



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

Tuesday, February 19, 2019 – 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 9898**
(File Ref. No. 12-8060-20-009898; 12-8275-09; 08-4430-03-12) (REDMS No. 5868680 v. 11; 5962960; 5878827)

PH-9

See Page PH-9 for full report

Location: 13333 Princess Street

Applicant: City of Richmond

Purpose: To reinstate a provision to allow a 5-room bed and breakfast business at 13333 Princess Street.

First Reading: January 14, 2019

Order of Business:

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

PH-19

- (a) Diane Blackstock, 13251 Princess Street

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9898.



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2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9898.

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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9956 (ZT 18-801900)**

(File Ref. No. 12-8060-20-009956; ZT 18-801900) (REDMS No. 5954610; 6035880)

PH-20

See Page PH-20 for full report

Location: 13020 Delf Place

Applicant: Wensley Architecture Ltd.

Purpose: To amend the “Industrial Business Park (IB1)” zone to add “restaurant, drive-through” as a site-specific permitted use on the property at 13020 Delf Place.

First Reading: January 28, 2019

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 9956.

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3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9960 (RZ 16-742260)**

(File Ref. No. RZ 16-742260; 12-8060-20-009960) (REDMS No. 5164563; 2942426; 6041615)

PH-43

See Page PH-43 for full report

Location: 9820 Alberta Road

Applicant: 0855855 B.C. Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/F)” to “Town Housing (ZT60) – North McLennan (City Centre)”, to permit development of six (6) townhouse units.

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First Reading: January 14, 2019

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 9960.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9975 (RELATED TO BYLAW 9973) AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9973 (RZ 17-768134)**
(File Ref. No. 12-8060-20-009973/009975; RZ 17-768134) (REDMS No. 6040432 v. 2; 6042671; 5845266)

PH-69

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

Richmond Zoning Bylaw 8500, Amendment Bylaw 9975

Location: City-wide

Applicant: City of Richmond

Purpose: To create a new “Arterial Road Two-Unit Dwellings (RDA)” zone for duplex developments fronting an arterial road.

First Reading: January 28, 2019

Richmond Zoning Bylaw 8500, Amendment Bylaw 9973

Location: 4226 Williams Road

Applicant: Landcraft Homes Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Arterial Road Two-Unit Dwellings (RDA)”, to permit the property to be subdivided to create two duplex lots with a shared access from Williams Road.

First Reading: January 28, 2019

Order of Business:

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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 9975.

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2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9973.

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3. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9975.

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5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9976 (RELATED TO BYLAW 9974) AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9974 (RZ 17-768762)**

(File Ref. No. 12-8060-20-009974/009976; RZ 17-768762) (REDMS No. 6043629 v. 2; 6057070; 6036607)

PH-110

See Page PH-110 for full report

Richmond Zoning Bylaw 8500, Amendment Bylaw 9976

Location: City-wide

Applicant: City of Richmond

Purpose: To create a new “Arterial Road Three-Unit Dwellings (RTA)” zone for triplex developments fronting an arterial road.

First Reading: January 28, 2019

Richmond Zoning Bylaw 8500, Amendment Bylaw 9974

Location/s: 5751 Francis Road

Applicant/s: Landcraft Homes Ltd.

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Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Arterial Road Three-Unit Dwellings (RTA)”, to permit the development of a triplex.

First Reading: January 28, 2019

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 9976. ☐

2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9974. ☐

3. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9976. ☐

6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9978 (RZ 18-811041)**

(File Ref. No. RZ 18-811041; 12-8060-20-009978) (REDMS No. 6044866; 6086459; 6049590)

PH-141

See Page PH-141 for full report

Location: 23000 Fraserwood Way (Units 105, 110 and 115)

Applicant: Rosebud Productions Inc.

Purpose: To rezone 23000 Fraserwood Way (Units 105, 110 and 115) to allow a licensed Health Canada medical cannabis production facility with a maximum floor area of 1,800 m² on a site-specific basis in the “Industrial Business Park (IB1)” zoning district.

First Reading: January 14, 2019

Order of Business:

1. Presentation from the applicant.

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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 9978.



7. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9981 (ZT 18-818164)**

(File Ref. No. 12-8060-20-009981; ZT 18-818164) (REDMS No. 5855389; 6054363; 6080535)

PH-163

See Page PH-163 for full report

Location: 5660 Parkwood Way

Applicant: Christopher Bozyk Architects Ltd.

Purpose: To amend the zoning district “Vehicle Sales (CV)” zone to increase the maximum Floor Area Ratio (FAR) to 0.84 at 5660 Parkwood Way, to permit development of a new three-storey commercial vehicle retail facility with roof top parking. The intent is to accommodate a new Volkswagen dealership within the Richmond Auto Mall.

First Reading: January 28, 2019

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 9981.



8. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9982 (RZ 16-733904)**

(File Ref. No. 12-8060-20-009982; RZ 16-733904) (REDMS No. 5985084; 6056465)

PH-199

See Page PH-199 for full report

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Locations: 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway

Applicant: Interface Architecture Inc.

Purpose: To rezone the subject properties from the “Single Detached (RS1/B)” and “Single Detached (RS1/E)” zones to the “Medium Density Townhouses (RTM2)” zone, to permit the development of 28 townhouse units with vehicle access from Steveston Highway.

First Reading: January 14, 2019

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 9982.



9. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9984 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9985 (ADDITIONAL DWELLINGS IN THE AGRICULTURAL LAND RESERVE)**

(File Ref. No. 12-8060-20-009984/009985) (REDMS No. 6067611 v. 3; 6068576; 6068628; 6109195; 6106363)

PH-248

[See Page PH-248 for staff memorandum dated February 13, 2019](#)

PH-253

[See Page PH-253 for full report](#)

Location: City-wide

Applicant: City of Richmond

Purpose of OCP Designation Amendment:

To amend the City’s agricultural policies to limit the number of dwelling units to one (1) on lots within the Agricultural Land Reserve in keeping with Provincial legislation.

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Purpose of Zoning Amendment:

To amend the City's Agriculture (AG1) zone to limit the number of dwelling units to one (1) on lots within the Agricultural Land Reserve in keeping with Provincial legislation.

First Reading: January 14, 2019

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) Comments from the Agricultural Land Commission (ALC)
3. Submissions from the floor.

PH-260

Council Consideration:

1. Action on second and third readings of Official Community Plan Bylaw 9000, Amendment Bylaw 9984. ☐
2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9985. ☐
3. Adoption of Official Community Plan Bylaw 9000, Amendment Bylaw 9984. ☐
4. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9985. ☐

ADJOURNMENT

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City of Richmond


Report to Committee

To: General Purposes Committee
From: Cecilia Achiam,
General Manager, Community Safety
Re: One Year Review and Bylaw Amendments for Short-term Rentals

Date: November 26, 2018
File: 12-8275-09/Vol 01

Staff Recommendation

1. That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9899, to add penalties related to short-term rentals, be introduced and given first, second and third readings;
2. That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9898, to reinstate a provision to allow a 5-room bed and breakfast business at 13333 Princess Street, be introduced and given first reading; and
3. That staff be instructed to report back on a licencing program, including an analysis of resources for its implementation, to regulate boarding and lodging in order to create a public registry.


Cecilia Achiam,
General Manager, Community Safety
(604-276-4122)

Att. 1

REPORT CONCURRENCE			
ROUTED TO	CONCURRENCE	REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
Law	<input checked="" type="checkbox"/>		CT
Policy Planning	<input checked="" type="checkbox"/>		
Economic Development	<input checked="" type="checkbox"/>		
		APPROVED BY CAO 	

Staff Report

Origin

During the March 27, 2017 Council meeting, the following staff referrals were made:

- 1) *That:*
 - a. *the information regarding tax requirements including whether a hotel tax should apply to short-term rentals provided in this report be received for information; and*
 - b. *staff be directed to engage the Province of British Columbia to discuss regulatory changes to the Provincial Sales Tax in regards to the Municipal and Regional District Tax, including the definition of accommodation providers;*
- 2) *That staff conduct a one-year review of the City's proposed short-term rental regulation, and include issues surrounding a requirement for the operator of the short-term rental to be the owner of the property and report back to Council; and*
- 3) *That staff consider options and report back on the issue of short-term rentals for multi-family dwellings.*

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

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

Findings of Fact

Issues related to short-term rentals were discussed at several meetings of Council in 2017. In consideration of the issues related to regulation of short-term rentals, Council considered the following impacts:

- **Effect on Rental Housing Stock** – residential units offered for short-term rental can decrease the availability of long term rentals.
- **Land Use Conflicts** – short-term rentals may have a number of impacts on residential neighbourhoods, including parking and noise.
- **Level Playing Field** – Hotels pay taxes and fees whereas short-term rentals are not subject to the same regulations.
- **Health, Fire and Safety** – Hotels must comply with certain building and fire code standards whereas short-term rentals are located in houses or strata lots and not subjected to the same requirements.
- **Economic Benefits** – Short-term rentals can provide economic benefits to residents and the local economy.

In consideration of the impacts and benefits of short-term rentals, Council established the following principles to guide the development of regulations:

- Preserve affordable long-term housing;
- Provide opportunities for revenue to assist in home ownership;
- Continue to enable sport hosting and cultural exchanges; and
- Prohibit illegal hotel operations and “party houses”.

As a result, staff were directed to limit short-term rentals to boarding and lodging and bed and breakfast businesses, as already permitted in Richmond Zoning Bylaw No. 8500. Staff were further directed to enhance regulations related to bed and breakfasts and strengthening the enforcement against illegal operations.

In order to implement these changes, there were a number of changes to the regulations for bed and breakfast businesses, including the addition of buffer distances, allowing only owner-operators and limiting the number of rooms to three in the ALR. There were also increases made to the penalties for operating a bed and breakfast outside of the regulations. A summary of all of the changes adopted in 2017 plus those proposed in this report is provided in Attachment 1.

Along with changes to the rules governing bed and breakfast businesses, staff also undertook a targeted enforcement campaign to identify illegal short-term rentals. Staff resources devoted to enforcement of short-term rentals were temporarily increased in 2017 in order to identify as many addresses as possible and develop a procedure to investigate and enforce all suspected illegal operations. Since that time, the enforcement of illegal short-term rentals is being handled by regular full time staff.

Analysis

Enforcement

Enforcement of illegal short-term rentals in Richmond is both proactive (inspectors look for listings on web sites or follow up on known addresses) and reactive (inspectors responding to specific complaints). In all cases the goal is compliance with all of the City’s bylaws.

Table 1: Enforcement of Illegal Short-term Rentals

Action	2017	2018 Jan-Oct	Total
Number of Addresses identified	289	252	541
Home Inspections	404	670	1074
MTI issued	87	75	162
Order to comply (verbal or written)	286	236	522
Operations that have ceased short-term rental	285	239	524

Since the start of the campaign, staff have identified 541 addresses and issued 162 MTI tickets to illegal short-term rental operations. These statistics are reported monthly to the Community Safety Committee but the full summary of enforcement action from 2017 until the end of October 2018 is noted in Table 1.

Enforcement of illegal short-term rentals is generally more time consuming than other investigations undertaken by staff. Inspectors must attend an address several times in order to collect sufficient evidence to write a ticket or contemplate prosecution in court. There is sufficient staff in Community Bylaws and Licencing to deliver the current level of service as described in this section of the report. Should Council feel that enforcement needs to be increased or if the allowable number of short-term rentals increases, due to either market forces or changes in City regulations, staffing levels should be reconsidered at that time.

Data on Short-Term Rentals

The practice of short-term rentals was brought forward to Council as an emerging issue in 2016. When staff began the analysis, approximately 1,586 short-term rental listings in Richmond were discovered online on numerous websites during the initial analysis in November 2016. The same short-term rentals units were often listed on multiple sites.

Table 2 – Statistics on Short-Term Rental Listings

Annual Average Metrics	
Monthly Number of Listings	610
Monthly Number of Hosts	340
Listings by a Host	1.80
Listing Composition	Private Room: 55% Entire Unit: 42% Shared Room: 3%
Percentage of Listings in ALR	3%
Price per Night (Excludes fees)	Entire Unit: \$148.83 Private Room: \$62.53
Estimated Total Annual Bookings	3,255 (44.4% booking rate)
Forecasted Monthly Listings	620 to 800

There are several on-line platforms that provide listings for short-term rentals. While Airbnb is the site most often referred to in the media, other sites include booking.com, Expedia, VanSky, Craigslist and HomeAway. The City has been using data from Airbnb (the most easily accessible platform) to track trends for short-term rentals in Richmond. Based on Airbnb data, it appears that the number of listings for short-term rentals has stabilized and that it varies throughout the year, roughly correlating to the availability of hotel rooms. In 2018, the average number of short-term rental listings in Richmond is approximately 610. However, during times when hotel rooms are fully booked, the Airbnb listings were as high as 800 (shown in Table 2).

One gap in information is whether a short-term rental listing is legal or not. With the exception of “Entire Unit” listings which are not legal in Richmond, Airbnb does not provide data on whether a listing is for legal short-term rentals (licensed bed and breakfasts or boarding and lodging) or illegal operations. Moving forward, with the recommendations in this report, staff propose to create a licensing requirement that would make it easier to differentiate between legal and illegal operations. Staff are also exploring other platforms for getting listing data from operators other than just Airbnb. This information could then be reported out monthly along with the enforcement data.

Upon review of the 2018 files and investigations that have been completed, approximately two-thirds of short-term rentals investigated by staff have obtained compliance by converting a short-term rental to a long-term tenant (greater than 30 days). In other cases the houses are put up for sale, the owner moves back in or the property owner applies to run a legal bed and breakfast business. Staff will continue to monitor the outcomes of investigations and are working to improve reporting, especially as the number of rooms returned to long-term rental affects the housing supply.

Licensed Bed and Breakfast

As part of the campaign to raise public awareness about the Richmond specific rules governing short-term rentals, staff produced communications material to explain the regulatory regime and options for offering legal short-term rentals. Since the beginning of 2017, the number of licensed bed and breakfasts has increased from 19 to 52. Staff continue to receive applications for additional businesses but most are turned away as there are very few areas in the City that are beyond 500m from an existing business. The locations of the licensed bed and breakfasts are now published directly on the City’s website at <https://map2.richmond.ca/BnB/> for public viewing prior to making an application.

Council established the 500m buffer in 2017 in order to preserve the residential neighbourhood character envisioned in the Official Community Plan for single family zones. At this point, staff are not recommending a change to the 500m buffer between licensed bed and breakfast (B&B) businesses. While most, if not all, of the licensed bed and breakfasts comply with City bylaws, the City still receives complaints from neighbours for issues such as parking and noise. These complaints are investigated by staff who also undertake regular inspections. A reduction in the 500m buffer may lead to more B&B businesses being established and increase nuisance and have a negative impact to area residents.

Enhancement of Enforcement Tools

The bylaw amendments made in 2017 related to short-term rentals also included amendments to the Municipal Ticket Information Authorization (MTI) Bylaw No 7321. This provided enforcement officers with the authority to issue \$1,000 tickets for a variety of offences related to illegal short-term rentals or operating bed and breakfast businesses contrary to the regulations established by Council. Any disputes of these tickets are forwarded to Provincial Court for adjudication; a process which can take longer than a year and involves several court appearances by City staff. A summary of fines issued and collected is shown in Table 3.

Table 3 – Revenue collected from tickets issued to Illegal Short-Term Rentals

Year	Tickets Issued	Revenue Collected
2017	87	\$ 41,800
2018 YTD	75	\$36,000

In order to expand enforcement options and speed up the process of adjudicating any disputes, it is recommended that amendments are made to the Notice of Bylaw Violation Dispute Adjudication Bylaw. Tickets under this bylaw (BVN's) are permitted to include a maximum fine of \$500 and the offences would mirror those in the MTI Bylaw. This would offer the benefit of having escalating fines (\$500 for BVN then \$1000 for MTI) and minimize the time required in Provincial Court.

Housekeeping Changes to Bylaws

Several changes were made to the Zoning Bylaw in 2017 to address the proliferation of illegal short-term rentals. This amendment unintentionally removed zoning provisions to allow up to five bedrooms as part of a bed and breakfast business at a designated heritage home at 13333 Princess Street. This exception (of five bedrooms) was granted by Council in exchange for formal heritage protection as result of negotiations for a heritage restoration project predating the implementation of the Zoning Bylaw amendments in 2017 related to short-term rentals. It was not the intent of the bylaw amendment to remove this exception. Staff recommend reinstating the provision to allow five rooms at this address to restore the original intent of the site specific rezoning.

Consideration for Short-term Rentals in Multi-Family Buildings

Under the current bylaws, the only type of short-term rental that can be legally offered in multi-family buildings is boarding and lodging. This is defined in the Zoning Bylaw as:

“...sleeping unit accommodation, without cooking facilities in the sleeping units, that is supplied for remuneration for not more than 2 boarders, and which may or may not include meal service...”

Similar to bed and breakfast businesses, boarding and lodging is a “hosted” rental and the Zoning bylaw does not allow any other types of residential rentals shorter than 30 days. “Hosted” means that the host of the short-term rental resides at the same home, in addition to the renter(s), and it is an accessory to the primary purpose of residential use. Empty residential units (unhosted) whether they are apartments, basement suites or houses cannot be rented for less than 30 days in the City of Richmond.

In addition to the City bylaw regulations, the Provincial government recently changed the legislation governing strata corporations to give them the authority to set bylaws that prohibit short-term rentals. If they choose to pass a bylaw, stratas were also given the authority to issue fines from the strata corporation to any strata member using their unit as a short-term rental.

Given the concerns about housing affordability, security issues inside condo buildings and the recent change to strata regulations, it is not recommended that the City change its approach to allowing short-term rentals. To provide more certainty for users and better record keeping for the City, staff recommend moving forward with a licencing regime that would clarify the rules for boarding and lodging (hosted rentals only) in multi-family buildings. Richmond's current approach, including expansion of the licencing program to include boarding and lodging, is consistent with recent recommendations from the Hotel Association of Canada and the British Columbia Hotel Association.

Proposed Licencing Program for Boarding and Lodging

While bed and breakfast businesses are permitted in single family zones only, boarding and lodging is permitted in nearly all residential zones including multi-family residents. There is currently no requirement for boarding and lodging to be licenced which poses problems for tracking the locations and verifying legal operations.

It is recommended that staff be directed to bring forward a licencing program specific to boarding and lodging, including bylaw amendments and fees to recover the cost of administering the program. The new program would have to consider that not all types of boarding and lodging are for-profit, for example, sport hosting and cultural exchanges would be exempt. The new program would also set expectations for regular inspections. This will not affect the number of residential units available but it will increase transparency throughout the community around what is permitted related to short-term rentals and provide assurance to visitors that they are staying in legal accommodation.

Additionally, the existence of a short-term rental licencing program would enable the City to pursue agreements with willing internet providers, such as Airbnb, to publish business licence numbers to confirm legal operations. Fees for the licencing program would be set as low as possible in order to encourage compliance while still recovering the costs of inspecting the units and keeping a public registry.

Any licencing program put in place by the City would not exempt individual owners from the requirement to comply with their strata bylaws or renters from getting the permission of the property owner to provide boarding and lodging. The proposed licencing program would simply provide additional transparency without adding any barrier to hosting legal short-term rentals. Any new program would include consultation with key stakeholders including sport hosting and cultural exchange programs.

Consultation with the Province on Tax Requirements and Impact on the Hotel Industry

Staff advised Council through a series of memos earlier this year of their advocacy to senior staff at the Ministry of Finance and changes to the three per cent Municipal and Regional District Tax (MRDT) as part of the 2018 BC Budget. The changes to the MRDT accomplished a number of goals, including enabling on-line platforms to collect taxes, but they did not amend the threshold for collecting the MRDT. Currently, only operators providing four or more rooms are required to remit the tax.

Also in 2018, the Tourism Industry Association of BC and the British Columbia Hotel Association released a paper titled “Developing a Modern Approach to Short-term Rentals in a Digital Economy. In this paper, the associations outlined eight regulatory tools that should be applied to the regulation of short-term rentals. They include:

- Host Registration Fees;
- Platform Registration and Fees;
- Principle Residence Restriction;
- Cap on Usage;
- Health and Safety Standards;
- Reporting;
- Taxation/Levies; and
- Enforcement/Penalties.

The regulatory changes implemented in 2017, plus those proposed in this report, consider the hoteliers feedback and further reinforce the direction from Council on regulation of short-term rentals.

Financial Impact

None.

Conclusion

Several amendments were made to bylaws in 2017 to address the proliferation of short-term rentals. This report provides an update on enforcement activity and recommends bylaw amendments to enhance enforcement provisions and reinstate an unintended change to a site specific zone. Also recommended is Council direction to establish a licencing program for boarding and lodging that will clarify the regulations and allow staff to track the locations.



Carli Williams, P.Eng.
Manager, Community Bylaws and Licencing
(604-276-4136)

Att. 1: Summary of Adopted and Proposed changes to Bylaws Related to Short Term Rentals

Bylaw Changes adopted in 2017

Bylaw change	Highlight
Enhance Existing Bed and Breakfast business regulations	<ul style="list-style-type: none"> • B&B must be operated by property owner or an immediate family member (spouse, child or spouse's child) • Property owner must be an individual, and not a corporation • B&B must be principal residence of owner-operator and operator must provide annual verification of residency as part of licence renewal process • B&B operators must notify neighbours of the operation and provide contact information as condition of licence • B&B's limited to maximum 3 rooms with 2 guests maximum per room • Explicitly prohibit B&Bs in homes with secondary suites, granny flats or coach houses, or with boarding and lodging • Encourage B&B operators to carry adequate liability and property damage insurance in the Richmond B&B Code of Conduct
Enhance Regulations Related to Short-Term Rentals	<ul style="list-style-type: none"> • Add explicit prohibition of "short-term rental" (less than 30 days) of Dwelling Units • Require site specific rezoning for "agri-tourism accommodation" in Agricultural Land Reserve (ALR)
Increase Fines and Penalties	<ul style="list-style-type: none"> • Add rental for less than 30 days without a Licence as an offence for ticketing • Increase daily Municipal Ticketing fines related to B&B's from \$250 to \$1,000 per offence • Increase the maximum fine for conviction for an Offence under the Business Licence Regulations through prosecution in Court from \$2,000 to \$10,000
500m buffer between B&B's	<ul style="list-style-type: none"> • Mitigate over commercialization of single family residential neighbourhood

Proposed changes

Expand Penalties	Add penalties for illegal short term rentals to the Notice of Bylaw Violation Dispute Adjudication Bylaw
Housekeeping Changes	Restore intent of site specific zone
Investigate Licencing Program for Boarding and Lodging	<ul style="list-style-type: none"> • Licence/register locations providing boarding and lodging • Ensure operators have permission of strata and owner • Recover fees to fund inspection program • Provide transparently for neighbourhoods and tourists



**Richmond Zoning Bylaw No. 8500
Amendment Bylaw No. 9898
(ZS11 London Landing Amendment)**

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

1. Richmond Zoning Bylaw No. 8500, as amended, is further at Part 15.11 [Single Detached Heritage (ZS11) – London Landing (Steveston)] by deleting and replacing subsection 15.11.11.1 with the following:
 - “1. A **bed and breakfast use** may have up to five (5) **guest** rooms, is limited to accommodation of a maximum of ten (10) **guests** at one time, and may have two (2) **facia** signs each with a maximum dimension of 0.6m by 1.2 m.”.
2. This Bylaw is cited as “**Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9898**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JAN 14 2019



MAYOR

CORPORATE OFFICER

CityClerk

To Public Hearing
Date: FEBRUARY 19, 2019
Item #: 2
No: BYLAW 9898

From: Diane Blackstock <dianelblackstock@gmail.com>
Sent: Tuesday, 12 February 2019 17:07
To: CityClerk
Subject: Richmond Zoning Bylaw 8500, Amendment Bylaw 9898

To whom this may concern,

Re: Reinstating a provision to allow a 5-room bed and breakfast business at 13333 Princess Street.

As a next door neighbour and President of Nakade Strata BCS 3256 at 13251 Princess Street, I wish to register our concern about the parking hardship this would create if this business becomes active.

As it stands now, there are not enough spots for 3 guest cars plus 2 owner cars on this property, as the garage is being used for storage. There are 3 owner cars in the driveway which one of the 3 cars is 'vintage' and does not move from the driveway.

This area we live in is at its maximum parking availability. We lost one spot to accommodate the delivery trucks for the business to the north of us.

If we were able to angle park in the areas that allow for this space-wise, then this would help us as of today. With 3 to 5 more cars in the future looking for spots, if the B&B guest cars aren't parked on the property, parking becomes unattainable for local residents.

Thank you for your attention to this matter.

Sincerely,
Diane Blackstock

Sent from my iPad

Sent from my iPad



To: Planning Committee
From: Wayne Craig
Director, Development

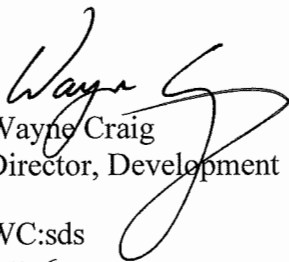
Date: January 15, 2019

File: ZT 18-801900

Re: Application by Wensley Architecture Ltd. for a Zoning Text Amendment to the "Industrial Business Park (IB1)" Zone to Permit a Drive-Through Restaurant at 13020 Delf Place

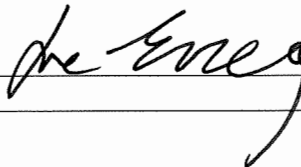
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9956, for a Zoning Text Amendment to the "Industrial Business Park (IB1)" zone in order to permit "restaurant, drive-through", limited to one establishment and a maximum floor area of 300 m², at 13020 Delf Place, be introduced and given first reading.


Wayne Craig
Director, Development
WC:sds
Att. 6

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Wensley Architecture Ltd. has applied to the City of Richmond for permission to amend the “Industrial Business Park (IB1)” zone to add “restaurant, drive-through” as a site-specific permitted use, limited to one establishment and a maximum floor area of 300 m² (3,229 ft²), on the property at 13020 Delf Place. A location map and aerial photograph are provided in Attachment 1. The subject site is currently occupied by an office building in the south portion of the lot, which is to be retained, and a vacant area in the north portion of the lot, where the drive-through restaurant is proposed to be located (Attachment 2). The vacant area was previously occupied by a one storey commercial building of approximately 1,020 m² (10,980 ft²) in area, which was demolished in 2017.

Findings of Fact

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

Surrounding Development

- To the North: Across Delf Place, light industrial buildings with surface parking and loading on properties zoned “Industrial Business Park (IB1)”.
- To the South: Across Worster Court, light industrial buildings with surface parking and loading on properties zoned “Industrial Business Park (IB1)”.
- To the East: Light industrial buildings with surface parking and loading on properties zoned “Industrial Business Park (IB1)”.
- To the West: Across Jacombs Road, single-family dwellings on properties zoned “Single Detached (RS1/B)” with a rear yard interface to the subject site and accessed from the internal road network (Wyne Crescent).

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Mixed Employment (MEMP)” and the East Cambie Area Plan designation for the subject site is “Industrial” (Attachment 4). The “Mixed Employment” designation comprises of those areas where the principal uses are residential, commercial, industrial and stand-alone office development, with a limited range of support services. The development proposal is consistent with these designations as it would allow for a food establishment to service employees in the surrounding industrial area.

Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSND) Policy Area 1B. Registration of an aircraft noise indemnity covenant on Title is required prior to final

adoption of the rezoning bylaw to address public awareness and to ensure aircraft noise mitigation is incorporated into building design and construction.

Land Use Noise Management

The subject property is located within 30 m (98.4 ft.) of existing residential uses. Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw indicating the requirement to mitigate unwanted noise and demonstrate that the building envelope is designed according to the following:

- avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw; and
- comply with the City's Noise Bylaw for noise generated from rooftop HVAC.

The applicant's acoustical consultant submitted correspondence indicating the proposal will be designed consistent with the City's Noise Bylaw. At Development Permit stage, the applicant is required to submit an Acoustical Report from an acoustical consultant to demonstrate how the proposed restaurant and drive-through operations, including sound to be generated by the drive-through speakers, exhaust fans, HVAC system and all other mechanical equipment on-site, complies with the maximum permitted levels under the City's Noise Bylaw.

Ministry of Transportation & Infrastructure Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Adopt-A-Street Program

The drive-through restaurant business has agreed to participate in the City's Adopt-A-Street Program for Jacombs Road. The Adopt-A-Street Program is a voluntary program for residents and businesses to keep roadside areas free of litter and trash. As part of the program, the participant is required to submit quarterly reports indicating details of clean-up activities, including number of hours. Registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw ensuring prior to Business License issuance of any drive-through restaurant on the property, the business must be registered permanently (or as long as the drive-through restaurant is located on the property) in the City's Adopt-A-Street Program for Jacombs Road, from Highway 91 to Cambie Road.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

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

Analysis

Proposed Land Use and Zoning Text Amendment

The proposed drive-through restaurant is consistent with the OCP and Area Plan designations for the subject property (Mixed Employment and Industrial respectively), as it would allow for a food establishment to service employees in the surrounding industrial area. Based on Business Licensing records, the following analysis of the area is provided:

- There are approximately 2,030 employees and 95 businesses in the surrounding industrial area (including the Auto Mall), bounded by Cambie Road to the north, Westminster Highway to the south, Knight Street to the east, and Jacombs Road to the west, with a total parcel area of 101 acres (41 hectares).
- This area is primarily designated Mixed Employment in the OCP and Industrial in the Area Plan, except for the Auto Mall, which is designated Commercial.
- Within the above-noted surrounding industrial area, there are currently two small food service establishments (street vendor and cafeteria), and no drive-throughs.
- Both food service establishments are located in the Auto Mall, there are no food service establishments outside of the Auto Mall in the subject industrial area.
- The nearest Neighbourhood Service Centre (No. 5 Road and Cambie Road), which includes a number of food establishments is approximately 1.6 km travel distance from the subject property.

Due to a limited number of food establishments in the surrounding industrial area, employees are likely to drive to restaurants elsewhere in the City. The proposed drive-through restaurant would provide a food service establishment in close proximity to surrounding industrial businesses, where employees have the option to walk instead of drive. The proposed restaurant also includes seating for walk-in customers (approximately 60 seats) and pedestrian improvements on both Jacombs Road and Delf Place, along with on-site pedestrian pathways.

The proposed land use is also consistent with OCP policy (p. 6-16) which allows commercial/retail uses (such as food establishments) in business parks, based on market demand. The applicant has provided a market analysis of the surrounding industrial area, which identified significant demand for this type of food establishment (drive-through). Locating a food

establishment in the proposed location would also provide an amenity to the surrounding industrial area and potentially increase the appeal to perspective industrial tenants.

The subject site is currently zoned “Industrial Business Park (IB1)”, which permits a restaurant as a permitted use, but does not permit a restaurant with a drive through. The purpose of the proposed zoning text amendment application is to amend the “Industrial Business Park (IB1)” zone to allow “restaurant, drive-through”, with the following restrictions:

- Allow drive-through restaurant as a secondary use, which must be supported by a primary use on the property (i.e. industrial/office).
- Allow a drive-through restaurant on the subject site only. Any future proposals for drive-through restaurants on properties zoned “Industrial Business Park (IB1)” would require Council approval.
- Limit the drive-through restaurant to one establishment and a maximum floor area of 300 m² (3,229 ft²).

No additional commercial services or retail activities are permitted beyond what is already allowed for in the “Industrial Business Park (IB1)” zone and proposed to be added as part of this Zoning Text Amendment.

Site Planning

The proposed development involves the construction of a single-unit one-storey building of approximately 250.8 m² (2,700 ft²) in area to accommodate one drive-through restaurant establishment. The building is proposed to be located at the northwest corner of the site, along the street frontages of Jacombs Road and Delf Place.

Required off-street parking, drive-aisle circulation, vehicle access and queuing are accommodated on-site behind the building. Vehicle and bicycle parking is provided consistent with Zoning Bylaw requirements. Pedestrian access is proposed to be provided from both street frontages and internally from the vehicle parking area, including designated crosswalks and signage across the vehicle queuing area.

Landscaping along the street frontages has been provided as per Zoning Bylaw 8500 requirements, including required setbacks. Staff have worked with the applicant to maximize tree retention and planting and landscaping on-site, and minimize impervious surfaces. The preliminary site plan, elevations and landscape plan are provided in Attachment 5.

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design will be completed as part of the Development Permit application review process.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) (Plan 64429) registered on Title for water and sanitary services located along the west property line (6.0 m wide) and south property line (3.0 m wide). The SRWs will not be impacted by the proposed development and the developer is aware that encroachment into the SRWs is not permitted.

Transportation and Site Access

Vehicular access to the subject site is to be provided via the existing driveway crossings on Jacombs Road and Delf Place. The existing Delf Place driveway is located on the eastern portion of the subject site, more than 50 m from the intersection of Jacombs Road and Delf Place.

The proposal meets the minimum vehicle and bicycle parking spaces as per Zoning Bylaw 8500 and complies with the minimum number of vehicles in the queuing area in advance of the drive-through window.

A Traffic Impact Assessment (TIA) was produced by a professional traffic consultant to review the impact of the proposal to the surrounding road network (including any recommended transportation related works). Transportation Staff concur with the TIA findings confirming that the existing road network can accommodate the proposal to develop a drive-through restaurant with minimal impacts. No additional roadway, access or traffic control mitigation measures are recommended.

Pedestrian improvements include sidewalks along both road frontages, a curb extension on the southeast corner of Jacombs Road and Delf Place, and a special marked crosswalk across Jacombs Road, with downward lighting and flashing beacons, which will be secured through the Servicing Agreement.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 29 trees on the subject property and four trees on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 6), conducted an on-site visual assessment and concurs with the Arborist's recommendations, with the following comments:

- 17 trees on the development site, including nine trees (tag# 1-9) located along the north property line and eight trees (tag# 25-31, 33) located within the existing vehicle parking area, to be retained and protected as per the City's Tree Protection Information Bulletin (TREE-03).
- 3 Beech trees (tag# 22-24) are located within the proposed vehicle parking area and were considered for relocation, however, the applicant's arborist has indicated due to the rooting of the trees, the trees would not survive relocation.
- 4 City trees (tag# 18-21) along Jacombs Road to be retained and protected.
- 9 trees (tag# 10-17 & 32) located on the development site are in conflict with the proposed development.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Retention

The proposed Tree Management Plan is provided in Attachment 6, which outlines the protection of 17 on-site trees and 4 City-owned trees. To ensure the protection of these trees, the applicant is required to provide the following, prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.
- Submission of a Tree Survival Security in the amount of \$145,000 (\$125,000 for the 17 on-site trees to be retained (tag# 1-9, 25-31 & 33) and \$20,000 for the 4 City-owned trees to be retained (tag#18-21)).
- Installation of tree protection fencing around all trees to be retained, in accordance with the City's Tree Protection Information Bulletin TREE-03.

Tree Replacement

The applicant is proposing to remove 12 trees on-site, the OCP replacement ratio of 2:1 requires 24 trees to be planted and maintained on-site. Based on the submitted preliminary Landscape Plan (Attachment 4), the developer is proposing to plant 24 trees. The plan proposes to break up the paved area with landscaped boulevards, which include a combination of trees, flowering shrubs and grass.

The size and species of replacement trees, and overall landscape design, will be reviewed in detail through the Development Permit application process. To ensure the replacement trees are planted and maintained on-site and the proposed landscape works are undertaken, the applicant is required to provide a Landscape Security, based on 100% of the cost estimate provided by the Landscape Architect, prior to Development Permit issuance.

Site Servicing and Frontage Improvements

The developer is required to enter into a Servicing Agreement for the design and construction of required site servicing and frontage improvements as described in Attachment 7, prior to final adoption of the rezoning bylaw. Frontage improvements include, but are not limited to, the following:

- Delf Place: construct a new 1.5 m wide sidewalk along the entire Delf Place frontage, incorporating the retention of the trees along the north property line.
- Jacombs Road: construct a new 1.5 m wide sidewalk along Jacombs Road, incorporating the retention of the trees along the west property line.
- Construct a curb extension on the southeast corner of the Jacombs Road and Delf Place intersection.
- Special marked crosswalk across Jacombs Road at the intersection of Jacombs Road and Delf Place, with downward lighting and flashing beacons.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level, prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design (form and character) will be completed as part of the Development Permit application review process, including, but not limited to, the following:

- Compliance with Development Permit Guidelines for commercial developments in the OCP, including review of pedestrian circulation, landscape and surface treatments, and Crime Prevention Through Environmental Design (CPTED) principals.
- Refinement of the proposed building form and architectural features to achieve sufficient variety in design and create an interesting streetscape along Jacombs Road and Delf Place.
- Review of sustainability measures and energy efficiency features to be incorporated into the development.
- Adequate screening of external HVAC units exposed to views from the street.
- Review of the size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.

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

Financial Impact

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

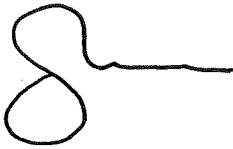
Conclusion

The purpose of this Zoning Text Amendment application is to amend the “Industrial Business Park (IB1)” zone to add “restaurant, drive-through” as a site-specific permitted use on the property at 13020 Delf Place. The proposed amendment will allow the development of a restaurant with drive-through, which will provide food services to the surrounding area.

The Zoning Text Amendment application complies with the land use designation and applicable policies contained within the OCP for the subject site. Further review of the project design will be completed as part of the Development Permit application process.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9956 be introduced and given first reading.

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line.

Steven De Sousa

Planner 1

SDS:cas

Attachment 1: Location Map & Aerial Photo

Attachment 2: Survey Plan

Attachment 3: Development Application Data Sheet

Attachment 4: East Cambie Area Plan Land Use Map

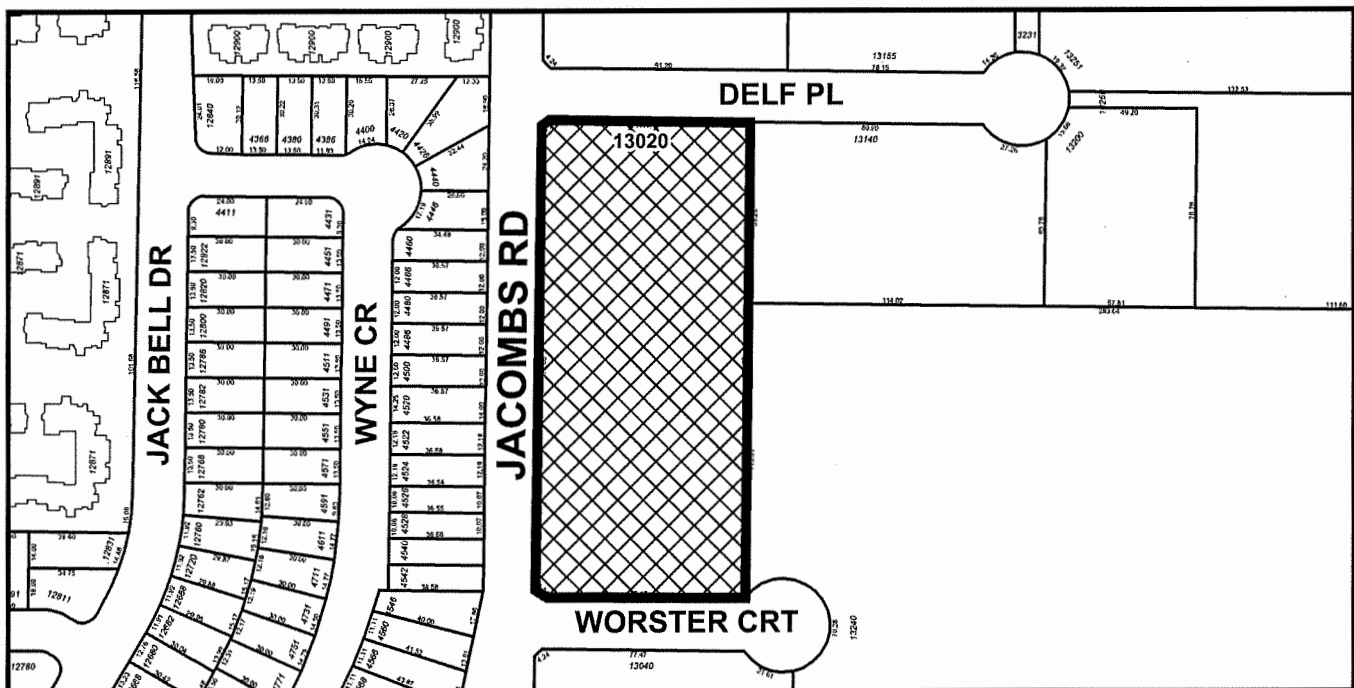
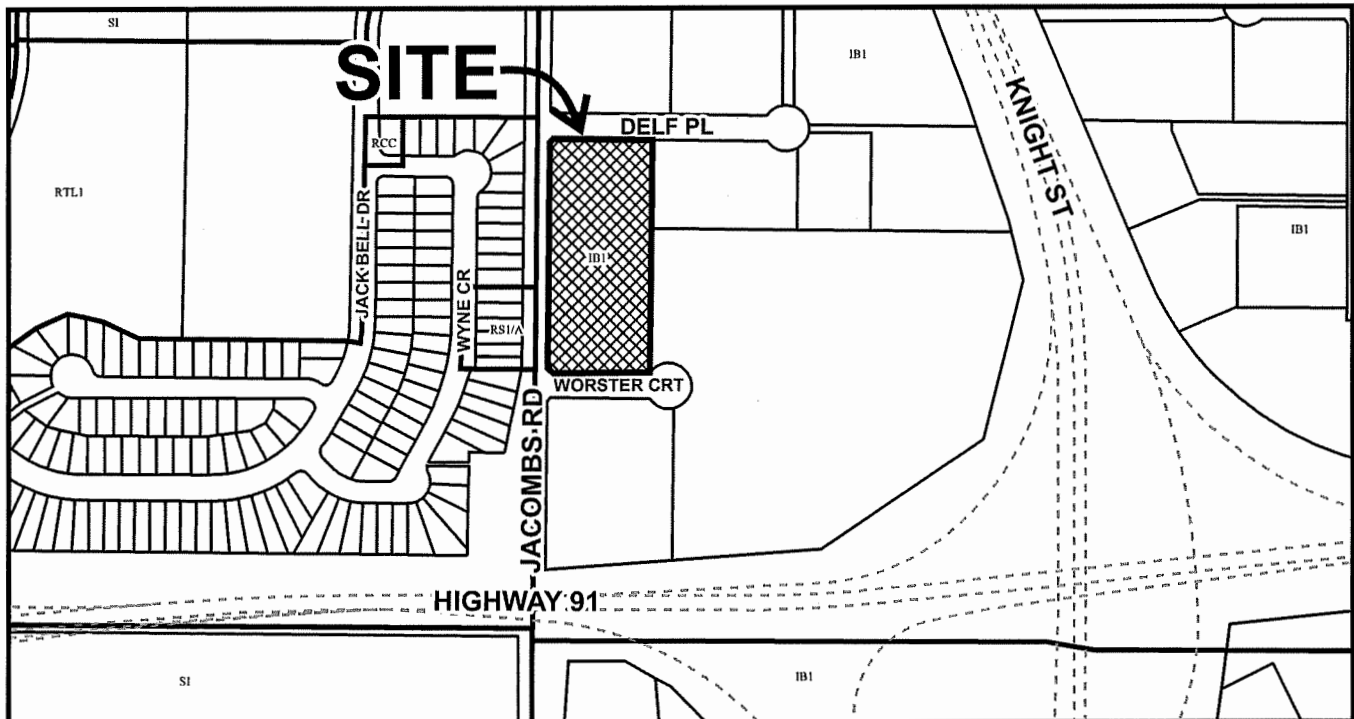
Attachment 5: Conceptual Development Plans

Attachment 6: Tree Management Plan

Attachment 7: Rezoning Considerations



City of
Richmond



ZT 18-801900

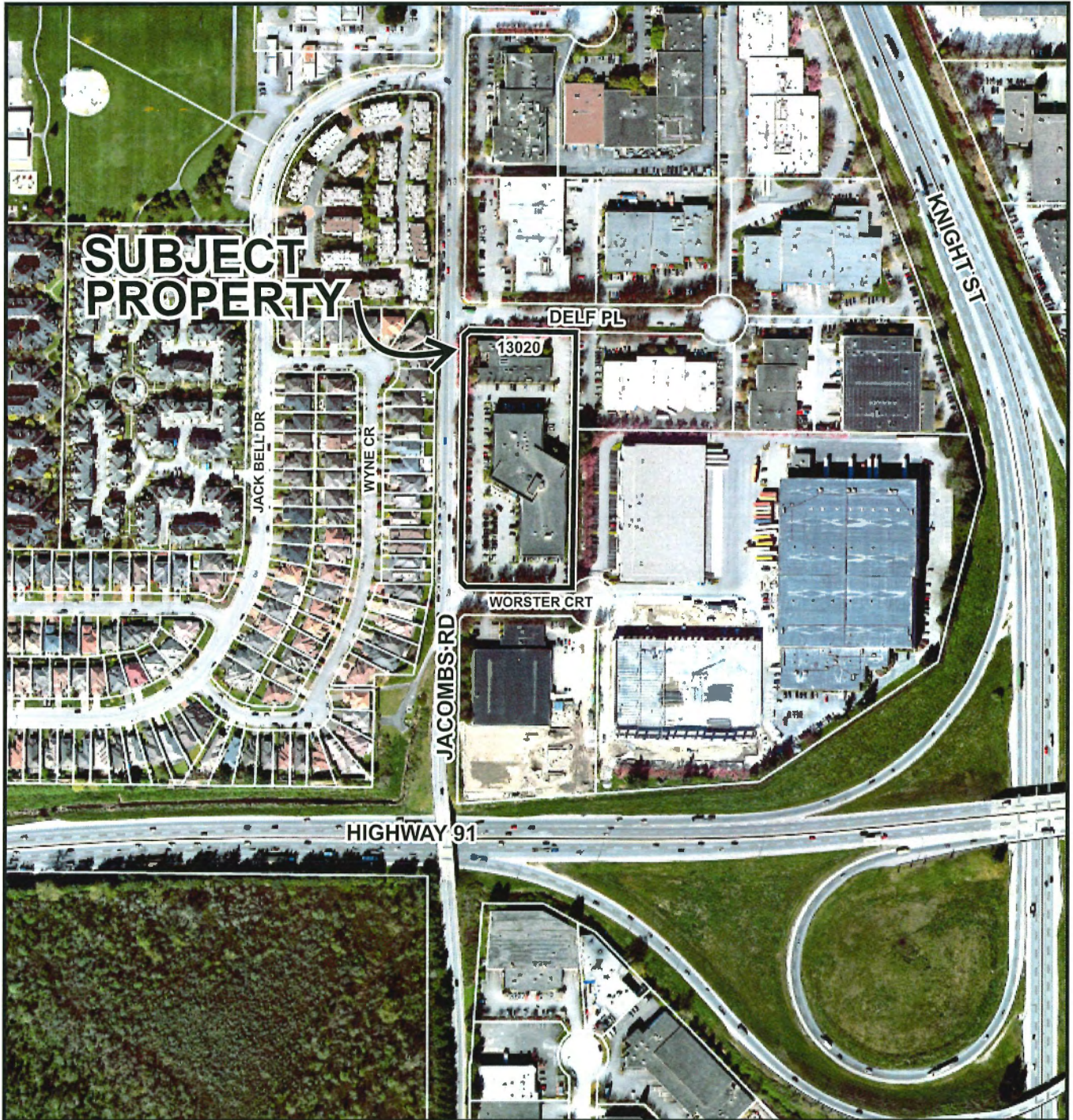
Original Date: 02/08/18

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

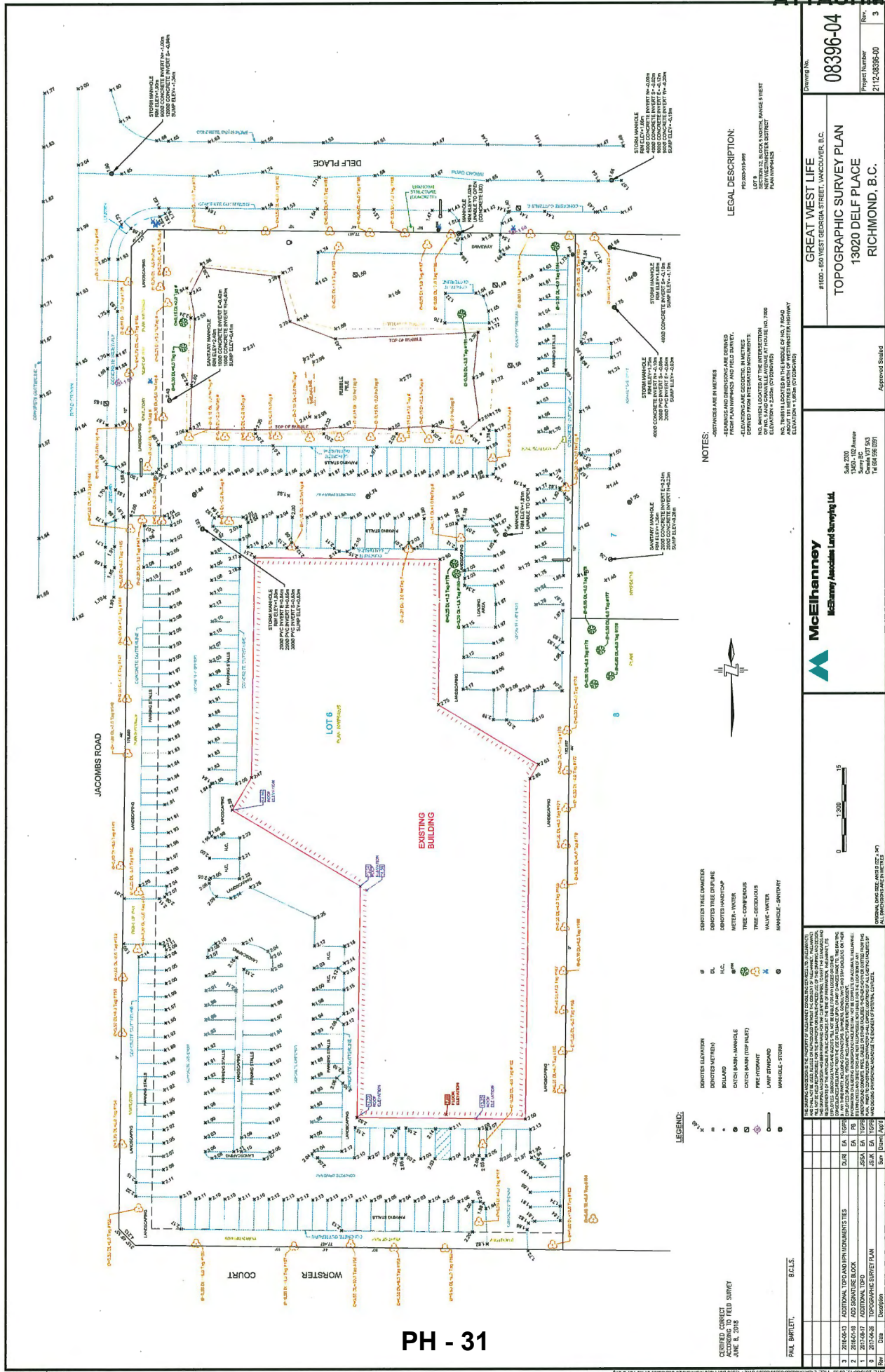


ZT 18-801900

Original Date: 02/13/18

Revision Date:

Note: Dimensions are in METRES





RZ 18-801900

Attachment 3

Address: 13020 Delf Place

Applicant: Wensley Architecture Ltd.

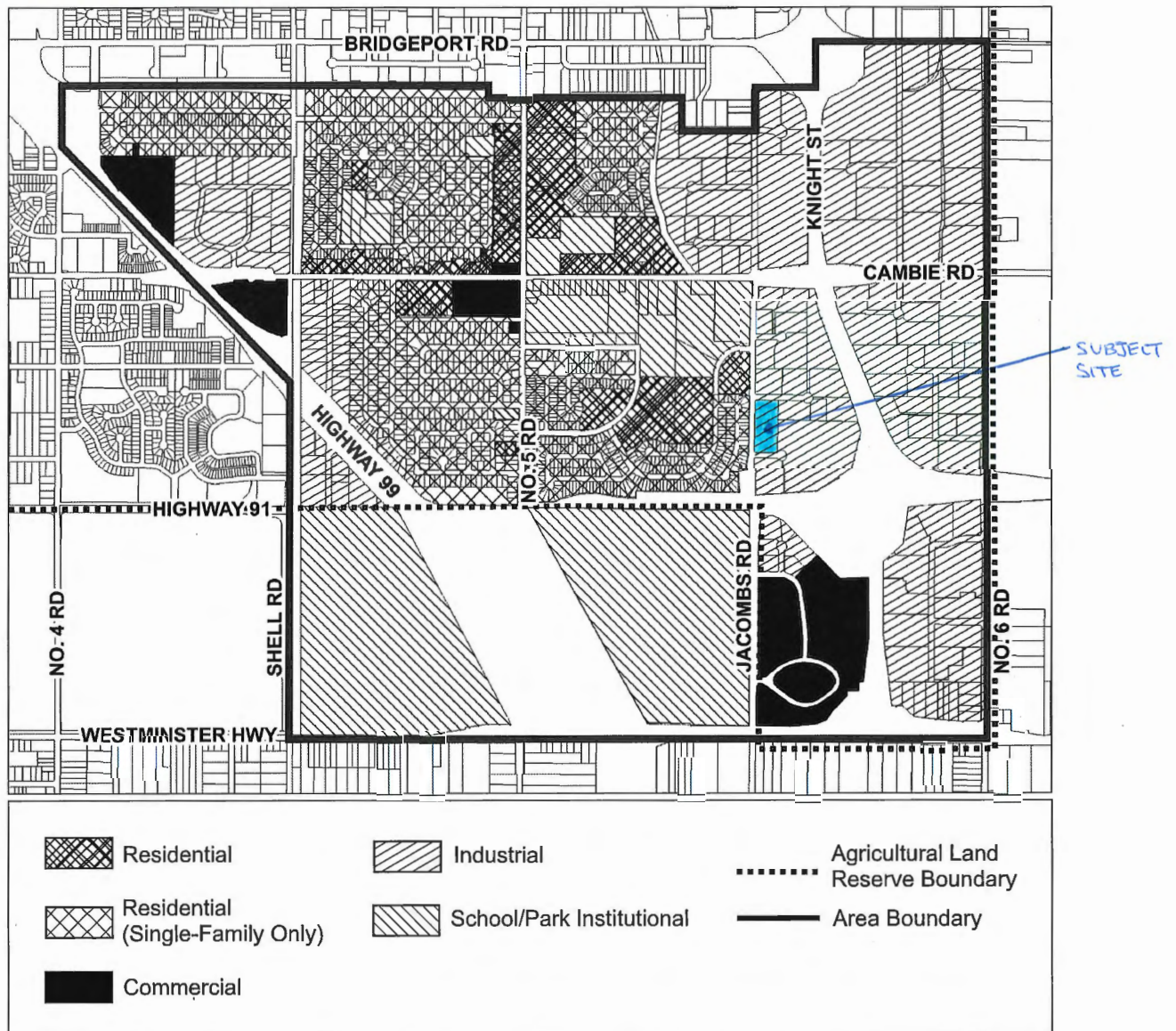
Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Great-West Life Assurance Co. & London Life Insurance Co.	No change
Site Size:	14,695 m ² (158,175 ft ²)	No change
Land Uses:	Vacant/Office	Drive-through restaurant/Office
OCP Designation:	Mixed Employment (MEMP)	No change
Area Plan Designation:	Industrial	No change
Zoning:	Industrial Business Park (IB1)	Industrial Business Park (IB1) with an amendment to allow "restaurant, drive-through" as a site-specific permitted use.

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	Max. 1.0	Office (existing): 7,285 m ² Drive-through restaurant (proposed): 250.8 m ² Total: 7,535.8 m ² (0.51 FAR)	None permitted
Lot Coverage:	Max. 60%	26.3%	None
Setbacks:	Front: Min. 3.0 m Exterior Side: Min. 3.0 m Interior Side: N/A Rear: N/A	Drive-through restaurant: Front: 7.5 m Exterior Side: 6.5 m Interior Side: 57.8 m Rear: 159.5 m	None
Lot Size:	N/A	14,695 m ²	None
Height:	Max. 12.0 m	Office (existing): 12.0 m Drive-through restaurant: 5.8 m	None
Off-street Parking Spaces:	Office: Min. 219 Drive-through restaurant: Min. 18 Total: Min. 237	Office: 219 Drive-through restaurant: 18 Total: 237	None
Accessible Parking Spaces:	Min. 2%	Complies	None
Small Car Parking Spaces:	Max. 50%	Complies	None
Bicycle Parking Spaces:	Drive-through restaurant: Class 1: Min. 1 Class 2: Min. 2	Drive-through restaurant: Class 1: 1 Class 2: 2	None

City of Richmond

Land Use Map

Bylaw 8948
2016/10/24

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4800 JACQUES RD
BRI
6 SIO 32 BLSOM RICH PL 84525
14485 SA
11 CACT GARDEN
YES 84428
NO

EXISTING BUILDING
CA. 7,250' / 74.5' ST
JACQUES ROAD
3000

3 KEY PLAN

JACOMBS ROAD

**PROPOSED
NEW
DRIVE-THRU
RESTAURANT**

PROJECT ADDRESS
600 JACOMBS RD
RICHMOND, BC

WVA

SITE PLAN

PROJECT NO:	1704	CURVED:	CS
SCALE:	AS SHOWN	REVIEW BY:	
DATE:	JANUARY 2018	CONTINGENCY:	A1



DATE: 17AUG.21
SCALE: 1:200
DRAWN:
DESIGN:
CHECKD: PCM
DRAWING NUMBER:
OF 2
11
17-170
PROJECT NUMBER:

17-170
OF 2

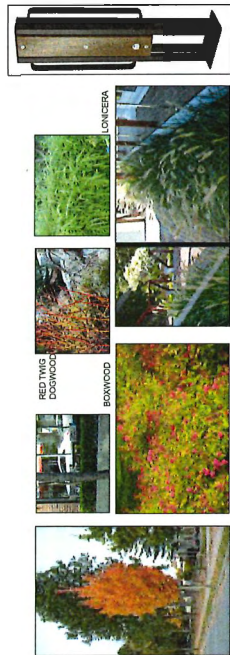
DRAWING TITLE:
**LANDSCAPE
PLAN**

trial.

500 IFCF

Tim Hortons
STORE 107629

14600 JACOMBS RD.
RICHMOND, BC

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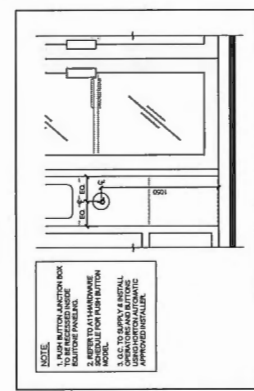
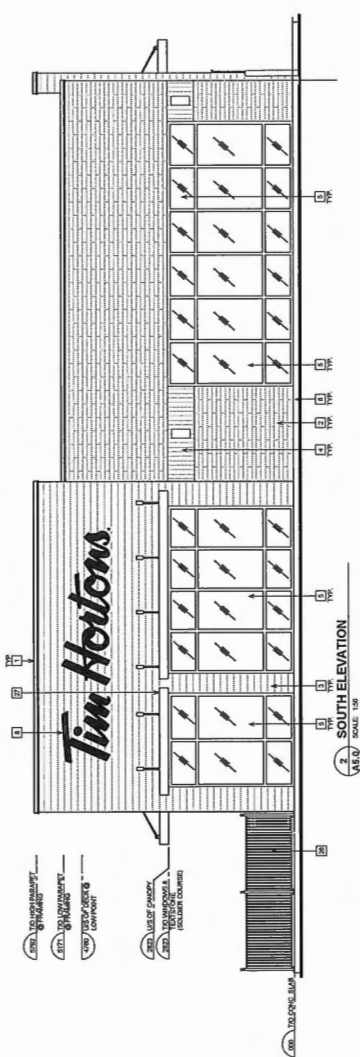
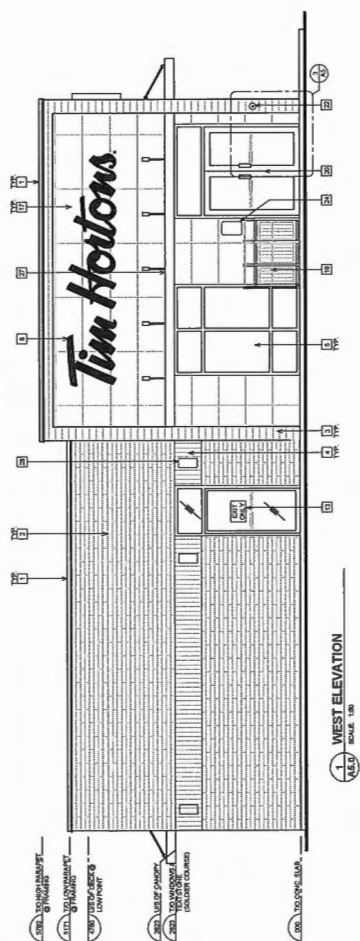
pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
t: 604 294-0011 f: 604 294-0022
e: info@pmgarchitects.com

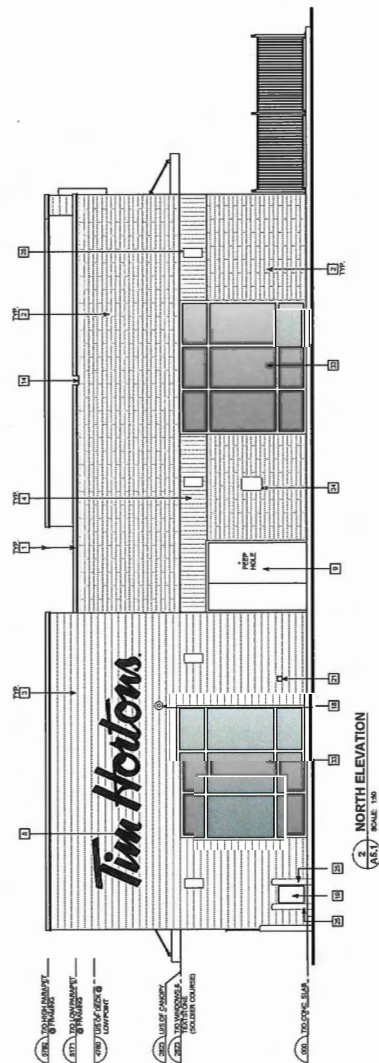
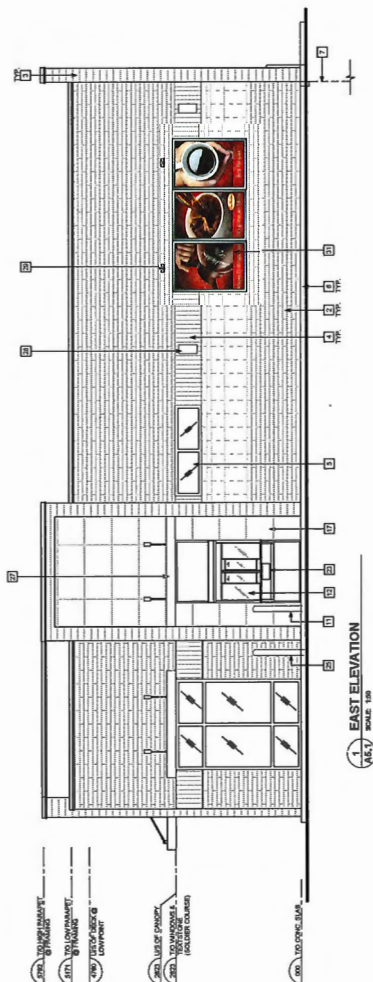
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








1000 JOURNAL OF CLIMATE

Drawn: AC	Checked: LSA
Scale: AS NOTED	Date: FEBRUARY 2018
Project No: # 107629	Dwg No: A2.1



3 TYPICAL ELEVATION @ DOOR OPERATOR



<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. REFER TO DETAILING FORM (SCHEDULE) FOR CALLING COLOUR. 2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DIMENSIONS AND SPECIFICATIONS. 	<p>SYMBOL LEGEND</p> <table> <tr> <td></td> <td>SECTION HAMMER</td> </tr> <tr> <td></td> <td>BLOWING SECTION HAMMER</td> </tr> <tr> <td></td> <td>NOTE REFERENCE</td> </tr> </table> <p>REFERS TO DETAILING NOTES</p>		SECTION HAMMER		BLOWING SECTION HAMMER		NOTE REFERENCE
	SECTION HAMMER						
	BLOWING SECTION HAMMER						
	NOTE REFERENCE						

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EXTERIOR ELEVATION NOTES

1. WEATHERED METAL FLASHING, REFER TO EXTERIOR FINISH SCHEDULE.
2. TYPEDOTE (FINISHING), REFER TO EXTERIOR FINISH SCHEDULE.
3. PAINT MANUFACTURER, REFER TO EXTERIOR FINISH SCHEDULE.
4. CONCRETE FINISH, REFER TO EXTERIOR FINISH SCHEDULE.
5. DO NOT USE POLYURETHANE, TYPEDOTE (FINISHING), REFER TO EXTERIOR FINISH SCHEDULE.

