



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

Monday, February 17, 2014 – 7 p.m.

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

OPENING STATEMENT

Page

1. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9091; and Richmond Zoning Bylaw 8500, Amendment Bylaw 9092 (RZ 13-645068)**
(File Ref. No. 12-8060-20-009091/009092; RZ 13-645068) (REDMS No. 4061730)

PH-5

See Page PH-5 for full report

Location: 8555 Sea Island Way and 3031 No. 3 Road

Applicant: JAK Group, DBA and DKJK Investments Ltd.

Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9091:

To amend the “Auto-Oriented Commercial (CA)” zone to permit a type 2 retail liquor store located at 8555 Sea Island Way (Unit 135 & 140 of 8555 Sea Island Way).

Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9092:

To amend the “Hotel Commercial (ZC16) - Capstan Village (City Centre)” zone to remove type 1 retail liquor store as a secondary use at 3031 No. 3 Road.

First Reading: January 27, 2014

Order of Business:

1. Presentation from the applicant.

Page

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 Bylaws 9091 and 9092.



2. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9094 (RZ 12-602748)**
(File Ref. No. 12-8060-20-009094; RZ 12-602748) (REDMS No. 4065308)

PH-53

See Page PH-53 for full report

Location: 13040 No. 2 Road

Applicant: Kirk Yuen of Cape Construction (2001) Ltd.

Purpose: To create a new site specific “Commercial Mixed Use (ZMU24) – London Landing (Steveston)” zone and to rezone the subject location from the “Light Industrial (IL)” zone to the “Commercial Mixed Use (ZMU24) – London Landing (Steveston)” zone, in order to permit development of a four-storey building with approximately 55 residential units and 348.5 m² (3,750 ft²) commercial space.

First Reading: January 27, 2014

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 9094.



Page

3. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9095 (RZ 13-632272)**
(File Ref. No. 12-8060-20-009095; RZ 13-632272) (REDMS No. 4104327)

PH-96

See Page PH-96 for full report

Location: 11320/11340 Kingsgrove Avenue

Applicant: Samuel Yau

Purpose: To rezone the subject property from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/K)”, to permit the property to be subdivided to create two (2) lots fronting Kingsgrove Avenue.

First Reading: January 13, 2014

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 9095.



4. **Richmond Zoning Bylaw 8500, Amendment Bylaw 9096 (RZ 13-647241)**
(File Ref. No. 12-8060-20-009096; RZ 13-647241) (REDMS No. 4104327)

PH-112

See Page PH-112 for full report

Location: 5771/5791 Langtree Avenue

Applicant: Raman Kooner and Robbie Sharda

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots fronting Langtree Avenue.

First Reading: January 27, 2014

Order of Business:

1. Presentation from the applicant.

Page

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 9096.

☐

ADJOURNMENT

☐



City of Richmond

Report to Committee Planning and Development Department

TO PLN - Jan 21, 2014

To: Planning Committee

Date: January 10, 2013

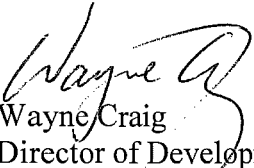
From: Wayne Craig
Director of Development

File: ZT 13-645068

Re: Application by JAK Group, DBA and DKJK Investments Ltd. for a Zoning Text Amendment to Amend the "Auto-Oriented Commercial (CA)" Zone to Permit a Type 2 Retail Liquor Store at 8555 Sea Island Way and to Amend the "Hotel Commercial (ZC16) – Capstan Village (City Centre)" Zone to Remove a Type 1 Liquor Store from 3031 No. 3 Road

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9091, to amend the "Auto-Oriented Commercial (CA)" zone to allow a 222 m² type 2 retail liquor store at 8555 Sea Island Way, be introduced and given first reading; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9092, to amend the "Hotel Commercial (ZC16) – Capstan Village (City Centre)" zone to remove type 1 retail liquor store as a secondary use at 3031 No. 3 Road, be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

JAK Group, DBA and DKJK Investments Ltd. have applied to the City of Richmond for a zoning text amendment to the “Auto-Oriented Commercial (CA)” zone to allow a type 2 retail liquor store located at 8555 Sea Island Way (Unit 135 and 140 of 8555 Sea Island Way)(**Attachments 1, 2 & 3**).

Staff recommends that the subject zoning text amendment application (ZT 13-645068) be accompanied with a second zoning text amendment to remove the permitted secondary use of “Retail Liquor 1” (private liquor store) for the former private liquor store location at 3031 No. 3 Road on a site zoned “Hotel Commercial (ZC16) – Capstan Village (City Centre)” (**Attachment 4**). The liquor store was located in the Comfort Inn Hotel building, which is in the process of being demolished.

There is no Development Permit or Servicing Agreement associated with the zoning text amendment application.

Background

The intent of the subject application is to accommodate the relocation of the liquor store license from the former Comfort Inn at 3031 No. 3 Road (**Attachment 4**) to a new location across the street in the existing commercial shopping centre at 8555 Sea Island Way. The applicant intends to construct a 221.7 m² (2,386 ft²) liquor store in unit 135 and 140 of the commercial building addressed 8555 Sea Island Way.

To allow type 2 liquor retail use at the proposed new location, the “Auto-Oriented Commercial (CA)” zone must be amended to include “Retail Liquor 2” as an ‘additional use’ on a site specific basis outlined in the ‘other regulations’ section of the zone and limited to a maximum floor area of 221.7 m². The proposed store size of 221.7 m² (2,386 ft²) is more restrictive than the store size limit in the “Retail Liquor 2” definition, which is a maximum floor area of 510 m² (5,490 ft²).

The previous liquor store was approximately 278.8 m² (3,000 ft²) and located in the Comfort Inn building located at 3031 No. 3 Road. “Retail Liquor 1” is defined as a secondary use to a neighbourhood public house and is permitted as a ‘secondary use’ in the “Hotel Commercial (ZC16) – Capstan Village (City Centre)” zone. The ZC16 zone is a site specific zone that only applies to the property at 3031 No. 3 Road and is the only property affected by the proposed removal of “Retail Liquor 1” use from the permitted secondary uses in the zone. Staff are proposing to remove the use in accordance with previous Council direction that zoning should only permit a retail liquor store where a store actually exists.

The previous site at 3031 No. 3 Road is subject to a separate rezoning application (RZ 12-60304) that being reviewed by staff. The application was submitted by Yuanheng Seaside Developments Ltd. for a high-rise mixed-use development on a land assembly at 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way. The rezoning application

will be presented to Planning Committee upon completion of staff review. The applicant for the rezoning application has been informed of the proposed zoning changes affecting the previous location.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached as **Attachment 5**.

Surrounding Development

Development surrounding the proposed liquor store location includes:

To the North: Across Bridgeport Road, are low-rise industrial buildings on lots zoned “Light Industrial (IL)”.

To the East: Across Sexsmith Road, is a vacant large format store on a lot zoned “Auto-Oriented Commercial (CA)”.

To the South: Across Sea Island Way, is a vacant lot, zoned “Single Detached (RS1/F)” and a rezoning application is under review (RZ 12-610011) for a high-rise mixed-use development at 3200, 3220, 3240, 3300 and 3320 No. 3 Road and 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331 and 3371 Sexsmith Road (Pinnacle International (Richmond) Plaza Inc.) on lots currently zoned “Single Detached (RS1/F)”.

To the West: Across No. 3 Road, a rezoning application is under review (RZ 13-628557) for a high-rise commercial education development at 8320, 8340 and 8440 Bridgeport Road and 8311 & 8351 Sea Island Way (Wensley Architecture Ltd.) on lots currently under “Land Use Contract 126”.

To the South-west: Across No. 3 Road and Sea Island Way, is the previous location of the subject liquor store. A rezoning application is under review (RZ 12-60304) for a high-rise mixed-use development at 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way (Yuanheng Seaside Developments Ltd.) on lots currently zoned “Hotel Commercial (ZC16) – Capstan Village (City Centre)” and “Auto-Oriented Commercial (CA)”.

Related Policies & Studies

The proposed zoning text amendment Bylaw 9091 has been reviewed in relation to the 2041 Official Community Plan (OCP) and related policies (e.g. Aircraft Noise Sensitive Development), Flood Plain Management Bylaw, and Council policies regarding licensee retail stores (private liquor stores). An overview of these policies is provided in the “Analysis” section of this report.

Consultation with the Ministry of Transportation & Infrastructure (MOTI)

Consultation with the Ministry of Transportation & Infrastructure (MOTI) is required due to the proximity of Bridgeport Road and Sea Island Way. Ministry staff has reviewed the proposal and have no objections to the zoning text amendment. MOTI approval is required prior to zoning text amendment adoption.

Public Input

Informational signage is posted on the subject site and a neighbourhood survey was conducted by the applicant to notify the public of the subject application. In addition, the statutory Public Hearing will provide further opportunity for public input regarding the zoning text amendment application. The results of the consultation support the proposed zoning text amendment application, as explained below.

Neighbourhood Survey

In accordance with Council Policy 9307 regarding Licensee Retail Store (LRS) rezoning applications, a neighbourhood survey was conducted by the independent market research company, Kirk Marketing, in November, 2013. A summary report was prepared on December 4, 2013 and submitted to the City (**Attachment 6**) describing the neighbourhood survey process undertaken by the applicant and the neighbourhood survey area. The purpose of the neighbourhood survey was to collect public opinion on the proposed new location of the proposed liquor store from businesses and residences within a neighbourhood survey catchment area identified by City staff.

Neighbourhood survey packages with a survey form and pre-addressed stamped return envelope were delivered on Tuesday, November 12, 2013 to all 51 civic addresses for residences and businesses in the identified neighbourhood survey catchment area (**Attachment 6**). A total of 16 completed surveys were mailed back to Kirk Marketing; representing a 31% response rate. All of the returned survey forms were in support of the proposal, no objections or concerns were expressed.

At the time of writing this report, no additional public correspondence has been received regarding the proposed zoning text amendment application.

Analysis

Official Community Plan (OCP)

The subject site is designated as Urban T5 (45m) in the City Centre Area Plan Bridgeport Village (2031) Specific Land Use Map. The proposal complies with this land use designation.

Aircraft Noise

The subject site is located within Area 2 of the OCP Aircraft Noise Sensitive Development Policy, which requires noise mitigation to be incorporated within new buildings and registration of a restrictive covenant on Title. As there are no new buildings proposed, a restrictive covenant is not sought at this time.

Policy 9307 Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9307 (**Attachment 7**) is intended to generally discourage the proliferation of stand-alone liquor stores, and to provide guidelines and criteria for rezoning applications for Licensee Retail Stores (liquor stores).

As stated above, a neighbourhood survey was conducted by an independent market research company to collect public opinion on the proposed location of the liquor store (**Attachment 6**) and no concerns about the proposal were received.

The proposal is in keeping with Council's direction that liquor stores only be allowed on sites where a store physically exists, is in keeping with the intention to discourage the proliferation of liquor stores, and the Public Hearing will provide the public with an additional opportunity to provide input. On this basis, the proposal is considered supportable by staff.

Policy 9309 Guidelines for Free-standing Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9309 (**Attachment 8**) provides guidelines regarding Licensee Retail Store rezoning applications for consideration along with Policy 9307.

The proposal does not comply with the following aspect of Policy 9309:

- The proposed location is not within a commercial shopping centre that caters to the day-to-day needs of nearby residents with an aggregate floor area of at least 2,800 m² (30,150 ft²). The proposed location is within a modest commercial development with an aggregate area of roughly 1,290 m² (13,800 ft²). Staff recommend support for the proposal as the proposed site is in close proximity to the previous location and is located in a commercial development with a range of services.

The proposal complies with the following aspects of the Policy 9309:

- The application is for the relocation of an existing Licensee Retail Store. The proposed location is not within 500 m of another Licensee Retail Store or BC Government operated liquor store. The closest Licensee Retail Stores to the proposed location is almost 1.5 km away at 3031 Beckman Place.
- The proposed location is not within 500 m of a school, park, or community centre.
- The proposed 221.7 m² (2,386 ft²) liquor store size is significantly smaller than the maximum floor area of 510 m² (5,490 ft²) recommended in the policy and permitted under Zoning Bylaw 8500 for a type 2 retail liquor store. The proposed site specific zoning allowance for the type 2 liquor store is proposed to be limited to a maximum floor area of 222 m².

- The existing 8555 Sea Island Way building is set back from Bridgeport Road behind existing landscaping area and fronts onto Sexsmith Road and the internal parking area. The shopping centre has vehicle accesses from Sexsmith Road and Sea Island Way and dedicated pedestrian connections to No. 3 Road, Sexsmith Road and Sea Island Way.
- The existing commercial centre has adequate pedestrian and vehicle circulation.
- RCMP Crime Prevention staff have reviewed the proposal and have no objections to the zoning text amendment.

Financial Impact or Economic Impact

None.

Conclusion

The proposed zoning text amendment to the “Auto-Oriented Commercial (CA)” and “Hotel Commercial (ZC16) – Capstan Village (City Centre)” zones will allow an existing Licensee Retail Store (private liquor store) to relocate from 3031 No. 3 Road across street to 8555 Sea Island Way. Based on the proximity to the former location, existing commercial development at the proposed location and the proposal’s general compliance with City policies and Provincial regulations that limit the proliferation of new Licensee Retail Stores, staff recommend support for the proposal to relocate the liquor store to 8555 Sea Island Way.

On this basis, staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaws 9091 and 9092, be introduced and given first reading.



Sara Badyal, M. Arch, MCIP, RPP
Planner 2
(604-276-4282)

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9091, the developer is required to complete the following:

1. Final Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9092.
2. Provincial Ministry of Transportation & Infrastructure Approval.

SB:blg

Attachment 1: Location Map

Attachment 2: GIS Aerial Photo

Attachment 3: Conceptual Development Plans

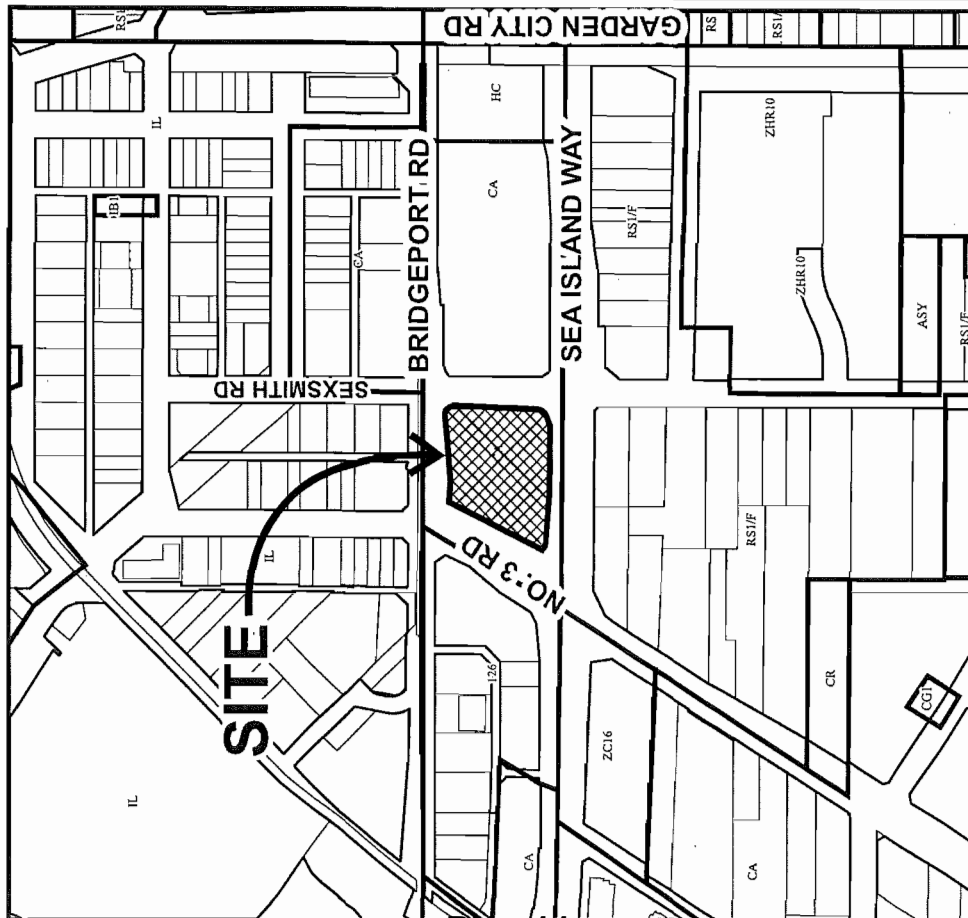
Attachment 4: Location Map of Existing Location at 3031 No. 3 Road

Attachment 5: Development Application Data Sheet

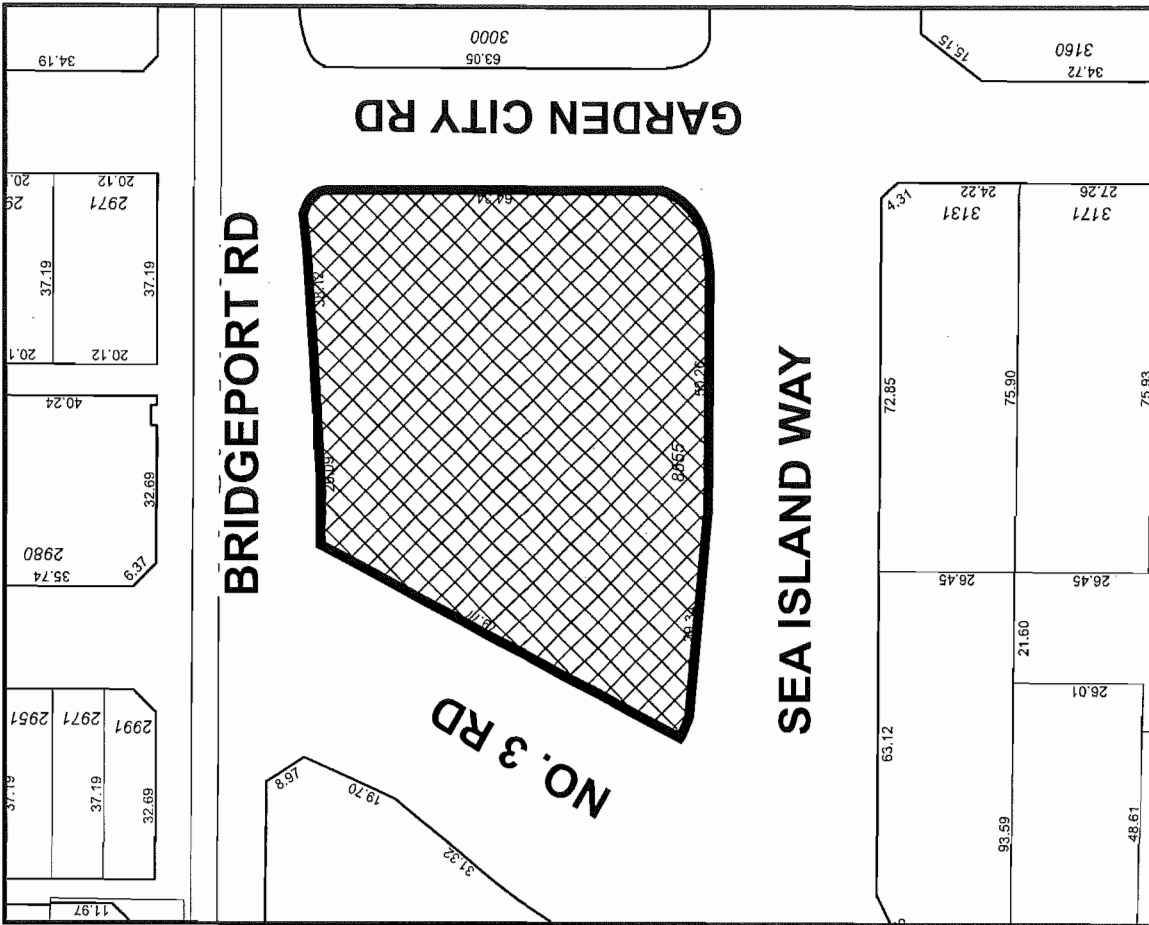
Attachment 6: Neighbourhood Survey Summary Report (December 4, 2013)

Attachment 7: Council Policy 9307 (LRS Rezoning Applications)

Attachment 8: Council Policy 9309 (Guidelines for Free-Standing LRS Rezoning Applications)



PH - 11



Original Date: 09/10/13

Revision Date:

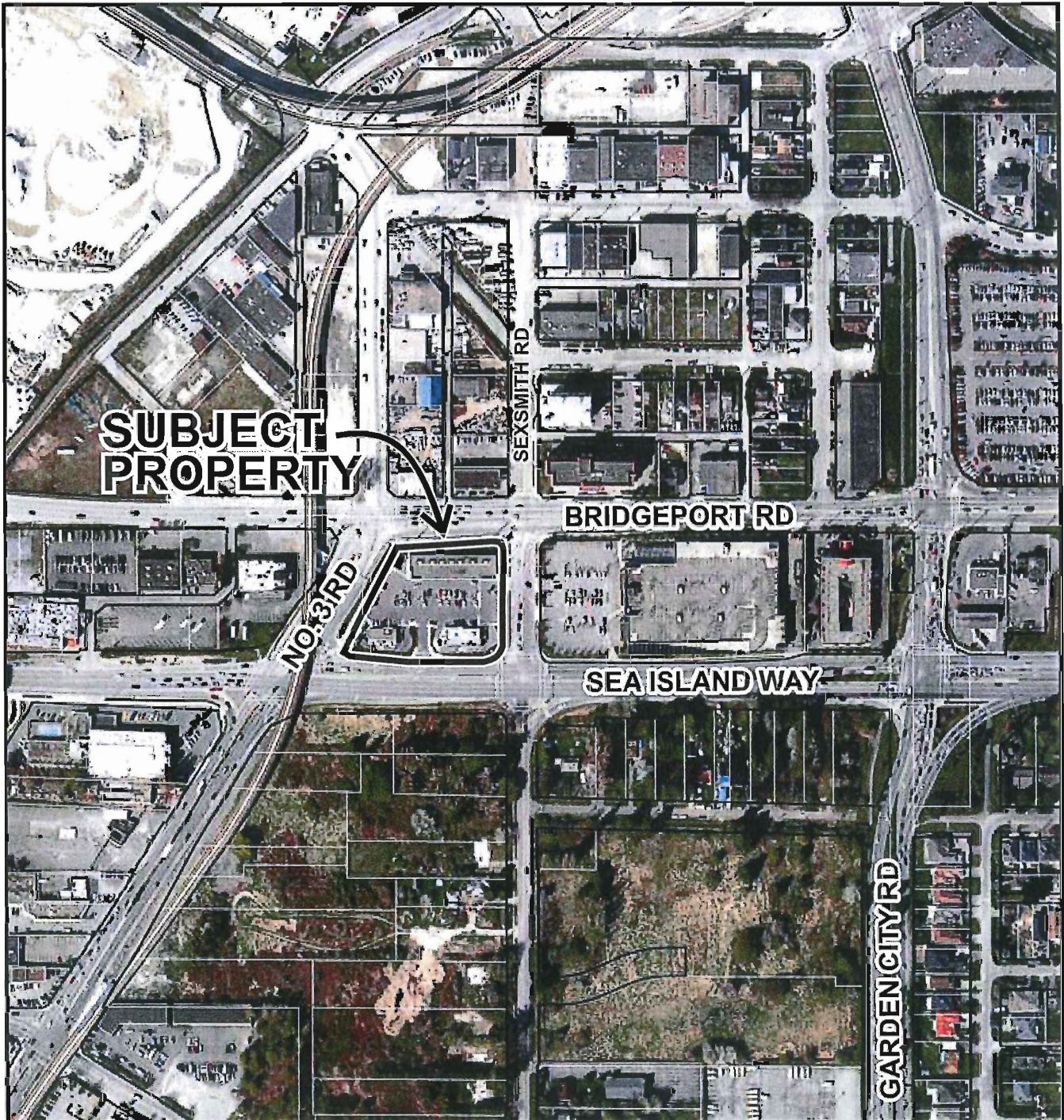
Note: Dimensions are in METRES

ZT 13-645068





City of
Richmond



ZT 13-645068

Original Date: 09/10/13

Revision Date:

Note: Dimensions are in METRES

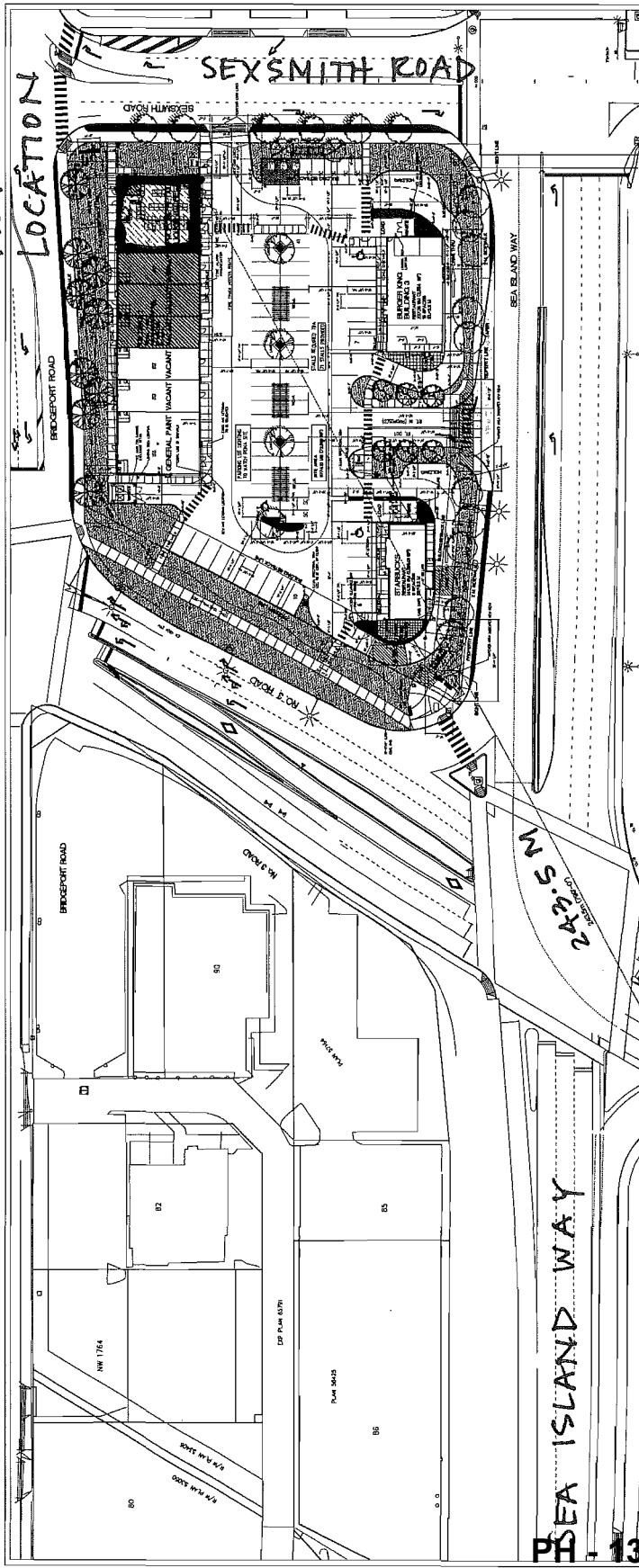
JAMES MURPHY CONSULTING INC.
Specializing in Public
Restaurants & Liquor Stores
10000 14th Avenue, Suite 100, Vancouver, BC V6M 2G4
Tel: 604.271.1177
Fax: 604.271.1178
www.jamesmurphyconsulting.com

- 1. SITE PLAN, 10000 14th Avenue, Suite 100, Vancouver, BC V6M 2G4
- 2. SITE PLAN, 10000 14th Avenue, Suite 100, Vancouver, BC V6M 2G4
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- 9. SITE PLAN, 10000 14th Avenue, Suite 100, Vancouver, BC V6M 2G4
- 10. SITE PLAN, 10000 14th Avenue, Suite 100, Vancouver, BC V6M 2G4



