

NONE !!!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

WHAT ONNI HAS DONE - WHEREVER  
THEY BUILD - THERE ARE MAJOR PROBLEMS  
P.S. IMPERIAL LANDING \$10 MILLION REPAIR !!!  
(\$10,000,000)

PLEASE TURN OVER



WE VALUE YOUR OPINION  
IMPERIAL LANDING, STEVESTON  
4020 Bayview Street, Richmond  
September 23, 2017  
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Don't TRUST ONNI !!!

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: ELEANOR HAMILTON

Address: #105 - 4233 BAYVIEW ST.

Phone: 604-277-3774

Email: \_\_\_\_\_

Would you like to be contacted for future updates? (please leave an email)

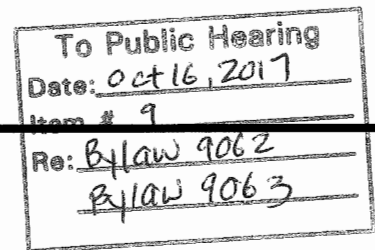
Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.

## Mayor and Councillors

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**From:** Anne Devent <adevent@telus.net>  
**Sent:** Sunday, 24 September 2017 07:25  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!



Anne DeVent  
#33 12880 Railway Ave.  
V7E6G4  
[adevent@telus.net](mailto:adevent@telus.net)  
604-274-3833

Dear Mayor and Council

I recently attended the Open house at Imperial Landing in Steveston. I live in Steveston and would like to add that I support this project as presented. Something must be allowed to go ahead. Enough is enough.

Anne DeVent



## Mayor and Councillors

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

**From:** Kelly Illerbrun <Killerbrun@pcl.com>  
**Sent:** Monday, 25 September 2017 15:23  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Kelly Illerbrun  
Street Name: Bayview Street  
Postal Code: V7E 6T5  
E-mail: [kilerbrun@shaw.ca](mailto:kilerbrun@shaw.ca)  
Phone Number: 604-764-8223

Dear Mayor and Council,

The plan as presented is a better use of the land – empty buildings are not a favourable use. However, ONNI has proven to be a poor neighbor and should not be trusted to meet any commitments they make unless in writing and covered with sufficient security.

The valuation of uplift resulting from the rezoning is not sufficient based on square foot metrics and ONNI is taking advantage of the City of Richmond. Unless ONNI pays their fair share they should not have their zoning approved. It does not appear that ONNI have any interest in the MMU use as currently zoned and have not proposed anything that helps the viability of that use, even in the new development plans.

ONNI makes commitments about restricting trucking and noise in the open house presentation and yet are currently in violation of the Noise Bylaw with the existing commercial development at 4111 Bayview, and they seem unwilling to meet the requirements of the bylaw. The City of Richmond has been involved in trying to get ONNI to comply yet they continue to tow garbage bins around prior to 7 am making an unacceptable level of noise in the neighborhood. Should the rezoning go ahead I fear that there will be worse infractions perpetrated. I have started tracking the times that I have been woken up by the inconsiderate violation of the noise bylaw as follows:

### Garbage Bins

Aug 14 5:52

Aug 17 6:40

Aug 21 6:14

Aug 24 6:40

Aug 28 5:50

Sep 1 6:45

Sep 4 6:55

Sep 7 after 7am - OK

Sept 8 6:45

Sept 11 6:23

Sept 15 6:45

Sept 18 6:10

Sept 22 6:40 haul grey carts in by hand. Metal bins up.

Sept 25 6:16



They have included the use of parking in a neighboring development – 4111 Bayview, in addressing the parking for the proposed rezoning. They have to account for the current commercial uses for that parking and the current street parking.

The existing buildings that ONNI is trying to have rezoned do not have any bird deterrent on them and have had nesting seagulls and this past summer. The 4020 Bayview building used for the open house also appears to have a dead seagull on the roof. Not the type of neighbor that should be given concessions to further degrade the lifestyle of Steveston.

In summary ONNI needs to prove that they can be a respectful neighbor, will comply with the law and give the City of Richmond a fair deal on the development.