1	ANCHORED ALUMINUM FRAMES.
2	POURED CONCRETE TO BE FINISHED A FREE OF IMPERFECTIONS.
3	100MM (4") MIN. UNILLUMINATED IRON REINFORCED CONCRETE WITH 10MM (3/8") BARS. CONFORM WITH PROJECT DESIGNER'S REQUIREMENTS FOR REINFORCEMENT. PROVIDE 10MM (3/8") BARS AT 150MM (6") ON CENTER.
4	DELIVERY DOOR, FINISH TO MATCH WITH THE STONE
5	METAL PIPE RAILINGS.
6	100MM ON METAL RAILING FILL W/ CONCRETE ON RAILROAD CORREL.
7	DIAGONAL WINDOW WITH CONCRETE SUPPLY.
8	DO NOT PUT RAIL AT TOL GROUP CORNER. RAIL AND INSTALLED BY G.C.
9	CONCRETE RAILING.
10	CONCRETE RAILING ON EXTERIOR. REFER TO REF. PLAN.
11	CONCRETE RAILING ON EXTERIOR. REFER TO REF. PLAN.
12	POUR CONCRETE TO BE FINISHED TO WALL. REFER TO DETAIL AND FOR INSTALLATION IN DETAIL AND EXTERIOR FINISH SCHEDULE.
13	DO NOT CONSIDER UNIT TO BE INSTALLED PRIOR TO BATHING AREA.
14	DO NOT CONSIDER UNIT TO BE INSTALLED PRIOR TO BATHING AREA.
15	LOCATION OF GALLERIES. REFER TO THE DRAWING FOR EXTERIOR FINISH SCHEDULE FOR UNIT FINISH.
16	ANCHORED ALUMINUM EXTERIOR STRENGTHEN FRAME JOINTS. REFER TO WINDOW SCHEDULE ON SHEET A/H & EXTERIOR FINISH SCHEDULE FOR UNIT FINISH.
17	LOCATION OF REMOTE SECTION FOR BRIDGE INTERCEPTOR.
18	LOCATION OF REMOTE SECTION FOR BRIDGE INTERCEPTOR. PROVIDE 10MM (3/8") BARS AT 150MM (6") ON CENTER. PROVIDE WITH STEEL PLATE AND TOL GROUP CORNER. REFER TO DETAIL, SNA.
19	CAMP BOX.
20	PROVIDE A METAL THREE (3) "X" 60-60-60 WITH 1/2" W/ 1/2" SPACERS.
21	100MM (4") MIN. UNILLUMINATED IRON REINFORCED CONCRETE WITH 10MM (3/8") BARS. CONFORM WITH PROJECT DESIGNER'S REQUIREMENTS FOR REINFORCEMENT. PROVIDE 10MM (3/8") BARS AT 150MM (6") ON CENTER.
22	WOODWORK FOR FINISH FOR FINISH.
23	REINFORCED CONCRETE FILL TO COORDINATE INSTALLATION OF CONCRETE RAILING. PROVIDE 10MM (3/8") BARS AT 150MM (6") ON CENTER. PROVIDE WITH STEEL PLATE AND TOL GROUP CORNER. REFER TO DETAIL, SNA.
24	WALL SCHEME. REFER TO ELECTRICAL DRAWING.
25	WALL SCHEME. REFER TO ELECTRICAL DRAWING FOR FINISH COLOR.
26	WALL SCHEME. REFER TO EXTERIOR FINISH SCHEDULE FOR FINISH COLOR.
27	EXTERIOR OF FINISH SCHEDULE FOR FINISH COLOR. PROVIDE 10MM (3/8") BARS AT 150MM (6") ON CENTER. PROVIDE WITH STEEL PLATE AND TOL GROUP CORNER. REFER TO DETAIL, SNA.
28	EXTERIOR OF FINISH SCHEDULE FOR FINISH COLOR. PROVIDE 10MM (3/8") BARS AT 150MM (6") ON CENTER. PROVIDE WITH STEEL PLATE AND TOL GROUP CORNER. REFER TO DETAIL, SNA.
29	EXTERIOR OF FINISH SCHEDULE FOR FINISH COLOR. PROVIDE 10MM (3/8") BARS AT 150MM (6") ON CENTER. PROVIDE WITH STEEL PLATE AND TOL GROUP CORNER. REFER TO DETAIL, SNA.
30	TYPE ROOF WALKWAY ON BACK OF FINISH WALL.
31	SPACER/STAIL WALKWAY.

ISSUE TABLE		
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ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE SITE

SCOTT
ARCHITECTS

3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
P: 604 296 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AIA, SAA, NAA & NWTA

Project
Tim Houtens

CLUB TYPE	2700-13 OPTION A
LOCATION	RESTAURANT # 10752, N.S. 04723 4500 JACOMBS ST. RICHMOND, B.C.
GRADING / FILE	

Grant	AC	Chaired	LSA
Suite	AS NOTED	Date	FEBRUARY 2018
Project No.	107629	Drawn	A2.1

EX TREE
MANAGEMENT PLAN

DRAWING TITLE

SEAL

PROJECT:

Tim Horizons
STORE 107629

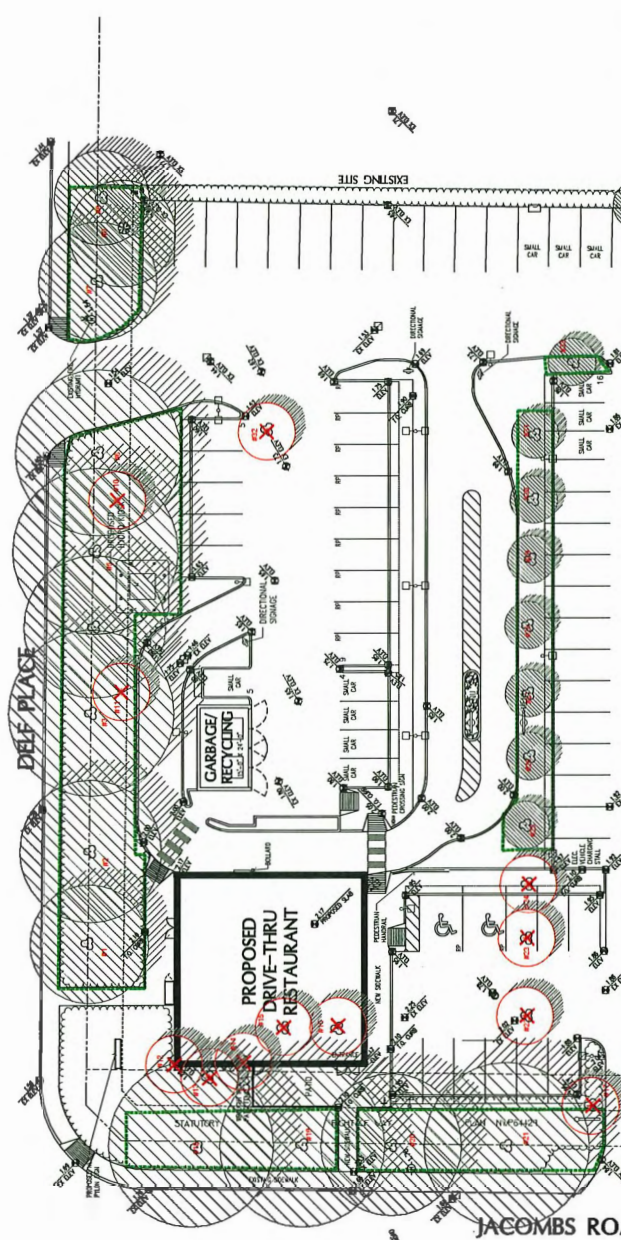
4600 JACOMBS RD.
RICHMOND, BC

NO.	DATE	REVISION DESCRIPTION	BY
1	18 MAR 12	TREE PROTECTION PLAN	KCM
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CLIENT:

pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 58th Street Drive
Burnaby, British Columbia, V5C 6G9
P: 604-294-4311 F: 604-294-4322

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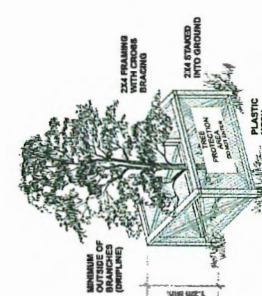


TABLE 1: TREE PROTECTION DISTANCE TABLE

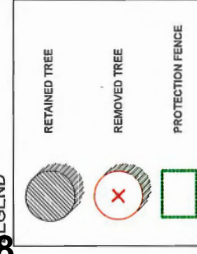
Tree Diameter (cm)	Tree Height (m)	Protection Distance (m)
10	3.0	3.0
15	4.5	4.5
20	6.0	6.0
25	7.5	7.5
30	9.0	9.0
35	10.5	10.5
40	12.0	12.0
45	13.5	13.5
50	15.0	15.0
55	16.5	16.5
60	18.0	18.0
65	19.5	19.5
70	21.0	21.0
75	22.5	22.5
80	24.0	24.0
85	25.5	25.5
90	27.0	27.0
95	28.5	28.5
100	30.0	30.0

Richmond

DATE: DEC 2010
SCALE: 1:200
DRAWING NUMBER: P-10-20
SHEET NO. 1 OF 1

TREE SUMMARY:

- 21 RETAINED EXISTING TREES
- 12 REMOVED EXISTING TREES
- 24 PROPOSED TREES:
- 5 ACER RUBRUM 'KARPIK'
- 6 AMELANCHIER x 'AUTUMN BRILLIANCE'
- 1 CEDRUS DEODORA BLUE HEAVEN
- 6 CORNUS NUTTALLII WHITE WONDER
- 6 FAGUS SYLVATICA 'RED OBELISK'



NUMBER OF RETAINED TREE: 21
NUMBER OF REMOVED TREE: 12

REQUIRED REPLACEMENT TREE: 15
PROVIDED REPLACEMENT TREE: 15



City of Richmond

Rezoning Considerations

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

Address: 13020 Delf Place

File No.: ZT 18-801900

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9956, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$145,000 (\$125,000 for the 17 on-site trees to be retained (tag# 1-9, 25-31 & 33) and \$20,000 for the 4 City-owned trees to be retained (tag#18-21)).
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. Registration of an aircraft noise indemnity covenant on title.
6. Registration of a legal agreement on title for commercial developments within 30 m of any residential use indicating the requirement to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw; and comply with the City's Noise Bylaw for noise generated from rooftop HVAC.
7. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
8. Registration of a legal agreement on title ensuring prior to Business License issuance of any drive-through restaurant on the property, the business must be registered permanently (or as long as the drive-through restaurant is located on the property) in the City's Adopt-a-Street Program for Jacombs Road, from Highway 91 to Cambie Road.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
10. Enter into a Servicing Agreement* for the design and construction of servicing upgrades and frontage improvements. A Letter of Credit for the Service Agreement will be required. Works include, but may not be limited to:

Frontage Improvements (Transportation):

- a) Delf Place: construct a new 1.5m wide sidewalk along the entire Delf Place frontage, incorporating the retention of the trees along the north property line.
- b) Jacombs Road: construct a new 1.5m wide sidewalk along the entire Jacombs Road frontage, incorporating the retention of the trees along the west property line.
- c) Construct a curb extension on the southeast corner of Jacombs/Delf Place intersection.
- d) Special marked crosswalk across Jacombs Road at the intersection of Jacombs Road and Delf Place, with downward lighting and flashing beacons.

Water Works:

- a) Using the OCP Model, there is 431L/s of water available at a 20 psi residual at the Jacombs Road frontage, and 388 L/s of water available at a 20 psi residual at the Delf Place frontage. Based on your zoning, your site requires a minimum fire flow of 250 L/s.
- b) The Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Provide a right-of-way for the water meter, unless located inside a mechanical room. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.

- c) At Developer's cost, the City is to:
 - i) Cut and cap the existing water service connection.
 - ii) Install a new water service connection complete with meter and meter box. Meter to be located onsite in a right of way, as described above.

Storm Sewer Works:

- d) At Developer's cost, the City is to:
 - i) Install inspection chambers and new leads to the property line on both existing storm connections.

Sanitary Sewer Works:

- e) At Developer's cost, the City is to:
 - i) Cut, cap, and remove the existing northernmost sanitary connection and inspection chamber serving the now-demolished northern building.
 - ii) Install a new sanitary connection, complete with inspection chamber, to serve the proposed development.

Frontage Improvements (Engineering):

- f) The Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers to locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m

General Items:

- g) The Developer is required to:
 - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - ii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.

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

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect (including all hard and soft materials, installation and a 10% contingency).
2. Submission of an Acoustical Report from an acoustical consultant to demonstrate how the proposed restaurant and drive-through operations, including sound to be generated by the drive-through speakers, exhaust fans, HVAC system

and all other mechanical equipment on-site, complies with the maximum permitted levels under the City's Noise Regulation Bylaw 8856.

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

1. Payment of Development Cost Charges (City and GVS & DD).
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

[Signed copy on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9956 (ZT 18-801900)
13020 Delf Place**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following permitted use in Section 12.3.3.A Secondary Uses in the Industrial Business Park (IB1) zone:

“Restaurant, drive-through”
 - b. Inserting the following clause and renumbering Section 12.3.11 Other Regulations in the Industrial Business Park (IB1) zone accordingly:

“7. Restaurant, drive-through shall be only permitted on the following **site(s)**, limited to one establishment and a maximum **floor area** of 300 m²:
13020 Delf Place
P.I.D. 003-515-966
Lot 6 Section 32 Block 5 North Range 5 West New Westminster District
Plan 64525”
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9956”**.

FIRST READING

JAN 28 2019

A PUBLIC HEARING WAS HELD ON



SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

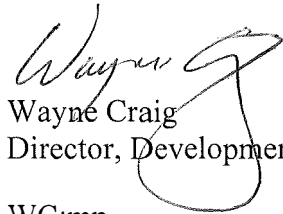
Date: December 18, 2018

File: RZ 16-742260

Re: Application by 0855855 B.C. Ltd. for Rezoning at 9820 Alberta Road from the "Single Detached (RS1/F)" zone to the "Town Housing (ZT60) – North McLennan (City Centre)" zone

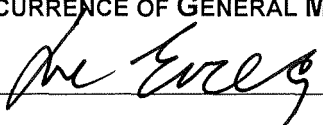
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9960, for the rezoning of 9820 Alberta Road from the "Single Detached (RS1/F)" zone to the "Town Housing (ZT60) – North McLennan (City Centre)" zone to permit the development of six three-storey townhouse units with vehicle access from 9840 Alberta Road, be introduced and given first reading.



Wayne Craig
Director, Development

WC:mp
Att.

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

Staff Report

Origin

0855855 B.C. Ltd. has applied to the City of Richmond to rezone 9820 Alberta Road from the “Single Detached (RS1/F)” zone to the “Town Housing (ZT60) – North McLennan (City Centre)” zone to develop six three-storey townhouse units on the site with vehicle access from 9840 Alberta Road. A location map and an aerial photo are provided in Attachment 1.

A Development Application Data Sheet providing details about the proposed development is provided in Attachment 2. Preliminary plans are provided in Attachment 3.

Existing Condition and Site Context

Existing Housing Profile

There is an existing single detached dwelling, which will be demolished. The single detached dwelling is currently rented, and does not contain a secondary suite.

Surrounding Development

The subject property is surrounded by the following developments:

- To the North: Across Alberta Road, single detached dwellings zoned “Single Detached (RS1/F)”.
- To the South: A three-storey townhouse development zoned “Town Housing (ZT60) – North McLennan (City Centre)” and A.R. MacNeill Secondary School to the southwest.
- To the East: A three-storey townhouse development zoned “Town Housing (ZT60) – North McLennan (City Centre)”.
- To the West: A three-storey townhouse development zoned “Town Housing (ZT60) – North McLennan (City Centre).”

Related Policies & Studies

Official Community Plan/McLennan North Area Plan

In the Official Community Plan (OCP), the subject property is designated “Neighbourhood Residential”, which allows for single family, two-family and multiple family housing including townhouses.

In the McLennan North Sub-Area Plan under the City Centre Area Plan (City Centre), the subject property is designated as Residential Area 3, which allows a 0.65 base Floor Area Ratio (FAR) and two to three storey townhouses. The proposed 0.65 FAR is consistent with this designation. The McLennan North Sub-Area Plan Land Use Map is included in Attachment 4.

The McLennan North Sub-Area Development Permit Guidelines require that new townhouse developments to be of sufficient site assembly size, including area and frontage, to support high quality development. Along local or collector roads, such as Alberta Road, a minimum frontage width of 40 m and a minimum lot area of 2,000 m² is required. The guidelines, however, allow for deviation from the minimum site assembly sizes where the lot is isolated and is not able to consolidate with adjacent properties. While the width (20 m) and the area (1,012 m²) of the subject property do not meet the minimum requirements, staff support the proposed development as the immediately adjacent properties have already been redeveloped with townhouses and there is no opportunity for lot consolidation in near future.

Floodplain Management Implementation Strategy

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

OCP Aircraft Noise Sensitive Development (ANSO) Policy

The subject property is located within Area 4 of the Aircraft Noise Sensitive Development map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. Registration of an Aircraft Noise Sensitive Use Restrictive Covenant on title is required prior to final adoption of the rezoning bylaw. Also, a report for indoor noise mitigation and climate control measures is required at the time of applying for a Development Permit.

Public Consultation

A rezoning sign has been posted on the site. Staff have not received any written correspondence expressing concerns in response to the placement of the rezoning sign on the property.

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

Analysis

Built Form and Character

The proposed development consists of six townhouse units arranged in two buildings. Each unit contains two storeys of living space above a tandem garage, individual entrances at grade and private rear yard. The ZT60 zone permits 100% of the proposed residential parking spaces to be provided in a tandem arrangement. The proposed height of the buildings is consistent with the three-storey townhouse buildings on the immediately adjacent properties to the east, west and south. The proposed design, which incorporates gable roofs, is also compatible with the surrounding townhouse developments.

The outdoor amenity area is proposed at the southeast corner of the site and will be combined with the existing outdoor amenity area on the adjacent property to the east. A cross-access

easement was secured as part of the redevelopment of the adjacent property (RZ07-390155) for the shared use of the existing outdoor amenity area. The proposed outdoor amenity area is designed to facilitate children's play with play equipment and a bench to permit observation of children, and also includes a picnic table to create an inviting environment for social activities. Prior to final adoption of the rezoning bylaw, registration of a cross-access agreement on title will be required in favour of the neighbouring property for the shared use of the proposed outdoor amenity space on the subject property between the two properties.

One convertible unit is proposed. The unit includes space designed for the future installation of an elevator, and the tandem garage in this unit is wider to accommodate a larger vehicle.

Further details of the site plan, architectural character of the proposed development, and landscape design including the outdoor amenity area design will be reviewed through the Development Permit application process.

Transportation and Site Access

Access to the site will be provided via the existing 6 m driveway on the adjacent property to the east. The Statutory Right-of-Way (SRW) has been registered on title as part of the rezoning requirements of the adjacent development to the east to allow the existing drive aisle to be shared with the subject property. Prior to adoption of the rezoning bylaw, registration of a SRW over the entire drive aisle proposed on the subject property is required in order to:

- widen the northern portion (approximately 20 m in length) of the north-south drive aisle by 0.7 m; and
- allow the east-west drive aisle proposed on the subject site to be shared for a vehicular turnaround.

The applicant has indicated that he met with the strata council of the neighbouring property on July 29, 2018 to discuss the proposed development (Attachment 5), particularly the shared use of the drive aisle and outdoor amenity space. No significant concerns were expressed at the meeting, and the applicant will continue to work with the neighbouring strata during redevelopment of the subject site.

The existing U-shaped driveway for the existing single detached dwelling is required to be removed as part of the development approval process.

The proposed vehicle and bicycle parking spaces meet Zoning Bylaw 8500 requirements. The required number of residential parking spaces is nine (9), and the application includes 12 residential parking spaces. All residential parking spaces are provided in a tandem arrangement, which is permitted in the "Town Housing (ZT60) – North McLennan (City Centre)" zone. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area of each unit into habitable space is required prior to rezoning approval.

Two visitors parking stalls and garbage/recycling collection area are provided and accessed through the internal drive aisle.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses two (2) bylaw-sized trees on the subject property, one (1) tree located on the neighbouring A.R. MacNeill Secondary School site, and one (1) street tree on City property.

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

- One (1) tree (# 96) located on the subject site is in good condition and is to be retained and protected.
- One (1) tree (#97) located on the subject site is in poor condition and should be removed and replaced.
- One (1) tree located on the neighbouring school site to the southwest is identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Also, the City's Parks staff assessed the condition of the existing street tree. The existing street tree is in poor condition, and should be removed and replaced. One replacement tree is required to be planted as part of the required frontage requirements prior to issuance of Building Permit.

Tree Replacement

The applicant wishes to remove one (1) on-site tree (Trees # 97). The 2:1 replacement ratio would require a total of two (2) replacement trees. The preliminary landscape plan shows that 10 trees will be planted on the site. The size and species of replacement trees, and overall landscape design will be reviewed in detail through the Development Permit process.

Tree Protection

One (1) tree on the subject property and one (1) tree on the neighbouring property to the south are to be retained and protected. The applicant has submitted a tree management plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission of a \$5,000 Tree Survival Security;
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review; and
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City

standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Requested Variance

The proposed development is generally in compliance with the "Town Housing (ZT60) – North McLennan (City Centre)" zone. The applicant is requesting a variance to the ZT60 zone to reduce the minimum side yard setback along the eastern property line from 3.0 m to 2.25 m. Staff are supportive of this variance request. All three units proposed in the building at the north are oriented towards the internal drive aisle to the east, and the reduction of the east side yard setback is to accommodate a minimum of 30 m² of amenity area (rear yard) located on the west side of the property. The east property line is adjacent to the shared drive aisle and would have minimal impacts on the adjacent townhouse buildings. The requested variance will be assessed through review of a development permit.

Affordable Housing Strategy

The applicant is required to comply with the City's Affordable Housing Strategy. In accordance with the Strategy, prior to rezoning bylaw adoption, a cash contribution of \$60,180 (\$8.50 per buildable square foot) is required.

BC Energy Step Code

On July 16, 2018, Council adopted Bylaw 9769 that requires new buildings to be constructed to meet the energy efficiency targets set under the BC Energy Step Code. Staff anticipates the proposed development would be designed and built in accordance with Part 9 of the BC Building Code. Therefore, this development would be expected to achieve Step 3 of the Energy Step Code for Part 9 construction (Climate Zone 4).

Amenity Space

Consistent with the OCP, the applicant is proposing to provide cash contribution in the amount of \$1,000 per unit for a total of \$6,000 in lieu of providing indoor amenity space.

The proposed outdoor amenity space area is 67.5 m² in area, which exceeds the minimum requirement of 36 m² (6 m² per unit) from the Official Community Plan. Also, the outdoor amenity space on the subject property is expected to be combined with the existing outdoor amenity space of the townhouse development to the east, which was secured through a cross-access agreement when the neighbouring site was rezoned. The applicant has indicated that they will be working with the neighbouring strata on the design of the outdoor amenity space through the Development Permit application review.

Site Servicing and Frontage Improvements

Frontage improvements will include removal of the existing driveway crossings and replacement of the street tree in front of the site. The required frontage improvements and service

connections will be done through a work order at the developer's cost prior to issuance of a Building Permit.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape, and urban design will be completed as part of the Development Permit application review process, including but limited to the following:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the City Centre Area Plan;
- Refinement of the character and form of building elevations including materials to create an interesting streetscape along Alberta Road;
- Review of the size and species of replacement trees, and landscape plan to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on site and along the frontage;
- Refinement of the outdoor amenity area design; and
- Review of aging-in-place features and the design of the convertible unit;
- Review of a sustainability strategy for the development including measures to achieve BC Energy Step Code requirements.

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

Financial Impact or Economic Impact

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

Conclusion

0855855 BC Ltd. has applied to rezone the property at 9820 Alberta Road from the "Single Detached (RS1/F)" zone to the "Town Housing (ZT60) – North McLennan (City Centre)" zone, to develop six townhouse units with vehicle access from Alberta Road.

The rezoning application is consistent with the land use designation and applicable policies contained within the OCP and McLennan North Sub-Area Plan for the subject site.

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

Staff recommend that Zoning Bylaw 8500, Amendment Bylaw 9960, be introduced and given first reading.



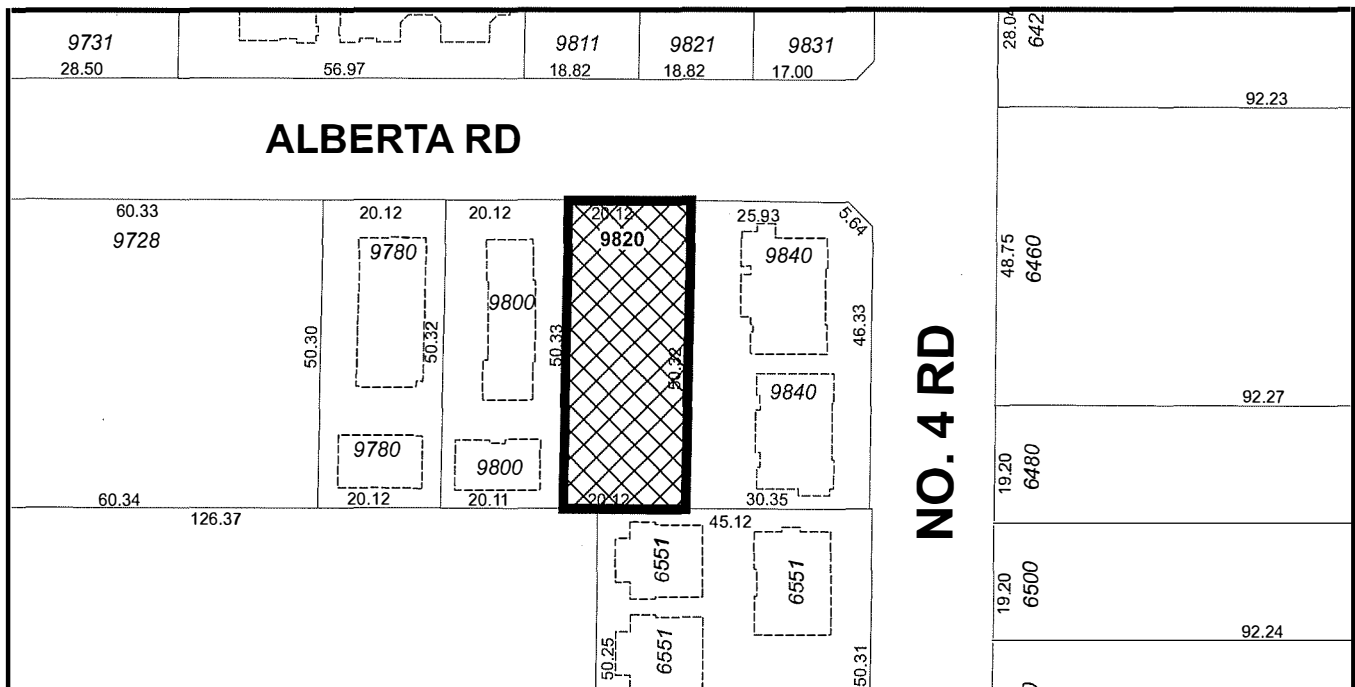
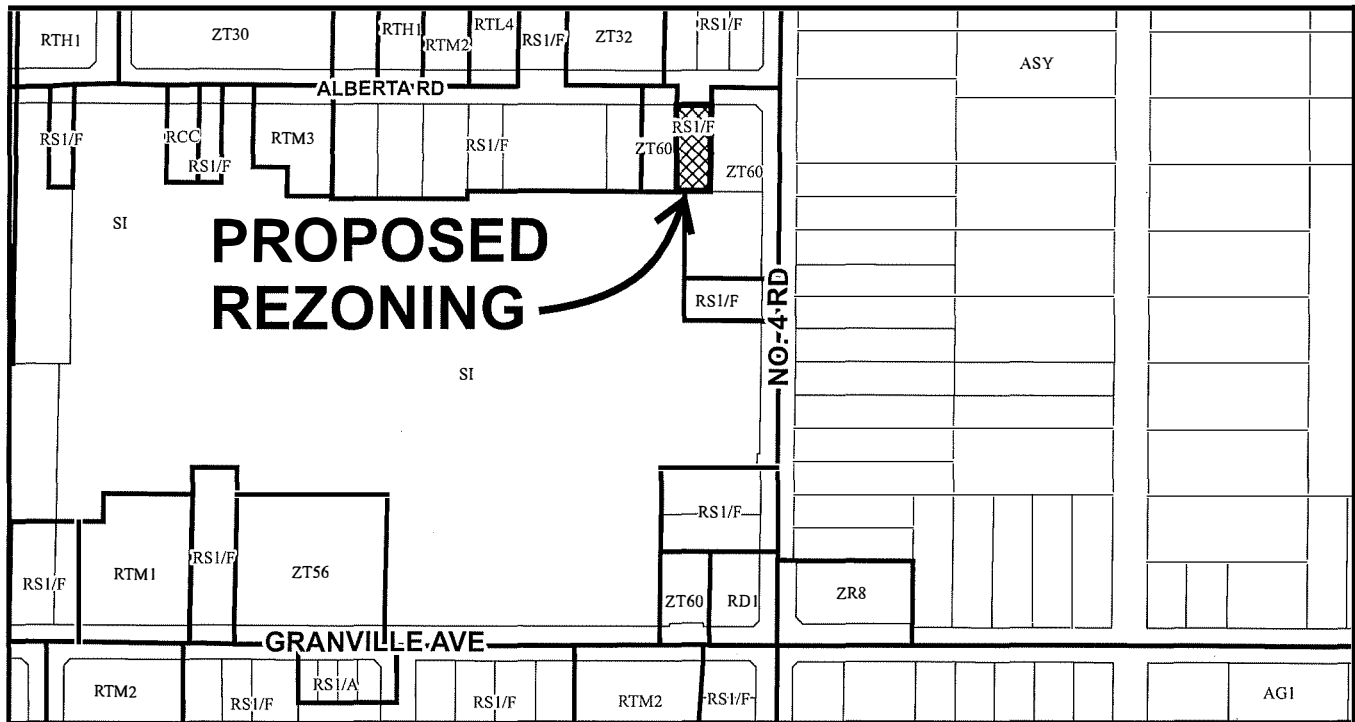
Minhee Park
Planner 2

MP:cas

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Preliminary Plans
- Attachment 4: McLennan North Sub-Area Plan Land Use Map
- Attachment 5: Letter from Applicant Documenting Meeting Held on July 29, 2018
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



City of Richmond



RZ 16-742260

Original Date: 09/22/16

Revision Date: 12/06/18

Note: Dimensions are in METRES



City of
Richmond



RZ 16-742260

Original Date: 09/22/16

Revision Date: 12/06/18

Note: Dimensions are in METRES



RZ 16-742260

Attachment 2

Address: 9820 Alberta Road

Applicant: 0855855 BC Ltd.

Planning Area(s): North McLennan (City Centre)

	Existing	Proposed
Owner:	0855855 B.C. Ltd.	No change
Land Uses:	Single Detached Dwelling	Townhouses
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Residential Area 3	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT60)
Number of Units:	1	6

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.65	0.65	none permitted
Lot Coverage (% of lot area):	Building: Max. 40%	35 %	none
Lot Size:	1,010 m ²	1,012 m ²	none
Lot Dimensions (m):	None	Width: 20.1 m Depth: 50.3 m	none
Setback – Front:	Min. 6.0 m	6.0 m	none
Setback – Side (east):	Min. 3.0 m	2.25 m	Variance required
Setback – Side (west):	Min. 3.0 m	3.2 m	none
Setback – Rear:	Min. 3.0 m	6.5 m	none
Height (m):	12.0 m (Max. 3 storeys)	12.0 m (3 storeys)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) per unit and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	11	14	none
Tandem Parking Spaces:	100% Permitted	100% 6 tandem (12 spaces)	none
Bicycle Parking	Class 1: 1.25 spaces/unit Class 2: 0.2 space/unit	Class 1: 2 spaces/unit Class 2: 0.2 space/unit	none
Amenity Space – Indoor:	Min. 50 m ²	Cash in lieu (\$6000)	none
Amenity Space – Outdoor:	Shared: Min. 36 m ² Private: Min. 3.0 m ² /unit	Shared: 67.5 m ² Private: Min. 3.0 m ² /unit	none

REZONING FOR PROPOSED TOWNHOUSE DEVELOPMENT AT 9820 ALBERTA ROAD, RICHMOND, BC

DEVELOPMENT DATA

(A) CIVIC ADDRESS:
9820 ALBERTA ROAD, RICHMOND, BC
LOT 7, SECTION 10, BLOCK 4 NORTH, RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 1712

(C) LOT AREA:
1,012 SM (10,693 SF)

(D) ZONING USE
CURRENT: RS1/F, (PROPOSED: ZT60)

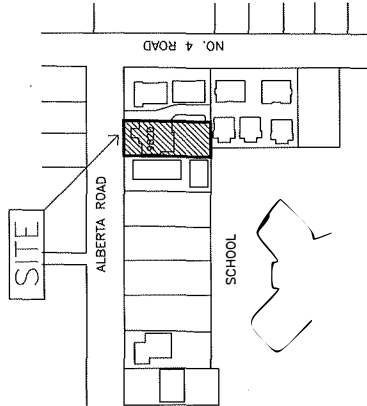
CURRENT ZONING (UNDER RS1/F ZONING)	PROPOSED REZONING (ZT60)
--	-----------------------------

(E) FLOOR AREA RATIO	0.55 TO 454.5 SM	0.65
	0.3 TO REST OF SITE AREA	0.65 X 1,012 SM = 657.8 SM (7,080 SF)

(F) NUMBER OF UNIT:
1 PER LOT
MAX - 45%

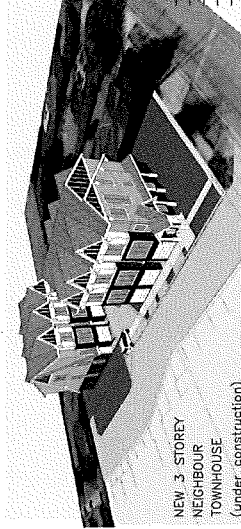
(H) BUILDING HEIGHT:
(I) SETBACK:
MAX HEIGHT - 9M
FRONTYARD - 6M
SIDEYARD - 2M
REARYARD - 6M

(J) PARKING:
2 PER DWELLING UNIT

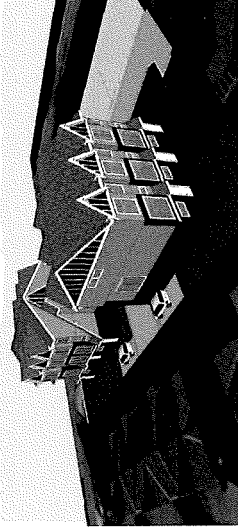
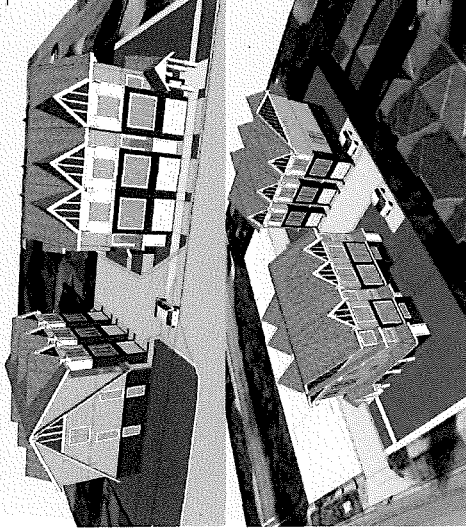


DRAWING LIST

A1- DEVELOPMENT SUMMARY
A2- SITE PLAN (1/F)
A3- SITE PLAN (2/F & 3/F)
A4- UNIT PLAN
A5- ELEVATIONS
A6- AREA DIAGRAM



NEW 3 STOREY
NEIGHBOUR
TOWNHOUSE
(Under construction)



**ERIC LAW
ARCHITECT**

2151 134 STREET, SUITE 100, RICHMOND, BC
TEL: (604) 273-2000
FAX: (604) 273-2001

OWNER: WESTMINSTER DISTRICT
PROJECT: REZONING APPLICATION
DATE: 10/19/2018
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 18-03_MAP_181018-RZ.DWG

1. 2018.10.18	FOR REZONING APPLICATION
2. 2018.10.18	FOR CITY COUNCIL
3. 2018.10.18	FOR CITY COUNCIL
4. 2018.10.18	FOR CITY COUNCIL
5. 2018.10.18	FOR CITY COUNCIL

1. 2018.10.18	FOR REZONING APPLICATION
2. 2018.10.18	FOR CITY COUNCIL
3. 2018.10.18	FOR CITY COUNCIL
4. 2018.10.18	FOR CITY COUNCIL
5. 2018.10.18	FOR CITY COUNCIL

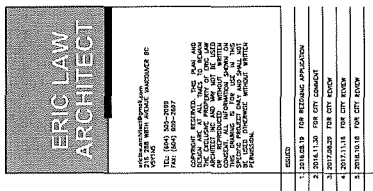
**PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC**

DEVELOPMENT SUMMARY

PROJECT NUMBER:	18-03
ISSUED:	10/19/2018
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	18-03_MAP_181018-RZ.DWG

A1

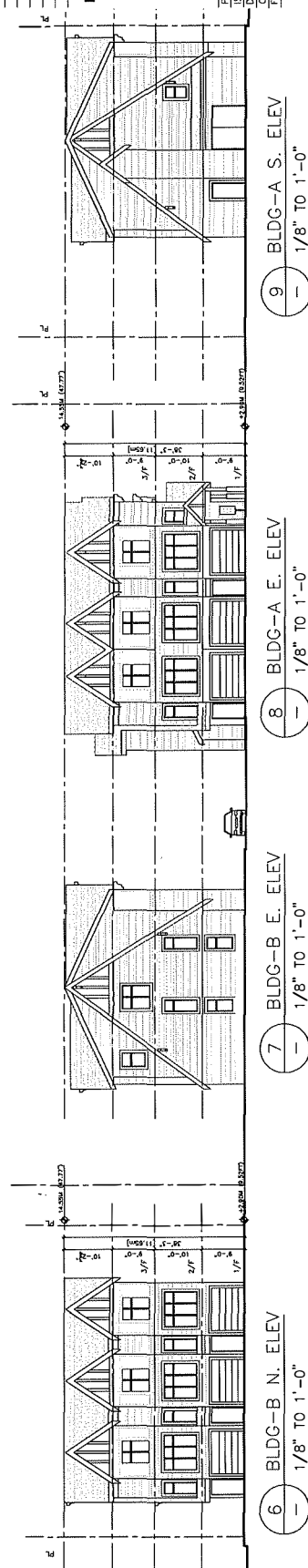
REZONE



1 STREET ELEVATION (ALONG ALBERTA RD)
- 3/32" TO 1'-0"



PH - 58



**PROPOSED TOWNHOUSE
9820 ALBERTA ROAD
RICHMOND BC**

ELEVATIONS

PROJECT NUMBER: 16-03
ISSUED: 10/19/2018
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 16-03.JAR_181018-RZ.DWG

A5

REZONE

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LANDSCAPE
ARCHITECTS
Suite 100, 10000
P. 88-284-0111 : F. 88-284-0122

SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
1	2019.05.15	ISSUED FOR PERMIT	DR
2	2019.05.15	REVISED LAYOUT	DR
3	2019.05.15	REVISED LAYOUT	DR
4	2019.05.15	REVISED LAYOUT	DR
5	2019.05.15	REVISED LAYOUT	DR
6	2019.05.15	REVISED LAYOUT	DR
7	2019.05.15	REVISED LAYOUT	DR
8	2019.05.15	REVISED LAYOUT	DR
9	2019.05.15	REVISED LAYOUT	DR
10	2019.05.15	REVISED LAYOUT	DR
11	2019.05.15	REVISED LAYOUT	DR
12	2019.05.15	REVISED LAYOUT	DR
13	2019.05.15	REVISED LAYOUT	DR
14	2019.05.15	REVISED LAYOUT	DR
15	2019.05.15	REVISED LAYOUT	DR
16	2019.05.15	REVISED LAYOUT	DR
17	2019.05.15	REVISED LAYOUT	DR
18	2019.05.15	REVISED LAYOUT	DR
19	2019.05.15	REVISED LAYOUT	DR
20	2019.05.15	REVISED LAYOUT	DR

CLIENT: RICHMOND REAL ESTATE

PROJECT
**6 UNIT TOWNHOUSE
DEVELOPMENT**
9329 ALBERTA ROAD
RICHMOND, BC

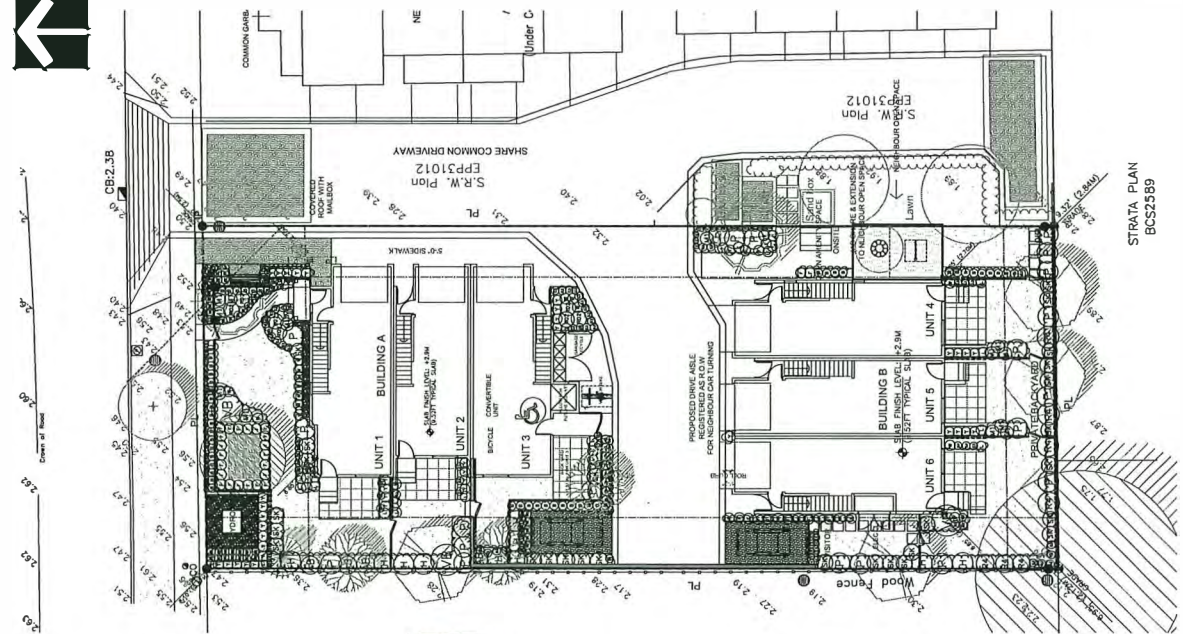
WITH: ERIC LAW ARCHITECT INC.

DRAWING TITLE
**LANDSCAPE
PLAN**

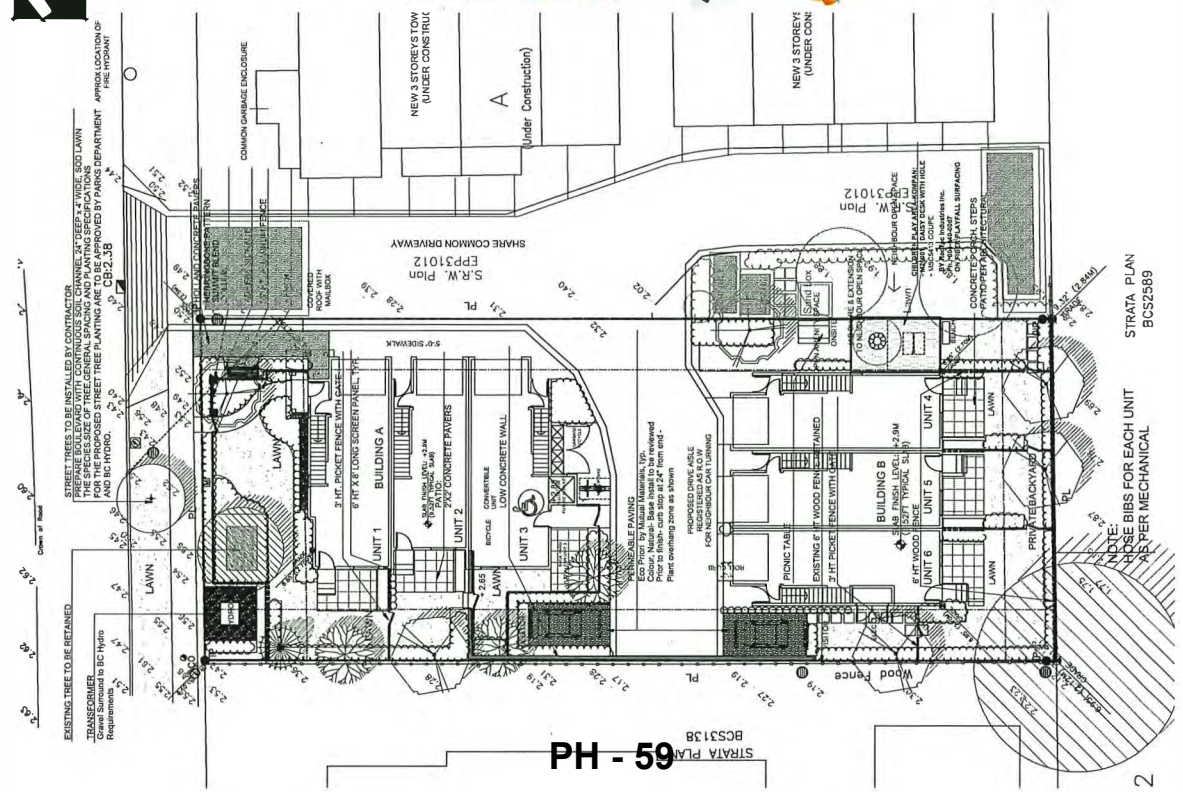
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SCALE: 1/8"=1'-0"
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DESIGN BY: [Name]
CHECKED BY: [Name]
PMG PROJECT NUMBER: 15-204
10/24/2019

L1

OF 4



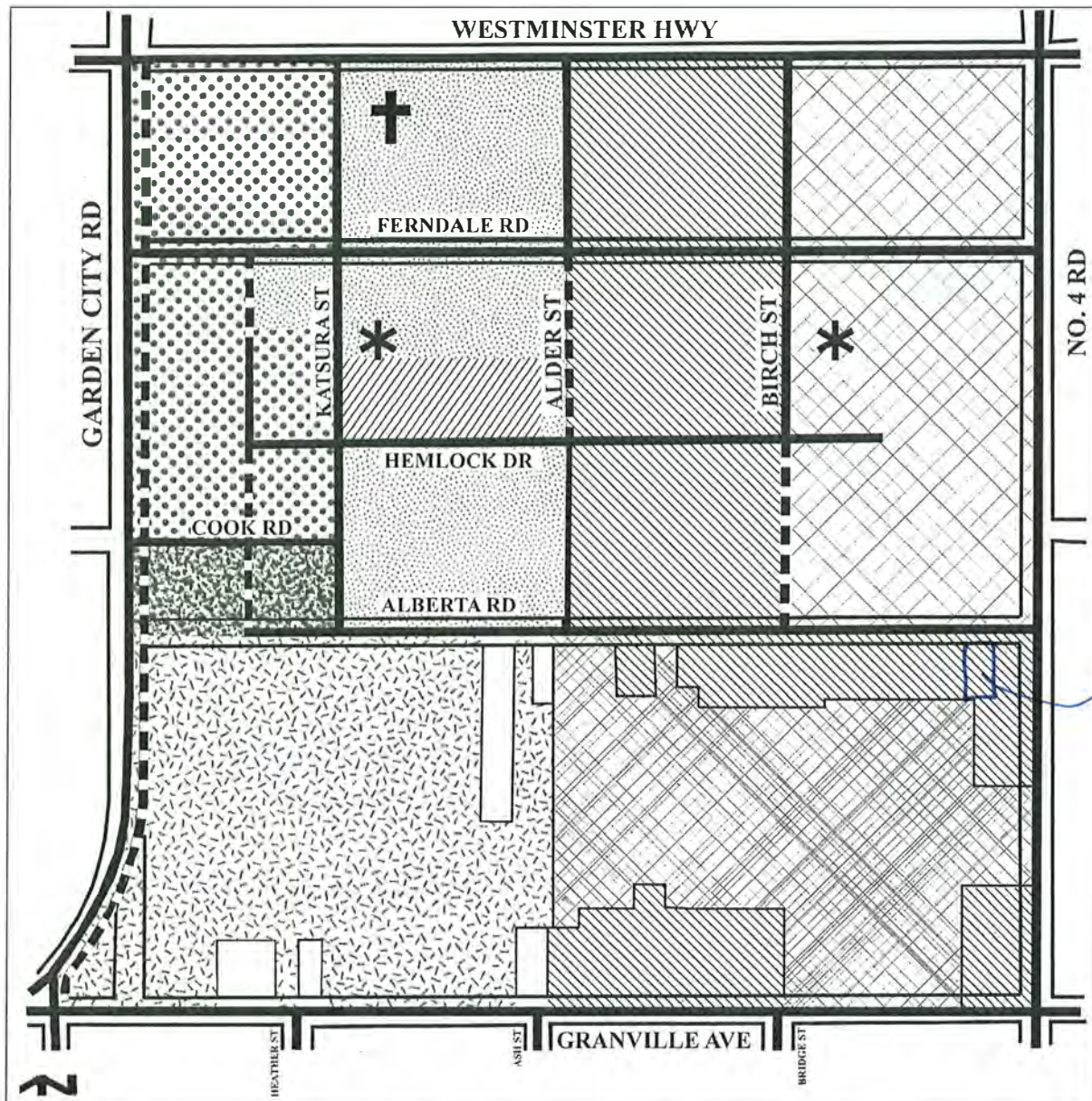
SHRUB PLAN
STRATA PLAN
BCS2589



LANDSCAPE PLAN
STRATA PLAN
BCS2589

City of Richmond

Land Use Map

 Bylaw 8630
 2010/07/19


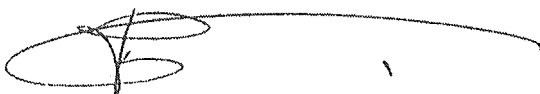
Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	Community Park
Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)	School
Residential Area 2A 0.95 base F.A.R. 2, 3 & 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)	Residential Area 5 0.55 base F.A.R. One-Family Dwelling	Neighbourhood Parks
Mixed Residential/ Retail/Community Uses	Trail	Principal Roads
	Church	

December 10, 2018

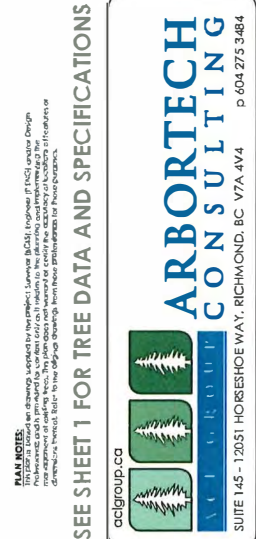
Meeting Summary for onsite meeting held with residents of 9840 Alberta Rd, Richmond BC. The meeting was held on Sunday July 29th, 2018. At least one member of each household including the 3 strata corporation representatives were at the meeting.

There was a few issues discussed, regarding the amenity space and how it lined up with the current amenity space, if the mail boxes would be shared, if the strata fees would be shared, if it could be one strata, and a few other small items that were addressed right there on site. The one main point that was an issue with the owners in regards to the new building coming next door was the driveway the residents thought that the driveway was not going to be wide enough, they wanted me to confirm with the architect that this driveway met the minimum standards. I did speak with the architect about this and he did confirm that this is what the City of Richmond requires for the driveway width for these types of projects. I had mentioned also that in the property disclosure statements and the title of the property they all had received when they purchased their units that there is an easement that allows for shared use of the drive aisle, and the fence between the two properties that is there now will be coming down to create access to the units and to expand the amenity space. I mentioned the two strata's will share the cost of these spaces, however I will be having the same management company taking care of both so they can have the same maintenance people look after the property so this should bring the strata fees down a little. I have talked with Victor from Citybase about looking after the new units next door as well and since he will be looking after both strata's and he and his company look at a more reasonable management fee. The Strata representatives had confirmed in an email that was sent to the city planner in charge of this file that they were satisfied with all explanations of what was to happen in the adjacent development. They had no further concerns. They had asked me to stay in touch with them through the process which I fully plan on doing.

Thank You

A handwritten signature in black ink, appearing to be 'Raman Kooner', with a long horizontal line extending to the right.

Raman Kooner





Address: 9820 Alberta Road

File No.: RZ 16-742260

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9960, the developer is required to complete the following:

1. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. Registration of a flood indemnity covenant on title.
3. Registration of an aircraft noise sensitive land use covenant on title.
4. Registration of a statutory right-of-way (SRW) and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the entire area of the proposed drive aisle in favour of the neighbouring development to the east. The east-west drive aisle is to be shared to allow for a vehicular turnaround and additional 0.7 m wide SRW is to be provided on the subject property along the east property line (approximate length of 20.62 m from the north property line) to widen the existing drive aisle on the neighbouring property to the east. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW.
5. Registration of a cross-access easement and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, for the shared use of the outdoor amenity area on the subject site in favour of the neighbouring development to the east.
6. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
7. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the one (1) tree to be retained.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (\$60,180.00) to the City's affordable housing fund.
10. Contribution of \$6,000 (\$1,000 per dwelling unit) in-lieu of on-site indoor amenity space.

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

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the two (2) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their

alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by city staff. The City may retain a portion of the security for a one-year maintenance period.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. A Servicing Agreement is not required. Removal of the existing driveway crossing and other frontage improvements including replacement of the street tree in front of the site, and service connections will be done through a work order at the developer's cost. Engineering servicing requirements include:

Water Works:

- Using the OCP Model, there is 503 L/s of water available at a 20 psi residual at the hydrant fronting 9840 Alberta Rd. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Developers cost, the City is to:
 - Install 1 new water service connection off of the 200mm PVC watermain on Alberta Rd. Meter to be placed onsite in mechanical room.
 - Cut and cap at main, the existing 20mm water service connection.

Storm Sewer Works:

- At the Developers cost, the City is to:
 - Install a new storm service connection off of the existing 600mm storm sewer on Alberta Rd, complete with new inspection chamber.
 - Cut, cap, and remove all existing service leads and inspection chambers along the north property line of the subject site.

Sanitary Sewer Works:

- At the Developers cost, the City is to:
 - Cut and cap at inspection chamber, the existing sanitary service lead at the northeast corner of the subject site.
 - Install a new sanitary service connection off of the existing 200mm PVC sanitary sewer on Alberta Rd.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Driveway modifications widened to City standards.
- Close existing single family driveway and reinstate frontage.
- Replacement of the street tree in front of the site. The tree species is to be determined by City's Park staff.

General Items:

- a. The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

- 4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

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

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9960 (16-742260)
9820 Alberta Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)"**.

P.I.D. 011-390-689

Lot 7 Section 10 Block 4 North Range 6 West New Westminster District Plan 1712

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9960"**.

FIRST READING

JAN 14 2019

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

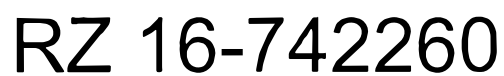
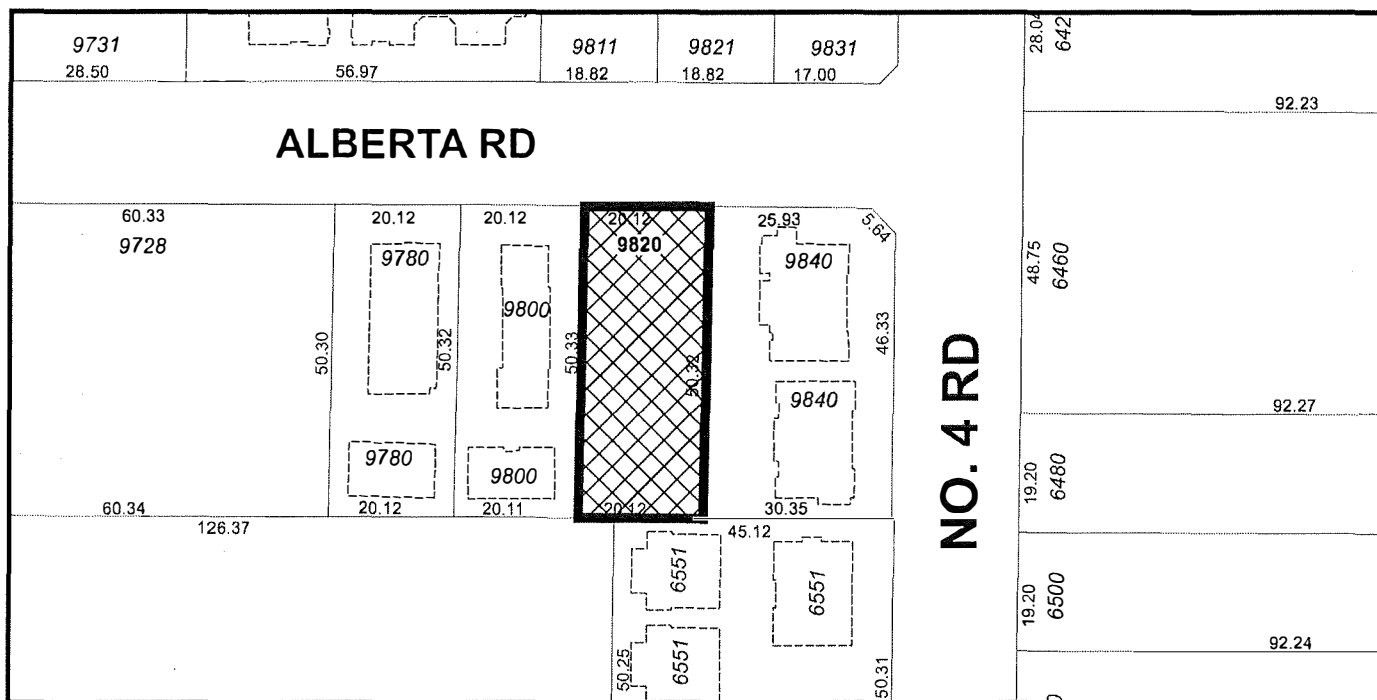
OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>MP</i>
APPROVED by Director or Solicitor <i>R</i>

MAYOR

CORPORATE OFFICER



Note: Dimensions are in METRES



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

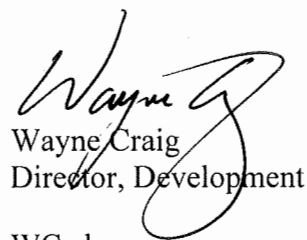
Date: January 15, 2019

File: RZ 17-768134

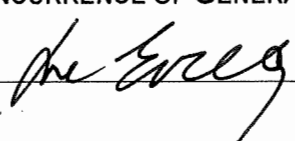
Re: Application by Landcraft Homes Ltd. for Rezoning at 4226 Williams Road from Single Detached (RS1/E) to Arterial Road Two-Unit Dwellings (RDA)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9975 to create the "Arterial Road Two-Unit Dwellings (RDA)" zone, be introduced and given first reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9973, for the rezoning of 4226 Williams Road from "Single Detached (RS1/E)" to "Arterial Road Two-Unit Dwellings (RDA)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:el
Att. 9

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

Staff Report

Origin

Landcraft Homes Ltd. has applied to the City of Richmond for permission to rezone 4226 Williams Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone in order to permit the property to be subdivided to create two duplex lots (Attachment 2) with a shared access from Williams Road. A Development Permit application is required and has been received to address the form and character of the proposed duplexes. A preliminary site plan, streetscape elevation and landscape plan are provided for reference in Attachment 3.

A Service Agreement (SA) for frontage improvements and site service connections is required as a consideration of rezoning. A Letter of Credit for the Service Agreement will be required prior to adoption of the rezoning bylaw.

A new “Arterial Road Two-Unit Dwellings (RDA)” zone is also being introduced to support the development of Arterial Road Duplexes envisioned in the Arterial Road Land Use Policy.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing single-family dwelling on the property, which will be demolished. The applicant has indicated that the dwelling is currently rented, and that it does not contain a secondary suite.

Surrounding Development

To the North: Across Williams Road, single family homes on lots zoned “Single Detached (RS1/C)”. There is also a 13-unit townhouse development on a lot zoned “Low Density Townhouses (RTL3)” across Williams Road to the northeast.

To the South: Fronting Grander Place, single family homes on lots zoned “Single Detached (RS1/B)”.

To the East: Congregation of Jehovah’s Witnesses on a lot zoned “Assembly (ASY)”.

To the West: Single family homes on lots zoned “Single Detached (RS1/C)”.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Steveston Area Land Use Map designation for the subject site is “Single-Detached/Duplex/Triplex” (Attachment 5). The development proposal for two duplex lots is consistent with these designations.

Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 Official Community Plan Bylaw 9000 directs appropriate duplex and triplex developments onto certain minor arterial roads outside the City Centre. The subject site is identified for “Arterial Road Duplex/Triplex” on the Arterial Road Housing Development Map and the proposal is in compliance with the Arterial Road Duplex Development Requirements under the Arterial Road Policy.

Single Family Lot Size Policy 5426

The subject site is located within Single Family Lot Size Policy Area 5426 (Attachment 6), adopted was adopted by Council on December 18, 1989. The Single Family Lot Size Policy provides direction on the size of single family lots that may be created through rezoning and subdivision. The Policy permits those properties along Williams Road without lane or internal road access to be rezoned and subdivided as per Single Detached (R2/C) Zone; where the minimum lot size is 360 m² and minimum lot width is 13.5 m.

As per Section 2.3 of the Zoning Bylaw 8500, the proposed rezoning application is not subjected to this Lot Size Policy 5426 since the subject site is located along an arterial road where the Lot Size Policy has been adopted more than five years ago, and is located within an Area Plan which designates the site for “Single-Detached/Duplex/Triplex” uses.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

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

Analysis

Built Form and Architectural Character

The applicant proposes one duplex on each of the two lots to be created through rezoning and subdivision, for a total of four dwelling units. The duplexes will be in a “front-back” configuration; with one dwelling unit at the front of the property and the second dwelling unit at the back. The front and back units will be connected by individual attached garages. In keeping with the architectural character of the neighbourhood, the duplexes will be two storeys and will feature a peaked roof.

A Development Permit application will be required to address the form and character of the proposed duplexes. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for duplex projects in the 2041 Official Community Plan (OCP);
- Review of the architectural character, scale and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood, and do not adversely impact adjacent homes;
- Refinement of the proposed east elevation, which is exposed to the parking area of the adjacent assembly site;
- Review of aging-in-place features in all units and the provision of a convertible unit;
- Refinement of the proposed site grading to ensure survival of the protected tree, and to provide appropriate transition between the proposed development and adjacent existing developments; and
- Refinement of landscape design, including the location and type of fence proposed along the front property line within the required Statutory Right of Way (SRW), the provision of a holding area for garbage/recycling material collection, and the size and species of on-site replacement trees to achieve an acceptable mix of conifer and deciduous trees on-site.

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

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the south property line of the subject site for an existing sanitary sewer line. The developer is aware that no construction is permitted in these areas.

Accessible Housing

The developer has agreed that aging in place features will be provided in all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, provision of blocking to stair walls to accommodate lift installation at a future date, and provision of lever door handles). In addition, at least one convertible unit will be provided in this duplex cluster of four units sharing one driveway (i.e., Unit Type A and/or Type C). Details of the accessible housing features will be reviewed at the future Development Permit stage.

Transportation and Site Access

Williams Road is a minor arterial road with a bike lane in this location. Vehicle access to the proposed two duplex lots will be limited to one shared driveway crossings from Williams Road. The shared driveway will be centred at the common property line between the proposed lots. As the lot access currently serving one single family dwelling, to address the increased traffic impacts, the following mitigation measures are required as part of the frontage upgrades for the development:

- The first 6 m of each driveway from the back of the sidewalk is to be maintained as a 6 m wide to allow for two vehicles in opposing directions to pass, and then tapered at a 5:1 transition to a minimum width of 4 m;
- The driveway is to be constructed to City design standards with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard; and
- Special stamped/tinted concrete treatment for the sidewalk is to be provided across each driveway and green bike lane paint for the bike lane is to be provided at the crossings to better highlight the driveway points on Williams Road for cyclists and pedestrians.

Each unit will have two parking stalls in a private garage and one visitor parking stall will be provided at the end of the common drive aisle for the shared use between the two duplex lots.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title to ensure that, upon subdivision of the property:

- Vehicle access to the two duplex lots is via a single shared driveway crossing, to be centered on the proposed shared property line;
- The buildings and driveway on the proposed lots to be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road; and
- A cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall is to be registered on Titles of the each property.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses nine bylaw-sized trees on the subject property. There are no trees located on neighbouring properties, within 2 m of the property line or has a crown (dripline) encroaching on the property, or street trees located on City property in front of the site.

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

- one Pear tree (tag# 80) located at the southeast corner of the site is identified in good condition and to be retained and protected.
- one tree (tag #76 Deodar Cedar) is identified in good condition but cannot be retained due to building conflicts; the sizes of the proposed replacement trees should be increased to a min 8 cm caliper for deciduous and 3.5 m high for Coniferous trees.
- seven trees (tag# 72, 73, 74, 75, 77, 78 and 79) located on the development site either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove eight on-site trees. The 2:1 replacement ratio would require a total of 16 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 3), the developer is proposing to plant five trees on each lot proposed; for a total of ten trees. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$3,000 to the City's Tree Compensation Fund in lieu of the remaining six trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

One tree on site is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

Currently there is no policy or contribution rate for duplexes identified in the Affordable Housing Strategy. However, staff recommend that a cash-in-lieu contribution using the current townhouse rate of \$8.50 per buildable square foot (i.e., for a contribution of \$30,600) be considered for this development, as townhouse and duplex are similar in built forms (i.e., both building forms have party walls, whereas a single-family dwelling does not). The proposed RDA zone and associated zoning bylaw amendments will secure affordable housing contribution in keeping with standard density bouncing approach.

Energy Step Code

The applicant has committed to design the subject development to meet the City's Step Code requirements (Attachment 8). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 0.6 m wide road across the Williams Road frontage to accommodate the required frontage improvements. The exact road dedication is to be determined based on legal surveys.

Prior to approval of subdivision, the developer is required to enter into a standard Servicing Agreement for the design and construction of frontage improvements and service connections. Works include, but are not limited to, construction of a new 2.0 m wide concrete sidewalk at the property line and provide a minimum 1.5 m wide treed and landscaped boulevard. The developer is also required to provide a 1.5 m wide SRW along the north property line for the storm service connections and water service connections. The scope of the Servicing Agreement works can be found in Attachment 9.

At future subdivision stage, the developer will be required to pay Development Cost Charges (DCC's) (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fee. Servicing connections are to be determined at Servicing Agreement stage.

Proposed “Arterial Road Two-Unit Dwellings (RDA)” zone

An amendment to the Richmond Zoning Bylaw 8500 is proposed to create the new “Arterial Road Two-Unit Dwellings (RDA)” zone in order to allow front to back duplexes be developed along minor arterial road, as supported by the Arterial Road Land Use Policy.

The proposed RDA zone is drafted based on the Arterial Road Duplex/Triplex Development Requirements under the Arterial Road Land Use Policy and the “Single Detached (RS)” zone. Provisions related to density, minimum lot size and lot width are based on the arterial road duplex development requirements as approved by Council; provisions related to the lot coverage, building setbacks and building heights are drafted based on the “Single Detached (RS)” zone in order to ensure that the form and character of duplexes along arterial road is compatible with the adjacent single family dwellings.

Permitted Density

Maximum permitted density is proposed to be the lesser of 0.6 floor area ratio (FAR) or 334.5 m² (3,600 ft²). The size of all duplex units must also be within the range of 125.4 m² (1,350 ft²) to 183.9 m² (1,980 ft²). These limitations in unit size are proposed:

- i. in response to public request for smaller ground-oriented housing units for young families and seniors who cannot afford large single-family homes; and
- ii. to allow flexibility on individual unit sizes in response to site specific considerations.

The maximum floor area of 334.5 m² (3,600 ft²) in a duplex development would yield an average unit size of 167.2 m² (1,800 ft²); this is also the maximum unit size allowed in the first arterial road duplex development (under the “Two-Unit Dwelling (ZD5) – Steveston/Williams” zone) reviewed and given Third Reading by Council in 2016. The range of unit sizes proposed would encourage a variety of unit types (i.e., number of bedrooms, convertible units, etc.) and architectural diversity be provided in each duplex development.

Lot Coverage of Landscaping

The lot coverage of landscaping with live plant materials requirement in the current “Single Detached (RS)” zone is based on a tier system. The minimum requirement is 20% for the smaller/narrow lots (such as RS1/A lots with a minimum lot width of 9 m wide; and the requirement escalates to up to 30% minimum for larger/wider lots (such as RS1/D lots with a minimum lot width of 15 m wide). A similar tier system is proposed for the RDA zone where the minimum lot coverage of landscaping with live plant materials requirement is:

- 20% for lots less than 12.0 m wide;
- 25% for lots of 12.0 m or more but less than 15.0 m in width; and
- 30% for lots of 15.0 m or more in width.