SEA ISLAND LRS UNIT #135 & 140 8555 SEA ISLAND WAY, RICHMOND, BC V6X 3A7 SITE / RELOCATION PLAN	DATE: AUG. 2013
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PROPOSED
LOCATION



SITE INFORMATION

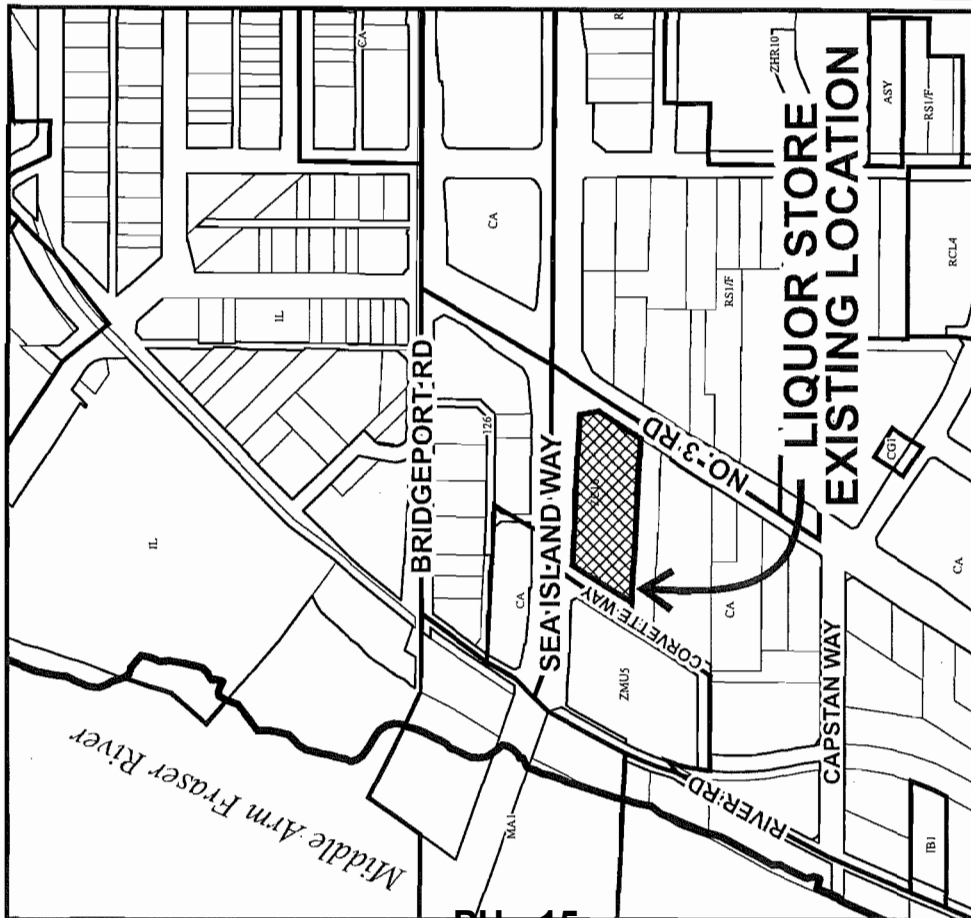
- EXISTING LIQUOR RETAIL STORE CIVIC ADDRESS
LOT A - SEC. 28, REFERENCE PLAN LMP 2096
#135 & #140 8555 SEA ISLAND WAY, RICHMOND, BC
LOT 2, BLOCK 5N LAND DISTRICT 36, SECTION 28, RANGE 6 W BCP 15122
- LEGAL DESCRIPTION
LEGAL DESCRIPTION
- SITE DATA
SITE AREA
ZONING
FLOOR AREA RATIO
HEIGHT
OFF STREET PARKING SPACES
- DISTANCE BETWEEN SITES:
EVENING MAIL SECURITY:
- OWNER INFORMATION:
TENANT INFORMATION:

- 3031 No. 3 Road, Richmond, BC
LOT A - SEC. 28, REFERENCE PLAN LMP 2096
#135 & #140 8555 SEA ISLAND WAY, RICHMOND, BC
LOT 2, BLOCK 5N LAND DISTRICT 36, SECTION 28, RANGE 6 W BCP 15122
- 6.774:10m²
- CA
- 0.19
- 6.65m
- COMMERCIAL = 4 / 100m²
- RESTAURANT = 10 / 100m²
- PARKING PER BYLAW - 76 REQUIRED
- SERVICENT/CHWMC = 1 / 100m²
- PARKING PER VARIANCE - 62 REQUIRED
71 PROVIDED
ACCESSIBLE = 3 REQUIRED AND PROVIDED
- 243.5 METERS
- IMPARK
- 777 PROPERTY INC / WARRINGTON PCI MANAGEMENT
#1,700 - 1030 WEST GEORGIA ST., VANCOUVER, BC
DKJ INVESTMENTS LTD.
#170 - 5665 KINGSWAY, BURMABY, BC V8H 2G4

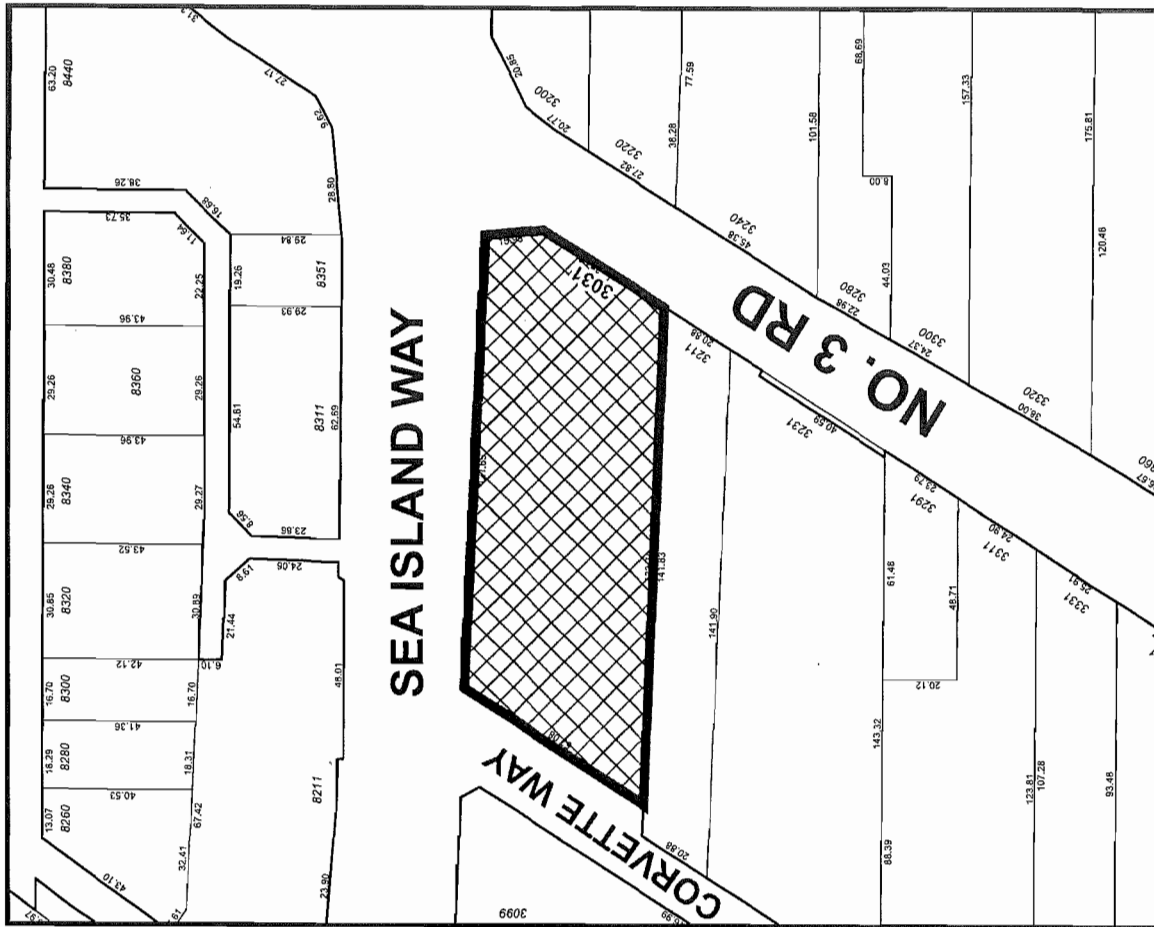
EXISTING
LOCATION

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

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RZ 13-645068

Attachment 5

Applicant: JAK Group, DBA and DKJK Investments Ltd.

	Existing Location	Proposed Location
Address	3031 No. 3 Road	8555 Sea Island Way
Owner	Yuanheng Seaside Developments Ltd., Inc. No. BC0911549	777 Property Inc. Inc. No. 0835477
Site Size	6,506 m ²	6,773 m ²
Land Use	Hotel Commercial	Commercial
City Centre Planning Area	Capstan Village	Bridgeport Village
Area Plan Designation	Urban T5 (45m)	Urban T5 (45m)
Zoning	Hotel Commercial (ZC16) – Capstan Village (City Centre)	Auto-Oriented Commercial (CA)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.5	Existing	None permitted
Lot Coverage – Building	Max. 50%	Existing	None proposed
Setback – Public Road	Min. 3 m	Existing	None proposed
Height	Max. 12 m	Existing	None proposed
Off-street Parking Spaces	Change from general retail to liquor store does not increase parking requirement	Existing	None proposed
Retail Liquor 2 Store Size	Max. 510 m ²	Max 222 m ² on subject site	None proposed



Neighborhood Survey Summary Report

Text Amendment Rezoning Application (ZT 13 – 645068)

Created by Kirkmarketing Integrated Services Ltd.



Table of Contents

- A. About Kirk Marketing
- B. Summary Report Introduction and Timeline
- C. Survey Methodology
- D. Summary Report Addendums



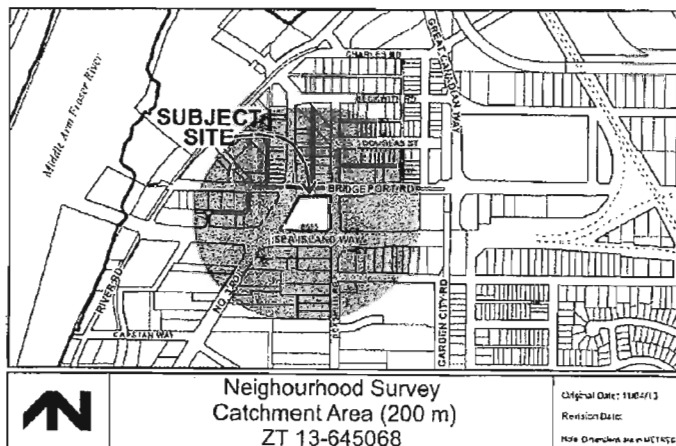
Who did you reach today?

A. About Kirk Marketing

- a. Kirk Marketing (www.kirkmarketing.com) is a Richmond based marketing company and as per City of Richmond rezoning guidelines JAK Group DBA and DKJK Investments has contracted Kirk Marketing to prepare the Summary Report for the Neighborhood Survey for ZT 13 – 645068
- b. Kirk Marketing Account Director Hala Barakat has prepared this Summary Report, contact: 604 333 5545, halab@kirkmarketing.com
- c. Kirk Marketing was approved by the City of Richmond Planning Department to prepare this Neighborhood Survey Summary Report

B. Summary Report Introduction and Timeline

- a. On August 29, 2013 JAK Group DBA and DKJK Investments submitted a rezoning application for a zoning text amendment to allow a type 2 retail liquor store at 8555 Sea Island Way (Unit 135 & 140) on a site zoned Auto-Oriented Commercial (CA)
- b. On October 23, 2013 DKJK Investments received a letter from the City of Richmond Development Applications Department that the rezoning application is accepted and it advises of rules for placement of a rezoning sign
- c. On November 4, 2013 the City of Richmond Planning Department advised DKJK Investments that the Neighborhood Survey Catchment Area for ZT 13 – 645068 is 200 meters



Please see the attachment for full page Catchment Area Map

Who did you reach today?

- d. On November 12, 2013 the City of Richmond approves the Neighborhood Survey Methodology and the approved Rezoning Sign is installed by Signmaster Signs at 8555 Sea Island Way in the appropriate position



- e. On November 11, 2013 the Neighborhood Survey is circulated by canvass to all businesses and homes within a 200 meter radius of 8555 Sea Island Way as per the map provided by the City of Richmond



Who did you reach today?

- f. As per the approved the Neighborhood Survey Methodology local residents have until November 27 for their completed surveys to arrive at the PO Box
- g. On November 28 Kirk Marketing collects all Neighborhood Surveys from PO Box 96017, Ironwood PO, Richmond, BC

C. Survey Methodology

- a. Neighborhood Survey Design: Cross Sectional
- b. Neighborhood Survey Envelope Content
 - Receiving Envelope
 - Exterior of the envelope will have the below underlined information on it
 - Attention: Dear Occupant
 - Re: Neighborhood Survey
 - Top left corner: PO Box 96017 Ironwood PO, Richmond, BC
 - Inside Envelope
 - Postage paid envelope addressed to the below
 - PO Box 96017 Ironwood PO, Richmond, BC
 - Neighborhood Survey
 - For Occupant to fill out, place in postage paid envelope and place in the mail
- c. Neighborhood Survey Dates & Summary Report Dates
 - Survey Delivery Date – Tuesday, November 12, 2013, 10 am – 5pm
 - Hand delivered by canvassers within 200 meter radius of 8555 Sea Island Way, Richmond as per Catchment Area map from the City of Richmond
 - Damian Kettlewell was approved by the City of Richmond Planning Department as a canvasser and he was accompanied by Christine Vickstrom
 - See addendum for Neighborhood Survey Tracking Sheet with addresses, business name and indication of whether hand delivered or dropped through a mail box
 - Survey Response Reply Deadline – November 27, 2013
 - Summary Report completion and delivered to City of Richmond – December 4, 2013



Who did you reach today?

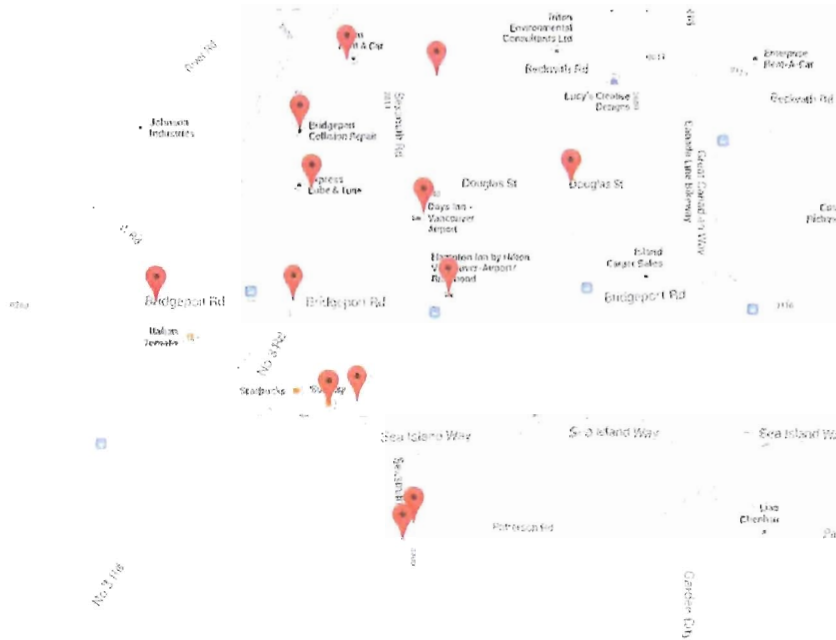
Summary of Neighborhood Survey Responses

NAME	SURNAME	BUSINESS	ADDRESS	PHONE NO.	YES	NO
Russ	McDougall		2700 No. 3 Rd.	604 273 3766	x	
Supnya	Oberui	Top Tech Unlimited	1-2651 No. 3 Rd.	604 304 1111	x	
Dough	Wooten		8360 Bridgeport Rd.	604 821 0551	x	
		Vancouver Fleet Services Ltd.	2820 No. 3 Rd.	604 278 1701	x	
Komal	Walleh		8575 Seaisland way	604 247 2510	x	
Mandeep	Sidku	Days Inn Vancouver Airport	2840 Sexsmith Rd.	604 207 8000	x	
Jason	Chard	General Paint	8555 Seaisland Way	604 275 8266	x	
Roy	Pac		8940 Douglas St.	604 600 2631	x	
Paul	Dhatt	Subway	8555 Seaisland Way	604 512 6061	x	
Gary	Heiden		8651 Beckwith	604 232 9873	x	
C.	Ross	AeroCar Service	102-8360 Bridgeport Rd.	604 298 1000	x	
Du	Xu		3000 Sexsmith Rd.	604 370 6868	x	
		Maple Hospitality INC DBA, Hampton Inn by Hilton YVR	8811 Bridgeport Rd.	604 232 5505	x	
Al	Nortman	ABC Traders Ltd.	2980 No. 3 Rd.	604 278 1731	x	
Hollie	Turner	J&R Excavation	8820 Beckwith Rd.	604 247 0337	x	
O.	Bjornson		8791 Patterson Rd.	604 272 0049	x	

- Prepared by: Kirk Marketing
- Completed by: December 4, 2013
- Report Contents:
 - Verify Total Number of Neighborhood Survey's delivered within 200 meter radius of 8555 Sea Island Way: 51
 - Verify Total Number of Responses by Mail: 16

Cadastral Map 1

Google Map with plotted positive answers to the survey



Cadastral Map 2

- Since there were no negative replies to the survey no resulting google map is provided.



Who did you reach today?

D. Summary Report Addendums

- a. Neighborhood Survey Catchment Area Map- page 9
- b. Neighborhood Survey – Neighborhood Survey Envelope Contents
 - Page 10 - Neighborhood Survey
 - Page 11- exterior of envelope
 - Page 12 – postage paid envelope
- c. Neighborhood Survey Tracking Sheet Cover Memo
 - Page 13
- d. Neighborhood Survey Tracking Sheet
 - Page 14-15
- e. Summary Report Cadastral Map- see page 7
- f. Neighborhood Survey Responses – pages 16-31
- g. Photo of rezoning sign at 8555 Sea Island Way – see page 4



City of
Richmond



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Neighbourhood Survey
Catchment Area (200 m)
ZT 13-645068

Original Date: 11/04/13

Revision Date:

Note: Dimensions are in METRES

PO Box 96017
Ironwood PO
Richmond, BC

Att: Dear Occupant
Re: Neighbourhood Survey

**NEIGHBOURHOOD SURVEY
PUBLIC INFORMATION SHEET**

JAK Group, DBA and DKJK Investments Ltd have applied to the City of Richmond for a zoning text amendment (City of Richmond file: ZT 13-645068) to allow a Retail Liquor 2 Store (Private Liquor Store) in unit 135 – 140 of:

8555 Sea Island Way, Richmond, B.C.

A Retail Liquor Store 1 (accessory to a neighborhood public house) was operating across the street 8555 Sea Island Way at 3031 No 3 Rd until June 2013.

The objectives of the neighborhood mail out survey are to ensure neighbors are aware of the zoning text amendment application and have an opportunity to provide comments to the City.

A Retail Liquor 2 Store is defined as a store for the retail sale of beer, wine, spirits, cider and coolers to the public, having a total floor area not exceeding 510.0 m² that is not accessory to a neighborhood public house and is licensed under the regulations of the *Liquor Control and Licensing Act* or has an appointment or agreement under the *Liquor Distribution Act*.

All residences (represented by a resident or owner who is at least 19 years old) and businesses (represented by a manager or owner of the business who is at least 19 years old) that fall within the survey area are eligible to cast a response. Only one survey per person or residence is permitted.

Responses must be completed in full, signed and received by Kirk Marketing postmarked on or before November 27, 2013 in order to be valid. A postage paid business reply envelope is enclosed for your convenience – no postage is required. All responses will be forwarded to the City of Richmond along with a summary report.

Kirk Marketing is an independent market research. The City of Richmond requires an independent marketing company to conduct this survey.

Any enquiries for DKJK Investments can be made to Damian Kettlewell. Telephone 778 840 8049.

Any enquiries regarding this zoning text amendment application may be made to the City of Richmond, attention Sara Badyal. Telephone 604-276-4282.

APPLICATION FOR A ZONING TEXT AMMENDMENT
City of Richmond File: ZT 13-645068 Proposed for

8555 Sea Island Way, Richmond, B.C.

Question	Yes	No
Are you IN FAVOUR of a zoning text amendment to allow a Retail Liquor 2 Store (Private Liquor Store) at the above named location?		

If IN FAVOUR, place an (X) in the box under "YES".
If NOT IN FAVOUR, place an (X) in the box under "NO".

If you have any comments or concerns related to this application or survey, please write them on the back of this page.

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: _____

Address: _____

Telephone Number: _____

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: _____

Your responses and comments will be submitted to the City of Richmond along with a summary report. Your response will not be included in the results unless your name and address are completed in full and it is signed. When completed, please mail in the postage-paid envelope provided.

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November 27th, 2013

Thank you for your cooperation.

#170-5665 Kingsway
Burnaby BC
V5H 2G4



PO Box 96017
Ironwood PO
Richmond, BC
V7A 1N0



COVER MEMO

Neighborhood Survey Tracking Sheet

12/4/2013

Neighbourhood Survey was distributed to local businesses and residents on Tuesday, November 12, 2013 between 10 am - 5pm. All businesses and residents within the Neighbourhood Survey Catchment Area (200 m) were hand delivered surveys by Damian Kettlewell and Chrisine Vickstrom.

8555 Sea Island Way - Neighbourhood Survey

Date:

Address	Name	Drop in Mail Box	Hand Delivered
8555 SEA ISLAND WAY	STARBUCKS		✓
"	Subway		✓
"	General Paint		✓
"	Burger King		✓
3000 SEXSMITH RD	FOR REAL GROCERY		✓
8811 BRIDGEPORT RD	HAMPTON INN		✓
#125		✓	✓
#155	AUTO SPA	✓	✓
2980 NO. 3 ROAD	ABC TRADERS	✓	✓
2840 NO. 3 ROAD	EXPRESS LUBE & TUNE	✓	✓
2820 NO. 3 ROAD	VANCOUVER FLEET SERVICES	✓	✓
2800 NO. 3 RD	HOUSE OF ENTERPRISES	✓	✓
2700 NO. 3 RD	BRIDGEPORT COLLISION	✓	✓
2651 BRIDGEPORT RD	TOP TECH AUTO	✓	✓
8524 BRIDGEPORT	M&J FASHIONS	✓	✓
104 8360 BRIDGEPORT	MARYS MUSIC SCHOOL	✓	✓
105 "	GARNET RESEARCH	✓	✓
102 "	AEROCAR SERVICE	✓	✓
8880 BRIDGEPORT RD	ITALIAN TOMATO RESTAURANT	✓	✓
105 8860 BRIDGEPORT RD	MNP ACCOUNTING	✓	✓
100 8722 BECKWITH ROAD		✓	✓
#1150		✓	✓
#235	LEES BELTS	✓	✓
#180		✓	✓
8651 BECKWITH RD	AZURE AUTO	✓	✓
#110 BECKWITH		✓	✓
#120 36 PINE MOUNTAINS	TC PINE MUSHROOMS	✓	✓
#130 "		✓	✓
#100 8840 BECKWITH		✓	✓
#140 "		✓	✓

APPLICATION FOR A ZONING TEXT AMMENDMENT City of Richmond File: ZT 13-645068 Proposed for

8555 Sea Island Way, Richmond, B.C.

Question	Yes	No
Are you IN FAVOUR of a zoning text amendment to allow a Retail Liquor 2 Store (Private Liquor Store) at the above named location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If IN FAVOUR, place an (X) in the box under "YES".
If NOT IN FAVOUR, place an (X) in the box under "NO".

If you have any comments or concerns related to this application or survey, please write them on the back of this page.

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Supriya Oberoi / Top Tech unlimited

Address: 1-2651 No 3 Rd, Richmond

Telephone Number: 604-304-1111

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: [Signature]

Your name and address

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name:

Doris Wooten

Address:

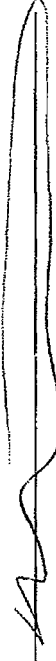
8360 Brunette Rd

Telephone Number:

604 841 0551

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature:



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If you have any comments or concerns related to this application or survey, please write them on the back of this page.

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Vancouver Fleet Services LTD

Address: 2820 No 3 Rd

Telephone Number: 604-278-1701

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: [Signature]

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: KEMAL WALLEH
Address: 8575- Seaisland way, Richmond,
Telephone Number: 604-247-2510

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: Kemaljit

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Please complete the following information to be used for verification purposes only. Please **print** clearly in ink.

Name: Mandeep Sidhu (Days Inn - Vancouver Airport)

Address: 2840 Sexsmith Road, Richmond, B.C. V6X2H3

Telephone Number: 604-207-8020

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: 

Your name and amends will be submitted to the City of Richmond along

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name:

Jason Chand - General Print

Address:

8555 SEA ISLAND WAY Richmond BC

Telephone Number:

604 275 8266

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature:

[Signature]
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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Ray Lee

Address: 8940 Douglas St

Telephone Number: 604 609-2621

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: [Signature]

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name:

PAUL DHAAT - Subway V6X-0A8

Address:

8555-SEA ISLAND WAY RICHMOND

Telephone Number:

604-512-6061

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature:

P. Dhaat

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: GARY HEDDEN

Address: 8651 BECKWITH

Telephone Number: 604 233 9873 AZORE AVE

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: [Signature]

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: C. Ross (AeroCar Service)
Address: 102-8360 Bridgeport Road Rmd.
Telephone Number: 604 295 1000

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: [Signature]

Your responses and comments will be submitted to the City of Richmond along

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: MAPLE HOSPITALITY INC DBA

Address: HAYDON WAY BY HILTONS VUE, BC
8011 Bridgeport Rd. Richmond, BC

Telephone Number: 604 232-5505

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: [Signature]

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: AC Richmond - ABC TAPALCO LTD.

Address: 2982 #3 Rd Richmond

Telephone Number: 604-278-1731

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: [Signature]

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Russ McDougall

Address: 2700 # 3 Road

Telephone Number: 604-273-2766

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: [Signature]

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If you have any comments or concerns related to this application or survey, please write them on the back of this page.

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Du Xu

Address: 3000 Sexsmith Rd

Telephone Number: 604-370-6868

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: [Signature]

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: D. BERNARD

Address: 8791 Porters Road

Telephone Number: 604-277-0049

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Hollie Turrey J&R Excavation
Address: 8820 Brookwith Rd. Richmond
Telephone Number: 604-247-0337

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business.

Signature: [Signature]

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**Policy 9307:**

It is Council policy that:

Rezoning applications intended to facilitate a stand-alone Licensee Retail Store (i.e. not an accessory use to a Neighbourhood Public House) will be considered under the following general guidelines and criteria:

1. The proliferation of stand-alone Licensee Retail Stores is generally discouraged;
2. Licensee Retail Store Rezoning Applications intended to facilitate the replacement of an existing BC Liquor Store, operated by the Liquor Control and Licensing Branch or an existing LRS, will be considered on a case-by-case basis;
3. Except as noted in Section 4 below, all proposals for relocation of an existing or new Licensee Retail Store within the City of Richmond must be supported by a neighbourhood survey that is intended to collect public opinion on the proposed new location of the Licensee Retail Store. The neighbourhood survey will be required to be conducted by an independent Market Research Company at the sole cost of the applicant. The Director of Development will confirm approval in writing the following:
 - i. the minimum catchment area for the required neighbourhood survey;
 - ii. the name of the market research company selected by the applicant to conduct the Survey;
 - iii. the method used to conduct and compile the results of the neighbourhood survey; and
 - iv. the dates during which the neighbourhood survey must be conducted.
4. Notwithstanding Section 3 above, proposals to replace an existing BC Liquor Store or existing LRS on the same site will not be required to conduct a neighbourhood survey.



Page 1 of 1

Adopted by Council: July 25th, 2005
Amended by Council: December 19th, 2005

Policy 9309

File Ref: 12-8275

GUIDELINES FOR FREE-STANDING LICENSEE RETAIL STORE (LRS) REZONING APPLICATIONS

Policy 9309:

It is Council policy that:

1. Definitions:

Free Standing Licensee Retail Store – means a retail store that sells alcoholic beverages to the public for off-site consumption and is licensed under the regulations of the *Liquor Control and Licensing Act* or has an appointment or agreement under the *Liquor Distribution Act*.