Thanks,

Kelly Illerbrun

## Mayor and Councillors

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To Public Hearing	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062</u>
	<u>Bylaw 9063</u>

**From:** Kevin Loong <loonger@hotmail.com>  
**Sent:** Tuesday, 26 September 2017 20:14  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Kevin Loong  
Street Name: 4388 Bayview Street  
Postal Code: V7E6S9  
E-mail: [Kev.loong@gmail.com](mailto:Kev.loong@gmail.com)  
Phone Number: 604-626-1145

Dear Mayor and Council  
I do not support the rezoning all because of the proposed hotel.

Sent from my iPhone



**Mayor and Councillors**

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To Public Hearing	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062</u>
	<u>Bylaw 9063</u>

**From:** Brian Burke <brianburke3636@yahoo.ca>  
**Sent:** Saturday, 23 September 2017 17:51  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Brian Burke  
Street Name: Andrews Road  
Postal Code: V7E6M9  
E-mail: [Brianburke3636@yahoo.ca](mailto:Brianburke3636@yahoo.ca)  
Phone Number: 604-710-9335

Dear Mayor and Council  
I support Rezoning of Imperial landing.

Brian Burke





## MayorandCouncillors

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**From:** Nancy L. Dickinson <britannia.2@hotmail.com>  
**Sent:** Saturday, 30 September 2017 19:08  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

Name: Nancy  
Street Name:  
Postal Code: V7E 6M5  
E-mail: [britannia.2@hotmail.com](mailto:britannia.2@hotmail.com)  
Phone Number: 604-274-1984

Dear Mayor and Council

I have lived in Steveston for the past 35 years. Taking away historic Steveston seems like a crime. If this proposal goes forward, peaceful Steveston will no longer exist. Steveston is a diamond in the rough. To allow a company like Onni to further destroy this little oasis is criminal. I and my neighbours totally disagree with this development and everything Onni stands for.



## Mayor and Councillors

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062, 9063</u>

**From:** [REDACTED]  
**Sent:** Saturday, 30 September 2017 18:02  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: [REDACTED]  
Street Name: [REDACTED]  
Postal Code: [REDACTED]  
E-mail: [REDACTED]  
Phone Number: [REDACTED]

Dear Mayor and Council

I was born and raised in Steveston and am quite frankly disgusted with what my cozy fishing village has turned into. Everyone I've talked to agrees with me. They came to visit Steveston for the quaintness and fishing culture, and felt like they were going back in time to when life was more simple. But human greed for money and profit has destroyed all of that. This whole Onni development site should have been left as a nature area. The cement walkway is terrible. The buildings are terrible. At least find a way to keep this area historic, quaint, and marine related. No more retail or restaurants. No grocery stores or gyms. And certainly not a hotel. And please do not mess around with the infrastructure, such as raising the intersections and adding bollards. Fishing villages don't look like that! This is not Yaletown.



## MayorandCouncillors

**From:** Webgraphics  
**Sent:** Thursday, 5 October 2017 12:15  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #1166)

To Public Hearing	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062</u> <u>Bylaw 9063</u>

## Send a Submission Online (response #1166)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	10/5/2017 12:14:31 PM



### Survey Response

Your Name	Sharon Renneberg
Your Address	Suite 307 - 4211 Bayview St. Richmond BC
Subject Property Address OR Bylaw Number	4020,4080,4100,4180,4280, 4300 Bayview St.
Comments	<p>Re: Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500m Amendment Bylaw 9063 (RZ 13-633927 As a permanent resident of 4211 Bayview St., I have a vested interest in this rezoning application and I have attended all of Onni's Open Houses. I remind Council that Onni is the company that gained the advantage of huge real estate savings by promising to maintain "Maritime Mixed Use" zoning while at the same time their construction included office-type buildings with installed Toronto Dominion green windows. They promised additional above ground public parking stalls and then installed "Parking by Permit Only" signs. You might understand why I am sceptical of their promises in return for zoning changes. The application to allow waterfront grocery sales is completely destructive to the river boardwalk and the community environment. We will soon be well served by the combination of Save-On and Supergrocer. Onni's presentation stated that</p>