On-Site Parking

Currently, no visitor parking is required for duplex developments on arterial roads in the Zoning Bylaw. However, since the Arterial Road Land Use Policy allows for higher density in duplexes and two adjacent duplex lots to share one driveway, the new zone proposes specific visitor parking requirements to address parking concerns with this type of duplex developments. Visitor parking will be required where a driveway is serving three or more units. Typically, a pair of duplex lots will provide a visitor parking at the end of the share driveway between the two duplex buildings. This configuration/site layout was included in the presentation materials of the Arterial Road Land Use Policy Updates and was well received.

Housekeeping Amendments

In addition to the creation of a new zoning district, a number of housekeeping amendments to the Zoning Bylaw 8500 are required to accommodate the new arterial road duplex developments. The amendments include adding references to two-unit dwellings in Section 4.14 (Accessory Buildings and Accessory Structures) and Section 6.4 (Landscape Requirements in Residential Zones), so that the those provisions which only applies to single family developments will also be applied to duplex developments. These changes would shape the duplex developments to be more compatible with the adjacent existing and future single family homes.

Financial Impact or Economic Impact


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

Conclusion

The purpose of this rezoning application is to rezone 4226 Williams Road from the "Single Detached (RS1/E)" zone to the new "Arterial Road Two-Unit Dwellings (RDA)" zone, in order to permit the development of four duplex units on two lots with a shared access from Williams Road. The proposed new "Arterial Road Two-Unit Dwellings (RDA)" zoning district has been developed to accommodate duplex developments on minor arterial road within a predominately single-family residential area.

The list of rezoning considerations is included in Attachment 9; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9975 and Amendment Bylaw 9973 be introduced and given first reading.



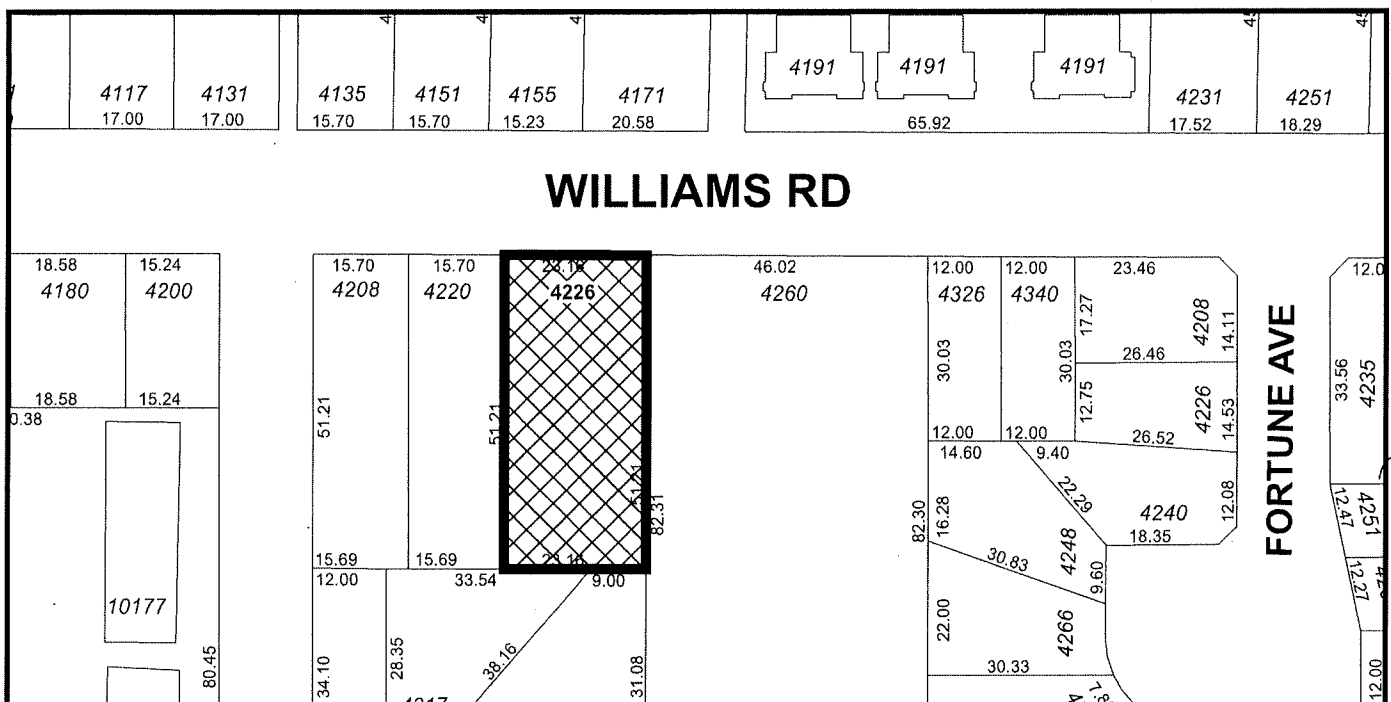
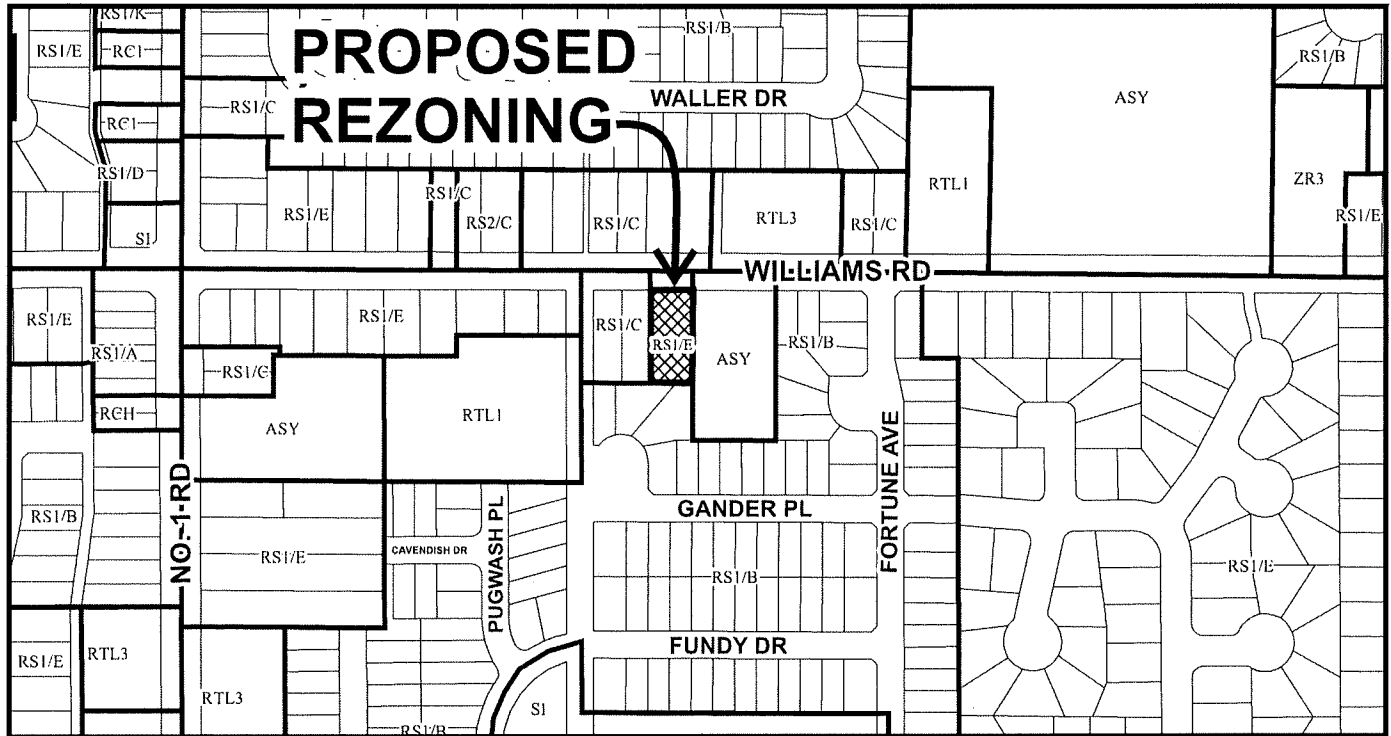
Edwin Lee
Planner 1

EL:rg
6040432

Attachment 1: Location Map
Attachment 2: Subdivision Layout
Attachment 3: Conceptual Development Plans
Attachment 4: Development Application Data Sheet
Attachment 5: Steveston Area Land Use Map
Attachment 6: Lot Size Policy 5426
Attachment 7: Tree Management Plan
Attachment 8: Letter from Developer
Attachment 9: Rezoning Considerations



City of Richmond



RZ 17-768134

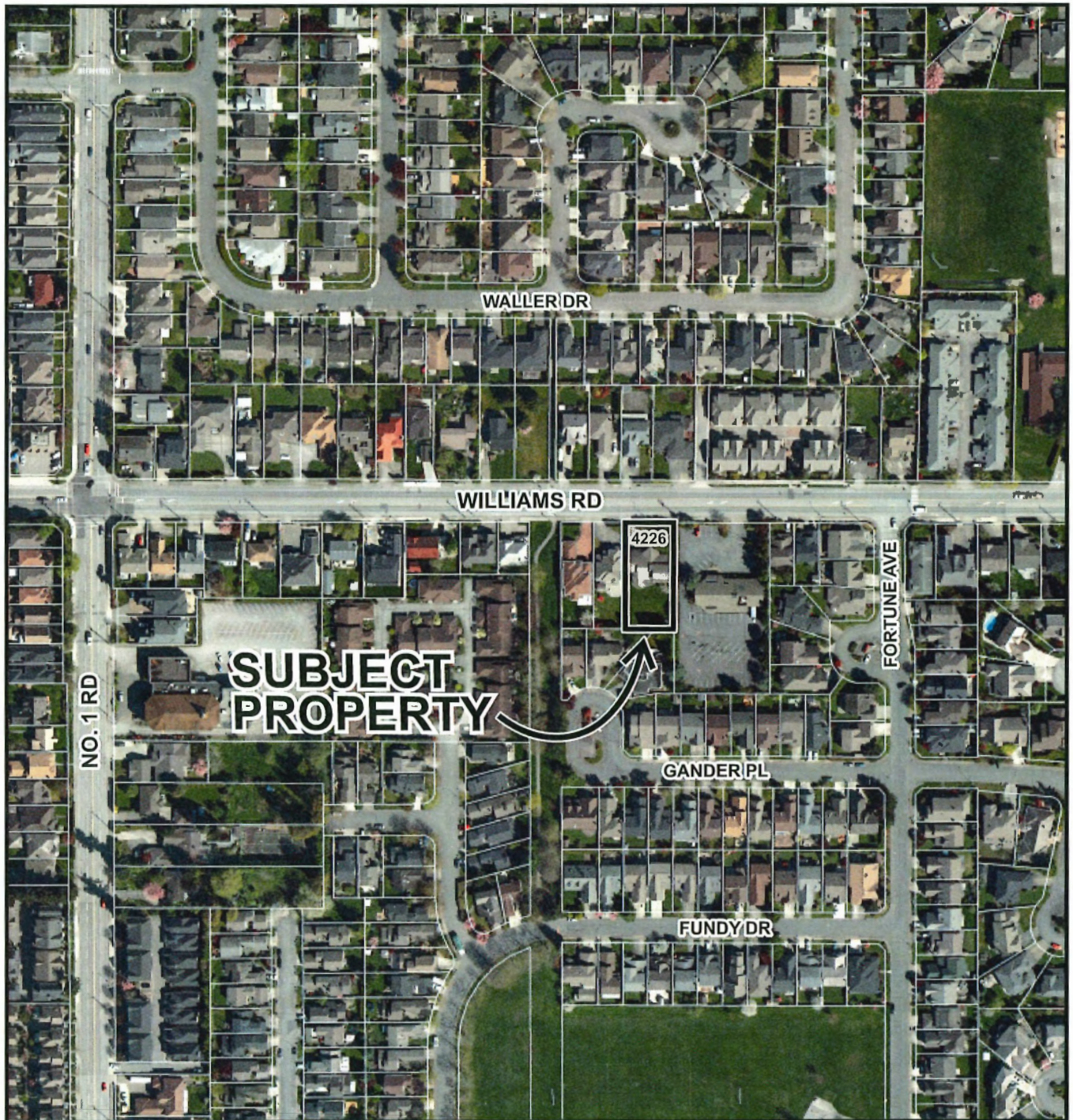
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Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 17-768134

Original Date: 04/20/17

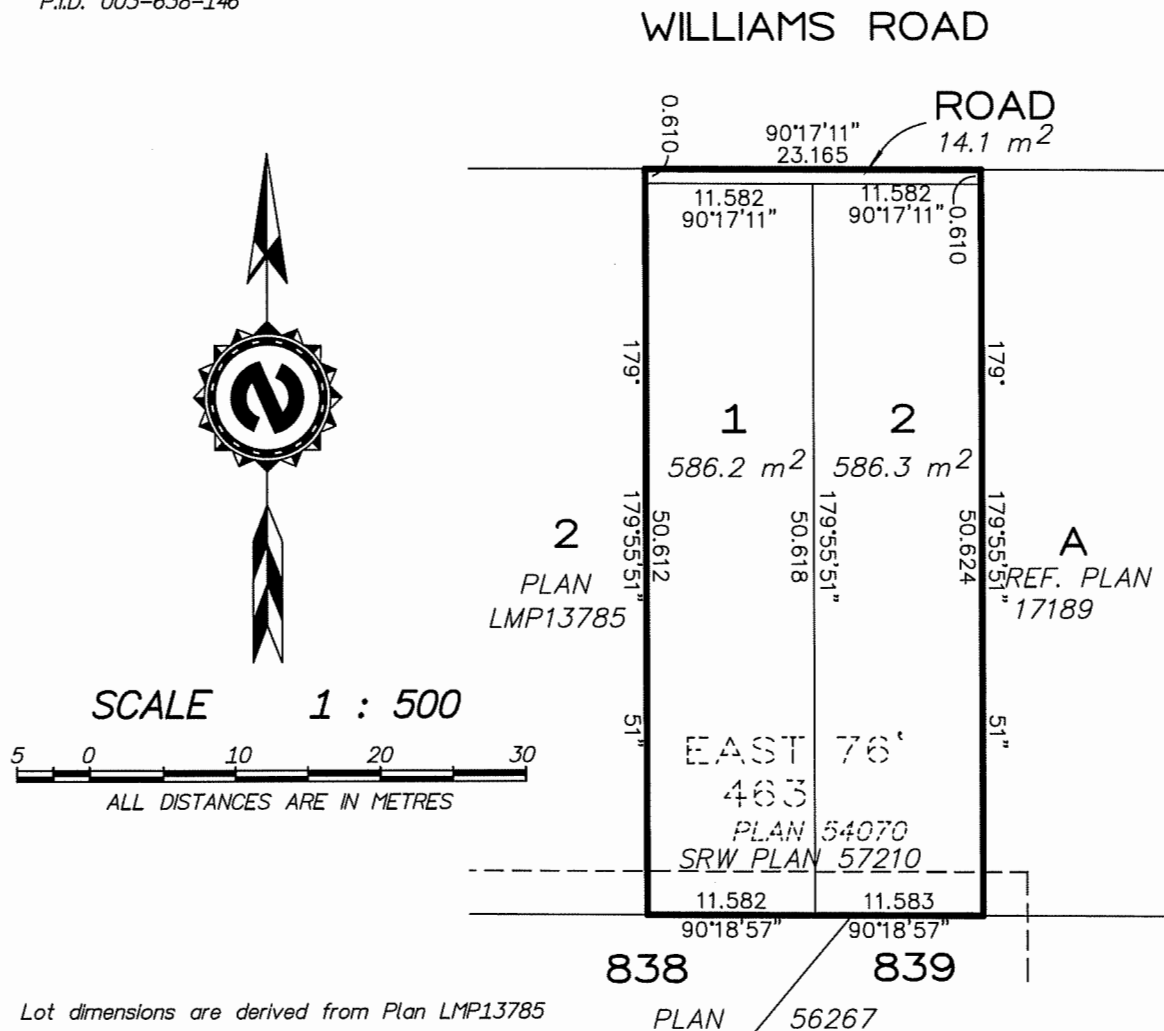
Revision Date:

Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF THE EASTERLY 76 FEET LOT 463 SEC 35 BLK 4 N R 7 WEST BEING MEASURED PARALLEL TO AND PERPENDICULARY DISTANT 76 FEET FROM THE WESTERLY BOUNDARY NWD PLAN 54070

CIVIC ADDRESS:

4226 Williams Road., Richmond
P.I.D. 003-638-146



Lot dimensions are derived from Plan LMP13785

Lot dimensions and areas are subject to field survey and may vary.

Subject to review and approval by the city of Richmond.

Not to be used for legal transactions.

DRAWING DATE: JUNE 7 2018

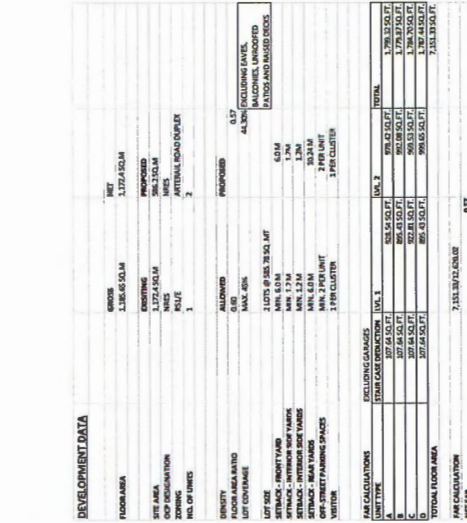
This Plan was prepared for informational purposes only, and is for the exclusive use of our client. Target Land Surveying accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document.

TARGET
LAND SURVEYING
SURREY B.C.
604-583-6161

FILE: 7663-SUB2018

4226 WILLIAMS RD., RICHMOND, BRITISH COLUMBIA

PROPOSED SITE



1 SITE LOCATION
N.T.S.



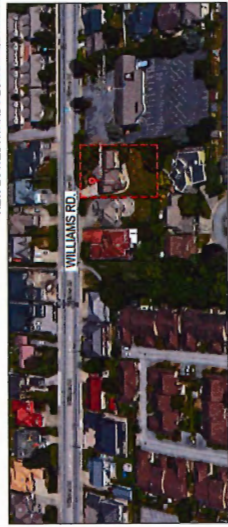
VIEW 1: EASTWARD ALONG WILLIAMS ROAD



VIEW 2 : WESTWARD ALONG WILLIAM'S ROAD



VIEW 3 : AERIAL VIEW TOWARDS SOUTH



VIEW 4 : AERIAL VIEW TOWARDS NORTH

LANDSCAPE ARCHITECT
822 GUT LANDSCAPE ARCHITECTS
 SUITE 100-4185 STILL CREEK DRIVE,
 BURNABY B.C., V5C 6G9
 T 604 294 0011



675-4871 9-ELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z8
T (604) 273-1194 F (604) 273-5723
info@architectura.ca

PROJECT
PROPOSED DUPLEX DEVELOPMENT
4226 WILLIAMS RD.,
CHICAGO, IL 60630

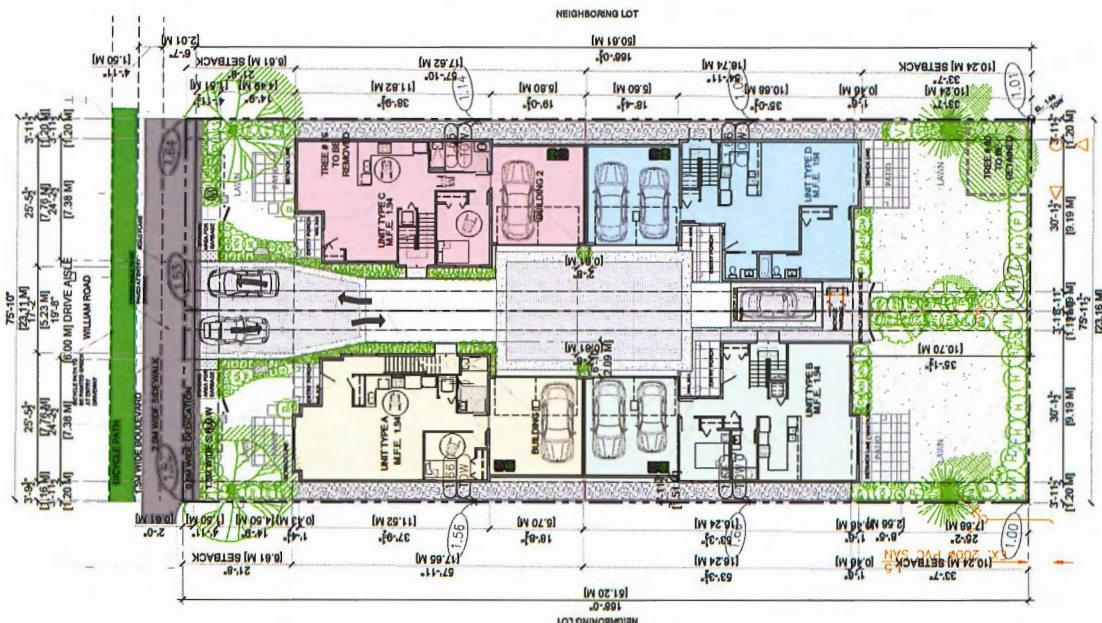
2000

LANDCRAFT HOMES LTD.
UNIT 10 - 12240 HORSESHOE WAY,
SCARSDALE, ON

DATE	007 0010
OFF NO.	002 010
NO.	0000
CHARGE	
REMARKS	

COVER SHEET

CHARGING NO.:	A-000	D
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1 SITE PLAN
352' x 110'

10				
9				
8				
7				
6				
5	01/01/2020		REMOVED ALL PER CITY COMMENTS	
4	01/01/2020		REMOVED ALL PER CITY COMMENTS	
3	01/01/2020		REMOVED ALL PER CITY COMMENTS	
2	01/01/2020		REMOVED ALL PER CITY COMMENTS	
1	01/01/2020		OF SUBMISSION	
				1/1/2020



1205-4771 2-ELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 2Z6
T (604)294-5754 F (604)294-5731
info@darchitecture.ca

PROPOSED DUPLEX DEVELOPMENT
4226 WILLIAMS RD.,
RICHMOND, B.C.

200

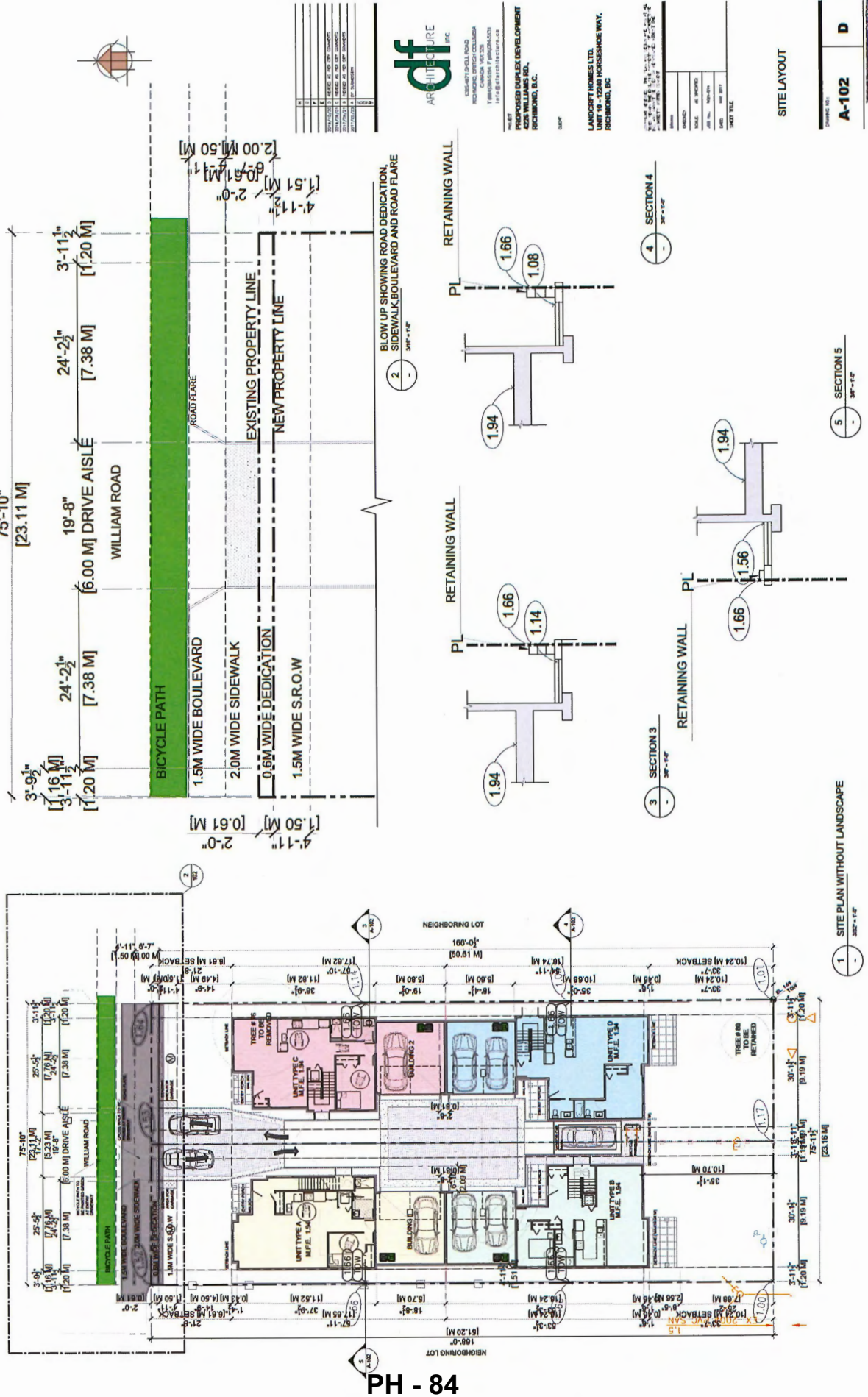
ANDCRAFT HOMES LTD.
UNIT 10 - 17240 HORSESHOE WAY,
CHANDLER, NC

Phone
CARRIER
MODEL 3127 • 1007
GIR No. N91-816
DATE MAR 2017
SHEET TITLE

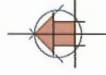
SITE LAYOUT

A-100	D
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NOTES:



NOTES:
FOR CONVERTIBLE UNITS BLOCKING TO
PROVIDE IN WASHROOM WALLS IN
APARTMENTS
B202 2012, SECTION 3.8.



1	GENERAL NOTES
2	FOUNDATION
3	WALLS
4	FLOORS
5	ROOF
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	PAINT
10	FINISHES

df
ARCHITECTURE INC.

600-471 5000
RICHMOND BRITISH COLUMBIA
TERRITORY
114 BERTHLETT BLVD. #100
RICHMOND, B.C.

PROJECT:
PROPOSED BAYVIEW DEVELOPMENT
4225 WILLIAMS RD.
RICHMOND, B.C.

CLIENT:
LANDCRAFT HOMES LTD.
11400 BAYVIEW BLVD.
RICHMOND, B.C.

DATE:	2012-11-14
BY:	W.P.
CHECKED:	W.P.
SCALE:	1/8" = 1'-0"
PROJECT NO.:	100-100
SHEET NO.:	100-100
SHEET TITLE:	

FLOOR PLANS

A-200 D

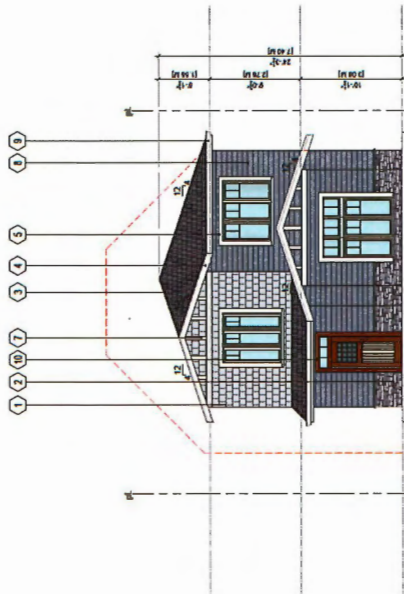


1 MAIN FLOOR PLAN
300'-116"

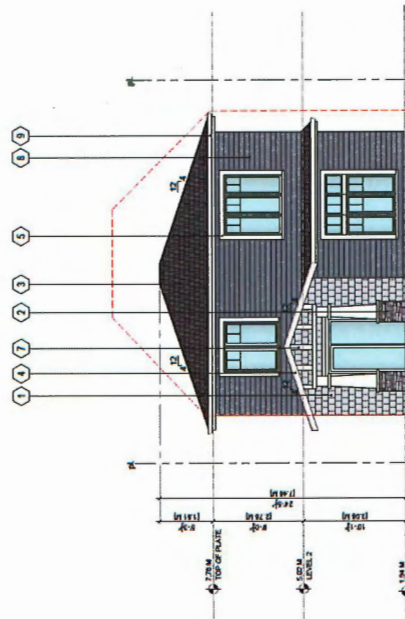
2 SECOND FLOOR PLAN
300'-116"

NOTES:

- SCHEDULE OF FINISHES BUILDING 1
1. HARDIE SHINGLES (LEWISTON 3", BEVEL 4 1/2")
LIGHT MIST
 2. STONE CLADDING DL DUTCH STONE PRESTIGE
DRystack
 3. ASPHALT SHINGLE ROOF RO CAMBRIDGE DUAL
BLACK
 4. WOOD TRIM/CASING AND FASCIA BENJAMIN
MOORE TWILIGHT ZONE 2152-60
 5. VINYL WINDOWS WHITE
 6. BOARD & BATTEN SHERWIN WILLIAMS BIG CHILL
SW7648
 7. PAINTED BRACKETS BENJAMIN MOORE TWILIGHT
ZONE 2127-10
 8. HARDIE CLADDING (PEXP) EVENING BLUE
 9. GUTTERS KAYCAN BLACK
 10. DOWNSPOUTS KAYCAN BLACK
 11. FRONT DOOR SINKENS DETOL MAHOGANY 045
 12. GARAGE DOOR SHERWIN WILLIAMS BIG CHILL
SW7648



1 BUILDING 2 NORTH ELEVATION
3/8" = 1'-0"



2 BUILDING 2 SOUTH ELEVATION
3/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	10/10/2018	ISSUED FOR PERMIT
2	10/10/2018	ISSUED FOR PERMIT
3	10/10/2018	ISSUED FOR PERMIT
4	10/10/2018	ISSUED FOR PERMIT
5	10/10/2018	ISSUED FOR PERMIT
6	10/10/2018	ISSUED FOR PERMIT
7	10/10/2018	ISSUED FOR PERMIT
8	10/10/2018	ISSUED FOR PERMIT
9	10/10/2018	ISSUED FOR PERMIT
10	10/10/2018	ISSUED FOR PERMIT
11	10/10/2018	ISSUED FOR PERMIT
12	10/10/2018	ISSUED FOR PERMIT
13	10/10/2018	ISSUED FOR PERMIT
14	10/10/2018	ISSUED FOR PERMIT
15	10/10/2018	ISSUED FOR PERMIT
16	10/10/2018	ISSUED FOR PERMIT
17	10/10/2018	ISSUED FOR PERMIT
18	10/10/2018	ISSUED FOR PERMIT
19	10/10/2018	ISSUED FOR PERMIT
20	10/10/2018	ISSUED FOR PERMIT

df
ARCHITECTURE
INC.

100-4771 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
V6V 2K6
TEL: 604.271.1111
WWW.DFAARCHITECTURE.COM

PROJECT
SUNSHINE COAST DEVELOPMENT
4225 WILLIAMS RD.
RICHMOND, B.C.

DATE

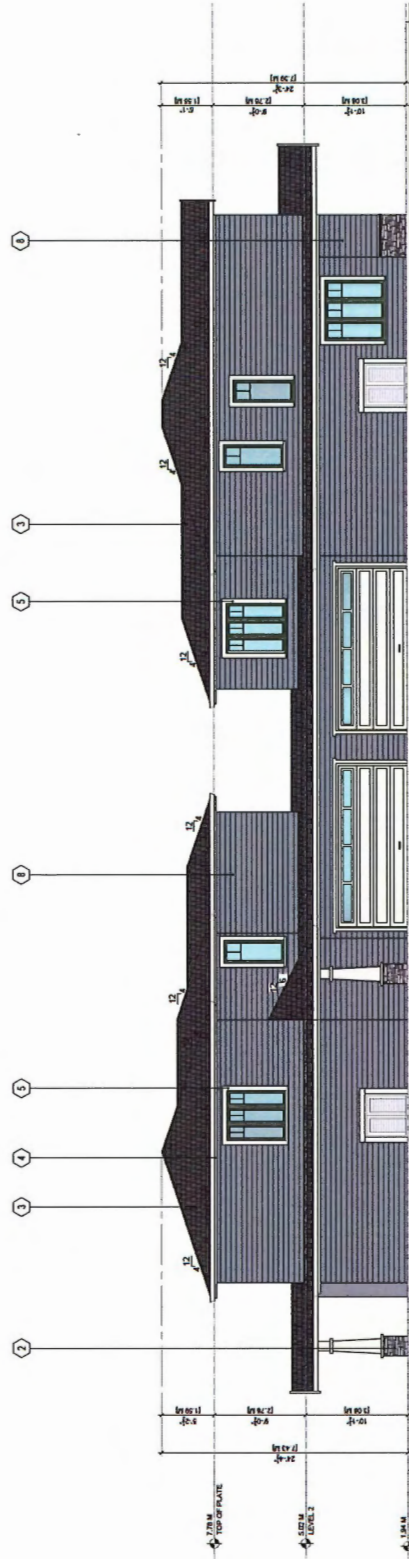
LANDSCAPE LTD.
100-4771 SHELL ROAD
RICHMOND, B.C.

NO.	DATE	DESCRIPTION
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3	10/10/2018	ISSUED FOR PERMIT
4	10/10/2018	ISSUED FOR PERMIT
5	10/10/2018	ISSUED FOR PERMIT
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7	10/10/2018	ISSUED FOR PERMIT
8	10/10/2018	ISSUED FOR PERMIT
9	10/10/2018	ISSUED FOR PERMIT
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16	10/10/2018	ISSUED FOR PERMIT
17	10/10/2018	ISSUED FOR PERMIT
18	10/10/2018	ISSUED FOR PERMIT
19	10/10/2018	ISSUED FOR PERMIT
20	10/10/2018	ISSUED FOR PERMIT

ELEVATIONS
BUILDING 1

DATE: 10/10/2018
A-301
D

NOTES:



1 BUILDING 2 EAST ELEVATION
200' x 120'

PH - 87

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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df
ARCHITECTURE
INC.

1005-4771 SPILL ROAD
RICHMOND, BRITISH COLUMBIA
V6X 3K6
TEL: (604) 271-1111
WWW.DFAARCHITECTURE.COM

PROJECT: LANDSCAPE DEVELOPMENT
4225 WILLIAMS RD.
RICHMOND, B.C.

CLIENT:

LANDSCAPE HOMES LTD.
1005-4771 SPILL ROAD
RICHMOND, B.C.

DATE: 10/11/17	BY: J. D. / J. D.
SCALE: 1/8" = 1'-0"	APP. NO. 1005-4771
PROJECT: LANDSCAPE DEVELOPMENT	PROJECT NO. 1005-4771
DATE: 10/11/17	BY: J. D. / J. D.
SHEET TITLE	

ELEVATIONS
BUILDING 2

2 BUILDING 2 WEST ELEVATION
200' x 120'

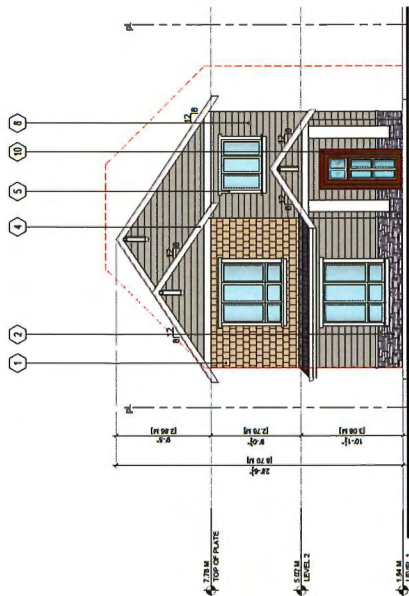
DATE: 10/11/17	BY: J. D. / J. D.
SCALE: 1/8" = 1'-0"	APP. NO. 1005-4771
PROJECT: LANDSCAPE DEVELOPMENT	PROJECT NO. 1005-4771
DATE: 10/11/17	BY: J. D. / J. D.
SHEET TITLE	

A-302

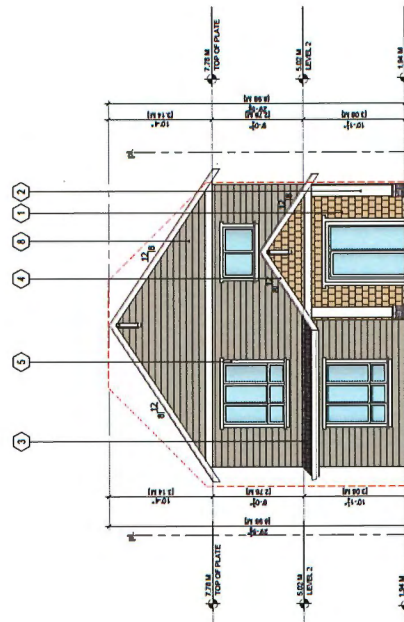
D

NOTES:

- SCHEDULE OF FINISHES FOR BUILDING 2
1. HARDIE SHINGLES (LEWISTON 1" BEVEL 4'7")
BENJAMIN MOORE 2151-50 CORRE
 2. STONE CLADDING DL DUTCH STONE PRESTIGE
DRYSTACK
 3. ASPHALT SHINGLE ROOF IKO CAMBRIDGE DUAL
BLACK
 4. WOOD TRIM/CASING AND FASCIA BENJAMIN MOORE
MANNEQUIN CREAM 2152-50
 5. VINYL WINDOWS WHITE
 6. BOARD & BATTEN BENJAMIN MOORE 2143-30
MOUNTAIN MOSS
 7. PAINTED BRACKETS BENJAMIN MOORE MANNEQUIN
CREAM 2152-50
 8. HARDIE CLADDING (PEXP) MOUNTAIN SAGE
 9. GUTTERS KAYCAN WHITE 25
 10. DOWNSPOUTS KAYCAN WHITE
 11. FRONT DOOR SPOKENS CETOL MAHOAGANY 045
 12. GARAGE DOOR BENJAMIN MOORE 2150-50
MANNEQUIN CREAM



1 BUILDING 2 NORTH ELEVATION
3/8" = 1'-0"



2 BUILDING 2 SOUTH ELEVATION
3/8" = 1'-0"

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ARCHITECTURE
INC

1325-4711 SHELL ROAD
RICHMOND BRITISH COLUMBIA
V6V 2K6
TEL: 604-271-1111
WWW.DFAARCHITECTURE.COM

PROJECT
PROPOSED DUMPLIN DEVELOPMENT
4235 WILLIAMS RD.
RICHMOND, B.C.

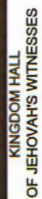
DATE: 08/20/2017

LANDSCAPE ARCHITECT
UNIT 10 - 12240 HORSESHOE WAY,
RICHMOND, BC

DATE: 08/20/2017	SHEET TITLE
------------------	-------------

ELEVATIONS
BUILDING 2

A-303
D



NEIGHBORING LOTS



NEIGHBORS PROPERTY



WILLIAMS ROAD

10			
9			
8			
7	2017/12/26	3	HEADED AS REP CTRY COMMENTS
6	2017/12/26	3	HEADED AS REP CTRY COMMENTS
5	2017/12/26	3	HEADED AS REP CTRY COMMENTS
4	2017/12/26	3	HEADED AS REP CTRY COMMENTS
3	2017/12/26	3	HEADED AS REP CTRY COMMENTS
2	2017/12/26	3	HEADED AS REP CTRY COMMENTS
1	2017/12/26	3	HEADED AS REP CTRY COMMENTS



1205-4771 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z8
T (604)254-5194 F (604)254-5131
info@architectura.ca

PROPOSED DUPLEX DEVELOPMENT
4225 WILLIAMS RD.,
RICHMOND, B.C.

457

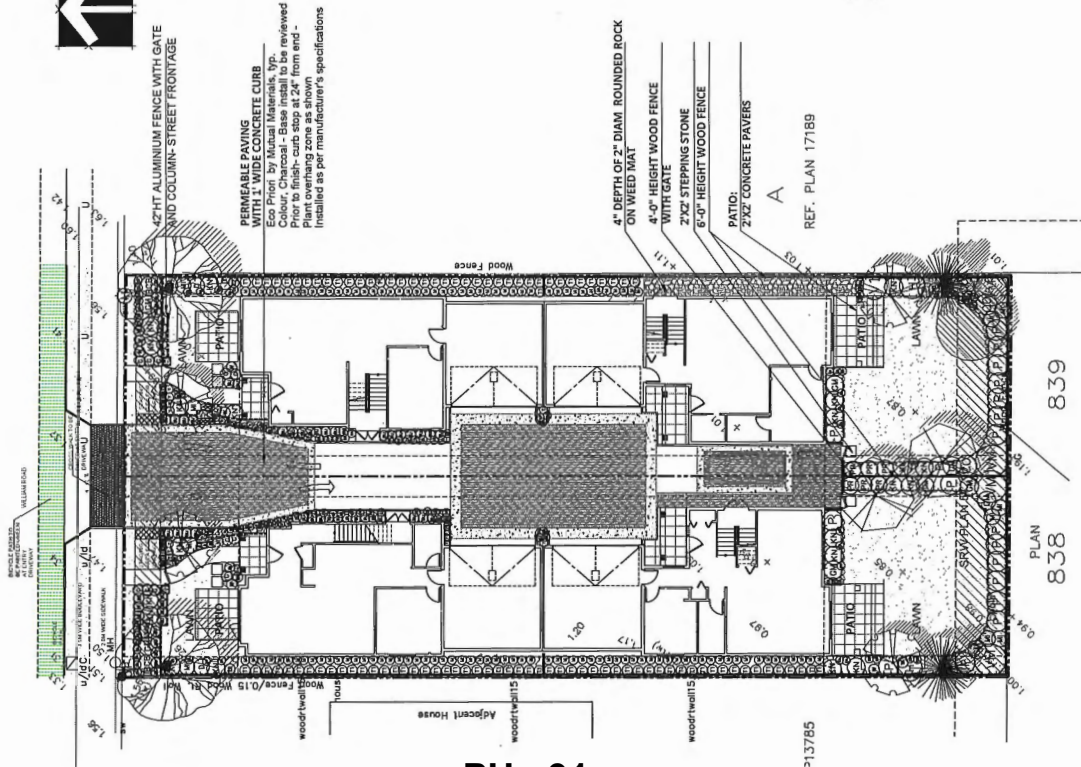
LANDCRAFT HOMES LTD.
UNIT 10 - 12240 HORSESHOE WAY,
RICHMOND, BC

DATE	SEP 2017
JOB NO.	838 E14
SCALE	3/16" = 1'-0"
DESIGNED	
PROJECT	

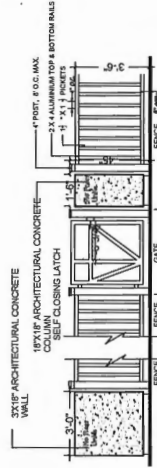
STREETSCAPE

PREVIOUS PAGE

A-305 D

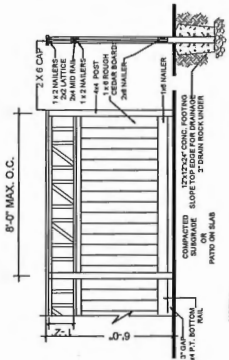


PH - 91



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

① ALUMINUM FENCE WITH GATE
AND COLUMN-STREET FRONTAGE



- NOTES:
1. ALL POSTS PRESERVE, TREATED TO CSA STANDARD AND END CUTS.
 2. ALL OTHER MEMBERS TO BE CEDAR, 2\"/>

① WOOD FENCE WITH LATTICE TOP

PLANT SCHEDULE	PLANT SCHEDULE	PLANT SCHEDULE
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2. 4\"/>	2. 4\"/>	2. 4\"/>
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WISHBONE BIKE RACK
MODEL SFBR-3, BLACK COLOUR

REF. PLAN 17189

PH-13785

PLAN 838 839

NO.	DESCRIPTION	QTY.
1.	42'x12' ALUMINUM FENCE WITH GATE	1
2.	42'x12' ALUMINUM FENCE WITH GATE	1
3.	42'x12' ALUMINUM FENCE WITH GATE	1
4.	42'x12' ALUMINUM FENCE WITH GATE	1
5.	42'x12' ALUMINUM FENCE WITH GATE	1
6.	42'x12' ALUMINUM FENCE WITH GATE	1
7.	42'x12' ALUMINUM FENCE WITH GATE	1
8.	42'x12' ALUMINUM FENCE WITH GATE	1
9.	42'x12' ALUMINUM FENCE WITH GATE	1
10.	42'x12' ALUMINUM FENCE WITH GATE	1
11.	42'x12' ALUMINUM FENCE WITH GATE	1
12.	42'x12' ALUMINUM FENCE WITH GATE	1
13.	42'x12' ALUMINUM FENCE WITH GATE	1
14.	42'x12' ALUMINUM FENCE WITH GATE	1
15.	42'x12' ALUMINUM FENCE WITH GATE	1
16.	42'x12' ALUMINUM FENCE WITH GATE	1
17.	42'x12' ALUMINUM FENCE WITH GATE	1
18.	42'x12' ALUMINUM FENCE WITH GATE	1
19.	42'x12' ALUMINUM FENCE WITH GATE	1
20.	42'x12' ALUMINUM FENCE WITH GATE	1
21.	42'x12' ALUMINUM FENCE WITH GATE	1
22.	42'x12' ALUMINUM FENCE WITH GATE	1
23.	42'x12' ALUMINUM FENCE WITH GATE	1
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37.	42'x12' ALUMINUM FENCE WITH GATE	1
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100.	42'x12' ALUMINUM FENCE WITH GATE	1

WITH: OF APPROVAL IN:
PROJECT:
4-UNIT DUPLEX
DEVELOPMENT
4325 WILLIAMS ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE
PLAN

DATE: January 25, 2017
SCALE: 1/8\"/>

15-235



RZ 17-768134

Attachment 4

Address: 4226 Williams Road

Applicant: Landcraft Homes Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Terjinder Singh Chung	No change
Site Size (m²):	1,185.65 m ²	586.2 m ² per lot
Land Uses:	Single-family dwelling	Two-unit dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Steveston Area Plan: Single-Detached/Duplex/Triplex	Duplex
702 Policy Designation:	Policy 5426 – Single Detached (RS2/C)	No Change
Zoning:	Single-Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
Number of Units:	1	4
Other Designations:	n/a	No change

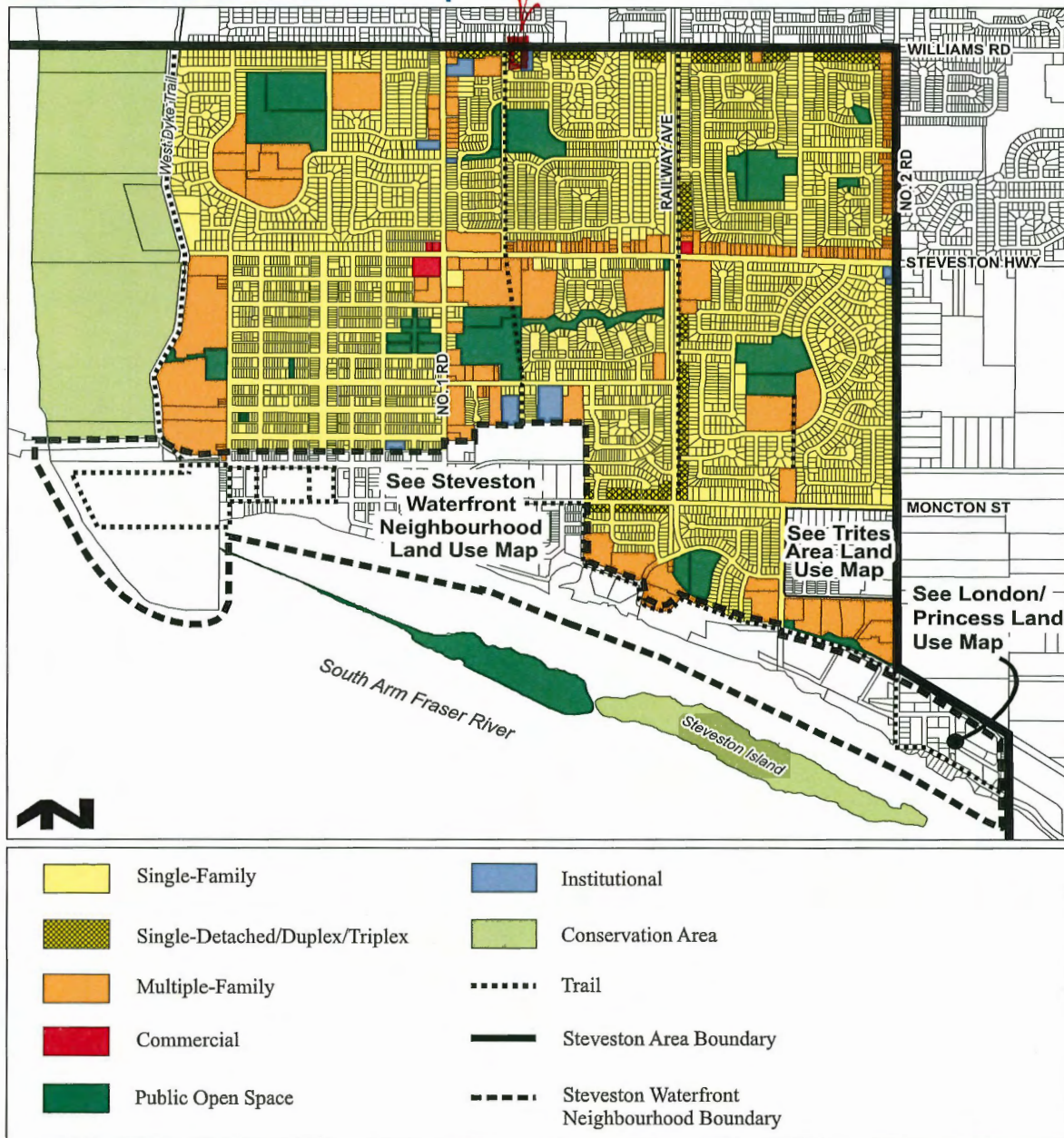
On Future Subdivided Lots	Bylaw Requirement (new RDA zone)	Proposed	Variance
Density (Net Floor Area):	The lesser of 0.6 FAR or 334.5 m ² per lot	334.5 m ² per lot Max.	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: 45% Max. Non-porous Surfaces: 70% Max. Landscaping: 20% Min.	none
Lot Size:	Min. 464.5 m ²	586.2 m ²	none
Lot Dimensions (m):	Width: Min. 10.35 m w/ shared access Depth: Min. 30 m	Width: 11.58 m w/ shared access Depth: 50.62 m	none
Setbacks (m):	Front: Min. 6 m Rear - Ground: Min. 10.12 m Rear – 2 nd floor: Min. 10.70 m Side: Min. 1.2 m	Front: 6 m Min. Rear - Ground: 10.24m Min. Rear – 2 nd floor: 10.70 m Min. Side: 1.2 m Min.	none
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys) Max.	none
Off-street Parking – Regular (R):	2 per unit	2 per unit	none

On Future Subdivided Lots	Bylaw Requirement (new RDA zone)	Proposed	Variance
Off-street Parking – Visitor (V):	0.2 per unit when 3 or more units share one access (0.2 x 4) = 1	1	none
Off-street Parking – Total for 2 lots:	9	9	none
Tandem Parking Spaces:	Permitted	0	none

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

City of Richmond

Steveston Area Land Use Map

Bylaw 9604
2016/12/19SUBJECT
SITE



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: December 18, 1989	POLICY 5426
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-4-7/35-4-7	

POLICY 5426:

The following policy establishes lot sizes for properties within the area located on **Williams Road, No. 1 Road and Geal Road**, in a portion of Section 26-4-7/35-4-7:

That properties within the area located on Williams Road, No. 1 Road and Geal Road, in a portion of Section 26-4-7/35-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along No. 1 Road would be restricted to Single-Family Housing District (R1/E).
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) zoning unless there is lane or internal road access in which case Single-Family Housing District (R1/B) would be allowed.

and that this policy, as shown on the accompanying plan, 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.

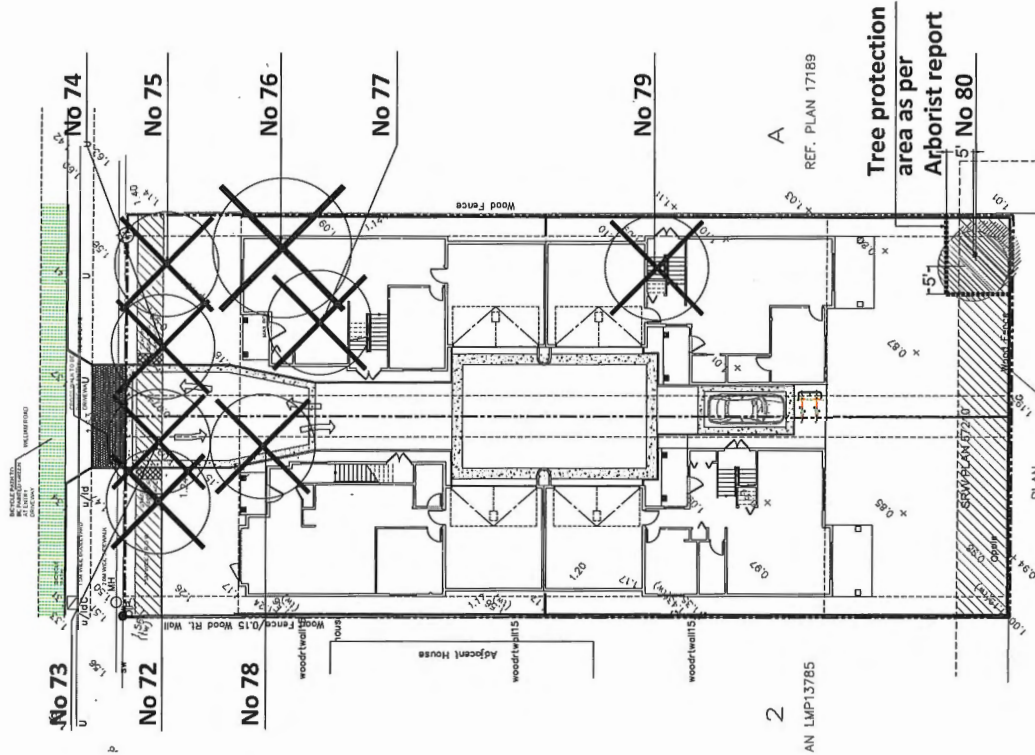
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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4155 88th Creek Drive
Bellingham, WA 98201
P: 360.834.8001 F: 360.264.0022

SEAL

Tree Notes: - **Remove:** Removal of natural, existing trees. **Retain:** Retain existing trees. **Low:** - Trees to be removed or retained, under stress, disease, or significant root damage. **High:** - Trees to be removed or retained, under stress, disease, or significant root damage. **Building Footprint:** - Affected or to be removed or retained, under stress, disease, or significant root damage.

Tree No.	Tree Name	Tree Size	Tree Condition	Tree Status	Tree Location	Tree Notes
No 72	Land	10' x 10'	Good	Retain	Not in front yard, or street line	REMOV
No 73	Cherry	10' x 10'	Good	Retain	Affected with Cherry Tree Trunk	REMOV
No 74	Apple	10' x 10'	Good	Retain	Low VOLUME	REMOV
No 75	Apple	10' x 10'	Good	Retain	Low VOLUME	REMOV
No 76	Apple	10' x 10'	Good	Retain	Low VOLUME	REMOV
No 77	Apple	10' x 10'	Good	Retain	Low VOLUME	REMOV
No 78	Apple	10' x 10'	Good	Retain	Low VOLUME	REMOV
No 79	Apple	10' x 10'	Good	Retain	Low VOLUME	REMOV
No 80	Apple	10' x 10'	Good	Retain	Low VOLUME	REMOV



**TREE MANAGEMENT
PLAN**

DATE: January 20, 2017
SCALE: 3/32"=1'-0"
DRAWN: DO
DESIGN: DO
CHECK: FCM
PROJECT NUMBER: 16-336

PROJECT:
4-UNIT DUPLEX
DEVELOPMENT
4325 WILLIAMS ROAD
RICHMOND

CLIENT: LANDSCAPE GROUP

NO. DATE REVISION DESCRIPTION DR.

1. 1/20/17 INITIAL DESIGN 01
2. 1/20/17 INITIAL DESIGN 02
3. 1/20/17 INITIAL DESIGN 03
4. 1/20/17 INITIAL DESIGN 04
5. 1/20/17 INITIAL DESIGN 05
6. 1/20/17 INITIAL DESIGN 06
7. 1/20/17 INITIAL DESIGN 07
8. 1/20/17 INITIAL DESIGN 08
9. 1/20/17 INITIAL DESIGN 09
10. 1/20/17 INITIAL DESIGN 10

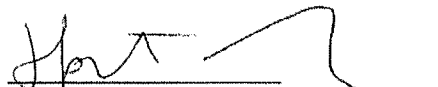


10-12240 Horseshoe Way
Richmond B.C v7a-4x9
604-771-0299 harj@landcraftgroup.ca

Re: 4 unit duplex
4226 Williams road, Richmond B.C
RZ 17-768134

Hi To whom it may concern

The developer Landcraft homes is committed to design the proposed development (4226 Williams road file RZ 17-768134) such that it will meet the energy efficiency requirements (i.e., Step Code) expected to be in place at the time of the proposed project's Building Permit application.


Harjit Sandhu



**City of
Richmond**

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

Address: 4226 Williams Road

File No.: RZ 17-768134

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9973, the developer is required to complete the following:

1. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9975.
2. 0.6 m wide road dedication along the entire Williams Road frontage to accommodate the required frontage improvements; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a legal agreement on Title to ensure that, upon subdivision of the property:
 - a) Vehicle access to the two duplex lot is via a single shared driveway crossing centered on the proposed shared property line.
 - b) The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road.
4. Registration of a legal agreement on Title to ensure that, upon subdivision of the property, a cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall will be registered on titles of the new lots.
5. Registration of a flood indemnity covenant on title.
6. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone of the tree to be retained on site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
7. City acceptance of the developer's offer to voluntarily contribute \$8.5 per buildable square foot (e.g. \$64,362.11.00) to the City's Affordable Housing Reserve Fund.
8. City acceptance of the developer's offer to voluntarily contribute \$3,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City. If additional replacement trees (over and beyond the ten replacement trees as proposed at the Rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on site.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:
 - a) Water Works:
 - Using the OCP Model, there is 359 L/s of water available at a 20 psi residual along Williams Road. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
 - The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

- Provide a 1.5m wide SRW along the north end of the property line for the storm service connection and water service connections at Developer's cost.
- At Developer's cost, the City is to:
 - Cap at main existing water service connection.
 - Install two new water service connections, complete with meter and meter box, off of the existing 300 mm AC water main on Williams Rd frontage for the east side lot and for the west side lot.
 - Both newly installed water meters shall be placed in the proposed SRW alongside the north property line.

b) Storm Sewer Works:

- At Developer's cost, the City is to:
 - Cut and cap the service connection at main and remove existing inspection chamber along the frontage of Williams Road.
 - Install a new storm service connection of the existing 1050mm main on Williams Road complete with inspection chamber and dual service leads, at the adjoining property line of the newly subdivided lots off
- The Developer is required to provide a 1.5m wide SRW along the north property line for the storm service connection and water service connections at Developer's cost.

c) Sanitary Sewer Works:

- At Developer's cost, the City is to install a new sanitary service connection complete with inspection chamber and dual service leads, at the adjoining property line of the new subdivided lots off of the existing 200mm PVC sanitary main along the south property line.
- Developer is required to not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and sanitary service connection design plans.

d) Frontage Improvements:

- Construct a new 2.0 m wide concrete sidewalk at the property line. The new sidewalk is to connect to the existing sidewalk east and west of the subject site.
- Remove the existing sidewalk and backfill the area between the curb and the new sidewalk to provide a minimum 1.5 m wide grass boulevard with street trees. The boulevard width is exclusive of the 0.15 m wide curb.
- All existing driveways along the Williams Road development frontage are to be closed permanently. The developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk.
- Construct a new shared driveway to City design standards: 6.0 m wide at the property line with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard. The driveway width is to be kept at 6.0 m for a distance of 6.0 m from the back of the sidewalk to allow for two vehicles in opposite directions to pass. The driveway can be tapered at a 5:1 transition to a minimum width of 4.0 m (wider if garbage and recycling collection is provided door to door).
- Provide special stamped/tinted concrete treatment for the sidewalk across the driveway and green bike lane paint at the crossing to better highlight the driveway for cyclists and pedestrians.
- Due to the utility service connections, road restoration as per road restoration bylaw (Bylaw 7869) will be required on Williams Road. Restoration of existing sidewalk curb and gutter will be required due to the proposed service connections.
- Developer to relocate streetlight if necessary at Developer's cost.
- To underground service lines and overhead utility lines for the proposed development along Williams Road, at the Developer's cost.
- An LPT box may be required for this development to facilitate underground service. Developer is required to locate LPT box that may be required to service the proposed development within the developments site (see list below for examples). Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground

structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

- BC Hydro PMT – 4mW X 5m (deep)
- BC Hydro LPT – 3.5mW X 3.5m (deep)
- Street light kiosk – 1.5mW X 1.5m (deep)
- Traffic signal kiosk – 2mW X 1.5m (deep)
- Traffic signal UPS – 1mW X 1m (deep)
- Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
- Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan

e) General Items:

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

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$8,000 in total) to ensure the replacement planting will be provided.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9973 (RZ 17-768134)
4226 Williams Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)”**.

P.I.D. 003-638-146

Easterly 76 Feet Lot 463 Section 35 Block 4 North Range 7 West Being Measured Parallel to and Perpendicularly Distant 76 Feet from the Westerly Boundary New Westminster District Plan 54070

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9973”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JAN 28 2019

CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>JW</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9975
(Arterial Road Land Use Policy/Arterial Road Duplex)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.14 [Accessory Buildings and Accessory Structures] by inserting “, **two-unit housing**” following “**single detached housing**” in Section 4.14.4.
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by inserting the following into the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions after the line for RTP4:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
“RDA	\$8.50”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 8 (Residential Zones), in numerical order:

8.16 Arterial Road Two-Unit Dwellings (RDA)

8.16.1 Purpose

The **zone** provides for two **dwelling units** on a single **lot** fronting an **arterial road**, plus other compatible **uses**.

8.16.2 Permitted Uses

- **housing, two-unit**

8.16.3 Secondary Uses

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

8.16.4 Permitted Density

1. The maximum **density** is one **two-unit housing** unit per **lot**.
2. The maximum **floor area** is the lesser of:
 - a) the **floor area** calculated using the **floor area ratio** of 0.4; and
 - b) 334.5 m².

3. Notwithstanding Section 8.16.4.2(a), the reference to “0.4” is increased to a higher **density** of “0.6” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **RDA zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Each **two-unit housing dwelling unit** must have a minimum **floor area** of 125.4 m² and must not exceed a maximum **floor area** of 183.9 m².
5. Notwithstanding Sections 4.2.2 and 4.3, the following items are not included in the calculation of maximum **floor area**:
 - a) up to 37.5 m² of the attached **accessory buildings** per **two-unit housing dwelling unit** used for on-site parking purposes, which cannot be used for **habitable space**;
 - b) up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building**, provided that the covered areas are:
 - i) always open on two or more sides;
 - ii) never enclosed; and
 - iii) not located more than 0.6 m above the lowest horizontal floor;
 - c) one **accessory building** which is less than 10.0 m²; and
 - d) up to a maximum of 2.35 m² per **two-unit housing dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within the **principal building**.
6. Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**, except that a maximum of 10 m² of **floor area**, per **two-unit housing dwelling unit**, with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes, are considered to comprise one floor.

8.16.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
 - a) 20% for **lots** less than 12.0 m wide;
 - b) 25% for **lots** of 12.0 m or more but less than 15.0 m in width; and
 - c) 30% for **lots** of 15.0 m or more in width.
 - d) any **side yard** area is excluded from the calculation of percentages of the **lot area** which is restricted to **landscaping** with live plant material.

8.16.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.

2. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; and
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except where the **exterior side yard** is on an **arterial road** it is 6.0 m.
4. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.
5. Notwithstanding Section 8.16.6.4 above:
 - a) the minimum **rear yard** may be reduced to 6.0 m, as specified in a Development Permit approved by the City; and
 - b) for a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m.
6. The minimum **setbacks** for **accessory buildings**, **carports** and **garages** are:
 - a) 12.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**, except on an **arterial road** it is 6.0 m;
 - c) 1.2 m for the **interior side yard**; and
 - d) 6.0 m for the **rear yard**, except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
7. Detached **accessory buildings** up to 10.0 m² may be located within the **interior side yard** and **rear yard** but no closer than 6.0 m of an **arterial road** and 3.0 m of a local **road**.
8. Notwithstanding Section 4.8 [Projections into Yards in Two-Unit Housing Zones], for this **zone** only, the following projections shall be permitted, subject to the *Building Code*:
 - a) **balconies** and **bay windows** which form part of the **principal building**, may project into **front yard**, **rear yard** and **exterior side yard** no more than 0.6 m;
 - b) fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building**, may project for a distance of:
 - i) 1.0 m into the **front yard**;
 - ii) 0.6 m into the **side yard**, limited to one exterior wall of the **principle building**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and
 - iii) 0.6 m into the **rear yard**;

- c) **porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of:
 - i) 1.5 m into the **front yard**;
 - ii) 0.6 m into the **exterior side yard**; and
 - iii) 1.5 m into the **exterior side yard**, where the **exterior side yard** is 6.0 m.
 - d) **building** elements in the **principal building** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project into the **side yard** and **rear yard** no more than 0.6 m;
 - e) other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
 - i) 3.0 m of a public **road**.
 - ii) 6.0 m of an **arterial road**; and
 - iii) 1.2 m of the **rear lot line** or a **side lot line**; and
 - f) where a **lot** has a **lot width** of 18.0 m or more, portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line** (See **residential vertical lot width envelope** illustration in the definitions).
9. The minimum **building separation space** is 1.2 m, except that cantilevered roofs, **balconies**, unenclosed fireplaces and chimneys may project into the minimum **building separation space** for a distance of 0.6 m.

8.16.7 Permitted Heights

- 1. The maximum **height** for **principal buildings** is 2 storeys or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
- 2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
- 3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.

8.16.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 464.5 m².
- 2. The minimum **lot width** is 13.4 m, except that:
 - a) the minimum **lot width** for **interior lots** that share a **vehicle access** with an **adjacent lot** on an **arterial road** is 10.35 m;
 - b) the minimum **lot width** for **corner lots** flanking an **arterial road** is 15.0 m;

- c) the minimum **lot width** for **corner lots** flanking a local **road** with **vehicle access** from the local **road** is 10.35 m; and
 - d) the minimum **lot width** for **corner lots** flanking a local **road** and share a **vehicle access** with an **adjacent lot** on **arterial road** is 12.35 m.
3. The minimum **lot depth** is 30.0 m.

