



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

**Monday, October 19, 2015 – 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 9213 (RZ 13-643655)**  
(File Ref. No. 12-8060-20-009213; RZ 13-643655) (REDMS No. 4498681)

### PH-5

See Page **PH-5** for full report

**Location:** 10491 No. 1 Road

**Applicant:** Yin P. Mui

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

**First Reading:** September 14, 2015

**Order of Business:**

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

### PH-24

- (a) **Akbarali Manji**, 10460 Sorrel Drive
2. Submissions from the floor.

Page

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9213.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9225 (RZ 15-690340)**

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

PH-26

[See Page PH-26 for full report](#)

**Location:** 3260/3280 Blundell Road

**Applicant:** Steve Dhanda

**Purpose:** To rezone the subject property from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/C)”, to permit development of two (2) single-family lots, each with vehicle access from Blundell Road.

**First Reading:** September 14, 2015

**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 9225.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9269 (ZT 15-700276)**

(File Ref. No. 12-8060-20-009269; ZT 15-700276) (REDMS No. 4713132)

PH-43

[See Page PH-43 for full report](#)

**Location:** 8888 Patterson Road and 3340 Sexsmith Road

**Applicant:** GBL Architects Inc.

**Page**

**Purpose:** To amend the “High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)” zone, a site-specific zone applicable only to the subject property, to revise the required studio ceiling heights of the Artist Residential Tenancy Studio units and permit community amenity space for the purpose of constructing four (4) affordable, work-only, art studios.

**First Reading:** September 28, 2015

**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 9269.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9290 (RZ 14-662541)**

(File Ref. No. 12-8060-20-009290; RZ 14-662541) (REDMS No. 4704349)

**PH-69**

[See Page PH-69 for full report](#)

**Location:** 8571 No. 4 Road

**Applicant:** Sumaiyya Hasan

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

**First Reading:** September 28, 2015

**Order of Business:**

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

**Page**

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9290.

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5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9295 (ZT 15-705936)**

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

**PH-89**

See Page **PH-89** for full report

**Location:** 11220 Horseshoe Way

**Applicant:** Fuggles & Warlock Craftworks Ltd.

**Purpose:** To amend the “Industrial Business (IB1)” zone to allow a microbrewery at 11220 Horseshoe Way.

**First Reading:** September 28, 2015

**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 9295.

☐

ADJOURNMENT

☐



# City of Richmond

## Report to Committee Planning and Development Department

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

**Date:** August 19, 2015

**File:** RZ 13-643655

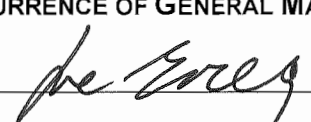
**Re:** Application by Yin P. Mui for Rezoning at 10491 No. 1 Road from Single Detached (RS1/E) to Coach Houses (RCH1)

### Staff Recommendation

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

  
Wayne Craig  
Director of Development

CL:blg  
Att.

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

## **Staff Report**

### **Origin**

Yin P. Mui has applied to the City of Richmond for permission to rezone the property at 10491 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two (2) lots, each with a principal single-detached dwelling and an accessory coach house above a detached garage, with vehicle access from the existing rear lane (Attachment 1). A survey of the subject site showing the proposed subdivision plan is included in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

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

- To the North and South, are compact lots zoned “Coach Houses (RCH)”, each containing a principal single-detached dwelling and an accessory coach house building.
- To the East, directly across No. 1 Road, is Fundy Gate and older character single-detached dwellings on medium-sized lots under Land Use Contract 148.
- To the West, across the rear lane that parallels No. 1 Road, is an older character dwelling on a large lot zoned “Single Detached (RS1/E)” that fronts Sorrel Drive.

### **Related Policies & Studies**

#### **Official Community Plan (OCP) and Steveston Area Plan Designations**

The OCP land use designation for the subject site is “Neighbourhood Residential”. The Steveston Area Plan designation for the subject site is “Single-Family” (Attachment 4). This redevelopment proposal is consistent with these designations.

#### **Arterial Road Policy**

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

#### **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 Input**

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

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

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

The proposed site plan involves a principal dwelling on the east side of the property and an accessory coach house above a detached garage on the west side of the property, with access from the rear lane. Private open space for use of the principal dwelling is adequately sized to comply with the Zoning requirements and is proposed in the rear yard in between the principal dwelling and the coach house on each lot proposed. Private open space for the exclusive use of the coach house is also proposed in the form of a balcony facing the rear lane, consistent with Zoning requirements.

Clearly defined pedestrian access and circulation on-site is proposed to both the main dwelling and the coach house via permeable pathways from No. 1 Road, as well as from the rear lane.

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

The proposed architectural elevation plans show a hipped roof, along with a sloping skirt roof on all elevations to define each storey of the coach house. The proposed elevation facing the lane provides visual interest by incorporating a raised panel garage door, balcony and railing, and window openings. The exterior materials proposed for the coach house on each lot consist of horizontal siding.

On-site garbage and recycling is proposed within a screened enclosure in the rear yard, which is set back a minimum of 1.5 m from the rear lot line, consistent with the zoning requirements

Lot grading is proposed to transition from a higher elevation on the east portion of the subject site to a lower elevation on the west portion of the site through the provision of a retaining wall and steps mid-way through the site. The purpose of the proposed lot grading is to allow the principal dwelling to achieve the required minimum flood construction level while maintaining a lot grade in the rear yard that is consistent with the elevation of the rear lane, which effectively lowers the building height of the coach house.

Prior to final adoption of the Rezoning Bylaw, refinements must be made to the conceptual plans include in Attachment 5 with respect to: a) enhancing the entry to the coach house on each lot; b) clarifying the proposed fencing in the rear yard; and c) providing more variety in the proposed exterior cladding materials and colour scheme. Furthermore, the applicant must register restrictive covenants on Title of the lot to ensure that:

- The coach house cannot be stratified; and
- The Building Permit application and ensuing development at the site is generally consistent with the preliminary plans included in Attachment 5. The Building Permit application review process includes coordination between department staff to ensure that the conditions of the covenant are met.

## **Trees & Landscaping**

### *Tree Retention, Removal, and Replacement*

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

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and indicates that Tree # 1 is not a good candidate for retention, as it has been historically topped and will be located too close to the dwelling within the front yard of the proposed south lot to be successfully retained. In addition, proposed lot grading to comply with the minimum flood construction level would further limit the viability of this tree. The City's Tree Preservation Coordinator recommends that the tree be removed and replaced at a ratio of 2:1.

The proposed Tree Retention Plan is included in Attachment 6.

To compensate for the removal of Tree # 1, the applicant is required to plant and maintain two (2) replacement trees (minimum 8 cm deciduous caliper or 4 m high conifer) on the proposed lots. In addition, the landscaping guidelines of the Arterial Road Policy require that one (1) additional tree be planted and maintained in the front yard of each lot proposed (minimum 6 cm deciduous caliper or 3.5 m high conifer).

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



**Existing Legal Encumbrances**

There is an existing Statutory Right-of-Way (SRW) registered on Title of the subject site for utilities. The applicant is aware that no encroachment into the SRW is permitted.

**Affordable Housing Strategy**

The Affordable Housing Strategy requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total building area toward the City's Affordable Housing Reserve Fund for single-family rezoning applications.

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

**Site Servicing and Frontage Improvements**

There are no servicing concerns with rezoning. At subdivision and development stage, the applicant is required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.
- Submit a cash-in-lieu contribution for future lane improvements (e.g. full lane width asphalt pavement, lane drainage, roll curb and gutter, and lighting).
- Complete the required servicing works and frontage improvements as described in Attachment 7.

**Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as road works, 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 10491 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principal single-detached dwelling and accessory coach house over a detached garage, with vehicle access to the existing rear lane.

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

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

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9213 be introduced and given first reading.



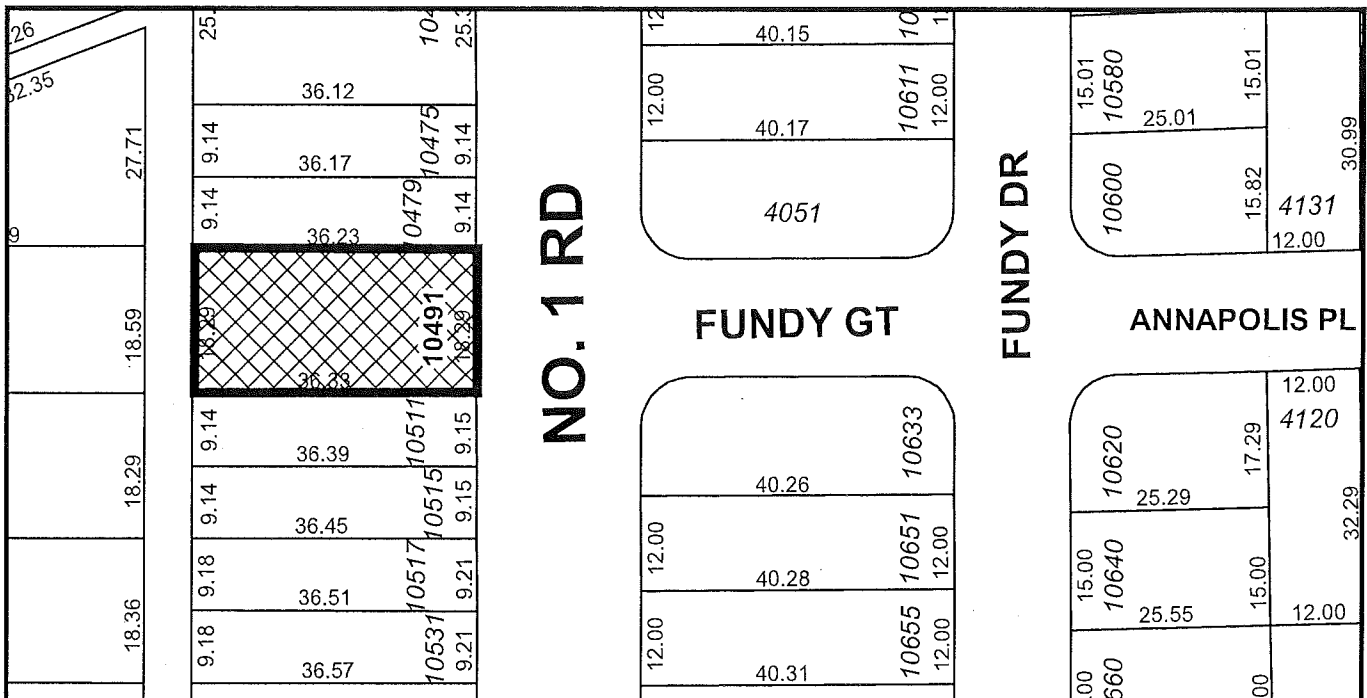
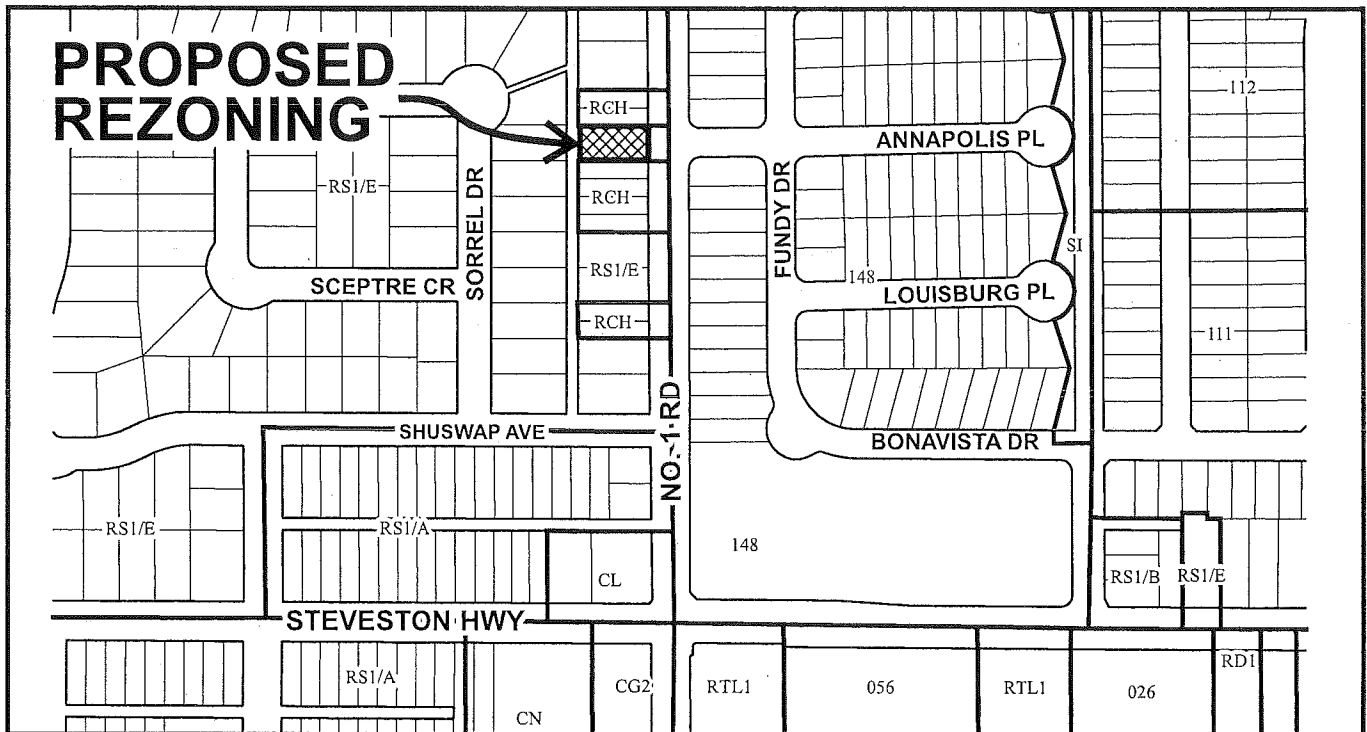
Cynthia Lussier  
Planning Technician  
(604-276-4108)

CL:blg

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



City of  
Richmond



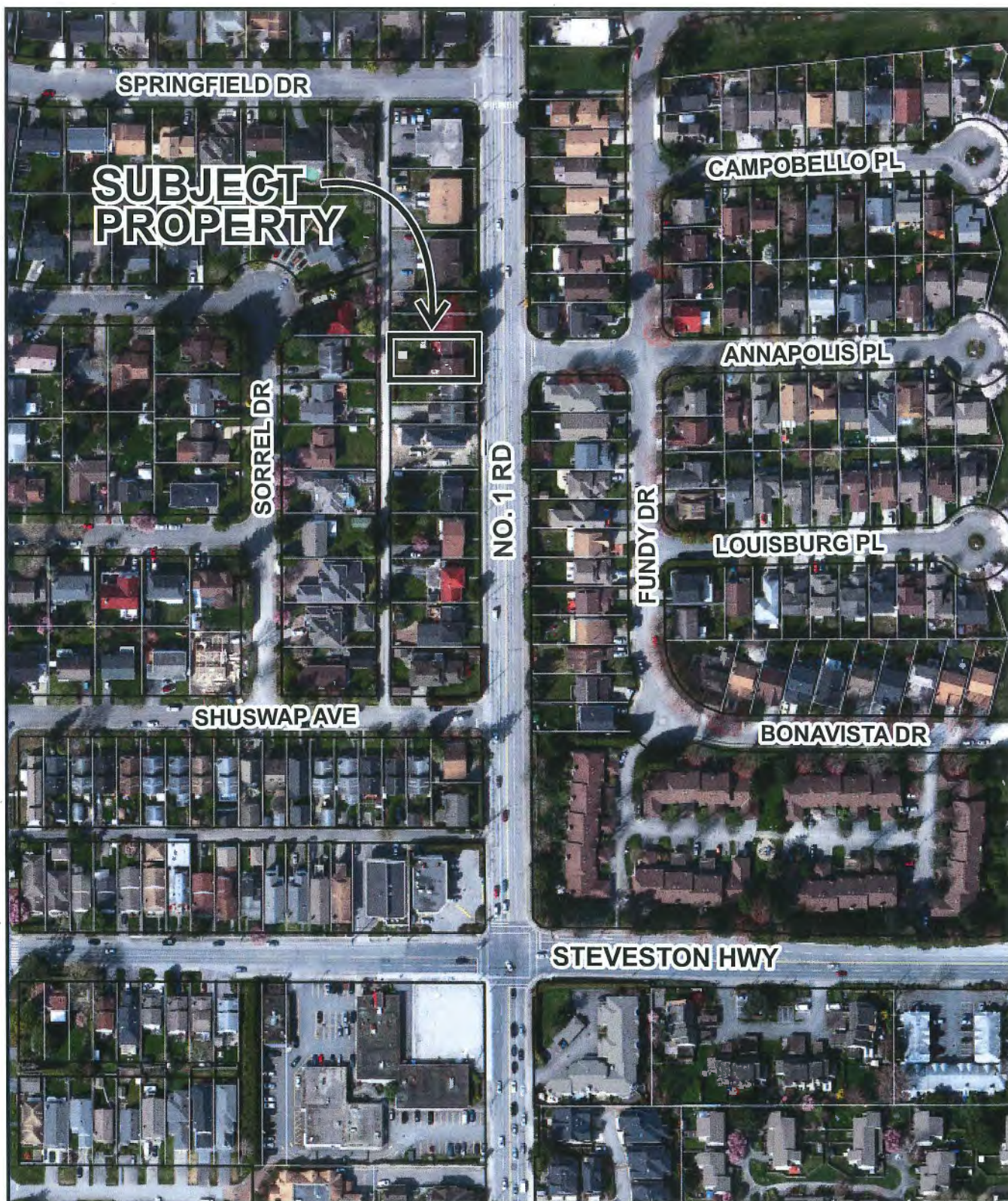
RZ 13-643655

Original Date: 09/03/13

Revision Date: 05/08/13

Note: Dimensions are in METRES





RZ 13-643655

Original Date: 09/04/13

Amended Date: 05/08/15

Note: Dimensions are in METRES



# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 478 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 40616