delivery trucks would have to turn off their refrigeration and be restricted as to trailer size. We have seen before how reliable Onni's promises are. The best community use for that building is a versatile library space. The most recent presentation offered to replace and enhance the existing crosswalks. This low cost item is no benefit to Steveston. I use the existing crosswalks every day; they don't need any "enhancement" The application makes no mention of a marina. Maritime use of Imperial Landing dock is rapidly growing and the City should take advantage of this application to gain Onni support to expand the marina. The application includes hotel use and suggests a maximum stay of 90 days. Not many consider an occupancy of 90 days as a hotel. Onni has reduced their public donation to cover the million dollar cost of adapting the existing residential housing to hotel use. Council would, in effect, be subsidizing Onni's original construction in defiance of zoning regulations. The existing use of rental housing is working well within the community and should be maintained. I do not support this application as presented and urge Council to reject it.

## MayorandCouncillors

**From:** Webgraphics  
**Sent:** Thursday, 5 October 2017 17:19  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #1167)

<b>To Public Hearing</b>	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062</u>
	<u>Bylaw 9063</u>

## Send a Submission Online (response #1167)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	10/5/2017 5:18:08 PM



### Survey Response

Your Name	Gudrun Heckerott
Your Address	12333 English Avenue - Number 13
Subject Property Address OR Bylaw Number	4300 Bayview - Bylaw 7100
Comments	<p>Dear Elected Council: Onni is not considering the neighbourhood that it built, nor the neighbours who live in it. A transient AirBnB model benefits Onni, but does not reflect the community of young families, retirees, and professionals who live along the narrow corridor of Bayview. None of us moved here to be next to a hotel. We enjoy Steveston for its village ambience, river promenades, and neighbourliness. Insurance companies, banks, grocery stores, and medical/dental offices do not belong on a beautiful river promenade that connects the village to the museums of Britannia Shipyards. What we need is places to stroll, sit, eat, drink coffee, shop, buy seafood, and relax. Why is Onni even allowed to keep wagging the dog? For 6 years I have been protesting Onni's anti-neighbourhood building and planning. The buildings are there now. Why not turn them into social housing units for retirees and young families? Why not turn the units below into space that benefits the neighbourhood and all Richmond</p>

citizens? Every zoning change proposed by Onni has been patronizing and presumes that those who live here will somehow be soothed with a small sum of money, and that we will be placated by glossy high rent businesses and their traffic. Onni built our neighbourhood for a dandy profit. If Onni is at all community minded, they will give the space to community programs and services. It's time to join the world of Steveston and sing in harmony, not in me-me-me!

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

Attention:  
Mayor and Councillors

From:  
Andrea Hunter  
#101-4233 Bayview Street

The community doesn't need any of the proposed uses for 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street. Steveston already has six pharmacies, one hotel, three grocery stores, four banks, five indoor recreation locations including a recreation centre, and 7 medical services business. We don't need any more such services. The population of Steveston does not support the need for more of these services. Adding redundant services does not enhance the viability, economy, health, or well-being of the community. City Council, nor the applicant, are able to justify putting in more redundant commercial entities when these types of business are not needed in the community. Moreover, allowing a hotel in the middle of a residential neighbourhood and in a community founded on heritage and culture would change the foundation of the community and could lead to other social problems.

I completely disagree with the proposed zoning changes and do not support the amendment to the bylaw proposed at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street.

City Council has made bad decisions concerning this property time and time again. It is not the community's responsibility to absorb the deficient decisions made by City Council who are trying to hide their past errors. The community will not, or ever, forget what City Council has done to Steveston to the detriment of the people who live here.

For example, in the Report to the Committee under the heading of 'School District' it indicates that the application was not referred to School District No.38 because it did not involve residential uses that have the potential to generate 50 or more school-aged children.