8.16.9 Landscaping & Screening

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

8.16.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
- a) at least 50% of the required residential **use parking spaces** shall be standard spaces;
 - b) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
 - c) where residents of a single **two-unit housing dwelling unit** intend to use two **parking spaces**, the two **parking spaces** may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space** and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle;
 - d) the visitor parking requirement shall be 0.2 **parking spaces** per **dwelling unit** where **vehicle access** to the **lot** is from an **arterial road** and the same **vehicle access** is servicing more than two **dwelling units**;
 - e) for the purpose of this **zone** only, a standard space must have a minimum length of 5.5 m and a minimum width of 2.5 m and a small space must have a minimum length of 4.6 m and a minimum width of 2.3 m; and
 - f) for the purpose of this **zone** only, visitor **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**, as specified in a Development Permit approved by the City.
2. Visitor **parking spaces** shall be:
- a) marked with a clearly visible sign a minimum size of 300 mm by 450 mm with the words "VISITORS ONLY" in capital letters identifying the **parking spaces**; and
 - b) marked on the parking surface with the words "VISITORS ONLY" in capital letters a minimum 30 cm high and 1.65 m in length.

8.16.11 Other Regulations

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

4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9975”**.

FIRST READING

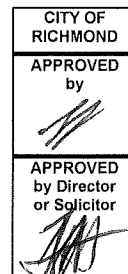
PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JAN 28 2019



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

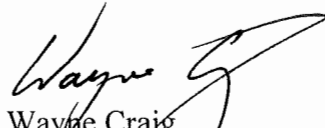
To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 15, 2019
File: RZ 17-768762


Re: Application by Landcraft Homes Ltd. for Rezoning at 5751 Francis Road from "Single Detached (RS1/E)" Zone to "Arterial Road Three-Unit Dwellings (RTA)" Zone

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9976 to create the "Arterial Road Three-Unit Dwellings (RTA)" zone, be introduced and given First Reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9974, for the rezoning of 5751 Francis Road from "Single Detached (RS1/E)" zone to "Arterial Road Three-Unit Dwellings (RTA)" zone, be introduced and given First Reading.


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

WC:el
Att. 6

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

Staff Report

Origin

Landcraft Homes Ltd. has applied to the City of Richmond for permission to rezone 5751 Francis Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Arterial Road Three-Unit Dwellings (RTA)” zone in order to permit the development of a triplex on site. A Development Permit application is required and has been received to address the form and character of the proposed triplex. A preliminary site plan, streetscape elevation and landscape plan are provided for reference in Attachment 2.

A new “Arterial Road Three-Unit Dwellings (RTA)” zone is also being introduced to support the development of Arterial Road Triplexes envisioned in the Arterial Road Land Use Policy.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing single-family dwelling on the property, which will be demolished. The developer has indicated that the dwelling is currently rented, and that it does not contain a secondary suite.

Surrounding Development

- To the North: Fronting Cantrell Road, single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the South: Across Francis Road, single-family homes on lots zoned “Single Detached (RS1/C)” and “Single Detached (RS1/E)”.
- To the East: Single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the West: Congregation of the Richmond Gospel Hall on a lot zoned “Assembly (ASY)”.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The proposed triplex development is consistent with this land use designation.

Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 Official Community Plan Bylaw 9000 directs appropriate duplex and triplex developments onto certain minor arterial roads outside the City Centre. The subject site is identified for "Arterial Road Duplex/Triplex" on the Arterial Road Housing Development Map. Since the subject site has a lot area larger than 743.2 m² (8,000 ft²) and has a frontage wider than 13.4 m (44 ft.), the proposed triplex development is in compliance with the Arterial Road Triplex Development Requirements under the Arterial Road Policy.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

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

Analysis

Built Form and Architectural Character

The developer proposes to construct a triplex on the subject site; one unit will be in the front of the property with direct pedestrian access from Francis Road, and two units will be at the back of the property with main entrances from the auto-court proposed on site. All units will have a side-by-side attached garage. In keeping with the architectural character of the neighbourhood, the triplexes will be two storeys and will feature a peaked roof.

A Development Permit application will be required to address the form and character of the proposed duplexes. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for triplex projects in the 2041 Official Community Plan (OCP).
- Review of the architectural character, scale and massing to ensure that the proposed triplex is well designed, fits well into the neighbourhood, and does not adversely impact adjacent homes.

- Design development is required on the west elevation to provide additional articulation on the elevation that is exposed to the parking area of the adjacent assembly site.
- Design development is required to provide additional private open space for the street fronting unit, outside of the front yard along the arterial road.
- Review of aging-in-place features in all units and the provision of a convertible unit
- Refinement of the proposed site grading to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the location and type of fence proposed within the front yard, and the provision of a holding area or an enclosure for garbage/recycling material storage/collection.

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

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the north property line of the subject site for an existing sanitary sewer line. The developer is aware that no construction is permitted in these areas.

Accessible Housing

The developer has agreed that aging in place features will be provided in all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, provision of blocking to stair walls to accommodate lift installation at a future date, and provision of lever door handles). In addition, one convertible unit will be provided in this triplex development (i.e., Unit Type B). Details of the accessible housing features will be reviewed at the future Development Permit stage.

Transportation and Site Access

Vehicular access to the proposed development is to be provided via a single driveway from Francis Road along the east property line of the subject site. An on-site turnaround for passenger cars is to be provided in the proposed auto-court. One visitor parking space is to be provided as per the parking requirements under the "Arterial Road Three-Unit Dwellings (RTA)" zone. It is expected that the property to the east at 5771 Francis Road will be redeveloped into a triplex in the future and access to this future triplex development will be via the proposed driveway located on the subject site. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from Francis Road, the on-site turnaround/auto-court, and the visitor parking area will be secured as a condition of rezoning.

The lot access currently serves one single family dwelling. To address the increased traffic impacts, the following mitigation measures are required as part of the frontage upgrades for the development:

- The first 6 m of each driveway from the back of the sidewalk is to be maintained at 6 m wide to allow for two vehicles in opposing directions to pass, and then tapered at a 5:1 transition to a minimum width of 4 m.
- The driveway is to be constructed to City design standards with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard.
- Special stamped/tinted concrete treatment for the sidewalk is to be provided across each driveway to better highlight the driveway point on Francis Road for cyclists and pedestrians.

Tree Retention and Replacement

The developer has submitted a Certified Arborist's Report; which identifies on-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two bylaw-sized trees on the subject property. There is no tree located on neighbouring properties that is within 2 m of the common property line or that has a crown (dripline) encroaching onto the subject property. There is no street tree located on City property in front of the site. A Tree Management Plan can be found in Attachment 4.

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

- Two trees located on site, specifically tag# 46 (12" dia Cherry) and tag #47 (Multi-branching Magnolia) have been repeatedly pruned for a compact form and as a result display low vigor. These trees should be removed and replaced.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan (OCP).

Tree Replacement

The developer wishes to remove two on-site trees. The 2:1 replacement ratio would require a total of four replacement trees. According to the Preliminary Landscape Plan provided by the developer (Attachment 2), the developer is proposing to plant 10 trees on site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Affordable Housing Strategy

Currently there is no policy or contribution rate for triplexes identified in the Affordable Housing Strategy. However, staff recommend that a cash-in-lieu contribution using the current townhouse rate of \$8.50 per buildable square foot (i.e., for a contribution of \$45,900) be considered for this development, as townhouse and triplex are similar in built forms (i.e., both building forms have party walls, whereas a single-family dwelling does not). The proposed RTA zone and associated zoning bylaw amendments will secure affordable housing contribution in keeping with standard density housing approach.

Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements (Attachment 5). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 0.2 m wide road across the Francis Road frontage to accommodate the required frontage improvements. The exact road dedication is to be determined based on legal surveys. The developer is also required to provide a minimum 3.0 m x 2.0 m right-of-way to the City for the water meter and meter box. The exact location will be determined based on legal surveys.

Frontage improvements and service connections will be done through a City Works Order at developer's sole cost at the Building Permit stage. Frontage improvement works include, but are not limited to, construction of a new 1.5 m wide concrete sidewalk at the property line and provide a minimum 1.5 m wide treed and landscaped boulevard. Detailed scope of the frontage improvement works and service connection can be found in Attachment 6.

Proposed "Arterial Road Three-Unit Dwellings (RTA)" zone

An amendment to the Richmond Zoning Bylaw 8500 is proposed to create the new "Arterial Road Three-Unit Dwellings (RTA)" zone in order to allow triplexes be developed along minor arterial roads as supported by the Arterial Road Land Use Policy.

The proposed "Arterial Road Three-Unit Dwellings (RTA)" zone is drafted based on the Arterial Road Duplex/Triplex Development Requirements under the Arterial Road Land Use Policy and the "Single Detached (RS)" zone. Provisions related to density, minimum lot size and lot width are based on the arterial road triplex development requirements as approved by Council; provisions related to the lot coverage, building setbacks and building heights are drafted based on the "Single Detached (RS)" zone in order to ensure that the form and character of triplexes along arterial road is compatible with the adjacent single-family dwellings.

Permitted Density

Maximum permitted density is proposed to be the lesser of 0.6 floor area ratio (FAR) or 501.7 m² (5,400 ft²). The size of all triplex units must also be within the range of 133.7 m² (1,440 ft²) to 183.9 m² (1,980 ft²). These limitations in unit size are proposed:

- i. in response to public request for smaller ground-oriented housing units for young families and seniors who cannot afford large single-family homes; and
- ii. to allow flexibility on individual unit sizes in response to site specific considerations.

Lot Coverage of Landscaping

The lot coverage of landscaping with live plant materials requirement in the current “Single Detached (RS)” zone is based on a tier system. The minimum requirement is 20% for the smaller/narrow lots (such as RS1/A lots with a minimum lot width of 9 m wide; and the requirement escalates to up to 30% minimum for larger/wider lots (such as RS1/D lots with a minimum lot width of 15 m wide). A similar tier system is proposed for the RTA zone where the minimum lot coverage of landscaping with live plant materials requirement is:

- 20% for lots less than 12.0 m wide;
- 25% for lots of 12.0 m or more but less than 15.0 m in width; and
- 30% for lots of 15.0 m or more in width.

On-Site Parking

Currently, no visitor parking is required for triplex developments on arterial roads in the Zoning Bylaw. However, since the Arterial Road Land Use Policy allows for higher density, and the triplex developments are comparable to small townhouse projects; specific visitor parking requirements are proposed in the new zone to address parking concerns with triplex developments along arterial roads. Typically, one visitor parking space will be required per triplex development.

Housekeeping Amendments

In addition to the creation of a new zoning district, a number of housekeeping amendments to the Zoning Bylaw 8500 are required to accommodate the new arterial road triplex developments. The amendments include adding a new Three-Unit Housing definition, as well as adding references to three-unit dwellings in Section 4.18 (Residential Vertical Lot Width Envelope) and Section 5.4 (Secondary Suites), so that the those provisions which only apply to single family and duplex developments will also be applied to triplex developments. These changes would shape the triplex developments to be more compatible with the adjacent existing and future single-family homes and duplexes.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone 5751 Francis Road from the "Single Detached (RS1/E)" zone to the new "Arterial Road Three-Unit Dwellings (RTA)" zone, in order to permit the development of a triplex. The proposed new "Arterial Road Three-Unit Dwellings (RTA)" zoning district has been developed to accommodate triplex developments on minor arterial roads within a predominately single-family residential area.

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

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9976 and Amendment Bylaw 9974 be introduced and given First Reading.



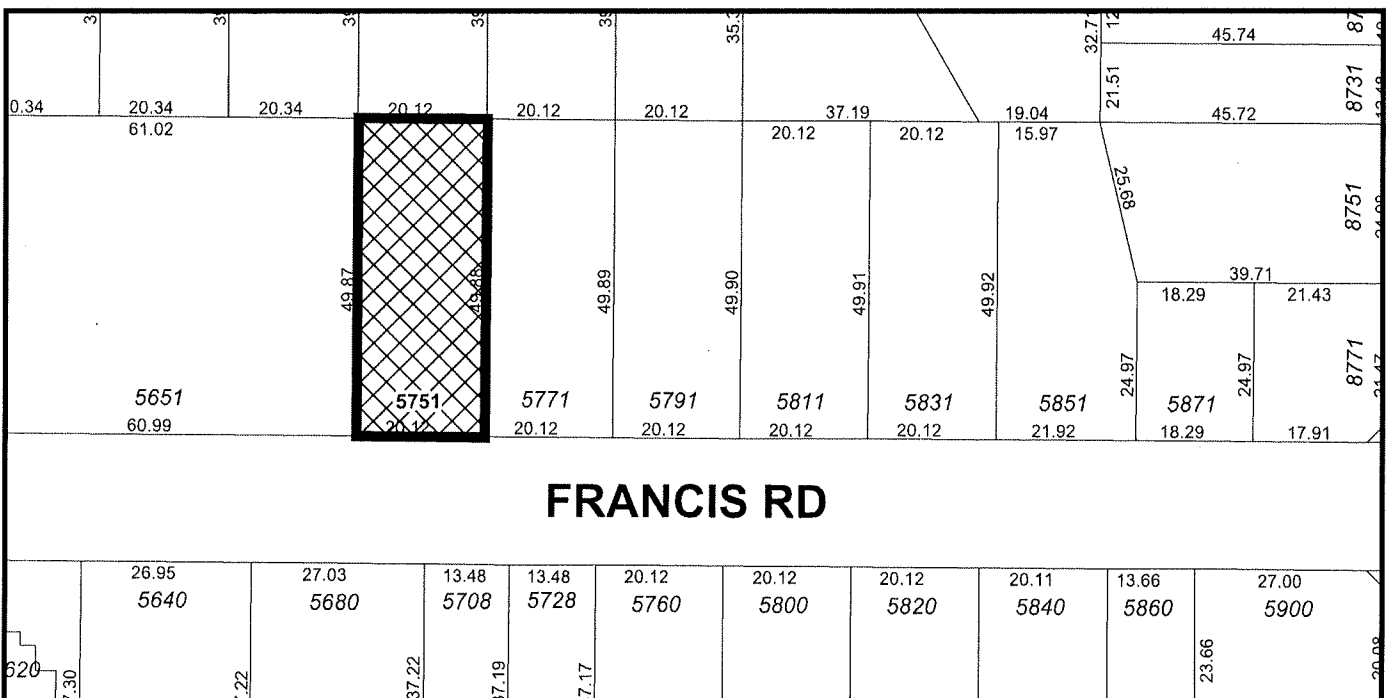
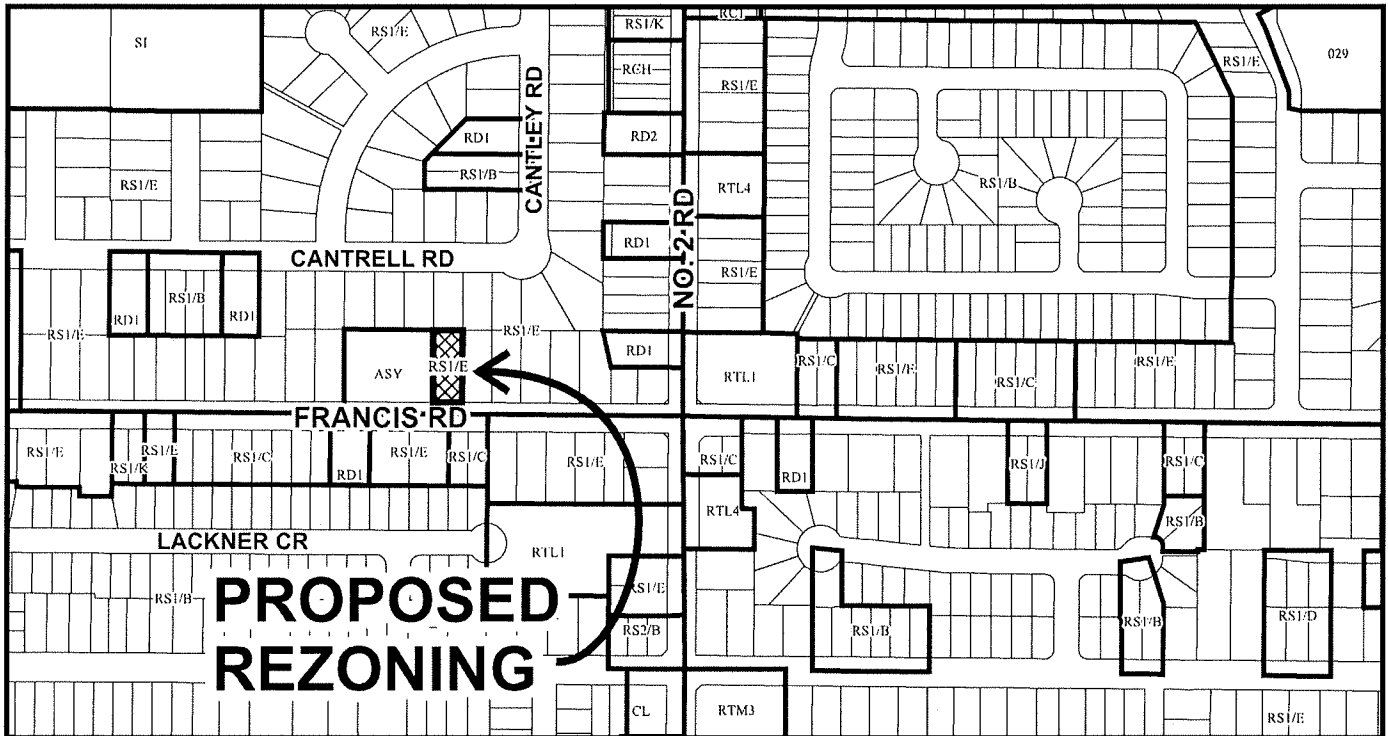
Edwin Lee
Planner 1
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Management Plan
- Attachment 5: Letter from Developer
- Attachment 6: Rezoning Considerations



City of Richmond



RZ 17-768762

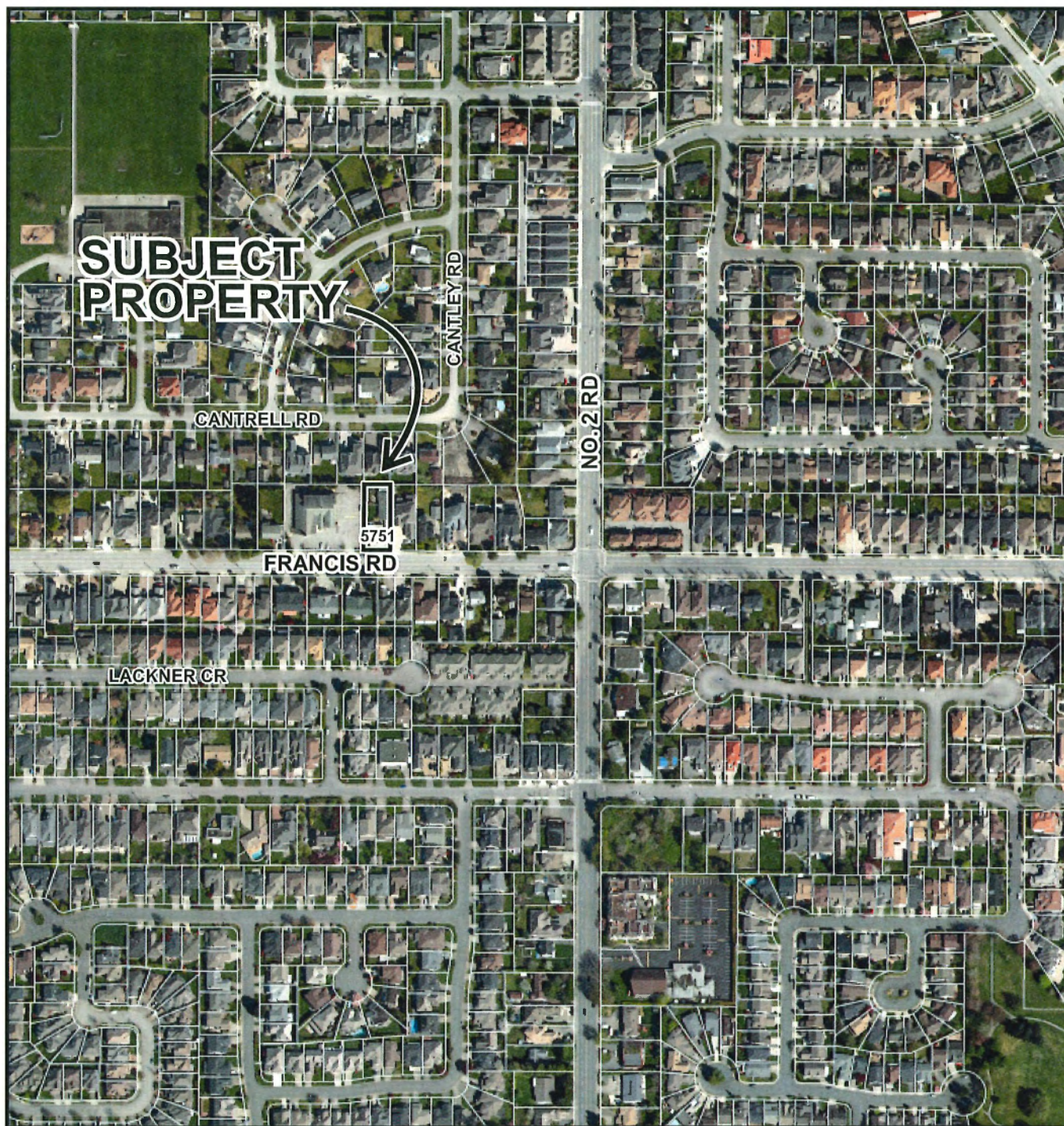
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City of
Richmond

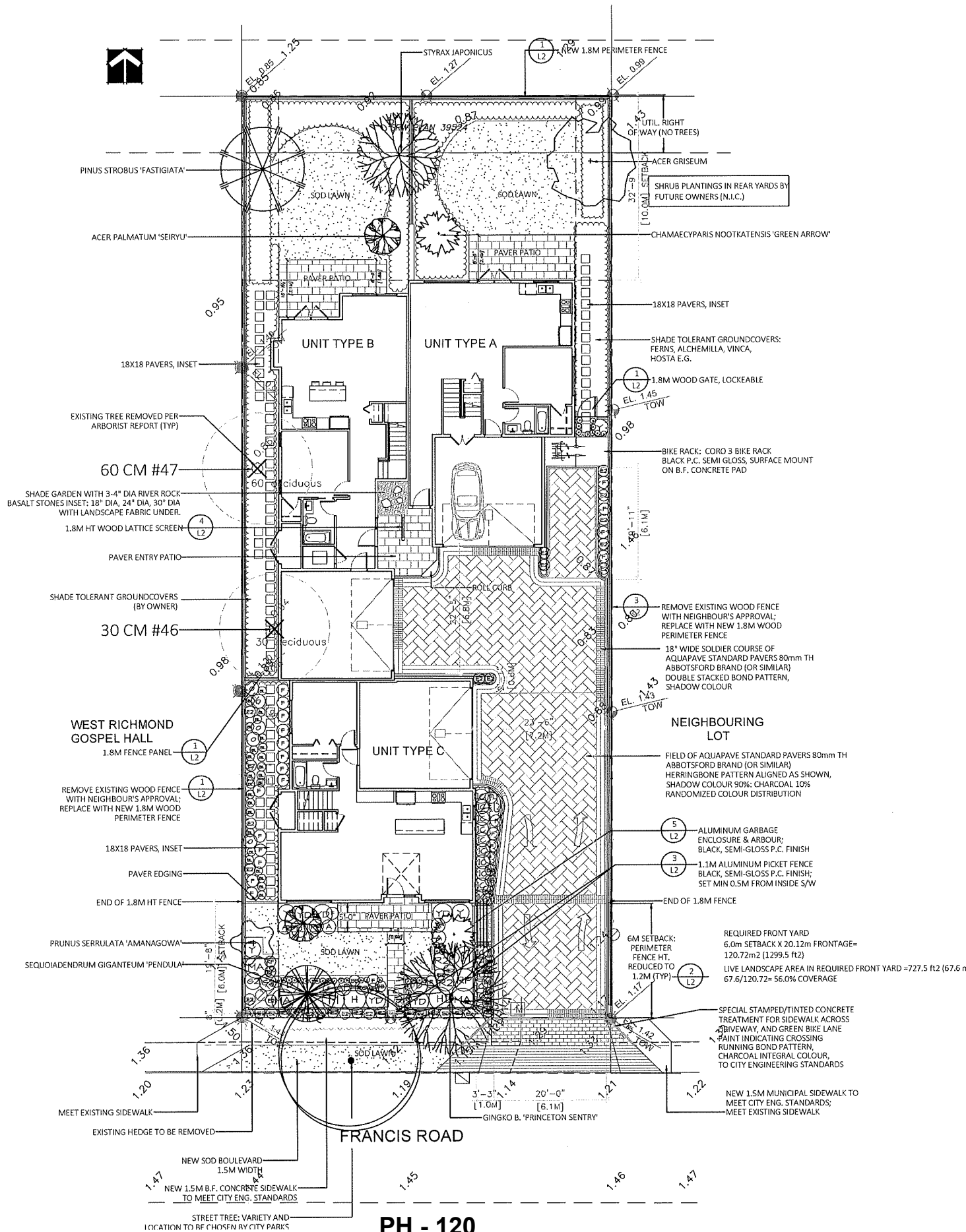


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Original Date: 05/10/17

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RODMOND BRITISH COLUMBIA
CANADA V8K 2V8
TEL: 604-298-8194 F: 604-298-8151
info@architecture.ca

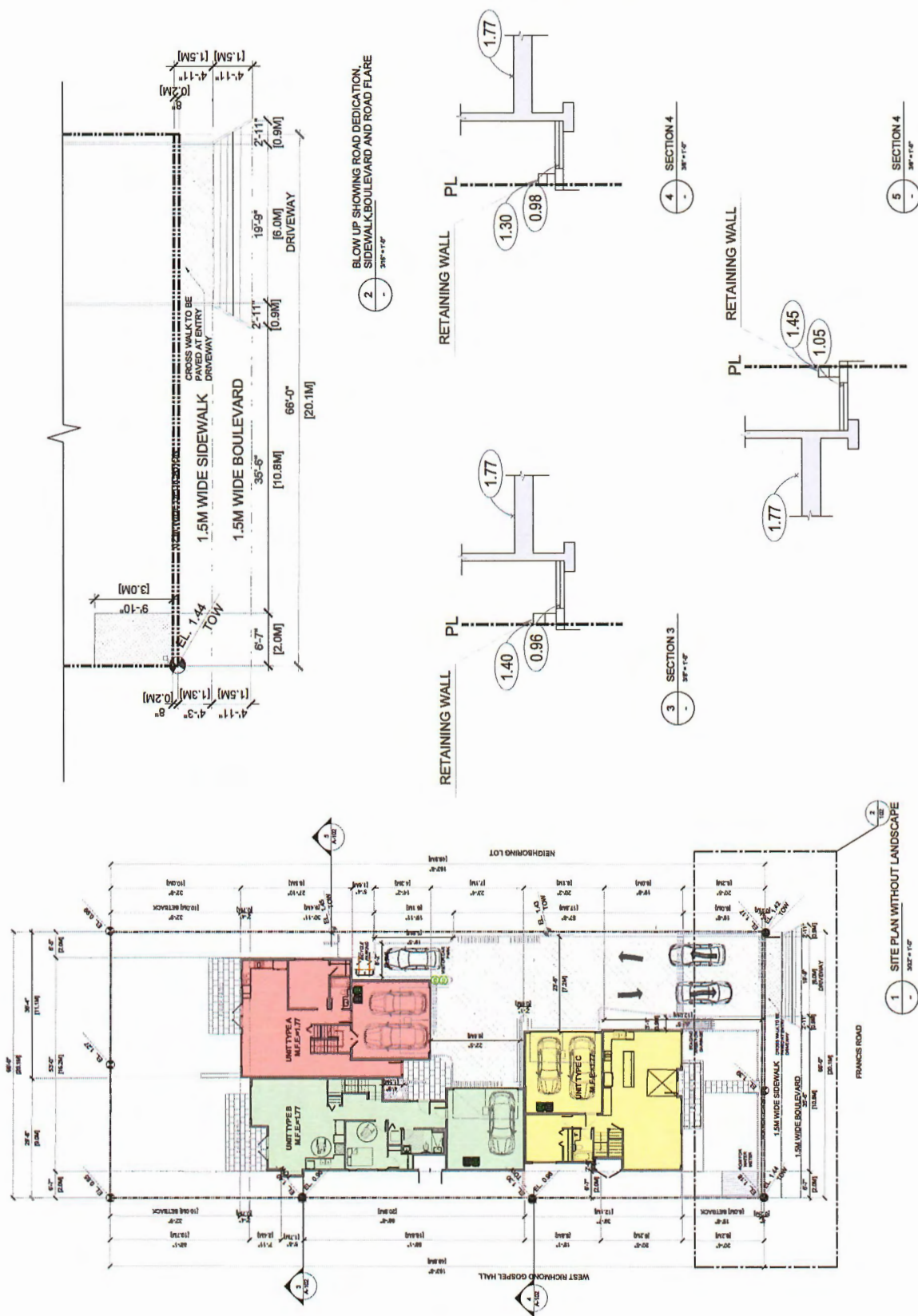
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RICHMOND, B.C.

LANDCRAFT HOMES LTD.
UNIT-10, 12240 HORSESHOE WAY
RICHMOND, BC V7A 4Z1

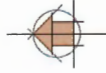
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Address	

SITE PLAN

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NOTES:
 FOR CONVERTIBLE UNITS BLOCKING TO
 PROVIDE IN WASHROOM WALLS IN
 ACCORDANCE WITH
 BCBC 2015-SECTION 3.1.



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2	DESIGNER: ARCHITECTURE inc.
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5	CLIENT: LANDCRAFT HOMES LTD.
6	PROJECT: 1000 WEST RICHMOND ROAD, RICHMOND, BC V6X 3E7
7	DATE: 2015-01-15
8	PROJECT: 1000 WEST RICHMOND ROAD, RICHMOND, BC V6X 3E7
9	DATE: 2015-01-15
10	PROJECT: 1000 WEST RICHMOND ROAD, RICHMOND, BC V6X 3E7

df
 ARCHITECTURE
 inc.

1000 WEST RICHMOND ROAD
 RICHMOND, BC V6X 3E7
 CANADA V6X 3E7
 TEL: (604) 271-1111
 FAX: (604) 271-1112
 WWW.DFA-ARCHITECTURE.COM

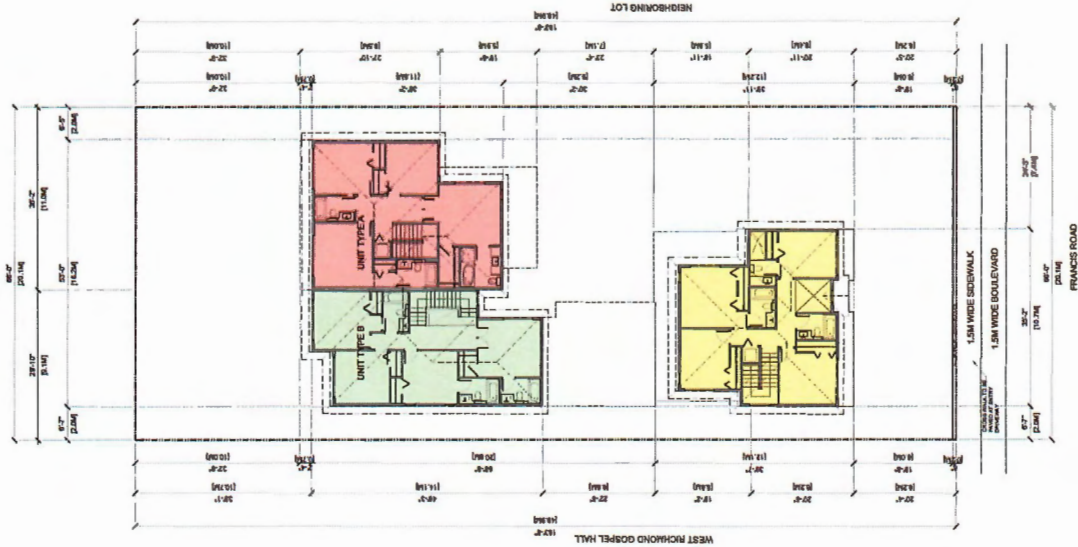
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LANDCRAFT HOMES LTD.
 1000 WEST RICHMOND ROAD,
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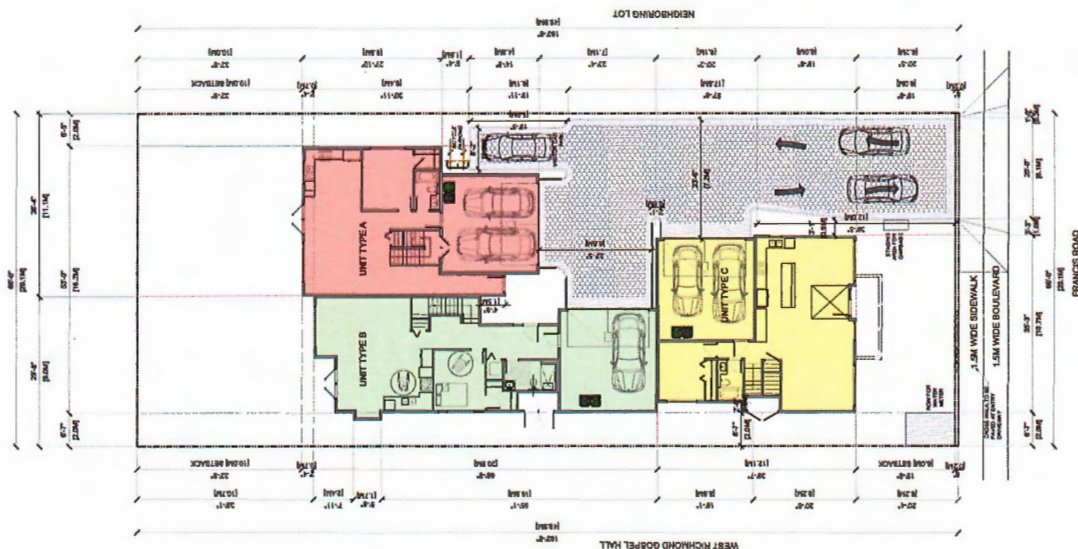
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8	PROJECT: 1000 WEST RICHMOND ROAD, RICHMOND, BC V6X 3E7
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BUILDING PLANS

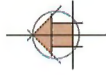
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1 MAIN FLOOR PLAN
 3/32" = 1'-0"



2 SECOND FLOOR PLAN
 3/32" = 1'-0"

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1235-1271 SHELL ROAD
ROCKWELL BRITISH COLUMBIA
CANADA V8T 3Z8
T/804/224-5114 F/804/224-5121

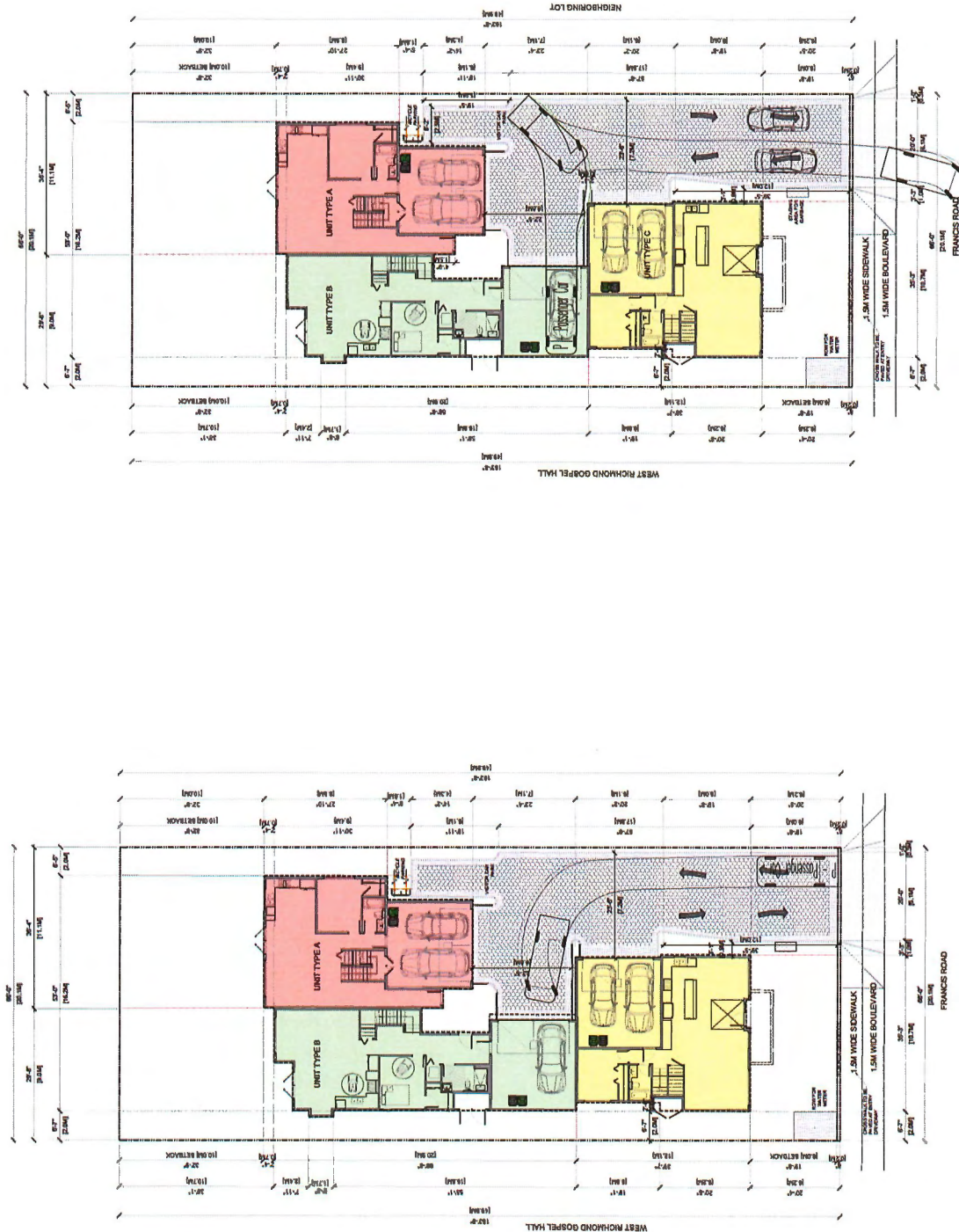
**TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,
RICHMOND, B.C.**

LANDCRAFT HOMES LTD.
UNIT-10, 12340 HORSESHOE WAY,
RICHMOND, BC V7A 4Z1

Name
OACD
SOLC 207 = 1st
JOB No. 804-02E
DWG. NO. 1977

AUTO TURN AROUND

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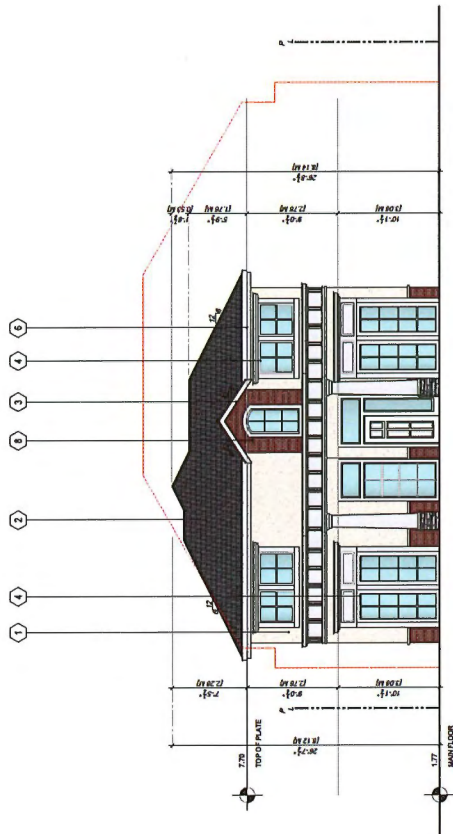


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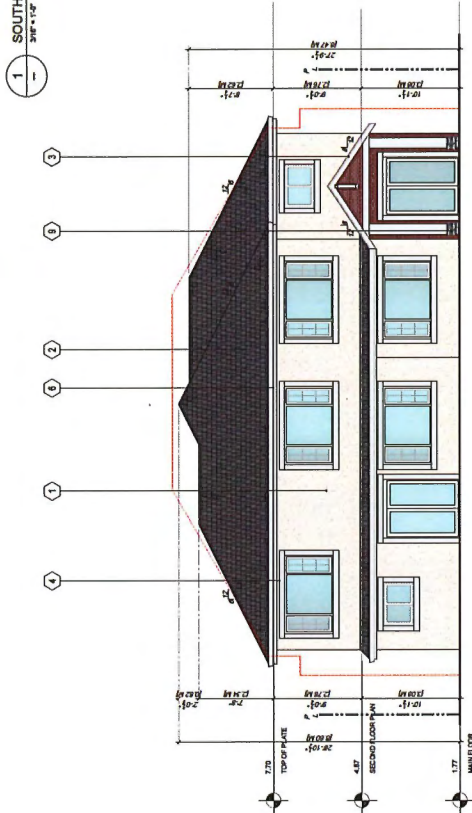
SCHEDULE OF FINISHES - SCHEME - 1
(STUCCO FINISH)

1. STUCCO FINISH PAINTED TO MATCH BENJAMIN MOORE HC-80
2. ASPHALT SHINGLE ROOF IKO CAMBRIDGE DUAL BLACK
3. WOOD TRIM/CASING AND FASCIA TO MATCH BENJAMIN MOORE 2122-20
4. VINYL WINDOWS TO MATCH BENJAMIN MOORE 21220-20
5. PAINTED BENJAMIN MOORE HC-80
6. GUTTERS TO MATCH BENJAMIN MOORE 2122-20
7. GARAGE DOOR BENJAMIN MOORE 21220-20
8. BRICK VENEER - MOUNTAIN RED
9. STONE CLADDING IXL DUTCH STONE PRESTIGE DRYSTACK



1 SOUTH ELEVATION
3/16" = 1'-0"

PH - 125



2 NORTH ELEVATION
3/16" = 1'-0"

NO.	DESCRIPTION	QUANTITY	UNIT
1	STUCCO FINISH	1000	SQ. FT.
2	ASPHALT SHINGLE ROOF	1000	SQ. FT.
3	WOOD TRIM/CASING	1000	LINEAL FT.
4	VINYL WINDOWS	1000	SQ. FT.
5	PAINTED BENJAMIN MOORE	1000	SQ. FT.
6	GUTTERS	1000	LINEAL FT.
7	GARAGE DOOR	1000	SQ. FT.
8	BRICK VENEER	1000	SQ. FT.
9	STONE CLADDING	1000	SQ. FT.

df
ARCHITECTURE
INC.

100-1000 DALL ROAD
RICHMOND BRITISH COLUMBIA
CANADA V6V 1K7
TEL: 604-271-1111
FAX: 604-271-1112

PROJECT: 100-1000 DALL ROAD
RICHMOND BRITISH COLUMBIA
RICHMOND, B.C.

CLIENT: LANDSCAPE VISIONS LTD.
UNIT-10, 12500 HORSeshOE WAY,
RICHMOND, BC V7A 4Z1

DATE: 10/10/2010
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
SCALE: 3/16" = 1'-0"

PROJECT: 100-1000 DALL ROAD
RICHMOND BRITISH COLUMBIA
RICHMOND, B.C.

CLIENT: LANDSCAPE VISIONS LTD.
UNIT-10, 12500 HORSeshOE WAY,
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DRAWN BY: J. L. LEE
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SCALE: 3/16" = 1'-0"

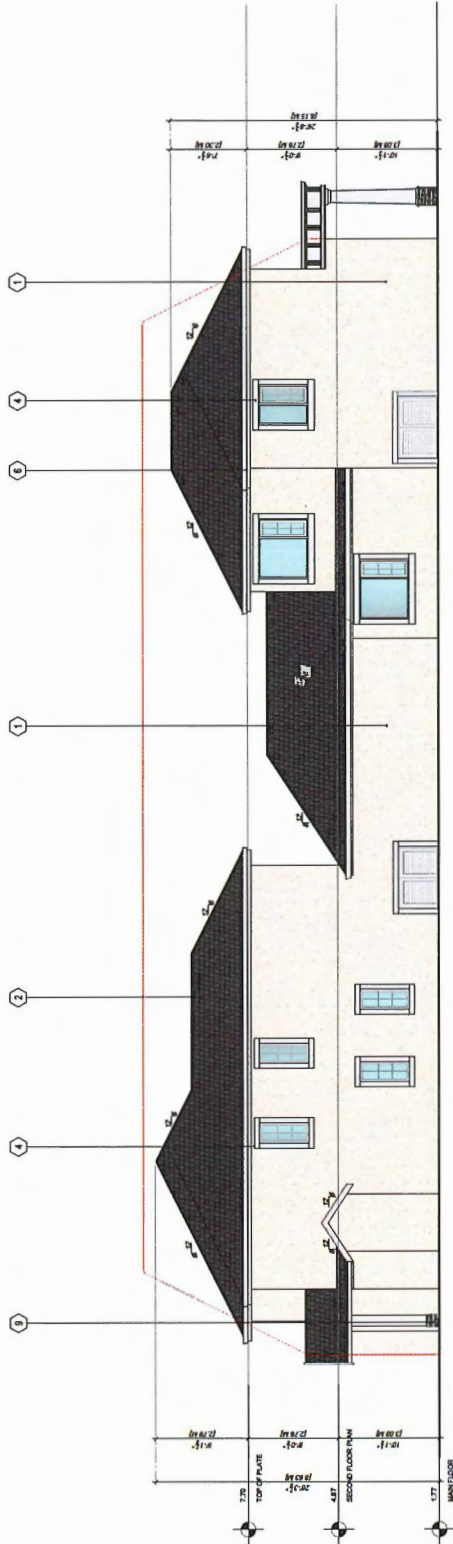
ELEVATIONS

PROJECT: 100-1000 DALL ROAD
RICHMOND BRITISH COLUMBIA
RICHMOND, B.C.

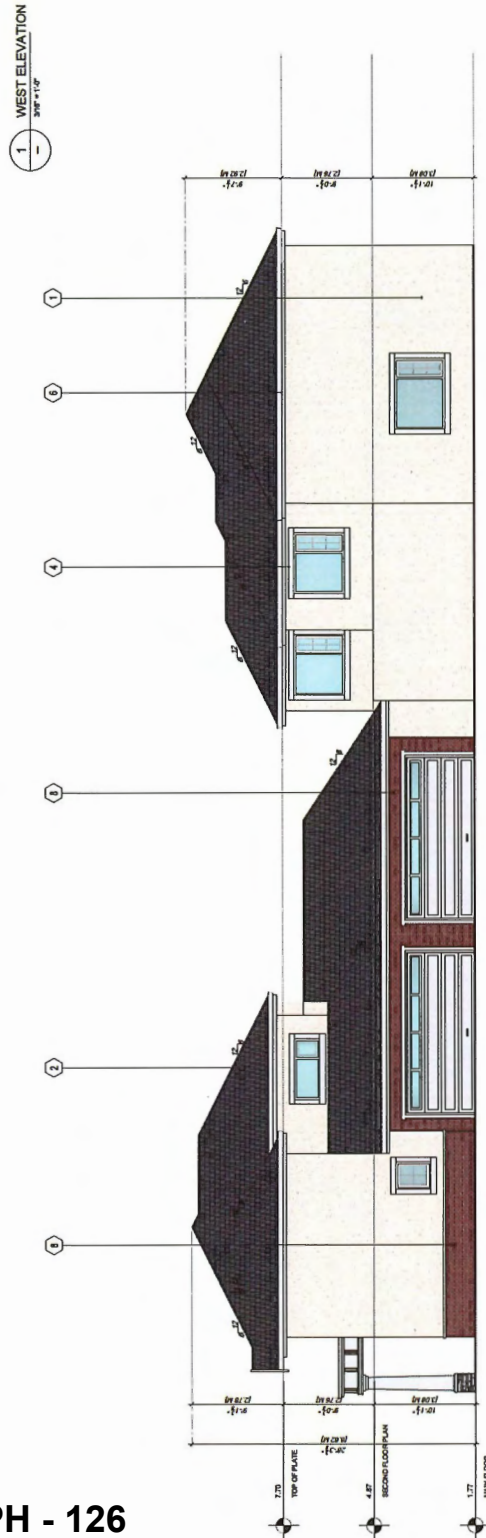
CLIENT: LANDSCAPE VISIONS LTD.
UNIT-10, 12500 HORSeshOE WAY,
RICHMOND, BC V7A 4Z1

1	REPEATED AND NEW CITY COMPLAINTS
2	REPEATED AND NEW CITY COMPLAINTS
3	REPEATED AND NEW CITY COMPLAINTS
4	REPEATED AND NEW CITY COMPLAINTS
5	REPEATED AND NEW CITY COMPLAINTS
6	REPEATED AND NEW CITY COMPLAINTS
7	REPEATED AND NEW CITY COMPLAINTS
8	REPEATED AND NEW CITY COMPLAINTS
9	REPEATED AND NEW CITY COMPLAINTS
10	REPEATED AND NEW CITY COMPLAINTS

DATE	2/1/77
TIME	11:00
LOCATION	1000
DESCRIPTION	1000
REMARKS	1000
INITIALS	1000
SIGNATURE	1000
DATE	2/1/77
TIME	11:00
LOCATION	1000
DESCRIPTION	1000
REMARKS	1000
INITIALS	1000
SIGNATURE	1000



PH - 126





RZ 17-768762

Attachment 3

Address: 5751 Francis Road

Applicant: Landcraft Homes Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Iqbal Singh Sandhu & Terjinder Singh Chung	No change
Site Size (m²):	1,003.7 m ²	999.6 m ²
Land Uses:	Single-family dwelling	Three-unit dwellings
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single-Detached (RS1/E)	Arterial Road Three-Unit Dwellings (RTA)
Number of Units:	1	3

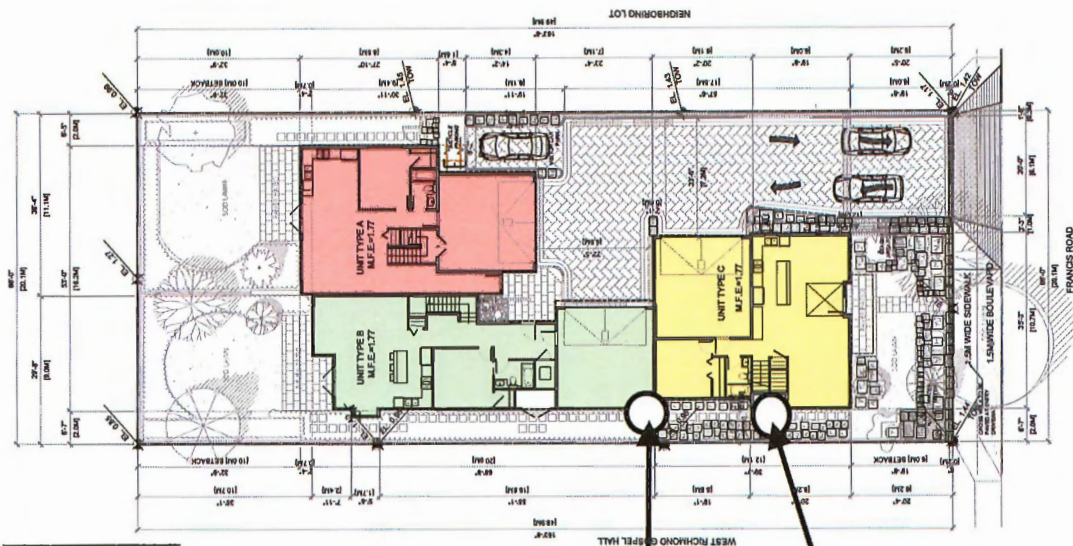
On Future Subdivided Lots	Bylaw Requirement (new RTA zone)	Proposed	Variance
Density (Net Floor Area):	The lesser of 0.6 FAR or 501.7 m ² per lot	501.7 m ² Max.	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 30%	Building: 45% Max. Non-porous Surfaces: 70% Max. Landscaping: 30% Min.	none
Lot Size:	Min. 743.2 m ²	999.6 m ²	none
Lot Dimensions (m):	Width: Min. 13.4 m Depth: Min. 30 m	Width: 20.12 m Depth: 49.87 m	none
Setbacks (m):	Front: Min. 6 m Rear - Ground: Min. 9.97 m Rear - 2 nd floor: Min. 10.70 m Side: Min. 2.0 m	Front: 6 m Min. Rear - Ground: 9.97 m Min. Rear - 2 nd floor: 10.70 m Min. Side: 2.0 m Min.	none
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys) Max.	none
Off-street Parking – Regular (R):	2 per unit	2 per unit	none
Off-street Parking– Visitor (V):	0.2 per unit (0.2 x 3) = 1	1	none
Off-street Parking – Total:	7	7	none
Tandem Parking Spaces:	Permitted	0	none

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

Tree No.	Table of Trees		DBH (cm)	Crown Spread (radius)
	Common Name	Botanical Name		
1 (#46 Arborist Report)	Cherry	Prunus	30	3.7
2 (#47 Arborist Report)	Magnolia	Magnolia	60	3.7

Suitable Replacement Trees		
SPECIES		
COMMON NAME	BOTANICAL NAME	
Paperbark Maple	Acer griseum	
Green Arrow Falsecypress	Chamaecyparis foetidaensis 'Green Arrow'	
Princeton Sentry Maidenhair Tree	Ginkgo biloba 'Princeton Sentry'	
Columnar White Pine	Pinus strobus 'Fastigata'	
Ananagava Cherry	Prunus serrulata 'Ananagava'	
Weeping Redwood	Sequoiadendron giganteum 'Pendula'	
Prink Chinese Japanese Snowbell	Styrax japonicus 'Prink Chinese'	

**NOTE: ONLY TWO SITE TREES
NO BOULEVARD OR ADJACENT
TREES OF CONCERN**



TREE #47
REMOVE

TREE #46
REMOVE

[illegible]

1205-WY 94-ELLWOOD
RICHMOND BRUSH/COLUMBIA
CANNON MEY 329
T 404-24-5184 F 404-24-6137
info@architectural.ca

PROJECT
TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD.

CLARE
LANDCRAFT HOMES LTD.
UNIT-18, 12240 HORSESHOE WAY,
EDMONTON, BC V7A 4Z4

COMPUTER-CONTROLLED TESTS FOR
BENDING, JOINT, AND AT ALL TIMES

SITE PLAN

A-100	F
-------	---




10-12240 Horseshoe Way
Richmond B.C v7a-4x9
604-771-0299 harj@landcraftgroup.ca

Re: Triplex duplex
5751 Francis Road, Richmond B.C
RZ 17-768762

Hi To whom it may concern

The developer Landcraft homes is committed to design the proposed development (5751 Francis road file RZ 17-768762) such that it will meet the energy efficiency requirements (i.e., Step Code) expected to be in place at the time of the proposed project's Building Permit application.


Harjit Sandhu



Address: 5751 Francis Road

File No.: RZ 17-768762

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9974, the developer is required to complete the following:

1. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9976.
2. 0.2 m wide road dedication along the entire Francis Road frontage to accommodate the required frontage improvements; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a flood indemnity covenant on title.
4. The granting of a minimum 3.0 m x 2.0 m right-of-way for the water meter and meter box. The exact location is to be confirmed with survey information to be submitted by the applicant.
5. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from Francis Road as well as the auto-court and visitor parking space proposed on site, in favour of future residential (duplex/triplex) development to the east. Language should also be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
6. City acceptance of the developer's offer to voluntarily contribute \$8.5 per buildable square foot (e.g. \$45,900) to the City's Affordable Housing Reserve Fund.
7. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Provide frontage improvements and service connections through a City Works Order at developer's sole cost; works include, but may not be limited to the following:

Water Works

- Using the OCP Model, there is 1,095 L/s of water available at a 20 psi residual at the Francis Road frontage. Based on the proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- At Developer's cost, the City is to:
 - Install a new water service connection to serve the proposed development. Meter and meter box to be located onsite in a right-of-way.
 - Cut and cap, at main, the existing water service connection and remove meter.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Cut and cap, at main, the existing storm connection at the southwest corner of the development site and remove inspection chamber STIC54918.
 - Cut and cap, at inspection chamber, the existing storm connection at the southeast corner of the development site.
 - Install a new storm service connection complete with inspection chamber.

Sanitary Sewer Works:

- At Developer's cost, the City is to:

- Cut and cap, at inspection chamber, the existing sanitary service connection at the northwest corner of the development site.
- Install a new sanitary service connection complete with inspection chamber. Inspection chamber to be located within the existing right-of-way along the north property line.
- Not start onsite excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
- Ensure no encroachments of onsite works (proposed trees, buildings, retaining walls, etc.) into existing sanitary right-of-way along north property line of subject site.

Frontage Improvements:

- At Developer's cost, the City is to:
 - construct a new 1.5 m concrete sidewalk at new property line, and new 1.5 m landscaped boulevard behind existing curb.
 - provide special stamped/tinted concrete treatment for the sidewalk across the driveway at the crossing.
- The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.

General Items:

- The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
 4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
 5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading,

Initial: _____

ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9974 (RZ 17-768762)
5751 Francis Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“ARTERIAL ROAD THREE-UNIT DWELLINGS (RTA)”**.

P.I.D. 004-030-427

Lot “d” Section 24 Block 4 North Range 7 West New Westminster District Plan 17358

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9974”**.

FIRST READING

JAN 28 2019

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9976
(Arterial Road Land Use Policy/Arterial Road Triplex)**

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

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

“Housing, Three-Unit means a **building** commonly referred to as a triplex designed exclusively to accommodate three separate **dwelling units** living independently above, below or beside each other, designed and constructed as three **dwelling units** at initial construction, and where each **dwelling unit** in the **three-unit** housing may include one room that, due to its design, plumbing, equipment and furnishings, may be used as a secondary **kitchen** (e.g., a wok **kitchen**), provided that no more than two **kitchens** are located in one **dwelling unit** in the **three-unit housing**.”;
 - b) amending the definition of **“Residential vertical lot depth envelope”** by replacing **“single detached housing and two-unit housing only”** with **“single detached housing, two-unit housing and three-unit housing only”**; and
 - c) amending the definition of **“Residential vertical lot width envelope”** by replacing **“single detached housing or two-unit housing”** with **“single detached housing, two-unit housing, or three-unit housing”**.
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.14 [Accessory Buildings and Accessory Structures] by inserting **“, three-unit housing”** following **“single detached housing”** in Section 4.14.4”.
3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.18 [Residential Vertical Lot Width Envelope] by:
 - a) replacing **“single detached housing or two-unit housing”** in Section 4.18.1 with **“single detached housing, two-unit housing, or three-unit housing”**; and

- b) replacing “**single detached housing and two-unit housing**” in Sections 4.18.2, 4.18.3 and 4.18.4 with “**single detached housing, two-unit housing and three-unit housing**”.
4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.4 [Secondary Suites] by:
- a) replacing “**two-unit housing or town housing**” in Sections 5.4.1.a, 5.4.1.b and 5.4.1.p with “**two-unit housing, three-unit housing or town housing**”; and
- b) replacing “**single detached housing and two-unit housing**” in Section 5.4.1.n with “**single detached housing, two-unit housing and three-unit housing**”;
5. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by inserting the following into the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions before the line for RAL2:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
“RTA	\$8.50”

6. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 8 (Residential Zones), in numerical order:

8.17 Arterial Road Three-Unit Dwellings (RTA)

8.17.1 Purpose

The **zone** provides for three **dwelling units** on a single lot fronting an **arterial road**, plus other compatible **uses**.

8.17.2 Permitted Uses

- **housing, three-unit**

8.17.3 Secondary Uses

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

8.17.4 Permitted Density

1. The maximum **density** is one **three-unit housing** unit per lot.
2. The maximum **floor area** is the lesser of:
 - a) the **floor area** calculated using the **floor area ratio** of 0.4; and
 - b) 501.7 m².
3. Notwithstanding Section 8.17.4.2(a), the reference to “0.4” is increased to a higher **density** of “0.6” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the RTA **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

4. Each **three-unit housing dwelling unit** must have a minimum **floor area** of 133.7 m² and must not exceed a maximum **floor area** of 183.9 m².
5. Notwithstanding Section 4.2.2, the following items are not included in the calculation of maximum **floor area**:
 - a) up to 37.5 m² of the attached **accessory buildings** per **three-unit housing dwelling unit** used for on-site parking purposes, which cannot be used for **habitable space**;
 - b) up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building**, provided that the covered areas are:
 - i) always open on two or more sides;
 - ii) never enclosed; and
 - iii) not located more than 0.6 m above the lowest horizontal floor;
 - c) one **accessory building** which is less than 10.0 m²; and
 - d) up to a maximum of 2.35 m² per **three-unit housing dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within the **principal building**.
6. Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**, except that a maximum of 10 m² of **floor area**, per **three-unit housing dwelling unit**, with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes, are considered to comprise one floor.

8.17.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
 - a) 20% for **lots** less than 12.0 m wide;
 - b) 25% for **lots** of 12.0 m or more but less than 15.0 m in width; and
 - c) 30% for **lots** of 15.0 m or more in width.
 - d) any **side yard** area is excluded from the calculation of percentages of the **lot area** which is restricted to **landscaping** with live plant material.

8.17.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.

2. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; and
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except where the **exterior side yard** is on an **arterial road** it is 6.0 m.
4. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.
5. Notwithstanding Section 8.17.6.4 above:
 - a) the minimum **rear yard** may be reduced to 6.0 m, as specified in a Development Permit approved by the City; and
 - b) for a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m.
6. The minimum **setbacks** for **accessory buildings**, **carports** and **garages** are:
 - a) 12.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**, except on an **arterial road** it is 6.0 m;
 - c) 1.2 m for the **interior side yard**; and
 - d) 6.0 m for the **rear yard**, except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
7. Detached **accessory buildings** up to 10.0 m² may be located within the **interior side yard** and **rear yard** but no closer than 6.0 m of an **arterial road** and 3.0 m of a local **road**.
8. The following projections shall be permitted, subject to the *Building Code*:
 - a) **balconies** and **bay windows** which form part of the **principal building**, may project into **front yard**, **rear yard** and **exterior side yard** no more than 0.6 m;
 - b) fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building**, may project for a distance of:
 - i) 1.0 m into the **front yard**;
 - ii) 0.6 m into the **side yard**, limited to one exterior wall of the **principal building**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and
 - iii) 0.6 m into the **rear yard**;

- c) **porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of:
 - i) 1.5 m into the **front yard**;
 - ii) 0.6 m into the **exterior side yard**; and
 - iii) 1.5 m into the **exterior side yard** where the **exterior side yard** is 6.0 m;
 - d) **building** elements in the **principal building** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project into the **side yard** and **rear yard** no more than 0.6 m;
 - e) other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
 - i) 3.0 m of a public **road**.
 - ii) 6.0 m of an **arterial road**; and
 - iii) 1.2 m of the **rear lot line** or a **side lot line**; and
 - f) where a **lot** has a **lot width** of 18.0 m or more, portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line**. (See **residential vertical lot width envelope** illustration in the definitions).
9. The minimum **building separation space** is 1.2 m, except that cantilevered roofs, **balconies**, unenclosed fireplaces and chimneys may project into the minimum **building separation space** for a distance of 0.6 m.

8.17.7 Permitted Heights

- 1. The maximum **height** for **principal buildings** is 2 storeys or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
- 2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
- 3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.

8.17.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 743.2 m².
- 2. The minimum **lot width** is 13.4 m, except that:
 - a) the minimum **lot width** for **interior lots** that share a **vehicle access** with an **adjacent lot** on an **arterial road** is 10.35 m;

- b) the minimum **lot width** for **corner lots** flanking an **arterial road** is 15.0 m;
 - c) the minimum **lot width** for **corner lots** flanking a local **road** with **vehicle access** from the local **road** is 10.35 m; and
 - d) the minimum **lot width** for **corner lots** flanking a local **road** and share a **vehicle access** with an **adjacent lot** on **arterial road** is 12.35 m.
3. The minimum **lot depth** is 30.0 m.

8.17.9 Landscaping & Screening

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

8.17.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
- a) at least 50% of the required residential **use parking spaces** shall be standard spaces;
 - b) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
 - c) where residents of a single **three-unit housing dwelling unit** intend to use two **parking spaces**, the two **parking spaces** may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space** and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle.
 - d) visitor parking requirement shall be 0.2 **parking spaces** per **dwelling unit**;
 - e) for the purpose of this **zone** only, a standard space must have a minimum length of 5.5 m and a minimum width of 2.5 m and a small space must have a minimum length of 4.6 m and a minimum width of 2.3 m; and
 - f) for the purpose of this **zone** only, visitor **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**, as specified in a Development Permit approved by the City.
2. Visitor **parking spaces** shall be:
- a) marked with a clearly visible sign a minimum size of 300 mm by 450 mm with the words "VISITORS ONLY" in capital letters identifying the **parking spaces**; and
 - b) marked on the parking surface with the words "VISITORS ONLY" in capital letters a minimum 30 cm high and 1.65 m in length.

8.17.11 Other Regulations

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

7. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9976**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JAN 28 2019

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Memorandum Planning and Development Division Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director, Development
Date: January 11, 2019
File: RZ 18-811041
Re: **Information Requested by Planning Committee – 23000 Fraserwood Way (Units 105, 110 and 115); RZ 18-811041**

Purpose

This memo provides information requested by Planning Committee on January 10, 2019 for the rezoning application at 23000 Fraserwood Way (Units 105, 110 and 115)(RZ 18-811041). The rezoning proposal is for a Health Canada licensed medical cannabis production facility in a portion of the existing industrial building on the subject site.

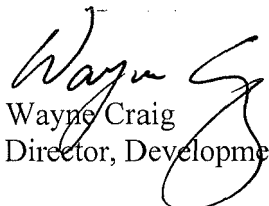
Information was requested on the number of cannabis plants that would be located in the facility for the purpose of cultivating medical cannabis.

Proposed Number of Cannabis Plants

The proposed medical cannabis production facility and related application with Health Canada involves two phases. The applicant has provided the following information on anticipated number of cannabis plants for Phase 1 and 2 of the project:

- Phase 1 (Strata lot unit 115) – 300 to 400 plants.
- Phase 2 (Strata lot units 105 and 110) – 600 to 800 plants.

Based on the information submitted by the applicant, the total number of cannabis plants ranges between 900 and 1,200 within the whole facility (Phase 1 and 2). The plants are for the production of medical cannabis only. The proposed zoning does not include provisions to regulate the total number of cannabis plants. Total quantity of medical cannabis that can be produced and corresponding volume of plants at this facility is subject to approval by Health Canada.