2. Guidelines:

The following criteria and factors are to be considered in making an assessment of a rezoning application to permit a free-standing Licensee Retail Store:

- (1) Unless a Licensee Retail Store rezoning is intended to facilitate the replacement of an existing BC Liquor Store or an existing Licensee Retail Store, new Licensee Retail Stores should avoid locations within 500 m (1,640 ft.) from the following uses:
 - (a) Public and private schools, especially secondary schools;
 - (b) Public parks and community centres; and
 - (c) Other Licensee Retail Stores or BC government operated liquor stores.
- (2) A free-standing LRS should be located in commercial shopping centres (i.e. planned commercial developments which cater to the day-to-day needs of nearby residents) which have an aggregate floor area of at least 2,800 m² (30,150 sq. ft.).
- (3) The free-standing LRS should not exceed a gross floor area of 510 m² (5,500 sq. ft.), including refrigerated space, unless the LRS is intended to facilitate the replacement of an existing BC Liquor Store.
- (4) The following matters are to be addressed:
 - Adequate vehicle and pedestrian circulation;
 - Vehicle Loading/unloading;
 - Off-street parking;
 - Traffic and safety concerns; and
 - Crime Prevention Through Environmental Design (CPTED).



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9091 (ZT 13-645068)
8555 Sea Island Way**

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 deleting Section 10.3.3 (Secondary Uses) and substituting the following:

 "10.3.3 A. Secondary Uses
 - **home business**
 - **residential security/operator unit**

 10.3.3 B. Additional Uses

 - **retail, liquor 2"**

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 10.3.11 (Other Regulations) and substituting the following:

 "1. **Religious assembly** is limited to:

 a) only one **religious assembly** on one property, which must have a minimum lot area of 2,400.0 m²; and

 b) 300 seats and a **gross floor area** of 700.0 m².

2. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e. on a roof of a **hotel**).

3. A fully or semi-automatic **car wash** must be wholly contained in a **building** and must comply with the Public Health Protection Bylaw.

4. A **retail liquor 2** store is only permitted on the following listed **sites**:

 a) 8555 Sea Island Way
 P.I.D. 026-147-203
 Lot 2 Section 28 Block 5 North Range 6 West
 New Westminster District Plan BCP 15122

5. In the case of Section 10.3.11.a), the **retail liquor 2** store at 8555 Sea Island Way shall have a gross floor area not exceeding 222 m².

6. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9091**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

JAN 27 2014

CITY OF RICHMOND
APPROVED by <i>RK</i>
APPROVED by Director or Solicitor <i>al</i>

MAYOR_____
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9092 (ZT 13-645068)
3031 No. 3 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 deleting “**retail, liquor 1**” from Section 22.16.3 (Secondary Uses).
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9092**”.

FIRST READING

JAN 27 2014

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

Planning and Development Department
TO PCN - Jan 21, 2014

To: Planning Committee

Date: January 15, 2013

From: Wayne Craig
Director of Development

File: RZ 12-602748

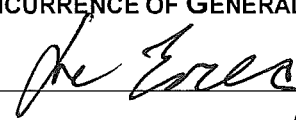
Re: Application by Kirk Yuen of Cape Construction (2001) Ltd. for Rezoning at 13040 No. 2 Road from the "Light Industrial (IL)" Zone to a Site Specific "Commercial Mixed Use (ZMU24) – London Landing (Steveston)" Zone

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9094 to: create "Commercial Mixed Use (ZMU24) – London Landing (Steveston)"; and to rezone 13040 No. 2 Road from "Light Industrial (IL)" to "Commercial Mixed Use (ZMU24) – London Landing (Steveston)"; be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg
Att.

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

Staff Report

Origin

Kirk Yuen has applied to the City of Richmond for permission to rezone 13040 No. 2 Road (**Attachments 1 & 2**) from the “Light Industrial (IL)” zone to a new site specific “Commercial Mixed Use (ZMU24) – London Landing (Steveston)” zone in order to construct a four-storey mixed-use commercial/residential building containing approximately 55 residential units and 348.5 m² (3,750 ft²) of commercial space. Parking will be provided below the building with vehicular access from No. 2 Road with an additional access from London Road for servicing and loading (**Attachment 8**).

The developer has agreed to enter into a Servicing Agreement as a rezoning consideration for the design and construction of road and servicing infrastructure works.

Findings of Fact

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

Surrounding Development

The site is subject to the Steveston Area Plan and is located in the London/Princess waterfront neighbourhood (**Attachment 4**). Surrounding development is as follows:

- To the north: A three-storey mixed-use townhouse development with commercial space at grade fronting No. 2 Road, zoned “Commercial Mixed Use (ZMU13) – London Landing (Steveston)”, with a permitted density of 1.0 floor area ratio (FAR) and a maximum permitted building height of 12 m and three (3) storeys.
- To the south-east: A five-storey mixed-use development with commercial space at grade fronting London Road, zoned “Commercial Mixed Use (ZMU8) – London Landing (Steveston)”, with a permitted density of 1.45 FAR and a maximum permitted building height of 23 m.
- To the south: A four-storey mixed-use development on the corner of No. 2 Road and London Road with commercial space at grade fronting London Road, zoned “Commercial Mixed Use (ZMU14) – London Landing (Steveston)” with a maximum permitted density of up to 1.45 (including 0.07 FAR of smaller dwelling units of 47m² or less) and a maximum permitted building height of 21 m.
- To the west: Across No. 2 Road, are undeveloped industrial lands currently used in support of Steveston Harbour and zoned “Light Industrial (IL)” with a permitted density of 1.0 FAR and a maximum permitted building height of 12 m.

Related Policies & Studies

This rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP), the Flood Plain Designation and Protection Bylaw 8204, the City's affordable housing strategy and the public art program. An overview of the review in relation to these policies is provided in the "Analysis" section of this report.

Public Input

Informational signage is posted on the subject site to notify the public of the subject application and the statutory Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment. Notification of the Public Hearing will be mailed to neighbours and advertised in the local newspaper, *The Richmond Review*.

Consultation with London Station Neighbours Undertaken by the Applicant

The proposal includes a vehicle access from No. 2 Road to the parking structure and one of two required loading bays. The proposal also includes a second required loading bay which also serves for recycling and garbage collection; accessed from London Road utilizing a cross-access easement registered on Title to the neighbouring strata-titled mixed-use London Station buildings to the south at 6033, 6077, 6111, 6231 and 6233 London Road.

The applicant invited residents of the neighbouring London Station buildings to an open house meeting held in the Steveston Community Centre from 5:00 p.m. to 7:30 p.m. on Tuesday, September 17th, 2013. One hundred and thirteen (113) invitations were sent and fifteen (15) people are listed on the open house sign-in sheet; including seven (7) London Road residents, three (3) residents from elsewhere in Richmond, one (1) Vancouver resident, one (1) attendee without a noted address, and the two (2) owners of the site (**Attachment 5**). At the open house, the following comments were identified (staff comments are included in '*bold italics*')

- Concern regarding loss of tenants Pilates & Dance studio businesses – *The applicant confirmed that the business owners were invited to lease space in the new building, but have relocated to a new location within Richmond.*
- Concern regarding exceeding the building height of the existing two-storey industrial – *The proposal includes setbacks and landscaped edges, as well as a building height limit of four (4) storeys to transition between the five (5) storey mixed buildings to the south and the lower three (3) storey mixed-use buildings to the north.*
- Concern regarding potential for more frequent garbage and recycling collection – *Garbage and recycling collection for this mixed-use infill project should occur with the same frequency as the neighbouring mixed-use buildings.*
- Concern regarding potential noise from new family residents, daycare, and common outdoor amenity area – *Shared outdoor amenity area is a requirement in multi-family developments and child care is a permitted use in many zoning districts in the City. Future residents and businesses will be required to comply with the City's Noise Bylaw, and noise concerns are not anticipated for this medium density infill project.*

- Concern regarding potential noise and dust from construction activities – *The developer recognizes that construction activities are disruptive and has confirmed that they will comply with the City's Noise Bylaw requirements regarding hours of operation and construction noise. In addition, the developer is required to provide a Construction Parking and Traffic Management Plan as part of the future Building Permit application.*
- The front commercial exterior spaces at the entry need design development – *The proposed design will be further refined through the required Development Permit process.*
- The development was attractive.

Public Correspondence

At the time of writing this report, the City has received two (2) pieces of public correspondence (**Attachment 6**), which include the following concerns (staff comments are included in '**bold italics**')

- Concern regarding loss of tenant gym business – *The applicant confirmed that the business owner was invited to lease space in the new building, but closed their business at this location.*
- Concern regarding potential shadowing impact of four (4) storey building height – *The subject orphan lot is surrounded on three sides with existing development. The proposal includes setbacks as well as a building height limit of four (4) storeys to transition between the five (5) storey mixed buildings to the south and the lower three (3) storey mixed-use buildings to the north.*
- Concern regarding potential increased parking demand – *The proposal provides 115 parking spaces on-site, exceeding the bylaw requirement by an additional 21 parking spaces.*
- Concern regarding narrowness of No. 2 Road and London Road and their ability to accommodate the proposal – *Transportation Division staff have reviewed the proposal and advise that London Road and No. 2 Road, with improvements as part of this application, have capacity to accommodate the infill proposal.*
- Concern regarding pedestrian safety – *The proposal includes frontage improvements which will improve pedestrian safety and will complete the frontage of the subject block.*
- Concern regarding building setbacks – *The proposal provides a greater building separation than the 1:4 ratio identified for consideration in the OCP. The proposal includes a 12.5 m setback to the east property line and the neighbouring building is setback from the shared property line; for a separation between the apartments in the neighbouring buildings of approximately 15.5 m. The proposal includes 6 m setbacks to the north and south property lines, except for the streetscape facade. The neighbouring townhouse buildings to the north are further setback on an angle, with the closest adjacency being approximately 9 m. The neighbouring mixed-use building to the south, along No. 2 Road, is built with a solid party wall at the shared property line and the proposal includes an entry element that is built against the party wall to reinforce the No. 2 Road streetscape. Further to the south, the neighbouring mixed-use buildings are setback behind a rear surface parking and service area.*

- Concern regarding potential sink holes – *Staff and the developer are not aware of any sinkhole issues regarding the subject site. However, the proposal will be designed and constructed in accordance with the BC Building Code and the development team will include a geotechnical engineer.*
- Recommendation to rezone to allow a maximum of two (2) storeys of residential townhouses, or a maximum of two (2) storeys of residential dwelling units and one (1) storey of commercial space – *The applicant has requested that the City consider the proposal to provide a mixed-use building in accordance with the existing 'Mixed-Use' land use designation in the Steveston Area Plan and a four (4) storey building height as a transition between the taller five (5) storey buildings to the south and the lower three (3) storey buildings to the north.*

Staff Comments

Based on a review of the subject application, staff are supportive of the subject rezoning application, provided that the developer fully satisfies the considerations of the rezoning (Attachment 7).

Analysis

Proposed Zoning Amendment

Amendments to the Richmond Zoning Bylaw 8500 are proposed to create the new site specific zone “Commercial Mixed Use (ZMU24) – London Landing (Steveston)” and to rezone the subject site from “Light Industrial (IL)” to this new zone. The proposed bylaw has been prepared to manage development on the subject site in accordance with the OCP and as a transition on this infill site surrounded by existing development.

Proposal Details

Staff's review of the proposed development shows it to be generally consistent with City policies, as indicated below:

- a) Floodplain Management: In accordance with the City's Flood Plain Designation and Protection Bylaw 8204, the developer has agreed to register a floodplain covenant as a consideration of the rezoning specifying a minimum habitable elevation of 2.9 m GSC.
- b) Affordable Housing: In accordance with the City's affordable housing strategy and the proposed “Commercial Mixed Use (ZMU24) – London Landing (Steveston)” zone density bonus provision, the developer has agreed to provide a voluntary contribution of approximately \$223,656, based on \$4.00 per buildable square foot of residential floor area, to the City's affordable housing reserve as a consideration of the rezoning.
- c) Public Art: The developer has agreed to participate in the City's Public Art Program, with a voluntary contribution in the amount of approximately \$44,591, based on \$0.77 per buildable square foot of residential floor area and \$0.41 per buildable square foot of commercial floor area, to the City's Public Art fund as a consideration of the rezoning.

- d) Trails Way-Finding Improvements: The developer has agreed to provide a voluntary contribution in the amount of \$150,000 towards the development of wayfinding projects in the South Dike and Britannia Heritage Shipyards trail areas.
- e) Infrastructure Improvements: The developer has agreed to enter into a Servicing Agreement as a consideration of the rezoning for the following:
- **Road Network Improvements**: The developer shall be responsible for the design and construction of road improvements across the site's No. 2 Road frontage to extend pavement widening, curb and gutter, grass boulevard with street trees and 2 m sidewalk works [to tie into recent construction to the south (SA 07-364532)]. Creation of a lay-by will transition the new curb to the existing driveway letdown to the north. Reconstruction of the adjacent property driveway letdown may be required. An existing power pole may need to be relocated.
 - **Engineering Improvements**: The developer shall be responsible for the design and construction of additional fire hydrant(s) to achieve the minimum spacing requirement of 75 m in multi-family areas. New hydrant(s) to be connected to the 300 mm diameter AC watermain located along the west side of No. 2 Road. Review of impact of the proposed works on the existing 200 mm diameter AC watermain required, replacement or relocation of the AC watermain may be required.
 - **Sanitary Sewer Statutory Right-of-Way (SRW) discharge**: The sanitary sewer utilities right-of-way (ROW) along the east property line (RD105058 regarding plan 56029) is currently not in use and may be discharged after first removing any existing utility infrastructure.
 - **Any permanent structure above or below ground (i.e. building, slab, footings, etc.)** to be setback a minimum 2.5 m from the edge of the existing No. 2 Road utility SRW (i.e. 4.0 m from the property line). Any paved areas, stairs or ramps located within the SRW must be easily removable (i.e. not cast in place and not permanently attached to any other structures) and require a separate encroachment agreement as part of the future Building Permit process.
 - **If preload and/or ground densification activities are undertaken at the development site**, the developer is to obtain the services of a Geotechnical Engineer to assess the impacts to existing City and private utility infrastructure and monitor/review any settlement, including survey and video inspection of the City storm and sanitary system before and after activity.
- f) Tree Retention and Replacement

Bylaw-size trees	Existing	Retained	Compensation
On-site	1	0	2:1 replacement ratio required – 2 trees
On neighbouring properties	4	4	To be protected

- There is one (1) bylaw size tree on the subject site, a 0.28 cm dbh deciduous tree with a low spreading canopy shape located 1 m inside the property along to No. 2 Road. The tree is located in an existing sanitary sewer right-of-way and adjacent to existing BC Hydro electrical equipment. The tree roots encroach into the clearance and grounding area surrounding the electrical equipment. The property is located in an elevated flood construction level area and the low tree canopy will conflict with the pedestrian clearance on the commercial walkway, stairs and wheelchair ramps.
- The City's Tree Preservation Coordinator has reviewed the proposal and agrees with the removal of the existing on-site tree and replacement with new tree planting.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), two (2) replacement trees are required for the removal of one (1) bylaw-sized tree. The preliminary landscape plan (**Attachment 8**) includes 20 new trees and this will be further refined through the required Development Permit.
- The developer is required to protect the four (4) trees on neighbouring properties adjacent to the subject development site. The developer is required to install any needed tree protection fencing prior to any construction activities occurring on the site.

g) Legal Considerations

- The subject property is strata-titled. Cancellation of the strata plan and winding up of the strata corporation regarding the 10 strata lot light industrial building is a consideration of the rezoning.
- The proposal is a mixed-use development, and the developer has agreed to enter into a mixed-use building noise covenant as a consideration of the rezoning. The covenant would include the requirement to identify the building as a mixed-use building in any disclosure statement and purchase and sale agreements.
- The developer has agreed to enter into a legal agreement ensuring the provision of and shared use of the indoor amenity space by all residential units as a consideration of the rezoning. The proposal includes more than the minimum required area of 100 square meters, and the size, location and programming will be further refined through the DP.
- The proposal includes a shared pool of parking for the use of the commercial space and residential visitors. To support this shared use, the developer has agreed to enter into legal agreements to ensure the parking gate remains open during the commercial business hours and to ensure that non-residential parking is shared by visitors and commercial uses. The legal agreement will prohibit the assignment of parking spaces to any particular unit.

h) Form of Development

The developer proposes to construct a medium density mixed use development with approximately 348.5 m² (3,750 ft²) of street fronting commercial area and 55 apartments in a four (4) storey building over a one (1) level parking structure (**Attachment 8**), which generally conforms to OCP policies, the Steveston Area Plan and Development Permit guidelines.

Development Permit approval to the satisfaction of the Director of Development is required prior to rezoning adoption, which will include the following:

- Review of sustainability features of the development.
- Detailed architectural and open space design including: interfaces to neighbouring developments (e.g. grade changes, transitions, facade alignment), landscaping, children's play area in outdoor amenity area, grading, sanitary sewer setback, and tree protection.
- Detailed design review to minimize grade transition to No. 2 Road as much as possible.
- Review of adaptable and aging in place features. Six (6) adaptable units are proposed and aging in place features are proposed in all units.
- Review indoor amenity space provision, location in the building and programming.
- Review of Floodplain Construction Level requirements, ensuring no storage area or equipment that is damageable by flood water is located below 2.9 m GSC.
- Vehicle and bicycle parking, parking gate locations, truck loading, garbage, recycling and food scraps storage and collection, including truck manoeuvring, and private utility servicing.

Financial Impact or Economic Impact

None.

Conclusion

The proposal provides a medium density mixed-use four (4) storey development over parking with street fronting commercial space and residential apartment housing that will complete the development of the subject block in the London/Princess waterfront neighbourhood. The proposal can be considered under the City's 2041 Official Community Plan (OCP) regarding mixed-use development. The creation of the new zone "Commercial Mixed Use (ZMU24) – London Landing (Steveston)" is proposed to accommodate the proposal on the subject infill site that is surrounded with mixed use development. Overall, the proposed land use, density, site plan and building massing respects the surrounding mixed-use townhouse and four (4) to five (5) storey building developments. Further review of the project design is required to be completed as part of the Development Permit application review process. The proposed roadway improvements will enhance pedestrian safety in the neighbourhood.

On this basis, staff recommend that Zoning Bylaw 8500, Amendment Bylaw 9094, be introduced and given first reading.



Sara Badyal, M. Arch, MCIP, RPP
Planner 2
(604-276-4282)

Attachment 1: Location Map

Attachment 2: GIS Aerial Photo

Attachment 3: Development Application Data Sheet

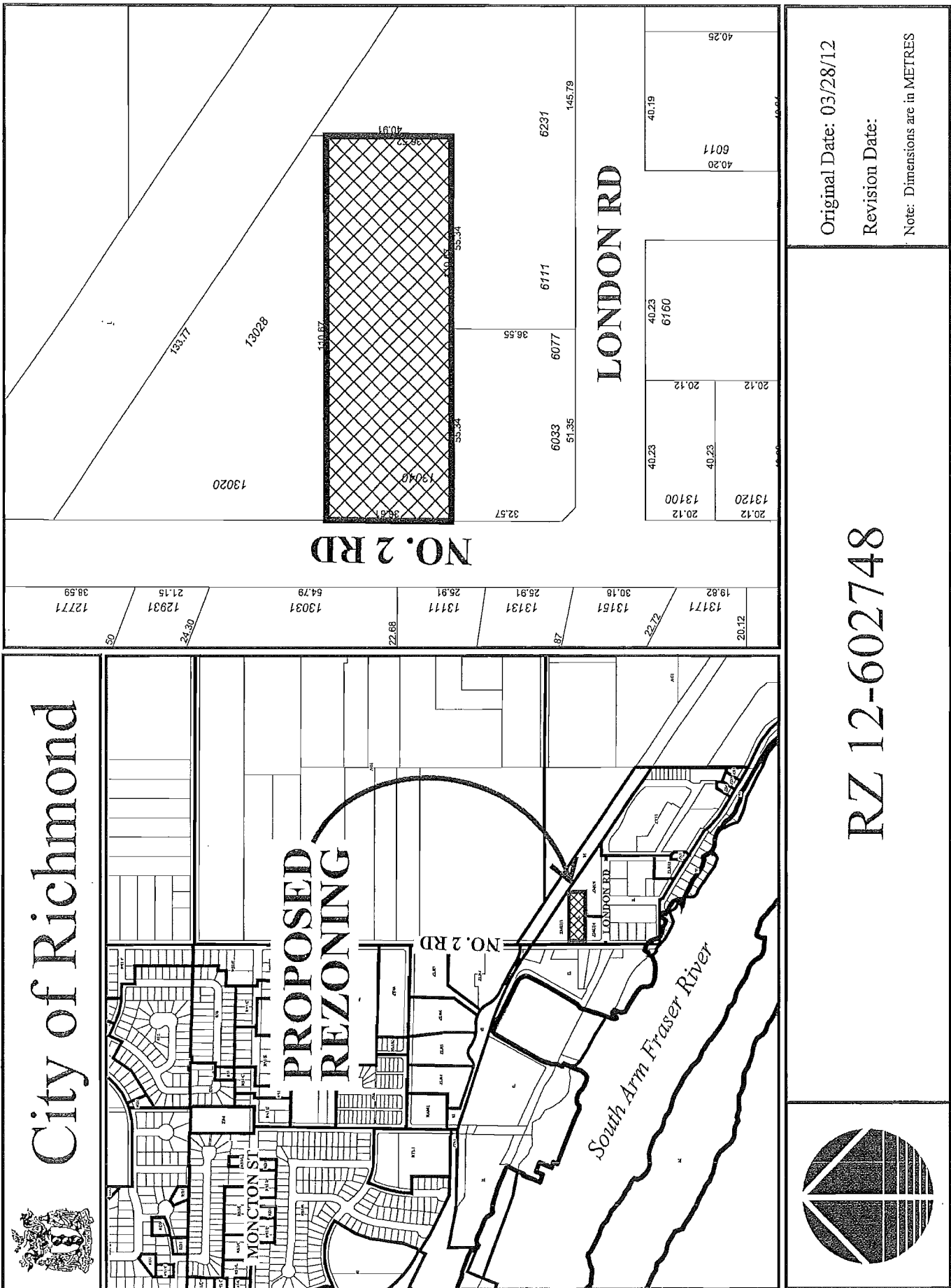
Attachment 4: London/Princess Land Use Map

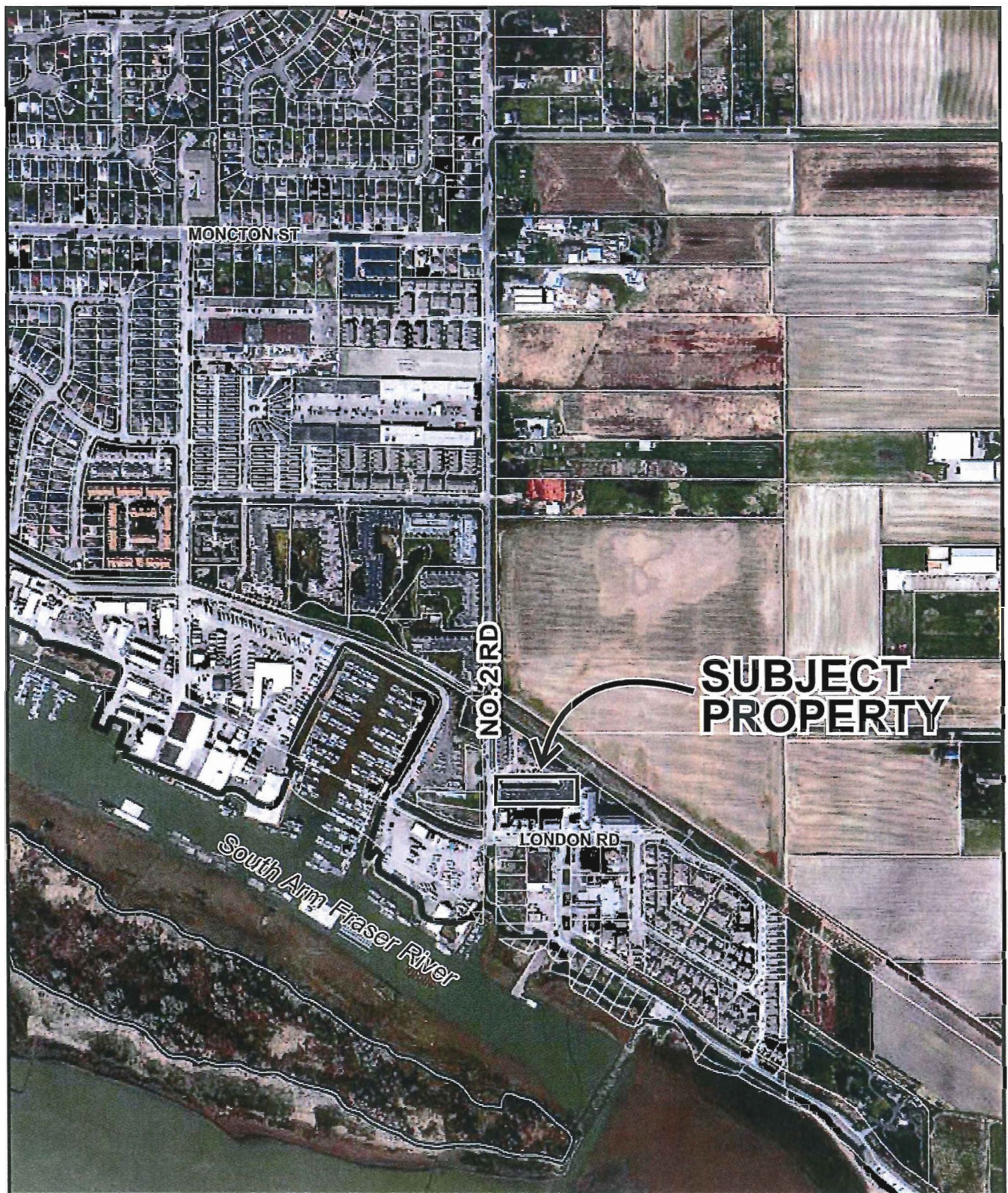
Attachment 5: Applicant Open House Sign-in Sheet (September 17, 2013)

Attachment 6: Public Correspondence

Attachment 7: Rezoning Considerations Concurrence

Attachment 8: Conceptual Development Plans





RZ 12-602748

Original Date: 03/29/12

Amended Date:

Note: Dimensions are in METRES



RZ 12-602748

Attachment 3

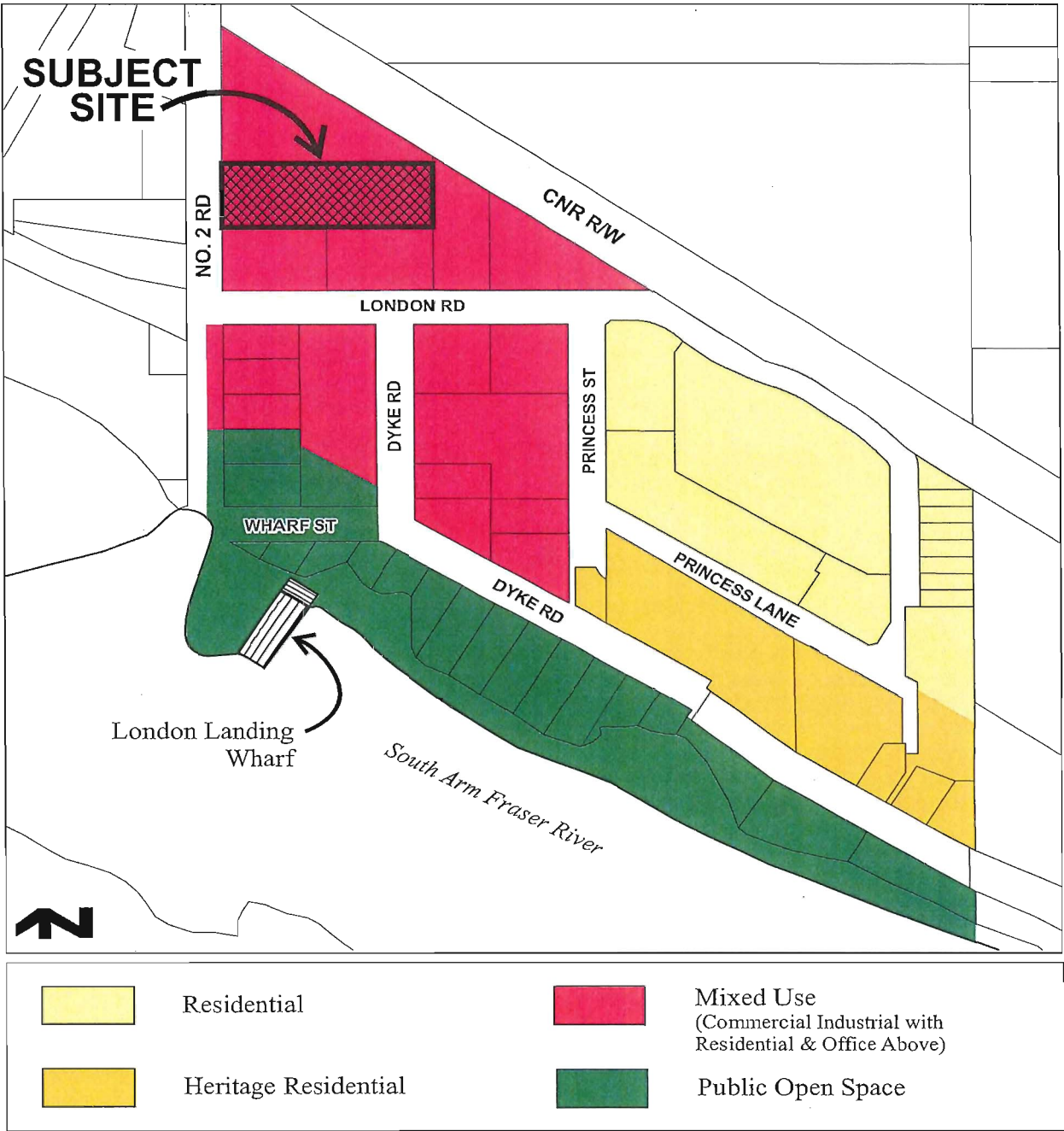
Address: 13040 No 2 Road

Applicant: Kirk Yuen of Cape Construction (2001) Ltd.