#10491 NO. 1 ROAD,  
RICHMOND, B.C.  
P.I.D 003-641-228



PH - 13

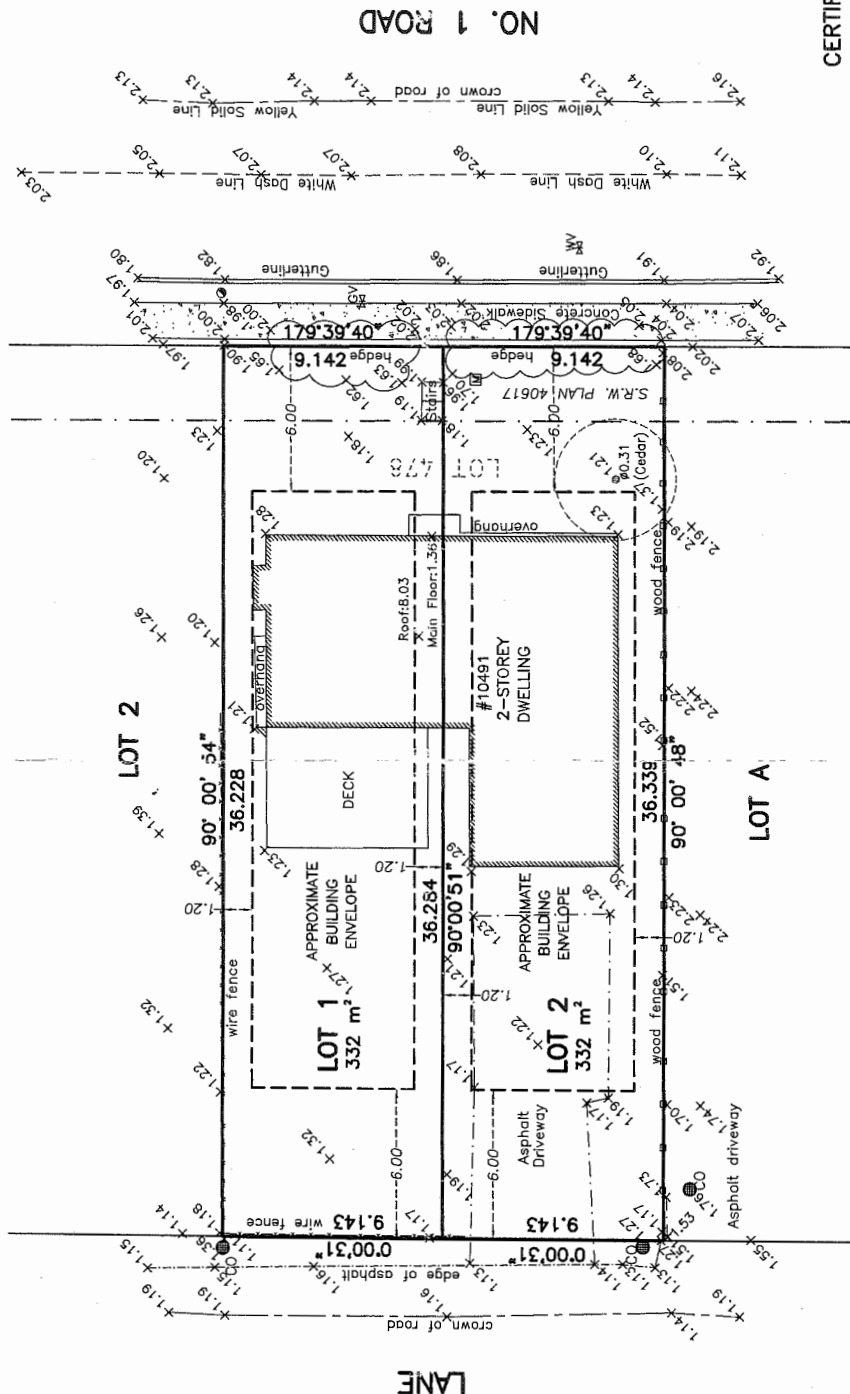
© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 5241  
FB-235 P59-60  
Drawn By: MY

DWG No. 5241-TOPO

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.  
July 29th, 2013.

NOTE:  
Elevations shown are based on City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #231, Control Monument 19713  
Located at E side Dyke, W side lagoon app. Mariner  
Park. Prot. By 4x4 posts  
Elevation = 3.419 metres

## LEGEND:

- denotes power pole
- WPA denotes water valve
- CO denotes cleanout
- denotes water meter
- GVBA denotes gas valve

NTS



**RZ 13-643655**

**Attachment 3**

Address: 10491 No. 1 Road

Applicant: Yin P. Mui

Planning Area(s): Steveston

	Existing	Proposed
<b>Owner:</b>	Yin Ping Mui	To be determined
<b>Site Size (m<sup>2</sup>):</b>	664 m <sup>2</sup>	Two (2) lots of 332 m <sup>2</sup>
<b>Land Uses:</b>	Single detached housing	Two (2) residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Single-Family	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Coach Houses (RCH1)
<b>Other Designations:</b>	The Arterial Road Policy designates the subject site for redevelopment to coach houses with lane access.	No change

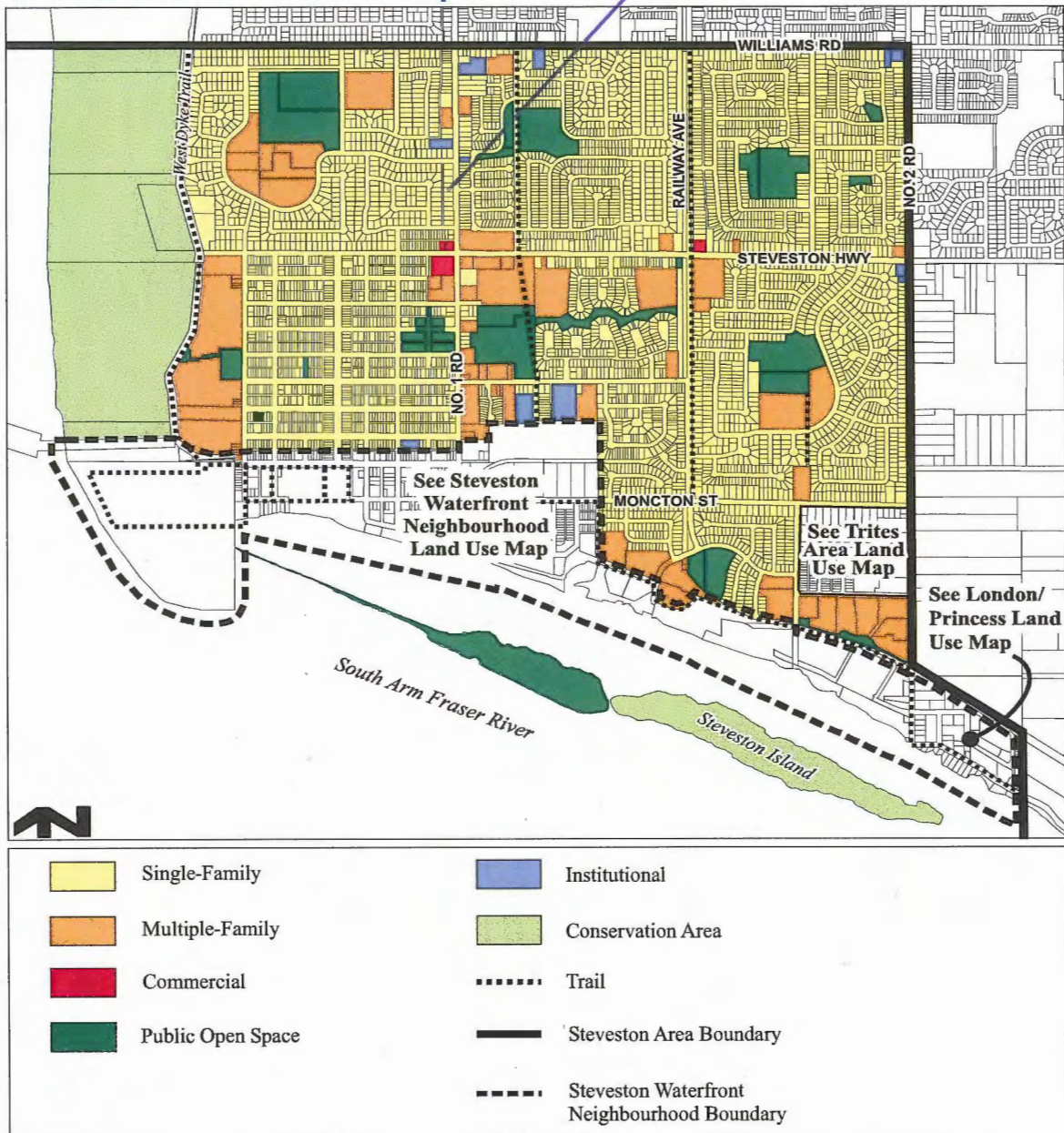
On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Floor Area Ratio:	Max. 0.60		Max. 0.60		none permitted
Lot Coverage – Building:	Max. 45%		Max. 45%		none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%		Max. 70%		none
Lot Coverage – Live Plant Material:	Min. 20%		Min. 20%		none
Lot Size (min. dimensions):	315 m <sup>2</sup>		332 m <sup>2</sup>		none
Principal Dwelling Setback – Front & Rear Yaos (m):	Min. 6 m		Min. 6 m		none
Principal Dwelling Setback – Side Yards (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Rear Yard (m):	Min. 1.2 m		Min. 1.2 m		none
Coach House Building Setback – Side Yards (m):	Ground floor	Min. 0.6 & 1.8 m	Ground floor	Min. 0.6 & 1.8 m	none
	Second floor	Min. 1.2 m & 1.8 m	Second floor	Min. 1.2 m & 1.8 m	none
Principal Dwelling Height (m):	Max. 2 ½ storeys		Max. 2 ½ storeys		none

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

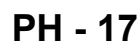
Other: Tree replacement compensation required for loss of bylaw-sized trees.


City of Richmond

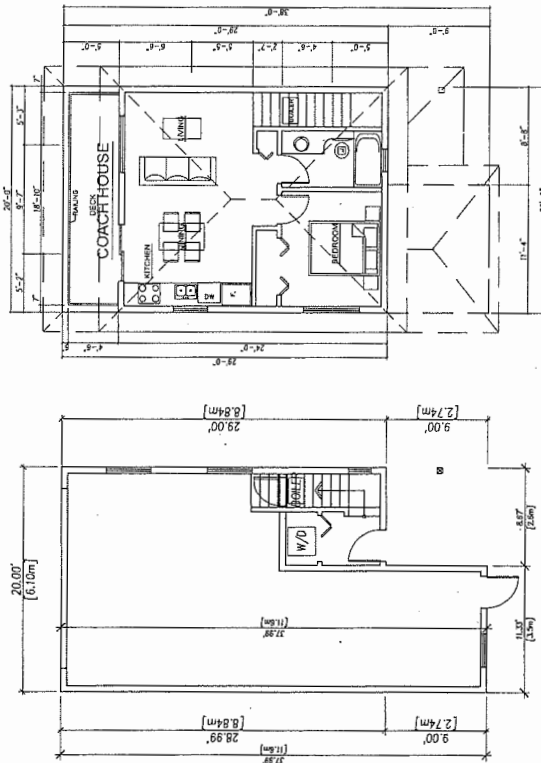
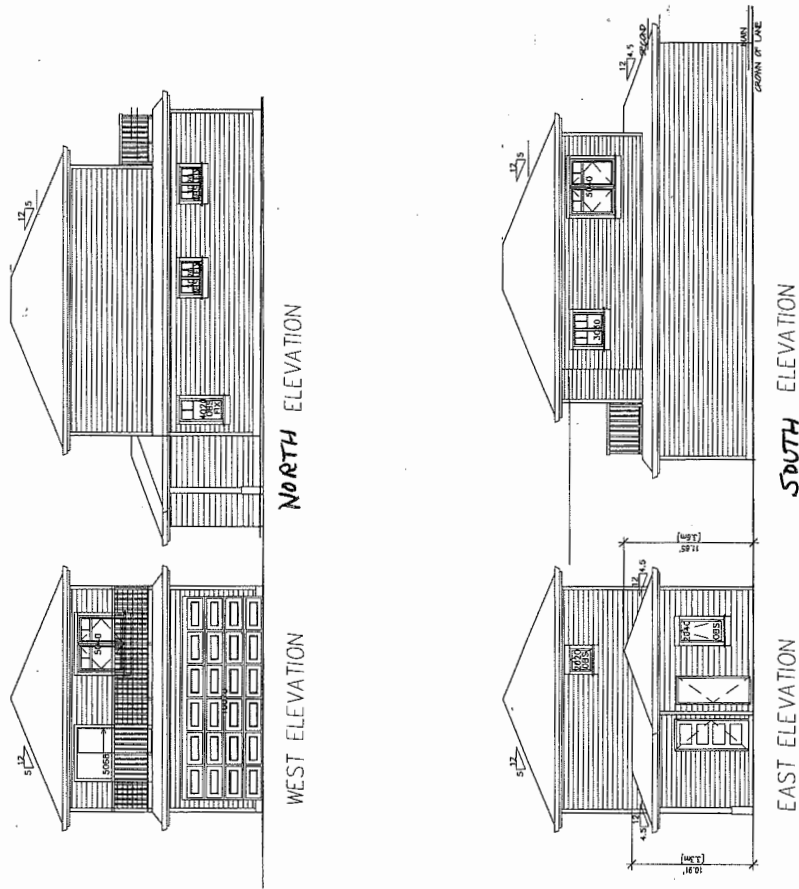
## Steveston Area Land Use Map

Bylaw 7783  
2010/04/12






 <p><b>MATTHEW CHENG ARCHITECT INC.</b></p> <p>1000-1075 BAYVIEW AVE. SUITE 200 VANCOUVER, BC V6A 2K9 TEL: (604) 681-1088 FAX: (604) 681-1088 CSE: (604) 684-0669 Email: mat@mc-iga.com</p>	<p>THIS DRAWING MUST NOT BE SCALED. THE GENERAL LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE. THE ARCHITECT'S COPYRIGHT IS RESERVED. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT. ALL RIGHTS REMAINING IN THE EXCLUSIVE PROPERTY OF THE ARCHITECT.</p>	<p>10491 NO.1 RD. RICHMOND BC</p>	<p>PROPOSED SITE PLAN</p>	<table><tr><td>Drawn: PW</td><td>Original Date: REV. DATE</td></tr><tr><td>Checked: MC</td><td>Amendment Date:</td></tr><tr><td>Scale: 1/32"=1'-0"</td><td>Dwg. No. <b>A3.8</b></td></tr><tr><td>Project Number: PROJECT NO.</td><td></td></tr></table>	Drawn: PW	Original Date: REV. DATE	Checked: MC	Amendment Date:	Scale: 1/32"=1'-0"	Dwg. No. <b>A3.8</b>	Project Number: PROJECT NO.	
	Drawn: PW	Original Date: REV. DATE										
	Checked: MC	Amendment Date:										
	Scale: 1/32"=1'-0"	Dwg. No. <b>A3.8</b>										
	Project Number: PROJECT NO.											