Wayne Craig
Director, Development

WC:ke

pc: SMT
Barry Konkin, Manager, Policy Planning
Joshua Reis, Program Coordinator, Development



City of Richmond

Report to Committee

To: Planning Committee

Date: December 3, 2018

From: Wayne Craig
Director, Development

File: RZ 18-811041

Re: Application by Rosebud Productions Inc. for Rezoning a Portion of 23000 Fraserwood Way (Unit 105, 110 and 115) to Allow a Licensed Health Canada Medical Cannabis Production Facility

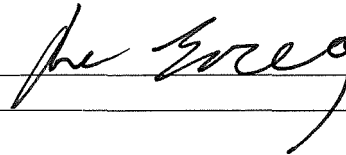
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9978, for the rezoning a portion of 23000 Fraserwood Way (Units 105, 110 and 115) to allow a licensed Health Canada Medical Cannabis Production Facility on a site-specific basis in the "Industrial Business Park (IB1)" zoning district, be introduced and given first reading.


Wayne Craig
Director, Development
WC/ke
Att. 5

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Rosebud Productions Inc. has applied to the City of Richmond for permission to rezone a portion of 23000 Fraserwood Way (Units 105, 110 and 115) (Attachment 1) to allow a licensed Health Canada medical cannabis production facility in the “Industrial Business Park (IB1)” zoning district by adding this as an additional use permitted in this zone on a site-specific basis. The proposal is for the medical cannabis production facility to occupy three units (Strata lots 1, 2 and 3; also known as Units 105, 110 and 115) in an existing 10 unit stratified light industrial building. The total proposed floor area of the medical cannabis production facility would be 1,750 sq. m (18,837 sq. ft.) (Attachment 2 – conceptual development plans).

Findings of Fact

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

Surrounding Development

The subject site contains an existing two-storey light industrial building with supporting parking/loading and vehicle drive-aisles surrounding the building. Business license records indicate that other existing businesses within the building consist of warehousing/wholesale of office supplies and food products, and light manufacturing activities. Vehicle access to the site is provided by two driveways off Fraserwood Way.

To the North: Across Fraserwood Way, Industrial buildings zoned “Industrial Business Park (IB1)”

To the South: Across Hamilton Road, an industrial building zoned “Light Industrial (IL)”

To the East: An industrial building zoned “Industrial Business Park (IB1)”

To the West: Across Queens Road, a vegetated/landscape site zoned “School and Institutional (SI)”

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) contains policies and requirements applicable to proposals for a Health Canada licensed medical cannabis production facility. The 2018 *Cannabis Act* and supporting *Cannabis Regulations* allow for Health Canada to issue licenses to commercial medical cannabis producers. The OCP policy for medical cannabis production facilities is to manage such proposals through the rezoning process and review these proposals in conjunction with OCP criteria on a case-by-case basis. The subject site is located in the Hamilton Area Plan in an area designated “Mixed Employment”. The proposed rezoning application is consistent with the OCP policies as follows:

- The site is located in an OCP designated “Mixed Employment” area, consistent with the existing OCP location policies for medical cannabis production facilities.
- The site is located in an area that is anticipated to have minimal impacts to surrounding areas and does not negatively impact potential sensitive land uses.
- The proposed medical cannabis production facility complies with the Hamilton Area Plan “Mixed-Employment” land use designation.

The proposal is for the facility to be located in three strata lot units of an existing multi-tenant, stratified industrial building (containing 10 total strata lot units). The applicant has:

- Informed the existing strata of the proposal and obtained written confirmation that they have no objections to the proposal (Attachment 4).

The OCP policy currently limits the number of cannabis related facilities to one in the City. Additional cannabis related production facilities are to be considered on a case-by-case basis. On September 6, 2016, Richmond Council granted 3rd Reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9592 for a medical cannabis production facility proposed at 5960 No. 6 Road (RZ 14-665028). The applicant for that rezoning has indicated to staff that they are continuing to work through the processing of their application to Health Canada to obtain approval to become a commercial medical cannabis producer, which is required prior to final adoption. Upon completion of all rezoning considerations for 5960 No. 6 Road, Richmond Zoning Bylaw 8500, Amendment Bylaw 9592 will be forwarded to Council for consideration of final adoption of the bylaw.

The subject rezoning proposal at 23000 Fraserwood Way, if considered and endorsed by Council, would potentially be the second such facility in the City. An amendment to the OCP is not required in conjunction with the rezoning.

Ministry of Transportation and Infrastructure

Approval from the Ministry of Transportation and Infrastructure is required as a rezoning consideration due to the subject site’s proximity to a Ministry controlled highway (i.e., Highway 91). Ministry staff are currently in the process of reviewing the proposal. Any issues or comments on the proposal identified by Ministry staff as part of their review will need to be addressed prior to Ministry approval of the rezoning bylaw, which is a rezoning consideration for this project.

Floodplain Management Implementation Strategy

A flood plain covenant identifying a minimum flood construction level of 3.5 m GSC has already been registered on title of the subject site when this industrial subdivision was constructed.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received phone calls from the public and businesses operating in the existing industrial building who had general questions about the rezoning application and proposed facility. A letter from the Strata of the subject site has also been submitted noting no objections to the proposal (Attachment 4)

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

Analysis

General Facility Operations Overview

The applicant proposes a medical cannabis production facility with a floor area of 1,750 sq. m (18,837 sq. ft.) in three combined units (Strata lot units 105, 110 and 115) in the existing light industrial building. The applicant notes that development of the facility is intended to occur in two phases, with Phase 1 occurring in Strata lot unit 115 and the Phase 2 to include Strata lot units 105 and 110. The applicant has not indicated the proposed phasing schedule for the production facility.

No retailing or storefront activities are proposed in this facility and will not be permitted in accordance with existing zoning regulations. Medical cannabis produced by the facility will be shipped directly to registered medical patients in accordance with Health Canada regulations.

All proposed activities will be fully contained within the existing industrial building. To address any potential negative impacts, the applicant proposes:

- Heating, ventilation and air conditioning (HVAC) systems to be designed to address odour and moisture through the implementation of charcoal filters and UV lighting.

A report from a registered professional detailing out HVAC, building and mechanical systems to be implemented in the proposed medical cannabis production facility to address odour, moisture and noise generated by operation and to ensure these are implemented through construction of the facility will be required as a rezoning consideration (Attachment 5).

Proposed Zoning Amendment

The proposed Zoning Bylaw amendment is a site-specific amendment to the “Industrial Business Park (IB1)” zoning district to add a medical cannabis production facility as an additional use on the subject site for Strata lots 1, 2 and 3 only. A maximum floor area (1,800 sq. m or 19,375 sq. ft.) will be specified in the zoning regulations, based on the floor area of the proposed facility.

Coordination of Health Canada License Process with City Approvals

In addition to approval of the rezoning, a license from Health Canada is required for the proposed medical cannabis production facility to operate. Health Canada has confirmed receipt of a license application from the proponent, which is currently being processed.

The applicant indicates that their application to Health Canada involves Phase 1 (Strata lot unit 115) of their facility only. For Phase 2 (Strata lot units 105 and 110), an amendment to the issued Health Canada license must be approved (subject to approval of the rezoning). To coordinate the Health Canada license approval process with the rezoning, the following provisions are proposed to be incorporated into the rezoning considerations (Attachment 5):

- Submission of documentation from Health Canada confirming the processing of a Health Canada license application authorizing the applicant to proceed with works to develop a medical cannabis production facility.
- Registration of a legal agreement on title identifying that no final inspection granting occupancy will be completed until proof of the issuance of the Health Canada license for medical cannabis cultivation/production and related activities is provided by the applicant.
- A legal agreement registered on title identifying that no cannabis production can occur on strata lot units 105 and 110 until confirmation of a Health Canada license is provided.

Proposed Security for Facility

Security measures for the proposed facility must be provided in accordance with the federal regulations for physical security and visual monitoring measures in addition to security clearances needed for personnel working at the facility. Information demonstrating how these security requirements are being met in the facility is part of the Health Canada license application review process. There is no approval role of the City in this aspect of facility operations.

Through the Health Canada license application process, background/security checks are undertaken for all key facility personnel/employees. Health Canada also liaises with RCMP as part of the facility personnel background security checks. Should approval of a license be granted by Health Canada, the local RCMP detachment will be engaged and involved with any enforcement or compliance actions (if necessary) pertaining to the operations of a facility in coordination with Health Canada.

Forthcoming Building Permit and Fire Safety Plan

A building permit will be required for any works to convert portions of the existing building to medical cannabis production facility that will be generally limited to interior tenant improvement works. To address fire, life and safety issues as required in Fire Protection and Life Safety Bylaw 8306, a fire safety plan is required to be submitted as part of the building permit application. The fire safety plan is to be prepared by an appropriate fire safety consultant in accordance with Richmond Fire Rescue guidelines and is required to be approved by Richmond Fire Rescue as part of the building permit process.

Future Remediation Requirements

If this rezoning application is approved, the facility will contain a number of specific works and building installations to support a medical cannabis production facility. If in the future, the facility ceases operations, the remediation of the building to ensure health and safety standards will be required. To ensure implementation of remediation measures if needed, the following items will be incorporated into a registered legal agreement secured as a rezoning consideration for the proposal:

- Identify that upon cessation of the use of the facility for medical cannabis production and to address any potential environmental health and safety issues arising from this previous activity, final inspection granting occupancy as part of a building permit application

and/or issuance of a business license for a new permitted use would not be permitted until:

- The owner/operator engage a registered professional to assess the building/unit and all related mechanical systems and develop a remediation plan to address any environmental, health, safety and/or occupational safety issues;
- All works to fulfill the remediation plan must be undertaken, with completion verified by the registered professional.

Transportation and Site Access

The proposed facility will not result in any changes to the existing on-site parking and vehicle circulation area surrounding the existing building. The subject site's two existing driveway accesses to Fraserwood Way will be retained. A Traffic Impact Assessment (TIA) was submitted to identify and assess traffic generation from the proposed use and impacts on the supporting road network. The TIA identified that the existing road infrastructure is able to accommodate traffic generated by the facility. Transportation staff supports the findings of the TIA.

A total of 18 off-street parking stalls are allocated to the proposed facility (as confirmed by the Strata for the subject site), which is consistent with zoning bylaw requirements.

Site Servicing and Frontage Improvements

No servicing or frontage works or upgrades have been identified for this rezoning application. Through the building permit application process, existing City service connections (storm, water and sanitary) will be reviewed to determine if any servicing works are required.

Financial Impact or Economic Impact

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

Conclusion

This rezoning application is for a proposed Health Canada licensed medical cannabis production facility in a portion of an existing light industrial building located at 23000 Fraserwood Way (Units 105, 110 and 115) with a total maximum permitted floor area of 1,800 sq. m (19,375 sq. ft.). The "Industrial Business Park (IB1)" zoning applicable to the subject site is proposed to be amended to permit a medical cannabis production facility on this site. OCP policy also identifies that Council can consider cannabis related facilities, in addition to ones that have already been approved, on a case-by-case basis. The rezoning proposal is consistent with the OCP policy identifying Mixed Employment designated areas as being suitable for this type of use.

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9978 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'Kevin Eng', with a stylized flourish at the end.

Kevin Eng
Planner 2

KE:cas

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

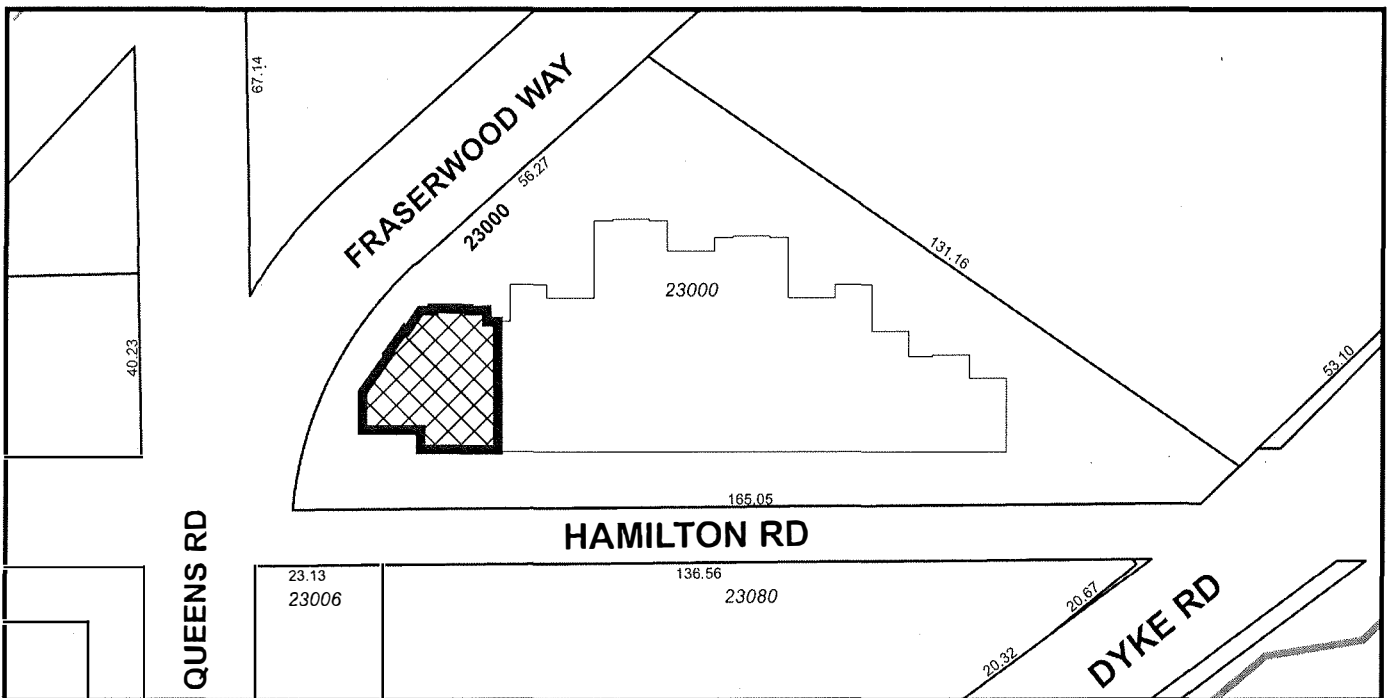
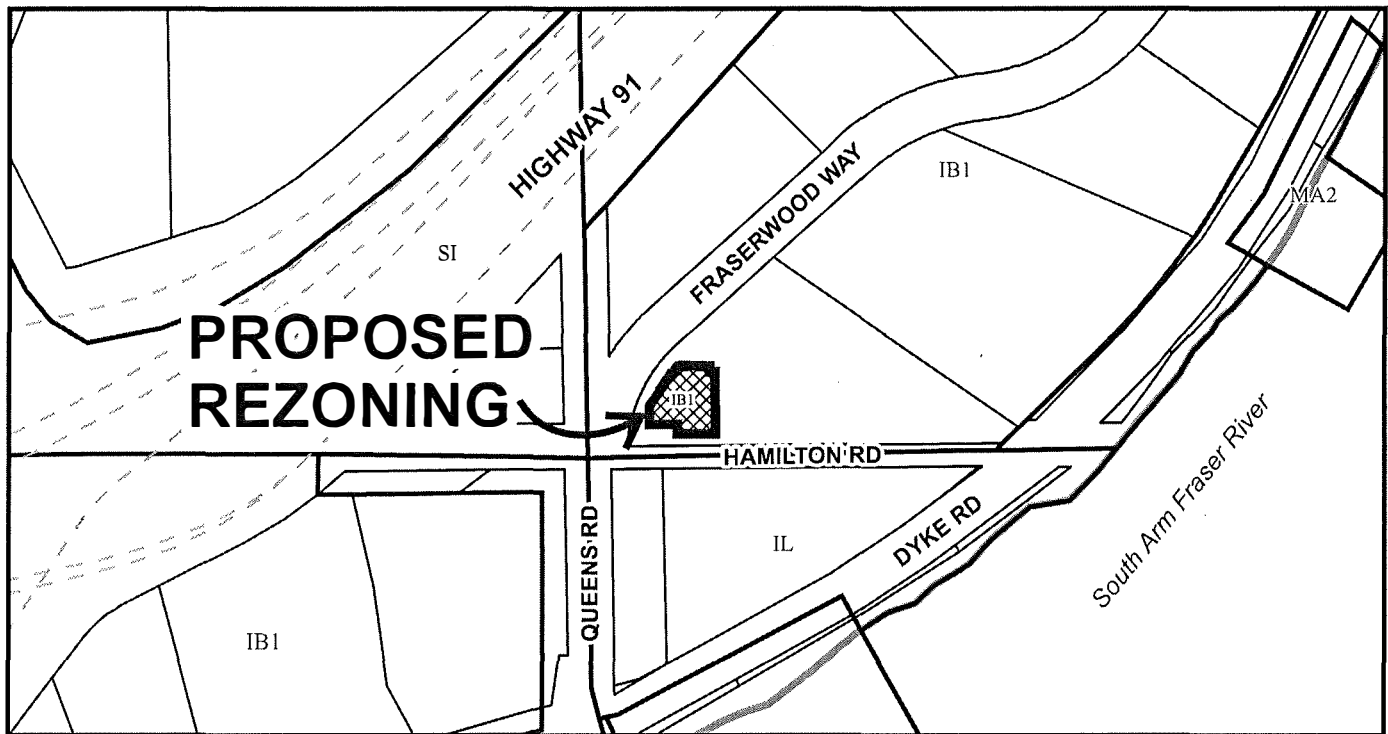
Attachment 3: Development Application Data Sheet

Attachment 4: Letter from Strata of Subject Site (BCS2986)

Attachment 5: Rezoning Considerations



City of
Richmond



RZ 18-811041

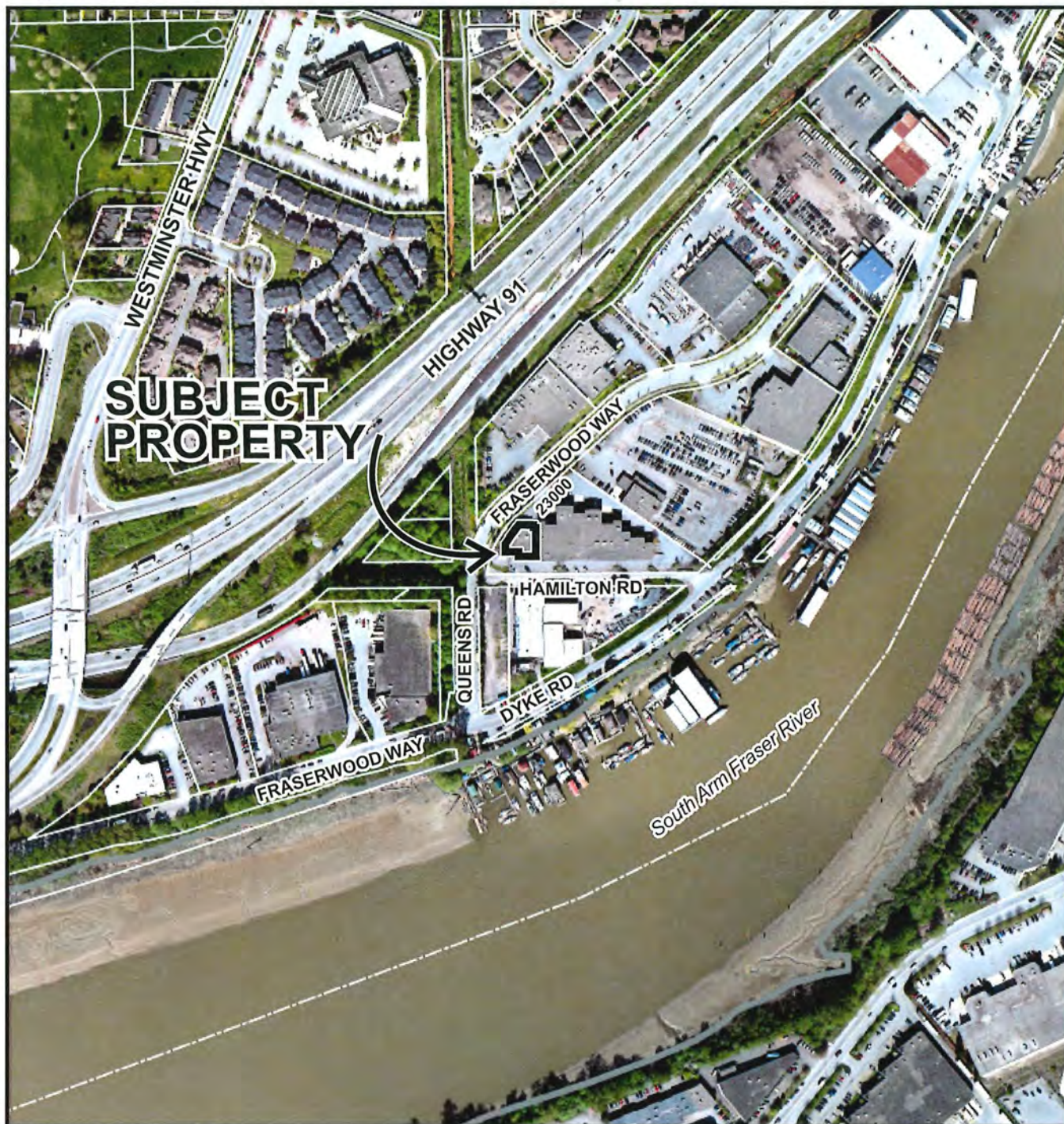
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Revision Date: 12/03/18

Note: Dimensions are in METRES



City of
Richmond



RZ 18-811041

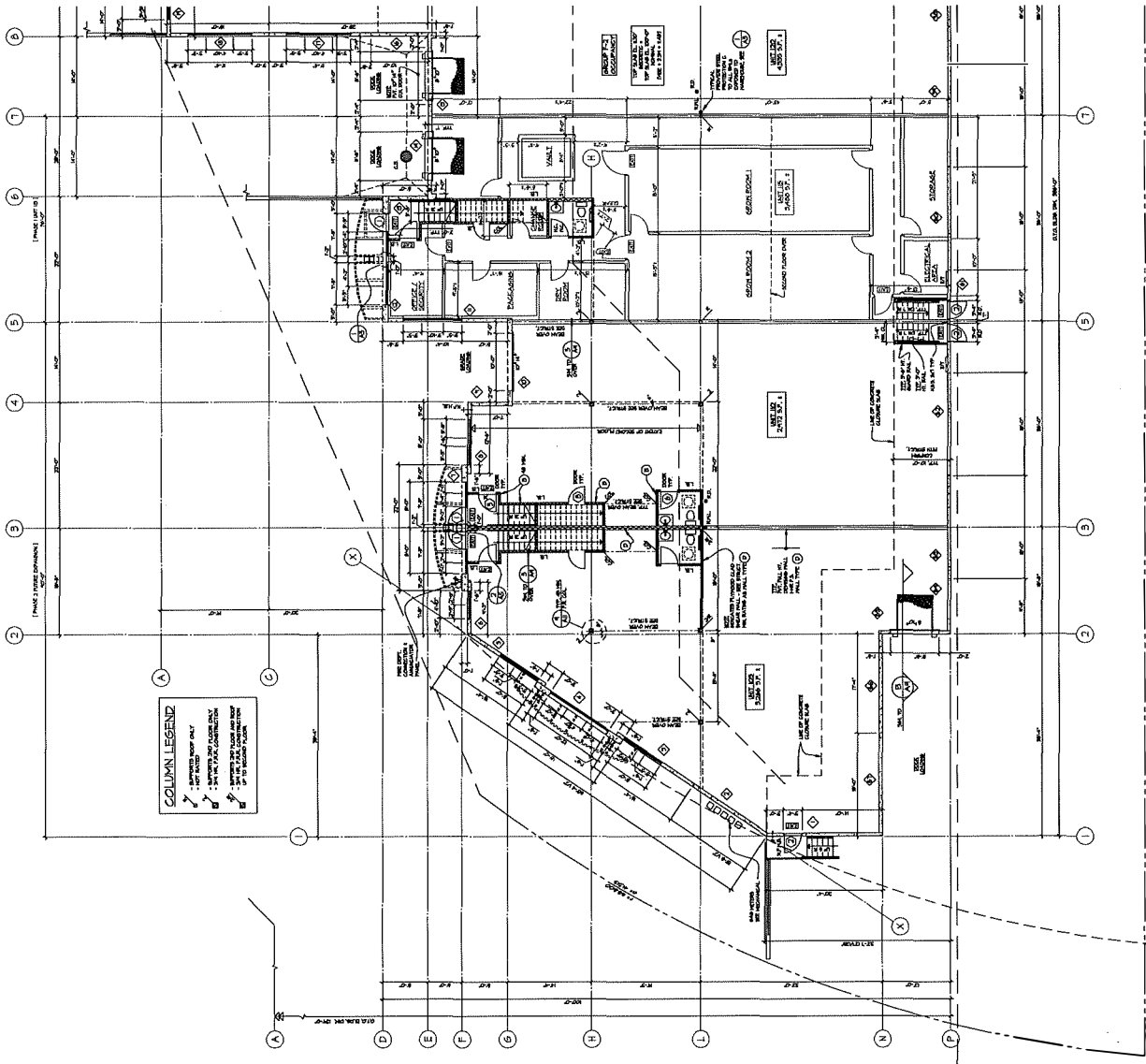
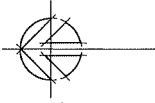
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Original Date: 03/02/18

Revision Date: 12/03/18

Note: Dimensions are in METRES

REVISIONS	
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COLUMN LEGEND

1. COLUMN TYPE

2. COLUMN SIZE

3. COLUMN LOCATION

4. COLUMN ELEVATION

5. COLUMN FINISH

6. COLUMN MATERIAL

7. COLUMN WEIGHT

8. COLUMN STRENGTH

9. COLUMN DURATION

10. COLUMN MAINTENANCE

LO STUDIO
Architecture Inc.
2500 - 3701 JACOBSON ROAD - RICHMOND, B.C.
V6X 3K4 - TEL: 604-275-2514 - CELL: 778-888-2514

PROJECT: PROPOSED TENANT IMPROVEMENTS
FOR: ROZEMOND PRODUCTIONS

SHEET TITLE: MAIN FLOOR PLAN

DATE: 17-07-2018

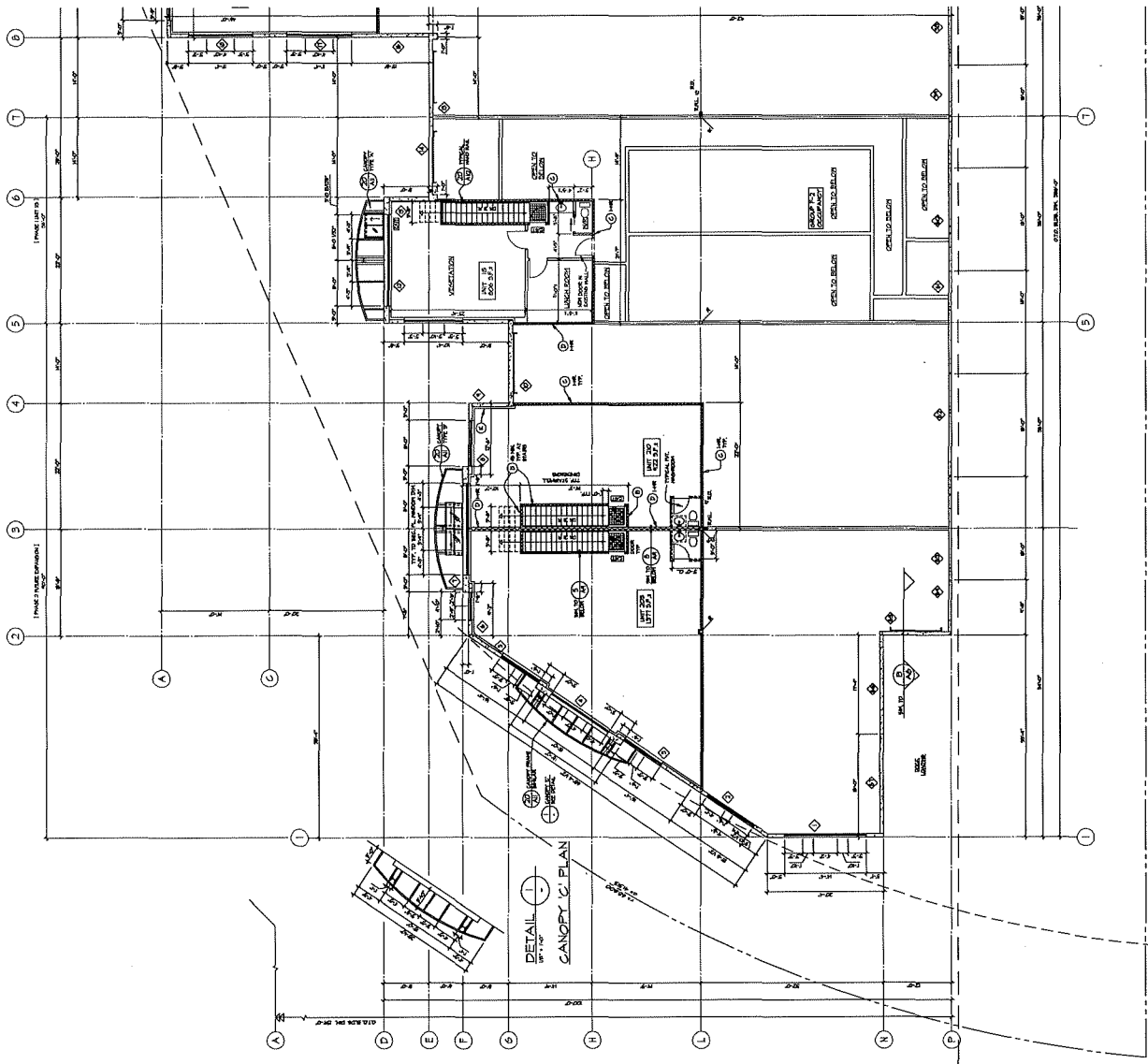
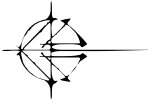
SCALE: 1/8" = 1'-0"

DRAWN BY: J. ROZEMOND

CHECKED BY: J. ROZEMOND

PROJECT LOCATION: 2500 - 3701 JACOBSON ROAD, RICHMOND, B.C.

REVISIONS	
NO.	DATE
1	11/11/18
2	11/11/18
3	11/11/18
4	11/11/18
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6	11/11/18
7	11/11/18
8	11/11/18
9	11/11/18
10	11/11/18



LO STUDIO
architecture inc.
200 - 1011 ACADIE ROAD - RICHMOND, B.C.
V6V 1K9 - TEL: 604-271-1111 - FAX: 604-271-1112

PROJECT: PROPOSED TENANT IMPROVEMENTS
FOR: ROZEMED PRODUCTIONS
UNIT 1115
SECOND FLOOR PLAN

DATE: 11/11/18
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
PROJECT NO.: 17-017-A3



RZ 18-811041

Attachment 3

Address: 23000 Fraserwood Way (Unit 105, 110 and 115)(Strata Lots 1, 2 and 3 of BCS2986)

Applicant: Rosebud Productions Inc.

Planning Area(s): Hamilton Sub Area Plan

	Existing	Proposed
Owner:	C-Pac Products of Canada Ltd. (Inc. No. BC0374463)	No change
Site Size (m ²):	8118 m ²	No change
Land Uses:	Light Industrial	Light Industrial Medical Cannabis Production Facility
OCP Designation:	Mixed Employment	No change
Hamilton Area Plan Designation:	Mixed Employment	No change
Zoning:	Industrial Business Park (IB1)	Industrial Business Park (IB1) with provisions to allow a medical cannabis production facility in 3 strata units in an existing building on the subject site
Other Regulations:	N/A	1,800 m ² maximum floor area restriction applied to the medical cannabis production facility.

December 17th, 2018

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

RE: Rosebud Productions Inc.

To whom it may concern;

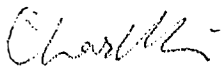
We, the Council of Strata BCS2986, 23000 Fraserwood Way, Richmond, BC, are aware of Justin Dhaliwal's current proposal for a Medical Cannabis production facility at units 105, 110, and 115 of the Strata. We are also aware of the Rezoning Application to the City of Richmond. We have no objections to this proposal.

Furthermore, we confirm that 3 additional parking stalls on-site are available, bringing the total number of parking stalls available for this proposed facility to 18.

There are no objections to the operations of Rosebud Productions Inc.

Should you require any additional information, please do not hesitate to contact the writer.

Regards,



Mr. Charles Lui
President
Strata BCS2986



Address: 23000 Fraserwood Way (Unit 105, 110 and 115) (Strata Lots 1, 2 and 3 of BCS2986)

File No.: RZ 18-811041

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9978, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval
2. Submission of documentation, to the satisfaction of the Director of Development, from Health Canada confirming the processing of a Health Canada license application (as per the *Cannabis Act* and supporting *Cannabis Regulations*) authorizing the applicant to proceed with works to develop a medical cannabis production facility on the subject site. The proponent/applicant will provide any necessary authorizations/consent for the City to contact Health Canada to obtain information on the status of the license application.
3. Registration of a legal agreement on title identifying that no final inspection granting occupancy on a building permit application will be granted in Strata lot units 105, 110 or 115 (Strata Lots 1, 2 and 3 of BCS2986) until approval and issuance of an appropriate Health Canada license for medical cannabis cultivation/production and related activities.
4. Registration of a legal agreement on title identifying that no cannabis production can occur on Strata lot units 105 and 110 (Strata Lots 1 and 2 of BCS2986) until confirmation of a Health Canada approved and issued license or amended license is provided confirming the allowance of the production/cultivation of cannabis in Strata lot units 105 and 110 (Strata Lots 1 and 2 of BCS2986).
5. Registration of a legal agreement on title that will:
 - a) Identify that upon cessation of the use of the facility for medical cannabis production and to address any potential environmental health and safety issues arising from this previous activity, final inspection granting occupancy as part of a building permit application and/or issuance of a business license for a new permitted use would not be permitted until:
 - (1) The owner/operator engage a registered professional to assess the building/unit and all related mechanical systems and develop a remediation plan to address any environmental, health, safety and/or occupational safety issues;
 - (2) All works to fulfill the remediation plan must be undertaken, with completion verified by the registered professional.
6. Submission of a report from a registered professional detailing out specific building measures and mechanical systems to be implemented in the proposed medical cannabis production facility to ensure that all noise, odour and other potential negative operational aspects generated from the facility will be fully contained and compliant with applicable City bylaws (i.e., Noise Regulation Bylaw 8856)

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

1. Submission of a fire safety plan to the satisfaction of Richmond Fire Rescue staff in accordance with Fire Protection and Life Safety Bylaw 8306 of which the following requirements will apply:
 - a) Fire safety plan prepared by an appropriate fire safety consultant, with supporting information from a building code consultant where deemed necessary. The fire safety plan submission is to be in compliance with Richmond Fire Rescue guidelines.
 - b) Demonstrate compliance with current applicable BC Building Code, BC Fire Code, Building Regulation Bylaw 7230 and other applicable federal, provincial and municipal regulations.
 - c) Emergency Procedures to be used in case of fire

- d) Training and appointment of a designated supervisory staff to carry out fire safety duties.
 - e) Documents showing the type, location and operation of fire emergency system(s).
 - f) The scheduling and holding of fire drills, supported with documentation.
 - g) The control of fire hazards.
 - h) Inspection and maintenance of facilities for the safety of the building's occupants.
 - i) Richmond Fire Rescue must approve the fire safety plan prior to final inspection occurring for the Building Permit on the subject site.
2. Submission of a letter of assurance from the registered professional building consultant confirming that the building permit submission includes the building measures and mechanical systems detailed out in the submitted and approved report (outlined in rezoning considerations Item #6). Prior to final inspection of the building permit, submission of a letter of assurance from the registered professional building consultant confirming implementation and installation of all works referenced in the consultant report.
3. Site servicing connections, utilities and general items:
- a) Water Works:
 - (1) Using the OCP Model, there is 200 L/s of water available at a 20 psi residual at the Hamilton Road frontage and 199 L/s of water available at a 20 psi residual at the Fraserwood Way frontage. Based on the Fire Underwriter Survey fire flow calculations you provided, your site requires a fire flow of 200 L/s.
 - (2) At Developer's cost, the Developer is required to:
 - (a) At building permit stage, submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (3) At Developer's cost, the City will:
 - (a) Confirm the size, location, condition, and material of the existing water connection serving the site. If the existing water connection is adequate to serve the proposed development, it may be retained; if not, it shall be replaced by the City at the developer's cost.
 - (b) Install a water meter on the existing/proposed water connection, as applicable.
 - b) Storm Sewer Works:
 - (1) At Developer's cost, the City will:
 - (a) Confirm the condition and capacity of the existing storm connection serving the site. If the existing storm connection is adequate to serve the proposed development, it may be retained; if not, it shall be replaced by the City at the developer's cost.
 - (b) Provide an inspection chamber on the existing storm connection serving the development site, if it is to be retained.
 - c) Sanitary Sewer Works:
 - (1) At Developer's cost, the City will:
 - (a) Confirm the condition and capacity of the existing sanitary connection serving the site. If the existing storm connection is adequate to serve the proposed development, it may be retained; if not, it shall be replaced by the City at the developer's cost.
 - d) Utilities:
 - (1) At Developer's cost, the Developer is required to:
 - (a) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (i) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (ii) To underground overhead service lines.
 - (iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development site (see list below for examples). A functional plan showing

Initial: _____

conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan:

1. BC Hydro PMT – 4.0 x 5.0 m
2. BC Hydro LPT – 3.5 x 3.5 m
3. Street light kiosk – 1.5 x 1.5 m
4. Traffic signal kiosk – 2.0 x 1.5 m
5. Traffic signal UPS – 1.0 x 1.0 m
6. Shaw cable kiosk – 1.0 x 1.0 m
7. Telus FDH cabinet – 1.1 x 1.0 m

e) General Items:

(1) At Developer's cost, the Developer is required to:

- (a) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
- (b) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

4. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

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

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

SIGNED COPY ON FILE

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9978 (RZ 18-811041)
23000 Fraserwood Way (Units 105, 110 and 115)**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Inserting the following text into Section 12.3.3. B – Additional Uses
“medical cannabis production facility” in accordance with provisions contained in 12.3.11.7”
 - ii. Inserting the following text into Section 12.3.11 – Other Regulations and renumbering subsequent zoning regulations accordingly
“7. A medical cannabis production facility shall only be permitted at the following sites and subject to a maximum of 1,800 m² floor area for a medical cannabis production facility

23000 Fraserwood Way (Strata lots 1, 2 and 3 of BCS2986)
P.I.D. 027-570-428
P.I.D. 027-570-436
P.I.D. 027-570-444
Strata Lot 1, 2 and 3 Section 1 Block 4 North Range 4 West New Westminster District Strata Plan BCS2986 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V”
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9978”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

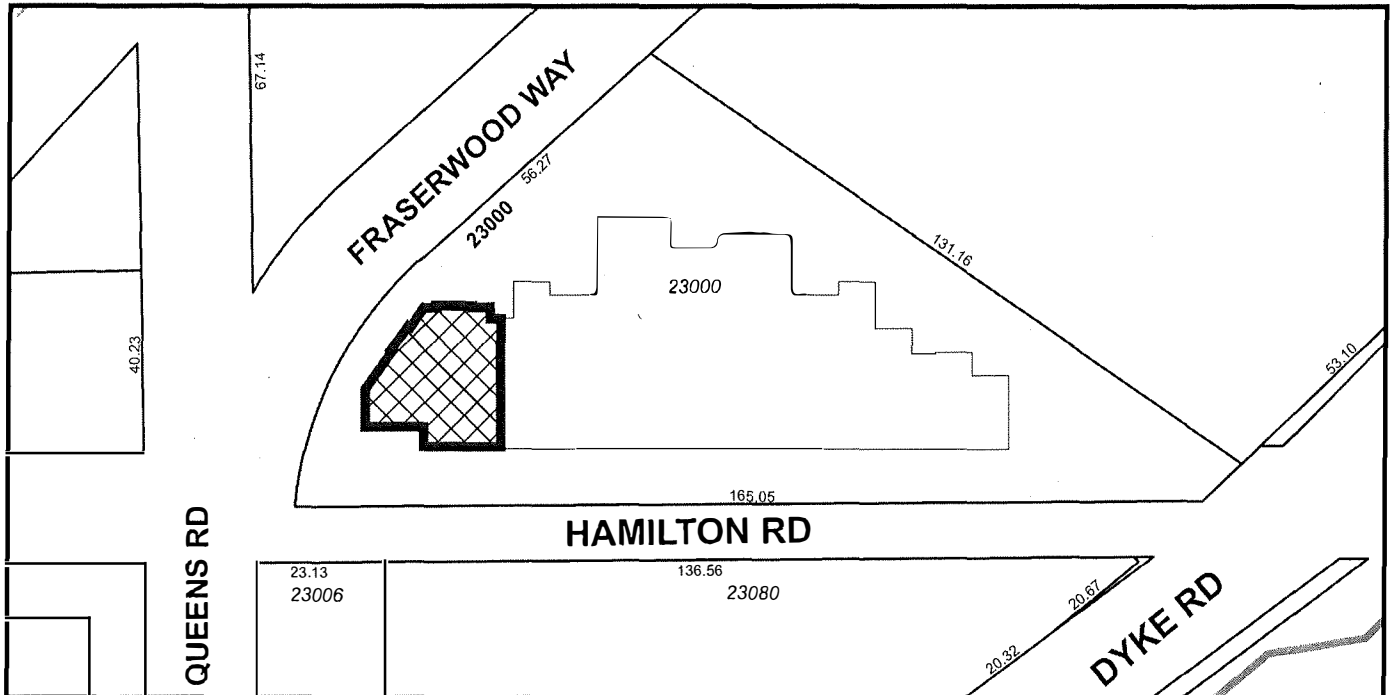
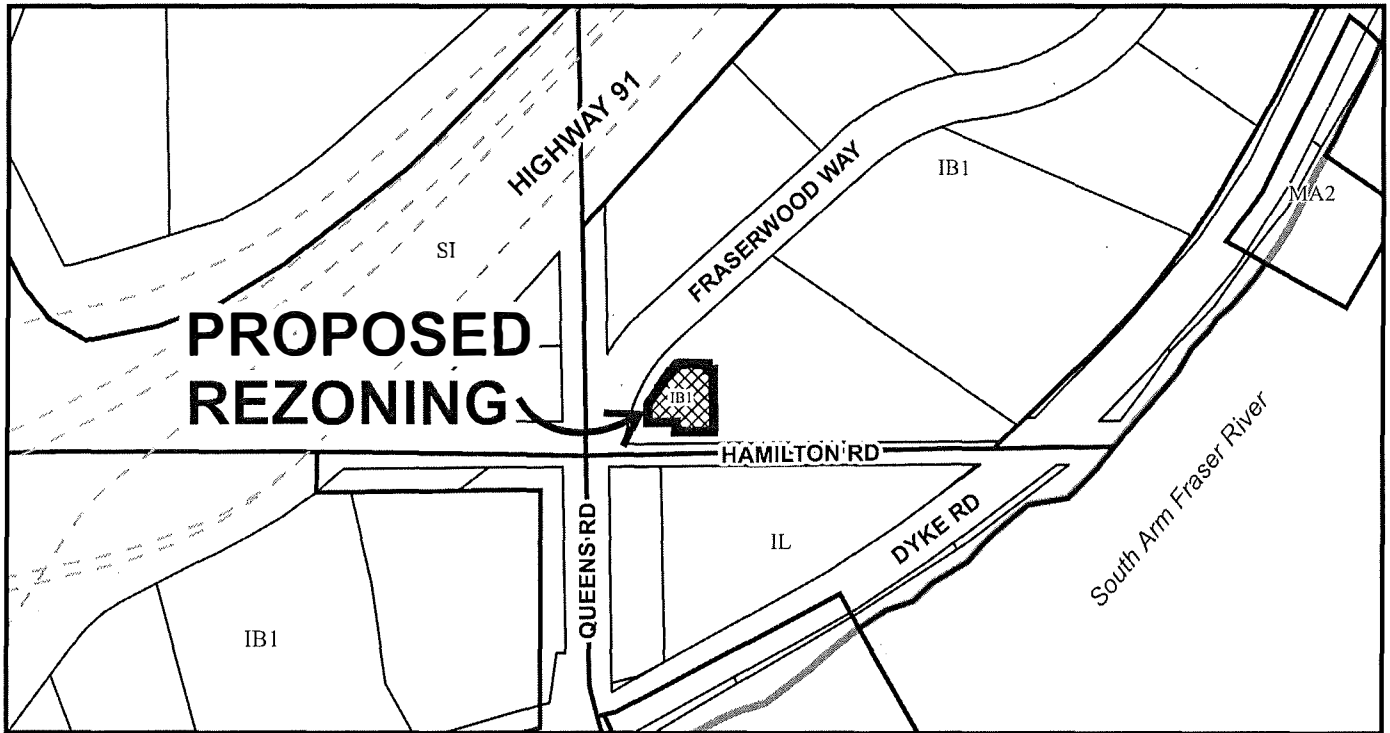
JAN 14 2019

CORPORATE OFFICER

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



City of Richmond



RZ 18-811041

Original Date: 03/02/18

Revision Date: 12/03/18

Note: Dimensions are in METRES



City of Richmond

Report to Committee

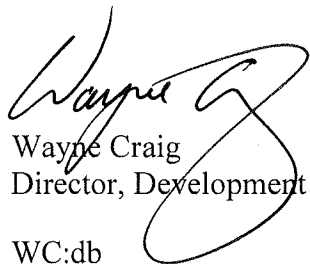
To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 15, 2019
File: ZT 18-818164

Re: Application by Christopher Bozyk Architects Ltd. for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to Allow an Increase in Floor Area Ratio at 5660 Parkwood Way

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9981, for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to increase the maximum permitted Floor Area Ratio (FAR) to 0.84 for the property located at 5660 Parkwood Way, be introduced and given first reading.

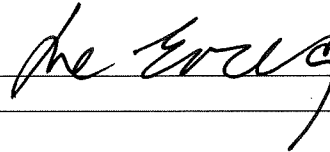


Wayne Craig
Director, Development

WC:db
Att. 7

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied for permission to amend the “Vehicle Sales (CV)” Zone to increase the maximum floor area ratio from 0.5 to 0.84 at 5660 Parkwood Way (Attachment 1). The applicant’s proposal is to construct a new 9,267.65 m² (99,756 ft²) three-storey commercial vehicle retail facility with roof top parking, a sales floor, a service area, car wash (non-public), employee amenities and car storage (Attachment 2).

The facility is intended to accommodate a new Volkswagen dealership with sufficient on-site vehicle inventory to reduce the need for off-site vehicle storage. A separate Development Permit application (DP 18-818161) will be required prior to any construction.

The subject property is a 1.105 ha (2.73 ac) parcel located in the East Cambie Planning Area (Attachment 3). The site is currently vacant with the two dealership facilities that previous occupied the site having been removed in mid-2017.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

Surrounding Development

Being centrally located within the Richmond Auto Mall, the site is entirely surrounded by automobile dealerships - all of which are on properties similarly zoned “Vehicle Sales (CV)”.

Surrounding development is as follows:

- To the North: A 0.93 ha (2.3 acre) lot containing the Richmond Acura dealership (ZT 15-694669 adopted and DP 14-669686 issued July 27, 2015);
- To the South: A 1.0 ha (2.46 acre) lot containing the Richmond Honda dealership (DP 14-677729 issued May 11, 2015);
- To the East: A 2.54 ha (6.28 acre) lot containing the Richmond Audi and the Jaguar Land Rover of Richmond dealerships (ZT 15-694669 adopted and DP 14-676613 issued July 13, 2015), and;
- To the West: A 0.93 ha (2.3 acre) lot containing the Open Road Lexus Richmond dealership (DV 10-529985 issued September 13, 2010) and a 0.63 ha (1.56 acre) lot owned by Mercedes-Benz Richmond .

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The subject property is designated “Commercial” in both the Official Community Plan (OCP) and the East Cambie Area Plan (Attachment 3). The proposed auto dealership use is consistent with both the OCP and the East Cambie Area Plan land use designations.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. A flood indemnity covenant is already registered on title. The proposed development will have no effect on the registered flood covenant.

Aircraft Noise Sensitive Development Policy

The OCP’s Air Noise Sensitive Development (ANSD) Policy applies to the subject site. The site is primarily within the “Restricted Area (Area 1B)” with a small area at the north end of the lot being within the “Restricted Area (Area 1A)”. The proposed auto dealership use at the subject site complies with the ANSD Policy as it will be a commercial use and does not include any residential uses. An aircraft noise covenant and Statutory Right of Way (SRW) are already registered on title. No changes to the existing aircraft noise covenant are required as a result of the proposed development.

Ministry of Transportation and Infrastructure (MOTI) Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, the Zoning Text Amendment proposal was referred to MOTI for review and comment. The Zoning Text Amendment Considerations (Attachment 7) include a requirement for MOTI approval prior to bylaw adoption.

Ministry of Environment (MOE) Approval

A site profile was submitted by the applicant for the current application which identified Schedule 2 activities having occurred on-site under the previous dealership use. The site profile was submitted to the Ministry of Environment (MOE)’s site registry in accordance with the Provincial Contaminated Sites Regulation. Sustainability staff subsequently advised that, based on the applicant’s submission, no further review is required for the site and the City can proceed with approval of the Zoning Text Amendment and Development Permit applications.

Analysis

Built Form and Architectural Character

The proposed building will be three storeys in height. In the northern half of the building, a vehicle service and repair facility will be located on the ground floor. Above that will be a new vehicle showroom and a new vehicle receiving area. Dealership offices, staff facilities and storage areas will be located on the second and third floors. Both stairs and a passenger elevator will provide access between floors in this portion of the building. The roof top over this portion

of the building will contain skylights, screened mechanical power units and an array of solar panels.

The southern half of the building is proposed to contain a three storey parkade with rooftop parking, a wet and dry detailing area and a car wash. The parkade has been designed to be the open on the ground floor and the rooftop parking but enclosed on the second and third floors. Access stairwells will be located at each of the four corners of the parkade.

The structure is proposed to be constructed with cast-in-place concrete and finished in several different colors of acrylic paint providing visual accents to the building.

From the outside, a landscaped berm will extend around the service area almost entirely. Above it will be a curtain wall surrounding three sides of the showroom exposing the display vehicles inside and providing natural daylight for the showroom, offices and employee amenity areas.

The developer is proposing to include the following sustainability measures:

- Full compliance with current ASHRAE standards;
- All exterior glazing to be insulated with Low E film;
- Minimizing glazing in areas of low employee and customer access to maximize thermal efficiency;
- LED lights used throughout;
- High efficiency hot water heater systems;
- Water recovery systems uses for the car wash;
- Permeable asphalt paving in areas of low vehicle travel;
- Provision of five EV charging stations for public use;
- Application of a light colour roofing system to minimize the heat island effect.
- A roof mounted array of 207 360-watt solar panels producing approximately 75 kW (this proposal will generate more power from the solar panels than the panels included in the Toyota application (ZT 18-818765) that was given first reading by Council on December 19, 2018).

With regard to the provision of solar panels, staff note that on December 18, 2018, Council directed staff to “examine the potential of a comprehensive policy on solar panels, in particular including the options for incentives, and the environmental and economic impacts and report back”. This referral is currently in progress with staff and a report will be forthcoming at a future date.

The Zoning Text Amendment Considerations (Attachment 7) include a requirement for the registration of a legal agreement on Title prior to bylaw adoption to secure the provision of the solar panels. The agreement will contain provisions that the solar panels will be installed to the satisfaction of the Director of Building Approvals, maintained for the life of the building. The agreement will include provisions for alternative renewable technologies to replace the solar panels in the future as renewable technologies improve, provided that such alternatives provide equal or better energy performance.

Existing Legal Encumbrances

The applicant has submitted a title search and a lawyer's title summary of charges (report dated July 23, 2018) for the subject site. The summary notes that there is a covenant (BX132191) registered on title "with respect to Fire equivalencies" for the buildings on the site that have since been removed. It notes that "these [equivalencies] become redundant at the time buildings on the subject lands are demolished". Building Permit staff advised that as the previous buildings on the site have been removed and that the registered covenant should be discharged. A requirement for the discharge of covenant BX132191 from title prior to Bylaw adoption is included in the Zoning Text Amendment Considerations (Attachment 7).

Transportation and Site Access

The site is entirely surrounded by roads (Parkwood Way and Parkwood Crescent). Three access driveways are proposed for the site which is a reduction of one driveway from the former developments on the site. The driveway to the east is intended for service, recycling and delivery access. The driveway to the south will be for customer access. The driveway on the west will be one-way in direction and intended for service drop-off and parking access for customers.

The parkade has been sized to fully address the required 156 employee and customer parking spaces plus accommodate an additional 245 vehicle inventory spaces. The applicant has indicated that this will allow greater inventory to be kept at the site and reduce the need for off-site storage elsewhere in Richmond. Four accessible parking spaces will be located near the facility entrance in a configuration compliant with the accessible parking provisions in the Zoning Bylaw #8500.

Delivery of vehicles to the subject site, similar to all the Richmond Auto Mall Association (RAMA) dealer's sites, will be made by WB-20 auto carriers that are in excess of 12 m (40 ft) in length and that are unable to physically fit onto the dealer's properties. RAMA's General Manager has advised that it is their policy to require deliveries to take place in the evening wherever feasible to avoid peak traffic in the mall.

To minimize potential traffic disruption during construction, the Zoning Text Amendment Considerations (Attachment 7) include a requirement that a construction parking and traffic management plan is to be provided to the Transportation Division prior to the issuance of the Building Permit.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 3 bylaw-sized trees on the subject property and 6 street trees on City property.

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

- 3 trees (tag# 577, 576, 575) located on the development to be removed and replaced.

- 6 trees (tag# 1396, 1397, 1398, 1399, 1400, 1401) located on City to be assessed by Parks Arboriculture staff for retention.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 3 on-site trees (Trees tag# 577, 576, 575). The 2:1 replacement ratio would require a total of 6 replacement trees. The applicant has agreed to plant a total of 55 trees on site. This is reflected in the accompanying landscape plans (Attachment 2).

Tree Protection

The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 2 Plan L0.1). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

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

The Zoning Text Amendment Considerations (Attachment 7) include a requirement for the tree protection fencing and for submission of \$12,000 as survival security for the 6 street trees to be retained.

Public Art

Based on a maximum buildable floor area of approximately 81,427 ft² commercial floor area, the recommended public art contribution based on Administrative Guidelines of \$0.45/SF (2018 rate) is approximately \$36,642.15. As this project will generate a recommended public art contribution of less than \$40,000 and there are limited opportunities for locating public art on the site, as per Policy it is recommended that the public art contribution be directed to the Public Art Reserve for City-wide projects on City lands.

The Public Art contribution is included in the Zoning Text Amendment Considerations (Attachment 7) and will be required prior to final adoption, with the funds to be directed to the Public Art Reserve Fund for City-wide projects on City lands.

Variances Requested

Based on the revised concept plans, the applicant will be requesting variances to the provisions of the Richmond Zoning Bylaw 8500 at the Development Permit Application review stage to increase the maximum permitted building height. The table below shows the requested height variances compared to the Bylaw requirements.

Area Affected	Bylaw Requirement	Variance
Roof Over Ramp	12 m	16 m
Three Stairwell Roofs	12 m	15.54 m
Skylight Roof	12 m	15.12 m
Rooftop Parapet & Solar Panels*	12 m	13.72 m
Roof Deck	12 m	12.09 m

* Note that the exact height of the solar panels has not yet been determined.

Several of the dealerships operating within the Richmond Auto Mall (RAMA) have been working to increase their on-site storage capacity and thereby reduce land holding costs off-site when they look to redevelop their properties and upgrade their facilities. Staff have compiled a table (Attachment 6) that provides a comparison of building heights and densities for seven RAMA auto dealership properties that have redeveloped since 2009 and three dealerships that have submitted applications requesting redevelopment (including this Volkswagen proposal) that are currently under review by the City.

The proposed height and density increase is in keeping with Official Community Plan policies regarding higher utilization of employment lands. Additionally, incorporating vehicle storage on-site frees up industrial lands elsewhere in the City.

Staff note that the proposed building height is less than the most recent application in the Auto Mall (ZT18-818765) that was granted first reading by Council on December 19, 2018.

In addition to the variances for height, the applicant will also be requesting the following variances:

1. A reduction in the number of required loading spaces from 2 medium and 1 large space to 1 large space. Staff have no concerns with the requested variance as it is consistent with operations within the Auto Mall with new vehicle deliveries occurring in the early morning hours or late in the evening as monitored by the Auto Mall Association.
2. A reduction in the landscaping requirement from 3.0 m to a minimum of zero metres along portions of the southern and western property boundaries. Staff will review this variance through the Development Permit but do note that this is consistent with other dealerships in the Auto Mall and that the applicant has worked to minimize the extent of the variance and has also created an even wider landscape strip along the north side of the building.

The height variances are cloud outlined in Attachment 2 on plans A11 and A12. The landscaping variances are cloud outlined in Attachment 2 on plan L1.0.

The Richmond Auto Mall Association has submitted a letter (Attachment 5) to the City in support of the proposed development and the identified variances.

Site Servicing and Frontage Improvements

The frontage roadway construction and underground utilities (e.g., Storm sewer, sanitary sewer, water, hydro/telephone/cable and gas) at Parkwood Crescent and Parkwood Way required to service the proposed development were constructed and completed under SA14-674419 as a condition of RZ12-626430. That application rezoned 5580 and 5600 Parkwood Way from “Industrial Business Park (IB1)” to “Vehicle Sales (CV)” for the purpose of creating three auto dealerships (Council adopted on February 23, 2015). Any subsequent minor works that might be needed to complete frontage accesses etc. can be addressed through work orders.

The Engineering requirements for this application are just for the service connections for City utilities (e.g., water, storm and sanitary) and private utilities.

Development Permit Review

As noted previously, the proposed development will undergo a separate design review via the Development Permit application (DP 18-818161). Specific issues to be addressed through that review will include:

- Assessing compliance with the Official Community Plan Development Permit Guidelines.
- A review of the proposed landscape plant/tree selections, sizes, locations and rationale.
- Additional landscape securities will be calculated to address the landscaping additions.
- A review of the proposed exterior materials and colours as they relate to the proposed parkade floor additions.
- A review of vehicle parking spaces to ensure compliance with the parking requirements in the Zoning Bylaw No. 8500.
- A review of the height, loading space and landscaping variances requested.
- An assessment of the garbage and recycling facility to ensure it is sufficiently sized and located to address the needs of the site. A detailed review of the waste management overlay plan will be undertaken.
- A review of the southern face of the parkade for consideration of enhancement opportunities.
- A review of the proposed variances, as identified above.

Financial Impact or Economic Impact

There are no new Operating Budget Impacts as a result of the proposed development.

Conclusion

Christopher Bozyk Architects Ltd. has applied for permission to amend the zoning district "Vehicle Sales (CV)" zone to increase the maximum Floor Area Ratio (FAR) to 0.84 at 5660 Parkwood Way in order to construct a new three-storey commercial Volkswagen dealership on the subject property. The conceptual development plans incorporate a number of sustainability elements including rooftop solar panels and five publically accessible electric vehicle charging stations.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9981 be introduced and given first reading.