Unfortunately, the lack of consultation with School District No. 38 was directly pointed out during a previous change to the bylaw at this site that allowed a daycare facility. City Council chose to ignore the necessary consultations it because of their own self-interest. Because of the lack of correct research and due diligence, City Council allowed changed to the bylaw that benefited the applicant monetarily at the detriment of the community. As such, City Council has already mislead the community regarding the zoning of this property and they have lost the trust of the community as a result. It is the responsibility of City Council to act in the best interest of the community. It is time the councillors acted as such.





## MayorandCouncillors

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**From:** Peggy Johnson <justaskeh@gmail.com>  
**Sent:** Friday, 6 October 2017 22:06  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

To Public Hearing	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaws 9062, 9063</u>

Name: Peggy Johnson  
Street Name: 9451 Dayton Ave, Richmond  
Postal Code: V6Y 1E2  
E-mail: [jclan@telus.net](mailto:jclan@telus.net)  
Phone Number: 604 763-8202

Dear Mayor and Council

I support this change in rezoning. It has been long enough this prime real-estate sits empty. The maritime dream is dead. There is not enough support. Make this into a vibrant interesting useful space. I support rezoning. The current rezoning plans will compliment the area, provide employment and services for the public to enjoy.

Thank you



## Mayor and Councillors

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To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

**From:** David Lindsay <davidlindsay@telus.net>  
**Sent:** Saturday, 7 October 2017 11:51  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: David Lindsay  
Street Name:  
Postal Code:  
E-mail:  
Phone Number: 604-240-7151

Dear Mayor and Council

I actually do support the rezoning but only if Onni pays an appropriate amount of money to the city for allowing the upgrade of their property value. I applaud your stance on waiting for a better offer from them so far.

Sent from my iPhone



## Mayor and Councillors

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062, 9063</u>

**From:** Kevin Skipworth <kevin@skipworth.ca>  
**Sent:** Saturday, 7 October 2017 08:49  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Kevin Skipworth  
Street Name: Andrews Road  
Postal Code: V7E 6V1  
E-mail: [kevin@skipworth.ca](mailto:kevin@skipworth.ca)  
Phone Number: 604-868-3656

Dear Mayor and Council

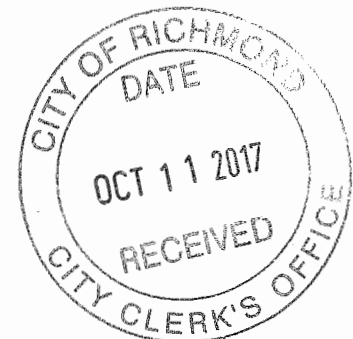
I fully support this proposal as outlined and would like to finally see a resolve for the empty commercial space at Imperial Landing in Steveston.

For more than 4 years now this has been an eye sore for our community. It is an embarrassment that the community, civic government and stakeholders could not come to an agreement to move forward with viable options. Maritime industry in Steveston is not what it once was. This community does an amazing job of showcasing its heritage and history. Something that we appreciate and share with many people. But for a space that has been non-existent in terms of maritime industry for decades, why must we suffer with this view that it can be forced back? In so many other locations in Steveston change has been allowed. Yet this location is completely off limits? There were arguments that a grocery store or other commercial businesses will hurt the smaller shops of Steveston. Yet when the site where Rod's Building Supply was located was put to rezoning to include a grocery store, there was no objection. The time spent trying to get a day care into this site when no other space was available created stress and a lot of extra work for parents and a business owner who contributed to the well-being of our community. While it was eventually spot rezoned to allow the daycare in this one location, it came at the expense of those pushing for it. Change was allowed and look what it brought – a positive result. And now if they wanted to expand their space to provide for a growing need of child care (The YWCA at Homma is no longer available), it can't happen because it is not a "Maritime" business and the remainder of the location won't allow for this under the current zoning.

For too long, this has been a stale mate over a developer perceived to be not in tune with the community and an industry which is not viable here in Steveston. If it's about money and the \$2.3 Million contribution isn't enough, then I would like there to be a comparison to what other rezoning applications in Steveston has brought to the city in terms of contributions. Regardless of the type of rezoning or within the OCP, the playing field should be level.

It's time to move forward. It's time to show that we can be a forward thinking community.