Planning Area(s): London/Princess Waterfront Neighbourhood (Steveston)

	Existing	Proposed	
Owner:	Matthew & Flora Chen	Unknown	
Site Size (m²):	4,046 m²	No Change	
Land Uses:	Warehousing	Mixed-Use Commercial and Residential	
Flood Construction Level	Min. 2.9 m GSC required	Complies	
OCP Designation	Mixed-Use	Complies	
Area Plan Designation:	Mixed-Use (Commercial Industrial with Residential & Office Above)	Complies	
Zoning:	Light Industrial (IL)	Commercial Mixed-Use (ZMU24) – London Landing (Steveston)	
Number of Units:	10 strata units	2 or 3 CRU and 55 Apartments	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)	Max. 1.37 including commercial space at grade	1.37 including 348.5 m² commercial space	None Permitted
Lot Coverage	Max. 54%	54%	None
Setbacks: No. 2 Road Side Yard Rear Yard	Min. 4.5 m None None	4.5 m Min. 0 to 10.9 m 12.5 m	None
Height	Max. 21 m & four storeys	16 m to 19.8 m & four storeys	None
Parking Spaces: Commercial/Visitor Resident Accessible Total	11 83 (3) 94	12 103 (3) 115	None
Small Car Parking	Max. 50%	3.5% (4 spaces)	None
Tandem Parking	Permitted	None	None
Indoor Amenity Space	100 m²	330 m²	None
Outdoor Amenity Space	330 m²	373 m²	None

London/Princess Land Use Map



Harbour Walk Re-Development Information Meeting



13040 No. 2 Road, Richmond, BC

September 17, 2013

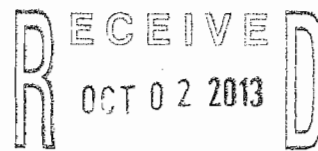
Your Name	Your Address	Your Comments!
Brian Howe	202-6233 Gordon Rd.	checking out the plans
Nel Gore	425-6233 Gordon Rd.	Not looking forward to your development.
Valerie Casals	302-6233 Gordon Rd.	concerned!
MARTIN CHEN	4780 Lanekspur Ave	checking plans
Robert Chen	" "	"
Helen Kinnery	10491 SPRINGWOOD CRESC	checking out plans
Clare Adamsen		
Freddie Thompson	319 6233 Gordon Rd	checking plans
Beth Delpasovich	301 6233 Gordon Rd	checking plans
Michael Shi	421 6233 Gordon Rd	Not very happy that my views will be gone
Jane Guan	5051 Mayette St	Great plan
Grant Be	406 W 26 Ave. Van.	Very beautiful project.
Sam Korman	429-7111 McPHERSON RD	Good plan for Area.
Scott DelGuz	408-6233 GORDON ROAD	Mostly good - FRONT COMMUNITY APPEAL
		SPACES of ACCESS ARE PRETTY "POOR"

ATTACHMENT 5

R. Howe & K. Covell
302-6233 London Road
Richmond, V7E3S3

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

September 25, 2013



Re: Rezoning application for 13040 #2 Road

RZ 12-602748

Having attended the public presentation with regard to the above we are writing to express our concerns.

First, we note that the application states that the development will comprise commercial and residential units to a total of four floors. In contrast, the plans presented showed four floors of fully residential units. This is concern in that it raises the density of residents to a level above that which the area's traffic patterns and parking can accommodate.

At this time the residential units on #2 Road and London Road have insufficient parking space. The result is significant parking on the sides of the road – a danger to pedestrians and animals, especially at night. With the addition of the new Penta complex being built on London Road at the foot of #2 Road, the situation will only get worse.

We request consideration of a change in plans for #13040 either to 2 stories of residential or to one level of commercial with 2 stories of residential above.

The infrastructure of this area cannot support the sort of densification the developer proposes.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Howe".

R.B. Howe

A handwritten signature in black ink, appearing to read "K. Covell".

K. Covell

A handwritten signature in black ink, appearing to read "R. Howe & K. Covell".

Badyal, Sara

From: Maddie Youngman [tiffers@telus.net]
Sent: Monday, 13 May 2013 04:58 PM
To: Badyal, Sara
Subject: 13040 application.

Hello Sara: First off, I want to thank you again for the time you gave me regarding the four story restructuring of 13040 No. 2 Road. . It was a great deal of information for me to take in and I apologize if I make any following mistakes.

To start you know that I oppose the planned height of four floors, but I am not opposed to change. This whole small emerald neighbourhood was made up from changes of a small group of old business warehouses until Penta saw its potential. This area is presently owned by up to a thousand individuals who love the idea of the mighty Fraser River so close and so wonderful for walking or riding or driving. From sunrise to sunset people are using the entire area for meditation or conversation and it is only when it gets dark along the river that it becomes very quiet as most of Dyke Road is unlit so there is little movement at night but come dawn and the build-up is immediate. London Road and No. 2 Road residents benefit and treasure the quiet nights immensely.

I have walked this area up to no. 3 road or to the village for almost all my forty years of living in Steveston, more so in retirement and I can honestly say there is very little unfamiliar to me and hundreds of other walkers living here. The older buildings and Britannia projects just reek of our history. The bad side of this is the tenfold rise in traffic since the development began and with the ongoing project of Penta on the Southside of London, it will mean up to 150 more cars congesting this corner area coming and going onto the street traffic. It should be noted we also have many trucks and huge vans quite often on the road here and always, more and more people who use Dyke Road, as I have for decades, taking the long way home just to feel closer to nature for the serenity and peace it gives us after many hectic hours at work or driving in the madness of traffic elsewhere. These ephemeral moments of seeking the quiet cannot be taken too lightly as we all need nature to remind us to be grateful and kinder to others and beautiful neighbourhoods help in the daily process of the humane needs in this time of history where money and politics still lead the way.

The world can be cruel as we all know but greed is too often the motivating factor and this is felt by any who take the time to see it in action. The sign for 13040's application was placed in front of the Pilates windows late at night and I saw it for the first time the next day at 6 a.m. walking my dog. Since then there have been many comments made about it all to the negative. People will be extremely unhappy to see such a large building of four stories going up that will over shadow their daily view and cast a dark and extremely cold pall over all the condo buildings presently there and occupied by people who spent their last pennies to make homes here.

The Penta building was planned at least five years ago and can be a welcome change because they plan on adding small businesses and a restaurant for the area. Shops such as children's clothing or sport wear and shoes would be welcomed because the entire area has attracted so many who enjoy outdoor sports of all types and the conviviality it brings. But allowing this high building right in the centre of the present ones is an obscenity to all who live here. Mr. Yuen it seems couldn't wait to close down the gym shortly after his sign went up and that was sadly felt by many who live here and were members of this gym. Now one has to drive miles to get to the closest gym. The same can be said when he removes the Pilates and ballet businesses and shreds the building's small cultural needs of Richmond.

Mr. Yuen's plan is to build a row of two story townhouses that will face north and have some parking in front but above these he plans to build two more stories and this is one of my main objections as the wall on the south side will be solid concrete. The present condo buildings it seems will be too close for any privacy caused by the buildings facing too closely to each other. Herein lies the need for humanity and not another greedy developer making and squeezing the most square footage from their projects. Let him realize that there are real people living in the buildings surrounding his plan and four stories will impact their lives detrimentally simply because he wants to fill his pockets with more dollars. Why not just build some attractive townhouses and be satisfied. He will undoubtedly make a large profit by doing this without causing the unhappiness and misery of two more stories blotting out so many others present views. He also plans a few commercial shops but minor compared to Penta's better planning. Keep in mind the insanity of adding up to another 100 cars coming and going on No 2 Road. It is at present dicey and dangerous to cross any street here and to widen the street and corner will be questionable as the west side seems to belong to the Federal or Provincial governments. No. 2 Road is dangerously too narrow and presently so will London Road corner be too for all this additional traffic

Of course there is also the possibility of sinkholes which happen every day somewhere in the world and the total insecurity of below ground parking .My building shares parking with the west corner condo building and its a nightmare with break-ins and even one daytime burglary on the fourth floor which will mean no doubt, higher insurance rates. But we persevere because of the neighbourhood and the people. People living here say good morning and hi and how are you. This is a good neighbourhood and so many of us living here love it the way it is and the height of this addition will destroy so many of the wonderful things we are so grateful for. The changes and construction that Penta will create will be enough for this area just with the noise factor. I ask the City of Richmond and particularly our City Councillors to stop this greed and disharmony to a small neighbourhood that cries out for your fairness and good judgement when the process reaches its final stage. We came here because of the ALR farms, the mountains the quietness and the harmony of nature and people. This oversized building destroys hopes for the area's real estate values too which will drop for many young owners shadowed by its height and there goes their equity dreams. We should be aware of this factor along with the heavy dangerous traffic, which includes bike traffic and children and baby buggies and strollers trying to cross streets. We do not need another condo building defacing the area and building a row of two story townhouses is building enough.

I challenge any of the City Councillors to park their cars and come and see this jewelled small gem of Steveston and walk to the corner of No 2 and turn left at London, get the friendly feel we have here. Help us to continue protecting not just ALR but its surrounding buildings that have been here for decades used by residents in peaceful harmony that so many other areas don't have because City Hall turned away from them. See us and help us protect what we have against just another large condo building right in the centre of our living space that will hugely impact how we feel about living in Richmond.

I state again – I am not against change but change has to be good for the majority not for the greed of one developer. I say again build the townhouses but please do not build higher than that. If any at City Hall had a huge building built just some feet away from their patio or bedroom window, would you be at peace if it got the go ahead. I pray for your wisdom and charity and the saviours of small neighbourhoods. We are at your mercy as this process proceeds.

I remain sincerely yours, Ms. M. Youngman 604 274 6488



Rezoning Considerations

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

Address: 13040 No 2 Road

File No.: RZ 12-602748

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9094, the developer is required to complete the following:

1. Registration of a mixed use building noise covenant on title, including the requirement to identify the building as a mixed-use building in any disclosure statement and purchase and sale agreements.
2. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC.
3. Registration of a legal agreement ensuring the provision and shared use of indoor amenity space (Min. 100 m²).
4. Registration of a legal agreement ensuring the parking gate remains open during commercial business hours and that non-residential parking is shared by visitors and commercial uses (prohibiting assignment).
5. Registration of a legal agreement ensuring both loading bays are shared by residents and commercial uses.
6. Cancellation of strata plan and winding up of strata corporation (LMS3089) pertaining to the 10 strata lot light industrial building at 13040 No. 2 Road.
7. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot of residential area and \$0.41 per buildable square foot of commercial area (e.g. \$44,591) to the City's Public Art Program.
8. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot of residential apartment housing (e.g. \$223,656) to the City's affordable housing fund as per the City's affordable housing strategy.
9. City acceptance of the developer's offer to voluntarily contribute \$150,000 to the City's Trails 2012 fund to go towards development of way-finding projects in the South Dike and Britannia Heritage Shipyards trail areas (Account 1543-40-000-CITYS-41830).
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
11. Enter into a Servicing Agreement* for the design and construction of road and infrastructure works, including, but may not be limited to:
 - a) No. 2 Road improvements across the site frontage to extend the pavement widening, curb and gutter, grass boulevard with street trees and 2 m sidewalk to match works recently constructed to the south (SA 07-364532). Creation of a lay-by will transition the new curb to the existing driveway letdown to the north. The lay-by is to terminate south of the new driveway. Reconstruction of the adjacent property driveway letdown may be required. Existing power pole may need to be relocated.
 - b) Water works: The developer shall be responsible for the design and construction of additional fire hydrant(s) to achieve minimum spacing requirements and connected to the 300 mm diameter AC watermain located along the west side of No. 2 Road. Review of impact of the proposed works on the existing 200 mm diameter AC watermain is required and replacement or relocation of the AC watermain may be required.
 - c) Servicing Agreement to include site analyses for site connections.
 - d) Discharge sanitary sewer utilities rights-of-way (RD105058 regarding plan 56029) along the east property line only after first removing any existing utility infrastructure in the right-of-way and submitting a letter of confirmation (letter signed and sealed by a P. Eng. and addressed to the City of Richmond).
 - e) If preload and/or ground densification activities are undertaken at the development site, the developer is to obtain the services of a Geotechnical Engineer to assess the impacts to existing City & private utility infrastructure and monitor/review any settlement, including survey and video inspection of the City storm & sanitary system before and after activity.
 - f) Private utilities: Developer to provide private utility companies rights-of-ways to accommodate any above ground equipment (e.g. transformers, kiosks) and future under-grounding of overhead lines required by the proposed development.

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

1. Incorporation of measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes, including sustainability features, six (6) adaptable units and aging in place features in all units.
2. Enter into an Encroachment Agreement* for any stairs, ramps or retaining walls that encroach into the existing sanitary sewer SRW along No. 2 Road. The parking structure is to be setback a minimum 2.5m from the edge of the existing SRW (i.e. 4.0 m from the property line). Any structures located within the SRW must be easily removable (i.e. not cast in place and not permanently attached any other structures).
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The management plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. Submission of fire flow calculations, signed and sealed by a professional engineer, based on the Fire Underwriter Survey to confirm that there is adequate available water flow for fire fighting purposes. Based on proposed rezoning and using the OCP Model, there is sufficient water available (325 L/s at 20 psi residual supply for a minimum fire flow requirement of 220 L/s).
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. Obtain a Building Permit* for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * 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

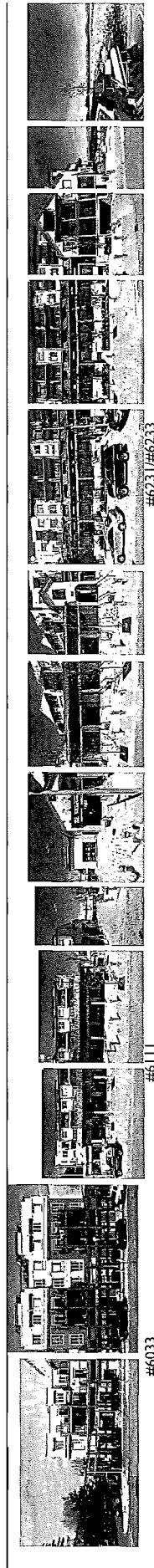


NOTES

REVISIONS	NO	DATE	BY	CHK
1	1	10/10/10	10/10/10	10/10/10

[illegible]

AERIAL VIEW



VIEW A - STREETSCAPE ALONG LONDON ROAD



VIEW B - STREETSCAPE ALONG NO. 2 ROAD

SITE CONTEXT & PHOTOS

**HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE
ENTERPRISES LTD.**

DATE	FEB. 2012
DRAWN BY	NS
CHECKED BY	YB
SCALE	NIS
TOW NUMBER	1119

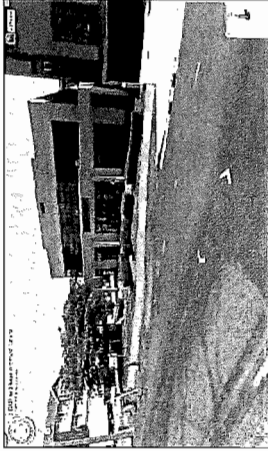
A-0.03



EXISTING ADJACENT DRIVEWAYS AT NO. 2 ROAD



EXISTING DRIVEWAY & SIDEWALK AT NO. 2 ROAD



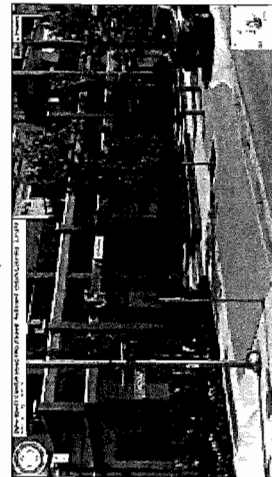
EXISTING BUILDING AT #13040 NO. 2 ROAD



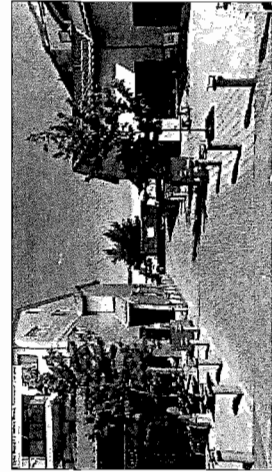
EXISTING PARKADE ENTRY AT NEIGHBOURING BUILDING



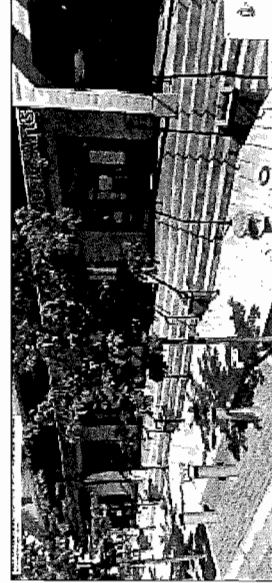
EXISTING NEIGHBOURING BUILDING TO SOUTH



SIDEWALK & LANDSCAPING AT STREET CORNER



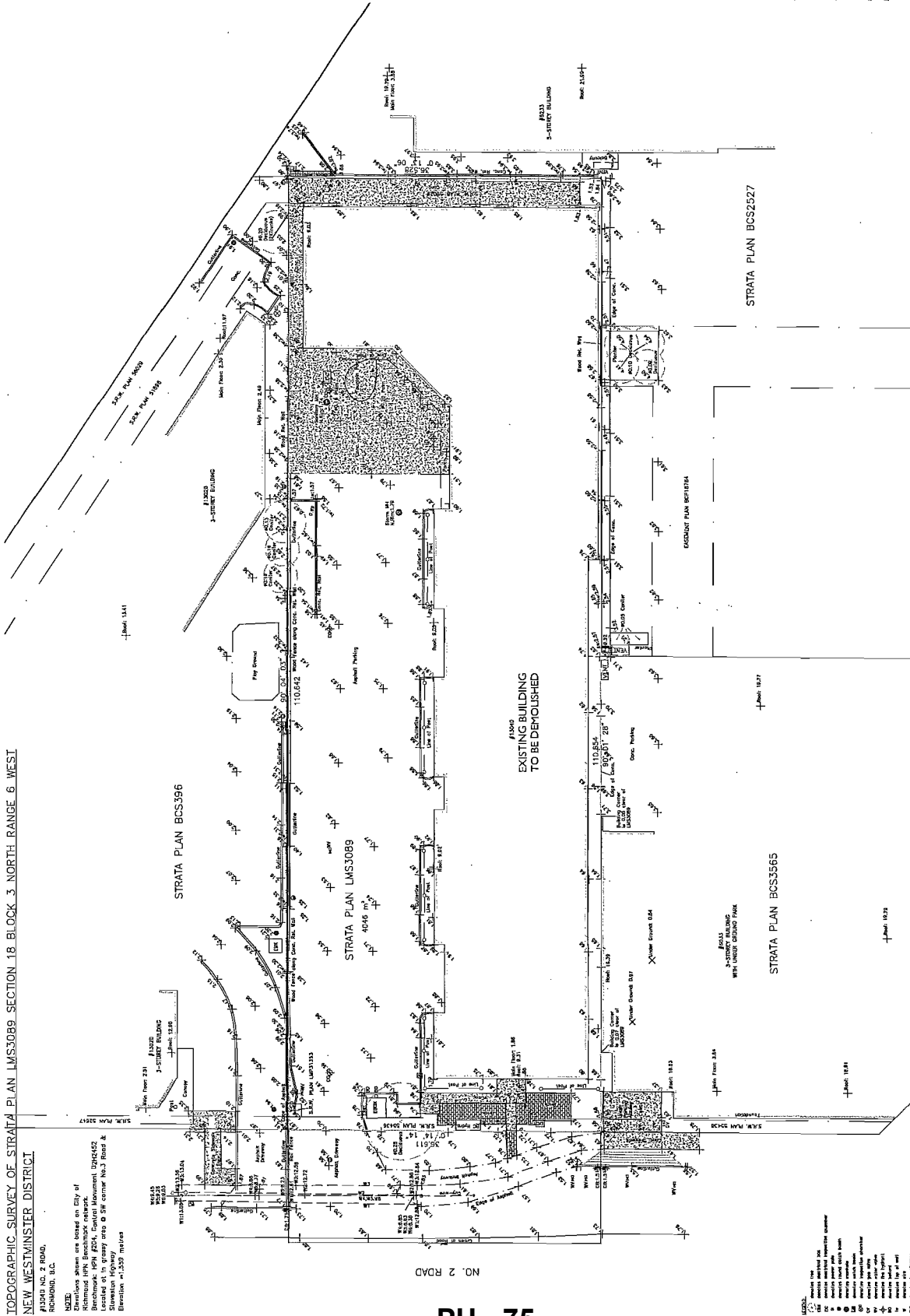
VIEW TOWARD SITE FROM LONDON ROAD



SIDEWALK & RAISED CRU ENTRIES ALONG LONDON ROAD

TOPOGRAPHIC SURVEY OF STRATA PLAN LMS3089 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT

NOTE:
 The survey was conducted on behalf of the City of Richmond, B.C.
 The survey was conducted on behalf of the City of Richmond, B.C.
 The survey was conducted on behalf of the City of Richmond, B.C.



A-0.05

HARBOUR WALK
 13040 NO. 2 ROAD
 RICHMOND, B.C.
 FOR FORTUNE VENTURE
 ENTERPRISES LTD.

SURVEY PLAN	
DATE	FEB 2011
DRAWN BY	CA
CHECKED BY	CA
SCALE	1:100
PROJECT NO.	1119



NOTES

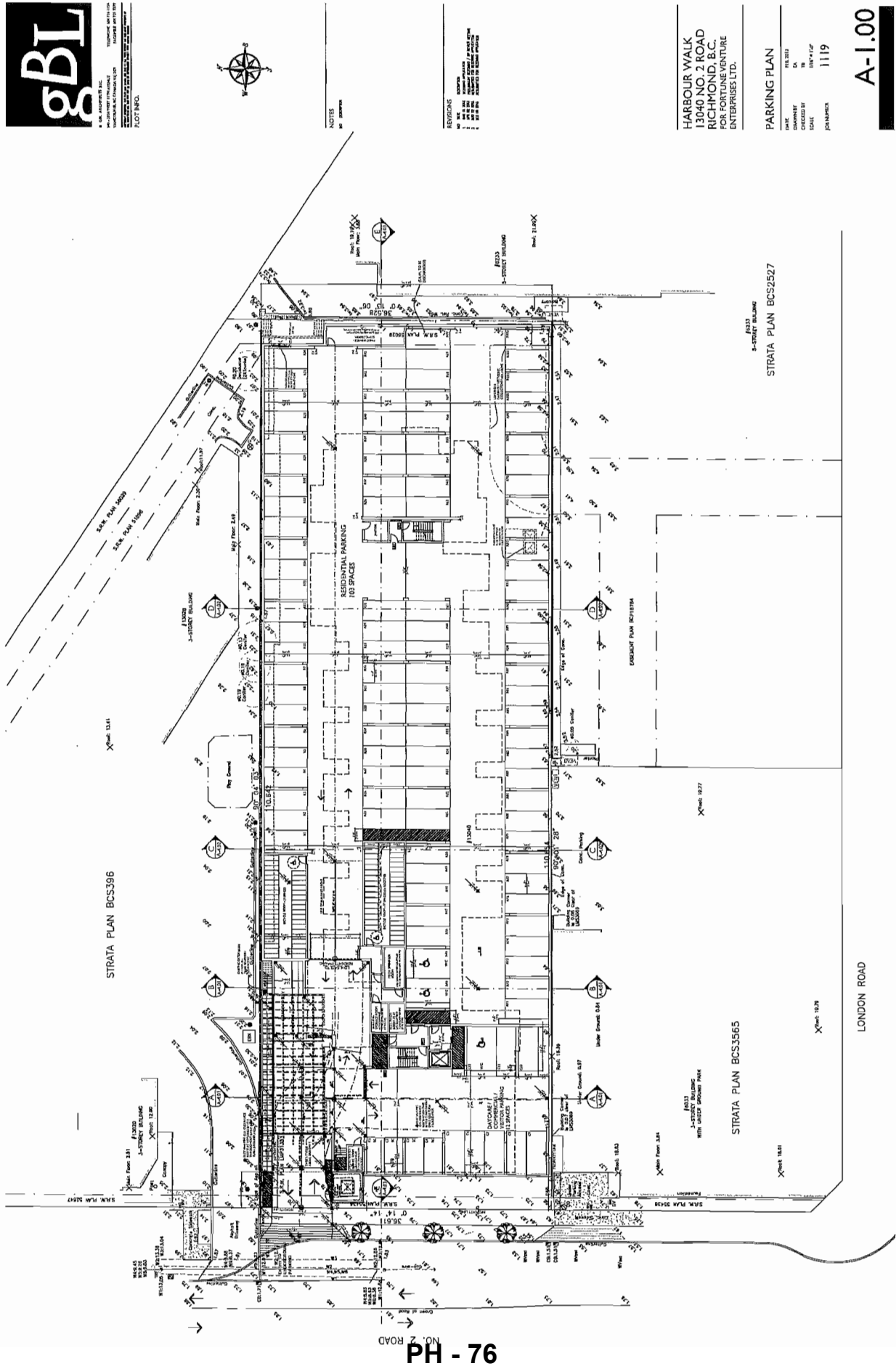
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NO	DATE
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2	04/01/01
3	04/01/01

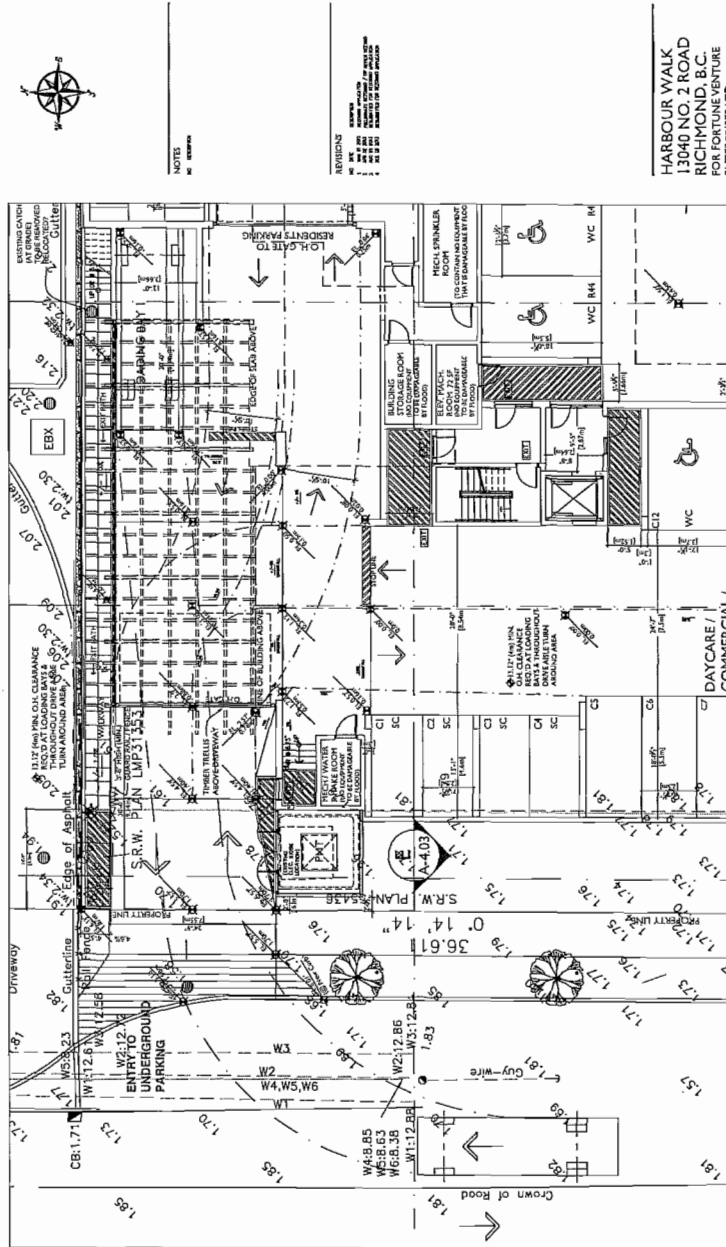
HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE
ENTERPRISES LTD.