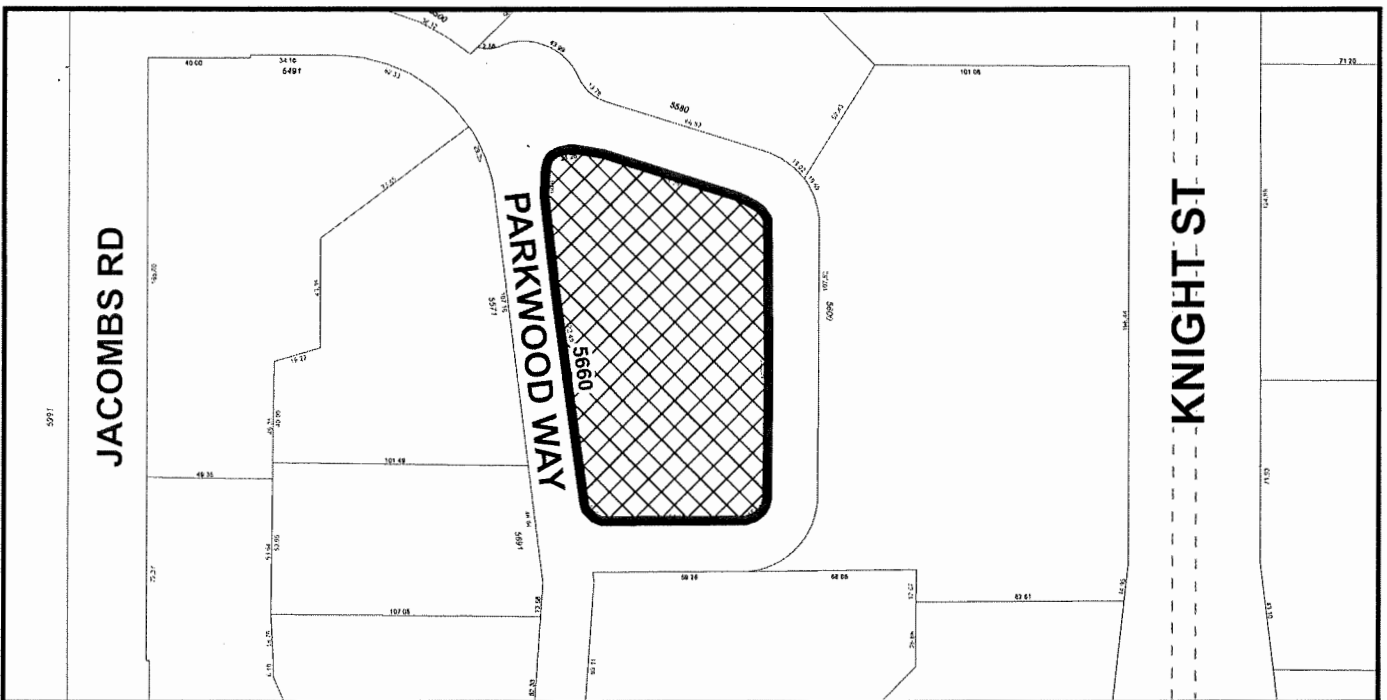
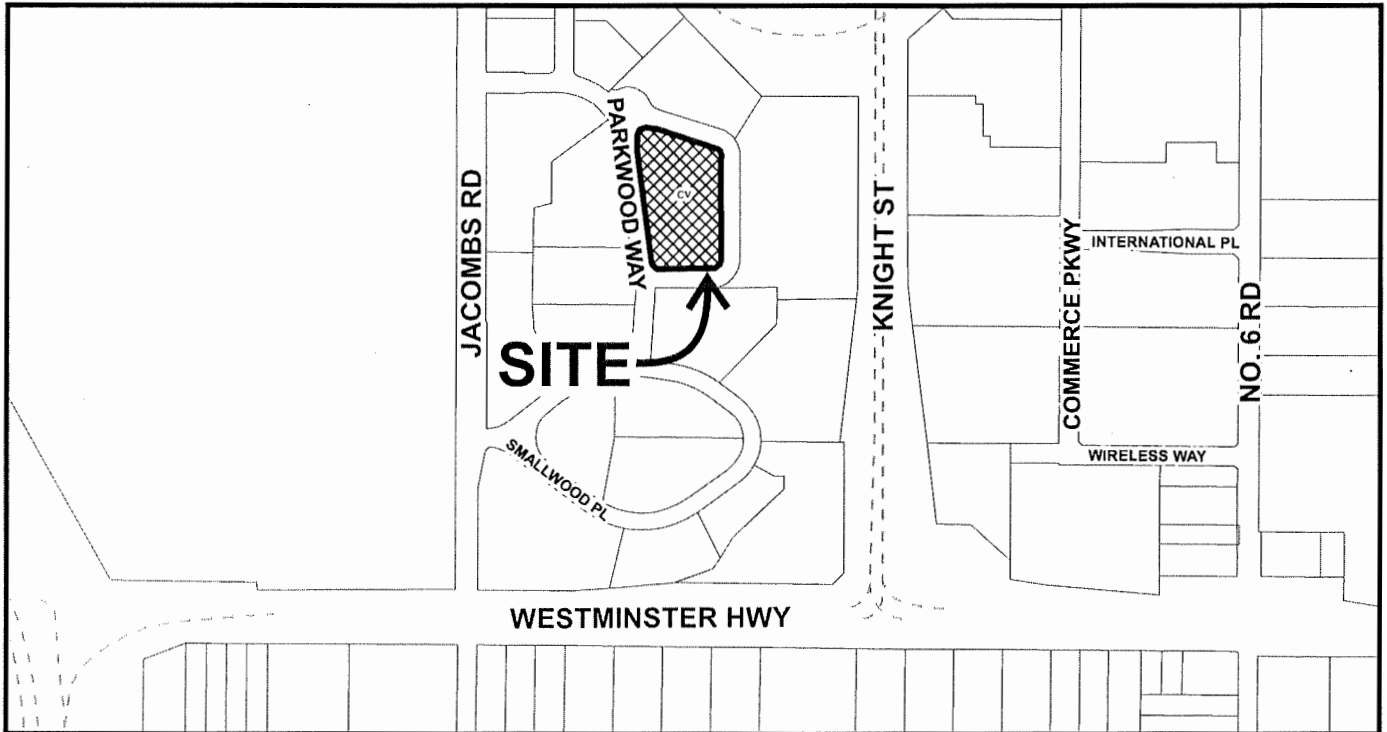
David Brownlee
Planner 2

DCB:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: East Cambie Area Plan Land Use Map
- Attachment 4: Development Application Data Sheet
- Attachment 5: Letter from the Richmond Auto Mall Association
- Attachment 6: Richmond Auto Mall Building Heights and Densities Table
- Attachment 7: Zoning Text Amendment Considerations



City of
Richmond



ZT 18-818164

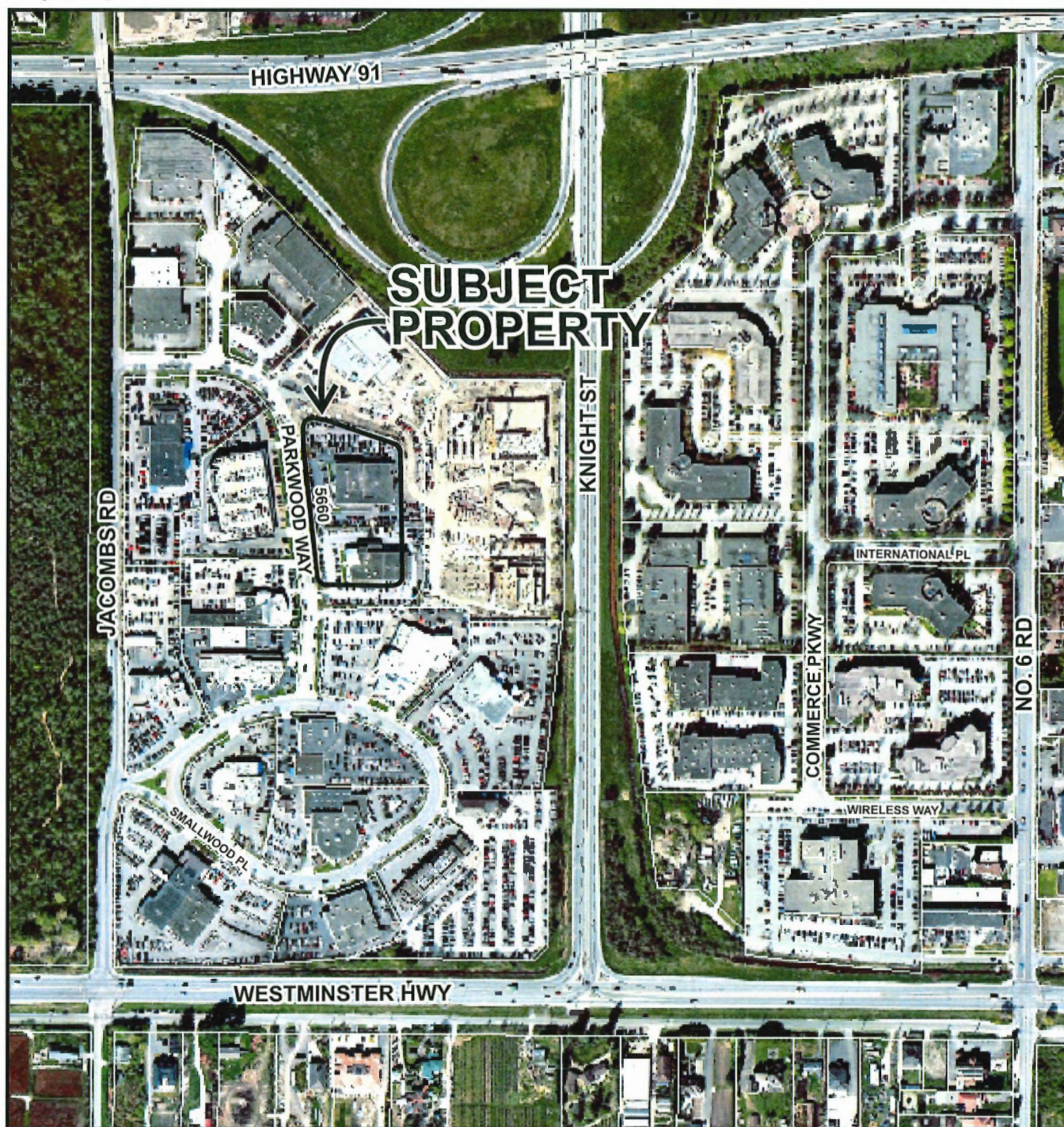
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Revision Date: 01/07/19

Note: Dimensions are in METRES



City of
Richmond



ZT 18-818164

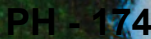
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Note: Dimensions are in METRES



COWELL
AUTO GROUP

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CONTEXT PLAN

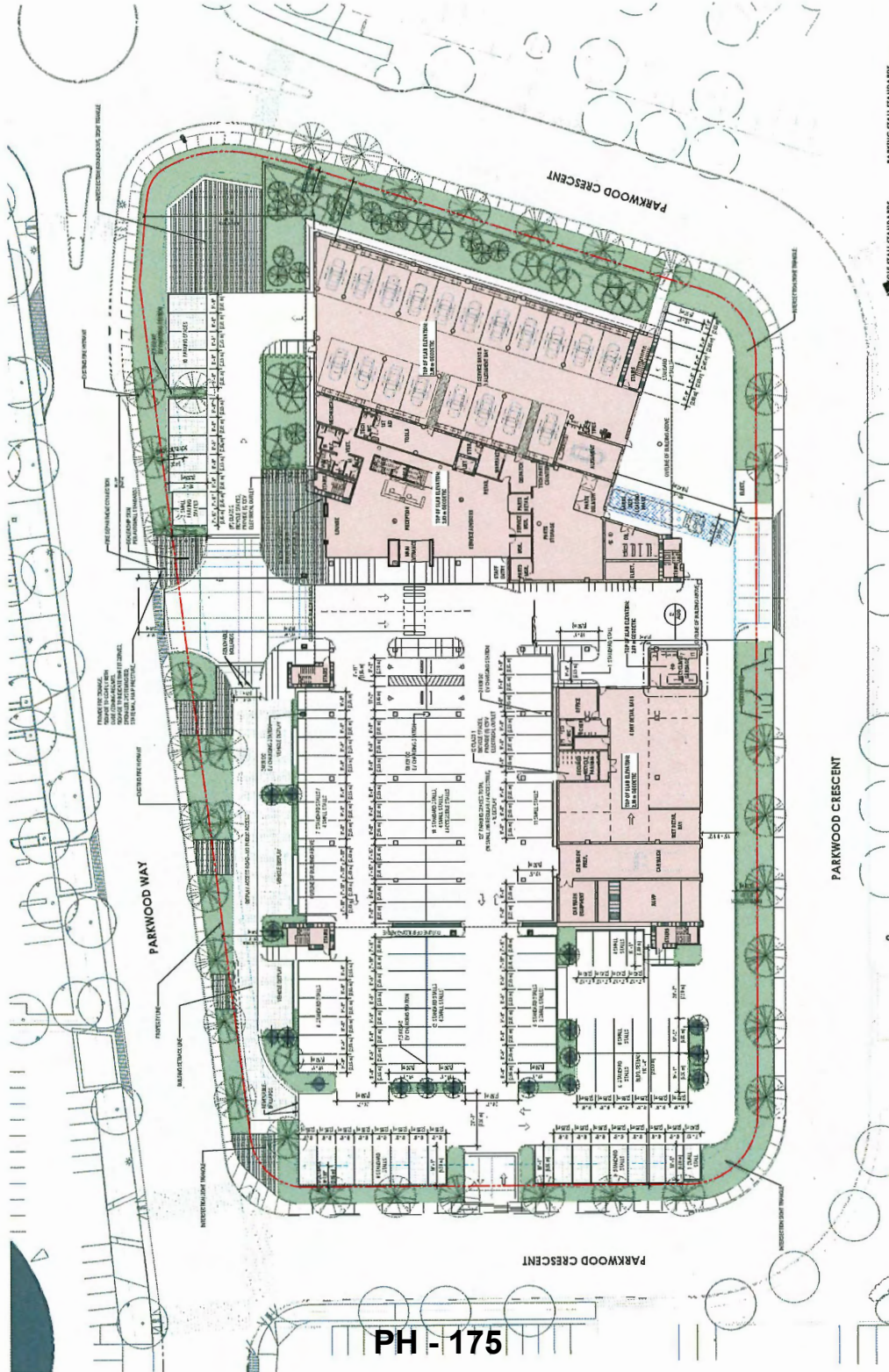


DRAWING INDEX

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AS02	SITE PLAN
AS03	CONCEPT SITE PLAN
AS04	CONCEPT SITE PLAN
AS05	CONCEPT SITE PLAN
AS06	CONCEPT SITE PLAN
AS07	CONCEPT SITE PLAN
AS08	CONCEPT SITE PLAN
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<p>Cowell Volkswagen</p> <p>8900 Palmdale Hwy Palmdale, CA 93554</p>	<p>DATE: 06/18/16</p> <p>SHEET NUMBER:</p>
<p>#P# 1B-18161 / ZTA 1B-18164</p> <p>COVER SHEET</p>	

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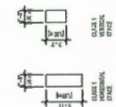


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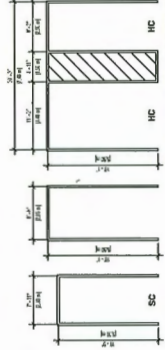


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THE WALL STANDARDS



THE WALL STANDARDS



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Cowell Volkswagen

5800 Parkwood Way
Richmond, BC V6V 2M4

DP #15-31511 / ZTA 15-31514

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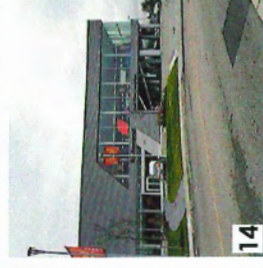
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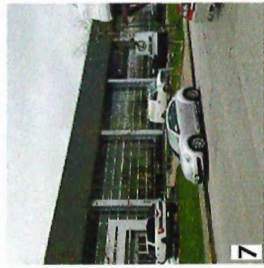
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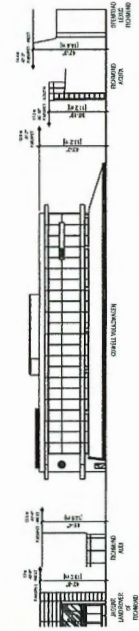


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HEIGHT COMPARISON WITH NEIGHBOURS



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PROJECT CLIENT: [REDACTED]
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PROJECT NOTES: [REDACTED]

Cowell Volkswagen, ZTA 18-818184

1000 Parkwood Crescent
Richmond, BC V6V 2A4

DP 18-818184 / ZTA 18-818184

SITE CONTEXT

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DATE: 2018-12-18

PROJECT NAME: [REDACTED]

DATE: 2018-12-18

PROJECT NUMBER: [REDACTED]

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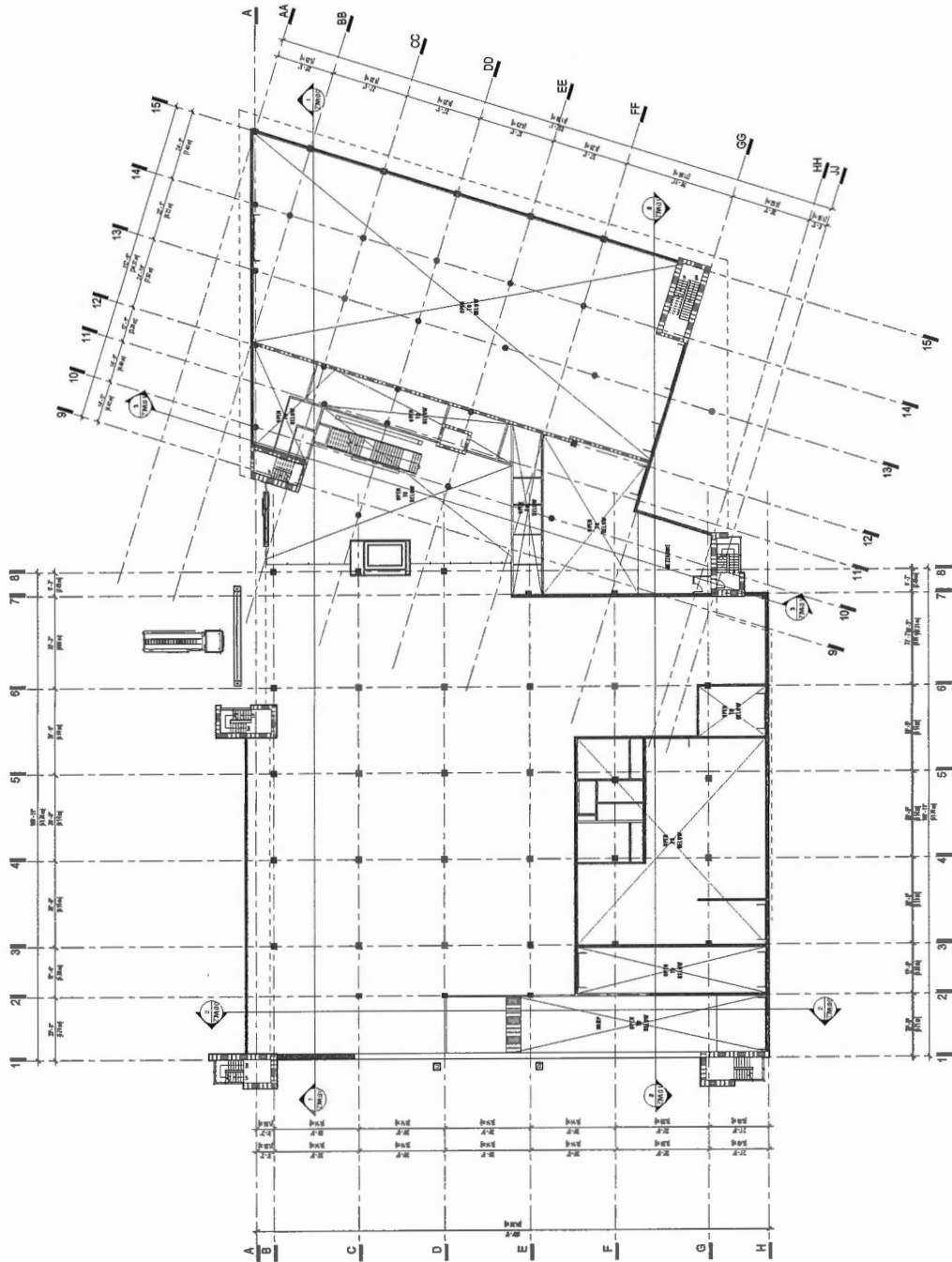
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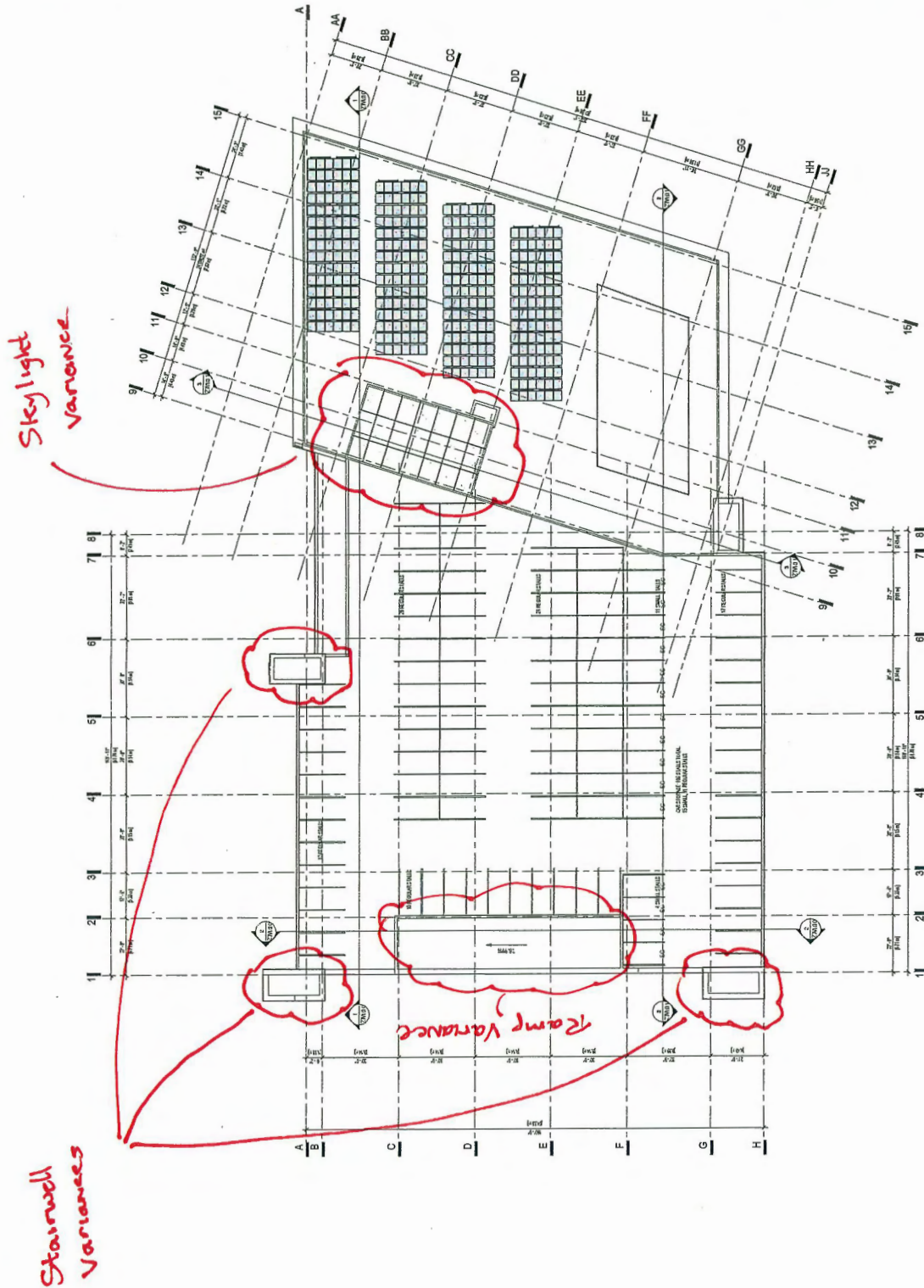
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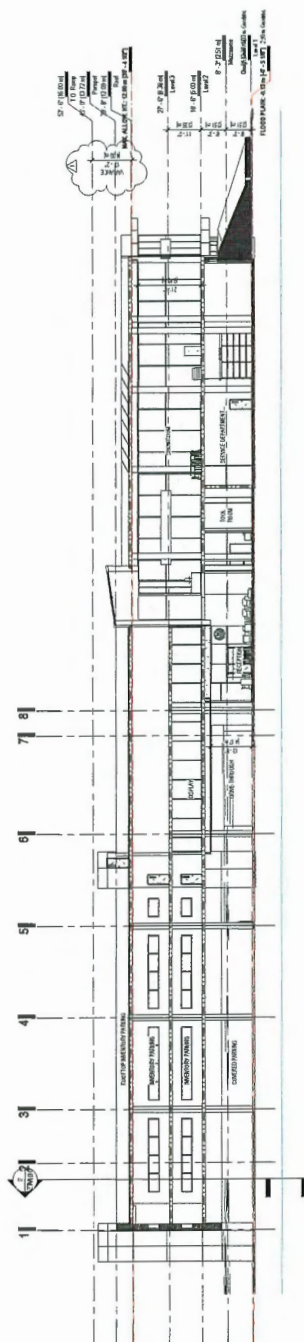
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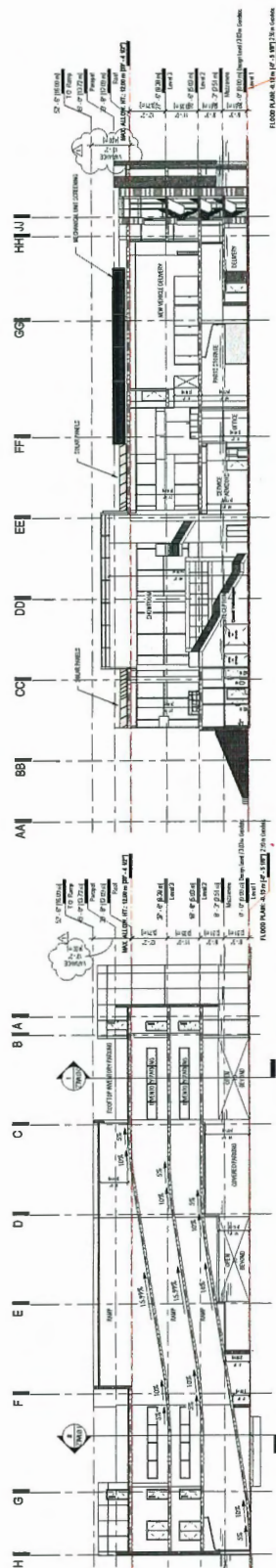


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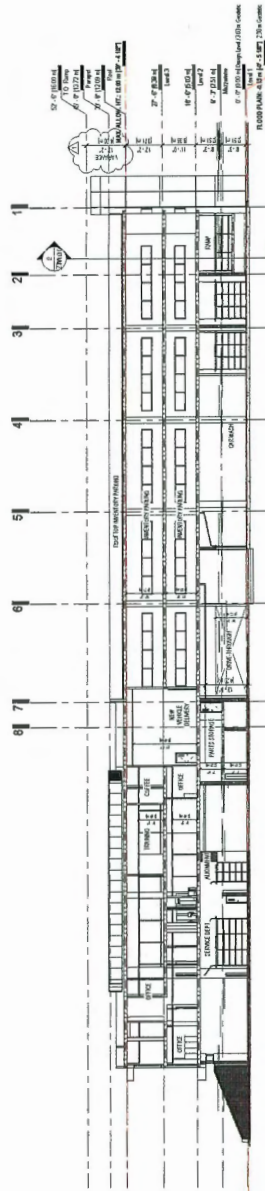
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1. BUILDING LONGITUDINAL SECTION
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2. BUILDING CROSS SECTION
1/8" = 1'-0"



3. BUILDING LONGITUDINAL SECTION
1/8" = 1'-0"

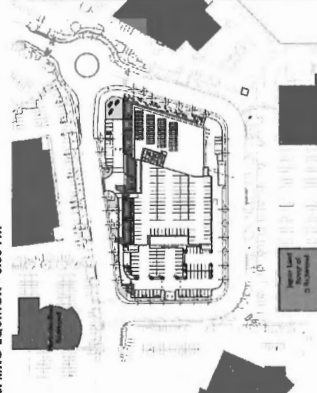
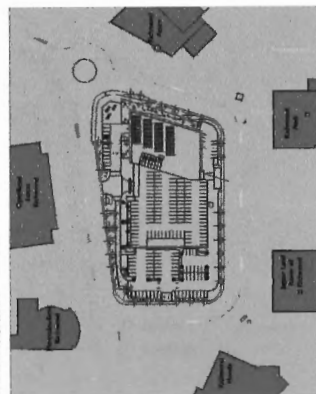
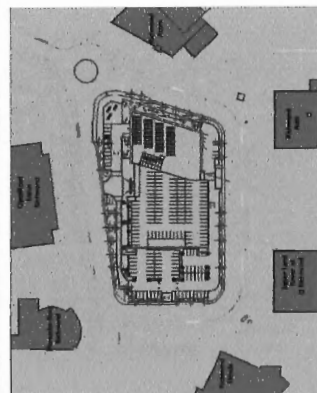


4. BUILDING CROSS SECTION
1/8" = 1'-0"

1. 2018.12.12. PROJECT INFORMATION
PROJECT NAME: 18-018164
PROJECT LOCATION: 18-018164
PROJECT OWNER: 18-018164
PROJECT ARCHITECT: 18-018164
PROJECT ENGINEER: 18-018164
PROJECT DATE: 18-018164
PROJECT SCALE: 1/8" = 1'-0"

2. 2018.12.12. PROJECT INFORMATION
PROJECT NAME: 18-018164
PROJECT LOCATION: 18-018164
PROJECT OWNER: 18-018164
PROJECT ARCHITECT: 18-018164
PROJECT ENGINEER: 18-018164
PROJECT DATE: 18-018164
PROJECT SCALE: 1/8" = 1'-0"

3. 2018.12.12. PROJECT INFORMATION
PROJECT NAME: 18-018164
PROJECT LOCATION: 18-018164
PROJECT OWNER: 18-018164
PROJECT ARCHITECT: 18-018164
PROJECT ENGINEER: 18-018164
PROJECT DATE: 18-018164
PROJECT SCALE: 1/8" = 1'-0"



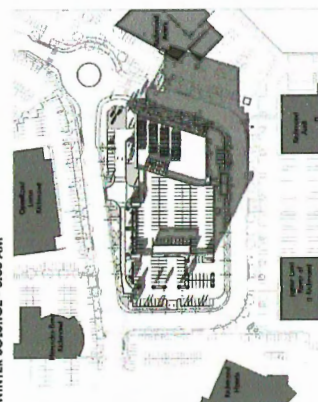
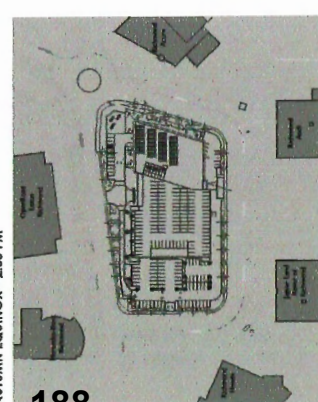
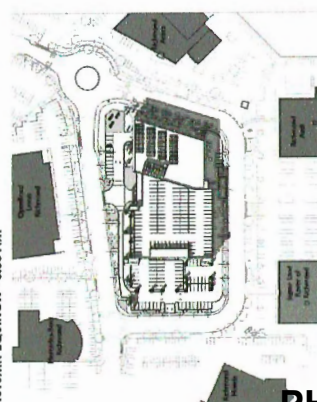
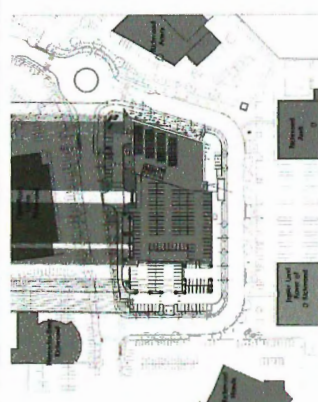
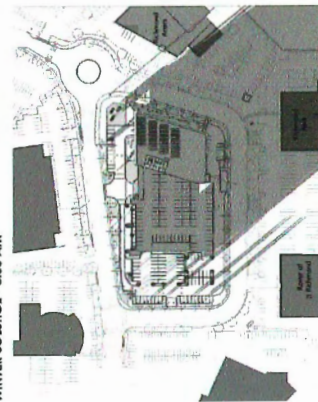
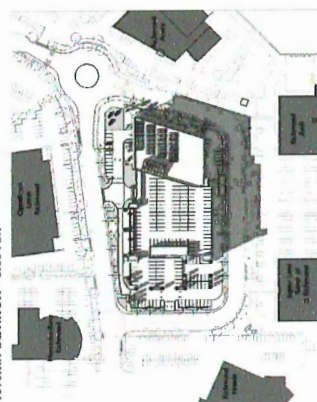
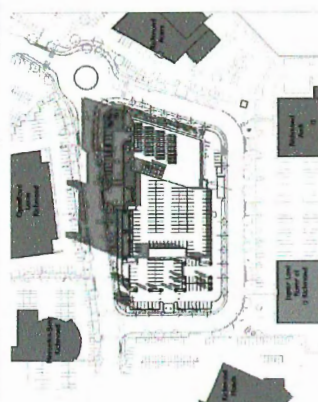
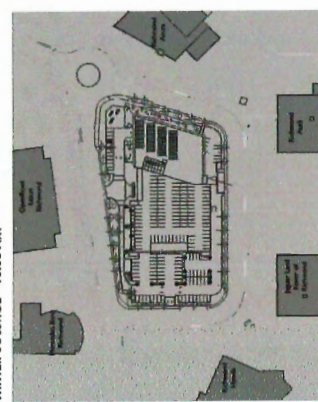
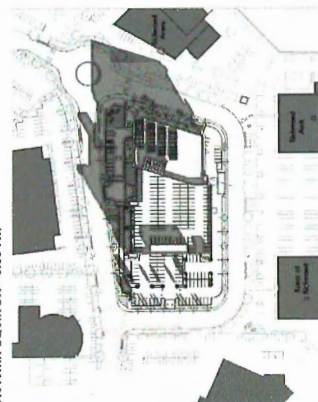
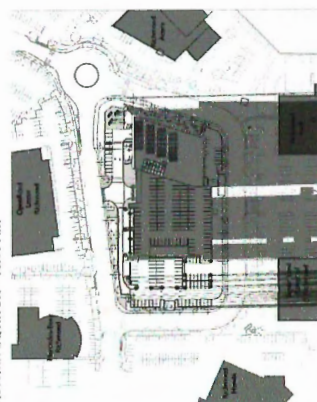
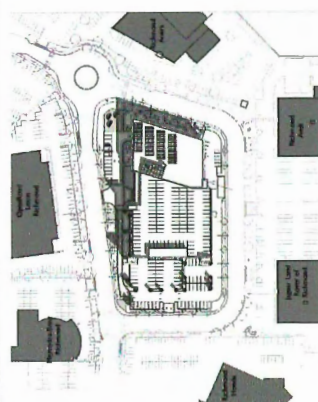
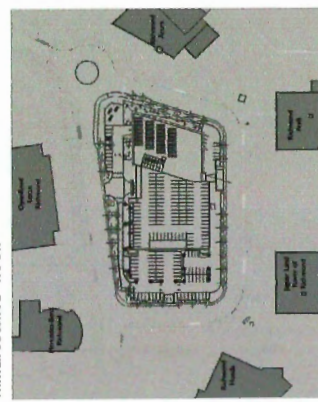
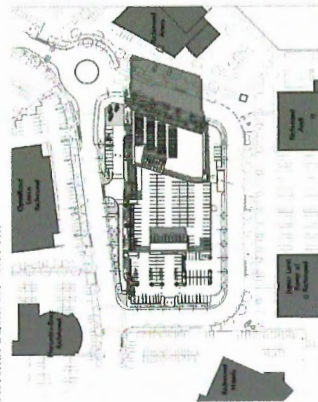
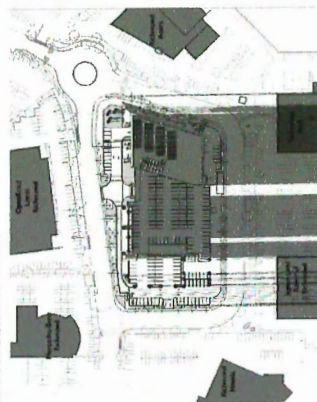
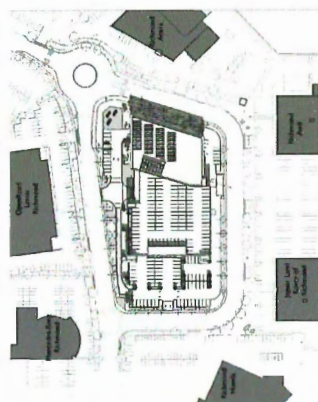
1. **TABLE OF PROPOSED VARIANCES**

[illegible]

Cowell Volkswagen, ZTA 18-818164
5500 Parkwood Way
Richmond, BC V6V 2M4

SHARPPOINTERY, CORING & CLIMBER

SCALE	DATE 2010 12 19	DESIGNER/Author
PROJECT NUMBER		21400



1 **2018-19** **PAPER 1 (HISTORY)**

[illegible]

3600 Plaisance Way
Richmond, BC V6V 2M4

SHADOW STUDY - AUTUMN & WINTER

SCALE	DATE 2018 12 18	DOCUMENT
PROJECT NUMBER		21403

CONNECT LANDSCAPE ARCHITECTURE INC.
PROVIDES PROFESSIONAL LANDSCAPE ARCHITECTURAL
LOCATION, AND ELEVATION OF UTILITIES AND /
OR CONCEALED STRUCTURES AT THE PROJECT
SITE.

THE CONTRACTOR IS RESPONSIBLE FOR
DETERMINING THE EXISTENCE, LOCATION, AND
ELEVATION OF ALL UTILITIES AND / OR
CONCEALED STRUCTURES, AND IS
RESPONSIBLE FOR NOTIFYING THE
APPROPRIATE COMMUNITY DEPARTMENT OR
AGENCY OF ITS INTENTION TO CARRY OUT ITS
OPERATIONS.

4	REVISED FOR DP	18-12-07
3	REVISED FOR DP	18-03-10
2	ISSUED FOR DP	18-03-17
1	ISSUED FOR CREATIVE CONSULTATION	18-03-17

REVISIONS

COWELL VW

Address
Richmond, British Columbia

Scale: 1:250

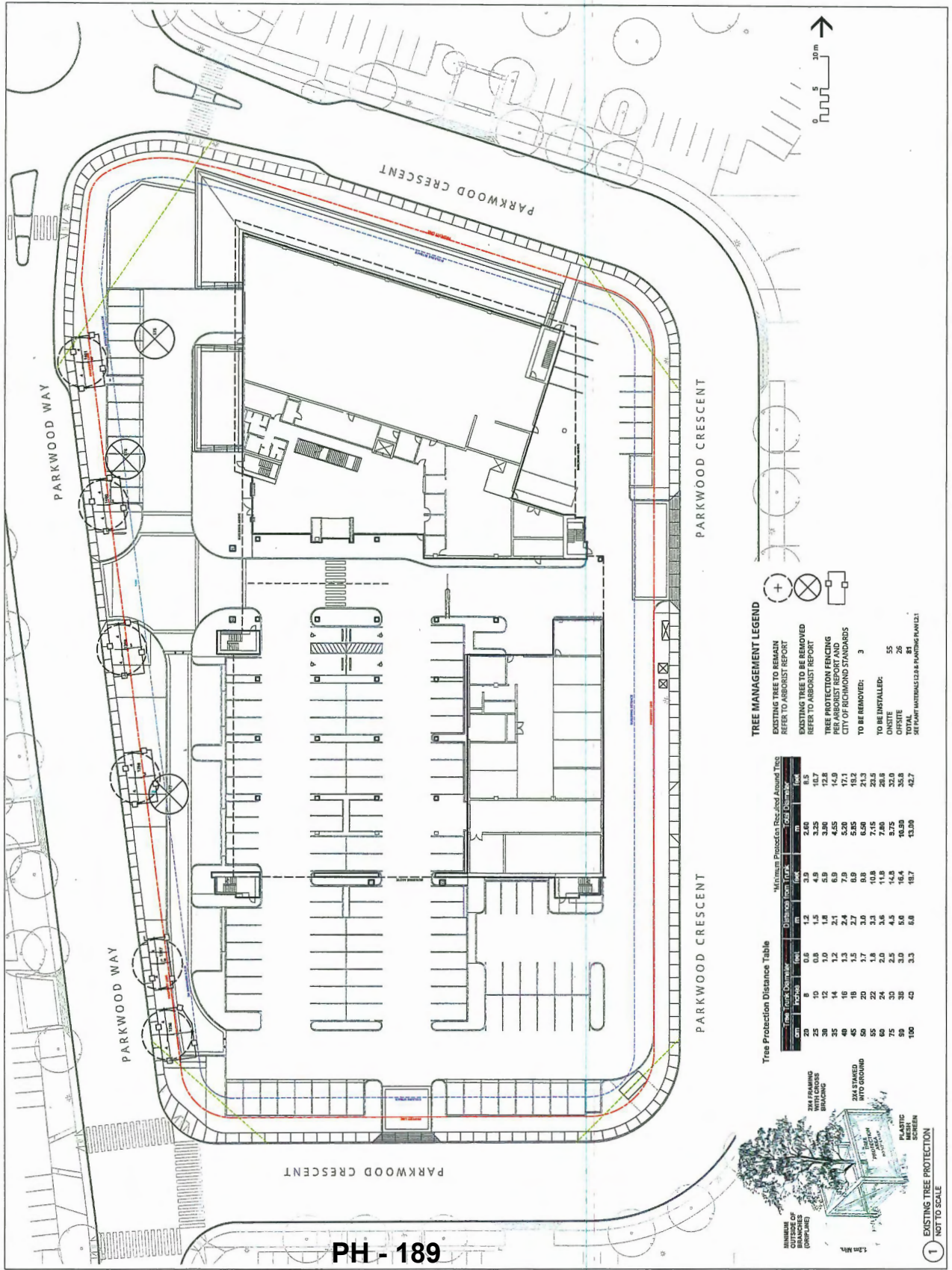
Drawn: KD

Reviewed: KL

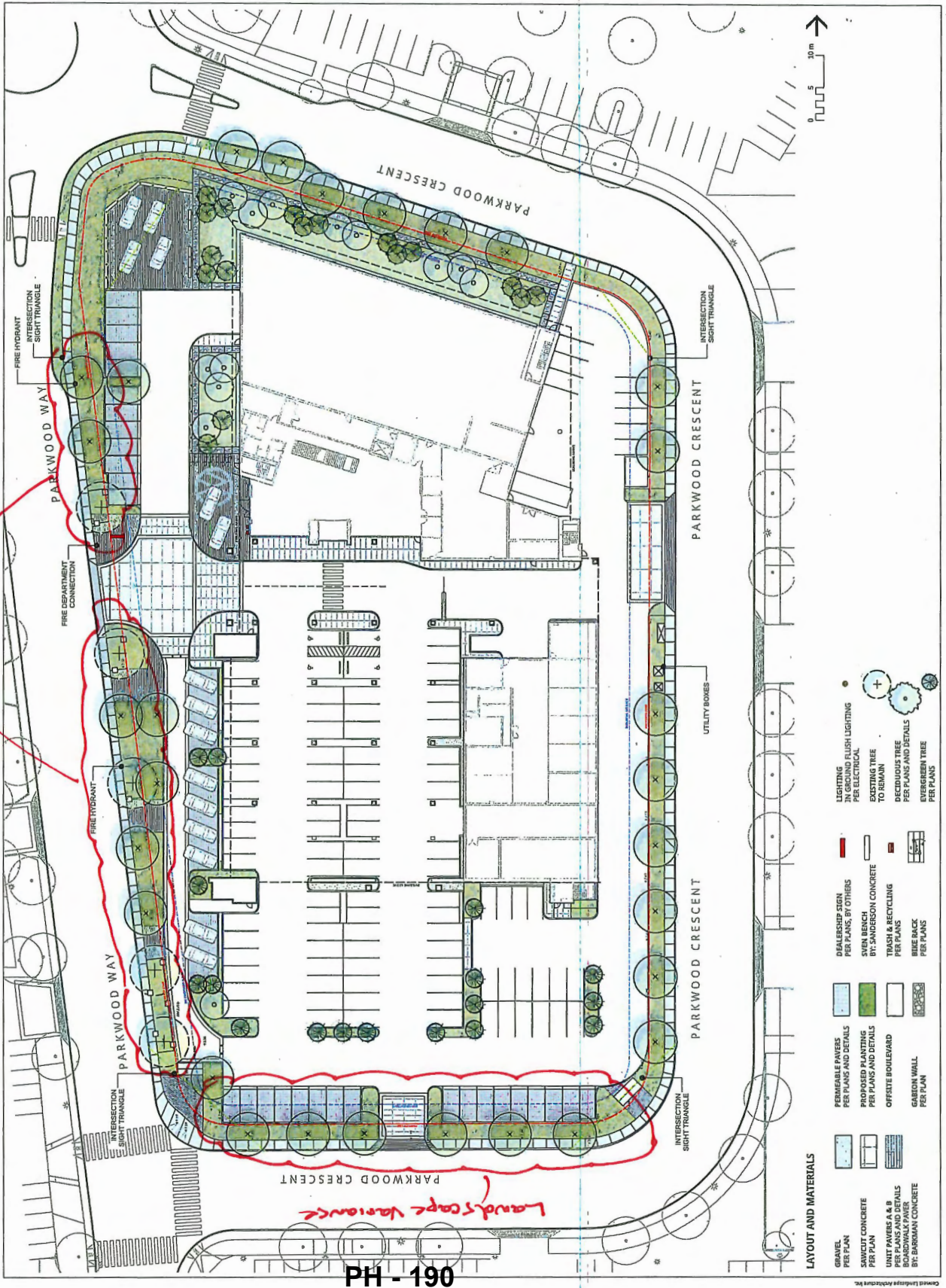
Project No. DS-600

TREE MANAGEMENT
PLAN

L0.1



Landscape
Variance



PH - 190

connect
LANDSCAPE ARCHITECTURE
2355 Henricks St., Vancouver BC, V6H 2Y1
1.604.481.2350 • 604.481.3307
www.connectva.com

CONNECT LANDSCAPE ARCHITECTURE INC.
DOES NOT GUARANTEE THE EXISTENCE,
LOCATION, AND ELEVATION OF UTILITIES AND /
OR CONCEALED STRUCTURES AT THE PROJECT
SITE.
THE CONTRACTOR IS RESPONSIBLE FOR
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RESPONSIBLE FOR NOTIFYING THE
APPROPRIATE AGENCIES OF ANY UTILITIES OR
CONCEALED STRUCTURES BEFORE ANY
OPERATIONS OF ITS INTENTION TO CARRY OUT ITS
OPERATIONS.

1	RECEIVED FOR DP	18-03-07
2	RECEIVED FOR DP	18-03-28
3	ISSUED FOR DP	18-03-27
4	ISSUED FOR DP	18-03-27
5	ISSUED FOR DP	18-03-27

COWELL VW

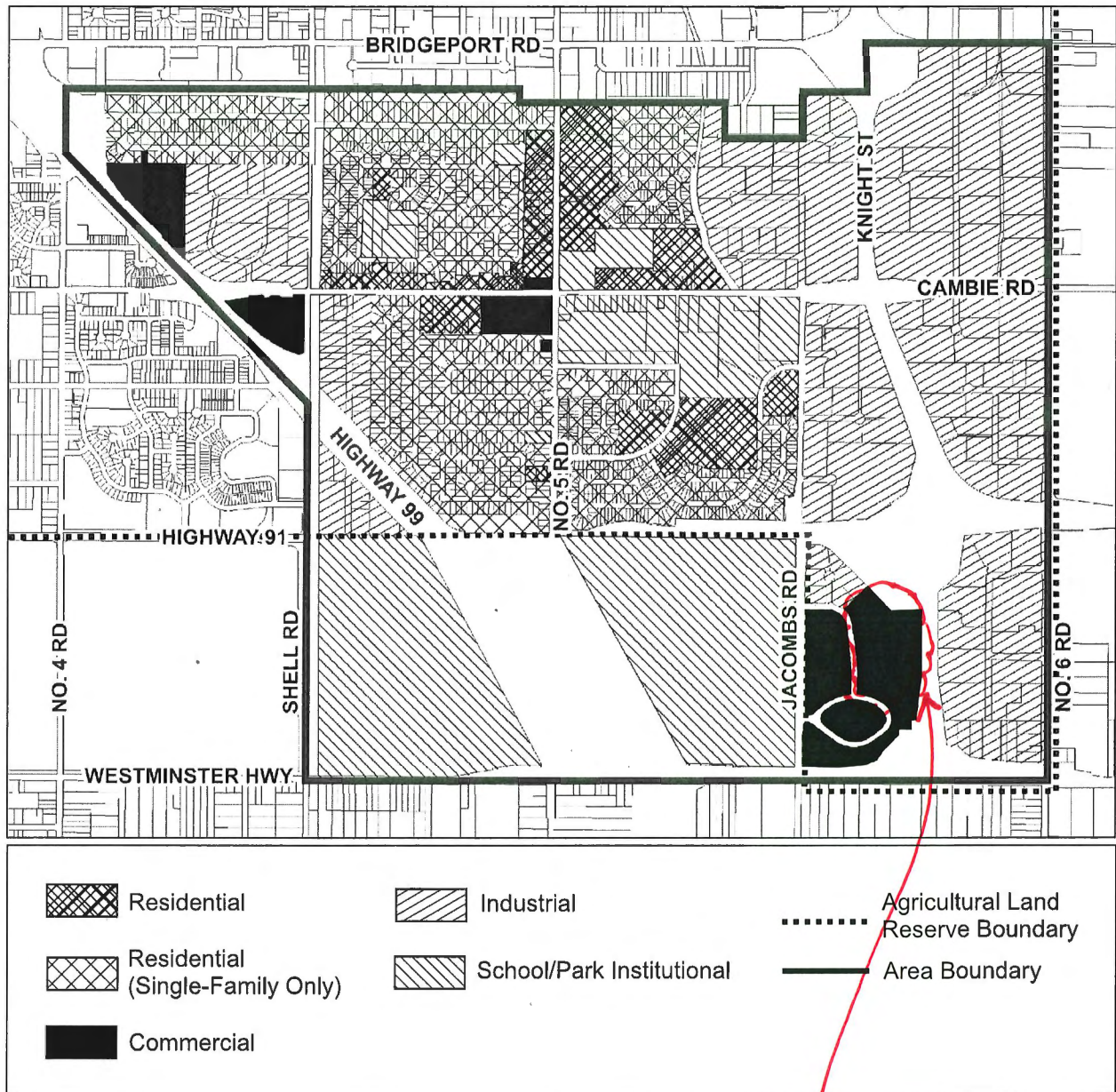
Address
Richmond, British Columbia
Scale
1:250
Drawn
KL
Reviewed
KL
Project No.
06-600

OVERALL SITE PLAN

L1.0

City of Richmond

Land Use Map

 Bylaw 8948
 2016/10/24


SUBJECT SITE
 APPROXIMATE
 LOCATION



ZT 18-818164

Attachment 4

Address: 5660 Parkwood Way

Applicant: Christopher Bozyk Architects Ltd.

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	GE Cowell Holdings Inc.	Same
Site Size (m ²):	11,053.21 m ² (2.73 acres)	Same
Land Uses:	Vacant	Vehicle Sales – Auto Dealership
OCP Designation:	Commercial	Same
Area Plan Designation:	Commercial	Same
Zoning:	Vehicle Sales (CV)	Vehicle Sales (CV) amended to increase the FAR.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50	0.84 via Zoning Text Amendment	none permitted Change via Zoning Text Amendment
Buildable Floor Area (m ²):	Max. 9,267.65 m ² (99,756 ft ²) net	Max. 9,267.65 m ² (99,756 ft ²) net	none permitted
Lot Coverage (% of lot area):	Building: Max. 50%	Building: Max. 22%	None
Lot Size:	No minimum	11,053.21 m ² (2.73 acres)	None
Building Setbacks (m):	Front: Min. 3.0 m with adequate transition Rear: Min. 3.0 m Side: Min. 3.0 m Exterior Side: Min. 3.0 m with adequate transition	Front: Min. 8.60 m Rear: Min. 7.67 m S. Side (Parkwood Cr.): Min. 33.63 m N. Side (Parkwood Cr.): Min. 8.52 m	None
Landscaping Requirement adjacent to Road (ZB 6.5.3)	3.0 m	Varies to 0.0 m along the southern and western PL	Variance
Height - buildings (m):	12.0 m	16.0 m	Variance
Off-street Parking Spaces – Total:	Employees/staff: 156 Inventory storage: N/A	Employees/staff: 156 Inventory storage: 245	None
Loading Spaces	2 medium 1 large	0 medium 1 large	Variance
Accessible Parking Spaces	4	4	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Amenity Space	$1 \text{ m}^2 / 100 \text{ m}^2 = 175 \text{ m}^2$	254.26 m^2	None
Bicycle Spaces	Class 1: 12 Class 2: 15	Class 1: 12 Class 2: 15	None



Monday, December 17, 2018

MEMO TO: Ryan Cowell, Cowell Volkswagen

FROM: RAMA Board of Directors

RE: Cowell Volkswagen Development Permit Application

Dear Ryan,

This letter is to inform you that your building design application submitted March 16, 2018 for the new Cowell Volkswagen dealership in the Richmond Auto Mall has been approved by RAMA's Board of Directors.

We note that the maximum Floor Area Ratio of .85 is higher than the municipal bylaw of .5 and that the main building height of 16m exceeds the bylaw maximum of 12m.

We also note that there will be a reduction of loading bays from 3 medium and 2 large to 1 large and that the parking spaces situated in the setback are approved as per the design guidelines.

If you have any questions, please don't hesitate to call. On behalf of the Directors and myself, we wish you the very best with your new facility!

Kind regards,

A handwritten signature in black ink, appearing to be 'Gail Terry', with a stylized, cursive script.

Gail Terry

General Manager, Richmond Auto Mall Association

CC: RAMA Board of Directors, Bibiane Dorval

Richmond Auto Mall Building Heights and Densities*

Dealership	Address	Application	Status	FAR	Parapet Height	Built or Max Height**
Acura	5580 Parkwood Cr	DP14-669686	Issued	0.33	8.24 m	11.79 m
Audi	5600 Parkwood Cr	DP14-676613	Issued	0.78	12.8 m	14.5 m
Honda	13600 Smallwood Pl	DP14-677729	Issued	0.35	7.16 m	10.06 m
Jaguar Land Rover	5600 Parkwood Cr	DP14-676613	Issued	0.78	12.8 m	14.5 m
		ZT09-462526				
		DP09-472843				
Lexus	5631 Parkwood Way	DV10-529985	Issued	0.75	10.8 m	14.40 m
Mazda	13800 Smallwood Pl	DP10-539427	Issued	0.15	N/A	10.85 m
		DP05-302568				
Nissan	13220 Smallwood Pl	DP05-307245	Issued	0.385	7.5 m approx.	11.3 m
Toyota	13100 Smallwood Pl	ZT18-818765	Public Hearing Jan 21 2019	0.82	16.2 m	19.9 m
Volkswagen (Subject Site)	5660 Parkwood Way	ZT18-818164	Planning Committee	0.84	13.72 m	16.00 m
		ZT18-835424				
Porsche	13171 Smallwood Pl	DP18-810720	In Circulation	0.94	16.68 m	20.33 m

* Data only includes sites with recent applications

** Built or Maximum Height includes elevator over runs, stair covers, ramp covers, etc.

All properties are zoned "Vehicle Sales (CV)"

January 23, 2019



Address: 5660 Parkwood Way

File No.: ZT 18-818164

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9981, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$3,000.00 (\$500/tree) to ensure that a total of 6 replacement trees are planted and maintained on the lot proposed (for a total of 6 trees); minimum 6 cm deciduous caliper or 3.5 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$12,000 for the 6 trees to be retained. The security will be held for a minimum of one year post installation.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of an agreement on Title, prior to Bylaw adoption, ensuring that the proposed solar panels will be installed to the satisfaction of the Director of Building Approvals, maintained for the life of the building and will not be removed without City approval. The agreement will include provisions for alternative renewable technologies to replace the solar panel installations provided that equal or better performance is achievable to the satisfaction of the Director of Development and the Director of Building Approvals.
7. Discharge of covenant BX132191 from title. This covenant addressed Fire equivalencies for the buildings which were previously located on the site and have since been removed.
8. City acceptance of the developer's offer to voluntarily contribute \$0.45 per buildable square foot (e.g. \$36,642.15) to the City's public art fund.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Service connections for City utilities (e.g., water, storm and sanitary) to be done at the developer's sole cost via City Work Order.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9981 (ZT18-818164)
5660 Parkwood Way**

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

1. Richmond Zoning Bylaw 8500, is amended by appending the following text to section 10.7.4.1 of the "Vehicle Sales (CV)" zone:

 "e) 0.84
 5660 Parkwood Place
 P.I.D. 029-514-037
 Lot 3 Section 5 block 4 North Range 5 West New Westminster District Plan
 EPP47268 Except Part in Plan EPP78324"
2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9981**".

FIRST READING

JAN 28 2019

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>AS</i>
APPROVED by Director or Solicitor <i>R</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: December 18, 2018

File: RZ 16-733904

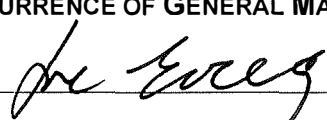
Re: Application by Interface Architecture Inc. for Rezoning at 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway from "Single Detached (RS1/B)" Zone and "Single Detached (RS1/E)" Zone to "Medium Density Townhouses (RTM2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9982, for the rezoning of 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway from "Single Detached (RS1/B)" zone and "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM2)" zone, be introduced and given First Reading.


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

WC:el
Att. 6

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

Staff Report

Origin

Interface Architecture Inc. has applied to the City of Richmond for permission to rezone 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway (Attachment 1) from “Single Detached (RS1/B)” zone and “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM2)” zone in order to permit the development of 28 townhouse units and two secondary suites with vehicle access from Steveston Highway.

Project Description

The seven properties under this application have a total combined frontage of approximately 129 m, and is required to be consolidated into one development parcel prior to final adoption of the rezoning bylaw. The proposed density is 0.65 floor area ratio (FAR). The site layout includes 12 two-storey units and 16 three-storey units in 10 townhouse clusters. Two secondary suites and three convertible units are included in this proposal. Vehicle access is provided by a single driveway access to Steveston Highway.

A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

Three of the seven houses on site have already been demolished. The applicant has advised that there are no secondary suites in the remaining four houses. The remaining houses were tenanted at the time the developer acquired the properties, but will be demolished soon for site preparation.

Surrounding Development

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

To the South: Across Steveston Highway, existing single family dwellings on lots zoned “Single Detached (RS1/E)”.

To the East: A 10-unit two-storey townhouse complex on a lot zoned “Low Density Townhouses (RTL1)”.

To the West: A number of single family homes and duplexes on lots zoned “Single Detached (RS1/B)”, “Single Detached (RS1/E)” or “Two-Unit Dwellings (RD1)”, which are all identified for townhouse development under the Arterial Road Land Use Policy.

Related Policies & StudiesOfficial Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Steveston Area Land Use Map designation for the subject site is “Multiple-Family”. This redevelopment proposal for 28 townhouses is consistent with these designations.

Arterial Road Policy

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

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

The developers have also consulted with the owners/residents of the neighbouring properties on the proposed development; concerns related to security and fencing were raised. The developers will address these concerns through detailed architectural and landscaping design at the Development Permit stage. A consultation summary package prepared by the developers and a map of the consultation area can be found in Attachment 4.

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

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

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the seven properties into one development parcel, with a total net site area of 5,756.7 m². The proposal consists of 28 townhouses, in a mix of two-storey and three-storey townhouse units in 10 clusters. The layout of the townhouse units is oriented around a single driveway providing access to the site from Steveston Highway and an east-west internal manoeuvring aisle providing access to the unit garages. The outdoor amenity area will be situated in a central open courtyard at the rear (north) of the site.

All three-storey units are proposed along Steveston Highway; a minimum 7.5 m side yard setback is provided to the third floor of these buildings to minimize potential privacy concerns. Two-storey duplexes are proposed along the rear (north) lot lines to serve as a transition to the single-family homes to the north. The proposed building forms, heights and setbacks are in compliance with the design guidelines for arterial road townhouse developments.

Two ground level secondary suites are proposed to be included in the development. These suites will be contained in two of the three-storey units (unit type “C-F”) proposed on site (see Attachment 2). The size of each secondary suite is approximately 27 m² (290 ft²) and the total net floor area of each of these “C-F” units is approximately 129 m² (1,387 ft²). Each secondary suite contains an open living/dining/sleeping area, a kitchenette and a bathroom. A surface parking stall will be assigned to each of the secondary units.

To ensure that these secondary suites will not be stratified or otherwise held under separate title, registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw.

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

To ensure that the parking stalls assigned to the secondary suites are for the sole use of each of the secondary suites, registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw.

Existing Legal Encumbrances

There are existing 3.0 m wide utility Right-of-Ways (ROWs) along the north property line of all seven subject properties for two existing sanitary sewer lines. The developer is aware that no construction is permitted in these areas.

Transportation and Site Access

One vehicular access from Steveston Highway is proposed, this access will be restricted to right-in/right-out traffic movements. The proposed vehicle access will also be utilized by adjacent properties to the east and west if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from Steveston Highway and the internal east-west manoeuvring aisle will be secured as a condition of rezoning.

There are considerable transportation improvements required as part of this application. Prior to final adoption of the rezoning bylaw, the developer required to:

- Dedicate a 2.0 m wide of land along the Steveston Highway frontages of 5711, 5731 and 5751 Steveston Highway for future road widening.
- Design and construction of frontage improvements including, but not limited to a new 1.5 m wide concrete sidewalk along the new Steveston Highway property line and a minimum 1.5 m wide grass boulevard with street trees.
- Construct a concrete bus pad (3.0 m x 9.0 m) with electrical pre-ducting conduits at the Steveston Highway/No. 2 Road westbound bus stop. The bus pad is to be constructed to meet accessible bus stop design standards.
- Contribute \$25,000 towards the purchase and installation of a City standard bus shelter. This bus shelter will be placed at the westbound bus stop on Steveston Highway far-side of No. 2 Road or at an alternative bus stop in the vicinity.
- Contribute \$100,000 towards the future upgrade of the special crosswalk at Lassam Road/Steveston Highway to a full traffic signal. The traffic signal works shall include, but are not limited to: traffic signal heads, traffic poles and bases, vehicle detection, UPS (Uninterruptable Power Supply) system, controller cabinet/controller, illuminated street name signs and APS (Accessible Pedestrian signals).

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 83 bylaw-sized trees on the subject property, 14 trees on neighbouring properties, and seven street trees on City property.

The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Two trees (tag# 2159 and 2160); specifically 46cm and 45cm caliper Norway Maples are in very good condition and should be retained and protected.
- Eight trees (tag# 864-872) location along the rear property line and 14 trees (tag# 788-791, 882, 884, 2013-2105, 2174 -2178) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

- 52 trees located on site are all in poor condition - either dying (sparse canopy foliage), have been historically topped, or exhibit significant structural defects. As a result, these trees are not good candidates for retention and should be replaced. Replacement trees should be specified at 2:1 ratio as per the OCP.
- Parks Operations staff has authorized the removal of seven Sycamore Maple trees (tag# 512, 513, 516, 519, 521, 821 and 954) and a number of Cedar and Boxwood hedge rows located along the Steveston Highway frontage due to their poor condition and conflicts with proposed frontage improvements. Compensation of \$9,100 is required for the removal of the Sycamore Maple trees.

Tree Replacement

The applicant wishes to remove 52 on-site trees. The 2:1 replacement ratio would require a total of 104 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant 53 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$25,500 to the City's Tree Compensation Fund in lieu of planting the remaining seven replacement trees should they not be accommodated on the site.

Tree Protection

Two trees on the subject development site, eight trees location along the rear property line, and 14 trees on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to Development Permit issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit. No Landscape Letter of Credit will be returned until the Post-Construction Assessment Report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.
- Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variance Requested

The proposed development is generally in compliance with the “Medium Density Townhouses (RTM2)” zone; with one proposed variance to reduce the front yard setback from 6.0 m to 4.5 m for proposed Buildings #1 and #2 on the eastern half of the site, and from 6.0 m to 5.6 m for proposed Buildings #9 and #10 on the western half of the site. Staff support the requested variance recognizing that a 2.0 wide road dedication along the frontage of the eastern half of the site is required, and that the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties. This variance will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Impacts of Traffic Noise

To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Steveston Highway, a restrictive covenant is required to be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation is required to be incorporated into dwelling unit design and construction.

Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.

Affordable Housing Strategy

In addition to the provision of two secondary suite on site, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to the City’s Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$8.50 per buildable square foot as per the Strategy; for a contribution of \$342,356.62.

Public Art

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.83 per buildable square foot to the City’s Public Art Reserve fund; for a total contribution in the amount of \$33,430.12.

Energy Efficiency & Renewable Energy

The subject rezoning application and the associated Development Permit application were received prior to the introduction of the BC Energy Step Code (approved by Council on July 16, 2018). The subject development will have until December 31, 2019 to submit an acceptable Building Permit application in order to build under previous energy efficiency requirements. Should the deadline pass the proposed development would then be subject to the Energy Step Code.

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

The developer has also reviewed the feasibility of incorporating solar photovoltaic (PV) installations into the proposed development to provide an alternative energy source. Based on research conducted by the developer and their energy consultant, implementing solar PV installations is suitable on this site. The developer is proposing to install four solar panels per unit, on the south-facing sloped roofs. The size and placement of the solar panels will be reviewed in detail through Development Permit and overall architectural design. The provision of PV panels will be secured through a restrictive covenant, which will be registered on Title prior to final adoption of the rezoning bylaw.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, as per the OCP. As the rezoning application was submitted prior to the Amenity Contribution rates were updated, this townhouse development application will have to comply with the previous Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space). The Policy requires that a cash contribution of \$1,000 per unit up to 19 units, plus \$2,000 per unit over 19 units be provided in lieu of indoor amenity space. The total cash contribution required for this 28-unit townhouse development is \$37,000.00.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works and service connections (see Attachment 6 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Development Permit

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

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

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

Financial Impact or Economic Impact

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

Conclusion

The proposed 28-unit townhouse development is generally consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 6; which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9982 be introduced and given First Reading.