PH - 18

Original Date: REV DATE	Drawn: PW	PROPOSED COACH HOUSE	10491 NO1. RD, RICHMOND BC	 <b>MATTHEW CHENG ARCHITECT INC.</b> Unit 202 - 670 EVANS AVENUE VANCOUVER, BC V6A 3K0 Tel: (604) 271-1188 Fax: (604) 271-1189 Email: matthew@mc.ca
Amendment Date:	Checked: MC			
Dwg. No. <b>A8.8</b>	Scale: 1/32"=1'-0"			
Project Number: PROJECT_NO	Project Number: PROJECT_NO			

NTS

# Proposed Tree Retention Plan

ATTACHMENT 6

(Annotated survey)

## TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 478 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 40616

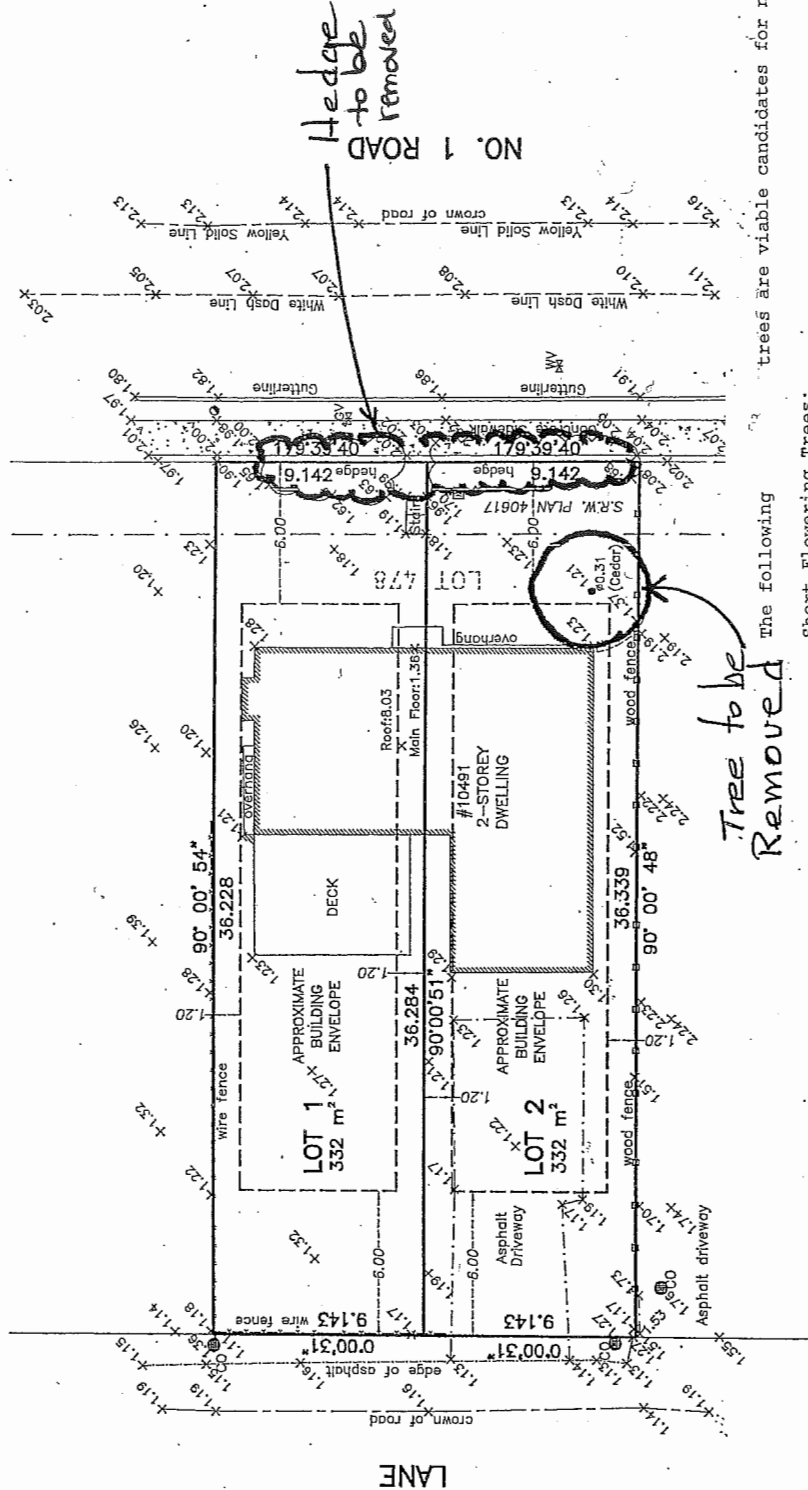
#10491 NO. 1 ROAD,  
RICHMOND, B.C.  
P.I.D 003-641-228



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



The following trees are viable candidates for narrow lots:

### Short Flowering Trees:

- 1/ Eastern redbud- Cercis canadensis - especially "Forest pansy",
- 2/ Japanese tree lilac- Syringa reticulata,
- 3/ Japanese snowbell- Styrax japonica

### Short non-flowering

- 1/ One of the smaller Japanese maples- Acer palmatum
- 2/ Paper bark maple- Acer griseum,

### Columnar deciduous trees

- 1/ Swedish Columnar aspen-Populus tremula 'erecta'.
- 2/ Columnar beech- Fagus sylvatica 'Dawyks'.
- 3/ Armstrong maple- Acer rubrum 'Armstrong'.

### Columnar conifers

- 1/ De Groots Spire-Thuja occidentalis.
- 2/ Columnar Colorado Spruce Tree -Picea pungens 'Fastigiata'.
- 3/ Columnar Norway Spruce- Picea abies 'Cupressina'.

### Table of Trees

Type	DBH (cm)	Approximate Dripline (from survey)	Recommendation
------	----------	------------------------------------	----------------

Western Red Cedar	33	5 m	Remove
Cedar Hedge	N/A	N/A	Remove

DWG No. 5241-TOPO

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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. 5241  
FB-235 P59-60  
Drawn By: MY



## Rezoning Considerations

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

**Address:** 10491 No. 1 Road

**File No.:** RZ 13-643655

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9213, the following items are required to be completed:**

1. Submission of revised conceptual plans for the coach houses as it relates to: a) enhancing the entry to the coach house on each lot; b) clarifying the proposed fencing in the rear yard; and c) providing more variety in the proposed exterior cladding materials and colour scheme.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of a cost estimate for the works provided by the Landscape Architect (including 10% contingency, fencing, required trees, all hard and soft landscaping, and installation). The Landscape Plan must respond to the guidelines of the Arterial Road Policy and must comply with the landscaping requirements of the RCH1 zone. The Landscaping Security will be reduced by 90% after construction and landscaping on the proposed lots is completed and a landscaping inspection has been passed by City staff. The City will retain 10% of the Security for a one-year maintenance period to ensure that the landscaping survives.
3. Registration of a restrictive covenant on Title of the lot to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary plans included in Attachment 5 to the staff report dated August 19, 2015.
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 parking area in the garage into habitable space.

**At Subdivision\* and Building Permit\* Application stage, the applicant must complete the following requirements:**

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.
- Submit a cash-in-lieu contribution for future lane improvements (e.g. full lane width asphalt pavement, lane drainage, roll curb and gutter, and lighting).
- Complete the following required servicing works and frontage improvements:

### *Water Works*

- Using the OCP Model, there is 383.2L/s of water available at a 20 psi residual at the Schaeffer Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s. Once you have confirmed your building design at Building Permit stage, you must submit fire flow calculations signed and sealed by a Professional Engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm the development has adequate fire flow for on-site fire protection.
- At the applicant's cost, the City is to cut and cap the existing water service connection at the watermain, along No. 1 Road frontage, and install two (2) new 2 5mm water service connections complete with meters and meter boxes along the No. 1 Road frontage.

#### *Storm Sewer Works*

- At the applicant's cost, the City is to cut and cap the existing storm service at the main, remove the existing inspection chamber, and install a new inspection chamber at the adjoining property line along the rear lane, complete with dual storm service connections to service the proposed subdivided lots.

#### *Sanitary Sewer Works*

- At the applicant's cost, the City is to cap the existing sanitary service connection at the northeast corner of the subject site, and install a new inspection chamber at the adjoining property line along the rear lane, complete with dual sanitary service connections to service the proposed subdivided lots.

#### *Frontage Improvements*

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

#### *General Items*

- 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

#### **Note:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

(Signed original on file)

---

Signed

---

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9213 (RZ 13-643655)  
10491 No. 1 Road**

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

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

P.I.D. 003-641-228

Lot 478 Section 34 Block 4 North Range 7 West New Westminster District Plan 40616

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9213"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 14 2015



\_\_\_\_\_  
MAYOR

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

## MayorandCouncillors

To Public Hearing
Date: OCT 19 2015
Item # 1
Re: BYLAW 9213
R2 13-643655

**From:** Webgraphics  
**Sent:** Tuesday, 6 October 2015 23:53  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #883)

**Categories:** 12-8060-20-9213

## Send a Submission Online (response #883)

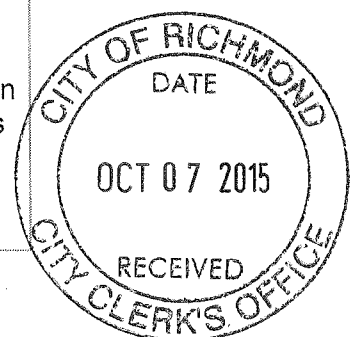
### Survey Information

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:	10/6/2015 11:52:26 PM

### Survey Response

Your Name	Akbarali Manji
Your Address	10460 Sorrel Drive
Subject Property Address OR Bylaw Number	10491 No. 1 Road
Comments	<p>I received this notice of public hearing via mail and unfortunately I will not be able to participate in-person. I am writing to oppose the single detached to Coach House application. Since the city has been filling their pockets and allowing this, owners like us on the other side of a lane way or alley are losing all our privacy. We choose to purchase houses for privacy and now it feels like we are in a fish bowl with no where to go to enjoy privacy. The property application in question is directly behind my house. With a young family this is an issue of privacy and safety. If I wanted this type of living, I would have moved to an apartment or condo. We live in a house so we do get privacy. My other question is, why do you allow houses facing a main street to build these coach houses and not houses like mine on the inside sharing the same alley. It's the same sandbox, so why do you limit who plays in it? Really, being born and raised in Richmond, I</p>

PH 124





have seen a lot of decisions that make absolutely no sense whatsoever. So do you plan to change this rule, so houses on the inside can also build a coach house? The reason why I ask is I would love to have a mortgage helper for a young family trying to live a comfortable lifestyle. Also, I plan to look after my parents as they get old and would love the ability to build them something so I may look after them. So if you grant permission to Yin, P Mui, then why not grant me the same permission to build? If you give me and others permission to also build coach houses, then I would have no problem at all. But, if you continue playing unfair, then I would strongly oppose the application and say no. I know my neighbours strongly oppose this as well as many are planting bushes to regain privacy from coach house owners completely taking away their privacy. I mean a fence usually works, but to have a coach house above a garage is ineffective. So would you allow me at 10460 Sorrel Drive also build a coach house? I'm sure this email like many others will go unnoticed and ignored as you will probably accept Yin. P Mui's application, but I would also like the same treatment and have the chance to build a coach house as well. I look forward to your reply and would love to know how this public hearing goes and if I am also able to get the same treatment or option of building a coach house. Regards, Akbar Manji 604.617.5969 [moshmanji@gmail.com](mailto:moshmanji@gmail.com)



# City of Richmond

## Report to Committee Planning and Development Division

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

**Date:** August 24, 2015  
**File:** RZ 15-690340

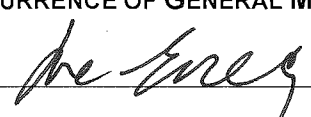
**Re:** Application by Steve Dhanda for Rezoning at 3260/3280 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/C)

### Staff Recommendation

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

  
Wayne Craig  
Director of Development

WC:el

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

## **Staff Report**

### **Origin**

Steve Dhanda has applied to the City of Richmond to rezone the properties at 3260/3280 Blundell Road (Attachment 1) from “Two-Unit Dwellings (RD1)” zone to “Single Detached (RS2/C)” zone in order to permit the properties to be subdivided into two (2) single-family lots, each with vehicle access from Blundell Road (see Attachment 2). There is currently an existing strata-titled duplex on the subject site, which will be demolished.

### **Findings of Fact**

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

### **Surrounding Development**

The subject site is located on the south side of Blundell Road, between Seafair Drive and Dalemore Road, in an established residential neighbourhood consisting mainly of single detached housing and duplexes.

To the North: Across Blundell Road, single-family residential lots zoned “Single Detached (RS1/E)”.

To the South: Directly behind the subject site, single-family residential lots zoned “Single Detached (RS1/E)” fronting Newmore Avenue.

To the East: A duplex on a lot zoned “Single Detached (RS1/E)” and then single-family homes on lots zoned “Single Detached (RS1/E)” fronting Dalemore Road.

To the West: Duplexes on lots zoned “Two-Unit Dwellings (RD1)” and single-family homes on lots zoned “Single Detached (RS1/C)”.

### **Related Policies & Studies**

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

There is no Area Plan for this neighbourhood. The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

#### **Lot Size Policy 5474**

The subject site is located within the area covered by Lot Size Policy 5474, adopted by City Council in 2008 (Attachment 4). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) equal lots. This redevelopment proposal is consistent with Lot Size Policy 5474, and would permit a subdivision to create two (2) lots, each approximately 14.328 m wide and 465 m<sup>2</sup> in area.

**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**

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

**Analysis****Existing Legal Encumbrances**

There is currently a covenant registered on the Title of the subject properties, restricting the use of the site to a two-family dwelling only (charge #RD65129). Prior to final adoption of the rezoning bylaw, the applicant must discharge the covenant from title of both subject strata properties. The applicant must also wind up and cancel the strata plan for the site prior to subdivision.

**Transportation and Site Access**

Vehicle access to the proposed lots will be via two (2) driveways to Blundell Road. The Transportation Division support the proposal but has stipulated that driveway is not to exceed 4.0 m at the property line. The existing sidewalk and boulevard along Blundell Road development frontage are to be maintained.

**Tree Retention and Replacement**

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

- A 35 cm cal Spruce tree located in the front yard is in good condition and should be retained and protected with a Tree Protection Zone of a minimum of 4.0 m out from the base of the tree.
- A 22 cm cal Fir tree is located within the building side yard/envelope and cannot be retained.
- A 33 cm cal Pine tree located at the southwest corner of the site has been historically topped for hydro line clearance and is not a good candidate for retention.

*Tree Replacement*

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, four (4) replacement trees in a mix of minimum 6 cm to 8 cm calliper deciduous trees and minimum

3.5 m to 4.0 m high coniferous trees are required for the removal of the two (2) trees listed above. To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

### *Tree Protection*

Tree protection fencing is required to be installed as per the Tree Preservation Plan (Attachment 5), prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the protected tree will not be damaged during construction, as a condition of rezoning, the applicant is required to submit a \$3,000 tree survival security. The City will retain 50% of the security until Final Inspection of the Building Permits of the affected future lots are issued. The City will retain the remaining 50% of the security for an additional two (2) years after the Final Inspection of the Building Permits to ensure that the tree has survived.

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, the applicant will be required to obtain a Tree Permit, install tree protection around the tree to be retained, and submit a landscape security in the amount of \$3,000 to ensure the replacement planting will be provided.

### **Affordable Housing Strategy**

Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft<sup>2</sup> of total building area of the single-family developments (i.e. \$5,503) in-lieu of providing a secondary suite on 50% of the new lots.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, the City will accept a proposal to build a secondary suite within a dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that a secondary suite is built in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on title prior to rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

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

There are no servicing concerns with rezoning.

At future Subdivision stage, the applicant will be required to pay servicing costs for engineering servicing as outlined in Attachment 6 and costs associated with driveway construction, which will include sidewalk panel replacement and sidewalk letdown alterations.

**Financial Impact or Economic Impact**

None.

**Conclusion**

This rezoning application to permit the subdivision of the subject site into two (2) lots zoned "Single Detached (RS2/C)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP) and with Single-Family Lot Size Policy 5474.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 6.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9225 be introduced and given first reading.



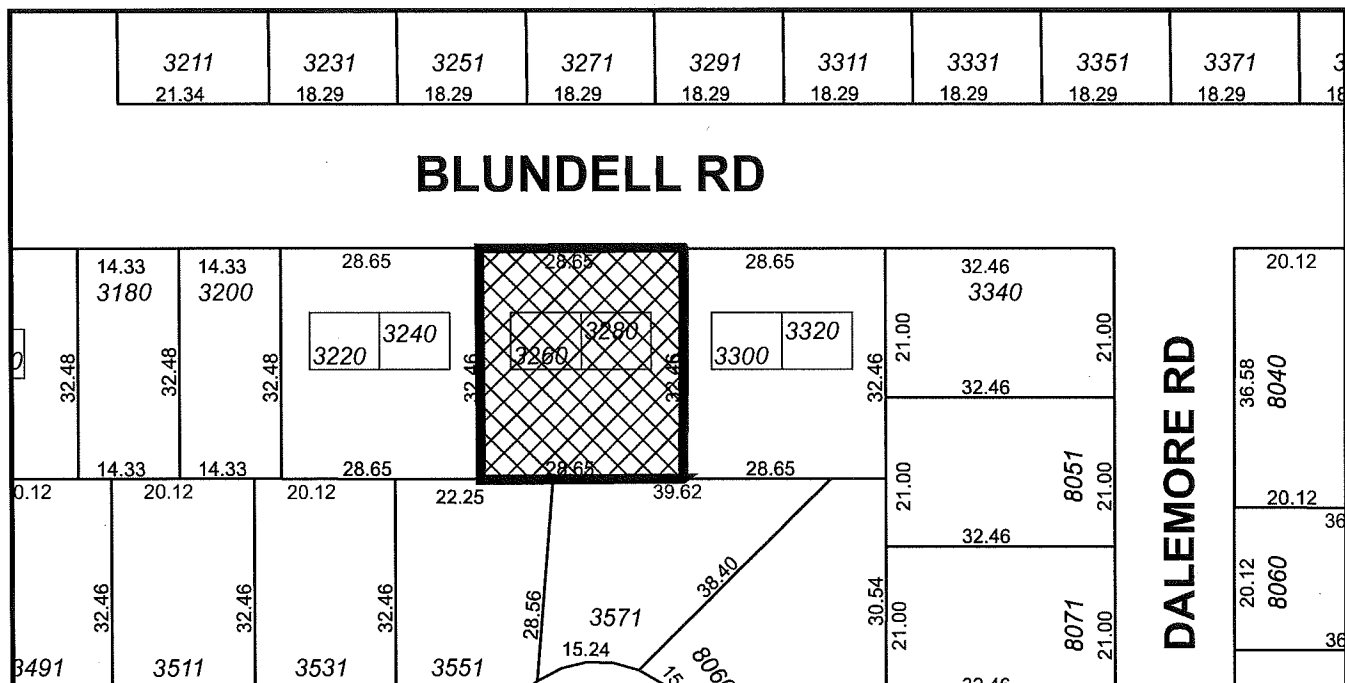
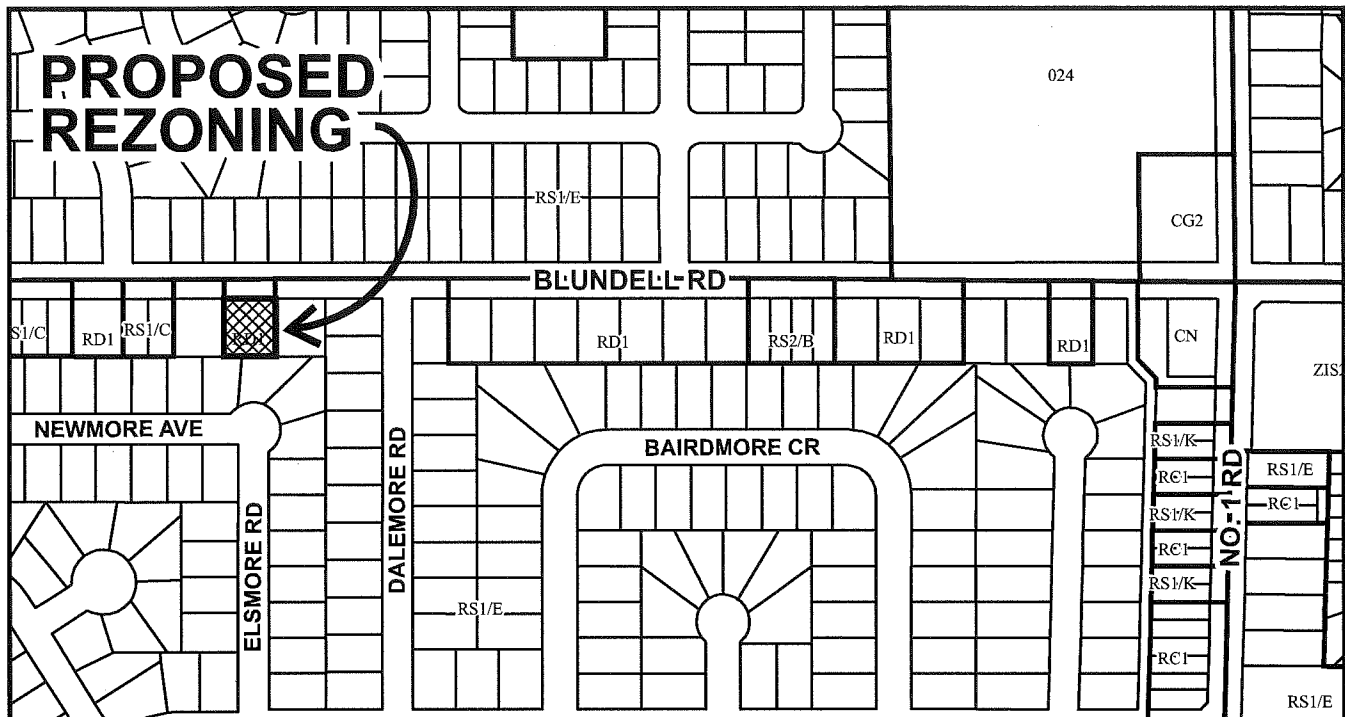
Edwin Lee  
Planner 1

EL:rg

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5474
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of  
Richmond



RZ 15-690340

Original Date: 01/27/15

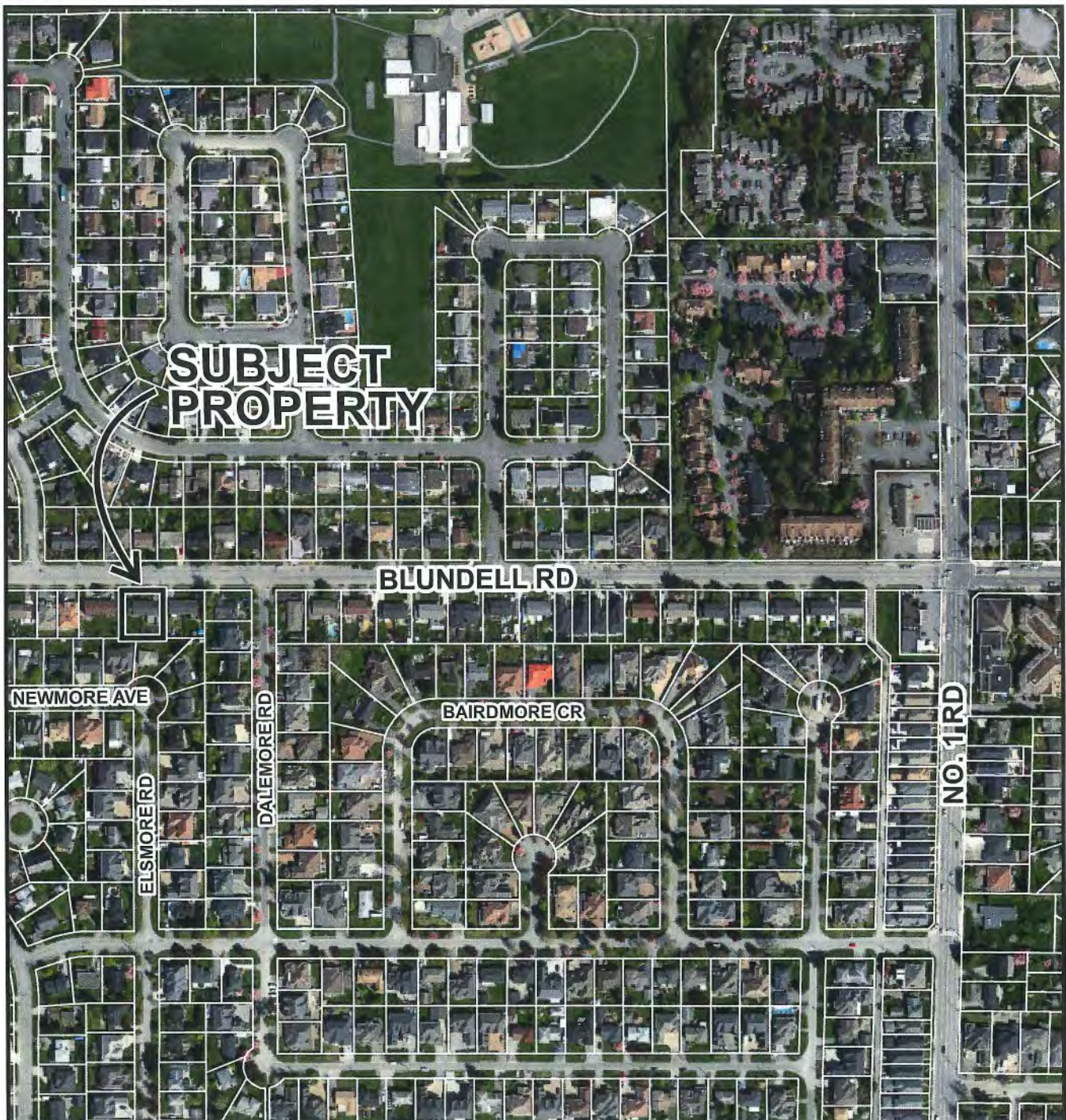
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 15-690340

Original Date: 01/27/15

Revision Date

Note: Dimensions are in METRES



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA LOT 1  
SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER  
DISTRICT STRATA PLAN NW1055 TOGETHER WITH AN INTEREST IN  
THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT  
OF THE STRATA LOT AS SHOWN ON FORM 1**

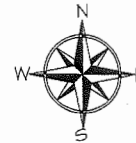
#3260 BLUNDELL ROAD,  
RICHMOND, B.C.  
P.I.D 001-637-517

#3280 BLUNDELL ROAD,  
RICHMOND, B.C.  
P.I.D 001-637-525

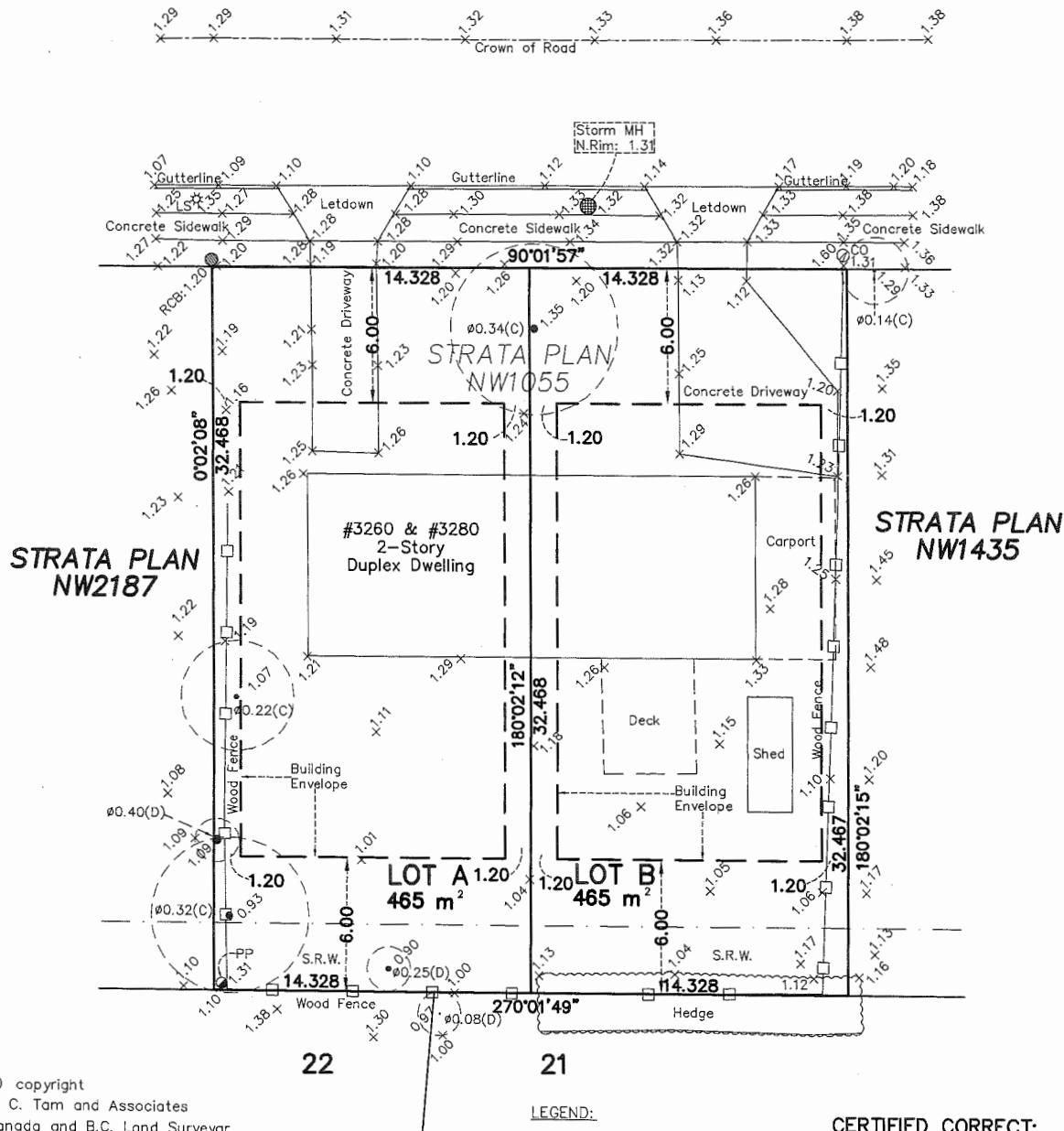
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



**BLUNDELL ROAD**



© 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. 5816  
FB-272 P4-5  
Drawn By: VC

**NOTE:**  
Elevations shown are based on  
City of Richmond HPN  
Benchmark network. Benchmark:  
HPN #234, Central Monument  
77H4891 Located at CL Gibbons  
Dr & Gamba Dr, E side of  
grass meridian  
Elevation = 1.125 metres

**LEGEND:**

- (●) denotes tree
- (C) denotes conifer
- (D) denotes deciduous
- RCB ● denotes round catch basin
- CO ○ denotes cleanout
- denotes storm manhole
- PP ○ denotes power pole
- LS \* denotes lamp standard

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.  
NOVEMBER 28th, 2014

DWG No. 5816-TOPO

**PH - 33**



**RZ 15-690340**

**Attachment 3**

Address: 3260/3280 Blundell Road

Applicant: Steve Dhanda

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Sewa S Dhanda	No Change
Site Size (m <sup>2</sup> ):	929 m <sup>2</sup> (10,000 ft <sup>2</sup> )	Two (2) lots, each approximately 465 m <sup>2</sup> (5,005 ft <sup>2</sup> )
Land Uses:	Two-family residential (duplex)	Single-family residential
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Single-Family Lot Size Policy 5474	Complies
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/C)
Number of Units:	One (1)	Two (2)
Other Designations:	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m <sup>2</sup> ):	Min. 360m <sup>2</sup>	Approx. 465 m <sup>2</sup> each	none
Lot Width (m):	Min. 12 m	14.328 m	none
Lot Depth (m):	Min. 24 m	Approx. 32.468 m	none
Lot Frontage (m):	Min. 6.0 m	14.328 m	none

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



**Policy 5474:**

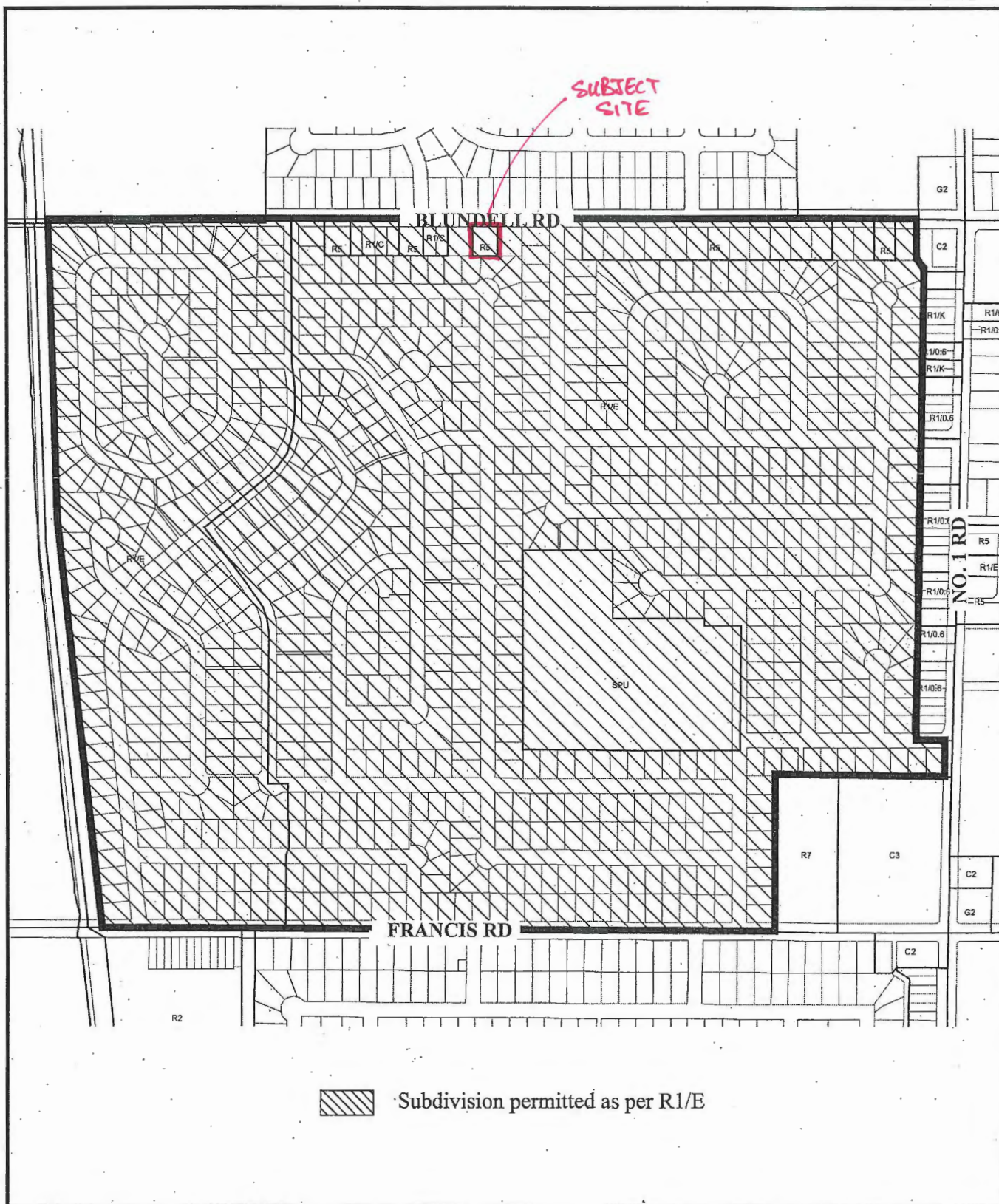
The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:

1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.