PARKING PLAN

5111	NOTED BY
7-1-80	STOS
18	RECEIVED
CA	COMMUNITY
FEB 20 1980	DATE

A-1.00



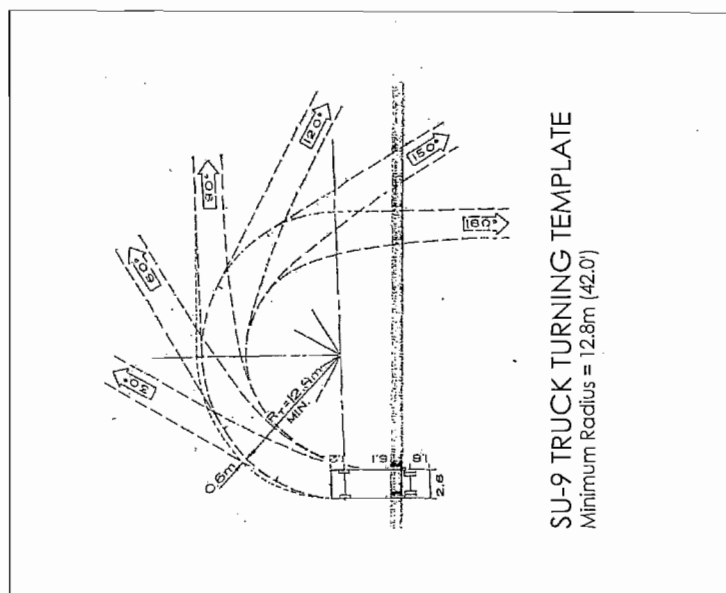


1. TRUCK ENTERING LOADING BAY 1 IN PARKADE

LOADING DIAGRAMS:
 ENTERING PARKADE

DATE: 11/19/01
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NO.: 1119

A-1.01





NOTES

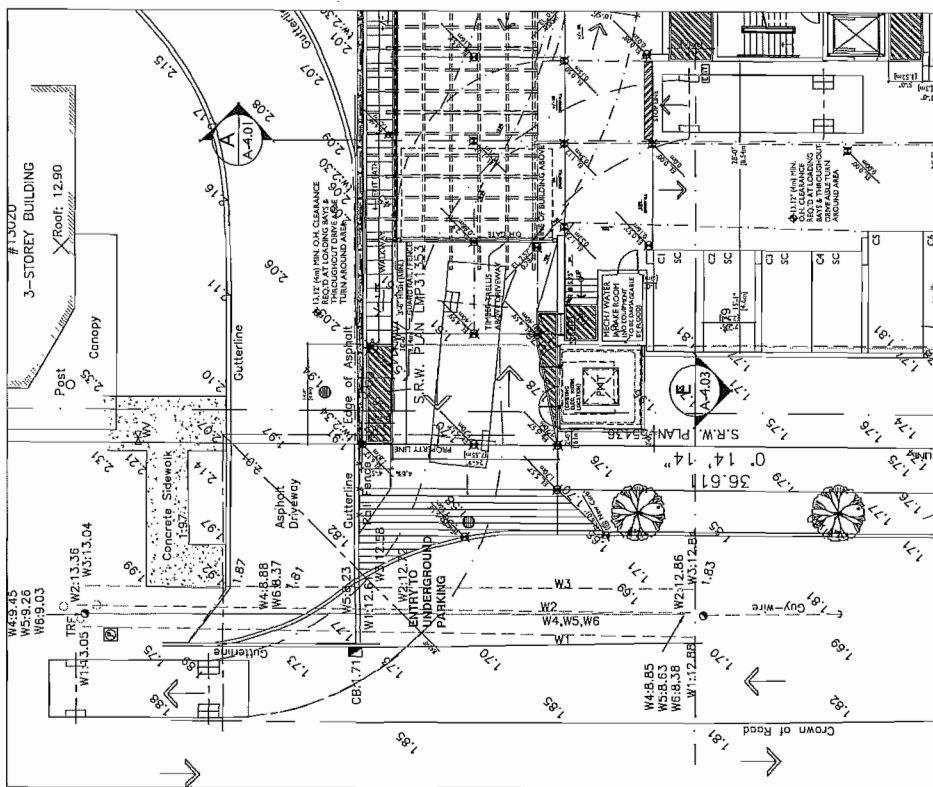
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HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE
ENTERPRISES LTD.

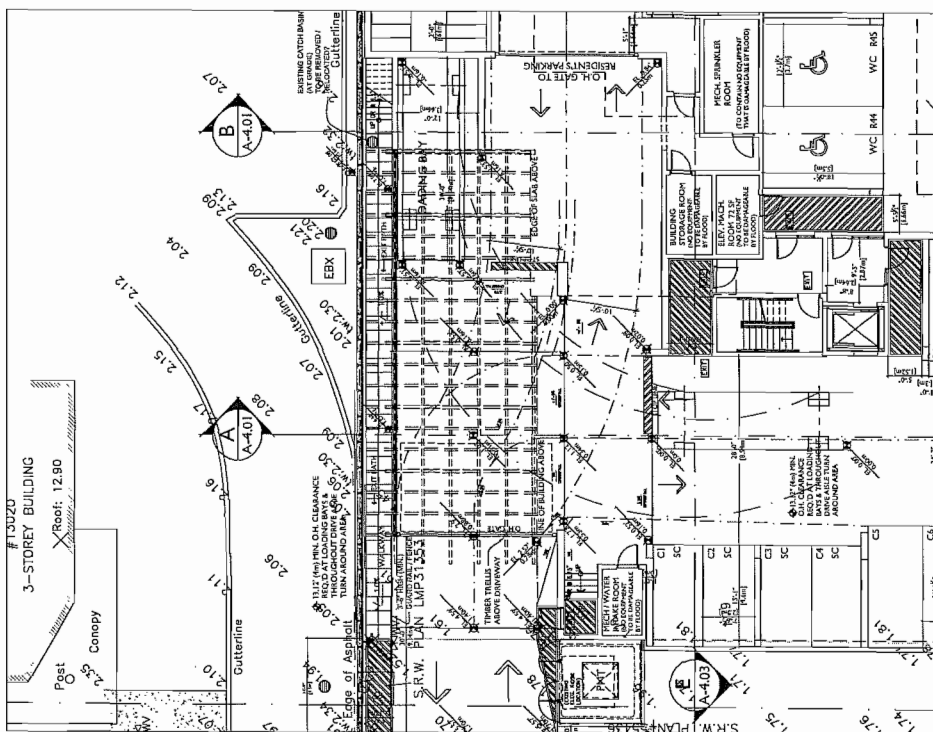
LOADING DIAGRAMS:
EXITING PARKADE

DATE	MAR 20 11
DRAWN BY	CA
DESIGNED BY	TS
SCALE	1/8" = 1'-0"
NO. OF SHEETS	1119

A-1.02



3. TRUCK EXITING PARKADE TO STREET



22. TRUCK BACKING OUT OF LOADING BAY 1



NOTES

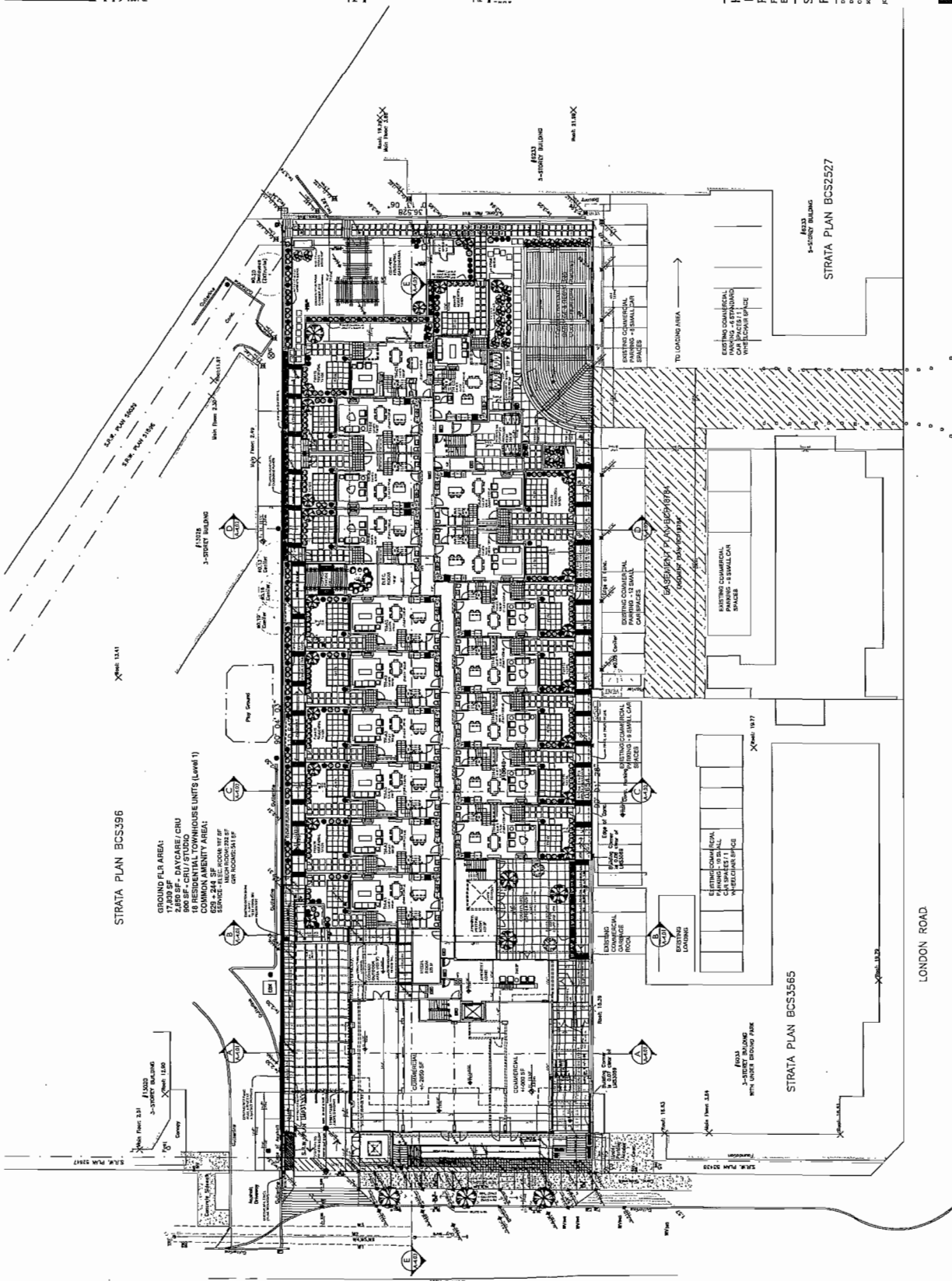
	NO.	DATE
	106	MAY 29 1972
	107	JUN 18 1972
	108	MAY 22 1972
	109	MAY 22 1972
	110	MAY 22 1972

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE
ENTERPRISES LTD.

SITE / GROUND
FLOOR PLAN

DATE	FEB. 2013
TRAINING BY	CA
IN-COORD BY	TS
CASE	1/18* = 150*
FOR NEARBY	1119

A-2.00





13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE
ENTERPRISES LTD.



NOTES

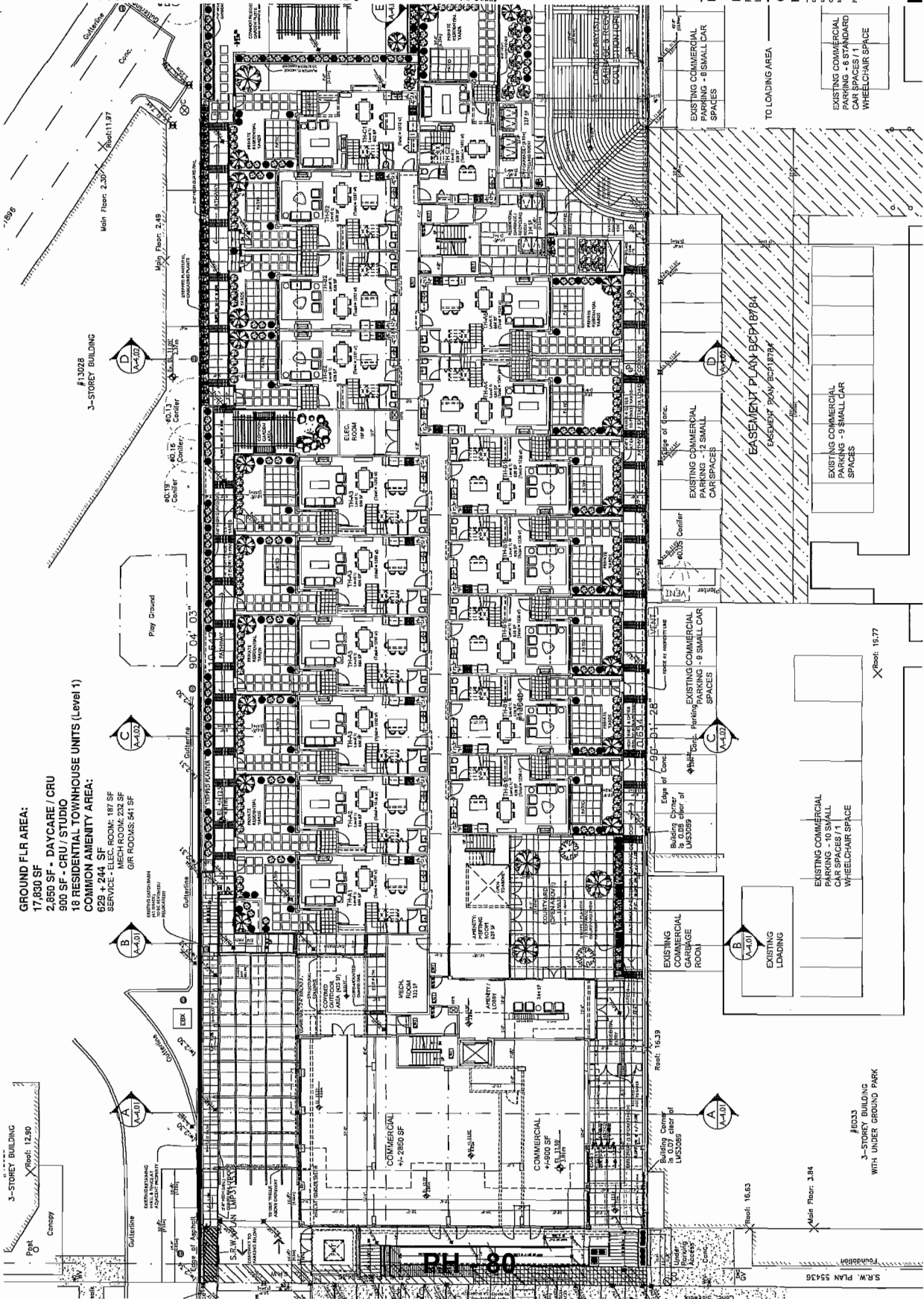
REVISIONS

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE
ENTERPRISES LTD.

GROUND
FLOOR PLAN

DATE: 11/10
DRAWN BY: 1119
CHECKED BY: 1119
FOR: 1119

A-2.01



GROUND FLR AREA:

- 17,830 SF
- 2,850 SF - DAYCARE / CRU
- 900 SF - CRU / STUDIO
- 18 RESIDENTIAL TOWNHOUSE UNITS (Level 1)
- COMMON AMENITY AREA:
- 525 244 SF
- MECH ROOM: 232 SF
- GR ROOMS: 541 SF

3-STORY BUILDING
Park
Canopy
Roof: 12.80

3-STORY BUILDING
Roof: 11.37

#13028
3-STORY BUILDING

Main Floor: 2.49

Roof: 11.37

Roof: 11.37

Roof: 11.37

Roof: 11.37

Roof: 11.37

Roof: 11.37

Roof: 11.37

Roof: 11.37

Roof: 11.37

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Roof: 11.37

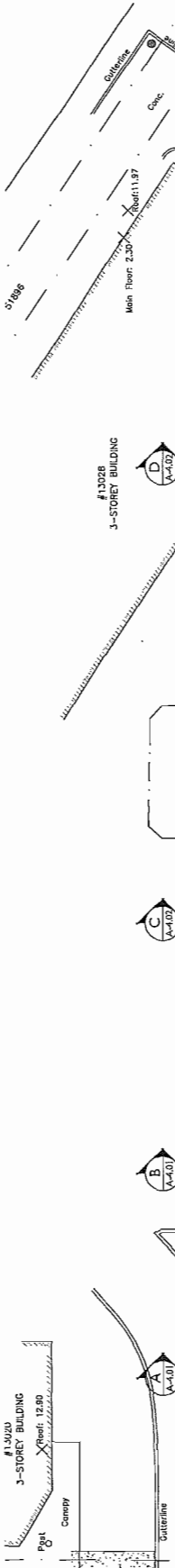
Roof: 11.37

Roof: 11.37

Roof: 11.37

Roof: 11.37

Roof: 11.37

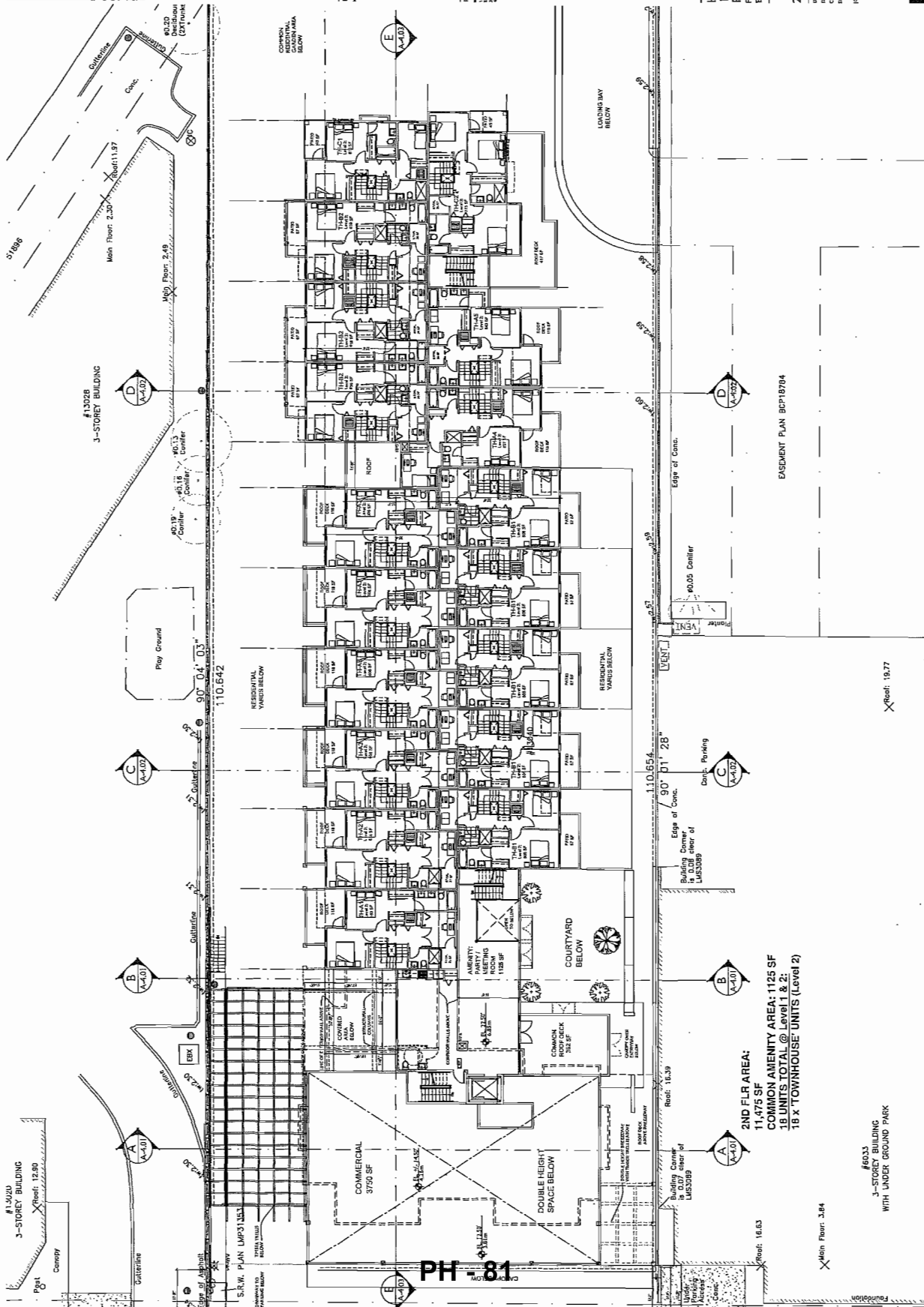


REVISIONS	
NO	DATE
1	10/10/04
2	10/12/04
3	10/14/04
4	10/15/04
5	10/16/04

**HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE
ENTERPRISES LTD.**

DATE	FEB 2013
DRAWN BY	EA
CHECKED BY	TR
SCALE	1/2" = 1'-0"
JOB NUMBER	1119

A-2.02





NOTES
 1. SEE EASEMENT PLAN BCP18784

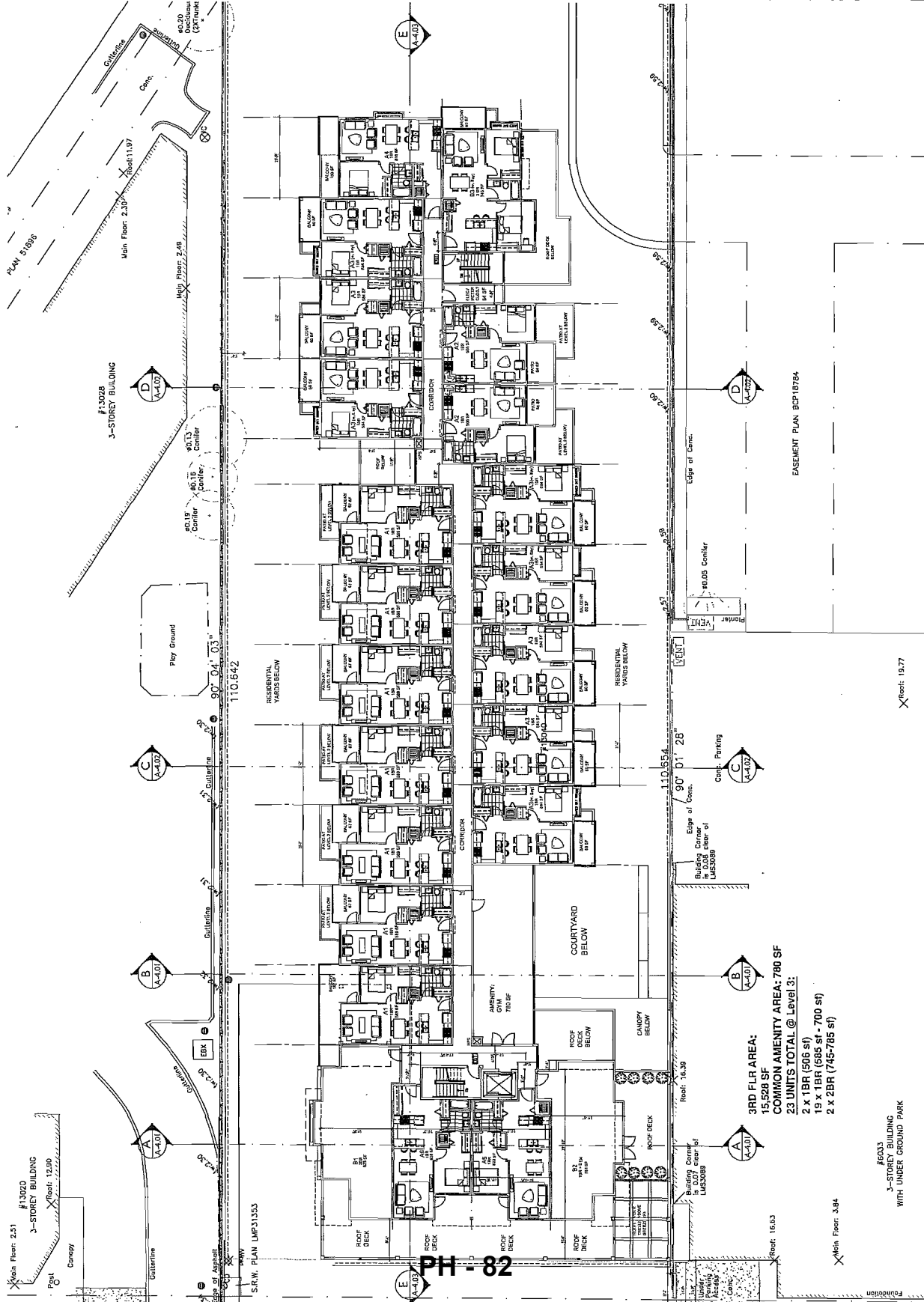
REVISIONS
 1. REVISED FOR 3D FLOOR PLAN
 2. REVISED FOR 3D FLOOR PLAN
 3. REVISED FOR 3D FLOOR PLAN

HARBOUR WALK
 13040 NO. 2 ROAD
 RICHMOND, B.C.
 FOR FORTUNE VENTURE
 ENTERPRISES LTD.