Edwin Lee
Planner 1
(605-276-4121)

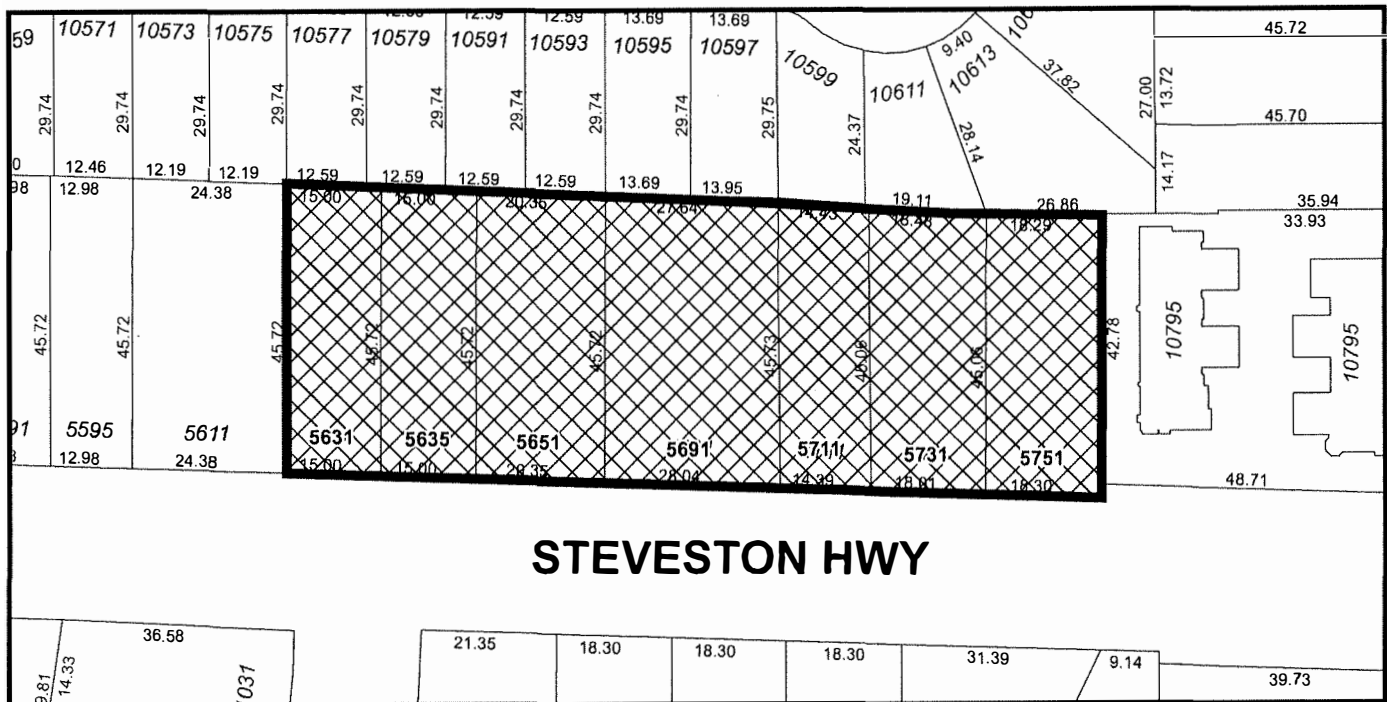
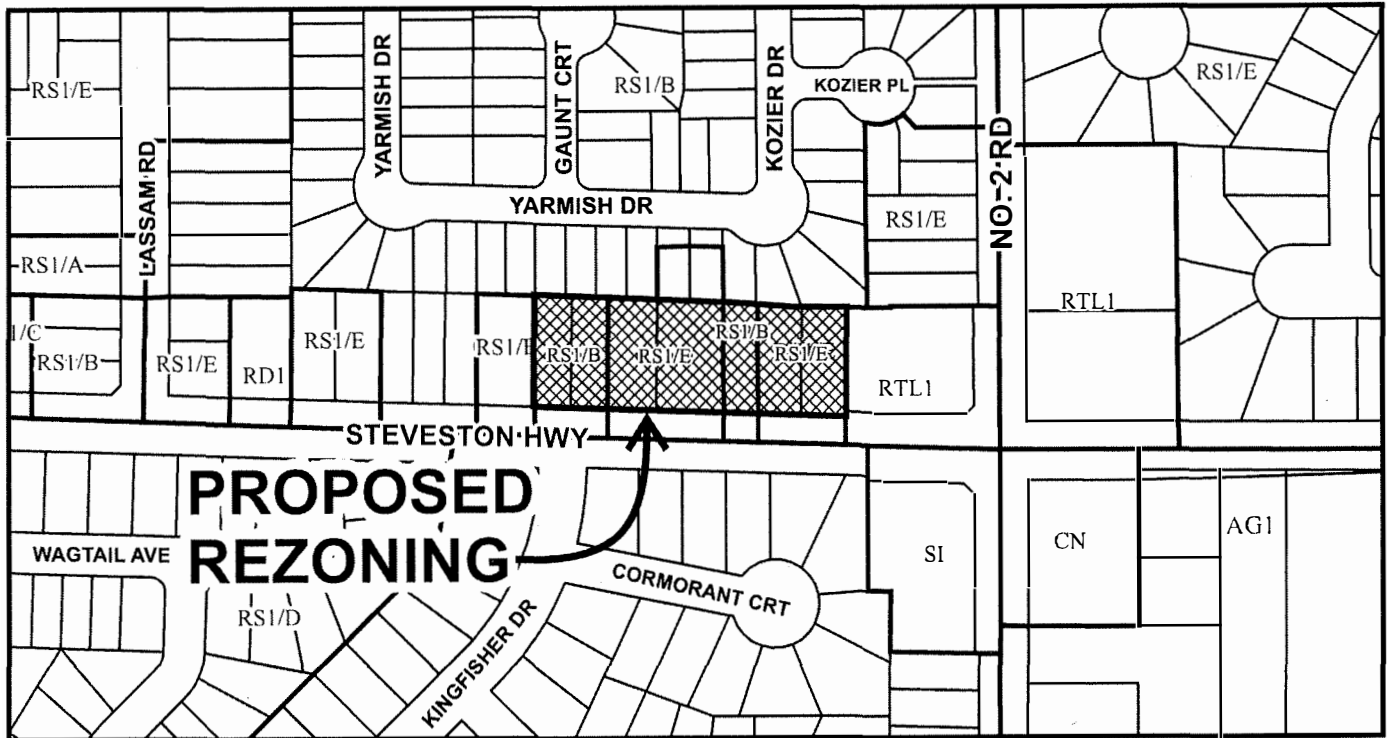
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Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Consultation Summary
Attachment 5: Tree Management Plan
Attachment 6: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 16-733904

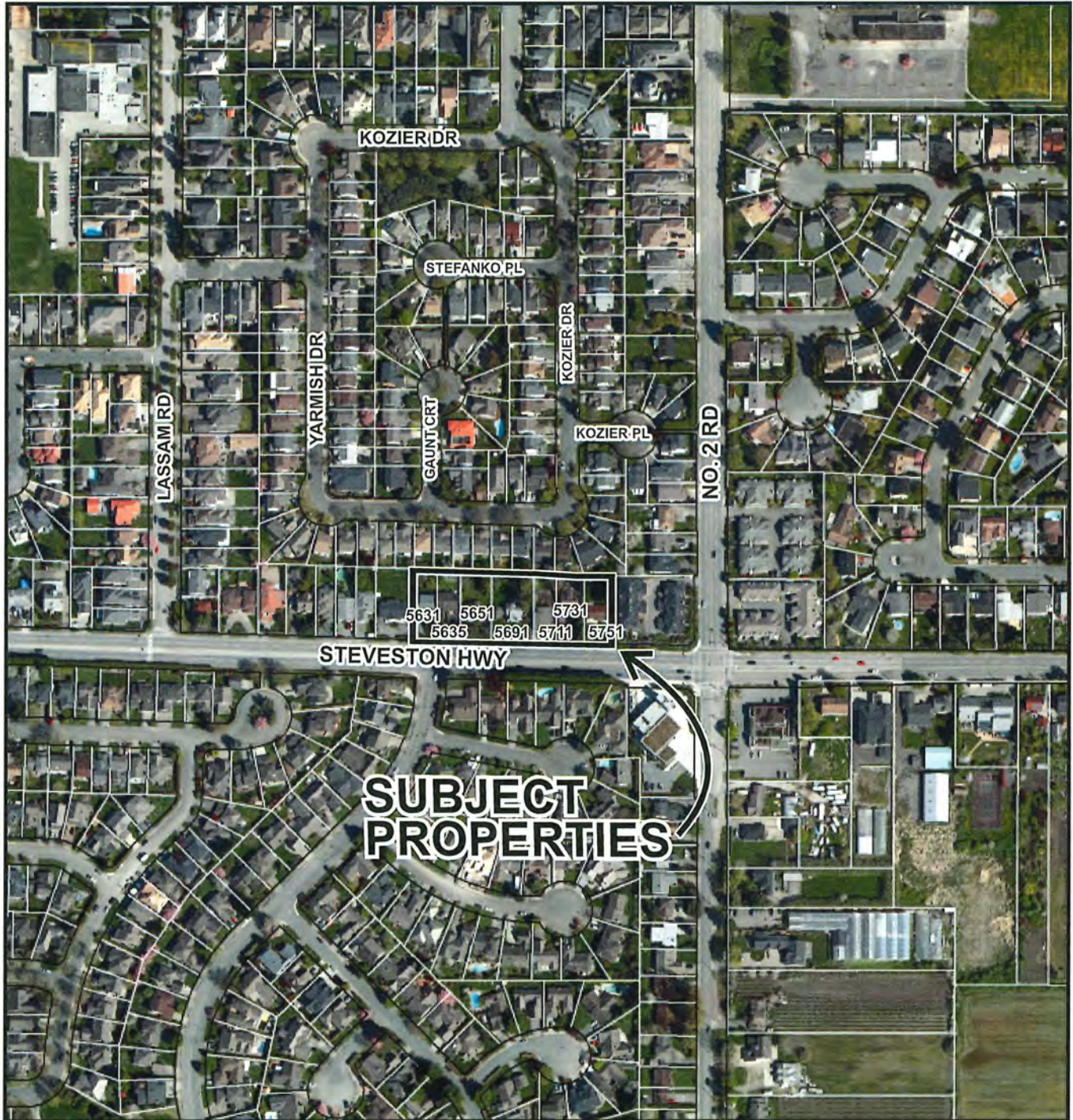
Original Date: 07/07/16

Revision Date: 01/02/18

Note: Dimensions are in METRES



City of
Richmond



RZ 16-733904

Original Date: 07/07/16

Revision Date: 01/02/18

Note: Dimensions are in METRES

RZ RESUBMISSION - 28 UNIT TOWNHOMES (RZ16-733904)

LEGAL DESCRIPTIONS:

(1) LOT 14, PLAIN 56002
(2) PARCELS 1, (DEP #1) LOT 39, EXCEPT PART SUBDIVIDED BY PLAIN 59141 PLAIN 1746
(3) PARCELS 2, (DEP #1) LOT 39, EXCEPT PART SUBDIVIDED BY PLAIN 59141 PLAIN 1746
(4) LOT 15, PLAIN 56002
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ZONING SUMMARY *VARIANCE REQUEST				LOT ZONING: LOT 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665,
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DRAWING LIST	
Project	
A1.1 FIRE ACCESS AND SITE PLAN	
A1.2 TRUCK ACCESS & PARKING / TRUCK TURNING PLAN	
A1.4	F.A.S. CURB CUT & FLOOR AREA BREAKDOWN
A2.1 BUILDING 1- PLANS AND ELEVATIONS	
A2.2 BUILDING 2- PLANS AND ELEVATIONS	
A2.3 BUILDING 3- PLANS AND ELEVATIONS	
A2.4 STREETSCAPE 1- SITECTIONS	
Landscpe	
L1 LANDSCAPE PLAN	
L2 LANDSCAPE DETAILS	
L3 PLANTING PLAN	
L4 LANDSCAPE DETAILS	
Artist	
REPORT DATED AUGUST 27, 2018	
Survey	
SURVEY DATED JULY 19, 2017	

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Fax: 604-271-8239
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Civil

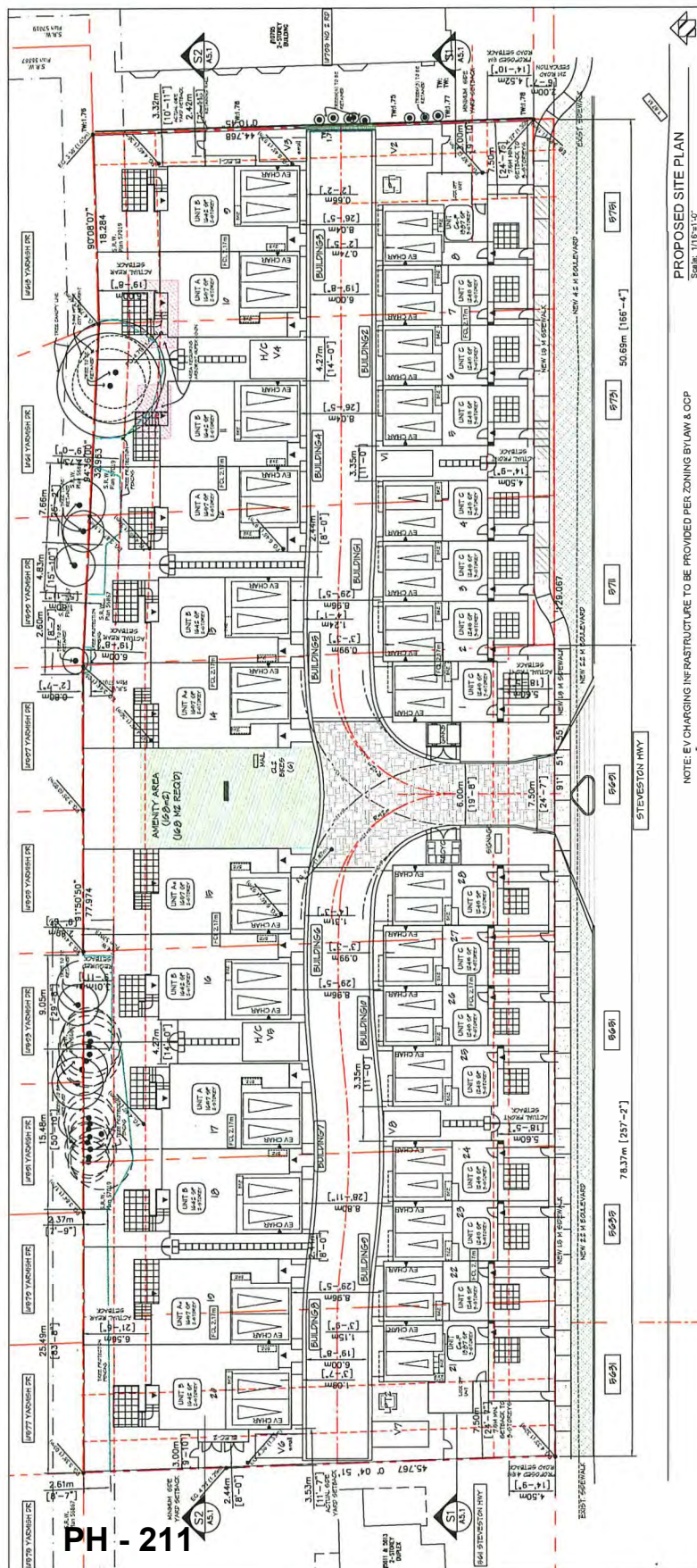
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E-mail: info@doeconcept.ca

Landscape Architect

Fraser Valley Landscape Group
1100 - 1100 WEST 10TH AVE
VANCOUVER, BC V6X 3Z7
Tel: 604-271-0572
Fax: 604-271-0572
E-mail: info@fraserlandscape.com

Arborealist

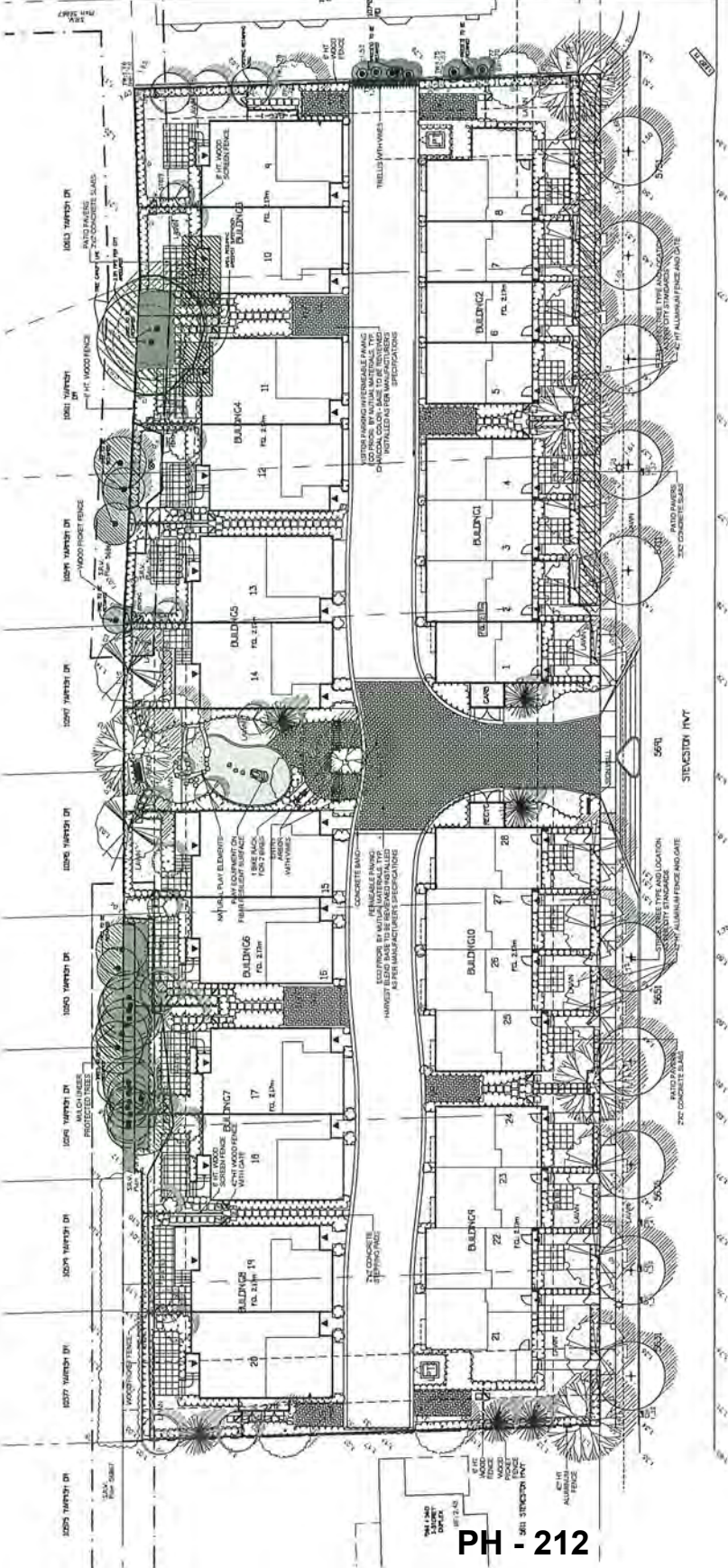
FRÖGGER CREEK TREE CONSULTANTS
7100 MCNICOLL AVENUE
VANCOUVER, BC V6N 1N4
Tel: 604-271-1000
Fax: 604-4307070
E-mail: info@froegger.com



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pms
LANDSCAPE
ARCHITECTS
Suite C202 • 4185 SW 10th Ave
Boca Raton, FL 33431
P: 561-994-0071 F: 561-994-0022

5601



PH - 212

PLANT SCHEDULE

QTY	SYMBOL	COMMON NAME	PLANT SPECIES	PLANT SPECIES
1	1	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
2	2	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
3	3	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
4	4	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
5	5	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
6	6	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
7	7	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
8	8	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
9	9	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
10	10	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY

PLANT SCHEDULE

QTY	SYMBOL	COMMON NAME	PLANT SPECIES	PLANT SPECIES
1	1	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
2	2	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
3	3	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
4	4	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
5	5	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
6	6	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
7	7	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
8	8	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
9	9	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY
10	10	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY	100' WIDE DRIVEWAY

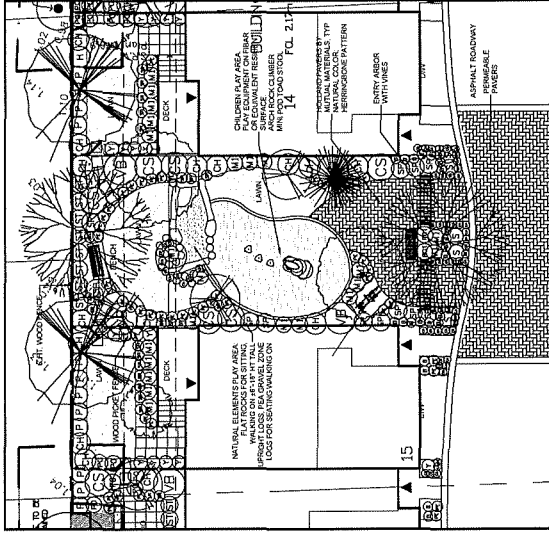
PROJECT
27 UNIT TOWNHOUSE
DEVELOPMENT

5601-5751 STEVENSON HIGHWAY
RICHMOND

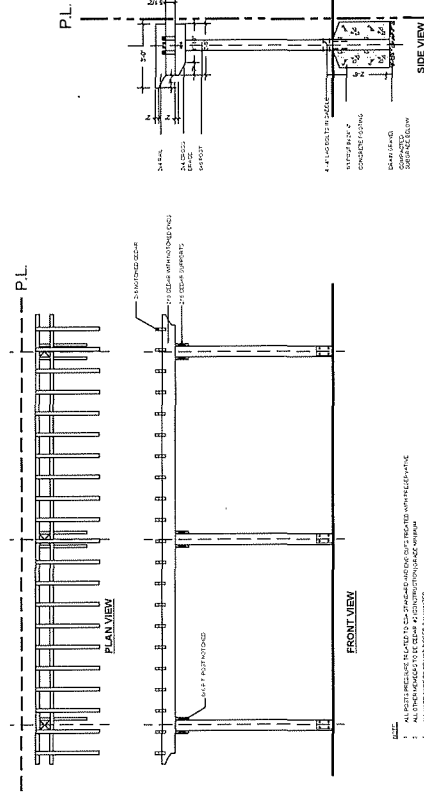
DRAWING TITLE
LANDSCAPE
PLAN

DRAWING NUMBER
L1
DATE: 07/2017
SCALE: 1/8"=1'-0"
DRAWN BY: [Name]
DESIGN BY: [Name]
CHECK BY: [Name]
PROJECT NUMBER: 15-072

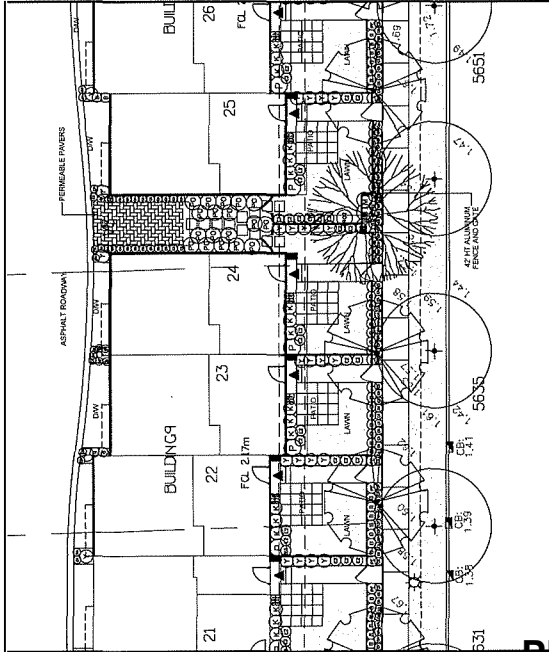




ENLARGEMENT 2 - AMENITY AREA



5 TRELLIS STRUCTURE

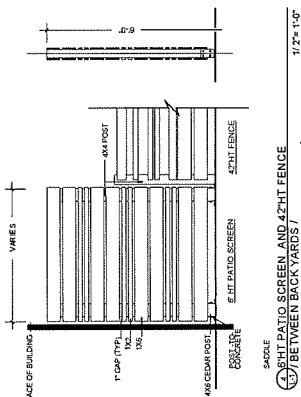
$$\underline{3/8'' = 1'-0''}$$


ENLARGEMENT 1 - TYPICAL STREET FRONT

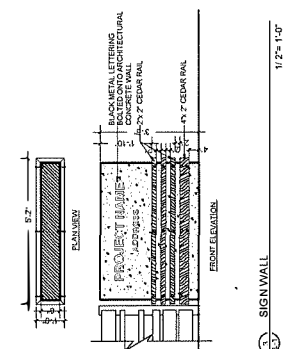
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Notes

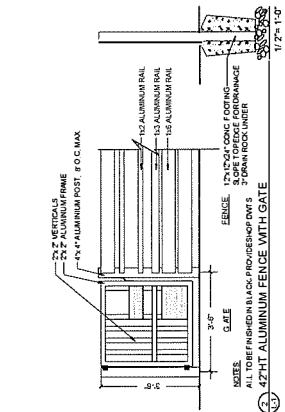
- ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
ALL POSTS PRESSURE TREATED OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE W/ MAX. UM.
ALL HARWARE HOT DIPPED GALVANIZED
APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION
FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT
ALL FENCE TO BE LEVEL, CHANGES IN GRADE TO BE IN 12" - 36" STEPS (MAX.)



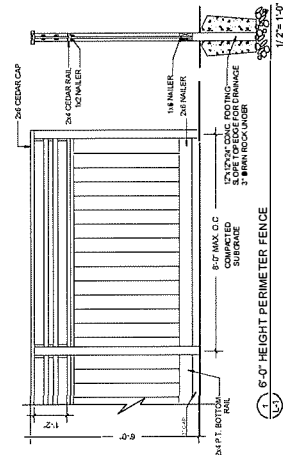
4 6'HT PATIO SCREEN AND 42"HT FENCE
1'-1" / BETWEEN BACK YARDS / 1'-2" = 1'-0"



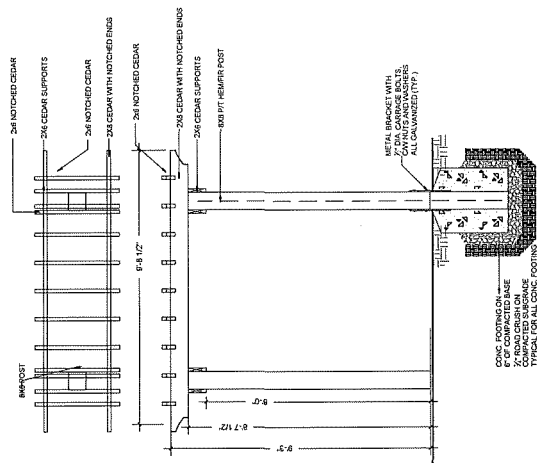
3 SIGN WALL 1/2" = 1'-0"



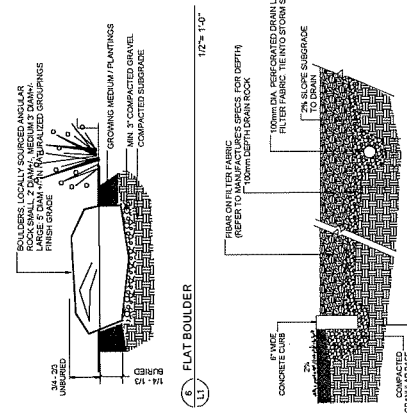
2 42HT ALUMINUM FENCE WITH GATE



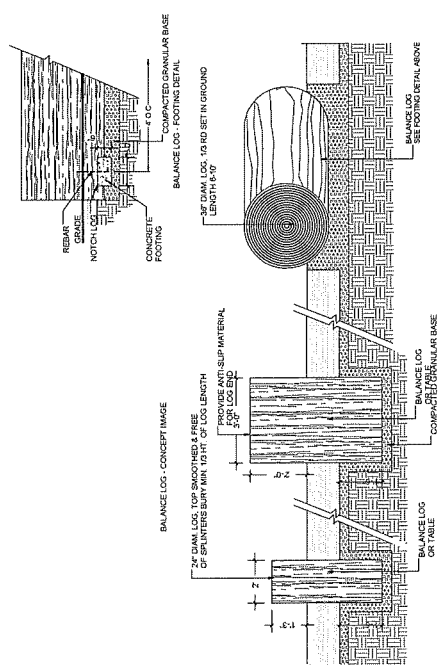
1 6'-0" HEIGHT PERIMETER FENCE



5 ARBOR STRUCTURE 12"± 1'-0"



7 PLAYGROUND SAFETY SURFACE

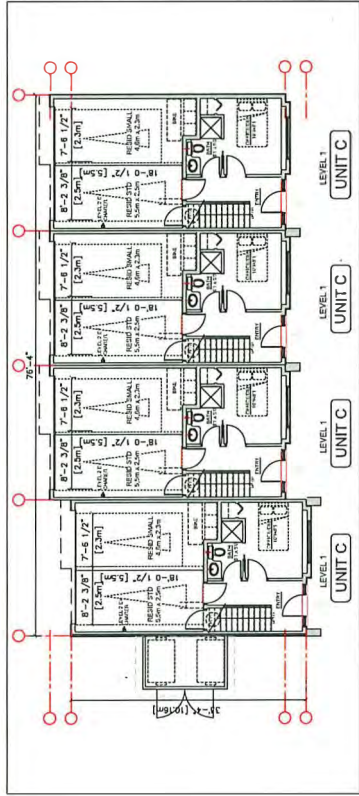
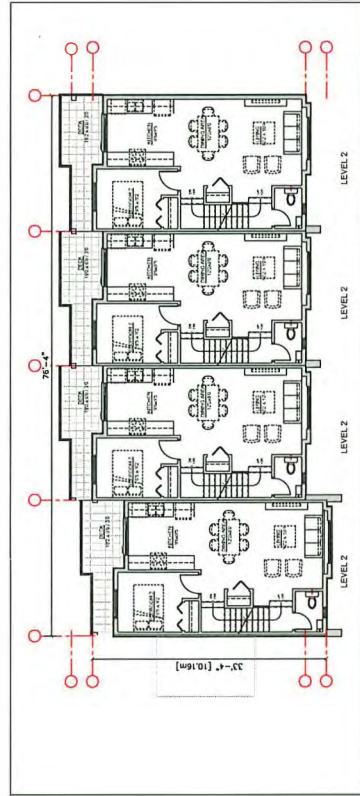
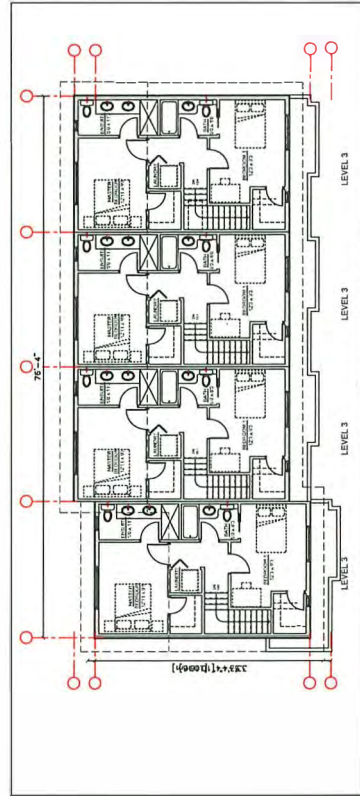


8 L1 BALANCE LOGS 1/2" = 1'-0"

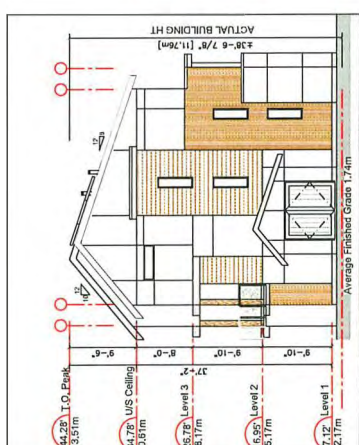
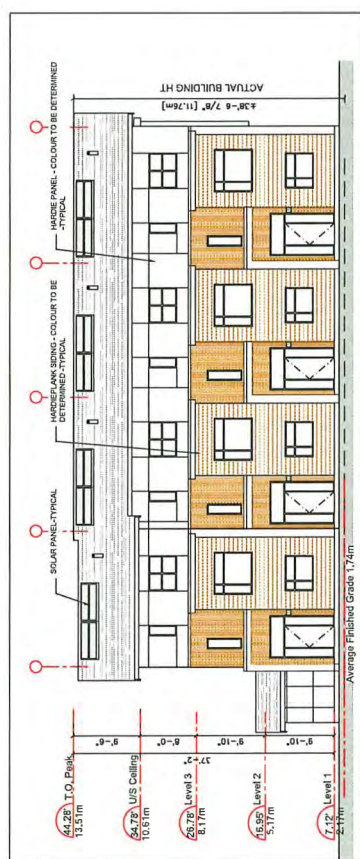
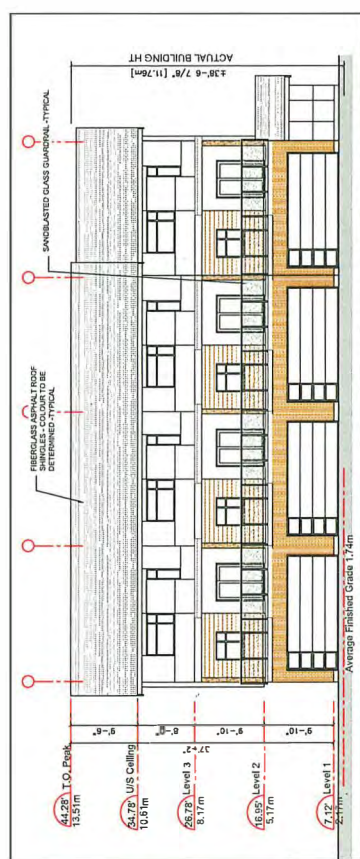
[illegible][illegible]

INTERFACE:
Suite 230
11550 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1152
F 604 821 1146
www.interfacearchitecture.com

PROJECT	Proposed 28-Unit Townhouse Development ZLOT ASSEMBLY 7407 60th AVE. N. / 56th / 57th / 57th / 57th / STEVENSON HWY RICHMOND, BC
PROJECT NO.	1745702
SCALE	As Shown
DATE	March, 30, 2017
DRAWN BY	NYC SHS, WAL
CHECKED BY	NYC
SHEET TITLE	BUILDING 1 PLANS & ELEVATIONS



NOTE: EV CHARGING INFRASTRUCTURE TO BE PROVIDED PER ZONING BY LAW & OCP

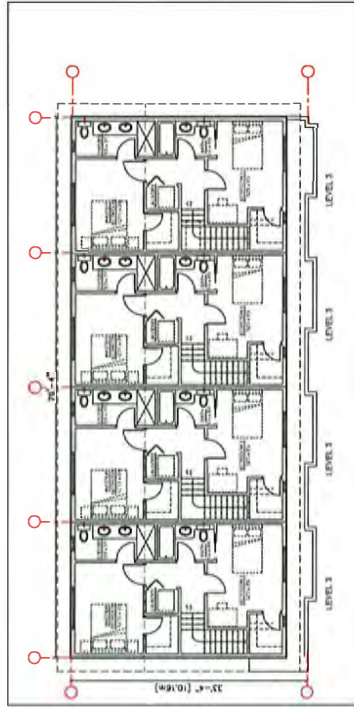


REVISIONS	
NOV 14, 2018	RZ Revisions
SEPT 10, 2019	RZ Revisions
JUN 05, 2018	RZ Revisions
NOV 05, 2017	RZ Submittal
APRIL 17, 2017	RZ Submittal
APRIL 04, 2016	RZ Application
APRIL 04, 2016	RZ Application
CONSULTANTS	

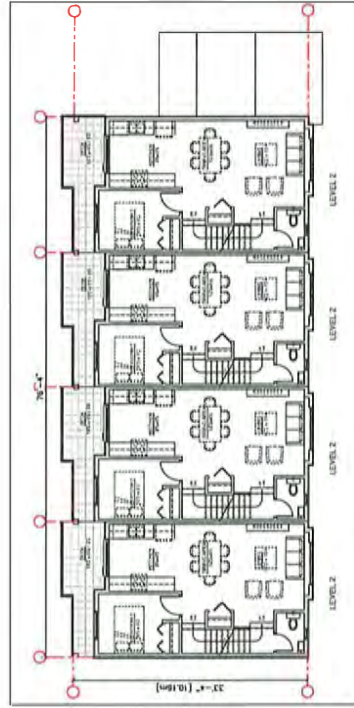
INTERFACE:
 11450 Cambridge Road
 Richmond BC
 Canada V6V 3G5
 Tel: 604.271.1145
 Fax: 604.271.1146
 www.interfacearchitecture.com

PROJECT	Proposed 28 Unit Townhouse Development 2,601 ASSEMBLY 5837 563/565/569/1/ STANBROOK HWY RICHMOND BC
PROJECT NO.	17-0072
SCALE	As Shown
DATE	March, 20, 2017
DESIGNED BY	ARCH. SHEL, INC.
ENGINEER BY	NYC
SHEET TITLE	
BUILDING 2 PLANS & ELEVATIONS	
DATE	

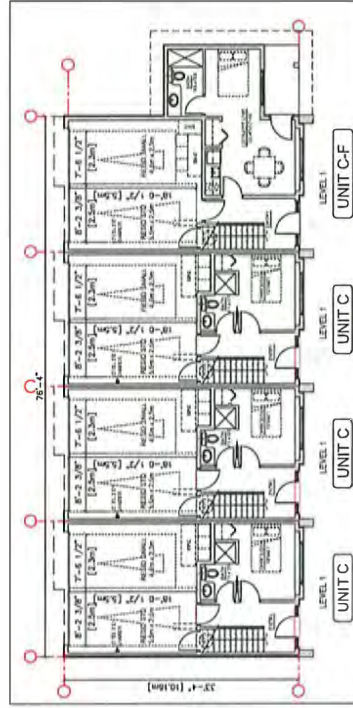
A2.2



FLOOR PLAN - LEVEL 3 BUILDING 2
 SCALE: 1/8" = 1'-0"

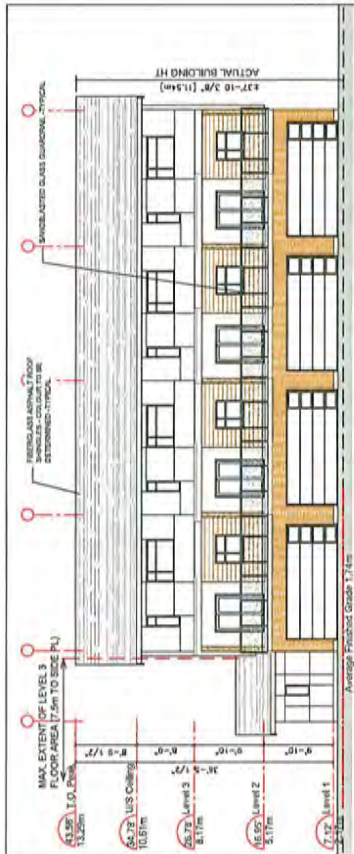


FLOOR PLAN - LEVEL 2 BUILDING 2
 SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 1 BUILDING 2
 SCALE: 1/8" = 1'-0"

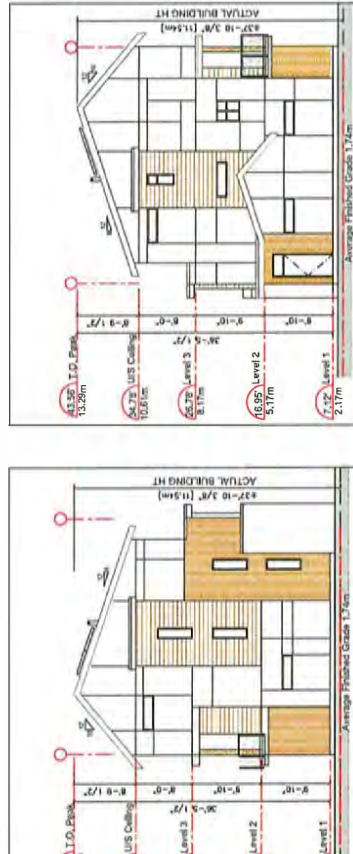
NOTE: EV CHARGING INFRASTRUCTURE TO BE PROVIDED PER ZONING BYLAW & OCP



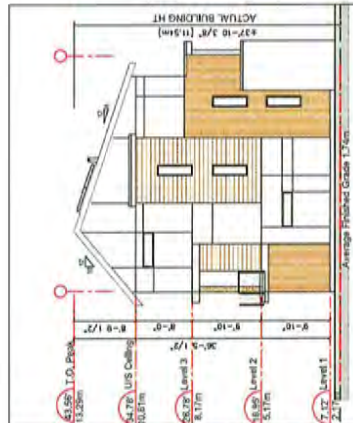
NORTH ELEVATION (DRIVE AISLE) - BUILDING 2
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (STREET) - BUILDING 2
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (EAST) - BUILDING 2
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (WEST) - BUILDING 2
 SCALE: 1/8" = 1'-0"



RZ 16-733904

Attachment 3

Address: 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway

Applicant: Interface Architecture Inc.

Planning Area(s): Steveston (Schedule 2.4)

	Existing	Proposed
Owner:	1104773 BC Ltd. & Enrich Properties Steveston Ltd.	No Change
Site Size (m²):	5,858.6 m ²	5,756.7 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	Multiple-Family	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/B) and Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	7	28
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m Min. @ Buildings 1 & 2 5.6 m Min. @ Buildings 9 & 10	Variance Requested
Setback – East Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – West Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (north) (m):	Min. 3.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	129.06 m	none
Lot Depth:	Min. 35.0 m	44.76 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit + 1 (R) per secondary suite	2 (R) and 0.21 (V) + 1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	58 (R) and 6 (V)	58 (R) and 6 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (56 x Max. 50% = 28)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (64 x Max. 50% = 32)	16	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (64 x 2% = 2 spaces)	2	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	35 (Class 1) and 6 (Class 2)	35 (Class 1) and 6 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 28 units = 168 m ²	168 m ²	none

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

Enrich Properties Steveston Consultation Summary

Over the period of October 10 – 19, our consultation team from Enrich Properties Steveston Ltd consisting of primarily Ken Tsang and William Yang has been reaching out to the neighbouring properties of our development project to introduce our company, issue out the information flyer (attached for your reference), and to address any issues or feedback they may have via door to door visits. These neighbouring properties included all the units in the 10795 No 2. Road townhouse, 10575-10613 Yarmish Dr. single residential homes, and 5611/5613 Steveston Hwy.

Our first day of contact was on October 10 starting from 6:00pm and ending at 8:30pm. On this initial visit, Ken was able to contact Unit # 1, 2, 4, 5, 8 at 10795 No.2 Rd, 5611/5613 Steveston Hwy, and 10575, 10577, 10579, 10591, 10597, 10599, 10613 Yarmish Rd. This visit involved the discussion of the information flyer and spending time with each individual homeowner to address the rezoning and development of a 28-unit townhouse project on lots 5631 – 5751 Steveston Highway. During this consultation, we focused on the discussion of the rezoning and development of a 28-unit townhouse project on lots 5631-5751 Steveston Highway which included our estimated construction start date of late 2019, the construction of new privacy fences separating our townhouse from their property, the flow of traffic entering from the site entry located on the current 5691 Steveston Highway, the retention and removal of trees, and the number of storeys of each unit.

With each individual consultation, residences were given the opportunity to share any of their thoughts, concerns or feedback. Majority of residences had no concerns. Of those that did express concern, 10575 Yarmish Dr. was concerned with security and privacy and requested for higher fencing and trees. 10577 Yarmish Dr. requested for replacement of rear fencing and tree trimming. Unit #5 10795 No.2 Rd, the owner expressed no concerns and acknowledged the development but did not wish to sign at the moment. Unit #4 10795 No.2 Rd, were tenants and has forwarded Enrich Properties Steveston and the information provided during our visit to the homeowners. 10613 Yarmish Rd, was provided with the information flyer and will reply at a later date. All feedback sheets of our consultation have been signed and approved by the homeowners (attached for reference).

The second visit on October 16 between 6:00 pm to 6:30pm, we revisited the homeowners we were able to come in contact with to provide them with a copy of the information flyer and the contact information for both Enrich Properties Steveston and Edwin Lee at the City of Richmond. On this same visit, we continued to reach out to those we have missed on the first day and were able to contact 10611 Yarmish Dr. whom expressed concerns of security, privacy fencing provided, trees to be retained/removed, and overall more information.

Enrich Properties Steveston Consultation Summary

The third visit on October 18 from 7:00 pm to 7:30pm, we continued to visit the neighbors we were unable to contact. On this visit, we were able to reach Unit #6 10795 No.2 Road who was not aware of the development, did not express interest in knowing more nor signoff on the flyer.

To conclude, during our three consultation visits to the neighboring properties, we were able to reach out to the majority of the neighbors and were successful in providing information in regards to the rezoning and development of our 5631-5751 Steveston Highway project. Of those that expressed concerns, security and fencing were the most stated. We were unable to reach out to Unit# 3, 7, 9 10795 No.2 Road and 10593, 10595 Yarmish Drive.

Neighbour Feedback Sheet

Address	Unit	Note	Feedback	Status
10795 No. 2 Rd	1	Able to contact owner	No comments	Flyer attached
	2	Able to contact owner	No comments	Flyer attached
	3	Unable to contact owner		Three attempts 10/Oct 16/Oct 18 Oct
	4	Able to contact tenant	Renting Only	No Flyer
	5	Able to contact owner	Acknowledge the construction but not willing to sign	No Flyer
	6	Able to contact owner	Does not know anything about the construction and not willing to sign	Flyer attached
	7	Unable to contact owner		Three attempts 10/Oct 16/Oct 18 Oct
	8	Able to contact owner	No comments	Flyer attached
	9	Unable to contact owner		Three attempts 10/Oct 16/Oct 18 Oct
5611 Steveston Hwy		Able to contact owner	Cut the trees	Flyer attached
5613 Steveston Hwy		Able to contact owner	No comments	Flyer attached
10575 Yarmish Rd		Able to contact owner	Higher Fencing for better security, more trees for privacy	Flyer attached
10577 Yarmish Rd		Able to contact owner	Replacement of rear fencing/Tree trimming	Flyer attached
10579 Yarmish Rd		Able to contact owner	No comments	Flyer attached
10591 Yarmish Rd		Able to contact owner	No comments	Flyer attached
10593 Yarmish Rd		Unable to contact owner		Three attempts 10/Oct 16/Oct 18 Oct
10595 Yarmish Rd		Unable to contact owner		Three attempts 10/Oct 16/Oct 18 Oct
10597 Yarmish Rd		Able to contact owner	No comments	Flyer attached
10599 Yarmish Rd		Able to contact owner	No comments	Flyer attached
10611 Yarmish Rd		Able to contact owner	Security/Need for info/Fence height/Trees, did not sign	Flyer attached
10613 Yarmish Rd		Able to contact owner	Owner will replay later	No Flyer

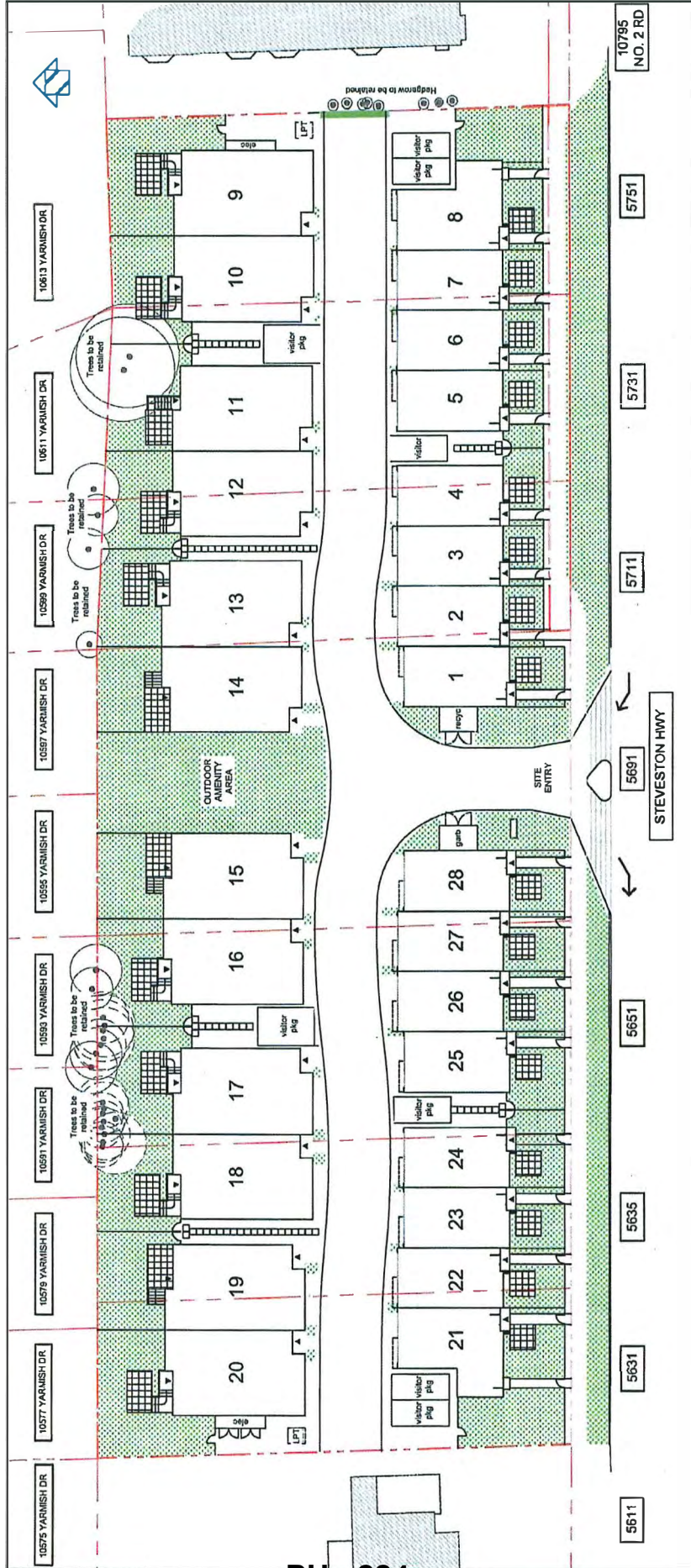
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
Architect: Interface Architecture
Landscape: PMG Landscape Architects

No. of Units: 28 units
Floor Area Ratio: 0.65 FAR
Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
Parking Spaces: Complies with OCP
Variances: None requested



PH - 224

Comments: _____

Neighbour Address: 1-10298 No 2 Road

Name: Stevenson, N/A (print)

Signature: [Signature] Date: OCT 10, 2018

☒ Owner Resident or ☐ Rental Resident ☒ I Have No Issues With The Proposal ☐ I Have Concerns With The Proposal

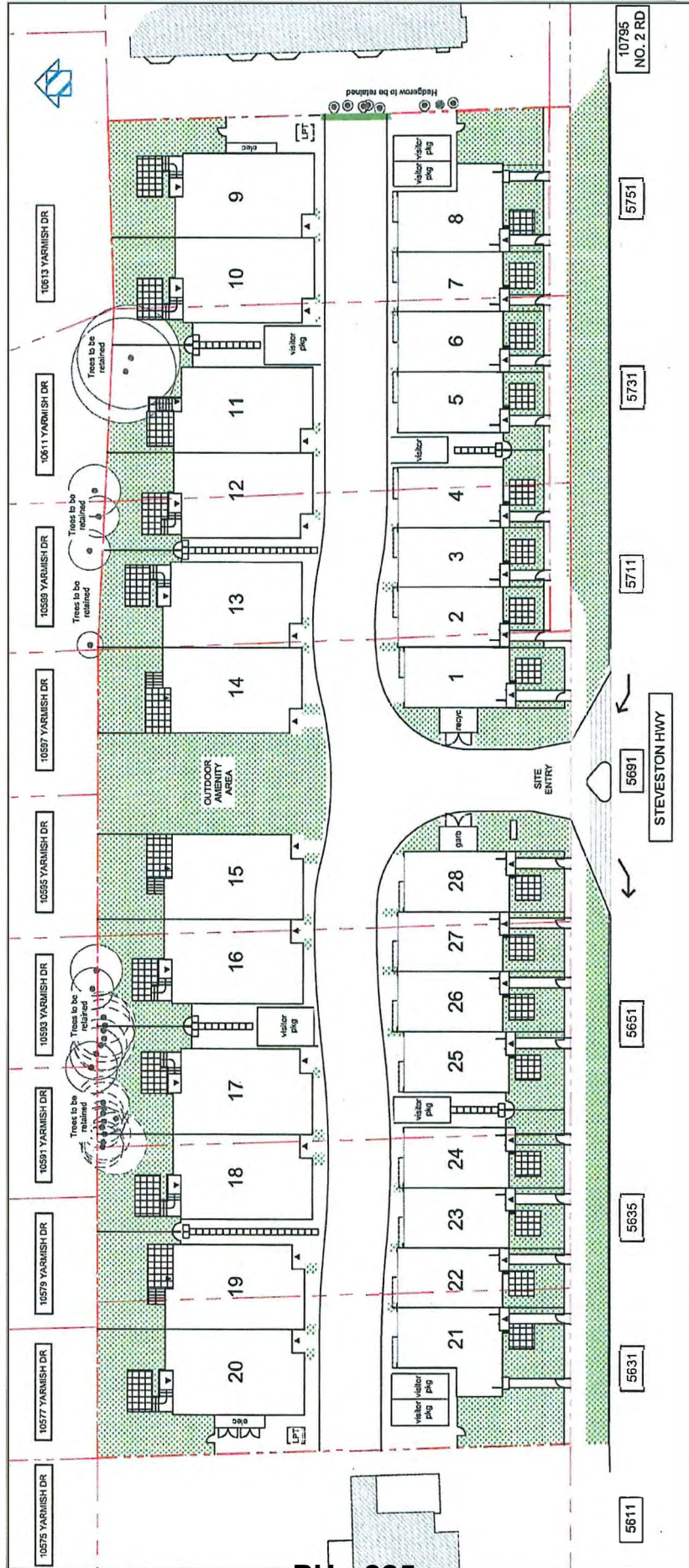
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



PH - 225

Neighbour Address: #2-10795 No. 2 Rd Comments: _____

Name: Ying Biu (print)

Signature: Biu

☒ Owner Resident or ☐ Rental Resident

☒ I Have No Issues With The Proposal

☐ I Have Concerns With The Proposal

Date: OCT 10, 2018

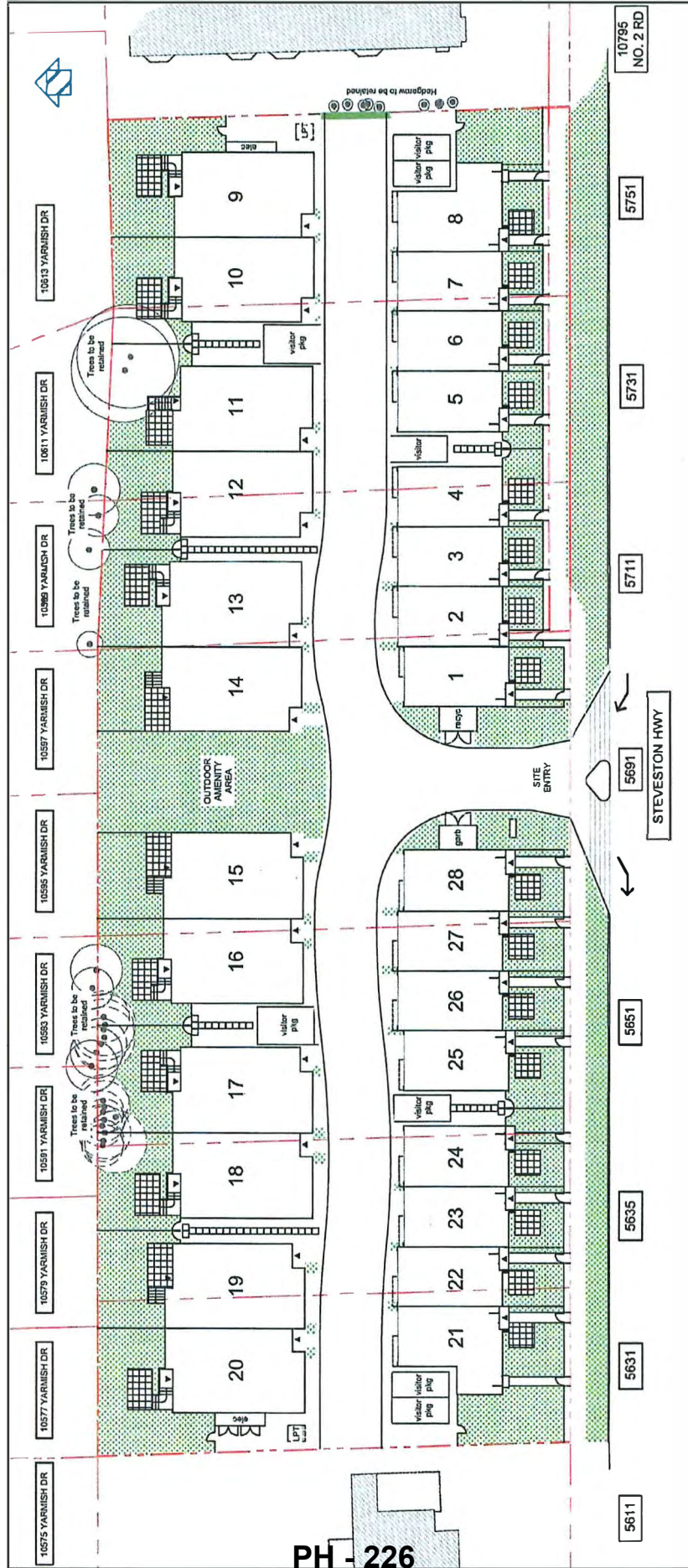
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
Architect: Interface Architecture
Landscape: PMG Landscape Architects

No. of Units: 28 units
Floor Area Ratio: 0.65 FAR
Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
Parking Spaces: Complies with OCP
Variances: None requested



Neighbour Address: 6

Name: Wilson (print)

Signature: _____

Date: _____

Comments: Do not know anything about the project

☒ Owner Resident or ☐ Rental Resident

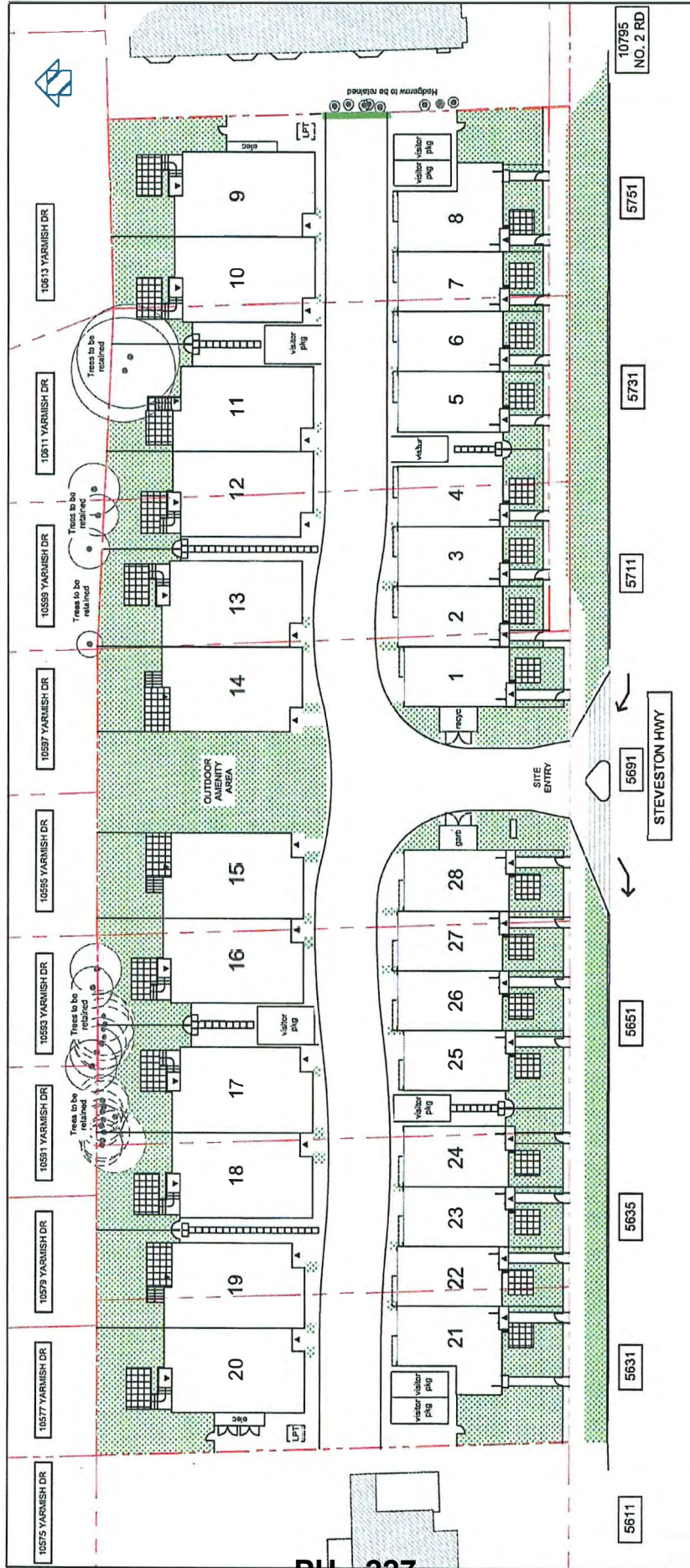
☐ I Have No Issues With The Proposal

☐ I Have Concerns With The Proposal

Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston	No. of Units: 28 units	Building Setbacks: Complies with OCP
Architect: Interface Architecture	Floor Area Ratio: 0.65 FAR	Parking Spaces: Complies with OCP
Landscape: PMG Landscape Architects	Building Height: 2 & 3 Storeys	Variances: None requested



PH - 227

Neighbour Address: Unit #8 10795 No. 2 Rd. Comments: _____

Name: Reese Lin (print)

Signature: [Signature] Date: OCT 10, 2018

☒ Owner Resident or ☐ Rental Resident ☒ I Have No Issues With The Proposal ☐ I Have Concerns With The Proposal

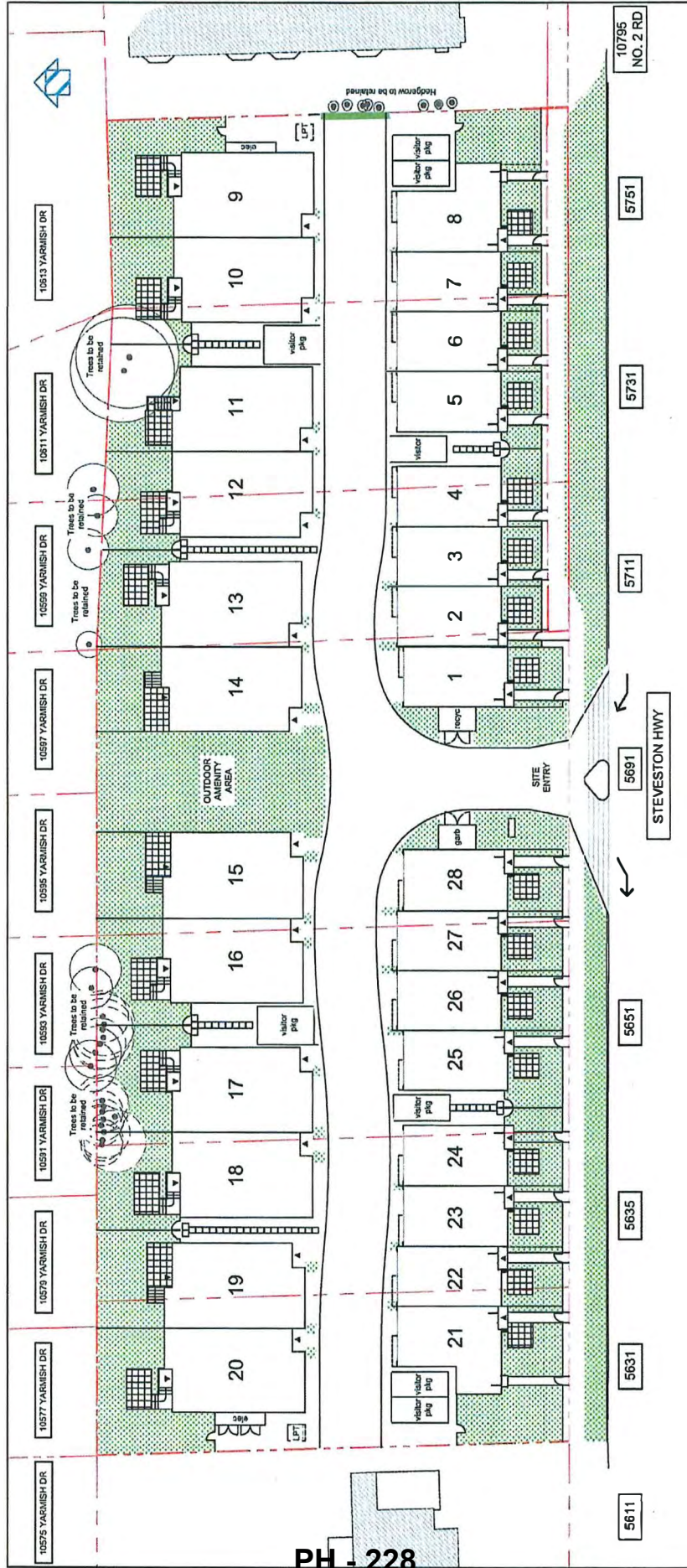
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



PH - 228

Comments: Cut the trees

Neighbour Address: 5611 Steveston Hwy

Name: ALBERT OH (print)

Signature: [Signature]

☒ Owner Resident or ☐ Rental Resident

☒ I Have No Issues With The Proposal ☐ I Have Concerns With The Proposal

Date: OCT 10, 2018

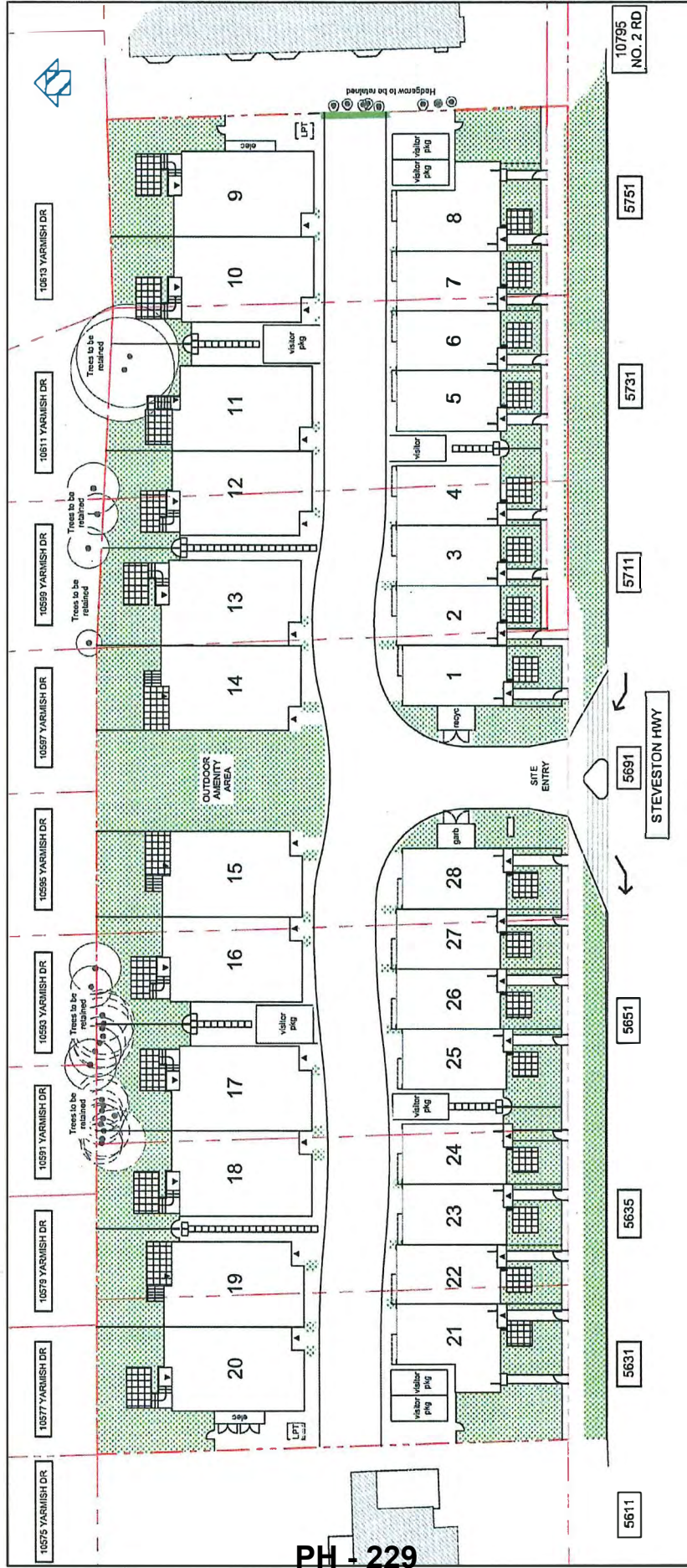
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
Architect: Interface Architecture
Landscape: PMG Landscape Architects

No. of Units: 28 units
Floor Area Ratio: 0.65 FAR
Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
Parking Spaces: Complies with OCP
Variances: None requested



PH - 229

Neighbour Address: 7015 Steveston

Name: Michael Yu (print)

Signature: [Signature]

☒ Owner Resident or ☐ Rental Resident

Comments:

Date: OCT 10, 2018

☒ I Have No Issues With The Proposal ☐ I Have Concerns With The Proposal

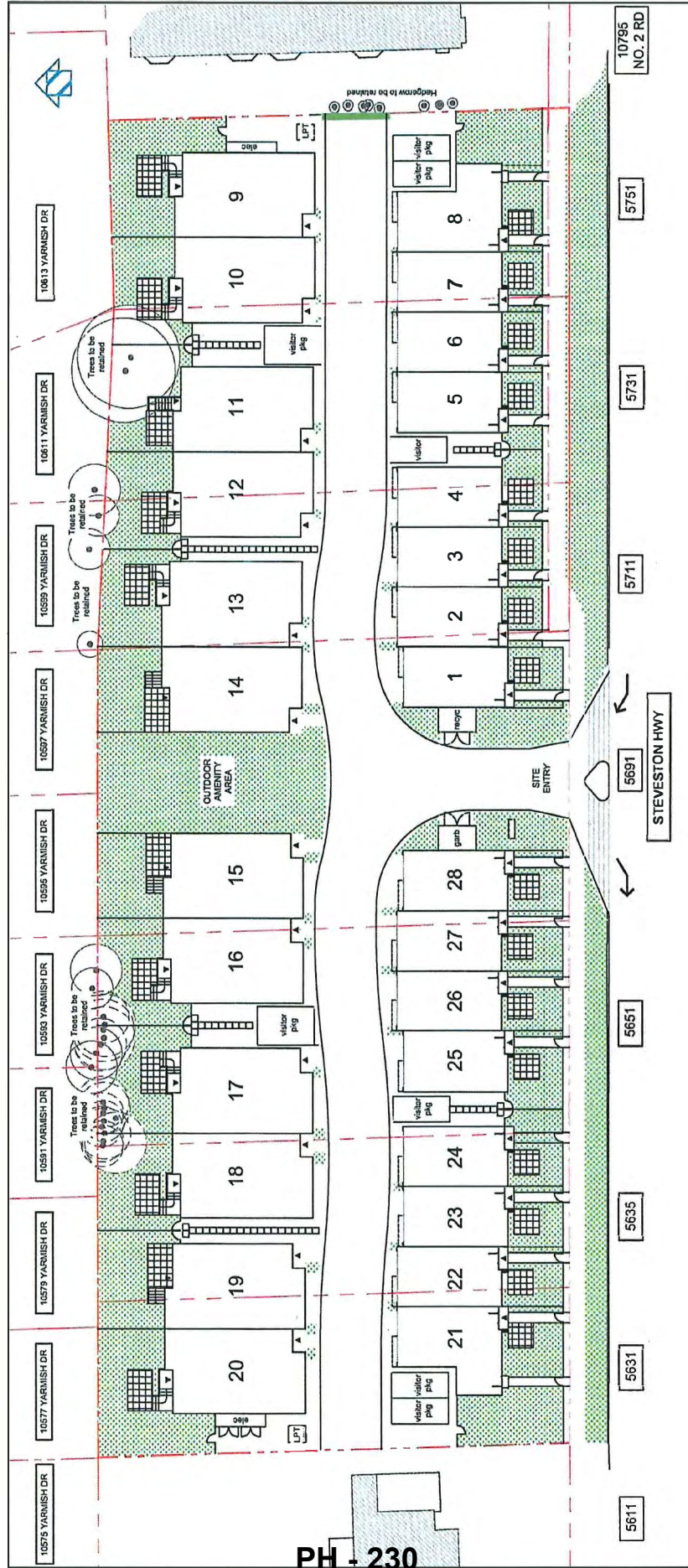
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
Architect: Interface Architecture
Landscape: PMG Landscape Architects

No. of Units: 28 units
Floor Area Ratio: 0.65 FAR
Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
Parking Spaces: Complies with OCP
Variances: None requested



PH - 230

Neighbour Address: 10575 Yarmish Dr. Comments: Higher fencing for better security, More trees for privacy.

Name: Marc Magan (print)

Signature: Marc Magan Date: OCT 10, 2018

☒ Owner Resident or ☐ Rental Resident

☐ I Have No Issues With The Proposal ☒ I Have Concerns With The Proposal

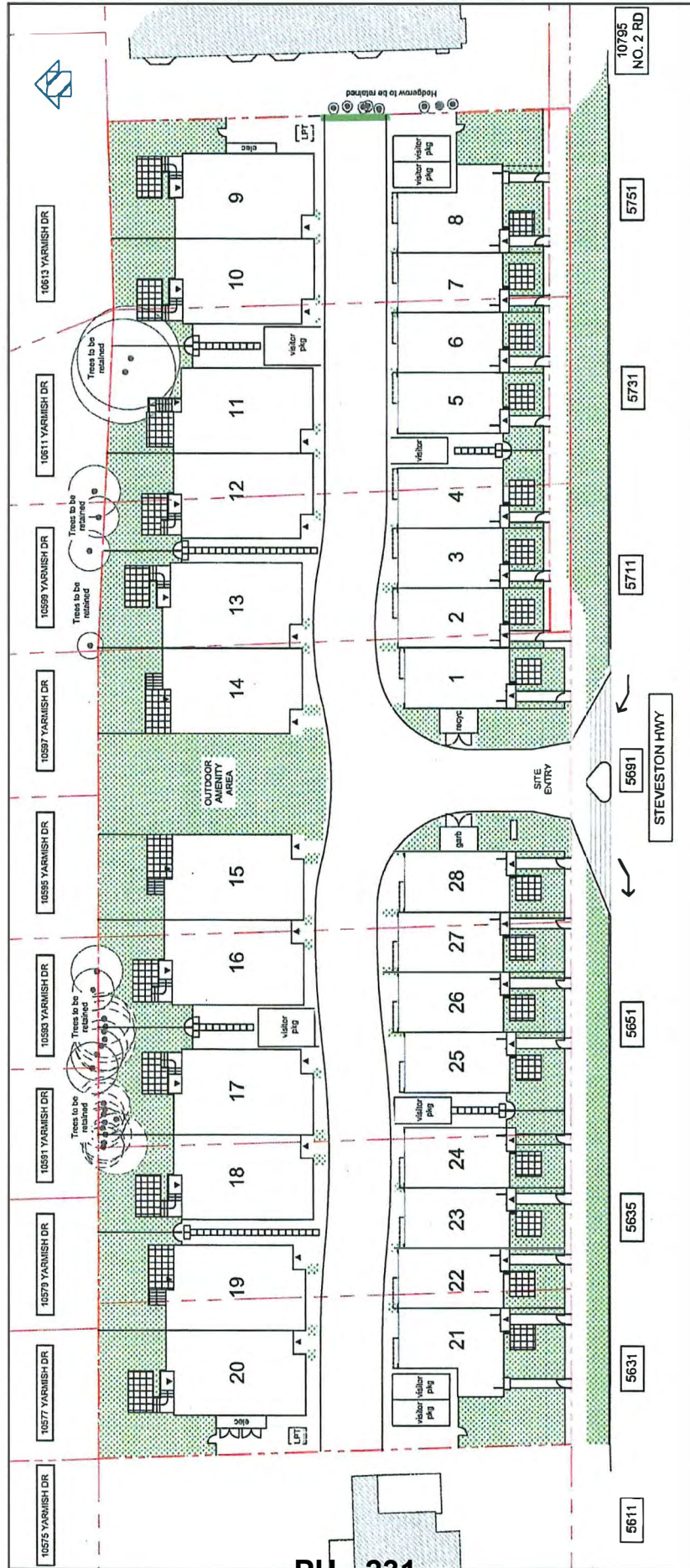
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
Architect: Interface Architecture
Landscape: PMG Landscape Architects

No. of Units: 28 units
Floor Area Ratio: 0.65 FAR
Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
Parking Spaces: Complies with OCP
Variances: None requested



PH - 231

Comments: Replacement of roof fencing / tree trimming

Date: OCT 10, 2018

Neighbour Address: 10577

Name: Shirley Elksley (print)

Signature: [Signature]

☒ Owner Resident or ☐ Rental Resident

☒ I Have No Issues With The Proposal ☐ I Have Concerns With The Proposal

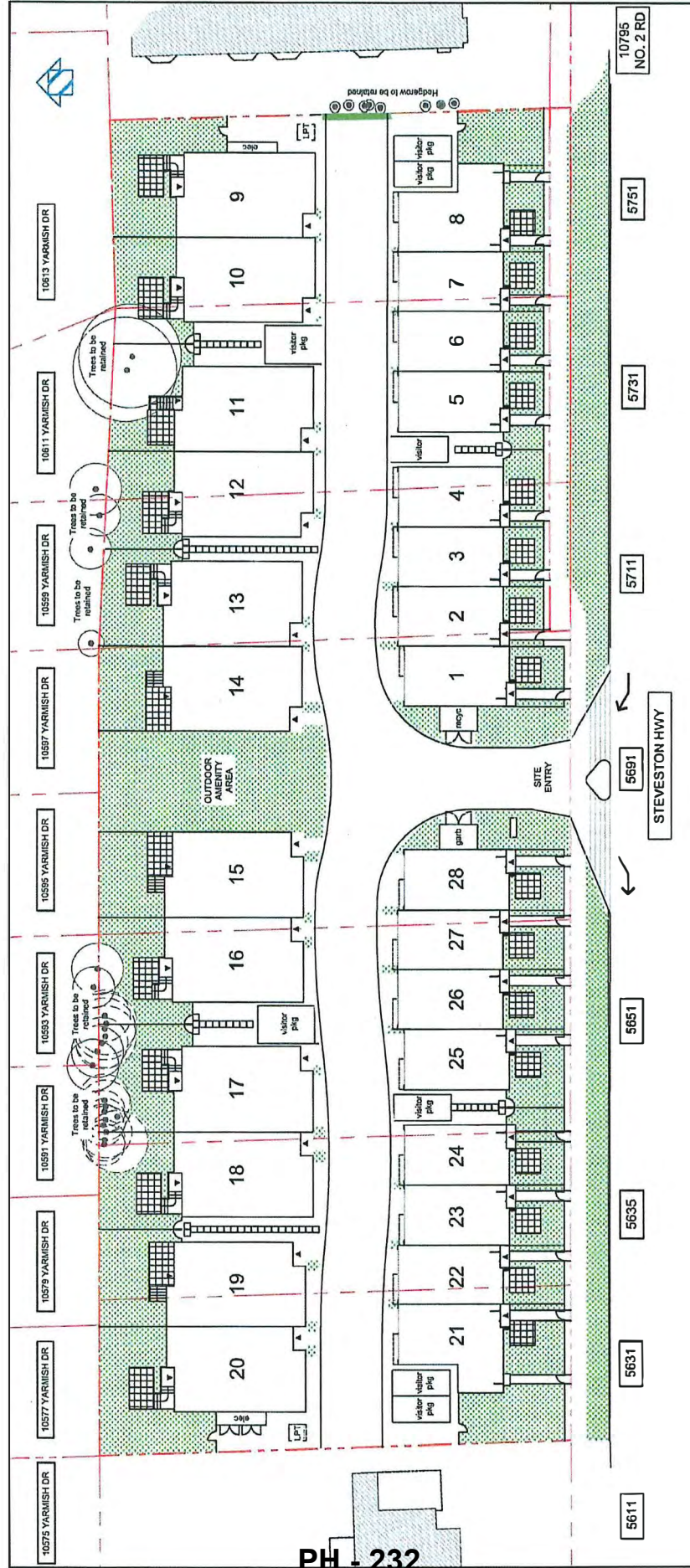
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
Architect: Interface Architecture
Landscape: PMG Landscape Architects

No. of Units: 28 units
Floor Area Ratio: 0.65 FAR
Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
Parking Spaces: Complies with OCP
Variances: None requested



PH - 232

Neighbour Address: 10579

Name: ALISA KWONG (print)

Signature: [Signature]

☒ Owner Resident or ☐ Rental Resident

Comments:

Date: OCT 10, 2018

☒ I Have No Issues With The Proposal ☐ I Have Concerns With The Proposal

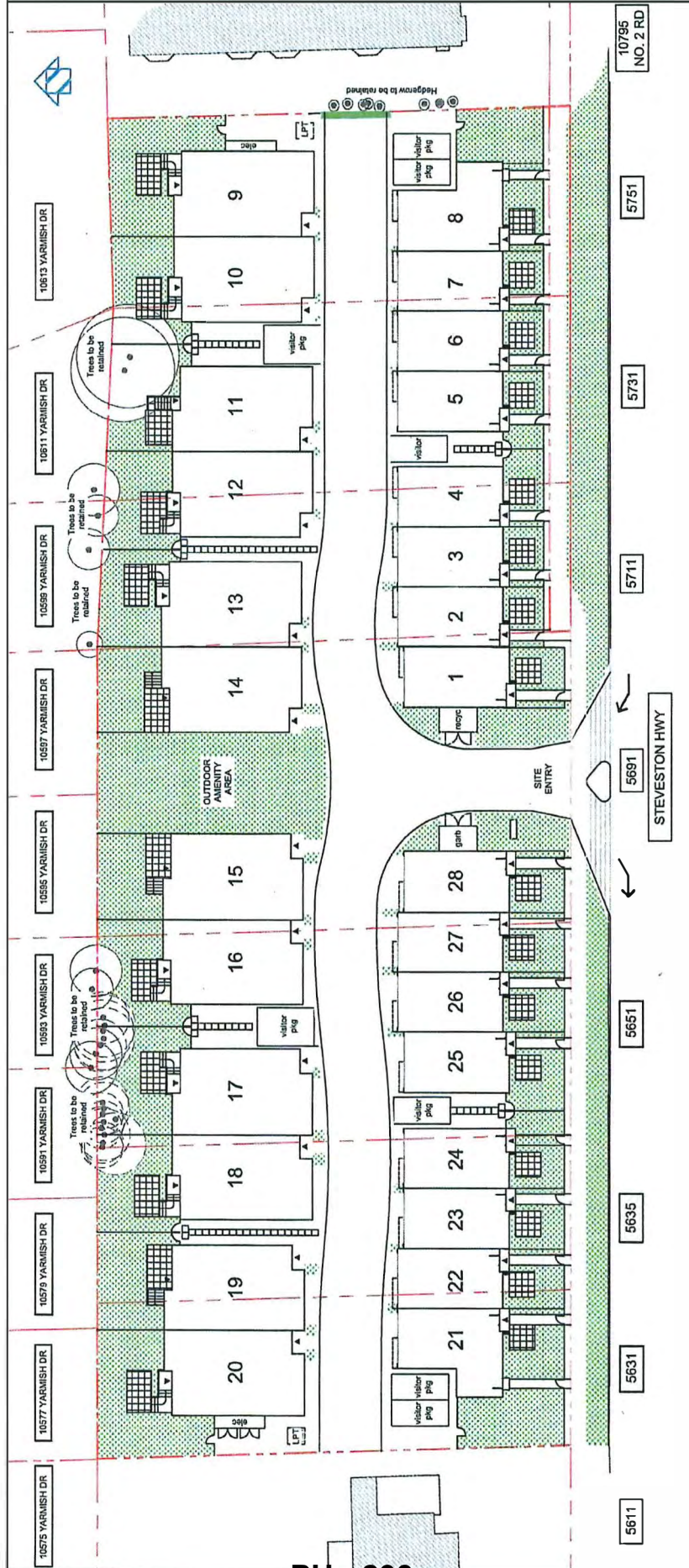
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



PH - 233

Neighbour Address: 10591 Yarmish Dr.

Name: Edith Chan (print)

Signature: [Signature]

☒ Owner Resident or ☐ Rental Resident

Comments: _____

Date: OCT 10 2018

☒ I Have No Issues With The Proposal ☐ I Have Concerns With The Proposal

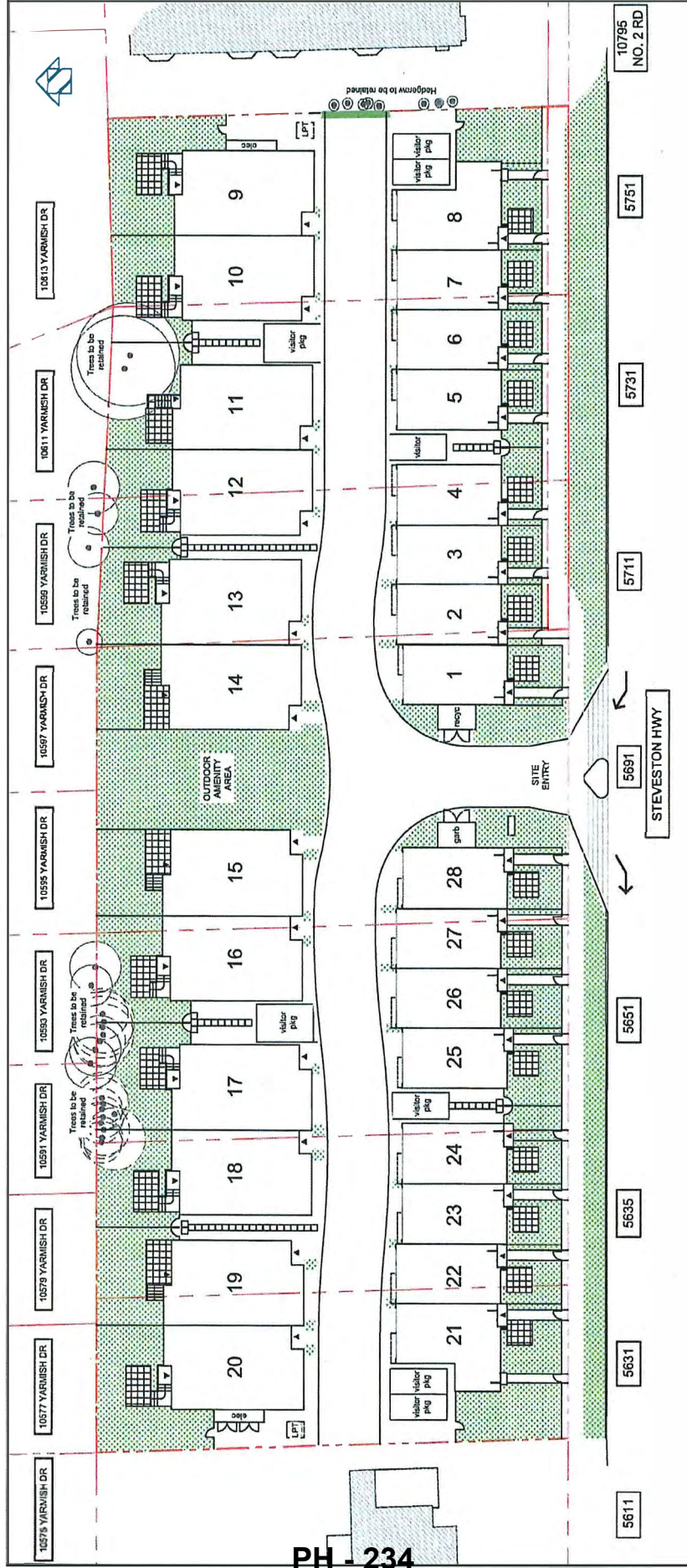
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
Architect: Interface Architecture
Landscape: PMG Landscape Architects

No. of Units: 28 units
Floor Area Ratio: 0.65 FAR
Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
Parking Spaces: Complies with OCP
Variances: None requested



PH - 234

Neighbour Address: 10597 Yarmish

Name: Michael Ford (print)

Signature: [Signature]

☒ Owner Resident or ☐ Rental Resident

Comments: None

Date: OCT 10, 2018

☒ I Have No Issues With The Proposal ☐ I Have Concerns With The Proposal

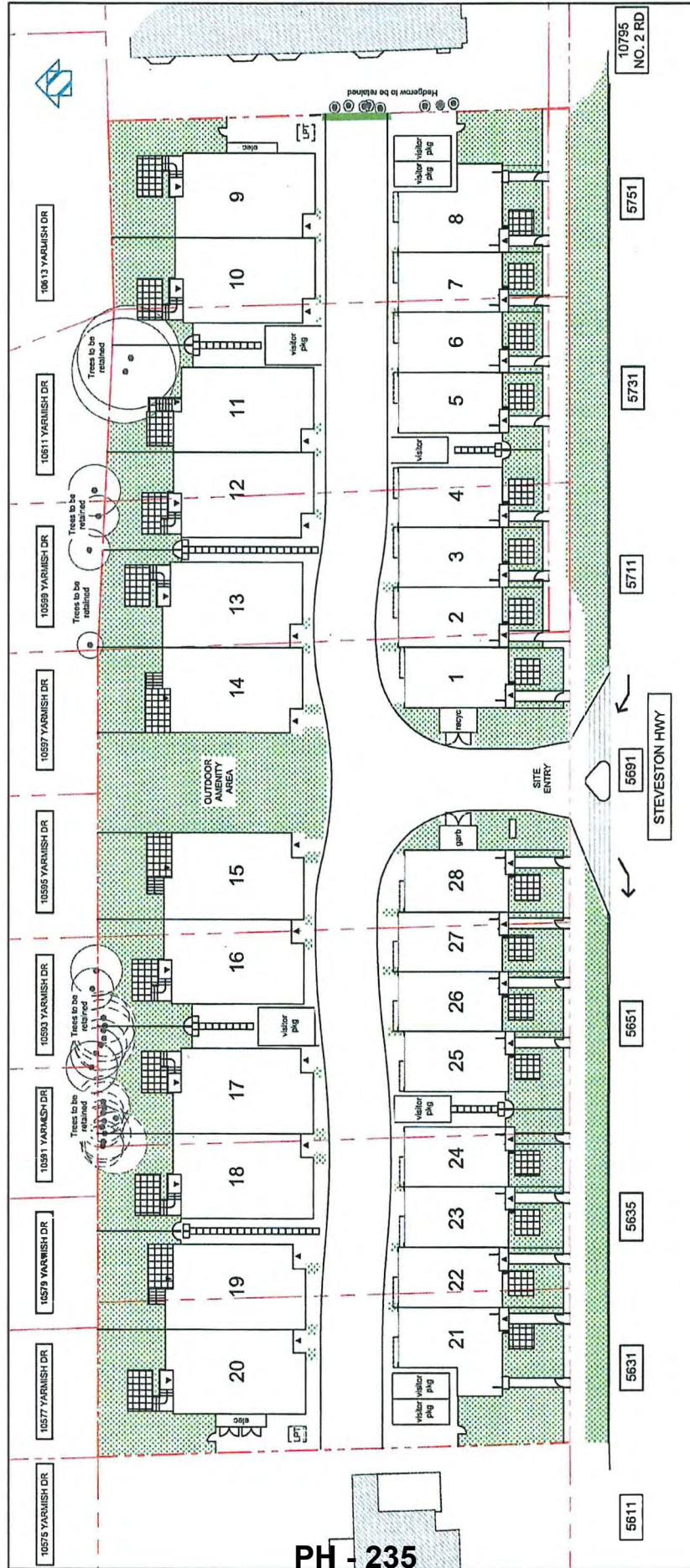
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
 Architect: Interface Architecture
 Landscape: PMG Landscape Architects

No. of Units: 28 units
 Floor Area Ratio: 0.65 FAR
 Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
 Parking Spaces: Complies with OCP
 Variances: None requested



Neighbour Address: 10599 YARMISH DR Comments: _____

Name: WYKLE WONG (print)

Signature: _____

Date: OCT 10, 2018

☒ Owner Resident or ☐ Rental Resident

☒ I Have No Issues With The Proposal

☐ I Have Concerns With The Proposal

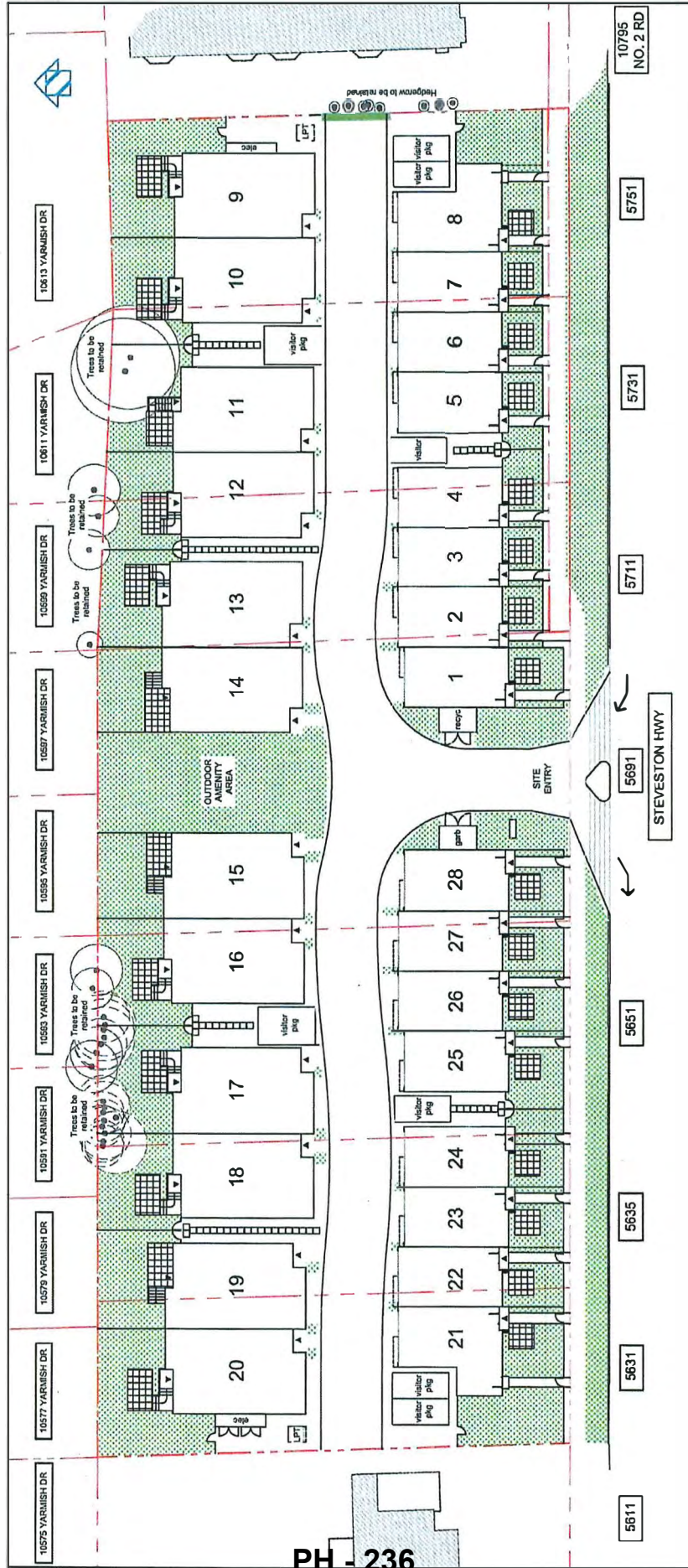
Townhouse Proposal

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 Steveston Hwy

Proponent: Enrich Properties Steveston
Architect: Interface Architecture
Landscape: PMG Landscape Architects

No. of Units: 28 units
Floor Area Ratio: 0.65 FAR
Building Height: 2 & 3 Storeys

Building Setbacks: Complies with OCP
Parking Spaces: Complies with OCP
Variances: None requested



Neighbour Address: 10611

Comments: Security / more info. / Fence height
Trees

Name: DONNA SARGENT (print)

Signature: _____ Date: Oct 16

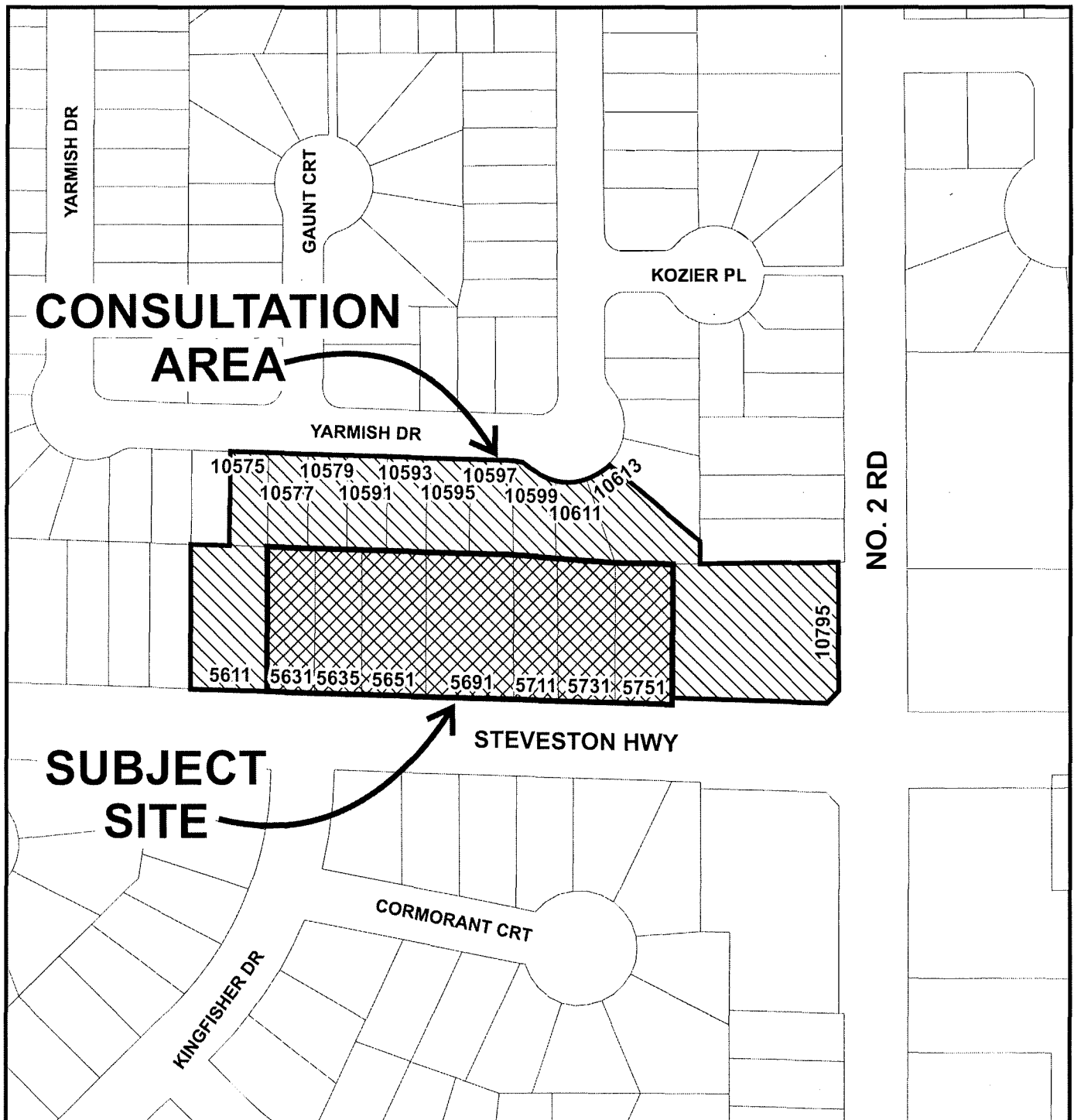
☒ Owner Resident or ☐ Rental Resident

☐ I Have No Issues With The Proposal

☒ I Have Concerns With The Proposal



City of
Richmond



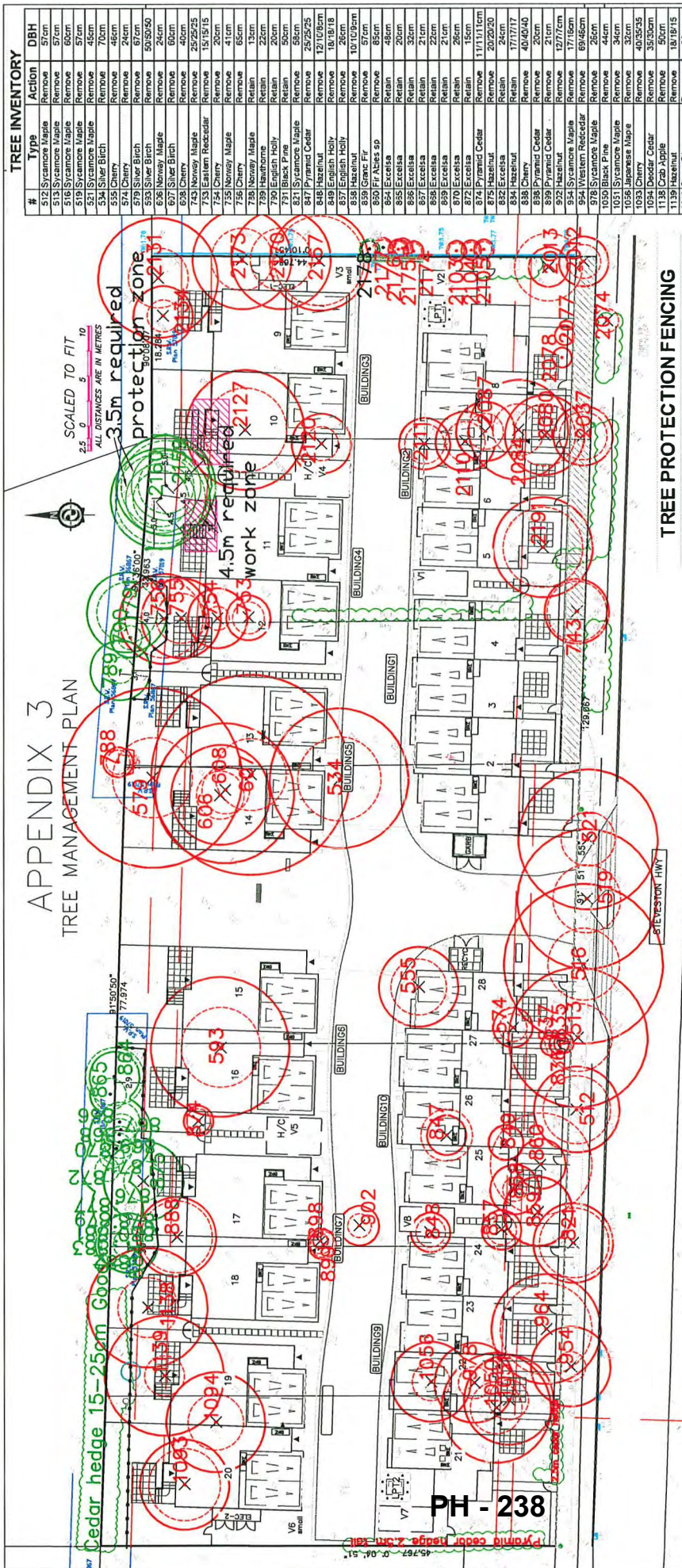
Consultation Area
RZ 16-733904

PH - 237

Original Date: 12/17/18

Revision Date:

Note: Dimensions are in METRES



TREE PROTECTION FENCING

#	Type	DBH	Metres	Feet
768	Norway Maple	13cm	1.5m	4.9ft
789	Hawthorne	22cm	3.0m	9.8ft
790	English Holly	20cm	2.0m	6.6ft
791	Black Pine	50cm	4.0m	13.1ft
864	Excelsa	48cm	2.9m	9.5ft
865	Excelsa	20cm	2.5m	8.2ft
866	Excelsa	32cm	2.5m	8.2ft
867	Excelsa	21cm	2.5m	8.2ft
868	Excelsa	22cm	2.5m	8.2ft
869	Excelsa	21cm	2.5m	8.2ft
870	Excelsa	26cm	2.5m	8.2ft
872	Excelsa	15cm	2.5m	8.2ft
882	Excelsa	24cm	2.5m	8.2ft
884	Hazelnut	17/17/17	3.0m	9.8ft
2159	Norway Maple	45cm	3.0m	9.8ft
2160	Norway Maple	46cm	3.0m	9.8ft

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED REPORT FOR TREE PROTECTION CONCERNING TREE SPECIES, STEM DETERMINATION, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

LEGEND

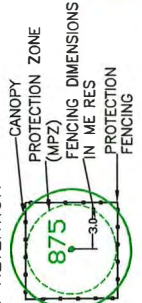
UNDERSIZED TREE

AREAS REQUIRING ARBORIST SUPERVISION



TREE PROPOSED FOR REMOVAL

TREE PROPOSED FOR RETENTION



CANOPY PROTECTION ZONE (MPZ)

FENCING DIMENSIONS IN METRES

PROTECTION FENCING

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

DATE: 20.10.2018

PROJECT: TREE PROTECTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION FENCING DIMENSIONS, PROTECTION FENCING LAYOUT

TREE INVENTORY

#	Type	Action	DBH
512	Sycamore Maple	Remove	57cm
513	Sycamore Maple	Remove	60cm
516	Sycamore Maple	Remove	57cm
519	Sycamore Maple	Remove	45cm
534	Silver Birch	Remove	70cm
535	Cherry	Remove	46cm
574	Cherry	Remove	24cm
579	Silver Birch	Remove	67cm
583	Silver Birch	Remove	50/50/50
606	Norway Maple	Remove	24cm
607	Silver Birch	Remove	60cm
608	Norway Maple	Remove	25/25/25
743	Norway Maple	Remove	15/15/15
753	Eastern Redcedar	Remove	20cm
754	Cherry	Remove	41cm
755	Norway Maple	Remove	65cm
756	Cherry	Remove	13cm
759	Norway Maple	Remove	20cm
759	Hawthorne	Remove	20cm
790	English Holly	Remove	20cm
831	Sycamore Maple	Remove	59cm
831	Sycamore Maple	Remove	25/25/25
848	Hazelnut	Remove	12/10/8cm
849	English Holly	Remove	18/18/18
858	Hazelnut	Remove	26cm
859	Grass Fir	Remove	10/10/9cm
860	Fir Acres sp	Remove	57cm
864	Excelsa	Remove	48cm
865	Excelsa	Remove	32cm
866	Excelsa	Remove	21cm
867	Excelsa	Remove	22cm
868	Excelsa	Remove	21cm
869	Excelsa	Remove	26cm
870	Excelsa	Remove	15cm
872	Excelsa	Remove	24cm
874	Pyramidal Cedar	Remove	11/11/11cm
875	Hazelnut	Remove	20/20/20
882	Excelsa	Remove	24cm
883	Cherry	Remove	17cm
884	Cherry	Remove	40/40/40
886	Pyramidal Cedar	Remove	20cm
889	Pyramidal Cedar	Remove	21cm
922	Hazelnut	Remove	12/17cm
934	Sycamore Maple	Remove	17/16cm
954	Western Redcedar	Remove	69/46cm
1050	Black Pine	Remove	44cm
1051	Sycamore Maple	Remove	34cm
1052	Norway Maple	Remove	40/35/35
1053	Black Pine	Remove	35/35/35
1054	Black Pine	Remove	50cm
1139	Cherry	Remove	18/18/15
2012	Shore Pine	Remove	28cm
2013	Mountain Ash	Remove	56cm
2017	Western Redcedar	Remove	40cm
2074	Excelsa	Remove	20cm
2090	Western Redcedar	Remove	32cm
2091	Western Redcedar	Remove	17/17cm
2103	Pyramidal Cedar	Remove	9/6cm
2104	Pyramidal Cedar	Remove	10cm
2105	Pyramidal Cedar	Remove	9/9/7cm
2110	Lilac	Remove	25/25cm
2111	Holly	Remove	25cm
2120	Holly	Remove	70cm
2127	Douglas Fir	Remove	30/30/35
2131	Pine	Remove	10/10/10
2132	Black Pine	Remove	46cm
2139	Norway Maple	Remove	75cm
2159	Western Redcedar	Remove	51cm
2173	Western Redcedar	Remove	67cm
2174	Japanese Maple	Remove	14cm
2175	Japanese Maple	Remove	12cm
2176	Japanese Maple	Remove	10cm
2177	Japanese Maple	Remove	8cm
2178	Purple Plum	Remove	30/30/35
2179	Purple Plum	Remove	30/30/35
2180	Purple Plum	Remove	30/30/35
2181	Purple Plum	Remove	30/30/35
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2359	Purple Plum	Remove	30/30/35
2360	Purple Plum	Remove	30/30/35
2361	Purple Plum	Remove	30/30/35
2362	Purple Plum	Remove	30/30/35
2363	Purple Plum	Remove	30/30



City of Richmond

Rezoning Considerations

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

Address: 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway **File No.:** RZ 16-733904

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9982, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
Note: All references to the terminated Land Use Contract should be discharged prior to consolidation.
2. 2.0 m wide road dedication along the Steveston Highway frontages of 5711, 5731 and 5751 Steveston Highway for future road widening. Further road dedications may be required if the existing width between the property line and the north curb of Steveston Highway along the site frontage is not sufficient to support the frontage improvements noted below. The exact road dedication is to be determined based on legal surveys and the road functional plan.
3. Registration of a flood indemnity covenant on Title.
4. Registration of a legal agreement on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) no final Building Permit inspection is granted until two secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw;
 - b) one surface parking stall is assigned to each of the units with a secondary suite, and that the parking stall will be for the sole use of the secondary suite of the unit; and
 - c) the secondary suites cannot be stratified or otherwise held under separate title.
5. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from Steveston Highway and the internal east-west manoeuvring aisle, in favour of future residential development to the east and west. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
6. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating. Language should be included in the legal agreement that if an acceptable Building Permit application for the proposed development is not submitted to the City by December 31, 2019, the proposed development would be subject to the Energy Step Code.
7. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates traffic noise from Steveston Highway to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
8. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed with at least four solar photovoltaic (PV) panels per unit to provide an alternative energy source.
9. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on site and on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

Initial: _____

10. City acceptance of the developer's offer to voluntarily contribute \$100,000.00 towards the future upgrade of the special crosswalk at Lassam Road/Steveston Highway to a full traffic signal. The traffic signal works shall include, but are not limited to: traffic signal heads, traffic poles and bases, vehicle detection, UPS (Uninterruptable Power Supply) system, controller cabinet/controller, illuminated street name signs and APS (Accessible Pedestrian signals).
11. City acceptance of the developer's offer to voluntarily contribute \$25,000.00 towards the purchase and installation of a City standard bus shelter. This bus shelter will be placed at the westbound bus stop on Steveston Highway far-side No. 2 Road or at an alternative bus stop in the vicinity.
12. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$342,356.62) to the City's affordable housing fund.
13. City acceptance of the developer's offer to voluntarily contribute \$0.83 per buildable square foot (e.g. \$33,430.12) to the City's Public Art fund.
14. Contribution of \$37,000.00 in-lieu of on-site indoor amenity space.
15. City acceptance of the developer's offer to voluntarily contribute \$25,500.00 to the City's Tree Compensation Fund for the planting of 51 replacement trees within the City. If additional replacement trees (over and beyond the 53 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on-site.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$52,000.00 in total) to ensure the replacement planting will be provided.

16. City acceptance of the developer's offer to voluntarily contribute \$9,100.00 to Parks Division's Tree Compensation Fund for the removal of seven Sycamore Maple trees (tag# 512, 513, 516, 519, 521, 821 and 954) and a number of Cedar and Boxwood hedge rows located on the City's boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

17. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
18. Enter into a Servicing Agreement* for the design and construction of frontage improvements. A Letter of Credit for the Service Agreement will be required prior to adoption of the rezoning bylaw. Works include, but may not be limited to,

Water Works:

- Using the OCP Model, there is 985 L/s of water available at a 20 psi residual at the Steveston Hwy frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Obtain approval from Richmond Fire Rescue for all fire hydrant relocations and installations.
 - Provide a right-of-way for the water meter and meter chamber. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- At the Developers cost, the City is to:
 - Install one new water service connection off of the existing 400mm AC watermain on Steveston Hwy. Meter to be placed on site.
 - Cut and cap at main, all existing water service connections to the development site and remove meters.
 - Install an additional fire hydrant along Steveston Highway to meet City spacing requirements for multifamily land use.

- Relocate the fire hydrant at the southwest corner of the development site as required by the proposed sidewalk alignment.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Install a new storm service connection off of the existing 750mm storm sewer along Steveston Hwy complete with inspection chamber.
 - Cut, cap and remove the existing service connection and inspection chambers STIC51033, STIC55027, and STIC61170 to the development site.
 - Cut and cap, at property line, the northwest lead at inspection chamber STIC50997 at the southeast corner of the development site. The inspection chamber and northeast lead are to be retained to serve 10795 No 2 Road.

Sanitary Sewer Works:

- The Developer is required to not start onsite building construction prior to completion of rear yard sanitary works.
- At Developer's cost, the City is to:
 - Install a new sanitary service connection off of the existing manhole SMH3899 at the common property line of 5851 and 5891 Steveston Highway.
 - Cut and cap all existing sanitary service leads to the development site and remove inspection chambers SIC15979, SIC2000, and SIC1985. The existing inspection chambers SIC11602 and SIC5139 shall be retained to serve the neighboring properties.

Frontage Beautification Works:

Frontage improvements required for 5631/5635/5651/5691 Steveston Highway

1. Construct a new 1.5 m wide concrete sidewalk at the property line along these Steveston Highway development frontages. The new sidewalk is to connect to the existing sidewalks east and west of the subject site. The new sidewalk may have to be designed to go around trees that have been identified for retention. Consult Parks on the design of the new sidewalk to ensure that tree root systems are not compromised and natural irrigation can be maintained.
2. Remove the existing sidewalk and backfill the remaining area between the curb and the new sidewalk to provide a minimum 1.5 m wide grass boulevard with street trees. The boulevard width is exclusive of the 0.15 m wide curb.

Frontage improvements required for 5711/5731/5751 Steveston Highway

3. Construct a new 1.5 m wide concrete sidewalk at the new property line along these Steveston Highway development frontages. The new sidewalk is to connect to the existing sidewalks east and west of the subject site. The new sidewalk may have to be designed to go around trees that have been identified for retention. Consult Parks on the design of the new sidewalk to ensure that tree root systems are not compromised and natural irrigation can be maintained.
4. Remove the existing sidewalk and construct a new grass/tree boulevard over the remaining width between the new sidewalk and the north curb of Steveston Highway. The first 2.0 m wide boulevard strip (for future road widening) measured from the curb is to be free of any tree planting. The boulevard width is exclusive of the 0.15 m wide curb.

Frontage improvements required for entire Steveston Highway development frontage

5. All existing driveways along the Steveston Highway development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described under Items 1/2 and 4/5 above.
6. The site access is restricted to right-in/right-out vehicle movements. A raised island with rollover curb is required to channelize and enforce the no left turn access restrictions. The right-in/right-out driveway design is to follow the following standards:
 - a) Driveway letdown (not curb return).

- b) The width of the driveway is to be 7.5 m wide at the PL. The driveway width can be tapered from the property line at 5:1 to a minimum drive aisle width of 6.0 m (driving surface excluding curb/gutter).
- c) Dimensions at the curb:
 - 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard.
 - 6.4 m wide channelization for both right-in and right-out vehicle movements.
 - 5.0 m wide concrete island.
- d) To increase the size of the island, use a passenger car as the design vehicle to define the right-in/right-out channelization.
- e) Use rollover curb around the edges of the island. Trucks are allowed to climb the rollover curb.
(Note: The design of this driveway is to follow that contained in SA 06-347587).
- 7. Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- 8. Consult Engineering on lighting and other utility requirements as part of the frontage works.

Transit Amenities

- 9. Construct a concrete bus pad (3.0 m x 9.0 m) with electrical pre-ducting conduits at the Steveston Highway/No. 2 Road westbound bus stop. The bus pad is to be constructed to meet accessible bus stop design standards. Confirm the location and dimensions of the bus stop pad with City Traffic Operations staff prior to construction.

Other Improvements

- Coordinate with BC Hydro, Telus and other private communication service providers
 - To underground Hydro service lines.
 - To relocate overhead lines and poles as required by the proposed sidewalk and boulevard. This may require a rights-of-ways onsite in favor of BC Hydro, Telus, and/or other private communication service providers.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite, as described below.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 1mW X 1m (deep)
 - Traffic signal UPS – 2mW X 1.5m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Review the street lighting levels along Steveston Highway frontage and upgrade to City standards, as required.
- Relocate streetlights as required by the proposed sidewalk alignment.

General Items:

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Provide, within the first servicing agreement submission, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

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

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.
2. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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

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

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

1. Installation of appropriate tree protection fencing around all trees and hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$32,000 in total) to ensure the replacement planting will be provided.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

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

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9982 (RZ 16-733904)
5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"MEDIUM DENSITY TOWNHOUSES (RTM2)"**.

P.I.D. 004-306-481

Lot 909 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

P.I.D. 004-866-029

Lot 910 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

P.I.D. 003-761-100

Lot 774 Section 36 Block 4 North Range 7 West New Westminster District Plan 56002

P.I.D. 012-346-004

Parcel A (Reference Plan 9132) Lot 38 Except: Part Subdivided by Plan 57874 Section 36 Block 4 North Range 7 West New Westminster District Plan 1748

P.I.D. 004-869-834

Lot 911 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

P.I.D. 004-287-096

Lot 773 Section 36 Block 4 North Range 7 West New Westminster District Plan 56002

P.I.D. 002-561-557

Lot 97 Section 36 Block 4 North Range 7 West New Westminster District Plan 32685

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9982"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

JAN 14 2019

CITY OF RICHMOND
APPROVED by <i>E.I.</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

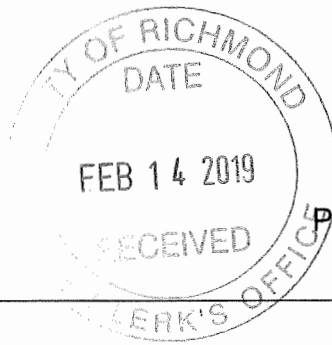
ADOPTED

MAYOR

CORPORATE OFFICER



City of Richmond



Memorandum

Planning and Development Division
Policy Planning

To: Mayor and Councillors
From: Barry Konkin
Manager, Policy Planning

Date: February 13, 2019
File: 08-4050-10/2018-Vol 01

Re: **Proposed Official Community Plan Bylaw 9000, Amendment Bylaw 9984: Criteria for Applications for an Additional Dwelling**

Purpose

The purpose of this memo is to provide Council with background information for applications for an additional dwelling on land within the Agricultural Land Reserve (ALR), and a recommended amendment to Bylaw 9984 for additional dwellings on land in the AG1 zone.

Background

At the January 14, 2019 Council Meeting, first reading was given to Bylaw 9984 (Richmond Official Community Plan Bylaw 9000, Amendment 9984), and Bylaw 9985 (Richmond Zoning Bylaw 8500, Amendment 9985) which would remove the provisions for additional dwellings for farm workers to bring the Official Community Plan (OCP) and Zoning Bylaw in line with recently approved Provincial legislation (Bill 52).

At the same Council meeting, Council members inquired about criteria that are currently used to assess applications for an additional dwelling unit such as the minimum lot size, and maximum house size. These criteria were not included in Bylaw 9984, as the intent of the proposed bylaw amendments is to be consistent with Bill 52 which places the authority for new non-farm use applications for an additional dwelling unit with the Agricultural Land Commission (ALC). The amendments to the *Agricultural Land Commission Act* as passed under Bill 52 are also silent on a maximum house size permitted, or a minimum lot size for an additional dwelling. The amendments are intended to allow the ALC to make a decision on the additional house on a case-by-case basis, considering each application on its own merits. Staff do note that the Ministry of Agriculture's guidelines for development of residential uses on the ALR do reference a maximum house size of 300 m² (3,230 ft²) for an additional dwelling.

It is anticipated that Bill 52 will be enacted through an Order-in-Council in early 2019 which may include application criteria as part of the amendments to the *Agricultural Land Commission Act*.

Additional Dwelling Provisions in Richmond Zoning Bylaw 8500

Prior to May 17, 2017 when Council adopted limits to residential development (e.g., farm home plate, maximum house size, maximum setbacks) in the ALR, the AG1 zone allowed additional dwelling units for full-time farm workers for a farm operation employed on the lot in question provided that:

"the need for the additional dwellings units is justified by a Professional Agrologist and that the lot has the lot area specified below:

- a) 1 additional dwelling unit on a lot between 8.0 ha and 25.0 ha; or
- b) 2 additional dwelling units on a lot between 25.0 ha and 30.0 ha; or
- c) 3 additional dwelling units on a lot over 30.0 ha.”

This provision was removed from the AG1 zone in its entirety on May 17, 2017, and a new policy was included in the OCP which indicated the following:

“limit the number of dwelling units to one (1) on agriculturally zoned properties. Through a rezoning application, on a case-by-case basis, applications to exceed the maximum number of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- *full-time farm labour is required to live on the farm; and*
- *the secondary farmhouse is subordinate to the principal farm dwelling unit.”*

On June 18, 2018, following additional public consultation on limits to residential development in the ALR, Council directed staff to amend the OCP and Zoning Bylaw to:

“allow up to one (1) additional dwelling unit in the AG1 zone provided the property is 8 ha (20 ac.) in area or greater, the property is classified as a farm under the BC Assessment Act, and if the owner provides a statutory declaration that the additional dwelling unit is for full-time farm workers only, and submits a report from a Professional Agrologist which demonstrates that:

- *full-time farm labour is required to live on the farm; and*
- *the secondary farmhouse is subordinate to the principal farm dwelling unit.”*

The June 18, 2018 bylaw amendments also included a maximum farm home plate (600m²) and a maximum house size (300m²) for an additional dwelling based on the Ministry of Agriculture’s guidelines.

With the recent passing of Bill 52 which removes local government discretion on allowing additional dwelling units in the ALR, proposed Bylaw 9984 and 9985 have been prepared to be in keeping with the new provincial legislation.

Proposed Amendments to Bylaw 9984

Based on comments made at the January 14, 2019 Council meeting, if Council wishes to consider including criteria for applications for an additional dwelling unit in the ALR, staff would recommend amending proposed Bylaw 9984 (OCP amendment) to indicate that for any non-farm use application for an additional dwelling unit for farm workers would only be considered, by Council, if:

- the lot is 8 ha (20 ac.) in area or greater;
- the floor area for the additional dwelling unit is no more than 300m² (3,229 ft²); and
- the maximum farm home plate is increased by no more than 600 m² (6,458 ft²).

While staff intend to simplify the OCP with respect to additional dwellings in the ALR, Bylaw 9984 could be further amended to indicate that the owner of a lot, that is 8 ha (20 ac.) or greater, who wishes to apply for a non-farm use application, would be required to submit the following:

- proof that the lot is classified as a farm under the *BC Assessment Act*;
- a statutory declaration that the additional dwelling unit is for full-time farm workers only; and
- a report from a Professional Agrologist which demonstrates that full-time farm labour is required to live on the farm and the secondary dwelling unit is subordinate to the principal farm dwelling unit.

Staff have attached an amended version of Bylaw 9984 (OCP amendment) with the above noted criteria added for Council's consideration. This bylaw may be amended by Council, and as the bylaw amendment does not impact density or land use, the bylaw could be amended and adopted following the public hearing.

Bylaw 9985 to amend the Zoning Bylaw to remove the outright provision for an additional dwelling for farmworkers does not require any further amendments based on the amended OCP policy as prepared.

If you have any questions, please contact me at 604.276.4139.



Barry Konkin
Manager, Policy Planning

BK:jh

pc: SMT
Wayne Craig, Director, Development
James Cooper, Director, Building Approvals



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 9984
(Additional Dwellings on Agriculturally Zoned Land)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability, Objective 1, by deleting policy g) in its entirety and replacing it with the following:

“g) limit the number of dwelling units to one (1) on lots within the Agricultural Land Reserve (ALR). Any proposal for additional dwelling units would require approval from both Council and the Agricultural Land Commission (ALC), and would only be considered, by Council, if the lot:

- is 8 ha (20 ac.) in area or greater, and
- classified as a farm under the BC Assessment Act.

To apply for an ALC non-farm use on a lot that is 8 ha (20 ac.) or greater, the owner must submit:

- a statutory declaration that the additional dwelling unit is for full-time farm workers only, and
- a report from a Professional Agrologist which demonstrates that full-time farm labour is required to live on the farm and the secondary dwelling unit is subordinate to the principal farm dwelling unit.

If approved by both Council and the ALC on a lot that is 8 ha (20 ac.) or greater, the maximum floor area for an additional dwelling unit shall be no larger than 300m² (3,229 ft²), and the maximum farm home plate shall be increased by no more than 600 m² (6,458 ft²).”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9984”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Council

To: Richmond City Council
From: Barry Konkin
Manager, Policy Planning
Date: January 8, 2019
File: 08-4057-10/2018-Vol 01
Re: **Response to Referral: Additional Dwellings in the Agricultural Land Reserve**

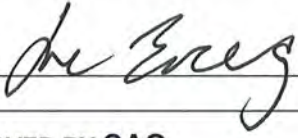


Staff Recommendation

1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9984, be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9984, having been considered in conjunction with:
 - a. the City's Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;
3. That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9984, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;
4. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9984, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation; and
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9985, be introduced and given first reading.

Barry Konkin
Manager, Policy Planning
(604-276-4139)

January 8, 2019

- 2 -

REPORT CONCURRENCE		
ROUTED TO: Building Approvals	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

At the Special Council Meeting held on Wednesday, December 19, 2018, the following referral was adopted:

- 1) *That staff be directed to bring back bylaws to the January 14, 2019 Regular Council meeting to amend the City's Official Community Plan Bylaw 9000 and the Richmond Zoning Bylaw 8500 to remove the provisions for an additional dwelling for farm workers on AG1 lots located within the Agricultural Land Reserve (ALR); and*
- 2) *That staff be directed to withhold building permits for additional farm dwellings on AG1 lots located in the ALR under Section 463 of the Local Government Act and bring forward building permits that conflict with bylaws in preparation for Council consideration.*

This report is in response to the above noted referral. This report supports Council's 2014-2018 Term Goal #8 Supportive Economic Development Environment:

- 8.3. The City's agricultural and fisheries sectors are supported, remain viable and continue to be an important part of the City's character, livability, and economic development vision.

Analysis

On June 18, 2018, Council adopted Official Community Plan Bylaw 9000, Amendment Bylaw 9869, and Richmond Zoning Bylaw 8500, Amendment Bylaw 9870 to allow a maximum of one additional dwelling unit on Agriculture (AG1) zoned properties, located within the Agricultural Land Reserve (ALR), for full-time farm workers, employed on the subject lot, provided the following requirements are satisfied:

- the lot is zoned AG1 and is at least 8 ha (20 ac.) in area;
- the lot is classified as 'farm' for taxation purposes;
- a signed statutory declaration is submitted indicating that the additional dwelling unit is for full-time farm workers only;
- submission of a signed and sealed report by a certified Agrologist (P.Ag.) that clearly demonstrates the need for an additional dwelling for full-time farm workers to support the farm;
- the house is no larger than 300 m² (3,229 ft²); and
- the farm home plate area is no larger than 600 m² (6,458 ft²).

On November 27, 2018, Bill 52 (*Agricultural Land Commission Amendment Act, 2018*) was given Third Reading and Royal Assent. This Provincial legislation, amongst other things, removes the allowance of additional dwellings for farm workers as a discretionary use for local governments, and now requires approval from the Agricultural Land Commission (ALC) for an additional residence. It is anticipated that the amendments to the *Agricultural Land Commission Act* will come into force in early 2019 when the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* is amended through an Order-in-Council.

In order to be consistent with the upcoming Provincial legislation as directed by Council, staff have prepared Bylaw 9984 and Bylaw 9985 which would amend both the OCP and Zoning Bylaw to remove the provisions that allow an additional dwelling on AG1 zoned land for full-time farm workers.

If the attached bylaws are approved, a property owner who wished to construct an additional residence on AG1 zoned land for full-time farm workers on the subject property would be required to apply for an ALC non-farm use application. The non-farm use application would have to be reviewed and endorsed by Council and if endorsed, approved by the ALC. If approved by the ALC, Council approval of a site-specific rezoning application would also be required.

Withholding Resolution

On December 19, 2018, Council adopted a withholding resolution of building permits that are contrary to the bylaws under consideration. The withholding resolution came into force on December 27, 2018, and any applications that are received by the City that are contrary to bylaws proposed to regulate residential development on land within the ALR are to be withheld and forwarded to Council as per Section 463 of the *Local Government Act*.

A building permit application was submitted on November 9, 2018 for an additional dwelling at 14791 Westminster Highway for full-time farm workers. This application was made immediately following issuance of a building permit for the principal dwelling at the same property. After the initial review, the building permit application was considered to be incomplete and the application was cancelled. The building permit application was re-submitted with all requirements met on December 21, 2018, prior to the enactment of the withholding resolution for an additional dwelling on December 27, 2018. The application will be reviewed under the existing regulations for an additional dwelling.

Bill 52 establishes how in-stream building permits can be considered for compliance with the new Provincial regulations. For an additional dwelling for farm workers in the ALR, a lawfully issued City building permit is required, and the concrete foundations must be poured prior to the amendments to the *Agricultural Land Commission Act* coming into force, which is expected to be in the first quarter of 2019. If these conditions are not met, the building permit application at 14791 Westminster Highway will be cancelled.

Consultation

Staff have reviewed the proposed OCP amendment bylaw with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements and recommend that it be referred to the ALC for comment. As the proposed bylaws are consistent with the new Provincial legislation, staff do not anticipate any concerns from the ALC.

Table 1 clarifies this recommendation. ALC referral comments will be requested prior to the public hearing date. Public notification for the public hearing will be provided as per the *Local Government Act*.

Table 1 – OCP Public Consultation Summary

Stakeholder	Referral Comment
REFER	
Provincial Agricultural Land Commission	Refer to the ALC, consistent with <i>Local Government Act</i> requirements.
NO REFERRAL NECESSARY	
Richmond School Board	No referral necessary, as they are not affected.
The Board of Metro Vancouver	No referral necessary, as they are not affected.
The Councils of Adjacent Municipalities	No referral necessary, as they are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as they are not affected.
TransLink	No referral necessary, as they are not affected.
Port Authorities (Port Metro Vancouver and Steveston Harbour Authority)	No referral necessary, as they are not affected.
Vancouver Airport Authority (VAA) (Federal Government Agency)	No referral necessary, as they are not affected.
Richmond Coastal Health Authority	No referral necessary, as they are not affected.
Community Groups and Neighbours	Community Groups and Neighbours will have the opportunity to comment regarding the proposed OCP amendment (and proposed Zoning Bylaws) at Planning Committee, Council and at a Public Hearing.
All Relevant Federal and Provincial Government Agencies	No referral necessary, as they are not affected.


Financial Impact

None.

Conclusion

To respond to Council's referral and to be consistent with the upcoming enactment of Bill 52 (*Agricultural Land Commission Amendment Act, 2018*) which would require approval from the ALC for any additional residences in the ALR, staff recommend that the following bylaws be introduced and given first reading:

1. Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9984; and
2. Richmond Zoning Bylaw 8500, Amendment Bylaw 9985.



John Hopkins
Planner 3
(604-276-4279)

JH:cas



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 9984
(Additional Dwellings on Agriculturally Zoned Land)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability, Objective 1, by deleting policy g) in its entirety and replacing it with the following:

“g) limit the number of dwelling units to one (1) on lots within the Agricultural Land Reserve (ALR). Any proposal for additional dwelling units would require approval from both Council and the Agricultural Land Commission (ALC).”
2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9984”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JAN 14 2019



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9985
(Additional Single Detached House)**

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) deleting subsection 14.1.4.2 from Section 14.1.4 (Permitted Density) in its entirety and replacing it with the following:

“2. The maximum residential **density** is one **principal dwelling unit** per lot.”; and
 - b) deleting subsection 14.1.4.A.2 from Section 14.1.4.A (Farm Home Plate) in its entirety.
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9985**”.

FIRST READING

JAN 14 2019

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



To Public Hearing
Date: <u>FEB. 19, 2019</u>
Item # <u>9</u>
Re: <u>BYLAWS 9984 B</u>
<u>9985: ADDITIONAL</u>
<u>DWELLINGS IN THE ALR.</u>

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

February 8, 2019

Reply to the attention of Kamelli Mark
ALC Planning Review: 46523 & 46428
Local Government File: Bylaw 9984 & 9985

City of Richmond
City Clerk's Office

Delivered Electronically

Re: Official Community Plan Bylaw 9000, Amendment Bylaw 9984 and Zoning Bylaw 8500 Amendment Bylaw 9985 Additional Dwellings in the ALR

Thank you for forwarding a copy of Amendment Bylaw 9984 and Amendment Bylaw 9985 (the "Bylaws") for review and comment by the Agricultural Land Commission (ALC) in advance of the Public Hearing scheduled on February 19, 2019. The following comments are provided to help ensure that the Bylaws are consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the "Regulation"), and any decisions of the ALC.

The ALC wishes to advise the City of Richmond (the "City") that it supports the City's efforts to ensure consistency between the Bylaws and Bill 52 (Agricultural Land Commission Amendment Act, 2018) by proposing the removal of the Bylaws' provisions permitting an additional residence for farm workers on AG1 lots. As per Bill 52, a proposal for an additional residence would require an ALC application for a non-adhering residential use.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulation, or any Orders of the Commission.

If you have any questions about the above comments, please contact the undersigned at 604-660-7005 or by e-mail (Kamelli.Mark@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Kamelli Mark, Regional Planner

Enclosure: Referral Package for Amendment Bylaw 9984 and Amendment Bylaw 9985

CC: Ministry of Agriculture, attn.: Alison Fox and Dieter Geesing

46523m2, 46428m1



City of Richmond

RECEIVED
PROV. AGRICULTURAL JAN 25 2019
LAND COMMISSION

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

January 24, 2019
File: Bylaw 9984 & 9985

Finance and Corporate Services Division
City Clerk's Office
Telephone: 604-276-4007
Fax: 604-278-5139

Agricultural Land Commission
#133 – 4940 Canada Way
Burnaby, BC V5G 4K6

To Whom It May Concern:

**Re: Official Community Plan Bylaw 9000, Amendment Bylaw 9984 and
Zoning Bylaw 8500, Amendment Bylaw 9985
Additional Dwellings in the Agricultural Land Reserve**

This is to advise that Richmond City Council, at the meeting held on January 14, 2019, considered the above matter and the following resolution, in regards to Bylaws 9984 and 9985:

**RESPONSE TO REFERRAL: ADDITIONAL DWELLINGS IN THE
AGRICULTURAL LAND RESERVE**

It was moved and seconded

- (1) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9984, be introduced and given first reading;**
- (2) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9984, having been considered in conjunction with:**
 - (a) the City's Financial Plan and Capital Program; and**
 - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;****is hereby found to be consistent with said program and plans, in accordance with section. 477(3)(a) of the Local Government Act;**
- (3) That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9984, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;**

- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9984, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9985, be introduced and given first reading.*

Enclosed for your information and comment is a copy of the above Bylaw as at first reading, along with the relevant staff report. If the Agricultural Land Commission wishes to provide a response to the Public Hearing, it would be most appreciated if your response were received by the City Clerk's Office by Thursday, February 14, 2019 for inclusion in the Public Hearing agenda. However, if you are unable to do so, your response is welcome up to and including the time of the Public Hearing scheduled for 7:00 p.m. on Tuesday, February 19, 2019. Comments can be provided in writing on in-person at the Public Hearing.

Yours truly,



David Weber
Director, Clerk's Office

DW:gb
Enc.

pc: Barry Konkin, Manager, Policy Planning



City of Richmond

Report to Council

To: Richmond City Council
From: Barry Konkin
Manager, Policy Planning
Date: January 8, 2019
File: 08-4057-10/2018-Vol 01
Re: **Response to Referral: Additional Dwellings in the Agricultural Land Reserve**

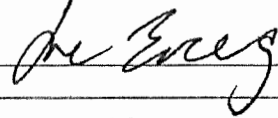
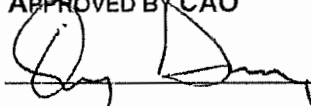
Staff Recommendation

1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9984, be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9984, having been considered in conjunction with:
 - a. the City's Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;
3. That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9984, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;
4. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9984, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation; and
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9985, be introduced and given first reading.

Barry Konkin
Manager, Policy Planning
(604-276-4139)

January 8, 2019

- 2 -

REPORT CONCURRENCE		
ROUTED TO: Building Approvals	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: OS	APPROVED BY CAO 

CNCL - 784

PH - 264

Staff Report

Origin

At the Special Council Meeting held on Wednesday, December 19, 2018, the following referral was adopted:

- 1) *That staff be directed to bring back bylaws to the January 14, 2019 Regular Council meeting to amend the City's Official Community Plan Bylaw 9000 and the Richmond Zoning Bylaw 8500 to remove the provisions for an additional dwelling for farm workers on AG1 lots located within the Agricultural Land Reserve (ALR); and*
- 2) *That staff be directed to withhold building permits for additional farm dwellings on AG1 lots located in the ALR under Section 463 of the Local Government Act and bring forward building permits that conflict with bylaws in preparation for Council consideration.*

This report is in response to the above noted referral. This report supports Council's 2014-2018 Term Goal #8 Supportive Economic Development Environment:

- 8.3. The City's agricultural and fisheries sectors are supported, remain viable and continue to be an important part of the City's character, livability, and economic development vision.

Analysis

On June 18, 2018, Council adopted Official Community Plan Bylaw 9000, Amendment Bylaw 9869, and Richmond Zoning Bylaw 8500, Amendment Bylaw 9870 to allow a maximum of one additional dwelling unit on Agriculture (AG1) zoned properties, located within the Agricultural Land Reserve (ALR), for full-time farm workers, employed on the subject lot, provided the following requirements are satisfied:

- the lot is zoned AG1 and is at least 8 ha (20 ac.) in area;
- the lot is classified as 'farm' for taxation purposes;
- a signed statutory declaration is submitted indicating that the additional dwelling unit is for full-time farm workers only;
- submission of a signed and sealed report by a certified Agrologist (P.Ag.) that clearly demonstrates the need for an additional dwelling for full-time farm workers to support the farm;
- the house is no larger than 300 m² (3,229 ft²); and
- the farm home plate area is no larger than 600 m² (6,458 ft²).

On November 27, 2018, Bill 52 (*Agricultural Land Commission Amendment Act, 2018*) was given Third Reading and Royal Assent. This Provincial legislation, amongst other things, removes the allowance of additional dwellings for farm workers as a discretionary use for local governments, and now requires approval from the Agricultural Land Commission (ALC) for an additional residence. It is anticipated that the amendments to the *Agricultural Land Commission Act* will come into force in early 2019 when the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* is amended through an Order-in-Council.

CNCL - 785

In order to be consistent with the upcoming Provincial legislation as directed by Council, staff have prepared Bylaw 9984 and Bylaw 9985 which would amend both the OCP and Zoning Bylaw to remove the provisions that allow an additional dwelling on AG1 zoned land for full-time farm workers.

If the attached bylaws are approved, a property owner who wished to construct an additional residence on AG1 zoned land for full-time farm workers on the subject property would be required to apply for an ALC non-farm use application. The non-farm use application would have to be reviewed and endorsed by Council and if endorsed, approved by the ALC. If approved by the ALC, Council approval of a site-specific rezoning application would also be required.

Withholding Resolution

On December 19, 2018, Council adopted a withholding resolution of building permits that are contrary to the bylaws under consideration. The withholding resolution came into force on December 27, 2018, and any applications that are received by the City that are contrary to bylaws proposed to regulate residential development on land within the ALR are to be withheld and forwarded to Council as per Section 463 of the *Local Government Act*.

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Consultation

Staff have reviewed the proposed OCP amendment bylaw with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements and recommend that it be referred to the ALC for comment. As the proposed bylaws are consistent with the new Provincial legislation, staff do not anticipate any concerns from the ALC.

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TransLink	No referral necessary, as they are not affected.
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Community Groups and Neighbours	Community Groups and Neighbours will have the opportunity to comment regarding the proposed OCP amendment (and proposed Zoning Bylaws) at Planning Committee, Council and at a Public Hearing.
All Relevant Federal and Provincial Government Agencies	No referral necessary, as they are not affected.

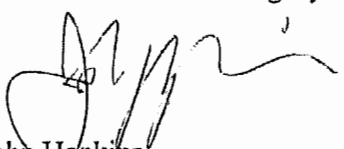
Financial Impact

None.

Conclusion

To respond to Council's referral and to be consistent with the upcoming enactment of Bill 52 (*Agricultural Land Commission Amendment Act, 2018*) which would require approval from the ALC for any additional residences in the ALR, staff recommend that the following bylaws be introduced and given first reading:

1. Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9984; and
2. Richmond Zoning Bylaw 8500, Amendment Bylaw 9985.



John Hopkins
Planner 3
(604-276-4279)

JH:cas

CNCL - 787**PH - 267**



City of
Richmond

Bylaw 9984

**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 9984
(Additional Dwellings on Agriculturally Zoned Land)**

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

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 “g) limit the number of dwelling units to one (1) on lots within the Agricultural Land Reserve (ALR). Any proposal for additional dwelling units would require approval from both Council and the Agricultural Land Commission (ALC).”
2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9984**”.



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER

CNCL - 788

PH - 268



City of
Richmond

Bylaw 9985

**Richmond Zoning Bylaw 8500
Amendment Bylaw 9985
(Additional Single Detached House)**

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) deleting subsection 14.1.4.2 from Section 14.1.4 (Permitted Density) in its entirety and replacing it with the following:

“2. The maximum residential **density** is one **principal dwelling unit per lot.**”; and
 - b) deleting subsection 14.1.4.A.2 from Section 14.1.4.A (Farm Home Plate) in its entirety.
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9985**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED BY 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

CNCL - 789

PH - 269