Thank you,  
Kevin



## MayorandCouncillors

**From:** Webgraphics  
**Sent:** Tuesday, 10 October 2017 11:26  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #1169)

To Public Hearing	
Date:	Oct. 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063.

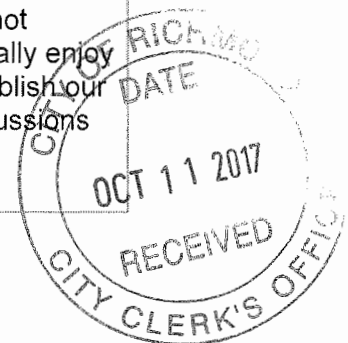
## Send a Submission Online (response #1169)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	10/10/2017 11:25:25 AM

### Survey Response

Your Name	Alexander Brodie
Your Address	210-4300 Bayview st
Subject Property Address OR Bylaw Number	Onni rezoning
Comments	<p>My wife and i are totally against any hotel/ airbnb short term rentals with cooking facilities at buildings 5 and 6, we both feel the best use would be for long term office use. As far as a grocery store being here, is there not one already proposed for the village at the Rod's lumber site? We also feel if a marina is planned for the waterfront it would attract many more mixed maritime shops to the area which would fit with the mixed maritime usage..original zoning. We both moved here after retirement to enjoy the quiet and scenery and sincerely hope that this latest proposal is not adopted by council members . We both really enjoy living here and would prefer you do not publish our names and address as we wish no repercussions from Onni.</p>



To Public Hearing
Date: Oct 16, 2017
Item # 9
Re: Bylaw 9062
Bylaw 9063

## Mayor and Councillors

**From:** Jennifer Anderson <jennifera@shaw.ca>  
**Sent:** Tuesday, 10 October 2017 19:11  
**To:** Mayor and Councillors; Badyal, Sara  
**Subject:** ONNI IMPERIAL LANDING STEVESTON PROPOSAL ..... Meeting Monday 15 Oct 2017

### TO WHOM IT MAY CONCERN

Unfortunately I will be unable to attend the meeting on Monday 15th but would, however, like to voice my opinion as a resident of the Waterfront here in Steveston.

I have been renting in Copper Sky (an Onni building) for the past eight years and truly love this area and Steveston in general. We are very fortunate to have a great almost village community feel.

Sadly there are many residents of this area who just plain DON'T LIKE ONNI and make it a point to try and oppose anything they suggest.....using the original "Marine related businesses" clause as their basis for dissent. Times have changed a lot since that original agreement was made and I firmly believe that Onni has made considerable effort to try and adjust proposed usage of the empty building space at Imperial Landing in order to please the locals and make it a good fit for the area (eg..limiting size of delivery vehicles, stipulating engines and refrigeration generators be switched off while unloading, etc., etc.)...I feel this shows that Onni have paid attention to the concerns of many locals and "tweaked" things to conform.

Currently the space is an eyesore with paper covering the windows while it is used for tenant storage.....this also is an invitation for vandalism, as is any empty looking space. This area could be such a vibrant addition to our community and the concept of the combined 32 boutique hotel rooms is very appealing, especially as we have little else to offer like that in our area. A small grocery outlet (preferably geared more toward the "health food" type of place possibly similar to Choices) would be a boon since we only have one store currently with a SaveOn scheduled for 2018/9. Richmond in general is very lacking when it comes to "health food stores" although we have a Huge amount of ethnic food outlets.

After speaking with many other neighbours, here in Steveston, we all agree it is way past time to get something in place for the waterfront and wholeheartedly hope that this latest proposal be accepted so work can begin.

Sadly it seems a lot of people SAY this but do not take the time to contact you or attend the open houses and meetings. Shame really as we, the supporters of the latest project proposal, need to "speak up" and get our voices heard as no doubt the Monday meeting will see a lot of "ne'ersayers" being very vocal.

Thankyou for taking the time to read my thoughts on this and I shall now just hope for a positive outcome.

Respectfully yours

Jennifer Anderson

4500 Westwater Drive, Richmond, BC.