3RD FLOOR PLAN

DATE: FEB 1994
 DRAWN BY: TR
 CHECKED BY: TR
 SCALE: 3/32" = 1'-0"
 JOB NUMBER: 1119

A-2.03



PH - 82



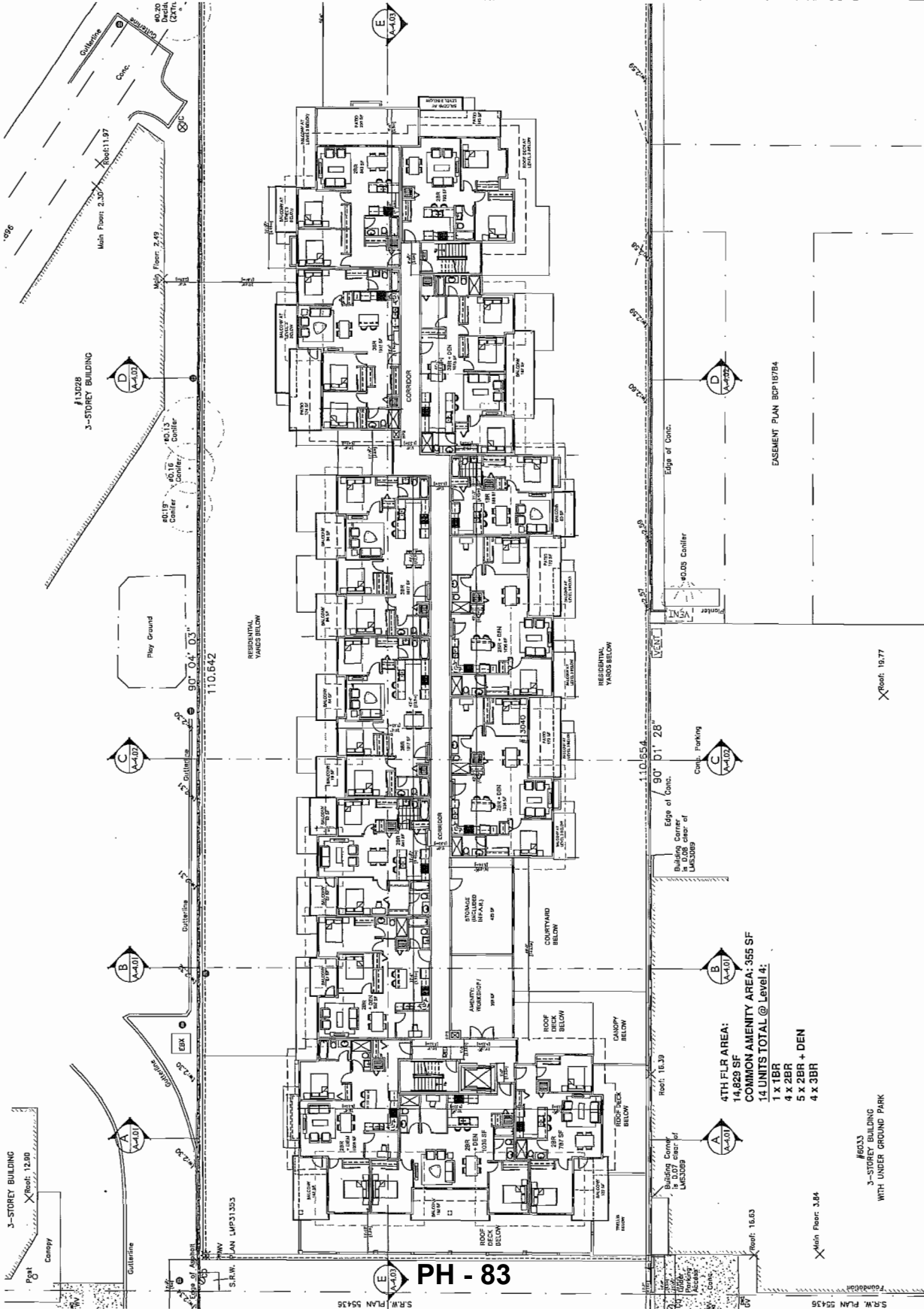
- 1. ALL DIMENSIONS ARE IN METERS
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

HARBOUR WALK
 13040 NO. 2 ROAD
 RICHMOND, B.C.
 FOR FORTUNE VENTURE
 ENTERPRISES LTD.

4TH FLOOR PLAN

DATE: 10/10/10
 DRAWN BY: J.A.
 CHECKED BY: J.A.
 SCALE: 1/16" = 1'-0"
 PROJECT NO.: 1119

A-2.04



PH - 83

S.R.W. PLAN 554136

#6033
 3-STORY BUILDING
 WITH UNDER GROUND PARK

Main Floor: 3.84

4TH FLR AREA:
 14,829 SF
 COMMON AMENITY AREA: 355 SF
 14 UNITS TOTAL @ Level 4:
 1 x 1BR
 4 x 2BR
 5 x 2BR + DEN
 4 x 3BR

EASEMENT PLAN BCP18784

Roof: 15.77

Roof: 16.39

Roof: 16.03

90' 0" x 28'

110.642

90' 0" x 03'

3-STORY BUILDING
 Post: 12.80

Canopy

Edge of Adjacent

Gutterline

Edge of Adjacent

Gutterline

Edge of Adjacent

Gutterline

Edge of Adjacent

Gutterline

Edge of Adjacent

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Edge of Adjacent

Gutterline

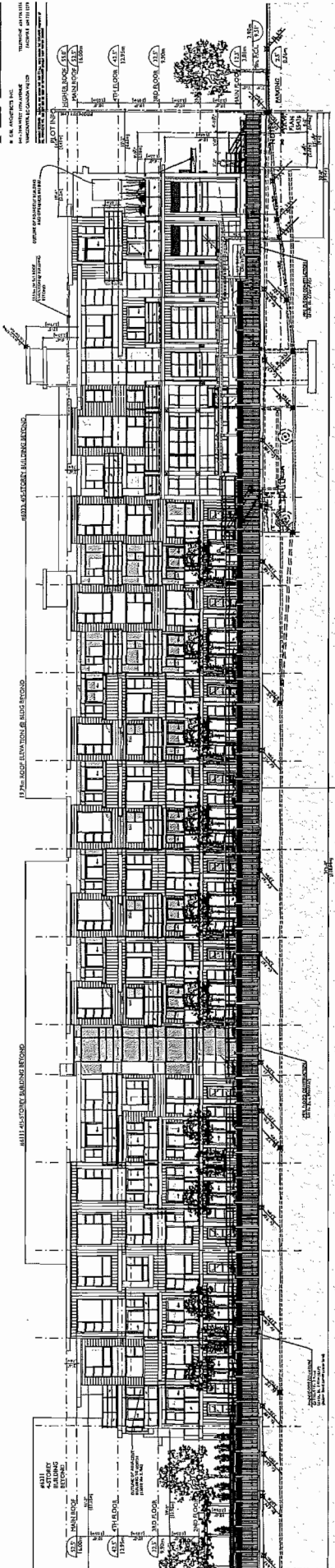
Edge of Adjacent

Gutterline

Edge of Adjacent

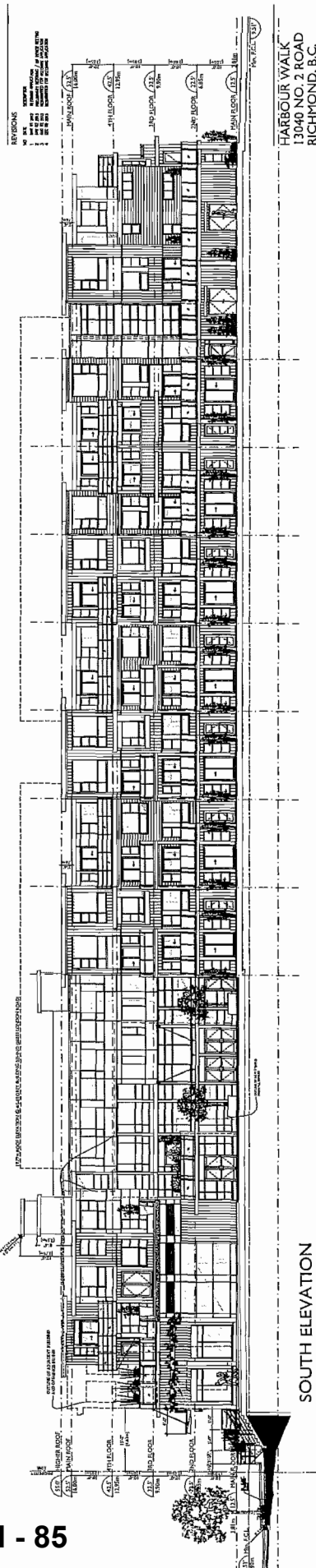
Gutterline





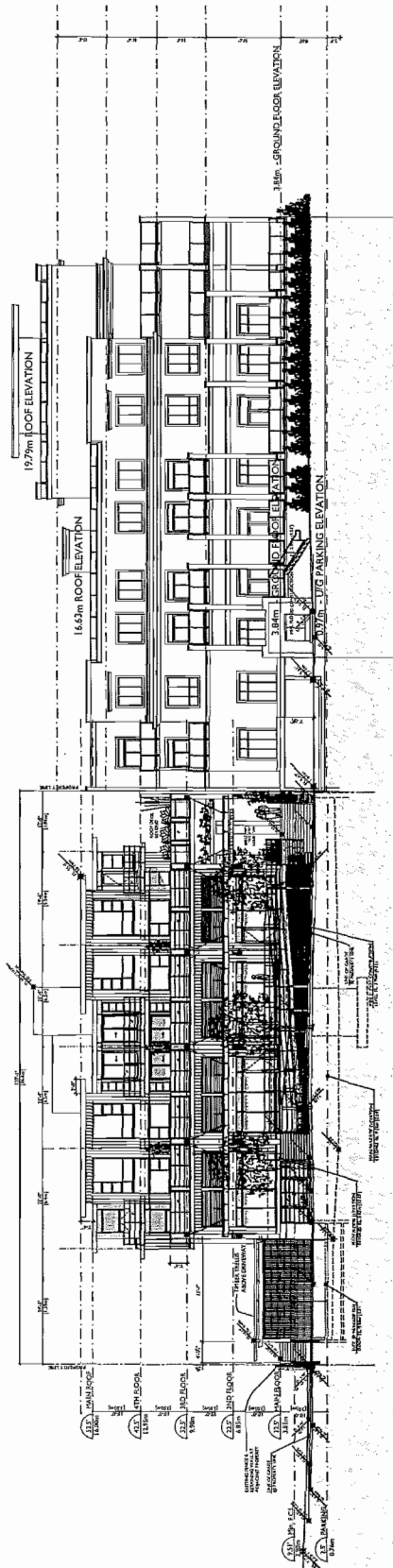
NORTH ELEVATION

PH - 85



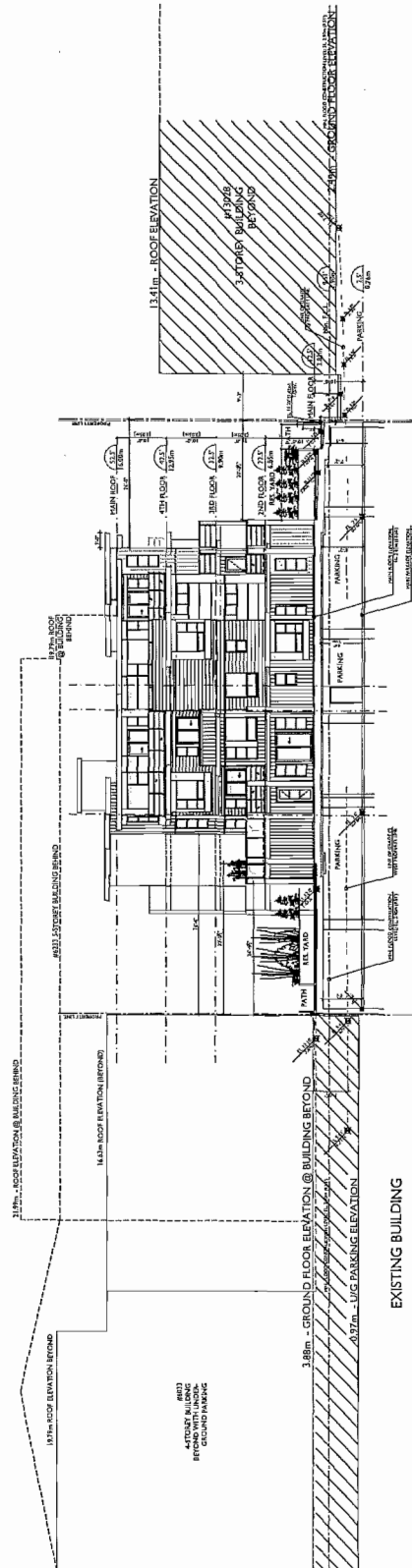
SOUTH ELEVATION

ELEVATIONS	
NORTH / SOUTH	
DATE	03/01/01
DRAWN BY	CA
CHECKED BY	TR
SCALE	1/8" = 1'-0"
PER NUMBER	1119



WEST ELEVATION

EXISTING BUILDING
#6033 4-STORY BUILDING
WITH UNDERGROUND PARKING

[illegible]

EXISTING BUILDING

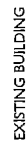
EAST ELEVATION

HARBOUR WALK
13040 NO. 2 ROAD
RICHMOND, B.C.
FOR FORTUNE VENTURE
ENTERPRISES LTD.

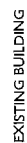
ELEVATIONS
EAST / WEST

DATE JUL 2013
DRAWN BY CA
CHECKED BY TB
SCALE 3/32" = 1'-0"
JOB NUMBER 1119

A-3.02

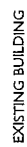


PH - 87

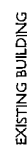


A-4.01

DATE	PM 1013
DRAWN BY	EA
CHECKED BY	TB
SCALE	3/32" = 1'-0"
108 NHP/SLK	1119



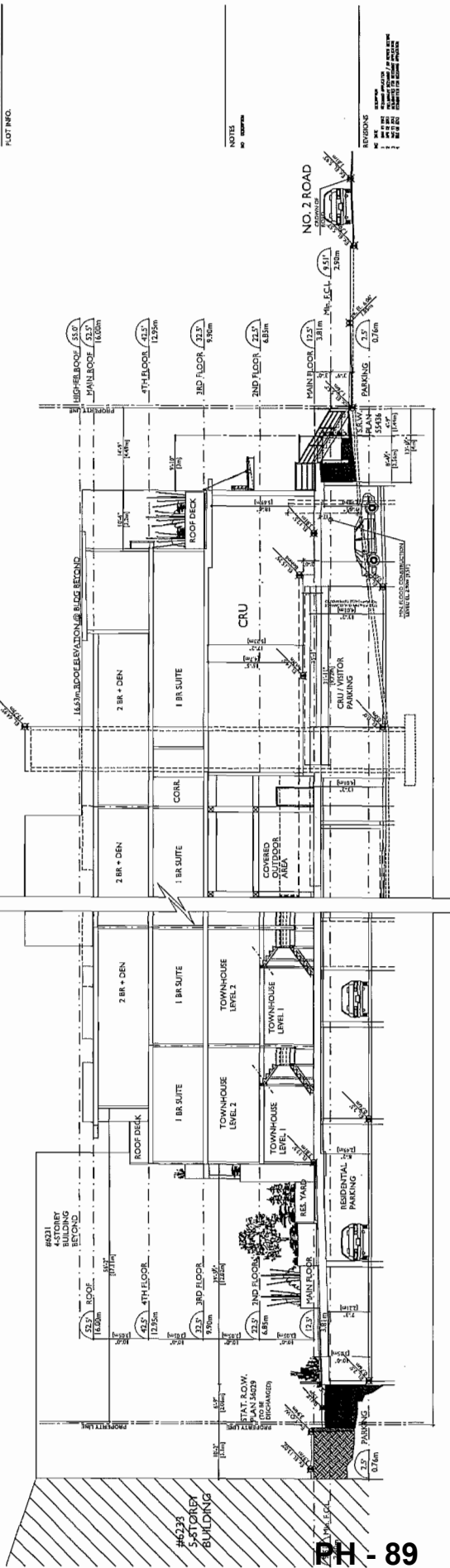
PH - 88



A-4.02

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER

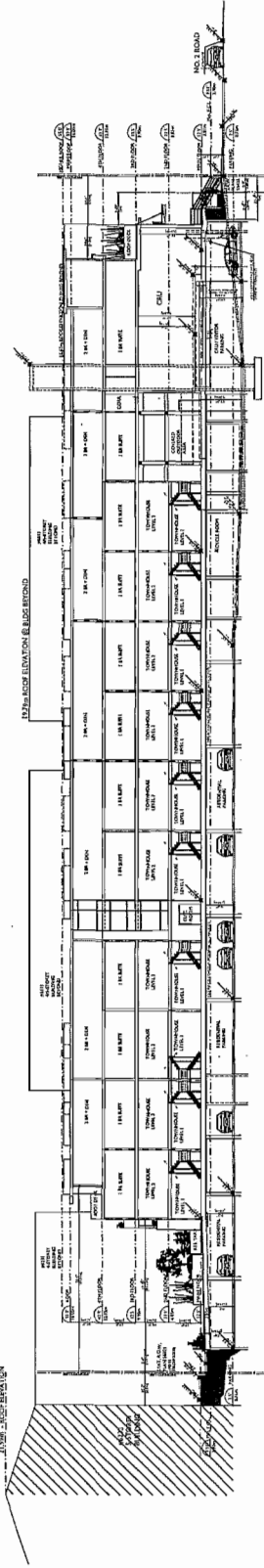
21.99m - ROOF ELEVATION



SECTION E-E - EAST END (1/8" = 1'-0")

SECTION E-E - WEST END (1/8" = 1'-0")

21.99m - ROOF ELEVATION



SECTION E-E (1/8" = 1'-0")



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9094 (RZ 12-602748)
13040 No. 2 Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the end of the table contained in Section 5.15.1 regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZMU24	\$4.00"

- b. Inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

"20.24 Commercial Mixed Use (ZMU24) – London Landing (Steveston)

20.24.1 Purpose

The **zone** provides for **commercial**, residential and industrial **uses** in the Steveston area.

20.24.2 Permitted Uses

- **child care**
- **education, commercial**
- **health service, minor**
- **housing, apartment**
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**

- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**

20.24.3 Secondary Uses

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

20.24.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.0, together with an additional:
 - a) 0.1 floor area ratio provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 20.24.4.1, the reference to “1.0” in relation to the maximum **floor area ratio** (FAR) is increased to a higher **density** of “1.37” if:
 - a) for rezoning applications involving 80 or less **apartment housing dwelling units**, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZMU24 zone; or
 - b) for rezoning applications involving more than 80 **apartment housing dwelling units**, and prior to first occupancy of the **building**, the **owner**:
 - i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 5% of the total **building** area; and
 - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

20.24.5 Permitted Lot Coverage

1. The maximum lot coverage is 54% for **buildings**.

20.24.6 Yards & Setbacks

1. The minimum **front yard** setback is 4.5 m, except that:
 - a) removable ramps, removable retaining walls and removable metal stairs attached to the foundation wall may project into the **setback** up to the **lot line**.

2. A parking **structure** may project into the public **road setback** subject to it being landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.
3. There is no minimum **side yard** or **rear yard**.

20.24.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 21.0 m and no more than four **storeys**.

20.24.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

20.24.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

20.24.10 On-Site Parking and Loading

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

20.24.11 Other Regulations

1. The following **uses** permitted by this **zone** shall only be located on the ground floor of a **building**:
 - a) **child care**;
 - b) **education, commercial**;
 - c) **health service, minor**;
 - d) **industrial, general**;
 - e) **manufacturing, custom indoor**;
 - f) **office**;
 - g) **recreation, indoor**;
 - h) **restaurant**;
 - i) **retail, convenience**;
 - j) **retail, general**;
 - k) **service, business support**;
 - l) **service, financial**;
 - m) **service, household repair**;
 - n) **service, personal**; and
 - o) **studio**.

2. **Apartment housing** located within this **zone** shall not be situated within 19.8 m of the **lot line** abutting a **road** on the ground floor of a **building**.
3. The following **secondary uses** are permitted in this **zone** provided they are restricted to **apartment housing** units in which the **uses** are located:
 - a) **boarding and lodging**;
 - b) **community care facility, minor**;
 - c) **home business**.
4. Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as it applies to **development** in the Steveston Commercial (CS3) **zone**.
5. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**COMMERCIAL MIXED USE (ZMU24) – LONDON LANDING (STEVESTON)**".

P.I.D. 024-025-917

STRATA LOT 1 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS3089
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. 024-025-925

STRATA LOT 2 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS3089
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. 024-025-933

STRATA LOT 3 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS3089
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. 024-025-941

STRATA LOT 4 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS3089
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. 024-025-950

STRATA LOT 5 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW
WESTMINSTER DISTRICT STRATA PLAN LMS3089

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. 024-025-968

STRATA LOT 6 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW
WESTMINSTER DISTRICT STRATA PLAN LMS3089

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. 024-025-976

STRATA LOT 7 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW
WESTMINSTER DISTRICT STRATA PLAN LMS3089

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. 024-025-984

STRATA LOT 8 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW
WESTMINSTER DISTRICT STRATA PLAN LMS3089

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. 024-025-992

STRATA LOT 9 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW
WESTMINSTER DISTRICT STRATA PLAN LMS3089

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. 024-026-000

STRATA LOT 10 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW
WESTMINSTER DISTRICT STRATA PLAN LMS3089

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9094”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

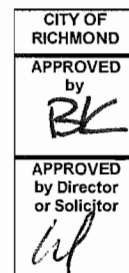
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JAN 27 2014



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

To PW - Jan. 7 '14
Date: December 17, 2013

From: Wayne Craig
Director of Development

File: RZ 13-632272

Re: Application by Samuel Yau for Rezoning at 11320/11340 Kingsgrove Avenue
from Two-Unit Dwellings (RD1) to Single Detached (RS2/K)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9095, for the rezoning of 11320/11340 Kingsgrove Avenue from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/K)", be introduced and given first reading.

Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Samuel Yau has applied to the City of Richmond for permission to rezone the property at 11320/11340 Kingsgrove Avenue from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/K)”, to permit the property to be subdivided to create two (2) lots fronting Kingsgrove Avenue (see **Attachments 1 and 2**). There is currently a 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 southwest corner of Kingsgrove Avenue and Seacote Road, in an established residential neighbourhood consisting mainly of single detached housing. The immediate area surrounding the subject site is described below:

- To the north, across Kingsgrove Avenue, is a single detached dwelling on a large lot zoned “Single Detached (RS1/E)”.
- To the east, across Seacote Road, are single detached dwellings on large lots zoned “Single Detached (RS1/E)”.
- To the south, is a single detached dwelling on a large lot zoned “Single Detached (RS1/E)” that fronts King Road.
- To the west, is a single detached dwelling on a large lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

2041 Official Community Plan (OCP) Designation

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 5409

The subject property is located within the area covered by Lot Size Policy 5409, adopted by City Council in 1989, and amended in 1995, 2001, and October, 2013 (**Attachment 4**). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) lots. This redevelopment proposal is consistent with Lot Size Policy 5409, and would result in a subdivision to create two (2) lots fronting Kingsgrove Avenue; with each lot measuring between 11 m and 13 m wide, and between 425 m² and 465 m² in area.

Affordable Housing Strategy

For single-family rezoning applications, 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/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite in the dwelling on one (1) of the two (2) proposed lots. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title; stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is required prior to adoption of Zoning Amendment Bylaw 9095. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not proposed, after the requirements are satisfied.

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 voluntary contribution of \$1.00 per square foot of the total buildable floor area of the proposed single-family development (i.e. \$5,282) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

This redevelopment proposal would allow the creation of two (2) smaller lots from an existing large duplex-zoned lot on the south side of Kingsgrove Avenue in the Shellmont Planning Area.

The neighbourhood has seen limited redevelopment through rezoning and subdivision in recent years. There is potential for other lots in the neighbourhood to apply to rezone and subdivide in accordance with Lot Size Policy 5409.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species on the site and within 2 m of the site, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. A list of tree species assessed as part of the Arborist's Report is included on the Tree Retention Plan (**Attachment 5**).

The City's Tree Preservation Official has reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the following recommendations in the report:

- To retain and protect the Birch tree (Tree # 5) on the subject site in the rear yard, due to its good condition.
- To remove the Cherry tree (Tree # 1) located on the common property line with the adjacent lot to the west at 11300 Kingsgrove Avenue, due to its poor condition from being previously topped and showing the presence of decay in the main stem. The applicant has submitted written authorization by the neighbouring property owner(s) for the removal of this tree at future development stage.
- To protect the Hemlock tree (Tree #2) and Apple tree (Tree #3) on the adjacent lot to the west at 11300 Kingsgrove Avenue.
- To protect the Hazelnut tree (Tree # 4) on the adjacent lot to the south at 9611 Seacote Road.

The Tree Retention Plan is shown in **Attachment 5**.

Prior to demolition of the existing dwelling on the subject site, tree protection fencing must be installed around the Birch tree (Tree # 5) on-site and around the dripline of off-site trees to be retained (Tree# 2, #3, and #4). Tree protection fencing must be installed to City standard and in accordance with the City's Bulletin TREE-03 and must remain in place until construction and landscaping on the proposed lots is completed.

To ensure protection of trees to be retained, the following items are required to be completed prior to rezoning bylaw adoption:

- Submission of a contract with a Certified Arborist for supervision of any on-site works conducted within close proximity to the tree protection zones of the trees to be retained (Trees # 2, 3, 4, 5). No works are permitted to be undertaken within the tree protection zones, including changes to lot grading, installation of retaining walls and/or perimeter drainage. The contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a security to the City in the amount of \$1,000.00 to ensure the survival of the Birch tree on-site (Tree #5). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the tree has survived.
- Submission of a site plan for the proposed west lot to show that the proposed building footprint does not encroach into the required tree protection zone for Tree # 2 on the neighbouring property to the west at 11300 Kingsgrove Avenue.

The applicant proposes to plant and maintain three (3) trees on the proposed lots, which is consistent with the City's policies. These trees will be a minimum 6 cm deciduous calliper or 3 m high conifers. With the protection of the Birch tree (Tree # 5) in the rear yard of the subject site, there will be a total of four (4) trees on the proposed new lots. Prior to rezoning bylaw adoption, the applicant must submit a landscaping security in the amount of \$1,500 (\$500/tree) to ensure the trees are planted and maintained on-site.

Existing Covenant

An existing covenant is registered on Title, which restricts the use of the property to a duplex (i.e. BE77335). This covenant must be discharged from Title by the applicant prior to rezoning bylaw adoption.

Flood Management

Registration of a flood indemnity covenant on Title is required prior to rezoning bylaw adoption. The minimum flood construction level is at least 0.3 m above the highest elevation of the crown of the road.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Prior to rezoning bylaw adoption, road dedication is required in order to achieve a 3 m x 3 m corner cut at the north-east corner of the subject site.

Vehicle access to the proposed west lot will be to/from Kingsgrove Avenue. Vehicle access to the proposed corner lot (east lot) must be located to meet the minimum distance to the intersection of Kingsgrove Avenue and Seacote Road, as required in the Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Subdivision

At subdivision stage, the applicant will be required to pay servicing costs and pre-payment of current year's property taxes.

Analysis

The subject site is located in an established residential area consisting mainly of single detached housing.

This development proposal is consistent with Lot Size Policy 5409, which allows existing lots occupied by duplexes to rezone and subdivide into two (2) lots. The proposal rezoning will enable a subdivision to create two (2) lots, with each lot measuring between 11 m and 13 m wide, and between 425 m² and 465 m² in area.

There is potential for other lots in the neighbourhood to apply to rezone and subdivide consistent with Lot Size Policy 5409.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large duplex-zoned lot into two (2) smaller lots complies with Lot Size Policy 5409 and applicable policies and land use designations contained within the Official Community Plan (OCP).

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

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9095 be introduced and given first reading.