Policy 5474  
21-4-7 & 22-4-7

Original Date: 02/29/08

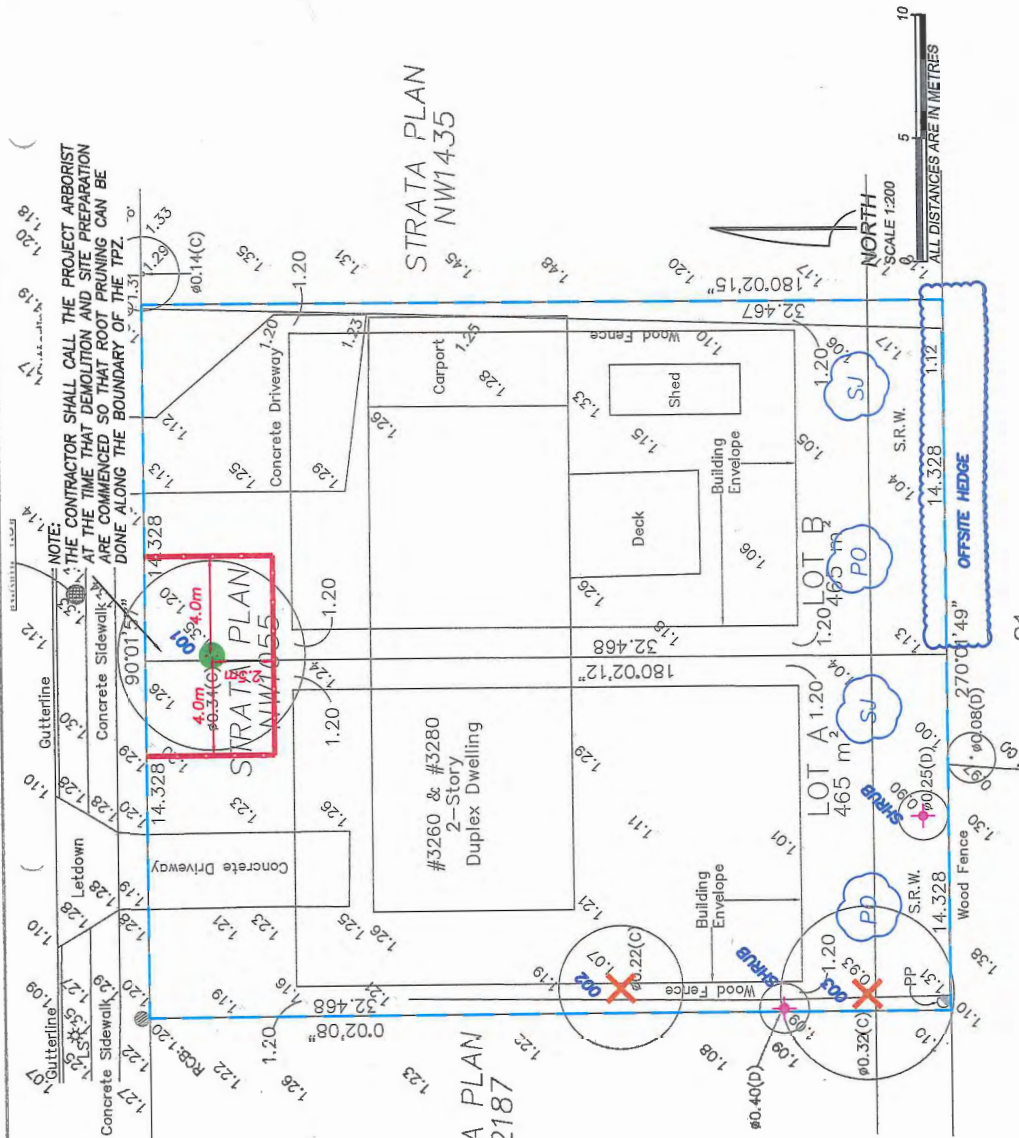
Amended Date: 05/20/08

Note: Dimensions are in METRES.













- \* **Tag #** denotes the tag affixed to the tree for reference in report and on drawings.
- \* **DbH** denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For null stem trees).
- \* **Cand** denotes health and structural rating using Visual Tree Assessment (VTA) procedures.
- \* **U** denotes Unsalvageable = a tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.
- \* **M** denotes Marginal = a tree in poor to fair condition that has a pre-existing moderate rated defect that may affect its viability considering the proposed land use but is considered for retention conditional to certain special measures.
- \* **S** denotes Suitable = a tree in good or excellent condition with no over or identifiable significant defects, and is well suited for consideration of retention if the project design can accommodate it.
- \* **Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for more details.

Tag #	Dbh (cm)	Tree Type	Cond	Observations	Action
001	35	Spruce	M	This tree has good health but it has been historically topped. It has developed multiple leaders with weak unions/attachments. There is no overt evidence of decay when viewed from the ground, and the crown of each leader above the union appear to be merged well. At this time, and notwithstanding that we did not undertake an aerial inspection, this tree is deemed to be low risk for failure. Since it is located in a front yard area, the tree can be retained if underground services and driveway locations are strategically designed and constructed.	Retain and Protect
002	22	Fir	G	No overt defects observed. However, this tree is located within the building envelope and is expected to be directly conflicting with the foundation of the new home.	Remove
003	33	Pine	U	This tree has been permanently and severely damaged by historical topping and subsequent pruning for power line clearance (BC Hydro distribution lines and service lines to the existing home are in conflict). There is no reasonable potential to restore the structure of this tree, and it will continue to pose a maintenance and safety issue for the utility if left in situ.	Remove



**LEGEND:**

-  denotes TAG NUMBER or ID REFERENCE.
-  denotes DELINE (spread of the branches and foliage) of the tree.
-  denotes REFERENCE 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-AT-RISK uncertain tree (as measured by project arborist).
-  denotes SITE or ZONE 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).

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

acigroup.ca

**ARBORTECH  
CONSULTING**

a division of:

**ACI GROUP**

**HEAD OFFICE: SERVING METRO VANCOUVER AND BRITISH COLUMBIA**  
SUITE 500 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3  
TEL: (604) 275-3484

**FRASER VALLEY REGIONAL OFFICE:**  
SUITE 109 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3  
TEL: (604) 755-7132

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

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TEL: (604) 755-7132

**PLAN NOTES:**  
This plan is based on soundings supplied by the noted Surveyor (BCSL). Engineer (P E) and/or Design Professional and is provided for control only as it relates to the planning and engineering of the improvement of existing lots. This plan does not warrant or certify the accuracy of locations of features or dimensions thereof. Refer to the original drawings for those purposes.



**SEE PLANTING DETAIL**

- [illegible]

- Tag # denotes the log affixed to the tree for reference in report and on drawings.

- |     |    |      |   |  |        |
|-----|----|------|---|--|--------|
| 002 | 22 | Fir  | G | No overt defects observed. However, this tree is located within the building envelope and is expected to be directly conflicting with the foundation of the new home.  | Remove |
| 003 | 33 | Pine | U | This tree has been permanently and severely damaged by historical logging and subsequent pruning for power line clearance (BC Hydro distribution lines and service lines to the existing home are in conflict). There is no reasonable potential to restore the structure of this tree, and it will continue to pose a maintenance and safety issue for the utility if left in situ. | Remove |

1. TREE MUST BE VERTICAL AND STABLE AFTER

- 
- NEW PAINTING AREA

## INTRODUCTION

FOR MINIMUM SIZE AND SPECIES.  
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SUITE 100 - 10000 152ND AVE. ABERTSFORD, BC CANADA V7E 8A3  
P. 604.275.9484  
F. 604.275.9484

## 1 TREE PROTECTION ZONE SETBACKS:

- [illegible]

The landscaping phase is often a preparation for the final landscape. The operation of equipment, the placement of growing media, grading and sub-soil preparation for hard landscape features, i.e. sidewalks and patios, 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 fuel and road damage. It is vital that the landscape works respect the limitations on activities within the IPZ, therefore the landscaping phase must be adapted. While discipline by the project owner is strongly recommended, it is

PROJECT:	PROPOSED 2 LOT SUBDIVISION
ADDRESS:	3260/3280 BLUNDELL RD, RICHMOND
CLIENT:	STEVE DHANDA
AC FILE:	14403

SHEET: 1 OF 2



**Address:** 3260/3280 Blundell Road

**File No.:** RZ 15-690340

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9225, the developer is required to complete the following:**

1. Registration of a flood indemnity covenant on title.
2. Discharge of existing covenant RD65129 registered on title of the strata lots, which restricts the use of the property to a duplex.
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 landscaping security in the amount of \$2,000 (\$500/tree) to ensure that four (4) replacement trees (two [4] on each subdivided lot) are planted and maintained on-site. The replacement trees must meet the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	8 cm		4.0 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.

5. Submission of a Tree Survival Security to the City in the amount of \$3,000 for the 35cm cal Spruce tree located in the front yard to be retained.
6. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,503.00) to the City's Affordable Housing Reserve Fund.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

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

1. Pay servicing costs for the design and construction of frontage and engineering infrastructure improvements via City Work Order. Works include, but may not be limited to the following:

*Water Works:*

- Using the OCP Model, there is 106.8 L/s of water available at a 20 psi residual at the Blundell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 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 Building designs.
- At the Developers cost, the City is to:
  - Cut and cap the existing water service connection at the watermain, along Blundell Rd frontage.

- Install 2 new 25mm water service connections complete with meters and meter boxes along Blundell Rd frontage.

*Storm Sewer Works:*

- At the Developers cost, the City is to:
  - Cap the existing storm service connection at the northwest corner of the subdivision site.
  - Install a new storm IC with 2 new service connections at the common property line of the two lots along the Blundell Rd frontage.

*Sanitary Sewer Works:*

- At the Developers cost, the City is to:
  - Cap the existing sanitary service connection at the northeast corner of the subdivision site.
  - Install a new sanitary IC with 2 new service connections near the common property line of the two lots along the Blundell Rd frontage.

*Frontage Improvements:*

- The Developer is to:
  - Coordinate with BC Hydro, Telus and other private communication service providers.
  - To underground proposed 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).
  - Complete other frontage improvements as per Transportation's requirements

*General Items:*

- 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.
- The 3m BC Hydro SRW shall remain along the southern property line of the subdivided lot.

**At Demolition Permit\* / Building Permit\* Stage, 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. 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. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

- \* This requires a separate application.



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

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

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

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

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9225 (RZ 15-690340)  
3260/3280 Blundell 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 **"SINGLE DETACHED (RS2/C)"**.

P.I.D. 001-637-517

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Plan NW1055 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. 001-637-525

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Plan NW1055 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 9225"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 14 2015



\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee Planning and Development Division

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

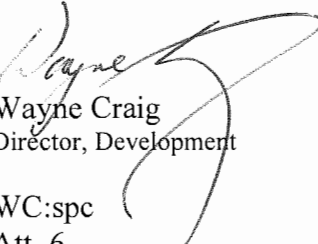
**Date:** September 10, 2015

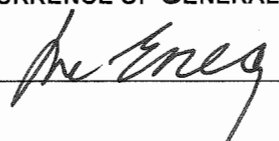
**File:** ZT 15-700276

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

### Staff Recommendation

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

  
Wayne Craig  
Director, Development  
  
WC:spc  
Att. 6

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

## Staff Report

### Origin

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

The purpose of the proposed Zoning Text Amendment is to:

- Revise studio ceiling height requirements specific to the development’s Artist Residential Tenancy (ARTS) units (i.e. subsidized affordable rental housing for professional artists, secured with a Housing Agreement) currently under construction in Concord Gardens’ first phase (Attachment 3); and
- Add 140.0 m<sup>2</sup> (1,506.9 ft<sup>2</sup>) of gross leasable floor area of “community amenity space” for use as four (4) affordable, work-only art studios in the development’s final (i.e. fifth) phase. (Attachment 4)

### Findings of Fact

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

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

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

### Surrounding Development

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

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

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

### **Related Policies & Studies**

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

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

As per RZ 06-349722, Concord Gardens' approved "institution":

- Is comprised of twenty (20) ARTS units secured with a Housing Agreement (in addition to the standard developer 5% affordable housing contribution), which ARTS units are currently under construction, at the developer's sole cost, in the project's first phase;
- Is supportive of the CCAP's "Richmond Arts District" objectives; and
- As approved via DP 12-611486 (Phase 1), must be designed in compliance with form of development requirements set out under Concord Gardens' site-specific zone (ZHR10) with respect to, among other things, a minimum clear ceiling height of 4.5 m (14.8 ft) over at least 25.0 m<sup>2</sup> (269.1 ft<sup>2</sup>) of each unit to accommodate art activities requiring high ceilings.

**Analysis**

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

- The ZHR10 zone provides for a community amenity density bonus with respect to the provision of twenty (20) ARTS units in Phase 1, at the developer's sole cost;
- To satisfy the ZHR10 zone, the approved design of (18) of the twenty (20) ARTS units (DP 12-611486) includes movable (bridge-like) walkways over their studio spaces to provide:
  - i. Access between second-storey living and balcony spaces; and
  - ii. Within each ARTS unit, an area of at least 25.0 m<sup>2</sup> (269.1 ft<sup>2</sup>) with a minimum ceiling height of at least 4.5 m (14.8 ft) clear of fixed-in-place (i.e. unmovable) building features;
- Through the detailed design of the ARTS units, the developer has found that construction of the approved movable walkways is not economically feasible;
- To address this, the developer proposes to:
  - i. Replace the movable walkways with fixed-in-place walkways (Attachment 3), which will reduce the portion of each ARTS unit with a high ceiling by an area of 4.1 m<sup>2</sup> - 7.0 m<sup>2</sup> (44 ft<sup>2</sup> - 75 ft<sup>2</sup>), depending on the unit design, and amend the ZHR10 zone accordingly; and
  - ii. Provide at least 140.0 m<sup>2</sup> (1,506.9 ft<sup>2</sup>) of affordable, work-only art studio space in Concord Gardens' final (i.e. fifth) phase to a turnkey level of finish (constructed, owned, and operated at the developer's sole cost), comprised of four (4) storefront-type, universally-accessible, work-only, art studios along the development's Sexsmith Road frontage, together with parking, publicly-accessible outdoor space, and related features (Attachment 6, Schedule A – "Sexsmith Artist Studios Terms of Reference & Outline Specifications"), and amend the ZHR10 zone to add "community amenity space" for use as art studios (maximum 0.03 floor area ratio), together with required parking, in the development's final phase.

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

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

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

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

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

### Existing Legal Encumbrances

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

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

### Site Servicing and Frontage Improvements

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

### Financial Impact or Economic Impact

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

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



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

## Conclusion

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

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



Suzanne Carter-Huffman  
Senior Planner/Urban Design

SPC:cas

Attachment 1: Location Map

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

Attachment 3: ARTS Units – Illustrations of Proposed Design Change

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

Attachment 5: Development Application Data Sheet

Attachment 6: Zoning Text Amendment Considerations







ZT 15-700276

LEGEND

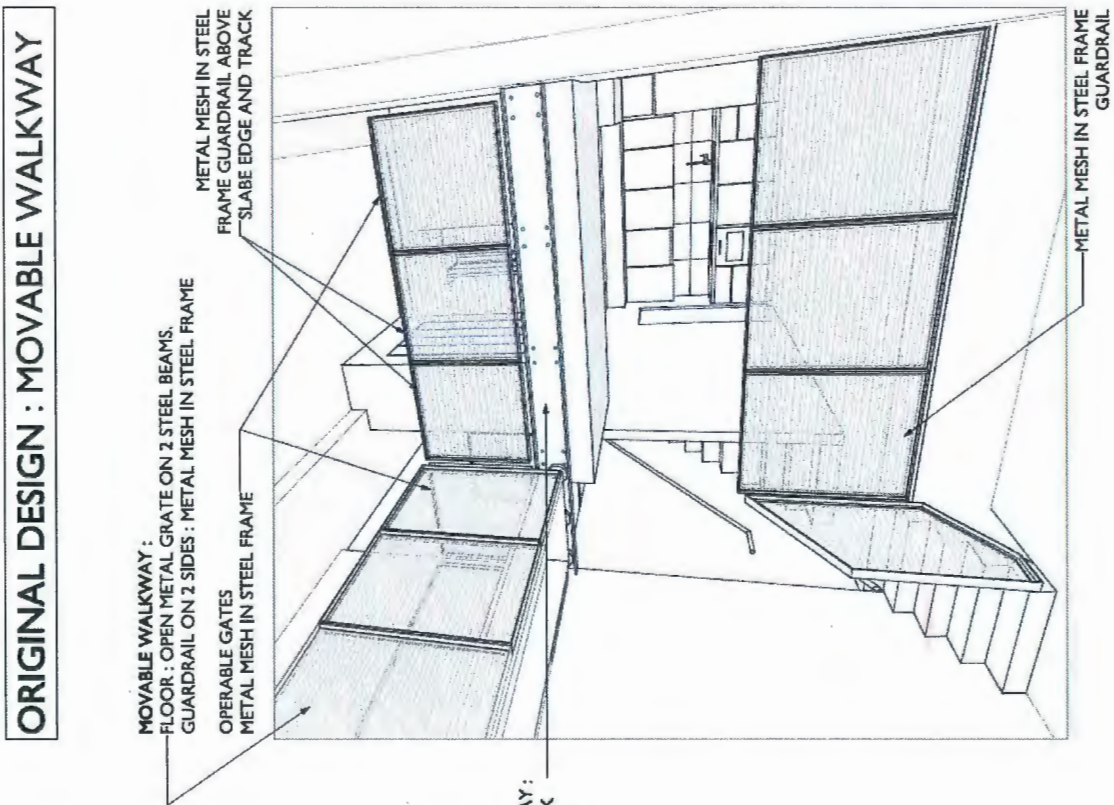
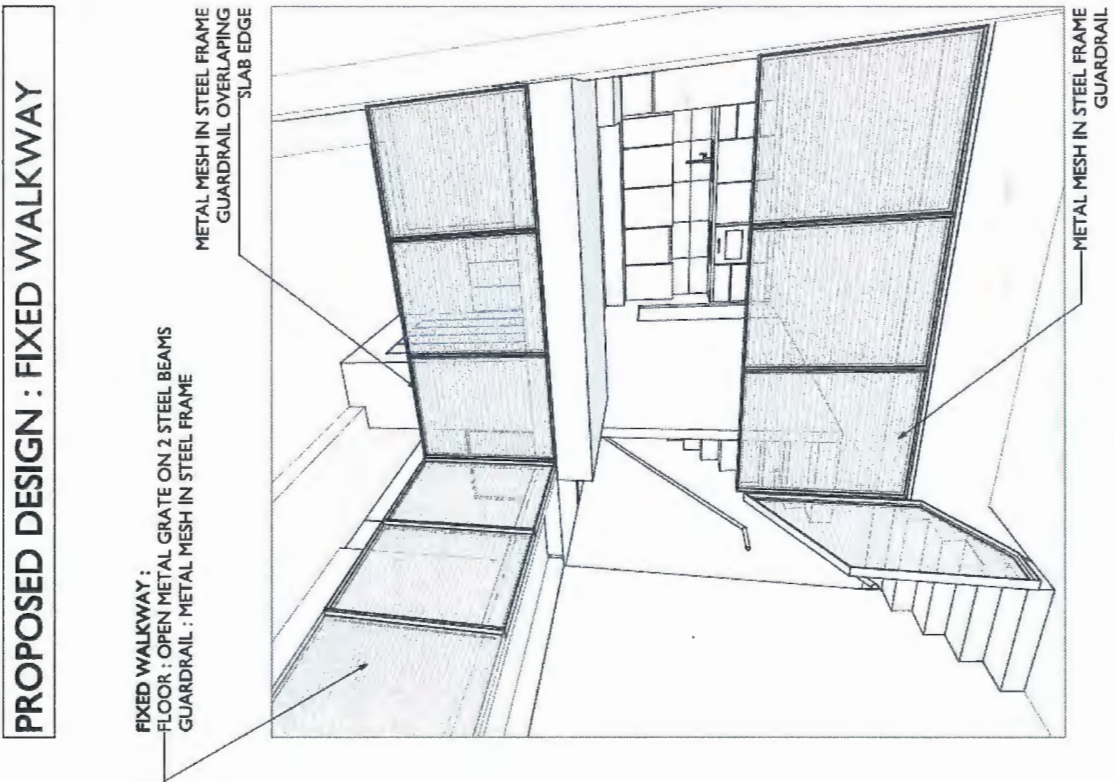


PHASE #



PHASE  
BOUNDARY





MOVABLE WALKWAY :  
SLIDER STEEL TRACK  
- ALONG SLAB EDGE



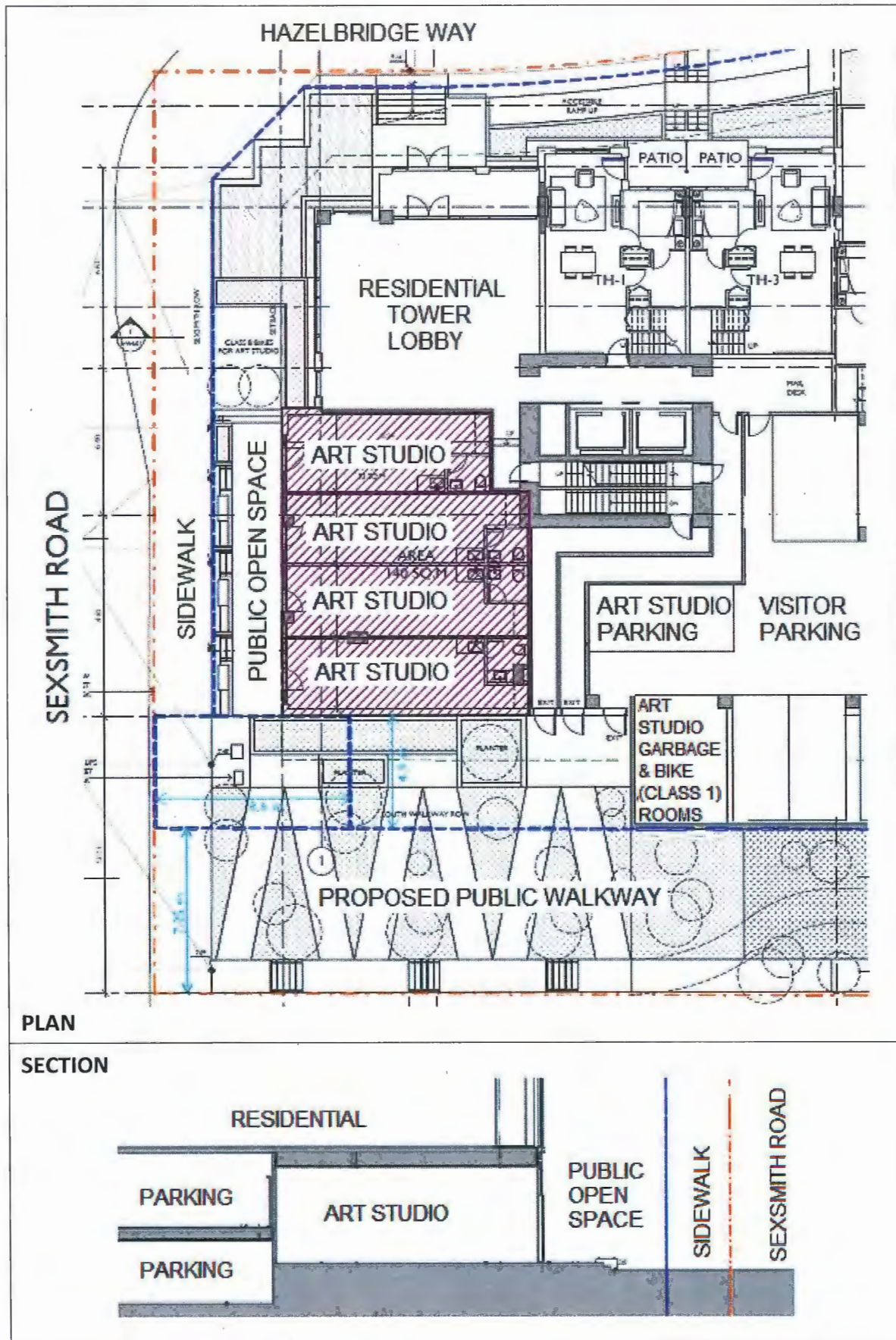


CEILING HEIGHT OF WORK/STUDIO SPACE

ARTS UNITS TYPE	UNIT COUNT	STUDIO AREA SF	HEIGHT 6.14m SF	HEIGHT 3.65m SF	FIXED WALKWAY SF	HEIGHT 5.74m SF	HEIGHT 3.25m SF	FIXED WALKWAY SF	TOTAL WALKWAY SF	FULL HEIGHT %
A	5	276	127	149	50				250	46
A-END	1	279	129	150	50				50	46
A1	3	276	127	149	50				150	46
A2	2	278	203	75	75				150	73
A2 END	1	284	209	75	75				75	73
A2a	1	278	203	75	75				75	73
A3	1	296				171	125	60	60	58
A3 END	1	302				168	134	67	67	55
A4	1	269	148	121	53				53	55
B	2	270	157	113	44				88	58
C	2	308				165	143	0	0	53
= 1018 SF										

UNIT TYPE	LOWER AREA	UPPER AREA	TOTAL AREA
A	601	354	955
A-END	604	362	966
A1	601	354	955
A2	622	420	1042
A2 END	639	430	1069
A2a	622	420	1042
A3	582	408	990
A3 END	592	424	1016
A4	596	380	976
B	553	404	957
C	700	537	1237







**ZT 15-700276**

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

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

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

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

	Existing ZHR10 Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR) (max)	<ul style="list-style-type: none"> <li>3.2 FAR, together with 0.1 FAR for amenity space</li> </ul>	<ul style="list-style-type: none"> <li>As per existing, EXCEPT 0.03 FAR is permitted in Phase 5 for community amenity space (affordable, work-only art studios)</li> </ul>	<ul style="list-style-type: none"> <li>None permitted</li> </ul>
Lot Coverage	<ul style="list-style-type: none"> <li>Max. 90%</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Setbacks @ Road & Park	<ul style="list-style-type: none"> <li>Min. 6 m, but may be reduced to 3 m based where a satisfactory interface is provided</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Setback @ Interior Property Line	<ul style="list-style-type: none"> <li>Min. 3 m, but may be reduced to 0 m based where a satisfactory interface is provided with adjacent buildings</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Height (m)	<ul style="list-style-type: none"> <li>Max. 35 m, but may be increased to 47 m geodetic where a satisfactory interface is provided with adjacent buildings</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Lot Size	<ul style="list-style-type: none"> <li>5,000 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>
Off-street Parking Spaces	<ul style="list-style-type: none"> <li>As per Zoning Bylaw, including ZHR10 site-specific requirements for ARTS units</li> </ul>	<ul style="list-style-type: none"> <li>As per existing, EXCEPT that for community amenity space (affordable, work-only art studios), 1 parking space &amp; 8 “Class 1” bike spaces are required</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>



City of  
Richmond

## Zoning Text Amendment Considerations

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

**Address:** 8888 Patterson Road and 3340 Sexsmith Road

**File No.:** ZT 15-700276

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

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



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

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

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

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

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

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

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

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

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

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

1. Satisfy the terms of all legal agreements registered on title prior to Zoning Text Amendment Bylaw adoption (ZT 15-700276) with respect to the Lot 2 Development Permit (DP 15-700800), which shall include, but may not be limited to, design approval for the affordable, work-only, art studios and related features (Sexsmith Artist Studios) by the City's Director of Arts, Culture, and Heritage Services and Director of Development, together with any required modifications or additions to the legal agreements registered on title prior to Zoning Text Amendment Bylaw adoption, to the sole satisfaction of the City.
1. **For Lot 2 (3340 Sexsmith Road), prior to Building Permit\* issuance for the portion of Lot 2 situated west of Ketcheson Road (exclusive of parking or publicly-accessible open space), the developer is required to complete various requirements, which include, but may not be limited to, the following:**
  1. Incorporation of the required affordable, work-only, art studios and related features (Sexsmith Artist Studios) in the Building Permit\* drawings and specifications for the portion of Lot 2 situated west of Ketcheson Road (exclusive of parking or publicly-accessible open space), as determined via the Zoning Text Amendment (ZT 15-700276) and Development Permit (DP 15-700800) processes, to the sole satisfaction of the City.
2. **For Lot 1 (8888 Patterson Road / Phase 1), prior to final Building Permit inspection granting occupancy with respect to BP 13-643300, the developer is required to complete various requirements, which include, but may not be limited to, the following:**
  1. Final Building Permit inspection granting occupancy for the Artist Residential Tenancy Studio (ARTS) units and related features on Lot 1 (8888 Patterson Road / Phase 1), as approved by Council via RZ 06-349722, DP 12-611486, and BP 13-643300, together with changes to the permitted design of those units, as approved by Council via the Zoning Text Amendment (ZT 15-700276) processes (i.e. movable catwalks shall be fixed in place), to the sole satisfaction of the City.
- 3.

**NOTE:**

- Items marked with an asterisk (\*) require separate applications (i.e. in addition to the subject application).
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- 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

Concord Gardens

**Sexsmith Artist Studios**

**DRAFT Terms of Reference & Outline Specifications**

*Prepared September 10, 2015)*

**A. Intent**

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

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

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

**B. Studio Uses:**

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

**C. Studio Tenant Eligibility:**

All eligible tenants must satisfy the following criteria:

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

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

#### **D. Studio Rental Terms:**

The studio units shall be rented:

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

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

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

#### **E. City Responsibility:**

The City will be responsible for:



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

#### **F. Developer Responsibility:**

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

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

#### **G. Studio Facility Tenure:**

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

#### **H. Outline Specifications:**

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

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

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

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

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

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

**SIGNED COPY ON FILE**



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

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
  - 1.1. Repealing Section 19.10.4.1 and replacing it with the following:

“1. The maximum **floor area ratio (FAR)** shall be 0.55, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space** and an additional 0.03 **floor area ratio** within the area identified as “D” in Section 19.10.4 Diagram 1 provided that it is entirely used to accommodate **community amenity space** for **studio** and related **uses**.”
  - 1.2. Repealing “and” at the end of Section 19.10.4.2(d)(ii).
  - 1.3. Repealing Section 19.10.4.2(e) and replacing it with the following:

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

    - i) provides in the **building** not less than 20 ARTS units and the combined **habitable space** of the total number of ARTS units would comprise at least 1,628.0 m<sup>2</sup>; and
    - ii) enters into a **housing agreement** with respect to the ARTS units and registers the **housing agreement** against the title to the **lot** and files a notice in the Land Title Office; and

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

    - i) provides in the **building** not less than 140.0 m<sup>2</sup> of **gross leasable floor area** of **community amenity space** for **studio** and related **uses**; and
    - ii) enters into legal agreements with respect to the **community amenity space** and registers the legal agreements against the title to the **lot** and files a notice in the Land Title Office.”

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

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

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

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

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

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

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

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

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

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

“c) have a minimum **habitable space** of 74.0 m<sup>2</sup>, of which at least 11.6 m<sup>2</sup>, provided as one contiguous space, shall have a minimum clear height of 4.5 m measured from the surface of the finished floor to the surface of the finished ceiling.”

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

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 28 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor

\_\_\_\_\_  
MAYOR

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





# City of Richmond

## Report to Committee Planning and Development Division

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

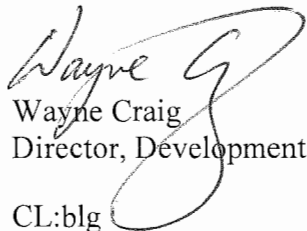
**Date:** September 8, 2015

**File:** RZ 14-662541

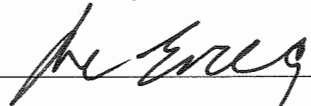
**Re:** Application by Sumaiyya Hasan for Rezoning at 8571 No. 4 Road from Single Detached (RS1/E) to Coach Houses (RCH1)

### Staff Recommendation

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

  
Wayne Craig  
Director, Development

CL:blg  
Att.

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

## **Staff Report**

### **Origin**

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

### **Findings of Fact**

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

### **Surrounding Development**

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

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

### **Related Policies & Studies**

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

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

#### **Arterial Road Policy**

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

**Agricultural Land Reserve (ALR) Buffer Zone**

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

**Floodplain Management Implementation Strategy**

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

**Public Consultation**

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

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

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

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

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

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

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

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

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

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

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

### **Tree Retention and Replacement**

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

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

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

#### *Tree Retention*

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

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

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

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

### *Tree Replacement*

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

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

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

### **Existing Legal Encumbrances**

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

### **Affordable Housing Strategy**

The Affordable Housing Strategy requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total building area toward the City's Affordable Housing Reserve Fund for single-family rezoning applications.

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

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

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

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

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

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

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

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

### **Financial Impact**

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

### **Conclusion**

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

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

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



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



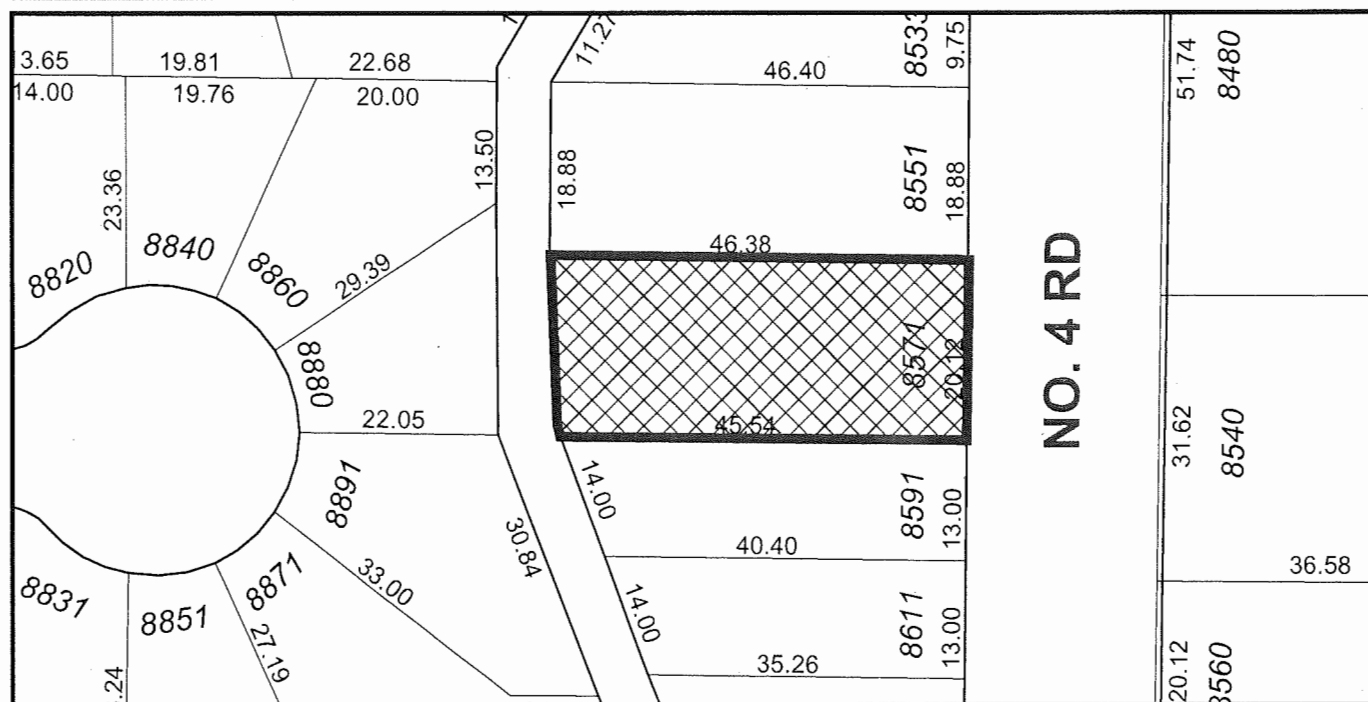
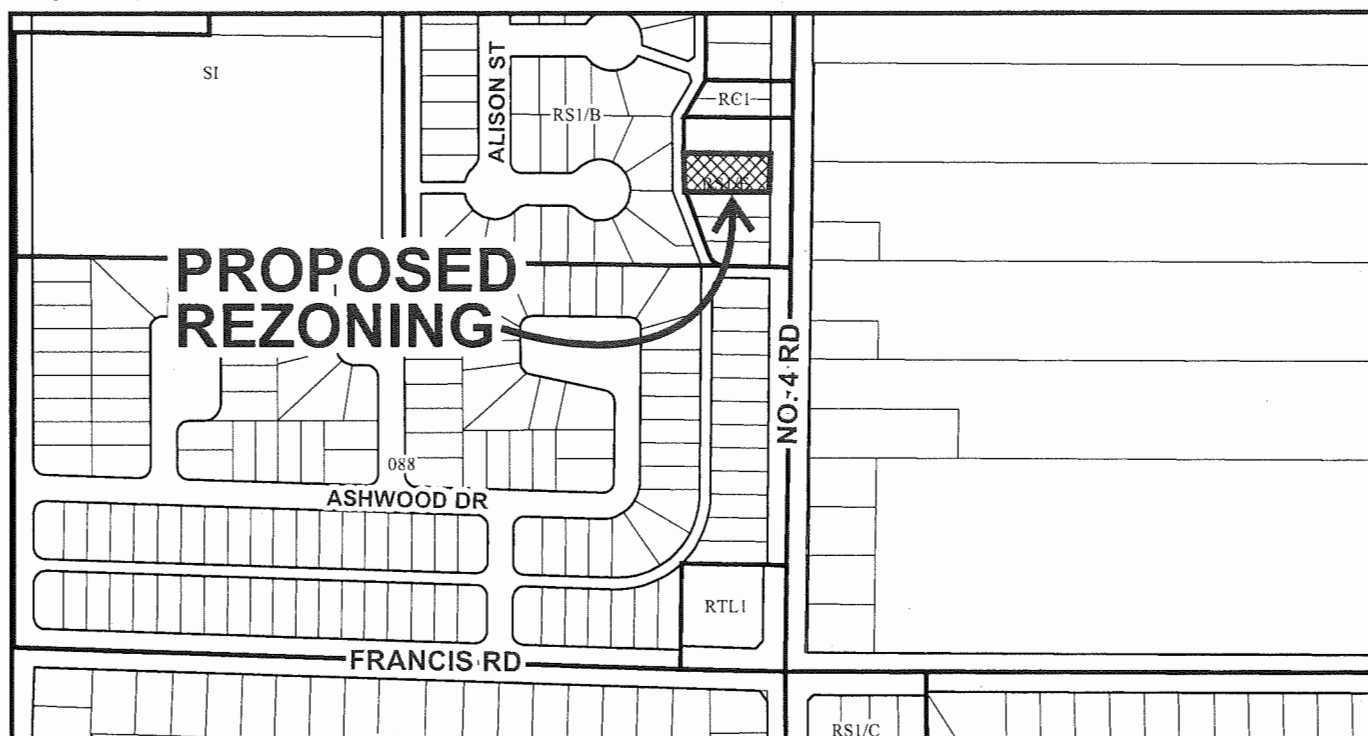
Cynthia Lussier  
Planning Technician  
(604-276-4108)

CL:blg

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



City of  
Richmond



RZ 14-662541

Original Date: 05/14/14

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 14-662541

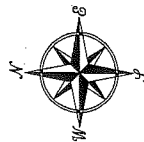
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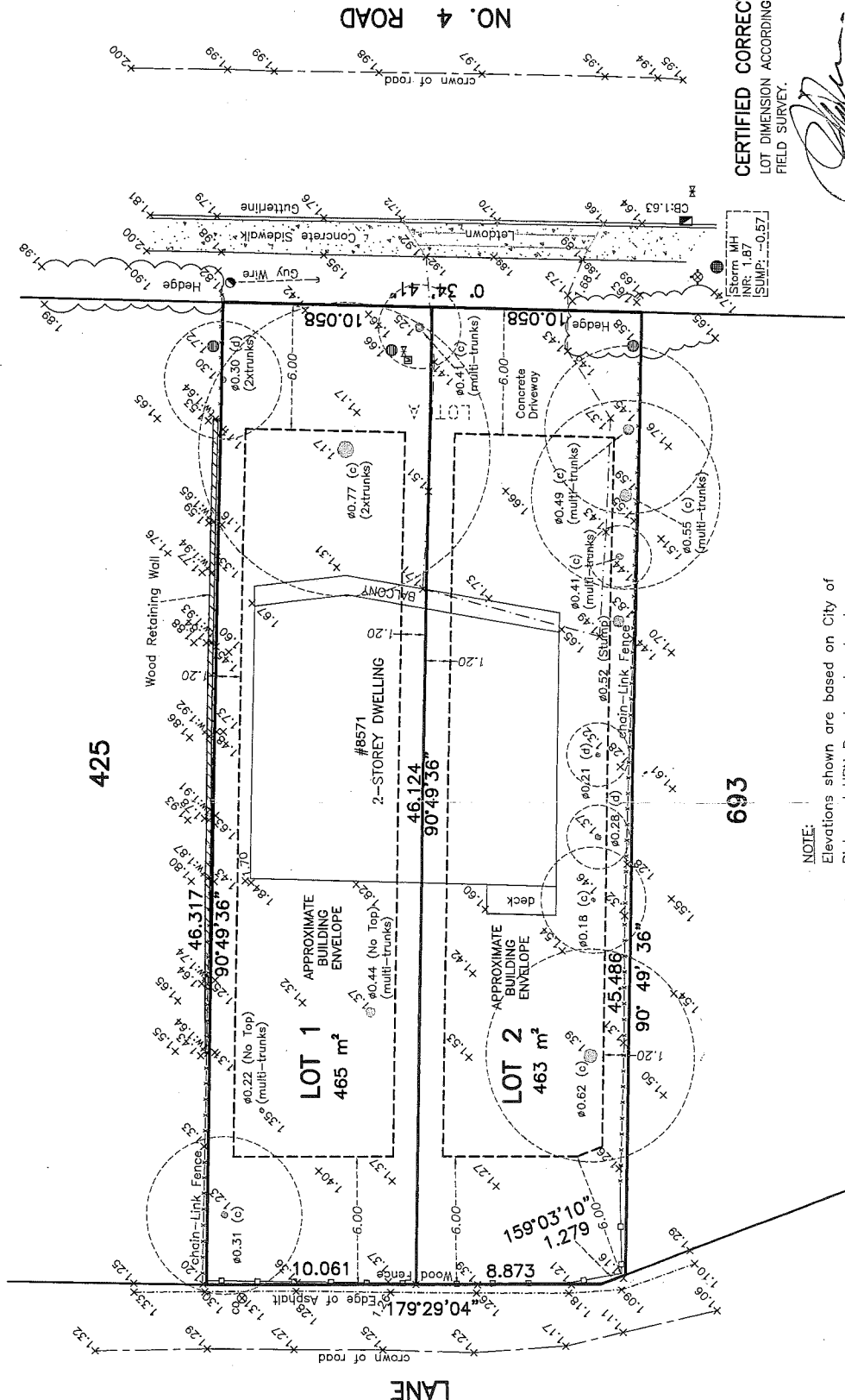
Note: Dimensions are in METRES

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

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



- LEGEND:**
- |                           |
|---------------------------|
| denotes deciduous         |
| denotes conifer           |
| denotes power pole        |
| denotes round catch basin |
| denotes manhole           |
| denotes catch basin       |
| denotes water meter       |
| denotes water valve       |
| denotes fire hydrant      |
| denotes cleanout          |
| denotes north rim         |
| denotes top of wall       |



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

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

JOHNSON C. TAM, B.C.I.S.  
APRIL 9th, 2014.

DWG No. 5507-TOPO



**RZ 14-662541**

**Attachment 3**

Address: 8571 No. 4 Road

Applicant: Sumaiyya Hasan

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

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

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

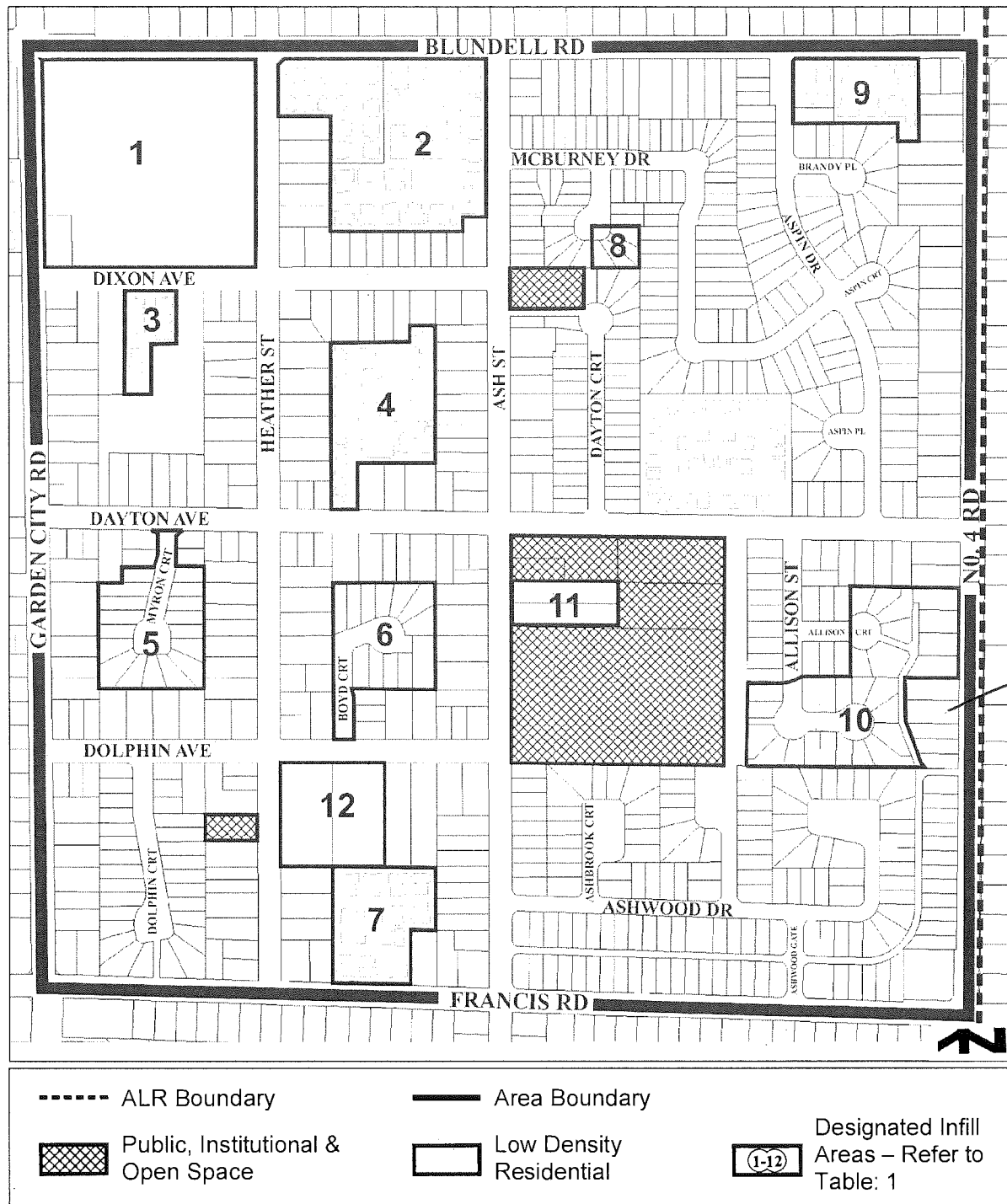
On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Coach House Building Height (m):	Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown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

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



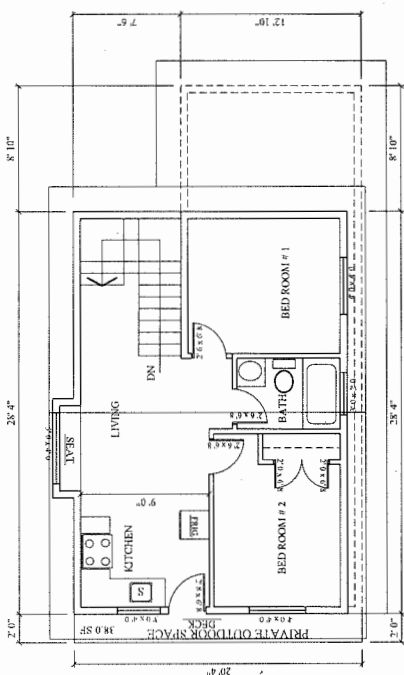
City of Richmond

# Land Use Map

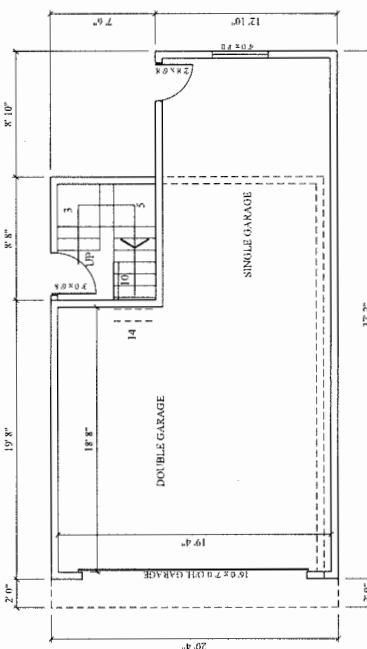
 Bylaw 9086  
 2015/04/27




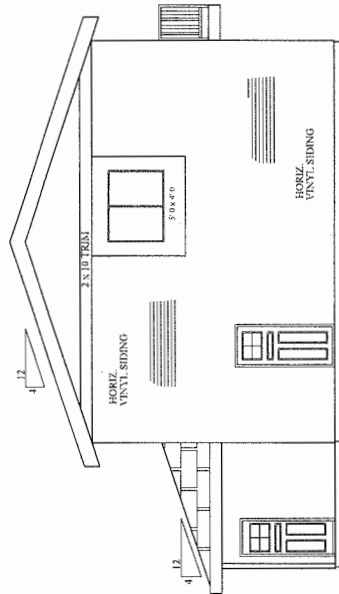
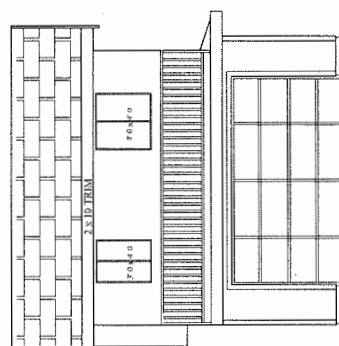
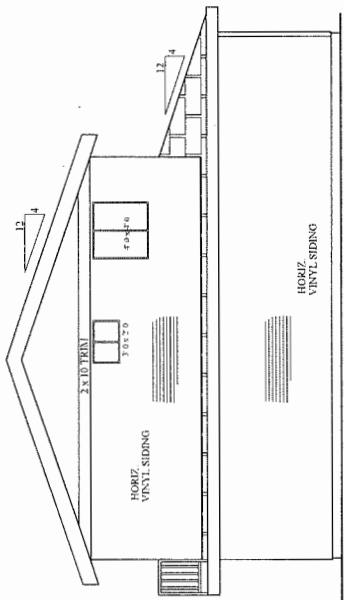
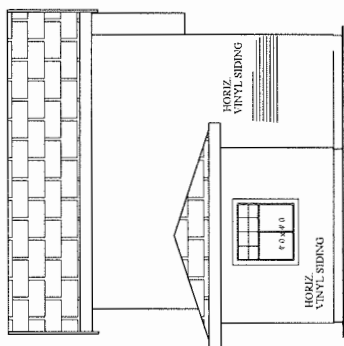
Sept 11, 2015	Garage Subtask Revised	
Sept 09, 2015	To San City Markups	
Sept 08, 2015	To San City Markups	
<b>Astomish Design &amp; Detailing Ltd</b> 19732, 718 Ave Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0369 E-MAIL: <a href="mailto:naveghast@astomish.com">naveghast@astomish.com</a>		
<b>SITE PLAN</b>		
REVISION	DATE	BY
1	8571- NG 1 Road Richmond, B.C.	
REVISION	DATE	BY
1	8571- NG 1 Road Richmond, B.C.	



COACH HOUSE FLOOR PLAN  
COACH HOUSE AREA = 576.0 SF ( 53.51 m<sup>2</sup> )



GARAGE FLOOR PLAN  
GARAGE AREA = 624.0 ( 58.0 m<sup>2</sup> )

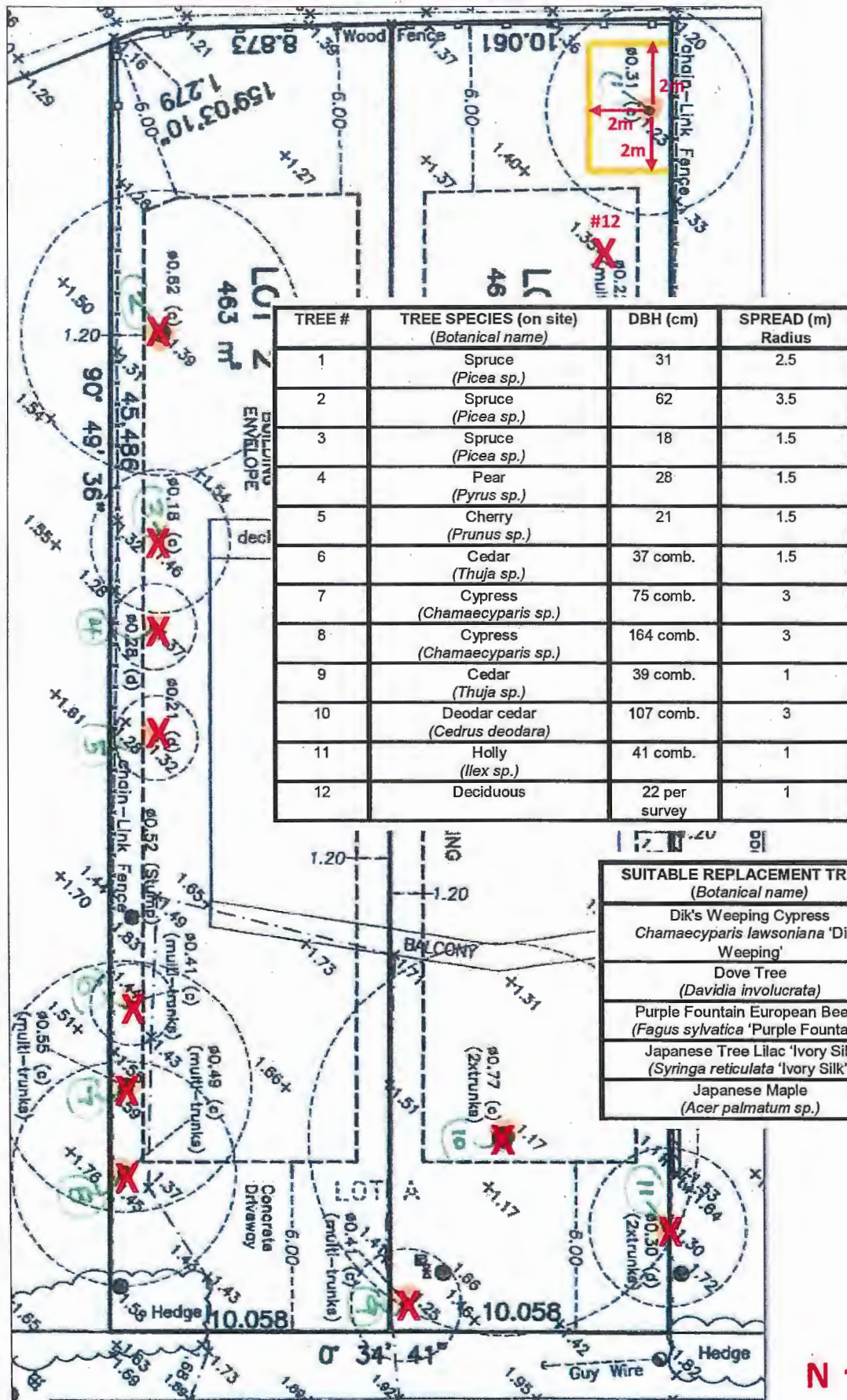


Sept 11, 2015	Elevation Added	A
Sept 11, 2015	To Suit City Markings	A
Atkinson Design & Drafting Ltd. 1972-7131-1, Box B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: naty@atkinsondesign.com		
NAME	COACH HOUSE PLAN	
ADDRESS	8571-144 Road Richmond, B.C.	
DATE	11-11-2015	
SCALE	1/8" = 1'-0"	
BY	NA	
CHECKED	NA	
APPROVED	NA	

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

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

## Tree Retention &amp; Removal Plan, Scale 1:200





**Address:** 8571 No. 4 Road

**File No.:** RZ 14-662541

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

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

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

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

*Water Works*

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

*Storm Sewer Works*

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

*Sanitary Sewer Works*

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

*General Items*

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



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

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

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

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

**Note:**

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

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

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

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

(Signed original on file)

Signed \_\_\_\_\_

Date \_\_\_\_\_





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9290 (RZ 14-662541)  
8571 No. 4 Road**

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

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

P.I.D. 002-729-229

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

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

FIRST READING

A PUBLIC HEARING WAS HELD ON

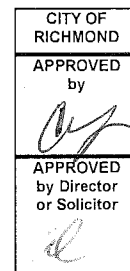
SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 28 2015



\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee Planning and Development Division

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

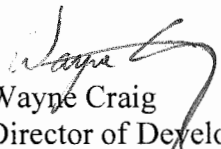
**Date:** September 14, 2015

**File:** ZT 15-705936

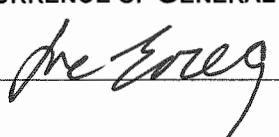
**Re:** Application by Fuggles & Warlock Craftworks Ltd. for a Zoning Text Amendment to Permit a Microbrewery within the Industrial Business (IB1) Zone at 11220 Horseshoe Way

### Staff Recommendation:

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

  
Wayne Craig  
Director of Development

MM:blg  
Att.

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

## Staff Report

### Origin

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

The 1,034 m<sup>2</sup> (11,130 ft<sup>2</sup>) microbrewery is proposed to be operated within one-half of a light industrial building. The proposed microbrewery will include a 879 m<sup>2</sup> (9,346 ft<sup>2</sup>) brewery, a 30 m<sup>2</sup> (323 ft<sup>2</sup>) retail store and potentially a 80 m<sup>2</sup> (861 ft<sup>2</sup>) interior lounge along with a 45 m<sup>2</sup> (484 ft<sup>2</sup>) outdoor patio lounge area.

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

### Findings of Fact

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

### Surrounding Development

Surrounding development includes:

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

### Background

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

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

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

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

### **Related Policies & Studies**

#### **Official Community Plan/Shellmont Area Plan**

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

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

### **Zoning Bylaw**

#### Proposed Zoning Text Amendment

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

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

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

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

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

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

#### LCLB and City Business Licence Process

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

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

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

#### Other Zoning Text Amendments

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

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

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

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

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

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

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

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

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

It is recommended that Option 2 be pursued given that:

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

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

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

*Mixed-Use Zones*

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

*Commercial Zones*

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

*Site-Specific Zone*

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

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

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

### **Public Consultation**

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

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

### **Analysis**

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

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

The exterior of the building and site are proposed to remain in their current state with the exception of a proposed small 45.5 m<sup>2</sup> (484 ft<sup>2</sup>) patio and new signage which will require a Sign Permit.



### Transportation and Site Access

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

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

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

### Conclusion

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

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



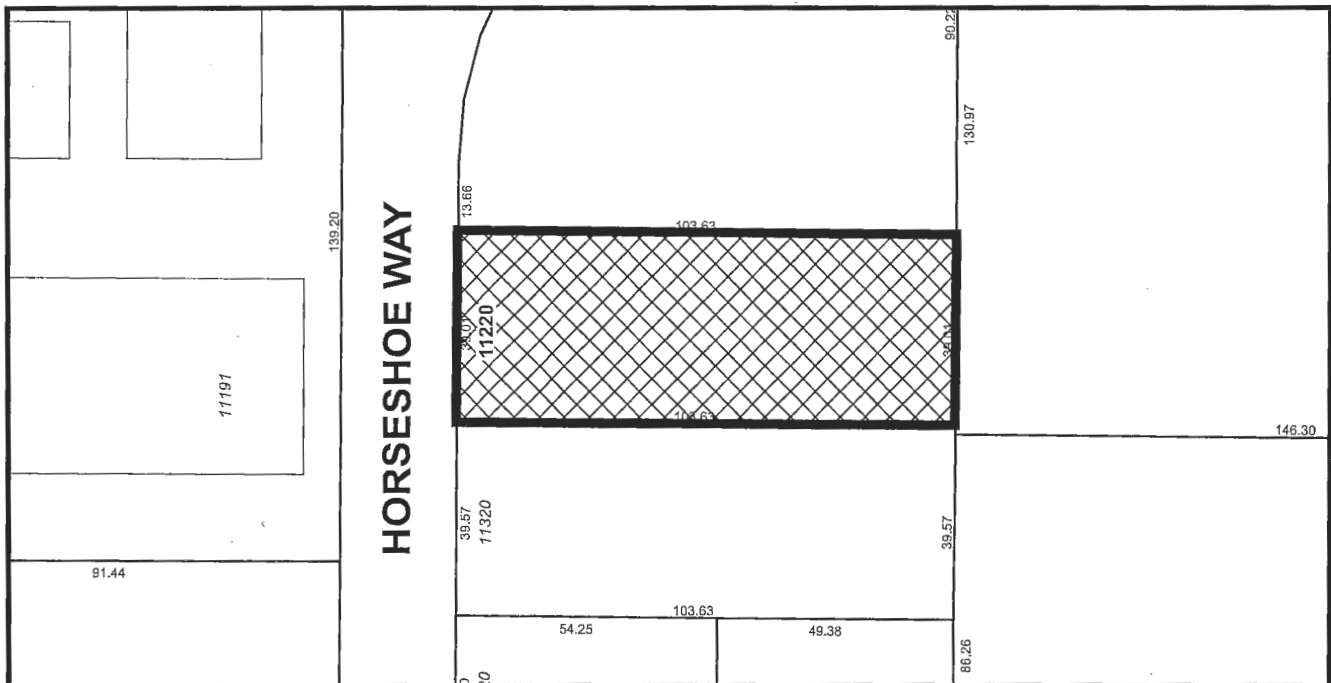
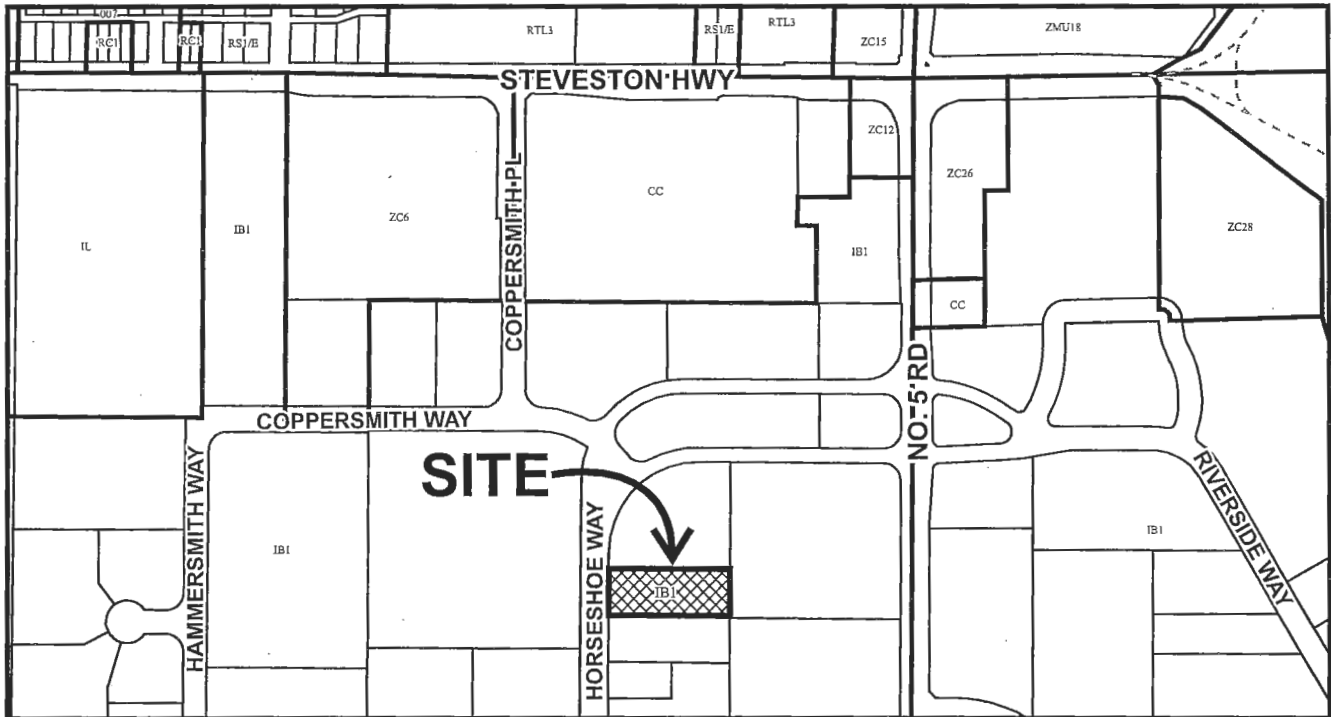
Mark McMullen  
Senior Coordinator - Major Projects

MM:blg

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



City of  
Richmond



ZT 15-705936

Original Date: 08/05/15

Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



ZT 15-705936

Original Date: 08/06/15

Revision Date:

Note: Dimensions are in METRES



# City of Richmond

## Development Application Data Sheet

Development Applications Department

**ZT 15-705936**

**Attachment 2**

Address: 11220 Horseshoe Way

Applicant: Fuggles & Warlock Craftworks Ltd.

Planning Area(s): Shellmont

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

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

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

NORTH Δ

THE BUILDING IS PROPOSED TO BE  
USED FOR THE PURPOSES OF BEER  
TASTING AND SALES. THE BUILDING  
WILL BE CONSTRUCTED TO MEET ALL  
COMMERCIAL CONSTRUCTION

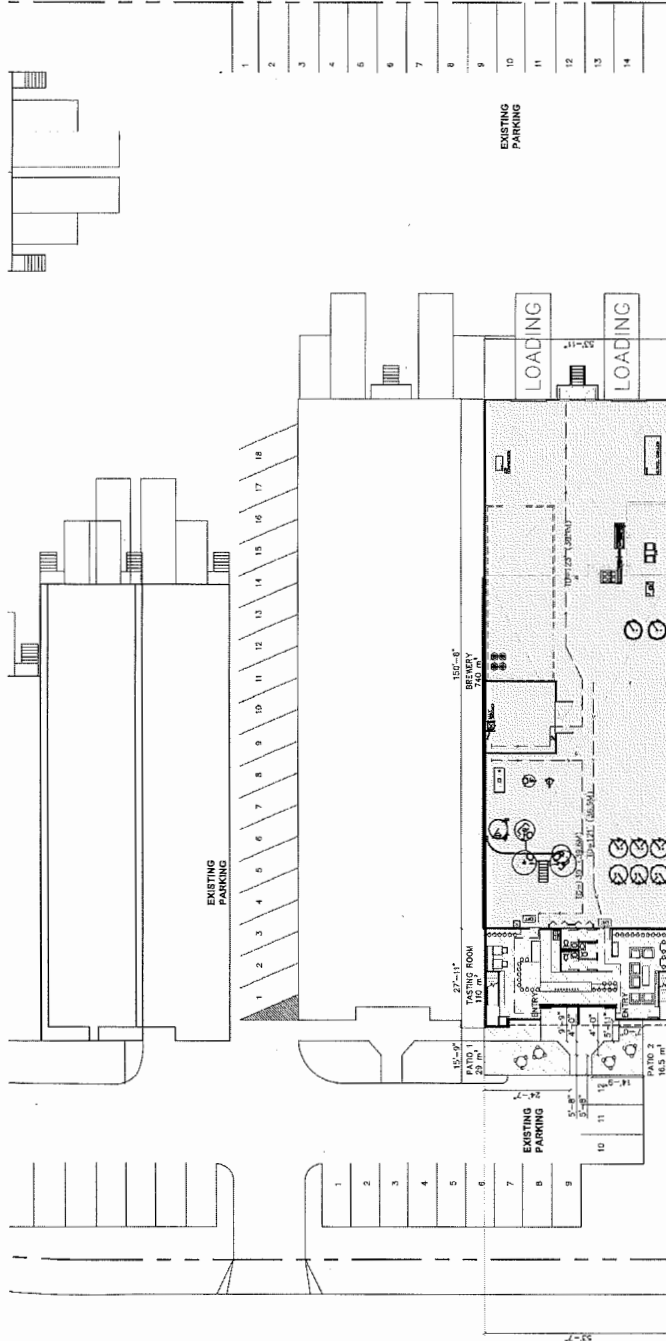
CONSULTANTS

WILSON DESIGN GROUP ARCHITECTS  
7900-318 HUNTER STREET  
VANCOUVER BC V6N 1A1  
604-683-3311

SCALE:  
MAY 17, 2015 ISSUED FOR PRELIMINARY REVIEW  
MAY 25, 2015 ISSUED FOR REVIEW  
JUNE 8, 2015 ISSUED FOR ALZANONE REVIEW  
AUG 25, 2015 PARKING COMPLIANCE PLAN

SEPT 8, 2015 PARKING COMPLIANCE PLAN  
DRAWING TITLE:  
PARKING COMPLIANCE PLAN

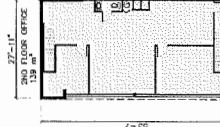
SCALE: AS NOTED  
DATE: 08/25/15  
DRAWN BY: AS  
DSK-1



1 11220 HORSESHOE WAY— PARKING PLAN MAIN FLOOR

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

TOTAL INDUSTRIAL:  
9460 SQ. FT  
879 SQ. METERS



2 11220 HORSESHOE WAY— PARKING PLAN SECOND FLOOR





City of  
Richmond

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

**Address:** 11220 Horseshoe Way

**File No.:** ZT 15-705936

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

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

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

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

**Note:**

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

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

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

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

Signed \_\_\_\_\_

Date \_\_\_\_\_





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

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

1. Richmond Zoning Bylaw 8500 is amended by:

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

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

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

**“Microbrewery, Winery and Distillery”**

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

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

11220 Horseshoe Way

PID 000-564-095

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

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

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

SEP 28 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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