Cynthia Lussier
Planning Technician

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5409
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations Concurrence

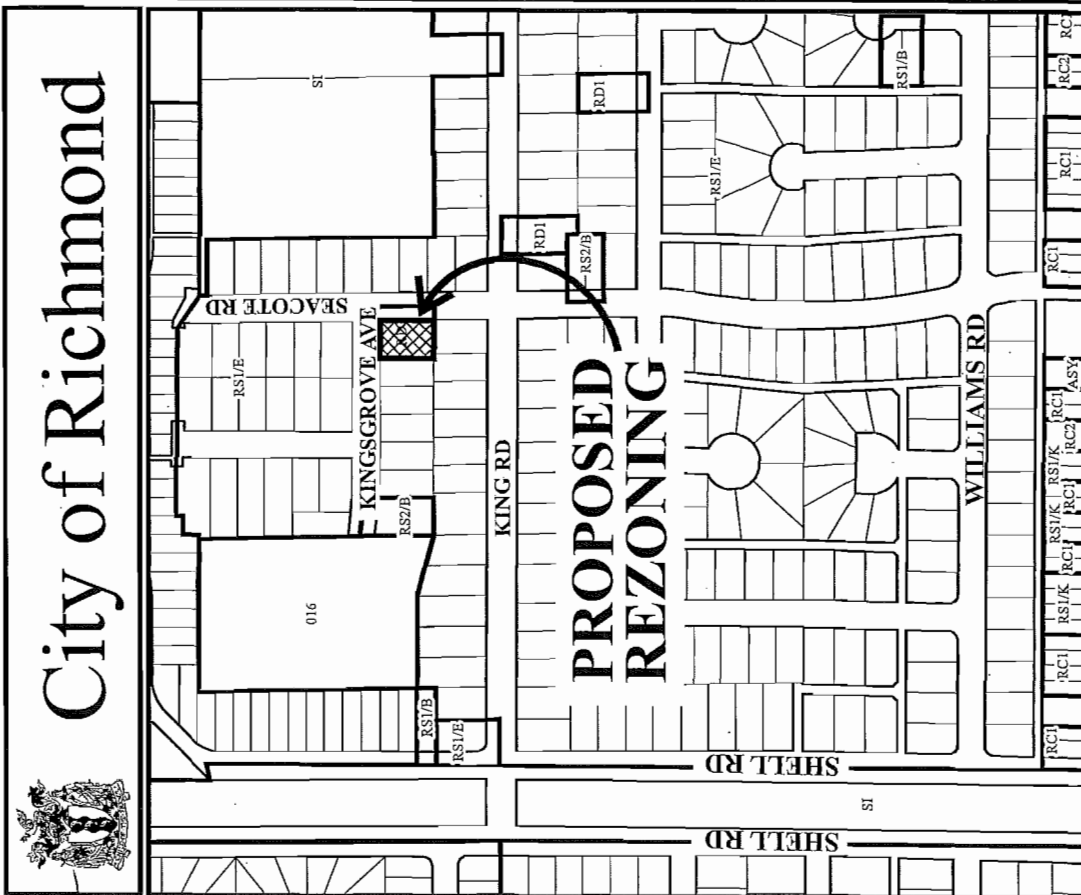
21.34	18.29	9580	18.29	9560	18.29	9540	18.29	9520	18.29	9500
SEACOTE RD										
21.34	21.34	11311	37.36	21.34	18.29	11300	18.29	11280	18.29	11271
KINGSGROVE AVE										
21.34	21.34	9611	35.56	22.27	35.56	11291	18.29	11271	18.29	11261
SEACOTE RD										

Original Date: 03/22/13

Revision Date:

Note: Dimensions are in METRES

RZ 13-632272



City of Richmond





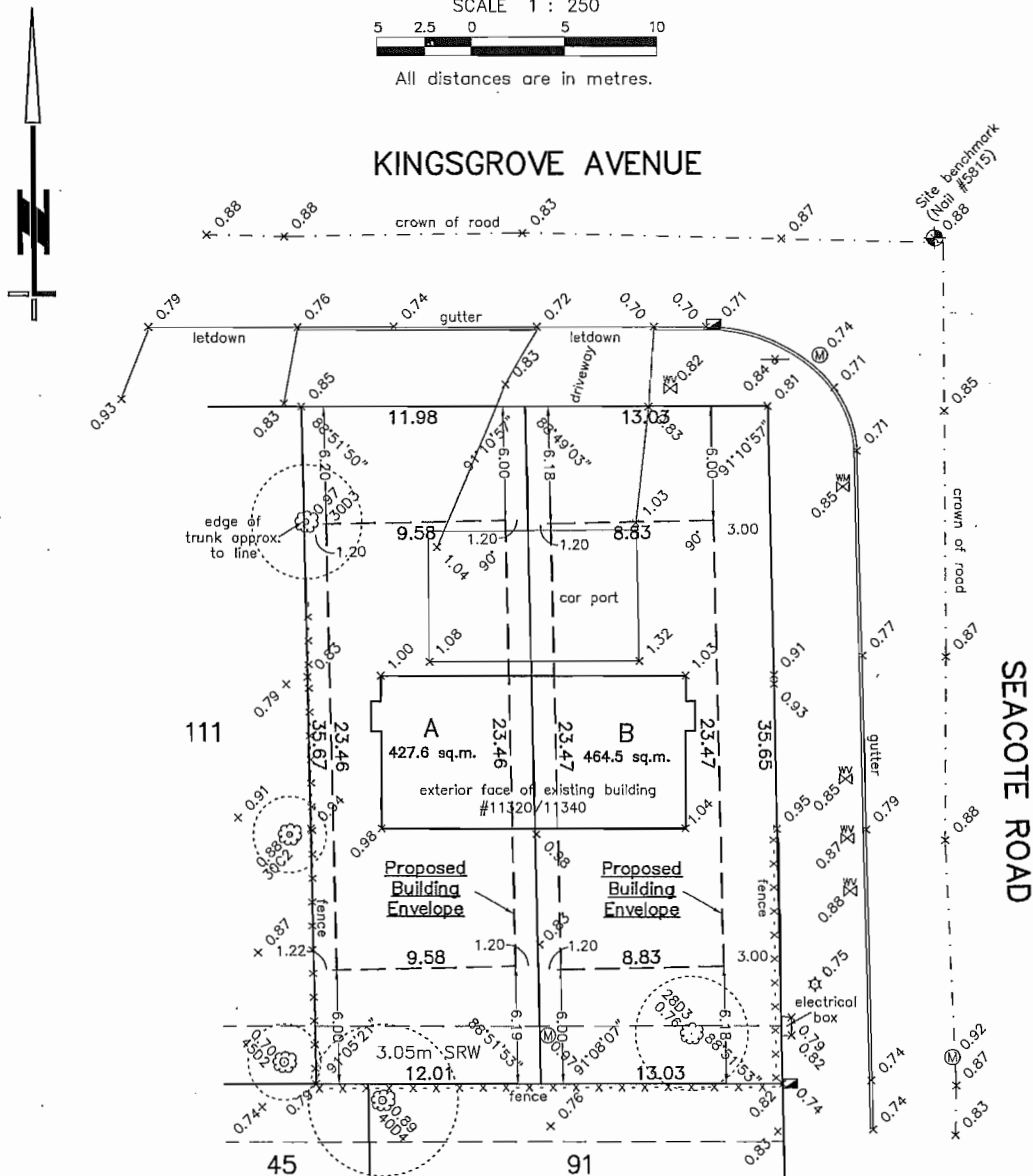
RZ 13-632272

Original Date: 03/22/13

Amended Date:

Note: Dimensions are in METRES

**SURVEY PLAN OF PROPOSED LOTS A AND B
CURRENTLY LOT 112, SECTION 25, BLOCK 4 N., RANGE 6 W.
NEW WESTMINSTER DISTRICT, PLAN 35761**



This property is subject to Covenant BE77335.

NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on the Geodetic Datum of Richmond and are derived from HPN#191 (02H2453) situated at the intersection of Riverside Drive and Featherstone Way. Elevation = 1.664 metres.
- All trees and stumps have been plotted as required by Richmond Bylaw 8057.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- ☆ denotes lamp standard.
- ⊗ denotes catch basin
- ⊙ denotes manhole
- ⊕ denotes water valve
- ⊖ denotes water meter
- denotes sign post
- ⊗ denotes tree.
- BC10 drip line radius (m)
- C=coniferous
- D=deciduous
- ⊗ diameter (cm)

CIVIC ADDRESS

11320/11340 KINGSGROVE AVENUE
RICHMOND, B.C.

ZONING: RD1

PROPOSED LOT AND ENVELOPE ADDED
DATED THIS 6TH DAY OF MARCH, 2013
CERTIFIED CORRECT.
DATED THIS 6TH DAY OF MARCH, 2013

MULIAWAN KOESOEMA B.C.L.S.

LOUIS NGAN LAND SURVEYING

4938 VICTORIA DRIVE
VANCOUVER, B.C. V5P 3T6
(604) 327-1535





RZ 13-632272

Attachment 3

Address: 11320/11340 Kingsgrove Avenue

Applicant: Samuel Yau

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Yuk Oi Law Kwong	To be determined
Site Size (m ²):	892.10 m ²	Two lots, each between 425 m ² and 465 m ² in area
Land Uses:	Two-unit dwelling	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential (NRES)	No change
702 Policy Designation:	Lot Size Policy 5409 permits rezoning and subdivision of lots containing duplexes into two (2) lots.	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/K)

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 Size (min. dimensions):	315 m ²	Between 425 and 465 m ²	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989
 Amended by Council: October 16, 1995
 Amended by Council: July 16, 2001*
 Amended by Council: October 21, 2013

POLICY 5409

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6**POLICY 5409:**

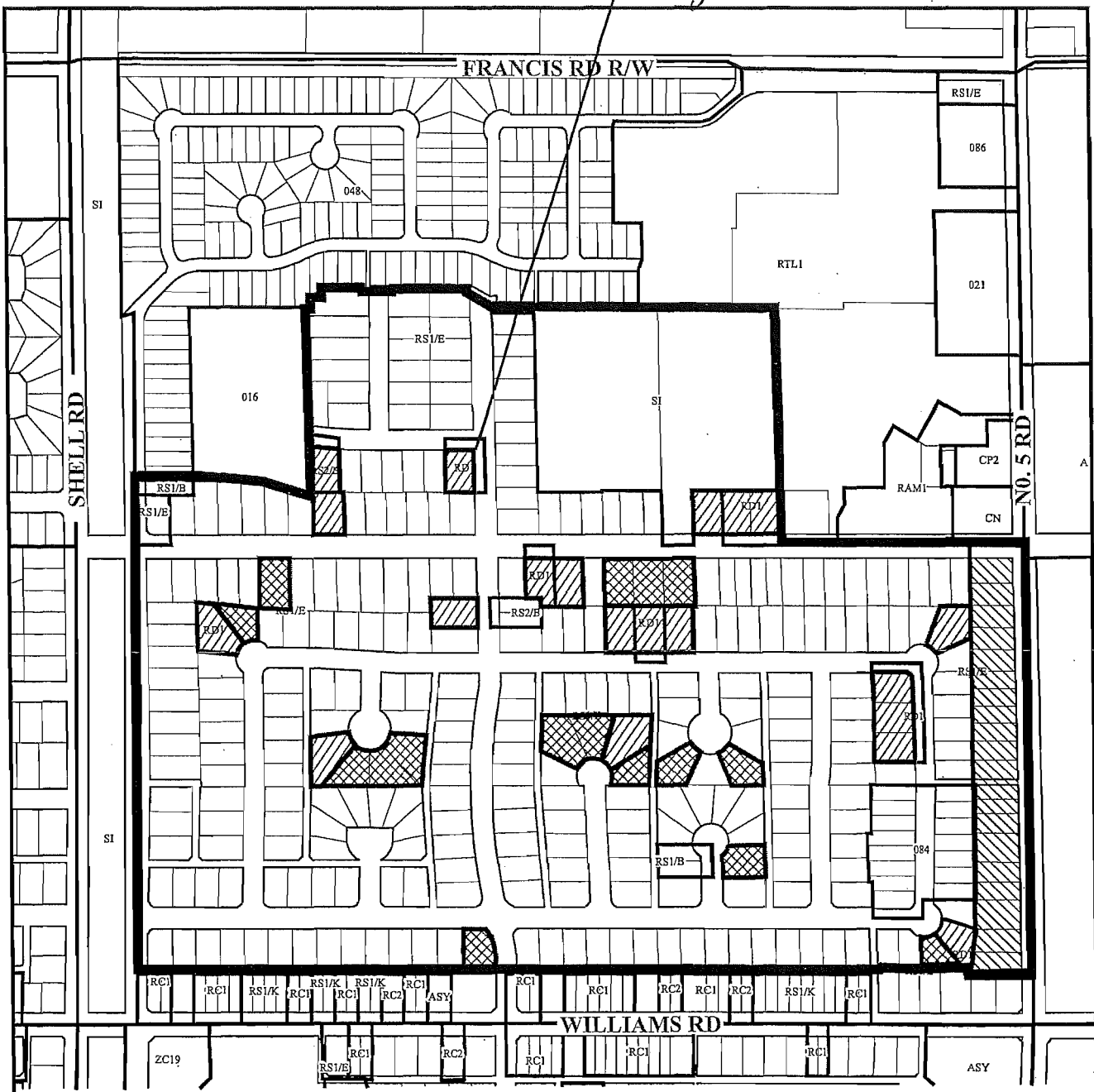
The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road and properties fronting onto Seaton Road**, in a portion of Section 25-4-6:


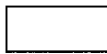


1. That properties within the area be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the following exceptions:
 - (a) properties with existing duplexes identified on the accompanying plan may be rezoned and subdivided into a maximum of two lots;
 - (b) properties with frontage on No. 5 Road may be rezoned and subdivided as per Single Detached (RS2/C); and
 - (c) properties shown as "cross-hatched" on the accompanying plan may be rezoned and subdivided as per Single Detached (RS2/B).

This policy, as shown on the accompanying plan, is to 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 changed by the amending procedures contained in Richmond Zoning Bylaw 8500.

* Original Adoption Date in Effect

Subject Site



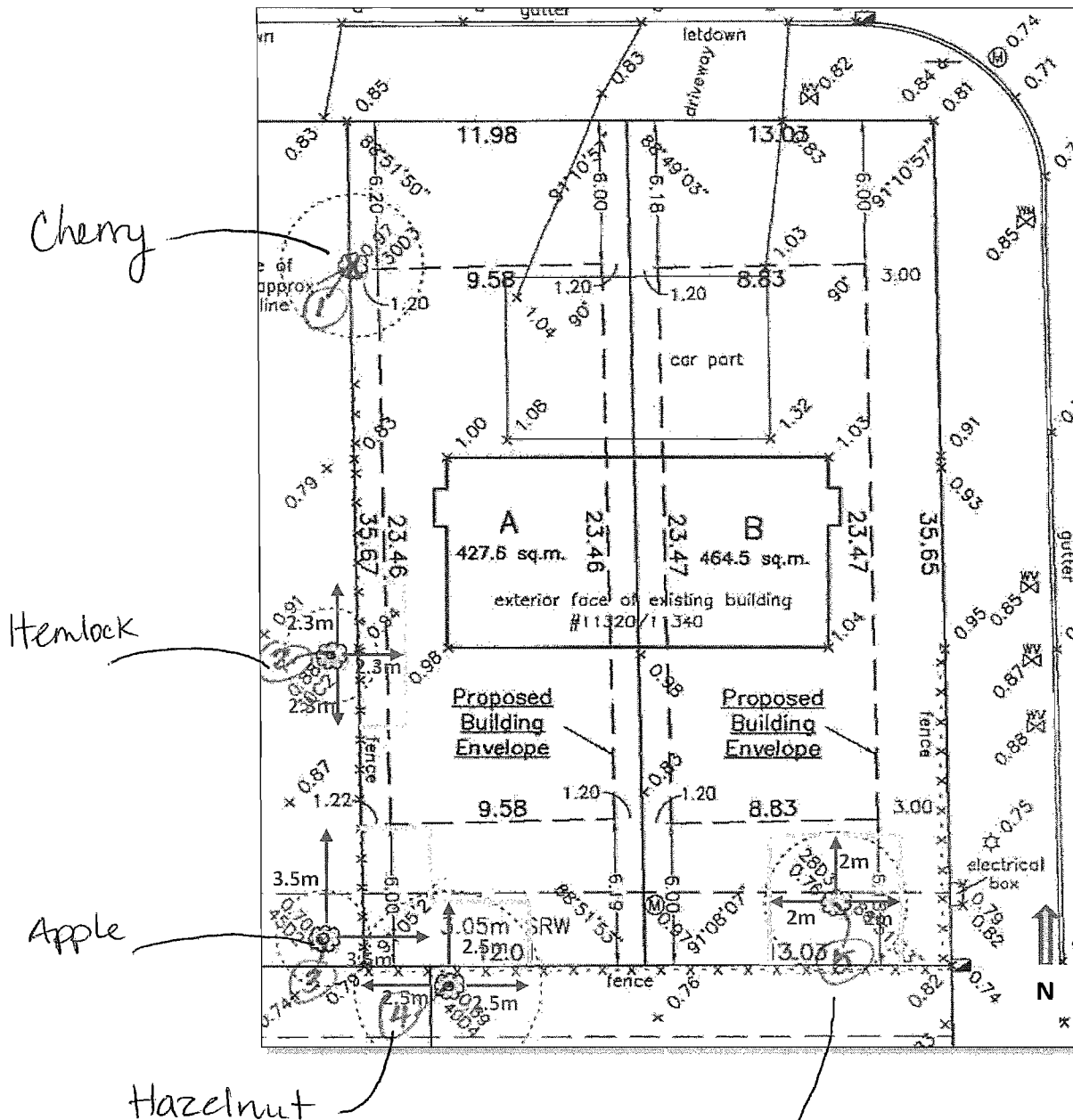
- | | | | |
|---|---|---|---|
|  | Rezoning and Subdivision permitted as per RS2/C |  | Rezoning and Subdivision permitted as per RS2/E |
|  | Duplexes eligible to be rezoned and subdivided into two lots. |  | Rezoning and subdivision permitted as per RS2/B |



Policy 5409
Section 25,4-6
 PH - 107

Adopted Date: 04/10/89
 Amended Date: 07/16/01
 Amended Date: 10/21/13

TREE MANAGEMENT & REMOVAL PLAN, SCALE 1:250



TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
5	Birch (<i>Betula sp.</i>)	33	2.25

SUITABLE REPLACEMENT TREES (Botanical name)
Golden Cedar <i>Cedrus deodara</i> 'Aurea'
Purple Fountain European Beech <i>Fagus sylvatica</i> 'Purple Fountain'
Japanese Tree Lilac 'Ivory Silk' <i>Syringa reticulata</i> 'Ivory Silk'
Dove Tree <i>Davidia involucrata</i>

CITY OF RICHMOND

EC 192013

RECEIVED



Rezoning Considerations

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

Address: 11320/11340 Kingsgrove Avenue

File No.: RZ 13-632272

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9095, the following items must be completed:

1. Dedication of property as road in order to achieve a 3 m x 3 m corner cut at the northeast corner of the subject site.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within close proximity to the tree protection zone of the trees to be retained (Tree # 5 on-site, and Trees # 2, 3, and 4 off-site). No lot grade changes are to occur within tree protection zones, and retaining walls and perimeter drainage are to be installed outside of tree protection zones. The Contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. Submission of a site plan for the proposed west lot to show that the proposed building footprint does not encroach into the required tree protection zone for Tree # 2 on the neighbouring property to the west at 11300 Kingsgrove Avenue.
4. Submission of a Tree Survival Security to the City in the amount of \$1,000.00 for the Birch tree (Tree # 5) to be retained.
5. Submission of a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) to ensure that the new trees proposed by the applicant are planted and maintained on-site at future development stage, consistent with the City's policies (min. 6 cm deciduous calliper or 3 m high conifer).
6. Registration of a flood indemnity covenant on Title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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 voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,282) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

8. Discharge of existing covenant BE77335 registered on Title, which restricts the use of the property to a duplex.

Prior to Demolition Permit* issuance, the following items must be completed:

- Installation of tree protection fencing on-site around the Birch tree (Tree # 5) and the driplines of Tree #2, #3, and #4 (located on neighbouring property). Tree protection fencing must be installed to City standard and in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to demolition of the existing dwelling on-site, and must remain in place until construction and landscaping on the proposed lots is completed.

Prior to Subdivision*, the following items must be completed:

- Payment of servicing costs and pre-payment of current year's property taxes.

Prior to Building Permit* issuance, the following items must be completed:

- 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.

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

Note:

- * 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 9095 (RZ 13-632272)
11320/11340 Kingsgrove Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“SINGLE DETACHED (RS2/K)”**.

P.I.D. 007-179-065

Lot 112 Section 25 Block 4 North Range 6 West New Westminster District Plan 35761

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9095”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

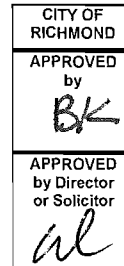
SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JAN 13 2014



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Fast Track Application

Planning and Development Department

TO PHN - Jan 21, 2014

To: Planning Committee

Date: January 8, 2014

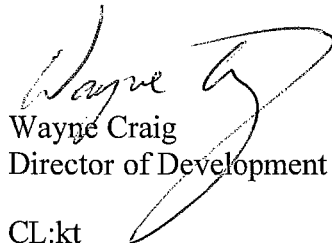
From: Wayne Craig
Director of Development

File: RZ 13-647241

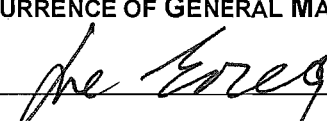
Re: Application by Raman Kooner and Robbie Sharda for Rezoning at 5771/5791
Langtree Avenue from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9096, for the rezoning of 5771/5791 Langtree Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:kt
Att.

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

Staff Report

Item	Details	
Applicants	Raman Kooner & Robbie Sharda	
Location	5771/5791 Langtree Ave (Attachment 1)	
Development Data Sheet	See Attachment 2	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Single Detached (RS2/B)	
OCP Designation	Neighbourhood Residential (NRES)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	Lot Size Policy 5463 (Attachment 3)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicants propose to include a legal secondary suite in the principal dwelling on one (1) of the two (2) lots proposed.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw	
Surrounding Development	North: One (1) dwelling on a large lot zoned "Single Detached (RS1/E)", fronting Langton Road.	
	East: An existing non-conforming duplex on a large lot zoned "Single Detached (RS1/E)", fronting Langton Road.	
	South: One (1) new dwelling on a large lot zoned "Single Detached (RS1/E)", across Langtree Avenue.	
	West: One (1) new dwelling on a large lot zoned "Single Detached (RS1/E)".	
Rezoning Considerations	See Attachment 4	

Staff CommentsBackground

The proposed rezoning would enable a subdivision to create two (2) smaller lots from an existing large lot containing a duplex on the north side of Langtree Avenue in the Blundell Planning Area. The proposed subdivision plan is provided in **Attachment 5**.

The subject site is located in an established residential area consisting of single detached dwellings, townhouses, as well as McKay School and Neighbourhood Park.

The neighbourhood has seen limited redevelopment through rezoning and subdivision in recent years. There is potential for other lots in the neighbourhood to apply to rezone and subdivide in accordance with Lot Size Policy 5463.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicants, which identifies tree species on the site and within close proximity to the site, assesses the condition of these trees, and provides recommendations on tree retention and removal relative to the development proposal. A list of

tree species assessed as part of the Arborist's Report is included on the Tree Retention Plan (**Attachment 6**).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the following recommendations in the report:

- To retain and protect the Mountain Ash (Tree #1) located on City-owned property within the boulevard on Langtree Avenue.
- To retain and protect an undersized Japanese snowbell tree and an undersized Cherry tree located on City-owned property within the boulevard on Langton Road.
- To remove the three (3) Cherry trees (Trees #2, 3 and 5), one (1) Mountain Ash (Tree #4), and one (1) Deodar cedar (Tree #6) from the subject site due to their poor condition. All of these trees are either dying or have been historically topped, and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union (below previous topping cuts), co-dominant stems with inclusions and bacterial Canker infection.

The proposed Tree Retention Plan is shown in **Attachment 6**.

Prior to demolition of the existing dwelling on the subject site, tree protection fencing must be installed around the Mountain Ash (Tree #1), the undersized Japanese snowbell tree, and the undersized Cherry tree located on City-owned property within the boulevard. Tree protection fencing must be installed to City standard and in accordance with the City's Bulletin TREE-03, and must remain in place until construction and landscaping on the proposed lots is completed.

To ensure protection of trees to be retained, the following items are required to be completed prior to rezoning bylaw adoption:

- Submission of a contract with a Certified Arborist for supervision of any works conducted within close proximity to the tree protection zones of the trees to be retained. The contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a security to the City in the amount of \$3,000 to ensure the survival of the trees to be retained. Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the trees have survived.

Based on the 2:1 tree replacement ratio required in the OCP, a total of 10 replacement trees are required (five [5] per future lot), with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	11 cm		6 m
2	8 cm		4 m
6	6 cm		3.5 m

To ensure that the five (5) replacement trees are planted and maintained on the proposed west lot, the applicants must submit a Landscaping Security in the amount of \$2,500 (\$500/tree) prior to rezoning. Further information on the Landscaping Security for the replacement trees to be planted and maintained on the proposed corner lot is described below.

If the 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.

Preliminary Architectural Elevation Plans & Landscape Plan

To illustrate how the future corner lot interface will be treated, the applicants have submitted preliminary architectural plans of the proposed building elevations (**Attachment 8**). Prior to rezoning, the applicant is required to register a legal agreement on title to ensure that the building design is generally consistent with the attached building design. At future development stage, Building Permit plans must comply with all City regulations, including zoning, and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for building design..

To illustrate how the front yard and exterior side yard of the proposed corner lot along the Langtree Avenue and Langton Road boulevard will be treated, the applicants have submitted a preliminary Landscape Plan (**Attachment 7**). Prior to rezoning bylaw adoption, the applicants are required to submit a final Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including the five [5] replacement trees, fencing, paving, and installation costs).

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the proposed west lot will be to/from Langtree Avenue. Vehicle access to the proposed corner lot (east lot) must be located to meet the minimum distance to the intersection of Langtree Avenue and Langton Road, as required in the Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 (e.g. 12 m - 15 m).

Subdivision

At subdivision stage, the applicant will be required to:

- Pay servicing costs;
- Pre-pay the current year's property taxes; and
- Register a 6.0 m wide utility right-of-way (ROW) along the entire north property line of the subject site.

Conclusion

This rezoning application to enable subdivision of an existing large lot into two (2) smaller lots complies with Lot Size Policy 5463 and applicable policies and land use designations contained within the OCP.

The list of rezoning considerations is included in **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9096 be introduced and given first reading.



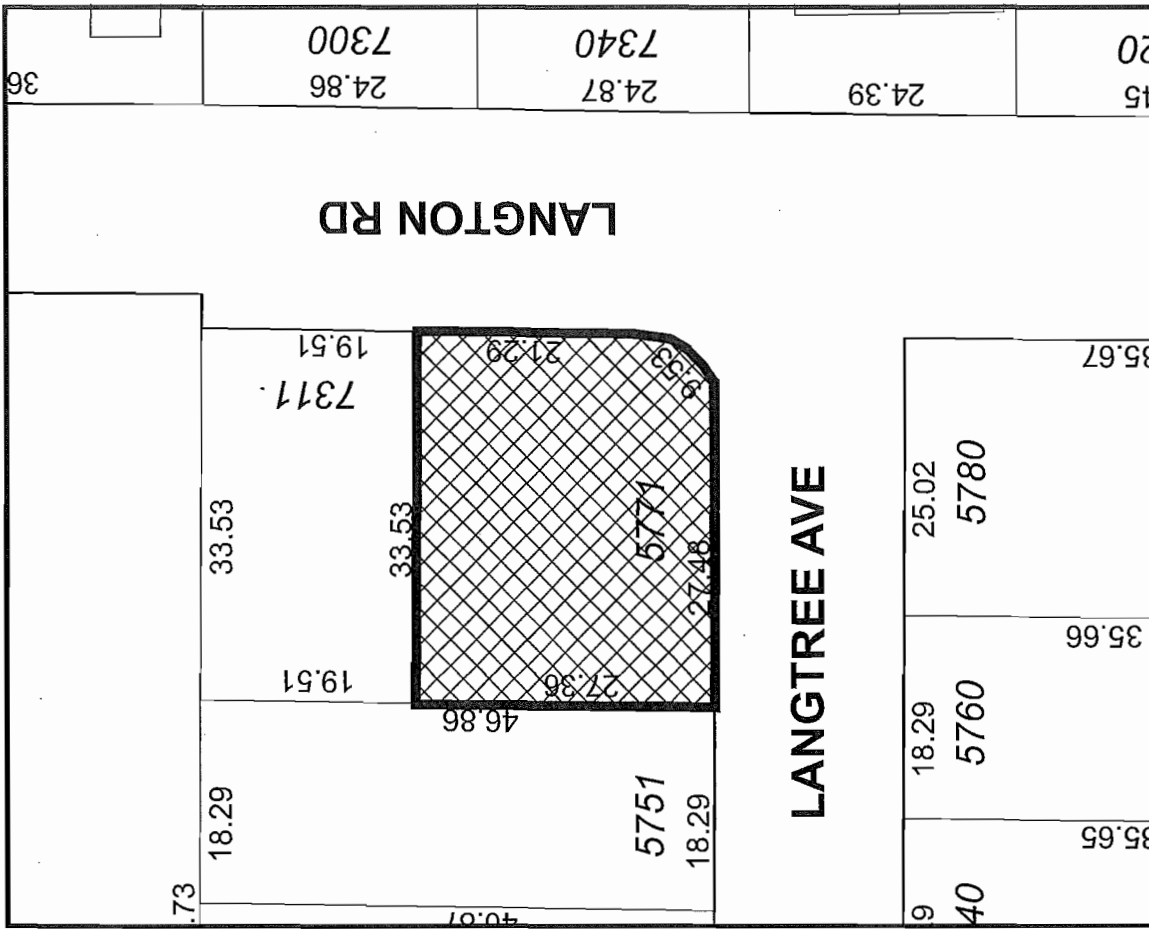
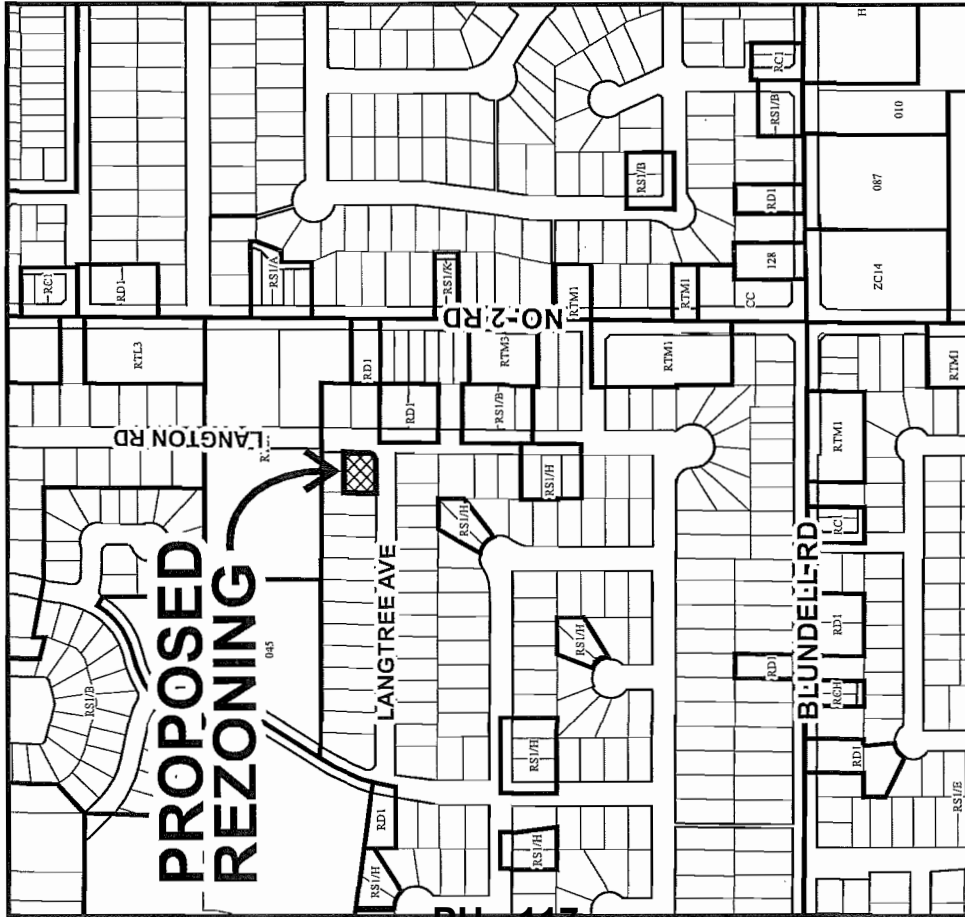
Cynthia Lussier
Planning Technician
CL:kt

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5463
- Attachment 4: Rezoning Considerations
- Attachment 5: Proposed Subdivision Plan
- Attachment 6: Tree Retention Plan
- Attachment 7: Preliminary Landscape Plan – proposed corner lot
- Attachment 8: Preliminary Building Elevation Plans – proposed corner lot



PROPOSED REZONING-

PH - 117



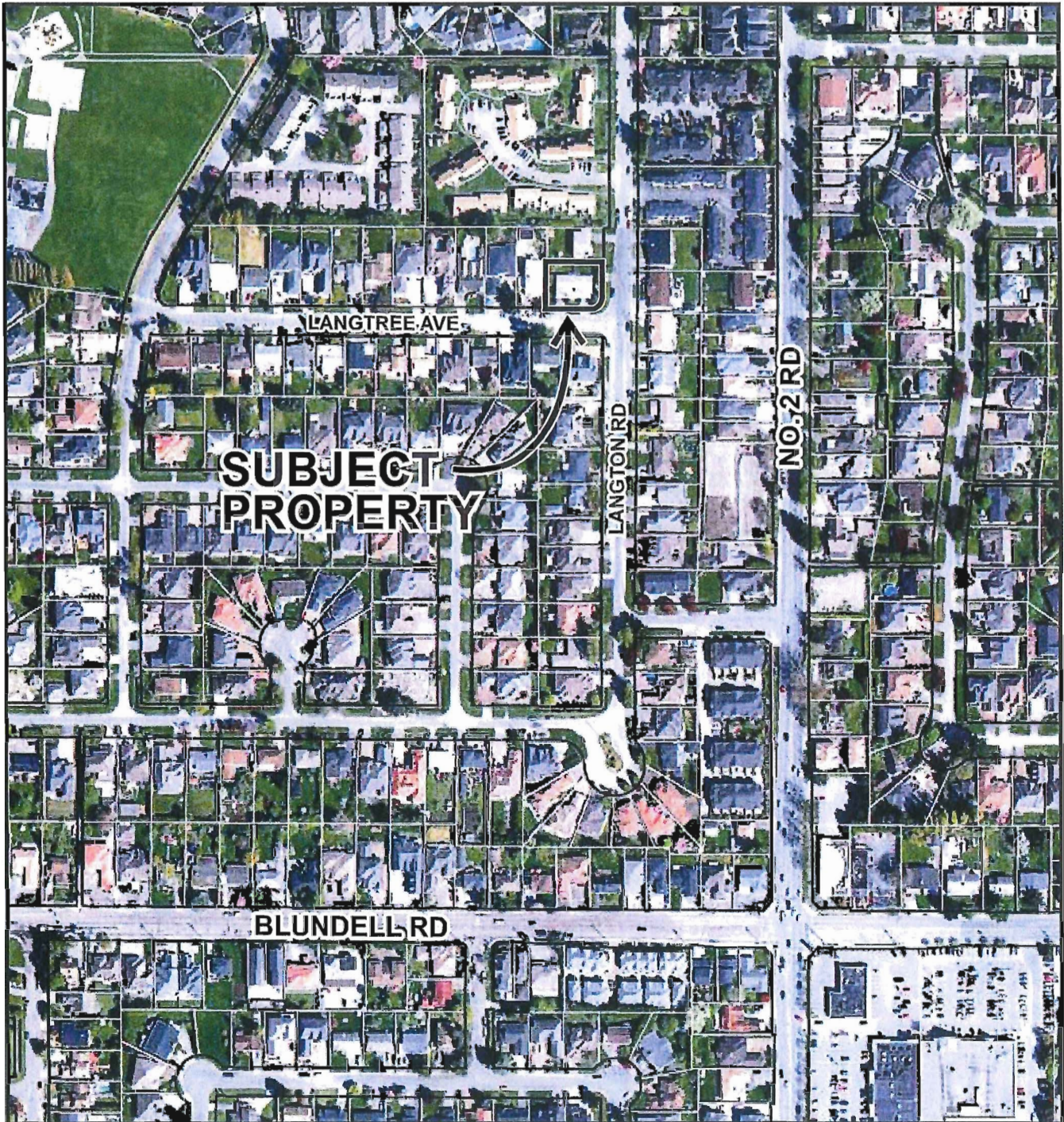
Note: Dimensions are in METRES

RZ 13-647241





City of
Richmond



RZ 13-647241

Original Date: 10/04/13

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet Fast Track Application Development Applications Division

RZ 13-647241
Attachment 2

Address: 5771/5791 Langtree Avenue

Applicant: Raman Kooner and Robbie Sharda

Date Received: October 2, 2013 Fast Track Compliance: November 15, 2013

	Existing	Proposed
Owner	Shivdesh Kumar Sharda Vijay Sharda Robbie Amit Sharda Harroop Kaur Kooner	To be determined
Site Size (m²)	910 m ² (9,795 ft ²)	Proposed west lot - 434 m ² (1,423 ft ²) Proposed east lot - 476 m ² (1561 ft ²)
Land Uses	One (1) single detached dwelling	Two (2) single detached dwellings
Zoning	Single Detached (RS1/E)	Single Detached (RS2/B)

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, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m)	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m)	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m)	Min. 3 m	Min. 3 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Lot Size	Min. 360 m ²	Proposed west lot - 434 m ² Proposed east lot - 476 m ²	none
Lot Width	Min. 12 m	Proposed west lot - 15.86 m Proposed east lot – approx 17 m	none

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



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: November 15, 1993 Amended by Council: January 15, 2001 * October 20 th , 2003	POLICY 5453
File Réf: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7	

POLICY 5453:

The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:

That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, 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:

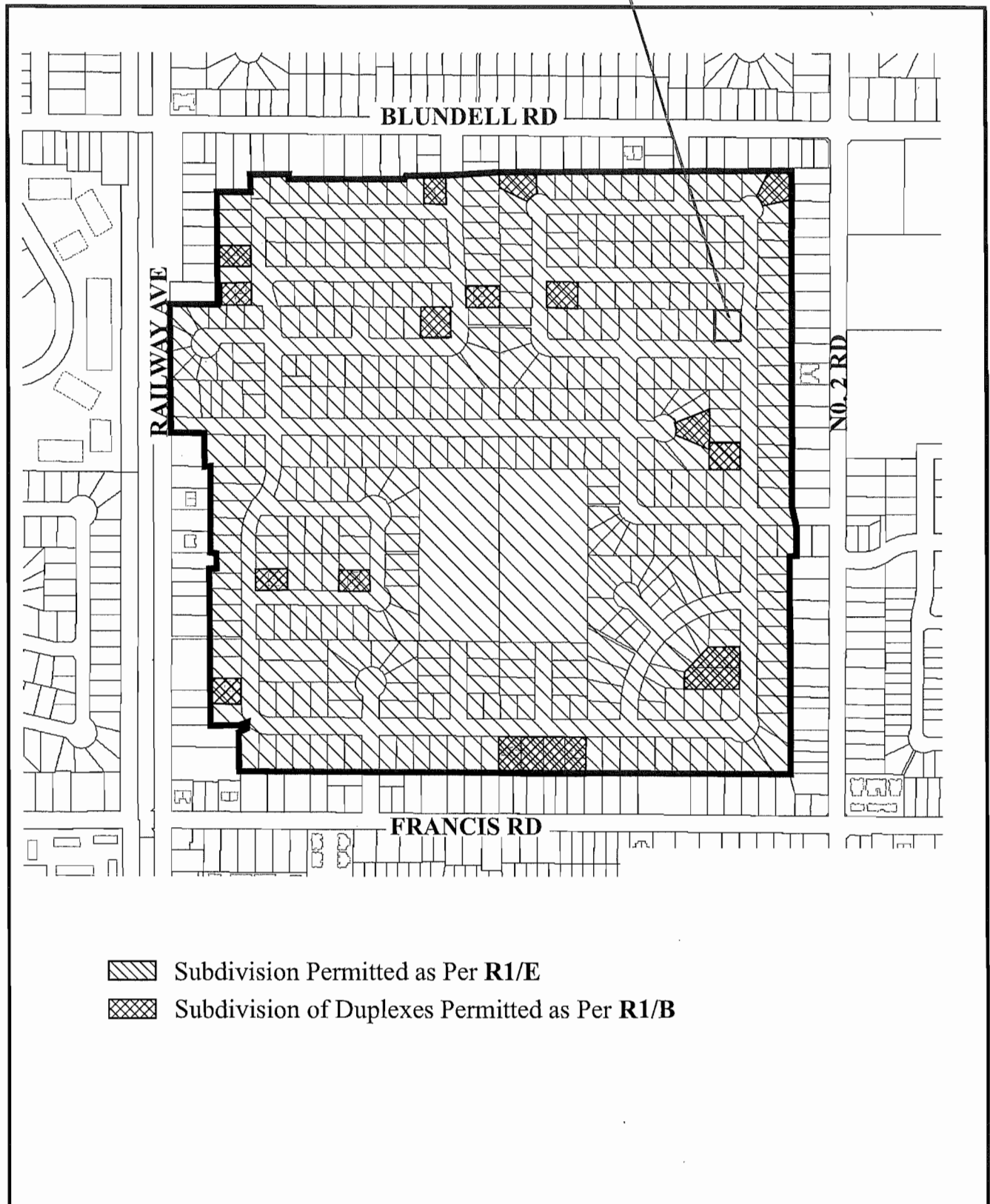
- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and



and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect

1081046

SUBJECT SITE



-  Subdivision Permitted as Per **R1/E**
 Subdivision of Duplexes Permitted as Per **R1/B**



Policy 5453
Section 24-4-7

Adopted Date: 11/15/93
Amended Date: 10/20/03



City of Richmond

Rezoning Considerations

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

Address: 5771/5791 Langtree Avenue

File No.: RZ 13-647241

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9096, the following items are required to be completed:

1. Submission of a contract entered into between the applicants and a Certified Arborist for supervision of any works conducted in close proximity to the trees to be retained (i.e. the Mountain Ash [Tree # 1], the undersized Japanese snowbell tree, and the undersized Cherry tree located on City-owned property within the boulevard). The contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
2. Submission of a security to the City in the amount of \$3,000 to ensure the survival of the trees to be retained (i.e. the Mountain Ash [Tree # 1], the undersized Japanese snowbell tree, and the undersized Cherry tree located on City-owned property within the boulevard). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the trees have survived.
3. Submission of a Landscaping Security in the amount of \$2,500 (\$500/tree) to ensure the planting and maintenance of five (5) replacement trees on the proposed west lot, with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	11 cm		6 m
1	8 cm		4 m
3	6 cm		3.5 m

If the five (5) replacement trees cannot be accommodated on the proposed west lot, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

4. Submission of a final Landscape Plan for the proposed corner lot, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs). The Landscape Plan must:
 - Include a variety of suitable native and non-native replacement trees and vegetation, ensuring a rich urban environment and diverse habitat for urban wildlife; and
 - Include five (5) replacement trees with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	11 cm		6 m
1	8 cm		4 m
3	6 cm		3.5 m

If the five (5) replacement trees cannot be accommodated on the proposed corner lot, 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. Registration of a legal agreement on title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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 voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,357) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on title to secure a secondary suite.

6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on title to ensure that the building design on the proposed corner lot at future development stage is generally consistent with the preliminary architectural plans of the proposed building elevations included as Attachment 8 to this report.

At Demolition* stage, the following is required:

- Installation of tree protection fencing on-site around the Mountain Ash (Tree #1), the undersized Japanese snowbell tree, and the undersized Cherry tree located on City-owned property within the boulevard. Tree protection fencing must be installed to City standard and in accordance with the minimum protection area required in the City's Bulletin TREE-03, and must remain in place until construction and landscaping on the proposed lots is completed.

At Subdivision* stage, the following is required:

- Payment of servicing costs;
- Pre-payment of the current year's property taxes; and
- Registration of a 6.0 m wide utility right-of-way (ROW) along the entire north property line of the subject site.

At Building Permit* stage, the following is required:

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

Note:

- * 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

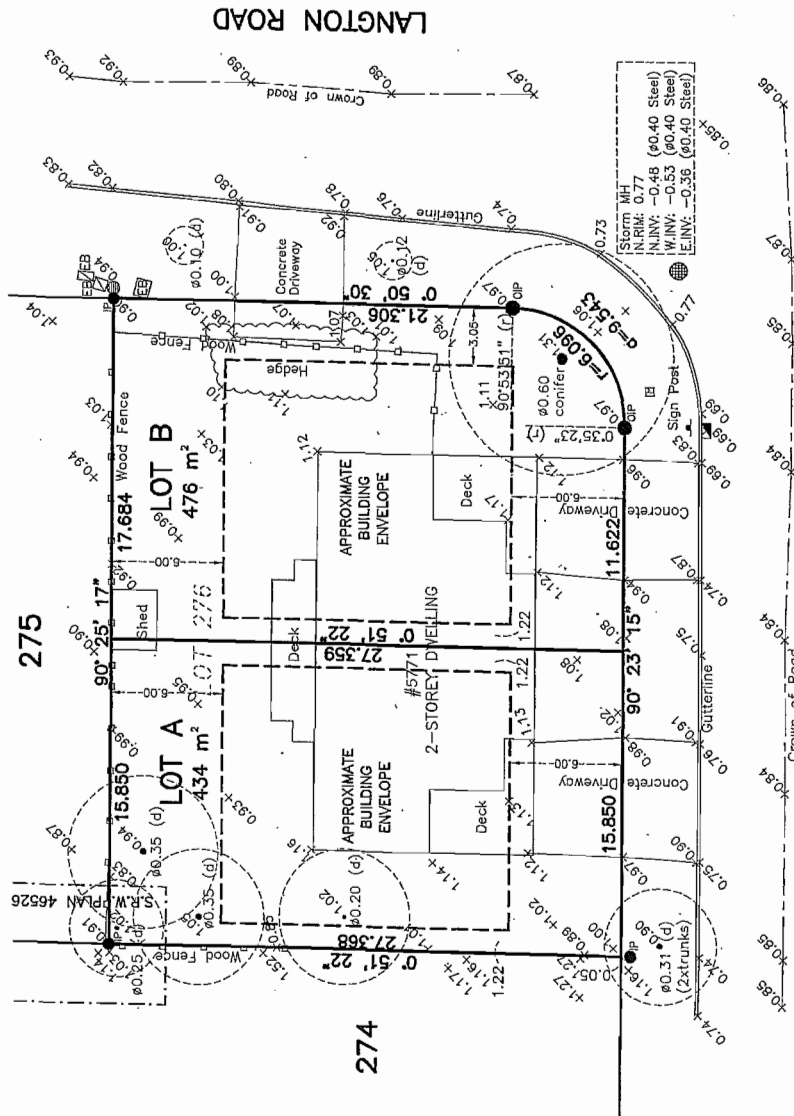
Date

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 276 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 46525

#5771 LANGTREE AVENUE,
RICHMOND, B.C.
P.L.D. 003-867-846

LEGEND:

- denotes tree
- (d) denotes deciduous
- IP denotes iron post set
- OIP denotes iron post found
- denotes round catch basin
- EB denotes electrical box
- denotes water meter
- denotes catch basin



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

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY

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

SEPTEMBER 6TH, 2013

© 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. 5285
FB-239 P60-64
Drawn By: TH

DWG No. 5285-TOPO

PH - 125

NTS

TREE PROTECTION FENCE DETAIL
NOT TO SCALE

1.20m

24 in. (min) WOOD POST

24 in. CROSS RAIL

WOOD POST & BOTTOM RAIL

2 FT. O.C. (MAX. CLEAR)

PLASTIC SNOW FENCE FABRIC AFFIXED TO WOOD FENCE

PROJECT:	PROPOSED 2 LOT SUBDIVISION		
ADDRESS:	5771, 5791 LANGTREE AVE, RICHMOND		
CLIENT:	RAMAN KOOÑER		
ACL FILE:	13224	SHEET:	1 OF 1

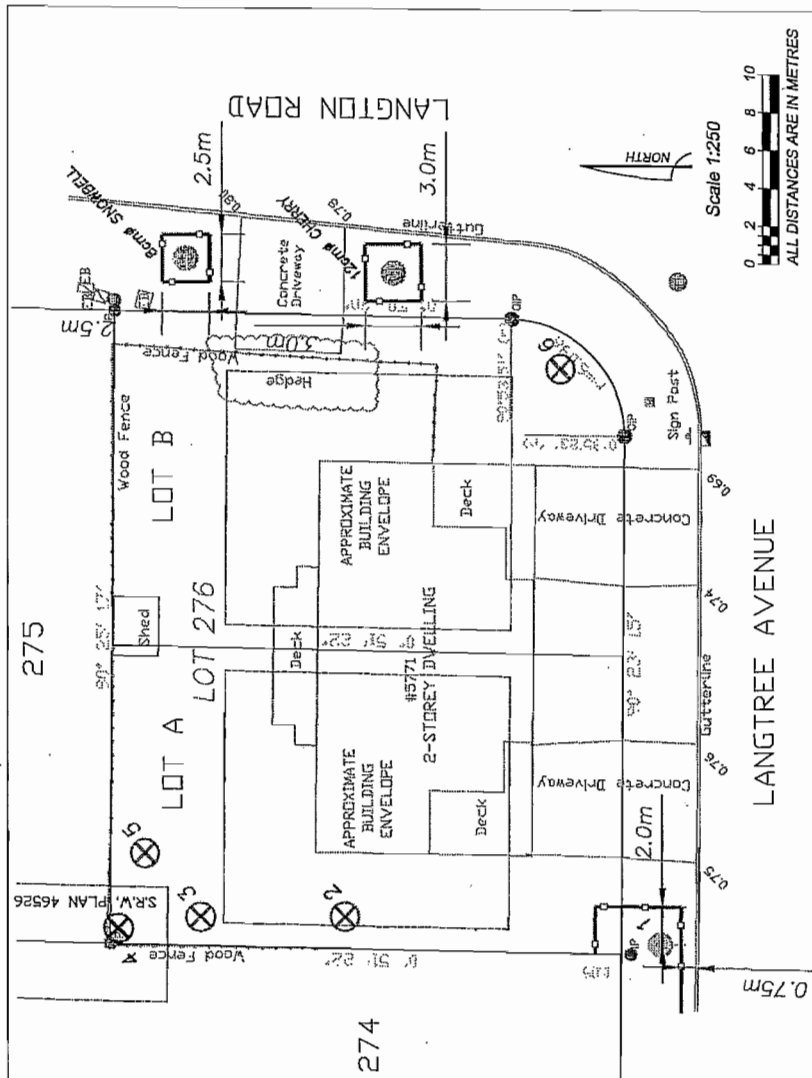
ACI GROUP
V7E 223 p 604.275.3484
DA V2S BA3 p 604.755.7132

ARBORTECH
CONSULTING

GREATER VANCOUVER OFFICE:
SUITE 200 - 3740 CHATHAM STREET, RICHMOND,
FRASER VALLEY OFFICE:
SUITE 109 - 1528 MCCALLUM ROAD, ABBOTSFORD






aclgroup.ca[illegible]

NOTES: THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED LANDSCAPE ARCHITECT (LPA) AND LAYOUT DRAWINGS PROVIDED BY THE OWNER'S ENGINEER (PENG). THIS PLAN IS FOR INFORMATION PURPOSES ONLY AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.



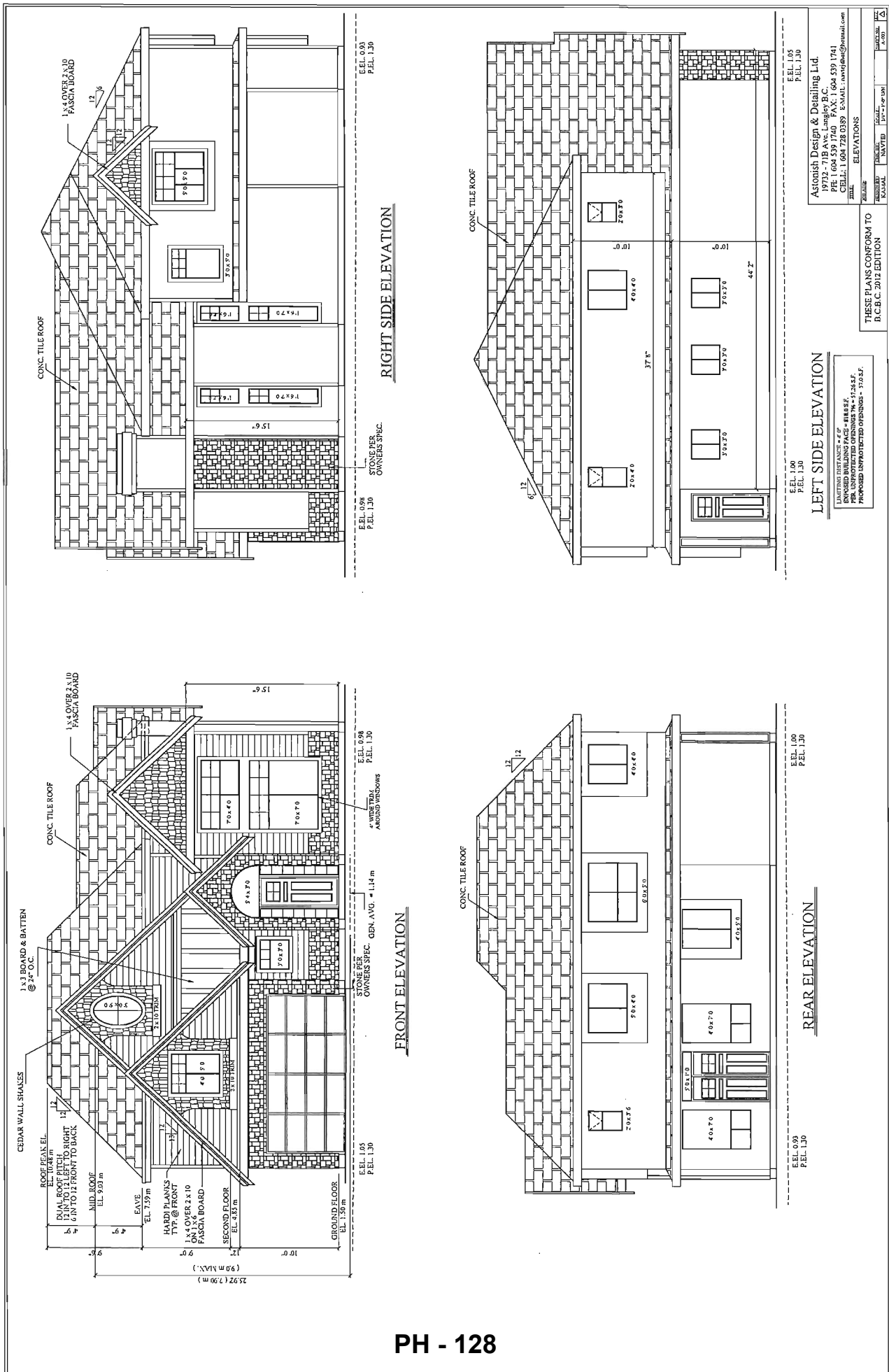
Tree Tag # DBH	Species
1	Mountain Ash
2	Cherry
3	Cherry
4	Mountain Ash
5	Cherry
6	Deodar Cedar
Untagged	Japanese snow
Untagged	Cherry

LEGEND

	DENOTES TREE NUMBER
	DENOTES TREE SIZE AND CONDITION
	DENOTES TREE TO BE REMOVED
	DENOTES TREE TO BE RETAINED
	DENOTES TREE TO BE PROTECTED
	DENOTES TREE TO BE APPLIED TO MUNICIPALITIES ON ACTIVITIES WITH

DENOTES TREE TO BE REMOVED FOR MITIGATION OF HIGH RISK (TRAQ)

PH - 126



Note: Preliminary



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9096 (RZ 13-647241)
5771/5791 Langtree Ave**

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/B)”**.

P.I.D. 003-867-846

Lot 276 Section 13 Block 4 North Range 7 West New Westminster District Plan 46525

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9096”**.

FIRST READING

JAN 27 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER