



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

**Monday, March 21, 2016 – 7 p.m.**

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

## OPENING STATEMENT

### Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9284**  
(File Ref. No. 12-8060-20-009284) (REDMS No. 4762142)

### PH-6

[See Page PH-6 for full report](#)

**Location:** City Centre  
**Applicant:** City of Richmond  
**Purpose:** To amend the “Downtown Commercial (CDT1) Zone” to clarify the calculation of density and the required Affordable Housing Contribution.

**First Reading:** February 9, 2016

**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 9284.



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2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9284.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9285 (RZ 14-663202)**

(File Ref. No. 12-8060-20-009285; RZ 14-663202) (REDMS No. 4675946)

PH-12

[See Page PH-12 for full report](#)

**Location:** 4211/4231 Pendlebury Road

**Applicant:** Skyhigh Constructions Ltd.

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

**First Reading:** February 9, 2016

**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 9285.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9488 AND 9490**

(File Ref. No. 12-8060-20-009488/009490) (REDMS No. 4745861)

PH-35

[See Page PH-35 for full report](#)

**Location:** City-wide

**Applicant:** City of Richmond

**Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9488:**

To amend the height regulations for 22 site-specific single family residential zones to allow a maximum height of 7.5 m for houses with a flat roof.

**Page**

**Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9490:**

To make zoning housekeeping amendments to the calculation of density, the Edgemere Zone and Coach Houses Zone, to amend the permitted uses in five (5) commercial zones to allow a “Microbrewery, Winery and Distillery” use and other minor changes.

**First Reading:** February 9, 2016

**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 9488.

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2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9490.

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3. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9488.

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4. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9490.

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4. **RICHMOND LAND USE CONTRACT 009, DISCHARGE BYLAW NO. 9517 (LU 15-717343)**

(File Ref. No. 12-8060-20-009517; LU 15-717343) (REDMS No. 4885911)

**PH-62**

**See Page PH-62 for full report**

**Location:** 9420 Parksville Drive

**Applicant:** Jaspreet Chung

**Purpose:** To discharge “Land Use Contract 009” from the title of 9420 Parksville Drive, to permit construction of a new single-family dwelling including a secondary suite, consistent with the underlying “Single Detached (RS1/B)” zoning.

**First Reading:** February 9, 2016

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**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 9517.
2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9517.

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5. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9525, AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9515 (RZ 15-705925)**

(File Ref. No. 12-8060-20-009515/009525; RZ 15-705925) (REDMS No. 4877664)

**PH-69**

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

**Applicant:** City of Richmond

**Location:** City-wide

**Purpose of Official Community Plan Bylaw 9000, Amendment Bylaw 9525:**

To amend the text contained in the Aircraft Noise Sensitive Areas table of the Official Community Plan, to clarify that rezoning applications from an existing single-family zone to another single-family zone may be considered in the High Aircraft Noise Sensitive Area (Area 2).

**Applicant:** Hardeep Bhullar

**Location:** 11971 Dewsbury Drive

**Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9515 (RZ 15-705925)**

To rezone the subject property from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit the property to be subdivided to create two (2) lots fronting No. 5 Road, with vehicle access to/from a rear lane off Dewsbury Drive.

**First Reading:** February 9, 2016

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**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
  - (a) **PH-96** Donald Flintoff, Richmond resident
  - PH-98** (b) Mark Cheng, Vancouver Airport Authority
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Official Community Plan Bylaw 9000, Amendment Bylaw 9525. ☐
2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9515. ☐
3. Adoption of Official Community Plan Bylaw 9000, Amendment Bylaw 9525. ☐

ADJOURNMENT

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# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** January 13, 2016

**From:** Wayne Craig  
Director, Development

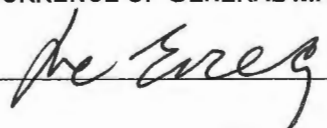

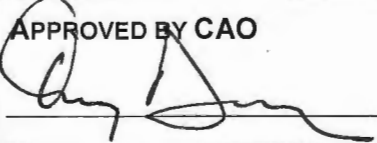
**File:** 08-4430-01/2015-Vol  
01

**Re:** Proposed Amendments to the Downtown Commercial (CDT1) Zone

### Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9284 to amend the "Downtown Commercial (CDT1) Zone" be introduced and given first reading.

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

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Engineering Building Approvals	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

As part of the on-going review of the Richmond Zoning Bylaw 8500, staff have identified two proposed amendments to the Downtown Commercial (CDT1) zone. The first amendment is proposed to clarify the calculation of density and thereby enhance the ability to secure required road dedication for fronting roads and secondary (lane) access as part of a Development Permit application where required by the City. The second proposed amendment will clarify the required Affordable Housing contribution specified in the zone.

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

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

*3.1. Growth and development that reflects the OCP, and related policies and bylaws.*

*3.2. A strong emphasis on physical and urban design.*

### Analysis

Currently, there are 111 parcels under the CDT1 zone, all located within the boundaries of the City Centre. A number of these properties have rear or side lane access.

In order to ensure safe and functional physical access to these sites, staff typically request additional lane and road widening as part of Development Permit applications in the City Centre area. To date, staff have negotiated some dedications for lanes, and in other projects have used the registration of statutory rights-of-way on title to ensure appropriate and safe vehicle access.

In the recent past, the Engineering Department has raised concerns with the use of rights-of-way to provide the desired widening for road or lane, and has requested that all future Development Permit applications under the CDT1 zone provide road and lane widening through dedication. Securing road widening through dedication is expected to enhance the City's ability to deal with third-party utilities (Hydro, Telus, etc.), improve the City's ability to undertake required maintenance and reduce the City's liability arising from work on private property. Dedicated road and lane widening further supports the City's long term objectives of optimizing the road network and improving circulation in the City Centre.

The provisions of the BC *Local Government Act* limit the legal requirement to dedicate roads to either a subdivision, or as a requirement of a rezoning application. As such, a number of projects in the CDT1 zone have proceeded to development through only a Development Permit application with the provision of road widening being secured via statutory rights-of-ways. Staff have faced a number of issues in negotiating dedicated roads and lanes under the CDT1 zone; specifically:

- The City has limited authority to require road dedication under a Development Permit; and
- Developers often raise the concern that the resulting buildable area after road dedication will be substantially reduced.

It is in the best interests of the City to develop an approach that allows road and lane widening in the CDT1 zone to be achieved through dedication. The proposed approach, described below, is to use gross site area for density purposes. It is intended that this amendment will facilitate the dedication of roads required to allow full and improved access to sites zoned CDT1, while still maintaining development potential under the zone and consistency with the City Centre Area Plan (CCAP).

An amendment is also proposed to clarify floor area for affordable housing units within the CDT1 zone. Where applicable under density bonus provisions, the habitable area of affordable housing units must comprise at least 5% of the residential floor area, not total building area, given the mixed use character of the zone.

#### Proposed Zoning Bylaw Amendments

##### *Density Calculations and Gross Site Area*

The proposed amendment to the CDT1 zone will allow the calculation of project density for Development Permit applications on properties which are already zoned CDT1 to be calculated based on the gross site area, before road dedication for fronting roads or rear lanes.

Proposed Bylaw 9284 has been drafted to insert a new clause in Section 9.3.4 Permitted Density:

“1. For a Development Permit application in the CDT1 **zone**, not involving a rezoning, the permitted **density** is based on gross **site** area, before required **road** or **lane** dedications.”

The proposed change would align with current practice where the registration of a statutory right-of-way does not reduce the physical site area.

The proposed amendment to calculate permitted density on the gross site area would result in new buildings constructed under the amended CDT1 zone, to achieve the same size and character as a site where road improvements have been addressed via a statutory right-of-way. The proposed amendment is expected to achieve a greater willingness from developers to dedicate land required for road and lane widening. This approach will also meet the Engineering Department desire for dedicated road and lane widening.

It should be noted that, where a developer wishes to rezone a property to the CDT Zone, the dedication of roads or lanes would be required, as permitted under the *Local Government Act*. In these instances, density would be calculated based on the net site area, after any required dedications have been provided.



### *Affordable Housing Contributions*

As currently worded, Section 9.3.4.3 of the CDT1 zone permits a density bonus from the base FAR of 3.0 to 3.15, if 5% of the total building area is provided as rental units, secured by a Housing Agreement with the City of Richmond. Section 9.3.4.5 of the CDT2 zone also permits a density bonus (from a base FAR of 2.0 to 3.0 for rezoning applications involving more than 80 apartment housing dwelling units), if the same condition for rental housing is met.

Other high density multiple family residential zones such as the RAH and the RAM zones, which have been used in and around the City Centre, require affordable housing contributions based on the total building area constructed. These zones, however, do not permit any non-residential uses. In the mixed-use Downtown Commercial zone, the intent of the Zoning Bylaw is to allow the density bonus if the rental units comprise 5% of the total residential floor area.

The proposed amendment to Sections 9.3.4.3 and 9.3.4.5 would clarify that the density bonus is permitted if, prior to the first occupancy of the building, the owner:

“provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 5% of the total residential **floor area**;”.

Staff support the proposed revision to the CDT1 zone to ensure a level playing field for developers. The proposed amendment will render the CDT1 zone consistent with other higher density residential zones in the City Centre.

### Consultation

The Urban Development Institute (UDI) was contacted by telephone and email and asked to review the proposed amendments to the CDT zone. No comment was provided.

The public will have an opportunity to comment further at the Public Hearing.

### **Financial Impact**

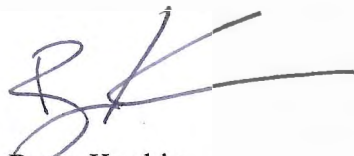
None.

**Conclusion**

Two amendments to the Downtown Commercial (CDT) zone are proposed in this report. The first amendment is to clarify that the calculation of density in the CDT1 zone is based on gross floor area to secure required road and lane dedications at Development Permit stage. The second amendment will clarify that the required Affordable Housing contribution in the CDT1 and CDT2 zone is based on total residential floor area constructed. This is consistent with other similar zones in the City Centre.



Tina Atva  
Senior Planning Coordinator  
(604-276-4164)



Barry Konkin  
Program Coordinator, Development  
(604-276-4138)

TA/BK:cas



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9284  
(Amendments to the Downtown Commercial (CDT1) Zone)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 9.3.4 by inserting the following as Section 9.3.4.1 and renumbering the remaining sections accordingly:

“1. For a Development Permit application in the CDT1 **zone**, not involving a rezoning, the permitted **density** is based on gross **site** area, before required **road** or **lane** dedications.”

2. Richmond Zoning Bylaw 8500 is further amended in Section 9.3.4.3 a) by deleting this section in its entirety and replacing it with the following:

“9.3.4.3 a) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 5% of the total residential **floor area**; and”.

3. Richmond Zoning Bylaw 8500 is further amended in Section 9.3.4.5 b) i) by deleting this section in its entirety and replacing it with the following:

“9.3.4.5 b) i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 5% of the total residential **floor area**; and”.

4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9284**”.

FIRST READING



PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

FEB 09 2016

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

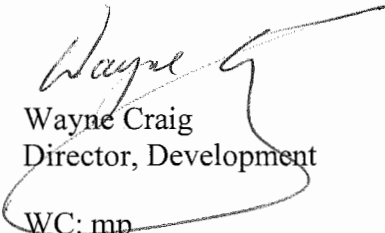
**Date:** January 14, 2016

**File:** RZ 14-663202

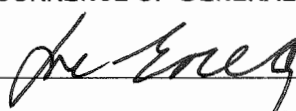
**Re:** Application by Skyhigh Construction Ltd. for Rezoning at 4211 and 4231 Pendlebury Road from "Two-Unit Dwelling (RD1)" to "Single Detached (RS2/B)"

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9285, for the rezoning of 4211 and 4231 Pendlebury Road from "Two-Unit Dwelling (RD1)" to "Single Detached (RS2/B)", 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

Skyhigh Construction Ltd. has applied to the City of Richmond for permission to rezone the existing duplex lot at 4211 and 4231 Pendlebury Road from “Two-Unit Dwelling (RD1)” to “Single Detached (RS2/B)” in order to permit the property to be subdivided into two (2) single-family lots fronting onto Pendlebury Road. An existing duplex situated on the lot will be demolished. A map and aerial photograph showing the location of the subject site is included in Attachment 1. A preliminary subdivision plan is provided in Attachment 2.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North is the Hugh Boyd Secondary School. The site is zoned “School & Institutional Use (SI)”.
- To the South are: a duplex under construction on a lot zoned “Two-Unit Dwelling (RD1)” and single-family dwellings on lots zoned “Single Detached (RS1/E)”.
- To the East are single-family dwellings on lots zoned “Single Detached (RS1/E)”.
- To the West across No. 1 Road are single family dwellings on lots zoned “Single Detached (RS1/K)”, “Compact Single Detached (RC1)” and “Coach Houses (RCH)”.

### Related Policies & Studies

#### 2041 Official Community Plan (OCP)

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The redevelopment proposal at the subject site is consistent with this designation.

This rezoning application is also consistent with the amendment procedures contained in section 2.3 of Richmond Zoning Bylaw 8500, which indicates that rezoning applications may be considered to permit the subdivision of a lot containing a duplex into no more than two (2) single-family lots. The proposed west lot (corner lot) will be approximately 15.8 m (51.8 ft) wide and approximately 609 m<sup>2</sup> (6,555.2 ft<sup>2</sup>) in area, and the proposed east lot will be approximately 14 m (46 ft) wide and approximately 547 m<sup>2</sup> (5,887.8 ft<sup>2</sup>) in area.

### Lot Size Policy 5416

The subject property is located within the area governed by Lot Size Policy 5416, adopted by City Council in 1989 and renewed in 1996 (Attachment 4). The Lot Size Policy permits properties on a portion of Pendlebury Road to be rezoned and subdivided in accordance with the “Single Detached (RS1/E)” zone.

Richmond’s Zoning Bylaw 8500 (section 2.3.7.a) indicates that the Lot Size Policy provisions do not apply to land which is the site of a duplex and which is intended to be rezoned and subdivided into no more than two (2) lots. This provision of the Zoning Bylaw was adopted by Council in 1996 (Bylaw 6584) to eliminate the need for a lot size policy study or lot size policy amendment for sites with duplex as there is no resulting increase in unit density.

### 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**

Two rezoning information signs, one facing Pendlebury Road and the other facing No. 1 Road, have been installed on the subject site. City staff have not received any comments or concerns from the public regarding the proposed development.

### **Analysis**

#### Existing Legal Encumbrance

A covenant is currently registered on title to restrict the use of the property to a two-family dwelling (Registration No. BF77669). The applicant is required to discharge this covenant from title prior to final adoption of the rezoning bylaw.

#### Tree Retention and Replacement

A Certified Arborist’s Report and Tree Retention Plan has been submitted by the applicant. The report identifies two (2) trees located on City property, four (4) trees (including a hedgerow identified as tag #356, counted as two (2) trees) on the subject site, and three (3) trees located on the neighbouring property to the east.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report, conducted visual tree assessment, and recommended the following:

- Retain one (1) tree (tag# 358 – multi-branching Western Red Cedar) on the northeast of the site as it is in good condition. Provide a minimum of 4 m tree protection zone. The rear of the proposed building must be designed to accommodate the tree.

- Remove and replace one (1) tree (tag# 357) and a hedgerow (tag #356) as they have either been topped or are too close to the proposed building foundation to be successfully retained.
- Protect three (3) trees located on the neighbouring property as per City of Richmond Tree Protection Information Bulletin TREE-03.

Also, the City's Parks Operations Arborist has reviewed the Arborist's Report, assessed the condition and location of the two Ash trees located in the Pendlebury boulevard and have identified that these trees must be protected.

#### *Tree Protection*

In order to show how the new house can be designed to successfully retain the Western Red Cedar (tag# 358) located on-site, the applicant has provided drawings showing the proposed building footprint with design details (e.g., design and location of retaining walls) near the tree. The drawings show the recommended minimum 4 m tree protection zone.

To ensure successful retention of the two off-site Ash trees on the City boulevard, the applicant is required to provide Tree Survival Securities in the amount of \$18,800 for the tree identified as tag# A and \$3,340 for the tree identified as tag# B. In order to successfully retain the tree identified as tag# A, the applicant has proposed to retain the existing driveway crossings at their current locations, and construct a new sidewalk on Pendlebury Road using low impact site preparation methods and materials (i.e., asphalt instead of concrete) under the direct supervision of the project arborist. Also, in order to protect tree roots that have grown onto the subject site, the existing grades closer to the property line of the front yard will be retained, and will gradually transition back up to the required minimum flood construction elevation of the main floor of the new houses.

Details of the proposed tree protection measures are shown on the drawings attached to the proposed Tree Retention Plan, which is included in Attachment 5.

Prior to demolition of the existing dwelling on the subject site and any construction works on-site and off-site, the applicant is required to install 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 off-site, and must remain in place until construction and landscaping is complete.

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for 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 report to the City for review.

- Submission of survival securities in the amount of \$5,000 for the on-site tree and a total of \$22,140 for the off-site trees. The security will not be released until an acceptable impact assessment report is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the securities for a 1-year maintenance period.
- Submission of a detailed site grading plan for the construction and landscaping on both proposed lots to ensure tree protection, and registration of a legal agreement on title to ensure compliance of the development with the site grading plan.

### *Tree Replacement*

For the removal of the one (1) on-site tree (tag# 357) and the existing cedar hedgerow (tag# 356), which is counted as two (2) trees, from the subject site, the OCP tree replacement ratio goal of 2:1 requires a total of six (6) replacement trees. A total of seven (7) replacement trees will be accommodated on the site: four (4) replacement trees on the proposed western lot, and three (3) replacement trees on the proposed eastern lot in addition to the existing Western Red Cedar that will be retained.

To ensure that the three (3) replacement trees are planted on the eastern lot at development stage, the applicant is required to submit a landscape security in the amount of \$1,500 (\$500/per tree) prior to the final adoption of the rezoning bylaw. The security for the four (4) replacement trees to be planted on the western lot is included as part of the overall cost estimate of the landscape security, which must be submitted with the Final Landscape Plan for the western lot prior to final adoption of the rezoning bylaw.

### Preliminary Architectural Elevation Plans & Landscape Plan

To illustrate how the future corner lot interface (at the intersection of Pendlebury Road and No. 1 Road) will be treated, the applicant has submitted preliminary architectural plans of the proposed building elevations (Attachment 6). The proposed plans respond to the City's urban design objectives by providing articulated façades along No. 1 Road and Pendlebury Road. Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that, at future development stage, the Building Permit plans and resulting dwelling are generally consistent with the attached building design.

The applicant has submitted a preliminary landscape plan for the front yard and exterior side yard of the proposed corner lot (Attachment 7). The plan shows that the front and exterior side yard of the lot will be enhanced with a variety of trees and shrubs. Prior to rezoning, the applicant is required to submit a final landscape plan for the proposed corner lot, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, along with a landscaping security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, hard surfaces and installation costs).

### Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-



lieu contribution of \$1.00/ft<sup>2</sup> of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a contribution of \$1.00 per buildable square foot of the single-detached dwellings (i.e. \$6,275.9) to the City's Affordable Housing Reserve Fund in-lieu of providing a legal secondary suite in a dwelling on one (1) of the two (2) lots proposed at the subject site. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

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

At future subdivision stage, the applicant is required to complete design and construction of frontage improvements on Pendlebury Road and No. 1 Road and engineering infrastructure, which includes the following:

- No. 1 Road: a new 1.5m landscaped boulevard and 1.5m concrete sidewalk along the new property line.
- Pendlebury Road: a new curb and gutter, a new 1.5m landscaped boulevard and a 1.5m sidewalk (to be constructed by using low impact method and materials to protect the two City trees identified as tag# A and tag# B along the south property line).

The applicant will also be required to complete the required water, drainage and sanitary connection works to service the proposed lots. The method to secure these works will be determined prior to subdivision approval.

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

None.

### **Conclusion**

This rezoning application is to permit the subdivision of the subject site into two (2) smaller lots zoned "Single Detached (RS2/B)".

This rezoning application complies with the land use designation contained within the OCP and section 2.3.7 of the Zoning Bylaw 8500, which states that rezoning applications may be considered to permit the subdivision of a lot containing a duplex into no more than two (2) single-family lots.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9285 be introduced and given first reading.



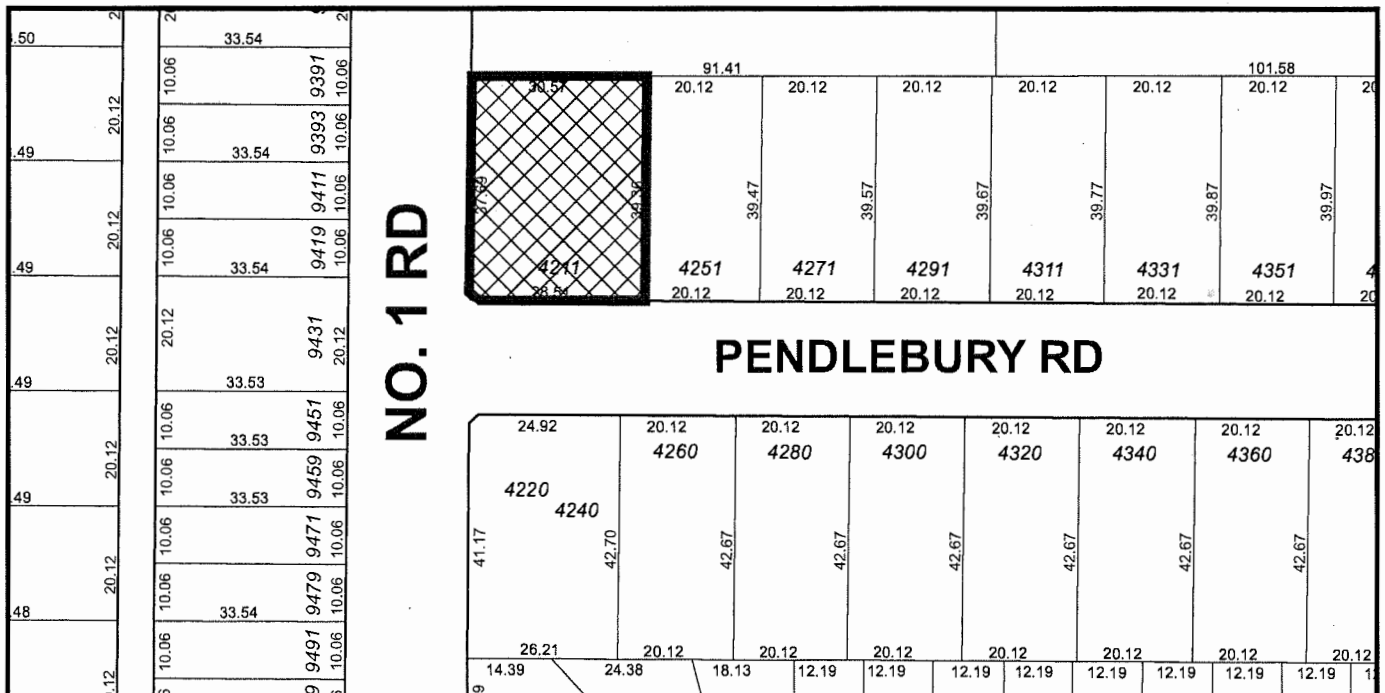
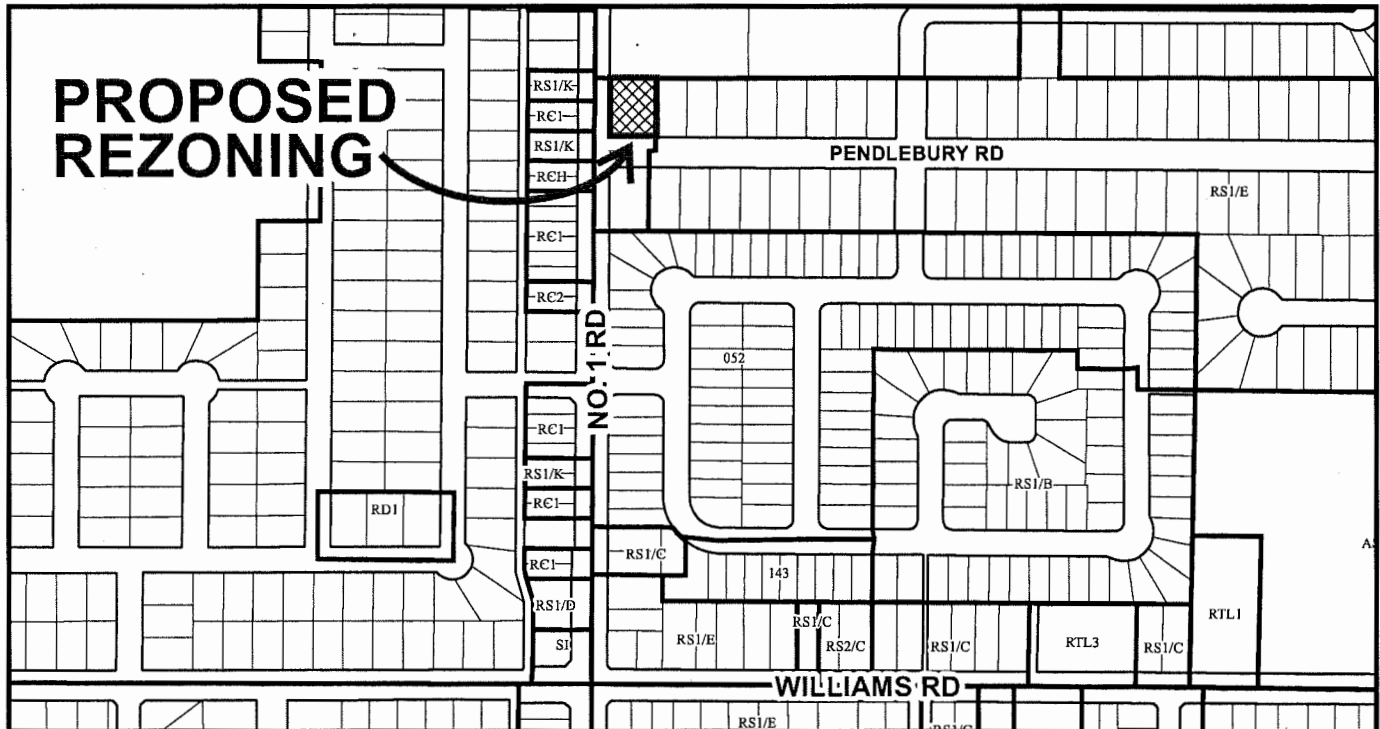
Minhee Park  
Planner 1

MP:cas

- Attachment 1: Location Map
- Attachment 2: Preliminary Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5416
- Attachment 5: Tree Retention Plan
- Attachment 6: Preliminary Architectural Elevation Plans (proposed corner lot)
- Attachment 7: Preliminary Landscape Plan (proposed corner lot)
- Attachment 8: Rezoning Considerations



City of  
Richmond



**RZ 14-663202**

Original Date: 05/29/14

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 14-663202

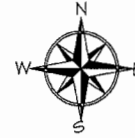
Original Date: 05/29/14

Revision Date:

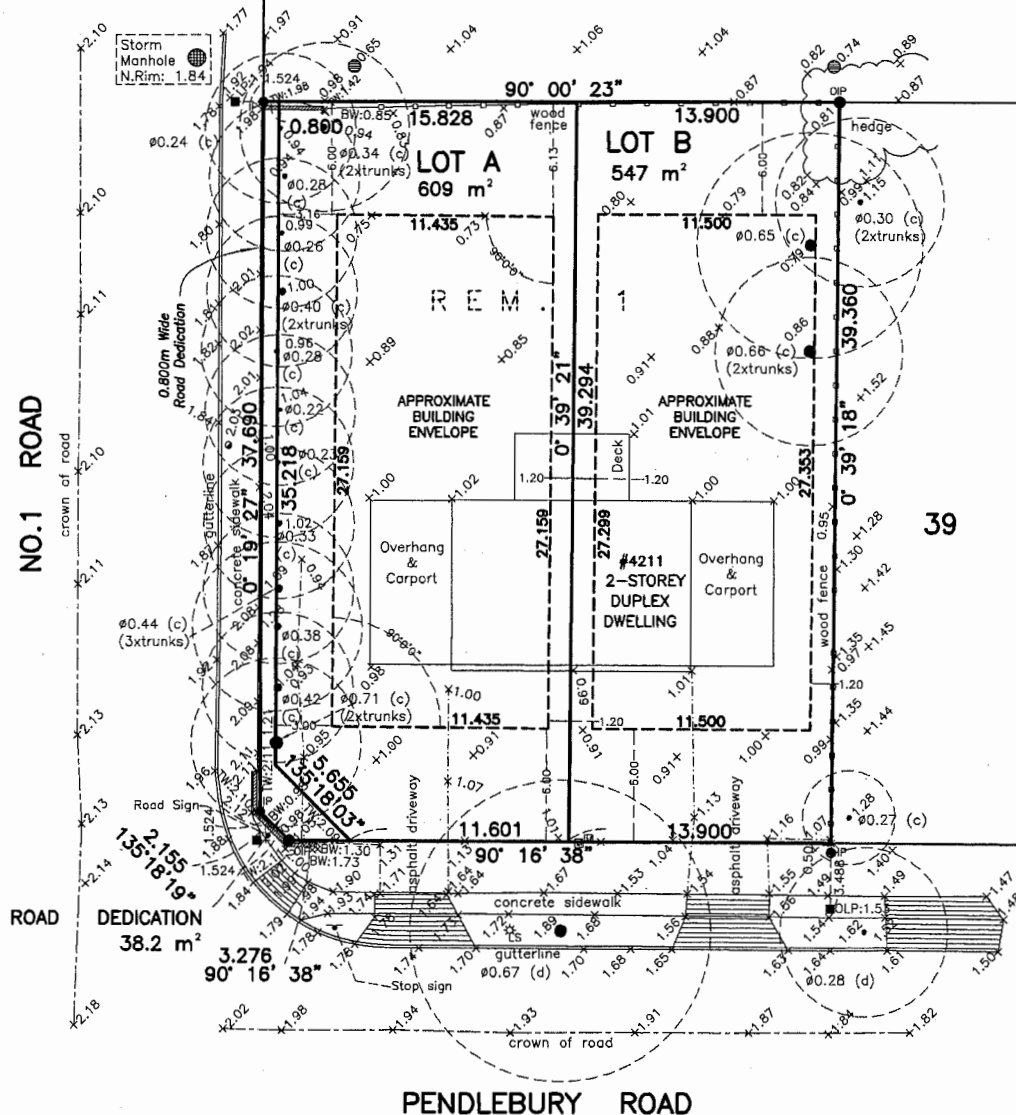
Note: Dimensions are in METRES



#4211 PENDLEBURY ROAD,  
RICHMOND, B.C.  
P.I.D 001-994-778



LOT 4



© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 4796  
FB-205 P16-18  
Drawn By: TH/IO

**LEGEND:**

- IP● denotes iron post set  
LP■ denotes lead plug set  
OIP denotes iron post found  
OLP denotes lead plug found  
● denotes power pole  
⊙ denotes round catch basin  
⊗ denotes manhole  
■ denotes water meter  
LS denotes deciduous  
(c) denotes coniferous  
(d) denotes lomp standard

SURVEY REINSPECTED  
THIS 7th DAY OF MAY, 2014

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

NOTE:

Elevations shown are based on City of  
Richmond HPN Benchmark network.  
Benchmark: HPN #205,  
Control Monument 77H4827  
Located at CL Railway Ave & Garry St  
Elevation = 1,044 metres

**CERTIFIED CORRECT:**

LOT DIMENSION ACCORDING TO  
RE-POSTING SURVEY.

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

March 13th, 2012



**RZ 14-663202**

**Attachment 3**

Address: 4211/4231 Pendlebury Road

Applicant: Skyhigh Construction Ltd.

Planning Area(s): Seafair

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Ajit Singh Gill & Tripat Kaur Gill	TBD
<b>Site Size (m<sup>2</sup>):</b>	1,194 m <sup>2</sup>	Proposed west lot: 609 m <sup>2</sup> Proposed east lot: 547m <sup>2</sup> Road dedication: 38.2 m <sup>2</sup>
<b>Land Uses:</b>	Two Family Residential	Single Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Zoning:</b>	Two-Unit Dwelling (RD1)	Single Detached (RS2/B)
<b>Number of Lots:</b>	1	2

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Lot Size (min. dimensions):	Min. 360 m <sup>2</sup>	Proposed west lot: 609 m <sup>2</sup> Proposed east lot: 547 m <sup>2</sup>	none
Lot Width	Min. 12 m	Proposed west lot: 15.8 m Proposed east lot: 13.9 m	none
Lot Frontage	Min. 6 m	Proposed west lot: 11.6 m Proposed east lot: 13.9 m	none
Lot Depth	Min. 24 m	Proposed west lot: 39.3 m Proposed east lot: 39.4 m	none
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Setback – Front and Rear Yards (m):	Min. 6m	Min. 6m	none
Setback – Interior Side Yards (m):	Min. 1.2m	Min. 1.2 m	none
Setback – Exterior Side Yards (m):	Min. 3 m	Min. 3 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: August 14, 1989  
Renewed by Council: August 19, 1996

**POLICY 5416**

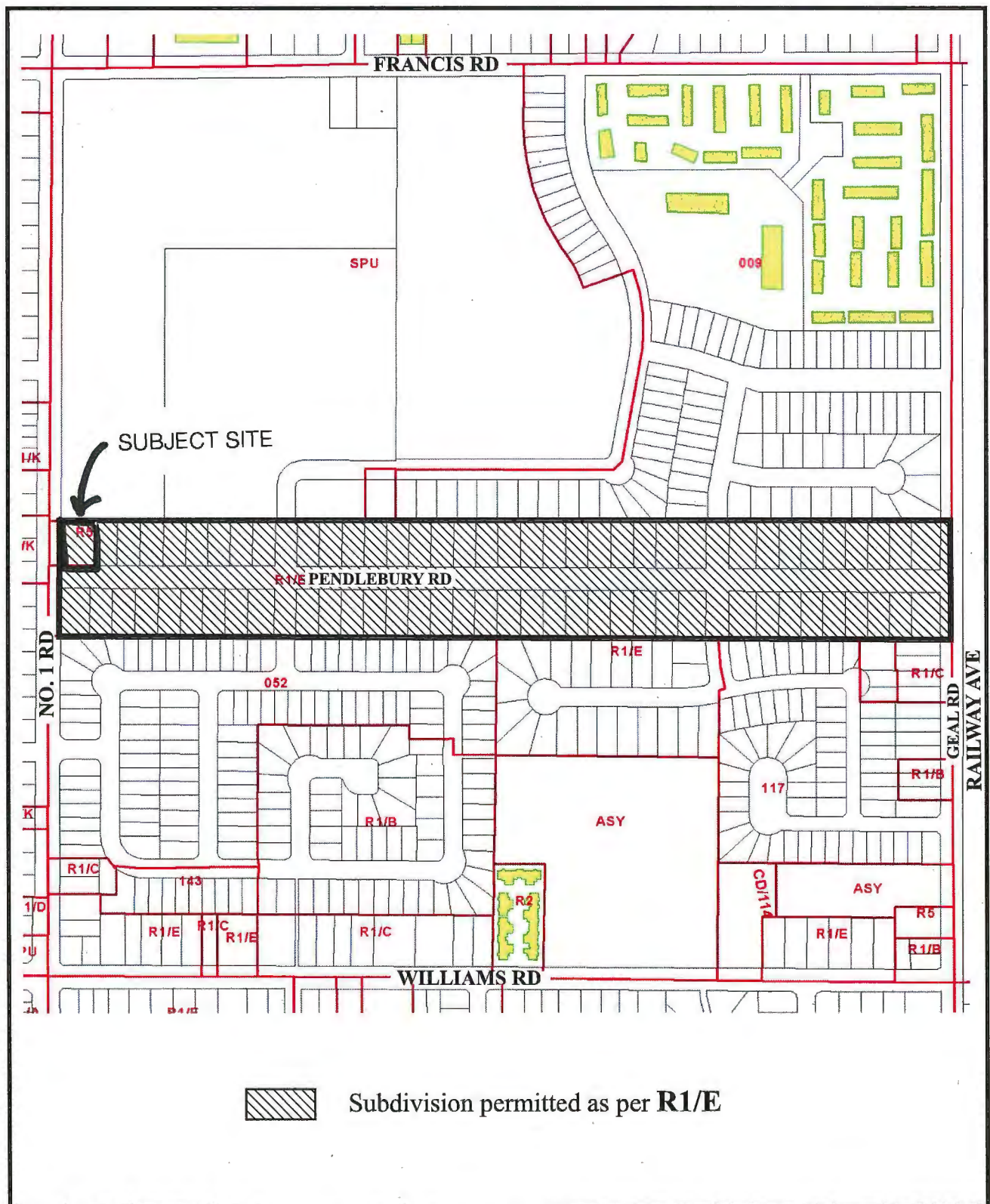
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-4-7

**POLICY 5416:**

The following policy establishes lot sizes for properties on **Pendlebury Road**, in a portion of Section 26-4-7:

That properties on Pendlebury Road, in a portion of Section 26-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, 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.





# **POLICY 5416** **SECTION 26, 4-7**

Adopted Date: 08/14/89

Amended Date: 08/19/96



p 604.275.3484  
 V7E 223  
 p 604.755.7132  
 CA V2S 283

acilgroup.ca

**ARBORTECH  
CONSULTING**

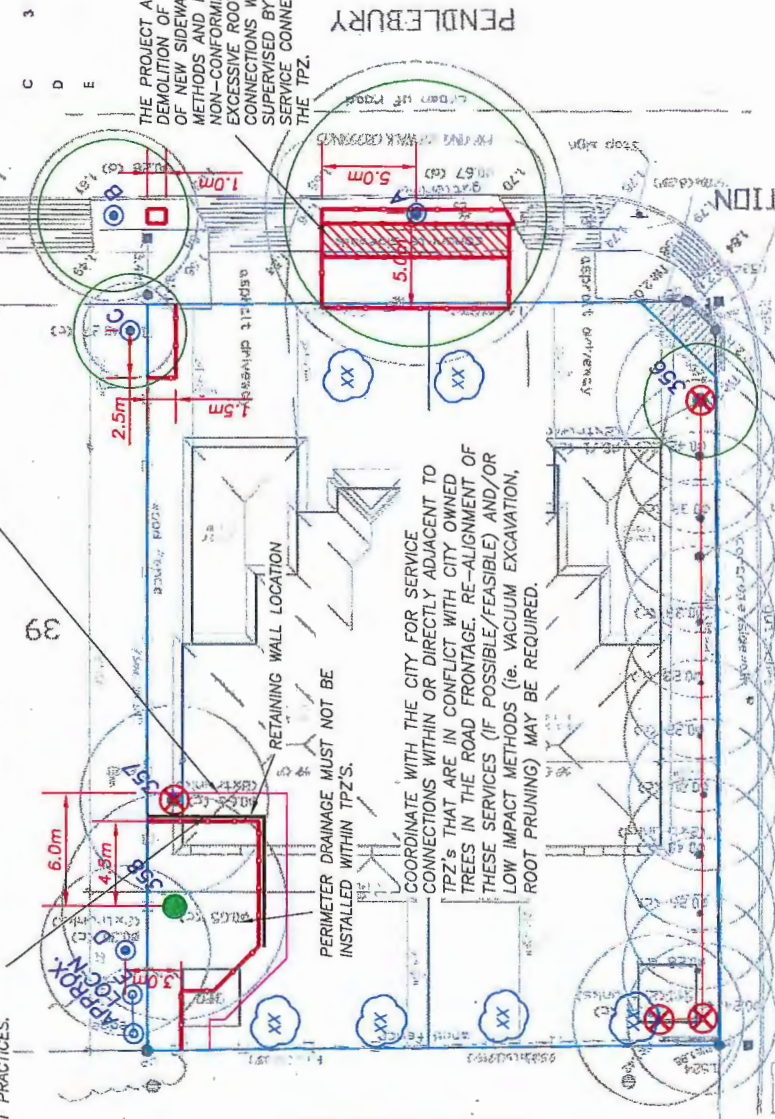
a division of:

**HEAD OFFICE: SERVING METRO VANCOUVER**  
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA  
V6X 3E9

**TRASER VALLEY REGIONAL OFFICE:**  
10000 204 STREET, ABERTSFORD, BC CANADA  
V2X 8A5

EXISTING GRADE MUST BE MAINTAINED WITHIN THE TREE PROTECTION ZONE (TPZ). A RETAINING WALL WILL BE REQUIRED FOR GRADE TRANSITION ALIGNED OUTSIDE OF THE TPZ. THE PROJECT ARBORIST MUST BE ON-SITE FOR ANY WORKS (I.E. EXCAVATION FOR THE NEW BUILDING FOUNDATION, PREPARATION FOR INSTALLATION OF ANY HARDSHAPE FEATURES – INCLUDING RETAINING WALLS AND PERIMETER DRAINAGE, PRUNING, TREE/STUMP REMOVAL, LANDSCAPE FINISHING) WITHIN OR DIRECTLY ADJACENT (I.E. WITHIN 2.0M) TO THE TPZ TO UNDERTAKE ROOT PRUNING, DIRECT LOW-IMPACT METHODS AND MAKE RECOMMENDATIONS IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.

THE NEW BUILDING FOUNDATION AND SECOND FLOOR MUST NOT ENCR OACH CLOSER THAN 6.0M TO TREE #356 TO ALLOW FOR OVER-EXCAVATION OF BUILDING FOUNDATION AND TO AVOID EXCESSIVE CROWN LOSS.



THE PROJECT ARBOREST MUST BE ON-SITE DURING THE DEMOLITION OF THE EXISTING SIDEWALK AND PREPARATION OF NEW SIDEWALK CONSTRUCTION TO DIRECT LOW IMPACT METHODS AND MATERIALS. NEW SIDEWALK WILL BE NON-CONFORMING TO NORMAL CITY STANDARDS TO AVOID EXCESSIVE ROOT LOSS. EXCAVATION FOR WATER SERVICE CONNECTIONS WITHIN TPZ MUST BE VIA ARVAC AND SUPERVISED BY THE PROJECT ARBOREST. STORM SEWER SERVICE CONNECTIONS MUST BE RE-ALIGNED OUTSIDE OF THE TPZ.

**PH - 25**

LOT A 597 W

ALL DISTANCES ARE IN METRES

**LEGEND:**

- ✕ denotes true TAG NUMBER or ID REFERENCE.
- denotes SKEINING TOPIC of the tree branches and foliage of the tree.
- denotes the *link location* of the tree prepared to be **REMOVED** and pruned.
- denotes the *link location* of the tree prepared to be **RETAINED**.
- denotes *link location* of **LEAFY TREE** for *OWNER* to **detach** (prune) and **REMOVE** as soon as possible.
- denotes *link location* of **LEAFY TREE** for *OWNER* to be **pruned** (pruned).
- denotes **NON-LEAFY** underneath tree (prepared to be **detached**).
- denotes **FREE LIMITS**.
- denotes **FREE PROTECTION ZONE** subarea alignment.

**PLAN NOTES:** All rights reserved on documents created by the project. Surveyor (JCLN), Engineer (P. HCN) and/or Designers (JCLN) permit content to be printed or copied only as it applies to the planning and implementing the management of another forest. This plan does not warrant or certify the accuracy of locations of features or dimensions. Errors, relative to the original drawings from these professionals, are their burden.

DETAILED TREE RETENTION PLAN FOR TREE TAG# 358

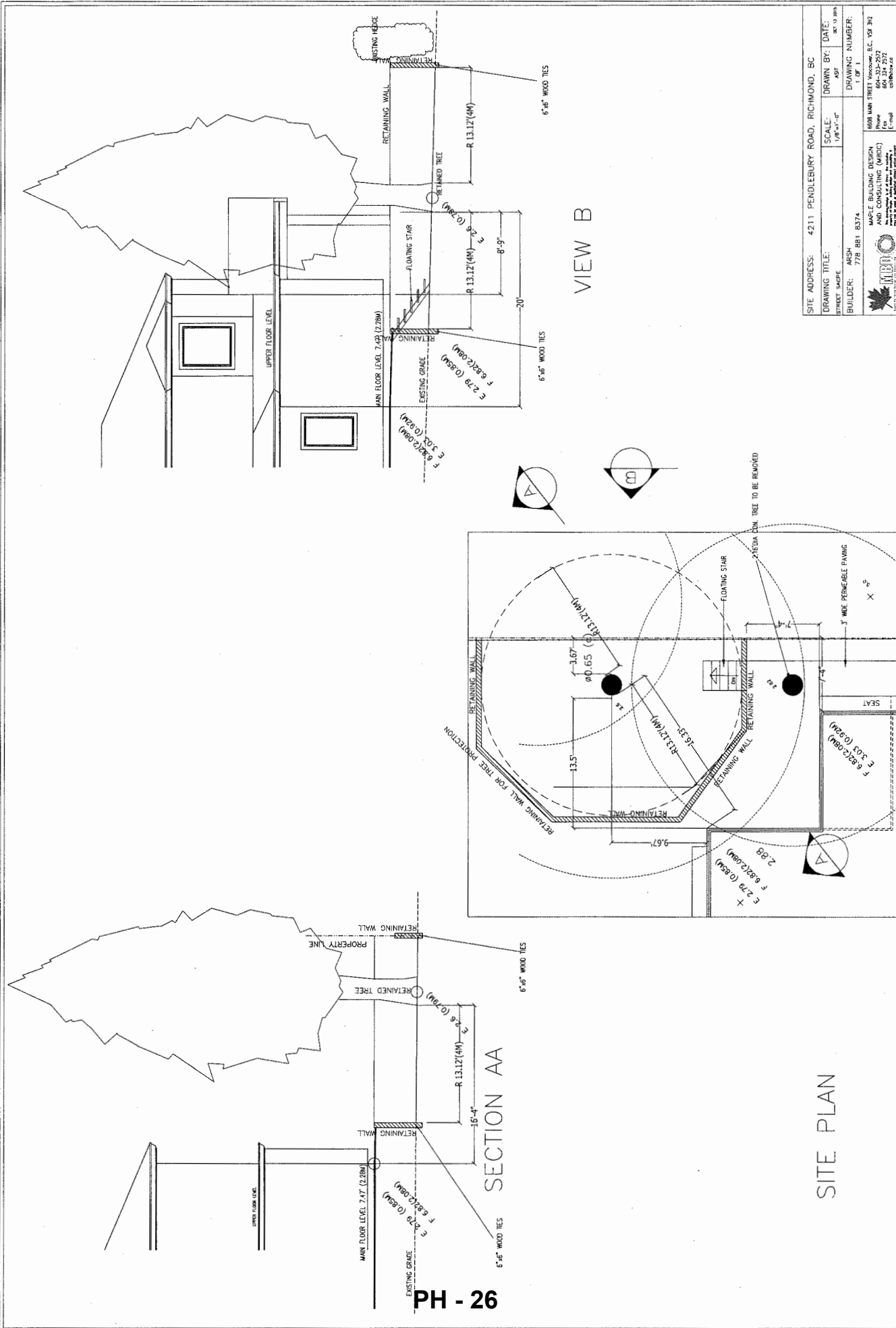
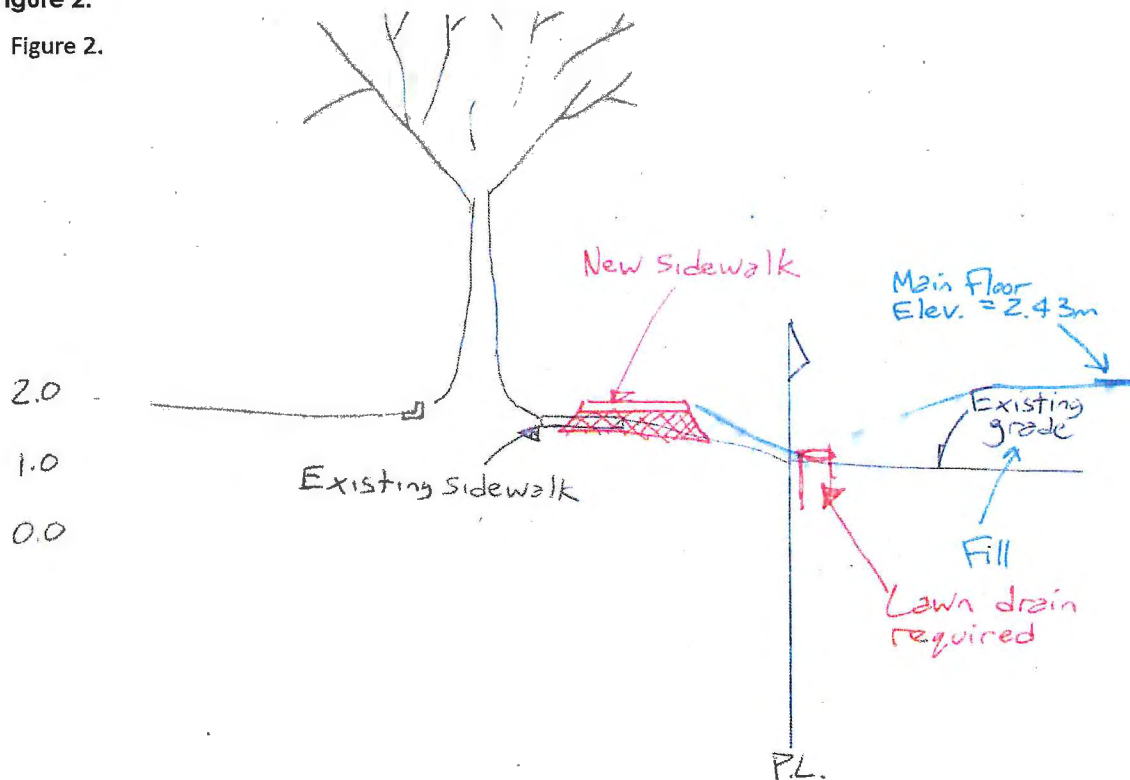




Figure 2.

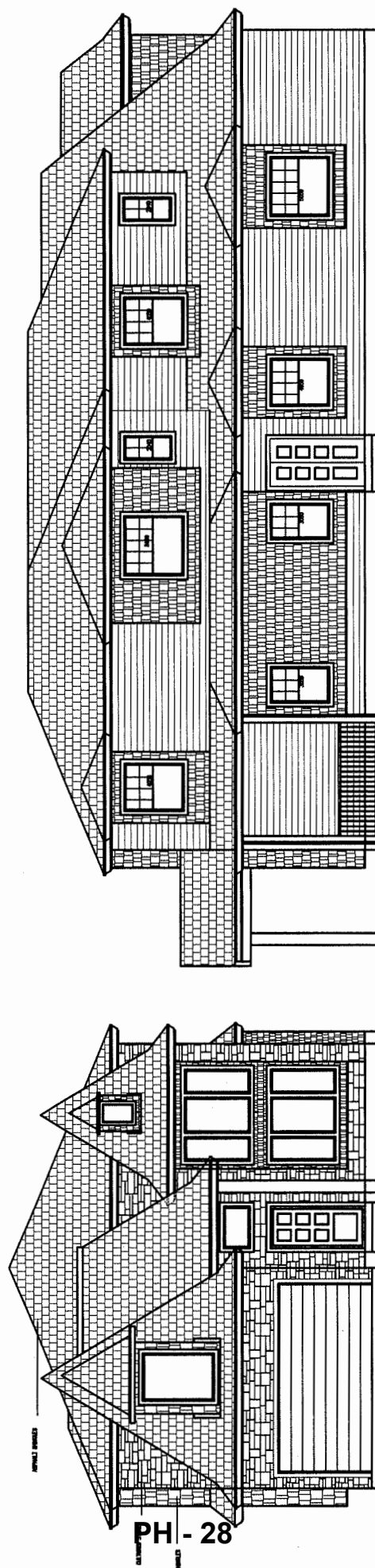
Figure 2.



**Tree A:**

- The project arborist must be on-site during any works (i.e. demolition of existing hardscape, preparation and installation of the new sidewalk, grading, landscape finishing) within or directly adjacent (i.e. within 2.0m) to the Tree Protection Zone (TPZ) to undertake root pruning, direct low impact methods and make recommendations in accordance with arboricultural best management practices.
- Trench excavations for water connections service connections through the TPZ must be via low impact AIRVAC methods with on-site supervision and direction of the project arborist. Other service connections (i.e. Hydro, Tel., Cable) must be aligned a minimum distance of 5.0m from tree A.
- Storm service connections must be re-aligned outside of the TPZ as shown in Site Review Report# 01- dated January 23, 2015 – enclosed.
- Sidewalk preparation and installation must be via low impact methods and non-standard design for grading, construction methods and materials under supervision and direction of the project arborist. See site review report #01 and Figure 2 for additional details and profile section.

SOUTH AND WEST ELEVATION



FRONT (S) ELEVATION

LEFT (W) ELEVATION



# PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
AP	2	Acer palmatum	Bloodgood Japanese Maple	6.5cm cal; B&B; multi
MP	2	Magnolia soulangeana	Purple Saucer	6.5cm cal; B&B
MS	6	Magnolia stellata	'Rustic Rubra'	#5 pot
PO	1	Picea omorika	Serbian Spruce	3.5M ht. B&B
TP	14	Thuja plicata	Cedar Hedging	1.2M ht. B&B
<b>SHRUBS</b>				
Az	8	Azalea japonica	Japanese Azalea	#3 pot
Ec	17	Erica carnea	Winter Heather (pink/white mix)	#2 pot
Hy	5	Hydrangea serrata	Blue Lacecap	#5 pot
Nd	11	Nandina domestica	'Bluebird'	#3 pot
Rh	3	Rhododendron	'Purple Passion'	#3 pot
Rm	20	Rosa meiland	Maidland Rose	#1 pot
Sj	34	Spiraea japonica	Anthony Waterer	#2 pot
<b>GROUNDCOVERS</b>				
bb	40	Arctostaphylos uva-ursi	Bearberry	#1 pot; 12" o.c.
la	27	Lavendula angustifolia	English Lavender	#1 pot
sf	3	Polystichum munium	Sword Fern	#3 pot multi-fronts

CONTACT INFORMATION:  
 K.R. ROSS & ASSOCIATES  
 Landscape Architecture  
 Urban Design & Planning  
 1372 Chartwell Drive  
 West Vancouver BC V7S 2R5  
 Tel: (604) 418-9917  
 Email: krm@shaw.ca

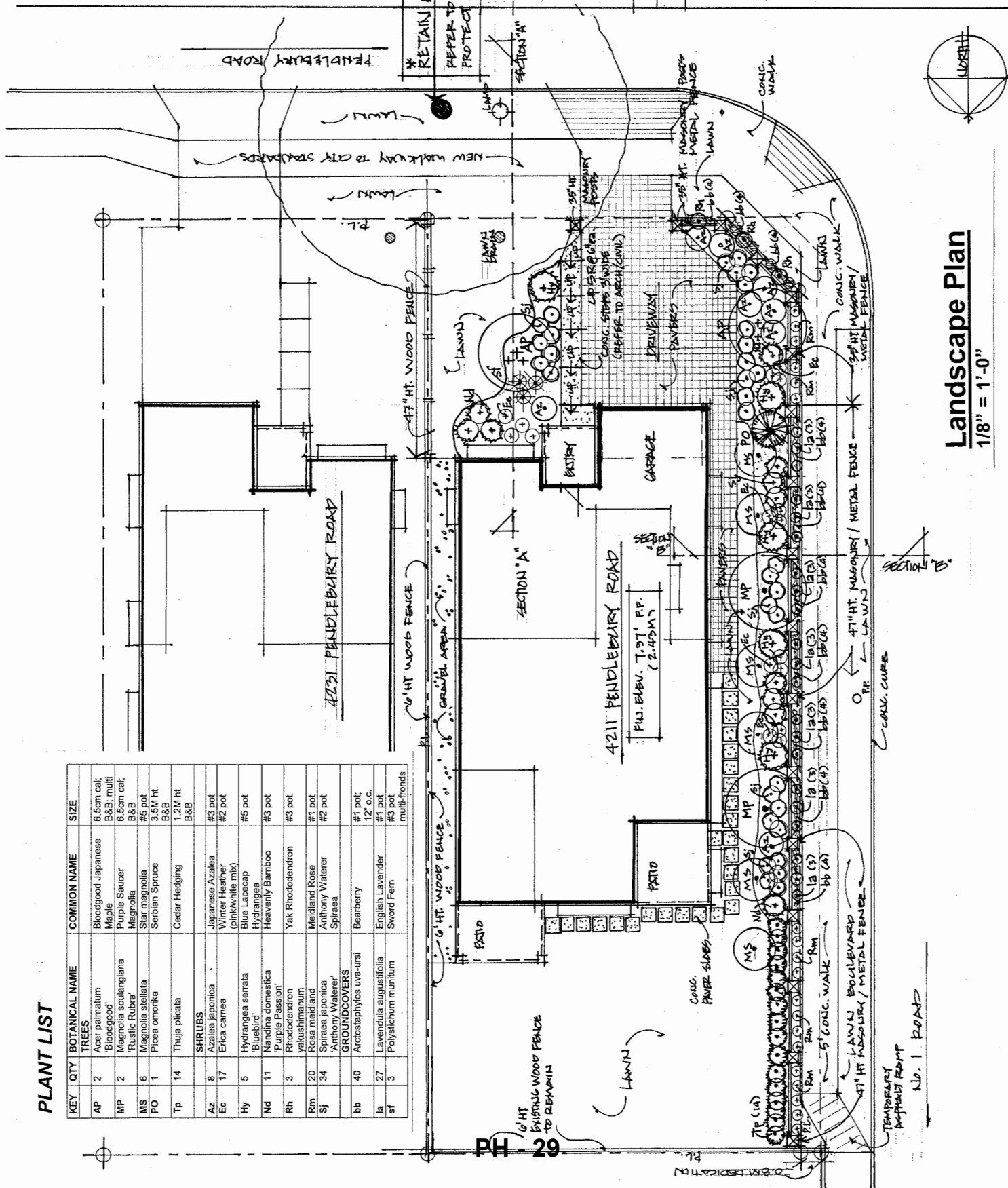
ATTACHMENT 7



4211  
 Pendlebury Road  
 Richmond, B.C.

## LANDSCAPE PLAN

DRAWING TITLE	LANDSCAPE PLAN
DESIGNED BY	K.R.
SCALE	AS SHOWN
DATE	9 JULY 2015
DRAWING NO.	L-1 of 2



Landscape Plan  
 1/8" = 1'-0"

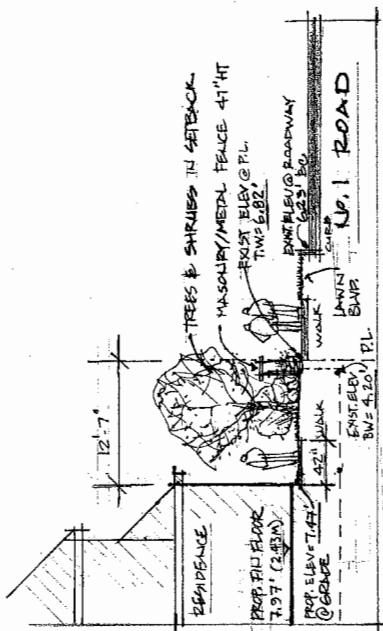
**CONTACT INFORMATION:**  
**K.R. ROSS & ASSOCIATES**  
Landscape Architecture  
*Urban Design & Planning*  
1372 Chartwell Drive  
West Vancouver BC V7S 2R8  
Tel: (604) 418-9917  
Email: [krr@shaw.ca](mailto:krr@shaw.ca)



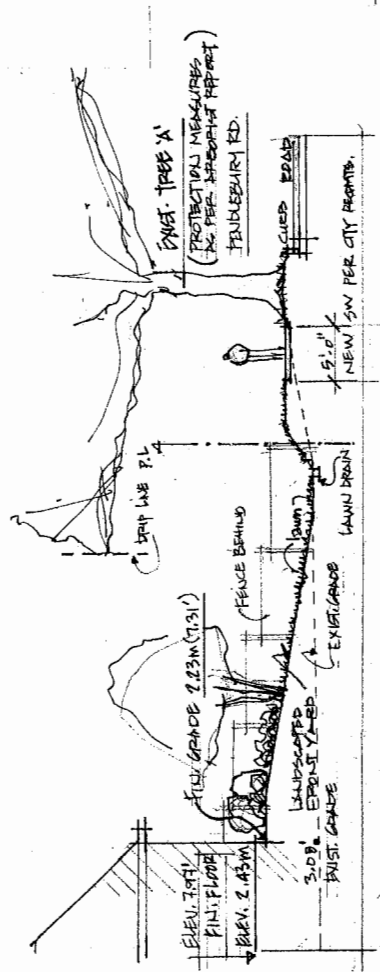
**K.R. ROSS & ASSOCIATES**  
Landscape Architects

4211  
Pendlebury Road  
Richmond, B.C.

DRAWING TITLE	LANDSCAPE PLAN		DRAWN <i>KAL</i>	SCALE	DATE 13 JULY 2015	DRAWING NO. L-2 of 2
	DESIGNED <i>KAL</i>	BY <i>shown</i>				



## Site Section 'B'

 $\frac{1}{8}'' = 1'-0''$ 

# Site Section 'A'

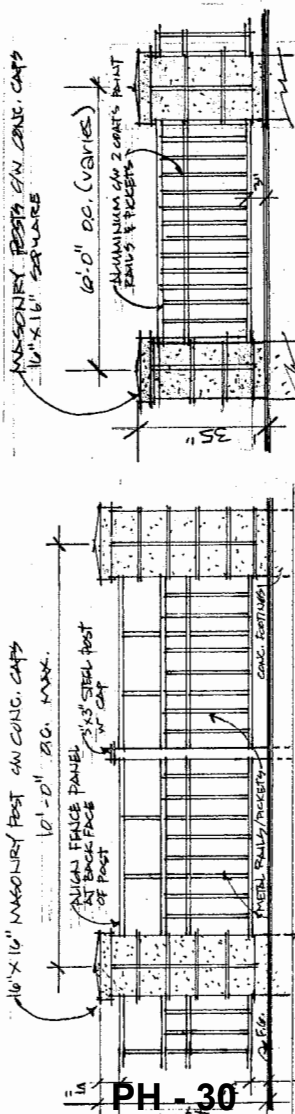
## PROJECT NOTES

**GENERAL:**

- Refer to Arboret Report for tree retention and management measures; and for tree protection zone fencing for existing trees to remain.
  - Refer to Architectural/Civil plans to confirm final grades and site drainage
  - Provide underground ducts under paved areas for irrigation as required.
  - Locate all underground and overhead utilities on site prior to start of work
- PLANTING AREAS:**
- All landscape materials, products, and installation to conform to the latest edition of the "BC Landscape Standard"
  - Contractor to provide one year warranty on all plant material and lawns
  - All planting bays to have 2" deep mulch layer of Hemlock/Douglas Fir mulch on 18" deep approved topsoil growing medium
  - All lawn areas to be nursery seed on 6" deep approved topsoil
- PAVING AREAS:**
- Concrete unit pavers to be "Old Country Stone" per Abotsford Concrete Products (or equal). Beige / taupe colors to approval; mixed shapes. Pattern: "Random Offset Runner, install as per manufacturer's specifications – complete with invisible edge restraints to approval.
  - Concrete slab paving to be 24" x 24" units to approval.
  - Gravel areas to be 3/4" - 1/2" diameter crushed drain rock, install 3" deep on approved weed barrier fabric.

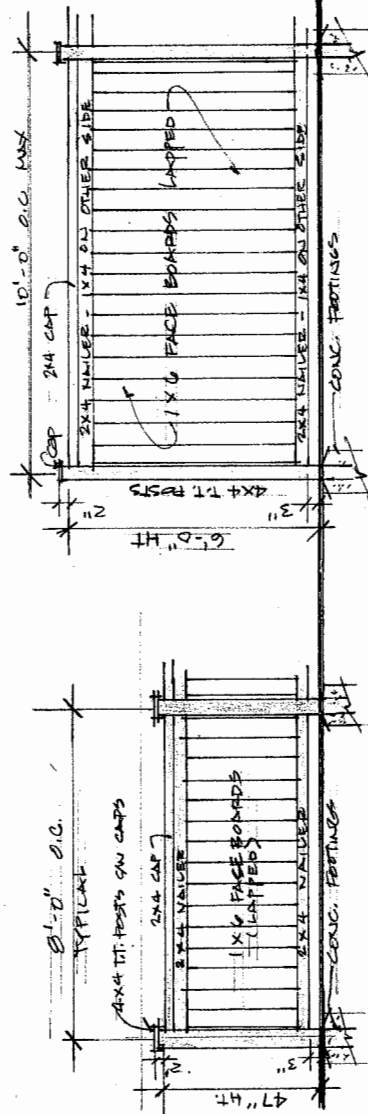
## **Masonry & Metal Fence**

35" Ht. 1/2" = 1'-0"



## Masonry & Metal Fence

47" Ht 1/2" = 1'-0"



## Wood Fence - 47" Ht.

$$1/2'' = 1' 0''$$

## Wood Fence – 6ft Ht.

$$\underline{1/2'' = 1'-0''}$$



# City of Richmond

## Rezoning Considerations

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

**Address:** 4211/4231 Pendlebury Road

**File No.:** RZ 14-663202

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9285, the developer is required to complete the following:**

1. Provide a 4.0 m by 4.0 m corner cut road dedication at the southwest corner of the subject site.
2. Provide an approximately 0.8m road dedication along the entire west property line (along No. 1 Road) to accommodate a new 1.5 m sidewalk and new 1.5m boulevard. The dedication width to be confirmed by survey.
3. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, for the proposed west lot and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including fencing, hard surfaces and installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy;
  - include a mix of coniferous and deciduous trees;
  - include a minimum of two trees from a list of the following suitable species, as recommended by the project Arborist and the City's Tree Protection Division staff (minimum 6 cm deciduous caliper or 3.5 m high conifer):

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Or	Minimum Height of Coniferous Trees
4	6 cm		3.5 m

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

4. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the on-site tree (tag #358) to be retained.
5. Submission of a Tree Survival Security to the City in the amount of \$22,140 for the off-site trees (tag # A and B) to be retained.
6. Submission of a Landscape Security to the city in the amount of \$ 1,500 to ensure that three (3) trees are planted and maintained on the proposed east lot (minimum 6 cm deciduous caliper or 3.5m high conifer). Suitable tree species for the proposed lot, as recommended by the project Arborist and the City's Tree Protection Division staff, include: Paperbark Maple (*Acer griseum*), Japanese Snowbell (*Styrax japonica* or *Styrax obassia*), Serbian Spruce (*Picea omorika*), and Weeping Nootka Cypress (*Chamaecyparis nootkatensis* 'Pendula' or 'Green Arrow').
7. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone of the trees to be retained. 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. Registration of a flood indemnity covenant on title.
9. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,275.9) to the City's Affordable Housing Reserve Fund.

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

10. Discharge of Restrictive Covenant Registration No. BF077669 from title of the property.
11. Registration of legal agreement on Title to ensure that the final building design on the proposed corner lot is generally consistent with the submitted preliminary architectural plan.

PH-31

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

12. Submission of a detailed site grading plan to ensure tree protection to the satisfaction of the Director of Development and registration of legal agreement on Title to ensure compliance of the development with the site grading plan.

**Prior to Demolition\*, 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 and off-site.

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

1. Complete the design and construction of engineering infrastructure and frontage improvements. A Servicing Agreement or Work Order may be required at the discretion of the City's Engineering staff. Works include, but may not be limited to:

*Frontage Improvements*

- No. 1 Road: a new 1.5m landscaped boulevard and 1.5m concrete sidewalk along the new property line
- Pendlebury Road: new curb and gutter, a new 1.5m landscaped boulevard and a 1.5m sidewalk (to be constructed by using low impact method and material to protect the City trees identified as tag# A and B along the south property line.) The minimum width is to be the same as the standard sidewalk of 1.5 m and the integrity of the material (i.e., asphalt) is to be as strong as possible to provide a smooth surface for pedestrians. Also, to improve the aesthetics of the small section of asphalt, apply stamped asphalt treatment as part of the off-site works.

*Water Works:*

- a) Using the OCP Model, there is 323 L/s of water available at 20 psi residual at the Pendlebury Road frontage, and there is 384 L/s of water available at 20 psi residual at the No. 1 Rd frontage. Based on the proposed zoning your site requires a minimum fire flow of 95 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- b) No water main upgrade is required.
- c) City to install a meter box at PL on the existing 25mm diameter water connection for the east lot, and install a new 25mm diameter connection complete with a meter box at PL for the west lot. Meter boxes must be placed on the grass boulevard outside of private fence at minimum 1m away from driveways and paved walkways.

*Storm Sewer Works:*

- a) No storm sewer upgrade is required.
- b) City to install two new storm service connections and a new IC at the common property line, and tie-in to the existing storm sewer along Pendlebury Road.
- c) Remove the two existing storm ICs and service connections along No. 1 Road and cap the leads at the main.

*Sanitary Sewer Works:*

- a) No sanitary sewer upgrade is required.
- b) City to cut & cap the existing sanitary service connection near the north east property corner at the existing manhole SMH4024 behind the property on school grounds, and install two new service connections and a new IC at the common property line and tie-in to the same manhole.
- c) The required sanitary sewer works outlines in Item b must be completed prior to the issuance of Building Permit to prevent the developer's building foundation work from jeopardizing the City forces' ability to access the rear yard with heavy equipment.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and



proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

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

**Note:**

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

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

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

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

---

Signed

---

Date



Richmond Zoning Bylaw 8500  
Amendment Bylaw 9285 (RZ 14-663202)  
4211 and 4231 Pendlebury Road

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

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

P.I.D 001-994-778

Lot 1 Except: Firstly: Part Subdivided by Plan 27562 and Secondly: Parcel A (Bylaw Plan 53625), Section 26 Block 4 North Range 7 West New Westminster District Plan 18265

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9285**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

FEB 09 2016

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

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** January 13, 2016

**From:** Wayne Craig  
Director, Development

**File:** 08-4430-01/2015-Vol  
01

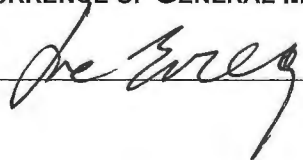

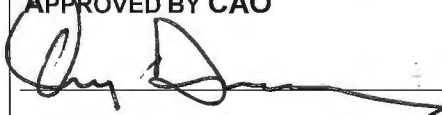
**Re:** Proposed Zoning Bylaw Housekeeping Amendments

### Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9490 to make housekeeping amendments be introduced and given first reading; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9488 to amend the height regulations for site-specific single family residential zones be introduced and given first reading.

  
Wayne Craig  
Director, Development  
(604-276-4625)

Att. 4

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Building Approvals	<input checked="" type="checkbox"/>	
Business Licence	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

This report introduces two bylaws to bring forward a number of housekeeping amendments to Richmond Zoning Bylaw 8500. These amendments are intended to bring the Zoning Bylaw up-to-date, and are the fourth set of zoning housekeeping amendments since Zoning Bylaw 8500 was adopted in November 2009.

The proposed amendments have been grouped into four categories:

1. Amendments to Calculation of Density, Edgemere (RE1) Zone and Coach Houses Zone;
2. Amendments to Height Regulations in Site Specific Residential (Single Detached) Zones;
3. Amendments to Specific Commercial Zoning Districts to Permit a “Microbrewery, Winery and Distillery” Use; and
4. Minor Changes.

Bylaw 9490 contains the majority of the proposed zoning housekeeping amendments. The proposed amendments will substantially improve the clarity of the Zoning Bylaw, and make it easier to understand and implement.

Bylaw 9490 also proposes to include the “Microbrewery, Winery and Distillery” use in five specific zones. This is in response to Council’s resolution on this matter from September 28, 2015:

“That staff be directed to prepare a report and zoning bylaw amendment for future consideration by City Council to include the “Microbrewery, Winery and Distillery” use in specific commercial zoning districts.”

On November 9, 2015 Council gave final adoption to a zoning text amendment to allow a new microbrewery at 11220 Horseshoe Way, located in the “Industrial Business (IB1) zone. Given the growing interest in establishing microbreweries in industrial and other parts of the city, staff preliminarily identified zones where the use may be appropriate. This report provides additional analysis and recommendations for Council’s consideration.

The second bylaw, Bylaw 9488, contains amendments to the height regulations in 22 existing site-specific single family zones. These housekeeping amendments were identified in the July 21, 2015 staff report regarding building massing regulations. These amendments will bring all existing site-specific single family residential zones into conformance with the recently adopted zoning amendments to regulate building mass. Specifically, the amendments limit the height of a single family house with a flat roof portion to 7.5 m, and bring these zones into conformance with the general regulations on accessory buildings for height and setbacks adopted on September 8, 2015.

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

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

3.1. *Growth and development that reflects the OCP, and related policies and bylaws.*

3.2. *A strong emphasis on physical and urban design.*

This report supports Council's 2014-2018 Term Goal #8 Supportive Economic Development Environment:

*Review, develop and implement plans, policies, programs and practices to increase business and visitor appeal and promote local economic growth and resiliency.*

8.1. *Richmond's policies, programs, and processes are business-friendly.*

## Analysis

The zoning housekeeping amendments have been grouped into four categories for ease of reference, and are described below. The precise wording for each proposed amendment is provided in the bylaws.

### 1. Amendments to Calculation of Density, Edgemere (RE1) Zone and Coach Houses Zone

The three amendments to Zoning Bylaw 8500 that are proposed below are intended to improve the bylaw's clarity and allow an added measure of flexibility in specific situations.

#### A.) *Calculation of Density in Apartment Housing, Mixed Use, Commercial and Industrial Zones*

Section 4.5 of Zoning Bylaw 8500 describes items that are not included in the calculation of maximum floor area ratio for apartment, mixed use, commercial and industrial buildings. Two new provisions are proposed in Bylaw 9490. The first is to clarify that covered outdoor amenity spaces in apartment buildings, at or above grade, are not included in density. These may be balcony-type areas, that by virtue of having columns or other supporting elements, would be required to be included in the calculation of floor area ratio. These spaces provide a valued and private amenity space for the exclusive use of the adjacent dwelling unit. Specifically exempting them from density in the Zoning Bylaw is intended to encourage these spaces to be provided.

The second proposed provision is to exempt covered areas that provide weather protection for commercial buildings. The Zoning Bylaw is currently silent on whether these areas, which may provide access to lobbies, are included in density. These are considered desirable features, and as such, it is proposed to exclude them from density.

The wording of the two proposed amendments is as follows:

- 4.5.1.d Covered outdoor **amenity space** at or above **grade** for the private use of a **dwelling unit**, which is designed to not be enclosed, as specified by a Development Permit approved by the **City**.
- 4.5.1.e A covered area supported by columns, used for weather protection for a commercial **building**, as specified by a Development Permit approved by the **City**.

*B.) Section 8.14 Single Detached with Granny Flat or Coach House - Edgemere (RE1) Zone*

The Single Detached with Granny Flat or Coach House - Edgemere (RE1) zone contains the following provision in Section 8.14.10.1.a):

“all **parking spaces** for a **lot** that contains a new **single detached housing** unit and a **granny flat** or **coach house** must be accessed from the rear **lane** only;”

Staff have reviewed this issue and determined that a more flexible approach to access is warranted in the RE1 zone. It is proposed that Section 8.14.10.1.a) of the Zoning Bylaw be deleted. This would allow access to new dwelling units and granny flats and coach houses to be from the fronting street or from the rear lane.

*C.) Section 8.3 Coach Houses (RCH, RCH1) Zone*

The Coach Houses (RCH, RCH1) zone was established in 2013. The height regulations for an accessory building containing a coach house were updated in September 2015 in conjunction with building massing amendments. The height of coach houses in the RCH1 zone was reduced to 6.0 m, as measured from the crown of the abutting lane. This was introduced to protect the privacy of adjacent properties.

Since this recent change was implemented, staff have received several rezoning applications for coach houses in the RCH1 zone. For some applicants, the change has made the construction of a coach house with a pitched roof very challenging.

It is proposed that the maximum height of a coach house in the RCH1 zone be increased from 6.0 m to 6.5 m. This relatively modest increase will continue to prevent overlook situations but will accommodate coach houses with pitched roofs.

Section 8.3.7.6 b) of the RCH1 zone is proposed to be amended as follows:

“8.3.7.6 The **maximum height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH1 **zone**, 2 **storeys** or 6.5 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.

## 2. Amendments to Height Regulations in Site Specific Residential (Single Detached) Zones

Proposed Zoning Bylaw 8500 Amendment Bylaw 9488 presents amendments to a total of 22 site-specific single family residential zones, and will bring these zones into compliance with the building height regulations for flat roof houses adopted April 20, 2015 following the Public Hearing. The proposed amendments insert the following text into the appropriate section on Permitted Heights in each site-specific zone:

“For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”

Proposed Bylaw 9488 will also ensure consistency regarding the height regulations for accessory buildings contained in the Zoning Bylaw amendments for building massing adopted by Council following the September 8, 2015 Public Hearing. The amendments propose to delete the specific reference to the height of accessory buildings from each site-specific zone, therefore ensuring new accessory buildings are regulated by the building massing amendments adopted on September 8, 2015, which are as follows:

- 4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m<sup>2</sup> may be located within the **rear yard**, provided:
- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
  - b) the **setback** from the **front lot line** is greater than 20.0 m;
  - c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
  - d) for a **lot** with a **lot width** that is greater than 12.5 m but less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
  - e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
  - f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

## 3. Amendments to Specific Commercial Zoning Districts to Permit a “Microbrewery, Winery and Distillery” Use

On September 28, 2015, Council gave first reading to a zoning text amendment to create a new “Microbrewery, Winery and Distillery” use and amend the “Industrial Business (IBI)” zone to allow this use at 11220 Horseshoe Way. The Fuggles and Warlock Craftworks Limited’s application for a microbrewery included a retail store and the potential for an interior lounge. Council gave final adoption to the zoning text amendment on November 9, 2015.

“Microbrewery, Winery and Distillery” is defined as follows:

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

At the September 28, 2015 meeting, Council also adopted the following resolution:

“That staff be directed to prepare a report and zoning bylaw amendment for future consideration by City Council to include the “Microbrewery, Winery and Distillery” use in specific commercial zoning districts.”

After an examination of the commercial zoning districts in the city, and identification of potential conflicts with existing and potential uses, staff recommend that “Microbrewery, Winery and Distillery” be added as a permitted use to the following zones where a “liquor primary establishment” is already permitted:

*Mixed-Use Zones*

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

*Commercial Zones*

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

*Site-Specific Zone*

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

The locations of these zones - as shown in Attachments 1 to 3 - are focussed in distinct parts of Richmond - Steveston, City Centre and the Riverport Sports and Entertainment Complex. The Auto-Oriented Commercial Zone is located generally along portions of Bridgeport Road, Highway 99 and No. 3 Road, which function as key commercial service areas in the city. Including the specific microbrewery use in the five proposed zones has the potential to enhance the range of services available in these areas. As stated earlier in this report, a liquor primary use is already permitted within these five zones.

Table 1 identifies the number of parcels in each of the relevant zones.



**Table 1: Number of Parcels in Each Zone Proposed to Permit a Microbrewery Use**

Zone	Number of Parcels		
	CS2: 55	CS3: 54	
Steveston Commercial (CS2, CS3)	CDT1: 111	CDT2: 0	CDT3: 0
Downtown Commercial (CDT1, CDT2, CDT3)	209		
Auto-Oriented Commercial (CA)	16		
Entertainment & Athletics (CEA)	4		
Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)	449		
<i>Total number of parcels affected:</i>			

The establishment of microbreweries is a regional trend with growing popularity. Many municipalities have sought to accommodate the use within their communities. To date, Richmond has received three microbrewery zoning text amendment applications, including the approved Fuggles and Warlock application. The other two applications are in the Steveston CS zones. It is anticipated, however, that additional applications, as well as interest in having the use in non-industrial areas, may be expected. Adding microbreweries to the five proposed mixed-use and commercial zones will facilitate the efforts of future applicants who will not be required to apply for individual rezoning.

Applicants wishing to establish this type of business will, however, be required to follow the full process for any other liquor primary proposal, where a “lounge” component is proposed as part of a craft brewery, winery or distillery. This includes on-site notice signage, newspaper advertisements, a mailed notice to neighbours and a Staff Report for Council consideration on the proposal, and endorsement to proceed with the application referral to the LCLB.

#### 4. Minor Changes

Attachment 4 identifies 15 minor proposed amendments to various aspects of Zoning Bylaw 8500. These changes are proposed to improve the formatting and readability of the bylaw and provide for consistent interpretation. The proposed amendments are minor in nature and do not substantially affect the respective zoning provisions.

### **Consultation**

To date, the following groups have been consulted in the preparation of the proposed Zoning Bylaw amendments:

- Urban Development Institute (UDI);
- Small Home Builders Group;
- Greater Vancouver Home Builders’ Association;
- The Ministry of Agriculture; and
- Richmond Agricultural Advisory Committee.

Feedback was received from several of these groups and considered during refinement of the proposed amendments. If further discussion is required with any of these groups, it can occur, if requested, prior to the Public Hearing.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

### **Financial Impact**

None

### **Conclusion**

This report proposes several housekeeping amendments to Richmond Zoning Bylaw 8500.

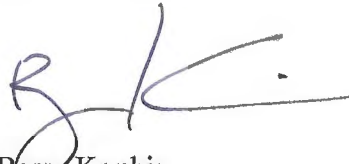
Bylaw 9488 proposes amendments to height regulations in 22 site-specific single family zones to bring these zones into compliance with building height regulations for flat roof houses and accessory buildings that were recently adopted by Council.

Bylaw 9490 responds to issues that have arisen since the last set of zoning housekeeping amendments was introduced. It also proposes permitting the "Microbrewery, Winery and Distillery" use in five specific zones.

The housekeeping amendments proposed in this report will enhance the quality, accuracy and clarity of Richmond Zoning Bylaw 8500. This is expected to make the interpretation of the Bylaw easier for businesses, applicants, the public and staff.



Tina Atva  
Senior Planning Coordinator  
(604-276-4164)



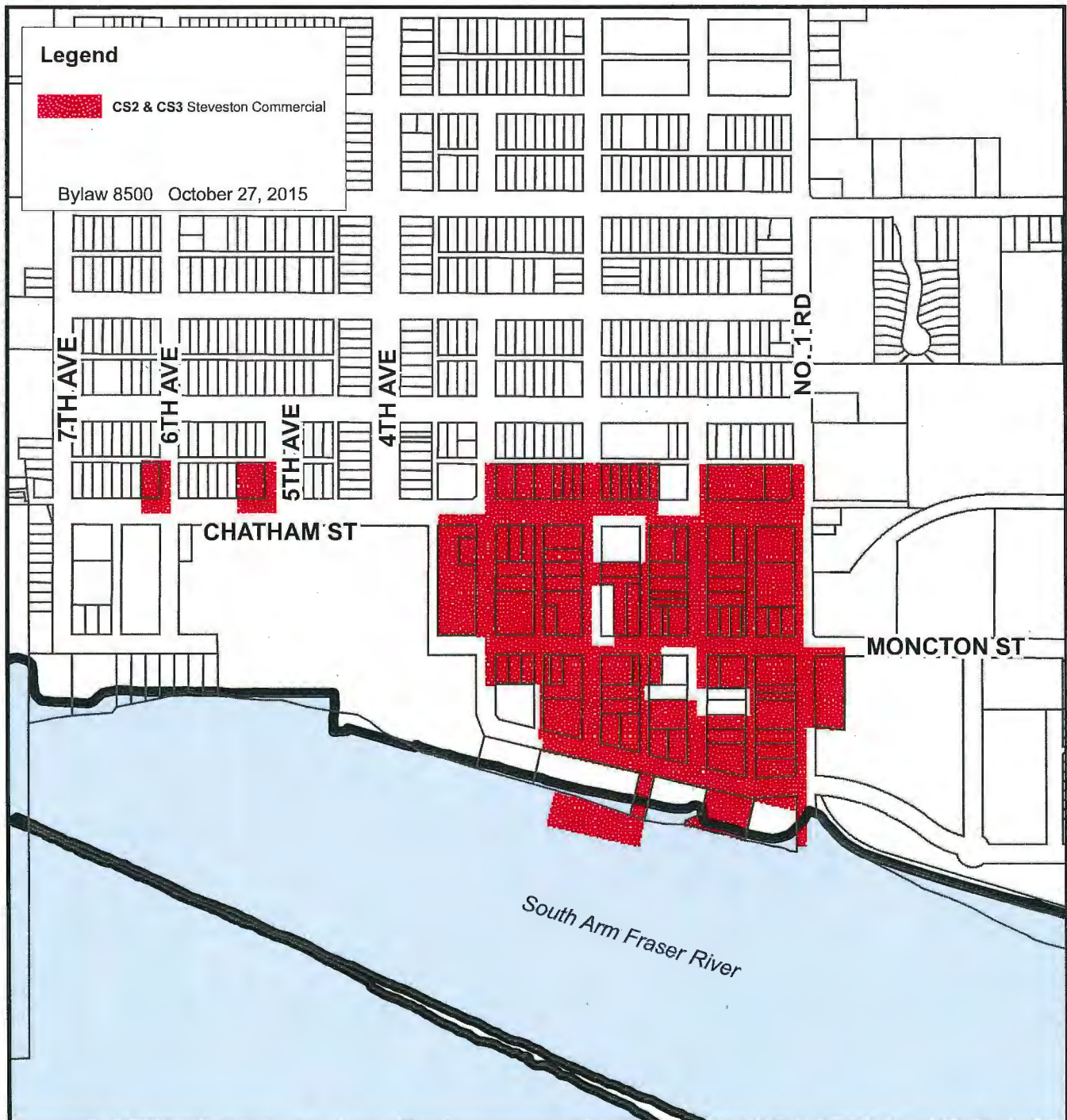
Barry Konkin  
Program Coordinator, Development  
(604-276-4138)

TA:cas

- Attachment 1: Location of Steveston Commercial (CS2, CS3) Zone - Proposed Inclusion of "Microbrewery, Winery and Distillery" Use
- Attachment 2: Location of Entertainment & Athletics (CEA) Zone - Proposed Inclusion of "Microbrewery, Winery and Distillery" Use
- Attachment 3: Location of Downtown Commercial (CDT1), Auto-Oriented Commercial (CA) and Residential/Limited Commercial and Artist Residential Tenancy Studio (ZMU25) – Capstan Village (City Centre) Zones - Proposed Inclusion of "Microbrewery, Winery and Distillery" Use
- Attachment 4: Summary of Minor Proposed Zoning Bylaw Amendments



# City of Richmond



Location of Steveston Commercial (CS2, CS3)  
Zone - Proposed Inclusion of "Microbrewery,  
Winery and Distillery" Use

Original Date: 10/27/15

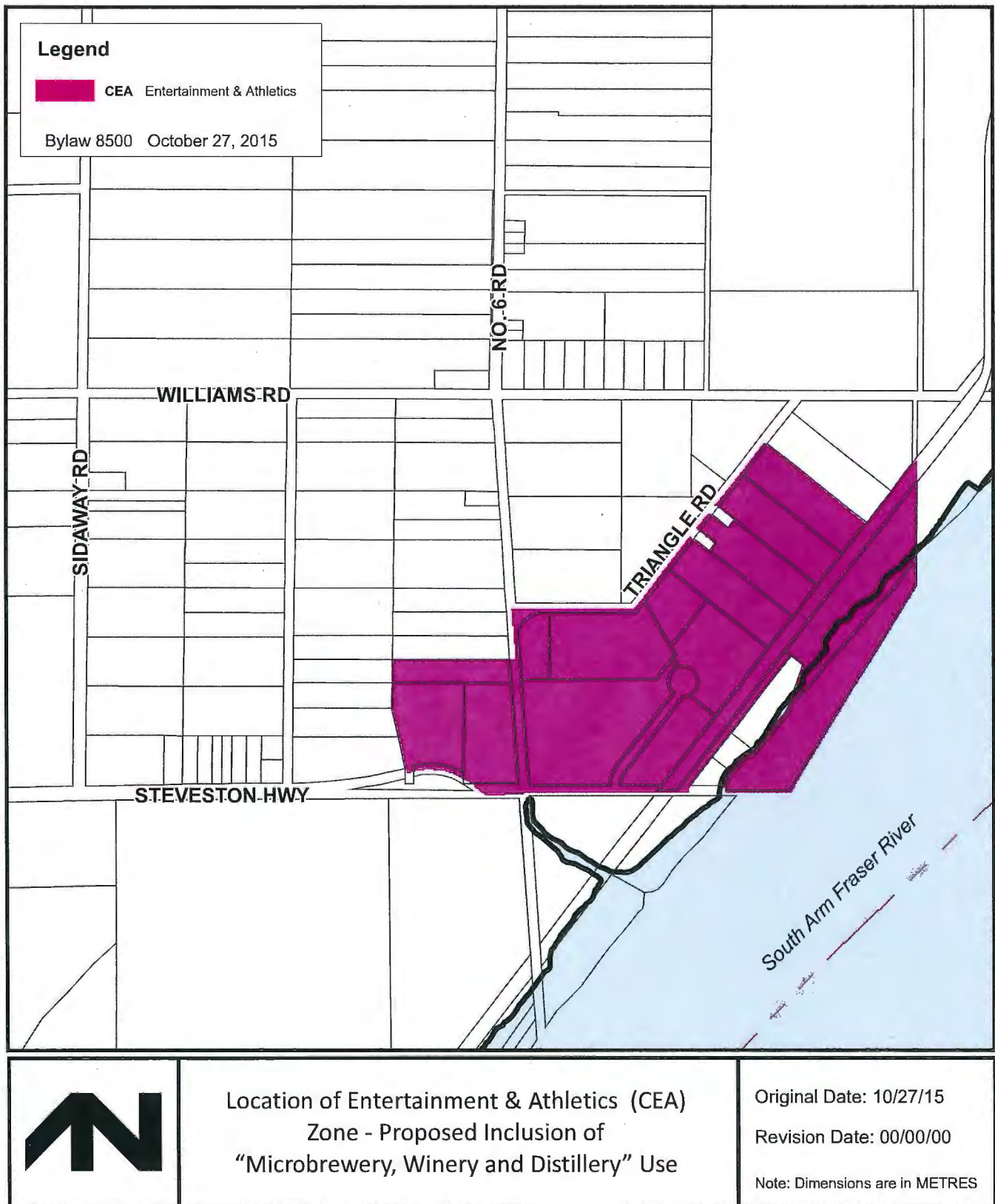
Revision Date: 00/00/00

Note: Dimensions are in METRES



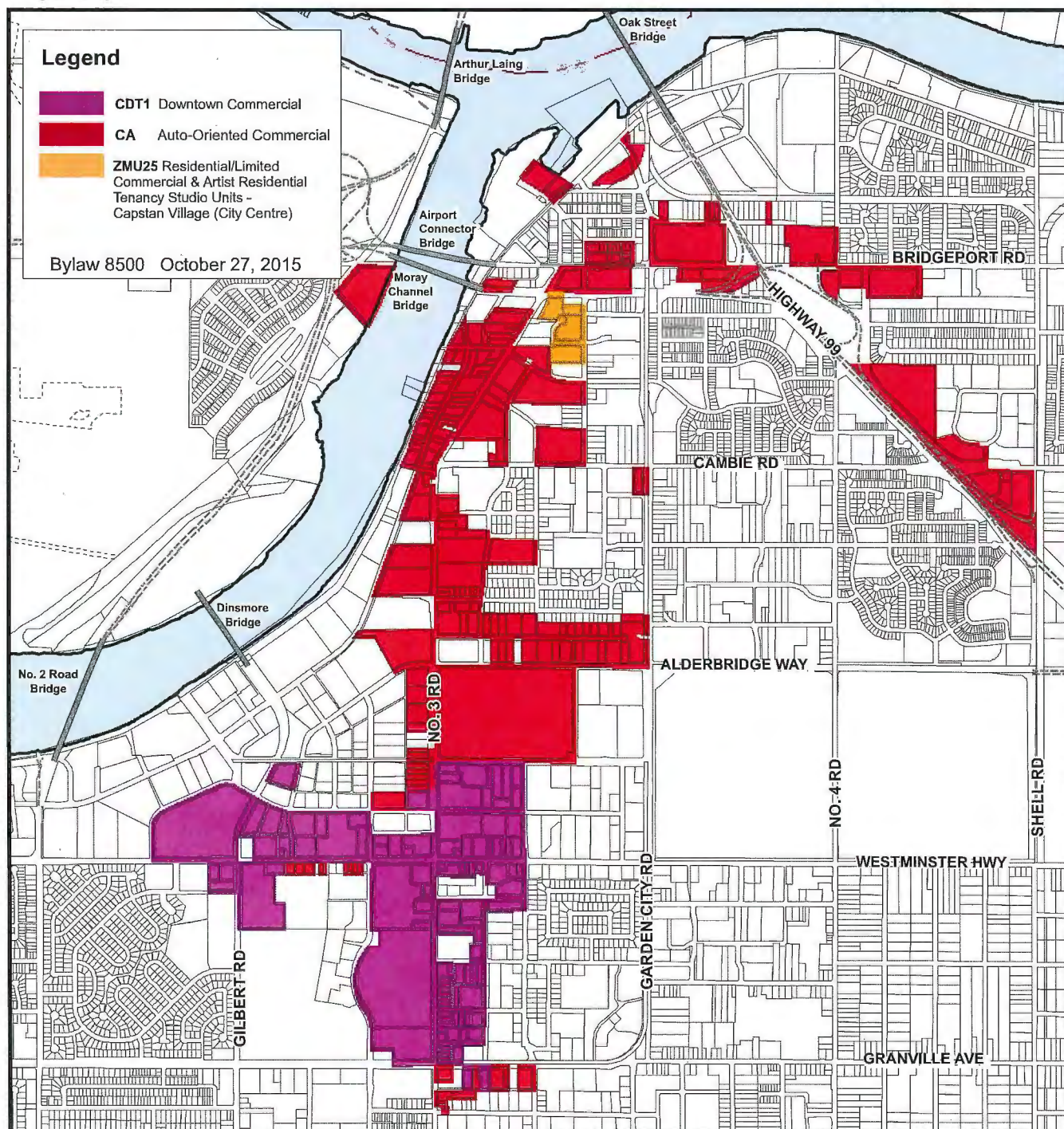


# City of Richmond





# City of Richmond



Location of Downtown Commercial (CDT1) Auto-Oriented Commercial (CA) and Residential/Limited Commercial & Artist Residential Tenancy Studio Units - Capstan Village (City Centre) (ZMU25) Zone Proposed Inclusion of "Microbrewery, Winery and Distillery" Use

Original Date: 10/27/15

Revision Date: 00/00/00

Note: Dimensions are in METRES



## Summary of Minor Proposed Amendments to Zoning Bylaw 8500

Item No.	Zoning Bylaw Section(s)	Proposed Amendment(s)	Justification/Comments
1.	2.3 and 2.3.1 and 2.3.8 Applications for R1 Subdivision	Replace or remove references to "R1" and "RS3" zone	"R1" zone now called "RS1"; "RS3" zone does not currently apply to any properties in the city
2.	3.4 Use and Term Definitions – "Live/work Dwelling"	Amend definition to specify that only "minor" health services permitted	Makes distinction from "major" health services which are not permitted in live/work dwellings
3.	3.5.4 Parking or servicing of commercial vehicles in the ALR	Replace section	Provide consistent and simplified wording; clarify that parking is not permitted in building setbacks
4.	4.3.1.b) Calculation of Density in Single Detached Housing and Two-Unit Housing Zones	Replace section	Clarify that, for two-unit housing, the 50.0m <sup>2</sup> exemption for an accessory building or parking cannot be transferred from one unit to another
5.	5.3.1 Specific Use Regulations - "Live/work Dwellings"	Amend Specific Use Regulations to separate distinct regulations	Clarify that outdoor manufacturing and outdoor storage are not permitted and that retail sale of goods produced on premises is permitted
6.	5.15.1 Affordable Housing table	Include ZS22 zone	Update table to clarify amount payable into Affordable Housing Reserve (\$1 per buildable square foot) applicable to the ZS22 zone
7.	7.7.2.3 General Parking Requirements	Reformat table so that each use appears on separate line	Allow quicker and more efficient interpretation of parking requirements
8.	8.1 Single Detached (RS1/A-H, J-K; RS2/A-H, J-K) zone	Exempt corner lots with a north-south orientation in the Steveston Townsite Area from having to provide an extra two metres of lot width at the time of subdivision	Included in previous Zoning Bylaw 5300 and consistent with Steveston Area Plan objectives
9.	8.14.3, 8.14.6.3, 8.14.11.3 Single Detached with Granny Flat or Coach House – Edgemere (RE1) zone	Remove unnecessary wording and correct references to southern and north lot lines (to reduce shadowing on adjacent lots to north)	Improve clarity

# ATTACHMENT 4

Item No.	Zoning Bylaw Section(s)	Proposed Amendment(s)	Justification/Comments
10.	8.24 Single Family Zero Lot Line (ZS24) zone	Move zone to Section 15	Correct numbering sequence
11.	8.25 Single Detached (ZS25) – Yoshida Court (Steveston) zone	Move zone to Section 15	Correct numbering sequence
12.	9.4 Residential/Limited Commercial (RCL1, RCL2, RLC3, RCL4, RCL5) zone	Add sign provision	Permit signs for commercial uses only
13.	12.4 Industrial Retail (IR1, IR2) zone	Add “Parking, non-accessory” to the list of permitted uses	Use intended in zone
14.	13.3 Assembly (ASY) zone	Replace “site” with “sight”	Correct spelling
15.	14.1.6.4 Agriculture (AG1, AG3, AG4) zone	Replace “maximum” with “minimum” regarding yards for agricultural buildings and structures	Confirm intent of bylaw



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9488  
(Building Height Regulations in Site-Specific Single Family  
Residential Zones)**

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

1. Richmond Zoning Bylaw 8500 is amended in Section 15.1.7 by deleting this section in its entirety and replacing it with the following:

**“15.1.7 Permitted Heights**

1. The maximum **height** for **principal buildings** is 15.0 m, 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 maximum **height** for **accessory structures** is 9.0 m.”

2. Richmond Zoning Bylaw 8500 is amended in Section 15.2.7 by deleting this section in its entirety and replacing it with the following:

**“15.2.7 Permitted Heights**

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, 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 maximum **height** for **accessory structures** is 9.0 m.”

3. Richmond Zoning Bylaw 8500 is amended by Richmond Zoning Bylaw 8500 is amended in Section 15.3.7 by deleting this section in its entirety and replacing it with the following:

**“15.3.7 Permitted Heights**

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, 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 maximum **height** for **accessory structures** is 9.0 m.”

4. Richmond Zoning Bylaw 8500 is amended in Section 15.4.7.1 by deleting this section in its entirety and replacing it with the following:



“1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, 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.”

5. Richmond Zoning Bylaw 8500 is amended in Section 15.4.7.4 by deleting this section in its entirety.

6. Richmond Zoning Bylaw 8500 is amended in Section 15.5.7 by deleting this section in its entirety and replacing it with the following:

“15.5.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, 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 maximum **height** for **accessory structures** is 9.0 m.”

7. Richmond Zoning Bylaw 8500 is amended in Section 15.6.7 by deleting this section in its entirety and replacing it with the following:

“15.6.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, 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 maximum **height** for **accessory structures** is 9.0 m.”

8. Richmond Zoning Bylaw 8500 is amended in Section 15.7.7 by deleting this section in its entirety and replacing it with the following:

“15.7.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, 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 maximum **height** for **accessory structures** is 9.0 m.”

9. Richmond Zoning Bylaw 8500 is amended in Section 15.8.7.1 by deleting this section in its entirety and replacing it with the following:

“1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, 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.”

10. Richmond Zoning Bylaw 8500 is amended in Section 15.8.7.4 by deleting this section in its entirety.

11. Richmond Zoning Bylaw 8500 is amended in Section 15.8.7.6 by deleting this section in its entirety.
12. Richmond Zoning Bylaw 8500 is amended in Section 15.9.7 by deleting this section in its entirety and replacing it with the following:

“15.9.7 Permitted Heights

  1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, 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 maximum **height** for **accessory structures** is 9.0 m.”
13. Richmond Zoning Bylaw 8500 is amended in Section 15.10.7.1 by deleting this section in its entirety and replacing it with the following:

“ 1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, 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.”
14. Richmond Zoning Bylaw 8500 is amended in Section 15.10.7.3 by deleting this section in its entirety.
15. Richmond Zoning Bylaw 8500 is amended in Section 15.12.7 by deleting this section in its entirety and replacing it with the following:

“15.12.7 Permitted Heights

  1. The maximum **height** for **principal buildings** and **accessory buildings** is 9.0 m, 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.”
16. Richmond Zoning Bylaw 8500 is amended in Section 15.13.7.1 by deleting this section in its entirety and replacing it with the following:

“1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, 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.”
17. Richmond Zoning Bylaw 8500 is amended in Section 15.13.7.3 by deleting this section in its entirety.
18. Richmond Zoning Bylaw 8500 is amended in Section 15.14.7.1 by deleting this section in its entirety and replacing it with the following:

“1. The maximum **height** for **principal buildings** is 2 ½ storeys, 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.

19. Richmond Zoning Bylaw 8500 is amended in Section 15.14.7.4 by deleting this section in its entirety.

20. Richmond Zoning Bylaw 8500 is amended in Section 15.15.7.1 by deleting this section in its entirety and replacing it with the following:

“1. The maximum **height** for **principal buildings** is 2 ½ storeys, 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.”

21. Richmond Zoning Bylaw 8500 is amended in Section 15.15.7.4 by deleting this section in its entirety.

22. Richmond Zoning Bylaw 8500 is amended in Section 15.16.7 by deleting this section in its entirety and replacing it with the following:

“15.16.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ storeys, 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 maximum **height** for **accessory structures** is 9.0 m.”

23. Richmond Zoning Bylaw 8500 is amended in Section 15.17.7.1 by deleting this section in its entirety and replacing it with the following:

“1. The maximum **height** for **principal buildings** is 2 ½ storeys, 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.”

24. Richmond Zoning Bylaw 8500 is amended in Section 15.17.7.4 by deleting this section in its entirety.

25. Richmond Zoning Bylaw 8500 is amended in Section 15.18.7.1 by deleting this section in its entirety and replacing it with the following:

“ 1. The maximum **height** for **principal buildings** is 2 ½ storeys, 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.”

26. Richmond Zoning Bylaw 8500 is amended in Section 15.18.7.4 by deleting this section in its entirety.

27. Richmond Zoning Bylaw 8500 is amended in Section 15.19.7.1 by deleting this section in its entirety and replacing it with the following:
- “1. The maximum **height** for **principal buildings** is 2 ½ storeys, 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.
28. Richmond Zoning Bylaw 8500 is amended in Section 15.19.7.4 by deleting this section in its entirety.
29. Richmond Zoning Bylaw 8500 is amended in Section 15.20.7.1 by deleting this section in its entirety and replacing it with the following:
- “1. The maximum **height** for **single detached housing** is 2 ½ 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.”
30. Richmond Zoning Bylaw 8500 is amended in Section 15.20.7.3 by deleting this section in its entirety and replacing it with the following:
- “3. The maximum **height** for **accessory structures** and **accessory buildings** not containing the **coach house** is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof.”
31. Richmond Zoning Bylaw 8500 is amended in Section 15.21.7 by deleting this section in its entirety and replacing it with the following:
- “1. The maximum **height** for **principal buildings** is 2 ½ storeys, 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.
32. Richmond Zoning Bylaw 8500 is amended in Section 15.21.7.2 by deleting this section in its entirety.
33. Richmond Zoning Bylaw 8500 is amended in Section 15.22.7.1 by deleting this section in its entirety and replacing it with the following:
- “1. The maximum **height** for **principal buildings** is 2 ½ storeys, 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.”
34. Richmond Zoning Bylaw 8500 is amended in Section 15.22.7.6 by deleting this section in its entirety and replacing it with the following:
- “6. The maximum **height** for **accessory structures** is 5.0 m.”

35. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9488**”.

FIRST READING

FEB 09 2016

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

\_\_\_\_\_  
MAYOR

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



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9490  
(Housekeeping Amendments)**

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 2.3 [Applications for R1 Subdivision Areas] by:
  - a) Deleting the heading of Section 2.3, "**Applications for R1 Subdivision Areas**" and replacing it with "**Applications in RS Zones**";
  - b) Deleting the reference to "R1" in Section 2.3.1 and replacing it with "RS"; and
  - c) Deleting the references to "RS1, RS2, and RS3" in Section 2.3.8 and replacing them with "RS1 and RS2".
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by amending the definition of "**Live/work dwelling**" by adding the word "**minor**" immediately before "**health services**".
3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.5 [Non-Permitted Uses and Definitions] by deleting section 3.5.4 in its entirety and replacing it with the following:
  - "3.5.4 The parking, storage or servicing of **commercial vehicles** and equipment on lands is not permitted within the **Agricultural Land Reserve** unless:
    - a) the **commercial vehicles** and equipment are owned and/ or operated by the **owner** or occupant of the lands;
    - b) the **commercial vehicles** and equipment are not parked within the required **building setbacks**; and
    - c) the **commercial vehicles** and equipment are utilized as part of a **farm operation**.

4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by deleting Section 4.3.1 b) and replacing it with the following:

“4.3.1 b) 50.0m<sup>2</sup> per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**.”
5. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.5 [Calculation of Density in Apartment Housing, Mixed-Use, Commercial and Industrial Zones] by inserting the following as Sections 4.5.1 d) and e):

“4.5.1d) covered outdoor **amenity space**, at or above **grade**, for the private use of a **dwelling unit**, which is never enclosed, as specified by a Development Permit approved by the **City**.

“4.5.1e) A covered outdoor area supported by columns used for weather protection for a commercial **building**, as specified by a Development Permit approved by the **City**.”
6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.3 [Live/Work Dwellings] by:
  - a) Deleting Section 5.3.1 g) in its entirety and replacing it with:

“5.3.1 g) be permitted a permanent or temporary display and sale of artworks and goods produced on the **premises**,”
  - b) Adding a new Section 5.3.1 j) as follows:

“5.3.1 j) not be permitted outdoor manufacturing or **outdoor storage**.”
7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by:
  - a) adding an additional row immediately below “ZS21” in the table shown in Section 5.15.1 and;
  - b) In the additional row cited in section a) above, placing “ZS22” in the “Zone” column of the table and “\$1.00” in the “Sum Per Buildable Square Foot of Permitted Principal Building” column.
8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 7.7 [Parking Spaces Required] by deleting “Table 7.7.2.3 General Parking Requirements” in its entirety and replacing it with a new “Table 7.7.2.3 General Parking Requirements” as shown in Schedule A to this Bylaw.



9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting “The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for corner lots is an additional 2.0 m.” in Section 8.1.8.1, immediately preceding the table, and replacing it with the following:
- “8.1.8.1 The minimum **lot** dimensions and areas are as follows, except that **corner lots** are required to have an additional 2.0 m of **lot width**. The additional **lot width** does not apply to **corner lots** along Fourth Avenue and **corner lots** with a north-south orientation in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7<sup>th</sup> Avenue, as shown in Diagram 1 in Section 8.1.6.11”.
10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by deleting “6.0 m” in Section 8.3.7.6 b) and replacing it with “6.5 m”.
11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by
- a) Deleting “in the RE1 **zone** (Edgemere) only” from the last bullet in Section 8.14.3 “Secondary Uses”;
  - b) Deleting Section 8.14.6.3 in its entirety and replacing it with the following:

“8.14.6.3 A **granny flat** or **coach house** located on a **lot** with an east-west orientation shall be located 2.0 m from the southern interior **side lot line** to reduce shadowing on the **adjacent lot** to the north.”
  - c) Deleting Section 8.14.10.1 a) in its entirety and renumbering the remaining sections accordingly; and
  - d) Deleting Section 8.14.11.3 in its entirety and renumbering the remaining section accordingly.
12. Richmond Zoning Bylaw 8500, as amended, is further amended by moving the contents of Section 8.24 [Single Family Zero Lot Line (ZS24)] into Section 15 (Residential Zones), in numerical order.
13. Richmond Zoning Bylaw 8500, as amended, is further amended by moving the contents of Section 8.25 [Single Detached (ZS25) – Yoshida Court (Steveston)] into Section 15 (Residential Zones), in numerical order.
14. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.2 [Steveston Commercial (CS2; CS3)] by adding “**Microbrewery, Winery and Distillery**” to the list of permitted uses in Section 9.2.2.
15. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.3 [Downtown Commercial (CDT1, CDT2, CDT3)] by adding “**Microbrewery, Winery and Distillery**” to the list of permitted uses in Section 9.3.2.

16. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.4 [Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5)] by adding a new Section 9.4.11.4, as follows, and renumbering the remaining section accordingly:  

“9.4.11.4 In the RCL 1, 2, 3, 4 and 5 **zones**, signage must comply with the City of Richmond Sign Bylaw No. 5560, as it applies to developments in the Downtown Commercial (CDT1) zone.”
17. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 10.3 [Auto-Oriented Commercial (CA)] by adding “**Microbrewery, Winery and Distillery**” to the list of permitted uses in Section 10.3.2.
18. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 10.4 [Entertainment and Athletics (CEA)] by adding “**Microbrewery, Winery and Distillery**” to the list of permitted uses in Section 10.4.2.
19. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 12. 4 [Industrial Retail (R1, R2)] by adding “**parking, non-accessory**” to the list of permitted uses in Section 12.4.2 between “**office**” and “**recreation, indoor**”.
20. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 13.3 [Assembly (ASY)] by deleting “**site**” from Section 13.3.9.2 and replacing it with “**sight**”.
21. That Richmond Zoning Bylaw 8500, as amended, is further amended at Section 14.1 [Agriculture (AG1)] by changing “maximum” to “minimum” in Section 14.1.6.4.
22. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 20.25 [Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)] by adding “**Microbrewery, Winery and Distillery**” to the list of secondary uses in Section 20.25.3.
23. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9490**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

FEB 09 2016

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

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

Table 7.7.2.3 General Parking Requirements

Use	Minimum number of Parking Spaces Required
<b>Auction, Major and Minor</b>	the greater of 1 per 3.5 seating spaces or 3.1 per 10.0 m <sup>2</sup> of <b>gross leasable floor area</b>
<b>Banquet Hall</b>	10 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area of building</b>
<b>Business Support Services</b>	4 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area of building</b> <i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area of building</b>
<b>Child Care</b>	0.75 space per employee; plus 1 space for each 10 children in care
<b>Commercial Education</b>	1 space per employee; plus 0.75 space for each student
<b>Commercial Storage</b>	0.5 space per 100.0 m <sup>2</sup> of <b>gross leasable floor area</b> up to 2,000.0 m <sup>2</sup> , plus 0.2 per additional 100.0 m <sup>2</sup>
<b>Community Care Facility, Major</b>	1 space for each 3 patient beds
<b>Convenience and General Retail, including:</b>	3 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area</b> up to 350.0 m <sup>2</sup> ; plus
<b>Retail Secondhand</b>	4 spaces for each additional 100.0 m <sup>2</sup> of <b>gross leasable floor area</b>
<b>Retail Pawnshop</b>	<i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area</b> on the first 2 floors; plus 1.5 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area</b> for all floors above the first 2 floors
<b>Custom Indoor Manufacturing</b>	4 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area of building</b> <i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area of building</b>
<b>Dormitory</b>	1 space for each 3 sleeping units
<b>Drive-Through Restaurant</b>	7 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area</b> up to 350.0 m <sup>2</sup> ; plus 9 spaces for each additional 100.0 m <sup>2</sup> of <b>gross leasable floor area</b> ; plus a minimum of 8 <b>vehicle</b> queuing area in advance of each drive-through pick-up window

Use	Minimum number of Parking Spaces Required
<b>Education and University Education</b>	<p><i>For Elementary School:</i></p> <p>1 space for each staff member; plus 0.4 space for each 10 students</p> <p><i>For Secondary School:</i></p> <p>1 space for each staff member; plus 1 space for each 10 students</p> <p><i>For College/University:</i></p> <p>0.75 space for each staff member; plus 1 space for each 3 students</p>
<b>Financial Service</b>	<p>3 spaces per 100.0 m<sup>2</sup> of <b>gross leasable floor area</b> up to 350.0 m<sup>2</sup>; plus</p> <p>4 spaces for each additional 100.0 m<sup>2</sup> of <b>gross leasable floor area</b></p> <p><i>Within the CS2, CS3 and CDT Zones:</i></p> <p>3 spaces per 100.0 m<sup>2</sup> of <b>gross leasable floor area</b> on the first 2 floors; plus</p> <p>1.5 spaces per 100.0 m<sup>2</sup> of <b>gross leasable floor area</b> for all floors above the first 2 floors</p>
<b>Funeral Service</b>	<p>1 space for every 5 seats used for the accommodation of the general public assembled for <b>funeral services</b></p>
<b>Gas Station</b>	<p>2 spaces per 100.0 m<sup>2</sup> of <b>gross leasable floor area</b>; plus 1 space for each <b>car wash bay</b></p>
<b>General and Heavy Industrial</b>	<p>1 space per 100.0 m<sup>2</sup> of <b>gross leasable floor area of building</b></p>
<b>Hotel</b>	<p>1 space for each 2 <b>guest</b> sleeping room; plus</p> <p>10 spaces per 100.0 m<sup>2</sup> of <b>gross leasable floor area of building</b> used for accessory <b>restaurant</b>, meeting/convention facilities, lounges and <b>banquet hall</b> purposes; plus</p> <p>3 spaces per 100.0 m<sup>2</sup> of <b>gross leasable floor area of building</b> used for <b>general</b> or <b>convenience retail</b></p>
<b>Indoor Recreation</b>	<p>2 spaces per 100.0 m<sup>2</sup> of <b>gross leasable floor area of building</b>; plus</p> <p>1 space for each 4 spectator seats; plus</p> <p>3 spaces for each sheet of curling ice; plus</p> <p>3 spaces for each tennis, badminton or squash court</p>

Use	Minimum number of Parking Spaces Required
<b>Live/Work Dwelling</b>	space(s) as per applicable residential use, plus 0.5 parking space per live/work dwelling unit
<b>Major Health Service</b>	1 space for each patient bed
<b>Marina</b>	1 space for each 2 boat moorages; plus 2 spaces for each float home or live aboard vessel moorage; plus 2 spaces for each 100.0 m <sup>2</sup> of gross leasable floor area of building used for servicing or repairs
<b>Office</b>	3 spaces per 100.0 m <sup>2</sup> of gross leasable floor area of building <i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m <sup>2</sup> of gross leasable floor area on the first 2 floors of a building; plus 1.5 spaces per 100.0 m <sup>2</sup> of gross leasable floor area for all floors above the first 2 floors of a building
<b>Personal Services</b>	4 spaces per 100.0 m <sup>2</sup> of gross leasable floor area of building <i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m <sup>2</sup> of gross leasable floor area of building
<b>Recycling Depot</b>	1 space per 100.0 m <sup>2</sup> of gross leasable floor area of building
<b>Religious Assembly and Private Club</b>	10 spaces per 100.0 m <sup>2</sup> of gross leasable floor area of building
<b>Restaurant</b>	8 spaces per 100.0 m <sup>2</sup> of gross leasable floor area up to 350.0 m <sup>2</sup> ; plus 10 spaces for each additional 100.0 m <sup>2</sup> of gross leasable floor area
<b>Retail Liquor 1 or 2</b>	4 spaces per 100.0 m <sup>2</sup> of gross leasable floor area of building
<b>Service Station</b>	2 spaces per 100.0 m <sup>2</sup> of gross leasable floor area; plus 1 space for each car wash bay; plus 3 spaces for each vehicle service bay
<b>Spectator Entertainment</b>	10 spaces per 100.0 m <sup>2</sup> of gross leasable floor area of building
<b>Studio</b>	5 spaces per 100.0 m <sup>2</sup> of gross leasable floor area

Use	Minimum number of Parking Spaces Required
<b>Vehicle Sale/Rental</b>	3 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area of building</b> used for office; plus 3 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area of building</b> used for vehicle sale/rental; plus 3 spaces for each <b>vehicle</b> service bay
<b>Veterinary Service</b>	The use shall provide the greater of: 1.6 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area of building</b> ; or 1.4 per employee
<b>Warehouse Sales</b>	3 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area</b> up to 350.0 m <sup>2</sup> ; plus 4 spaces for each additional 100.0 m <sup>2</sup> of <b>gross leasable floor area</b> <i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area</b> on the first 2 floors; plus 1.5 spaces per 100.0 m <sup>2</sup> of <b>gross leasable floor area</b> for all floors above the first 2 floors



# City of Richmond

## Report to Committee Planning and Development Division

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

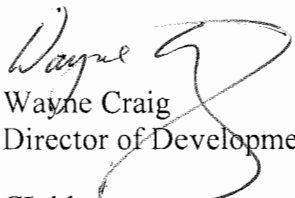
**Date:** January 13, 2016

**File:** LU 15-717343

**Re:** Application by Jaspreet Chung to Discharge the Land Use Contract at  
9420 Parksville Drive

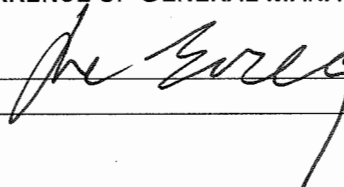
### Staff Recommendation

That Bylaw 9517, to discharge "Land Use Contract 009" from the title of 9420 Parksville Drive, be introduced and given first reading.

  
Wayne Craig  
Director of Development  
CL:blg  
Att.

### REPORT CONCURRENCE

#### CONCURRENCE OF GENERAL MANAGER





## **Staff Report**

### **Origin**

On November 24, 2016, City Council adopted a set of bylaws that:

- Terminated 93 separate Land Use Contracts (LUC) that include single-family properties effective one year from the date of adoption.
- Established new zoning designations in their place.

The 93 LUCs that are subject to the early termination bylaws will remain on land title records until November 24, 2016. The new zoning designations became operative immediately following adoption. For the one-year period, while both the zoning bylaw and the LUC are operative, the provisions of an LUC prevail where they are not consistent with the applicable zoning bylaw. Where a property owner wishes to use the provisions in the newly adopted zoning designation prior to the expiry of the one-year period, discharge of the LUC, by bylaw, is required.

Jaspreet Chung has applied to the City of Richmond for permission to voluntarily discharge "Land Use Contract 009" from the title of 9420 Parksville Drive, to permit construction of a new single-family dwelling, including a secondary suite, consistent with the underlying "Single Detached (RS1/B)" zoning (Attachment 1).

### **Findings of Fact**

A Development Application Data Sheet is attached; which provides details about the proposal, along with a comparison of the LUC provisions and the underlying RS1/B zoning provisions (Attachment 2).

### **Surrounding Development**

Existing development immediately surrounding the subject site is as follows:

To the North, is an existing dwelling on a lot under "Land Use Contract 009", at the corner of Parksville Drive and Princeton Avenue.

To the South, is an existing dwelling on a lot under "Land Use Contract 009", fronting Parksville Drive.

To the East, are existing dwellings on lots under "Land Use Contract 009", fronting Palmer Drive.

To the West, immediately across Parksville Drive, is the West Richmond Pitch and Putt Golf Course within Hugh Boyd Community Park.

**Public Consultation**

As this application does not involve rezoning of the subject property, a sign is not required to be posted on-site.

Should this application advance to a Public Hearing, the standard notification will be sent to all residents and property owners of land within 50 m of the subject site, with details about public participation in the process.

**Analysis**

This application to discharge the Land Use Contract from the subject property will enable the property owners to apply for and obtain a Building Permit to build a new single-family dwelling and a secondary suite, consistent with the underlying RS1/B zone, without having to wait until the Land Use Contract termination date of November 24, 2016. The resulting dwelling would be in keeping with the form and character of dwellings that are built in the RS1/B zone city-wide.

**Existing Legal Encumbrances**

There is an existing statutory utility right-of-way for the existing sanitary sewer along the east property line. Construction within the right-of-way is not permitted.

There is also an existing statutory building scheme registered on title of the subject property, which identifies a termination date of January 1, 1981. Discharge of the building scheme from title is at the discretion of the applicant. This document has no impact or bearing on the proposed single detached dwelling at the subject site.

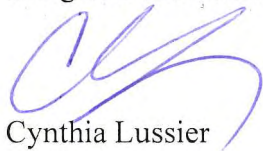
**Financial Impact**

None.

**Conclusion**

The applicant is requesting permission to voluntarily discharge "Land Use Contract 009" from the title of 9420 Parksville Drive, to permit construction of a new single-family dwelling, including a secondary suite, consistent with the underlying "Single Detached (RS1/B)" zoning.

It is recommended that Richmond Land Use Contract Discharge Bylaw No. 9517 be introduced and given first reading.

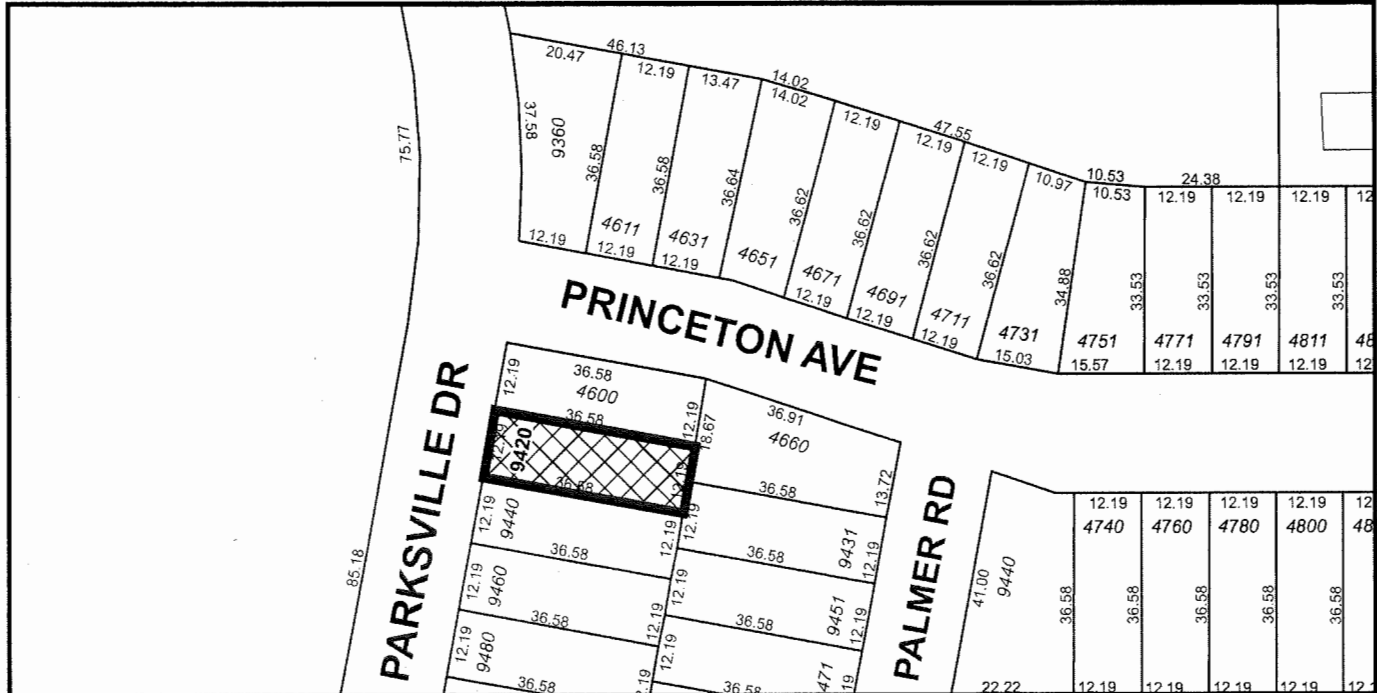
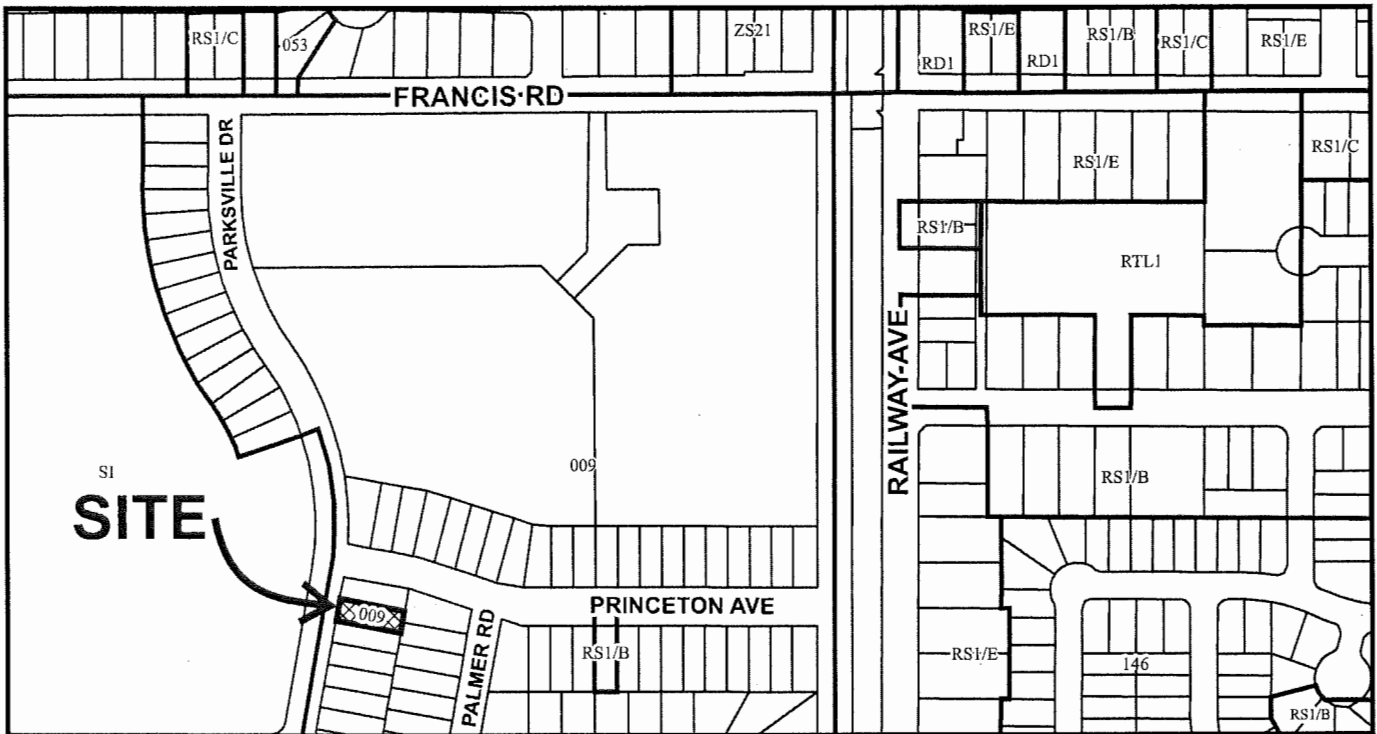


Cynthia Lussier  
Planner I  
(604-276-4108)  
CL:blg

Attachment 1: Location Map/Aerial Photo  
Attachment 2: Development Application Data Sheet



# City of Richmond



LU 15-717343

Original Date: 01/13/16

Revision Date:

Note: Dimensions are in METRES





# City of Richmond



LU 15-717343

Original Date: 01/13/16

Revision Date:

Note: Dimensions are in METRES



**LU 15-717343**

**Attachment 2**

Address: 9420 Parksville Drive

Applicant: Jaspreet Chung

Planning Area(s): Seafair

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Gurbaksh Kaur Chung Jaspreet Kaur Chung	No change
<b>Site Size (m<sup>2</sup>):</b>	446 m <sup>2</sup> (4,800 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Single detached dwelling	New single detached dwelling, including a secondary suite
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Land Use Contract 009 & Single Detached (RS1/B) zoning	Single Detached (RS1/B)

<b>Provision</b>	<b>LUC</b>	<b>RS1/B</b>	<b>Variance</b>
Floor Area Ratio:	None	0.55	none permitted
Lot Coverage – Building:	Max. 33%	45%	none
Setback – Front Yard (m):	House/garage - Min. 7.62 m (25 ft) Carport - Min. 3 m (10 ft)	Min. 6 m	none
Setback – Rear Yard (m):	Min. 7.62 m (25 ft)	Min. 6 m	
Setback – Side Yards (m):	One side - 0 m (0 ft) Other side - 1.2 m (4 ft) for the first storey; - 1.83 m (6 ft) for the second storey.	Min. 1.2 m	none
Height (m):	2 storeys not exceeding 8.23 m (27 ft)	2 ½ storeys not exceeding 9 m (29.5 ft)	none



**Richmond Land Use Contract 009  
Discharge Bylaw No. 9517 (LU 15-717343)  
9420 Parksville Drive**

Whereas "Land Use Contract 009", having Charge Number K31033, including all amendments, modifications and extensions to Charge Number K31033, charges the following land:

P.I.D. 001-032-259

Lot 82 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200; and

Whereas "Land Use Contract 009" was entered into with the City of Richmond as a party and filed in the Land Title Office, New Westminster, British Columbia;

Whereas the owners of said land which is subject to "Land Use Contract 009" have requested and agreed with the City that the "Land Use Contract 009" be discharged as against its property title;

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

1. That "Land Use Contract 009" having Charge Number K31033, including all amendments, modifications and extensions to Charge Number K31033, be discharged as against:

P.I.D. 001-032-259

Lot 82 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200

2. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge "Land Use Contract 009" from said land.
3. This Bylaw may be cited as "**Richmond Land Use Contract 009 Discharge Bylaw No. 9517**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

FEB 09 2016



\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee Planning and Development Division

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

**Date:** January 12, 2016

**File:** RZ 15-705925

**Re:** Application by Hardeep Bhullar for Rezoning at 11971 Dewsbury Drive from  
Single Detached (RS1/E) to Compact Single Detached (RC2)

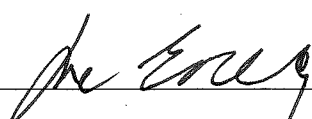
### Staff Recommendation

1. That Official Community Plan Bylaw 9000, Amendment Bylaw 9525, proposing a text amendment to Section 3.6.3, Objective 4, B. Aircraft Noise Sensitive Areas, be introduced and given first reading.
2. That Bylaw 9525, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program;
  - 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 882(3)(a) of the Local Government Act.
3. That Bylaw 9525, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the Vancouver International Airport Authority after first bylaw reading, for formal comment before the Public Hearing on March 21, 2016.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9515, for the rezoning of 11971 Dewsbury Drive from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

CL:blg  
Att.



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

## **Staff Report**

### **Origin**

Hardeep Bhullar has applied to the City of Richmond for permission to rezone the property at 11971 Dewsbury Drive from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots fronting No. 5 Road; with vehicle access to/from a new rear lane off Dewsbury Drive (Attachment 1). A survey of the subject site is included in Attachment 2.

An Official Community Plan (OCP) housekeeping text amendment to the table in Section 3.6.3, Objective 4, B. Aircraft Noise Sensitive Areas of Schedule 1 of Official Community Plan Bylaw 9000 is required to clarify that rezoning applications from one single-family zone to another single-family zone may be considered.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the North, is a dwelling on a lot zoned "Single Detached (RS1/E)" which fronts No. 5 Road.

To the South, directly across Dewsbury Drive, are two (2) lots zoned "Single Detached (RS1/E)"; one (1) which fronts No. 5 Road and the other which fronts Dewsbury Drive.

To the East, directly across No. 5 Road, are lots zoned "Single Detached (RS1/A)" and "Single Detached (RS1/B)" which front No. 5 Road.

To the West, is a dwelling on a lot zoned "Single Detached (RS1/B)" which fronts Dewsbury Drive.

### **Related Policies & Studies**

#### **Official Community Plan/East Cambie Area Plan**

The Official Community Plan (OCP) land use designation for the subject site is "Neighbourhood Residential", and the East Cambie Area Plan designation for the subject site is "Residential (Single-Family Only)". This redevelopment proposal is consistent with these land use designations.

The subject site is located at the intersection of No. 5 Road and Dewsbury Drive; north of Alderbridge Way in the East Cambie planning area (Attachment 4). This redevelopment proposal involves the creation of two (2) lots fronting a major arterial road, with vehicular access to an operational rear lane; which is envisioned to connect in the future to the existing operational lane that is already established to the north to service 4571 to 4579 No. 5 Road.

Prior to final adoption of the rezoning bylaw, the applicant is required to dedicate land for the rear lane and construct the lane off Dewsbury Drive.

This redevelopment proposal is consistent with other small lot single-family infill development that has occurred to the north, all of which is consistent with the “Residential (Single-Family Only)” land use designation in the East Cambie Area Plan.

### **Aircraft Noise Sensitive Development Policy**

The subject site is located within the High Aircraft Noise Area (Area 2), which is identified in the OCP’s Aircraft Noise Sensitive Areas Table and Map. With respect to the High Aircraft Noise Area (Area 2), the policy objective identified in Section B of the Aircraft Noise Sensitive Areas table is to consider all new aircraft noise sensitive land uses (e.g. hospital, provincially licensed daycare, schools, and residential), except for the creation of certain new single-family development.

The Table clarifies that rezonings from an existing single-family zone to another single-family zone may be considered. However, the table refers specifically to the former names of single-family zones under the previous Zoning Bylaw. With the adoption of Richmond Zoning Bylaw 8500 in 2009, changes were made to the names of the single-family zones, such that some single-family zones are no longer explicitly reflected in the policy. For example, the “Compact Single Detached (RC2)” zone that is proposed for the subject site was formerly entitled “Single Family Housing District R1/0.6”. Since the Policy specifically makes reference to the “Single Family Housing District (R1)” zone, the “Compact Single Detached (RC2)” zone is no longer specifically identified in the Policy as one of the zones that may be considered. It is proposed that this omission be corrected to allow the Compact Single Detached (RC2) zone as it is consistent with the OCP policy and, as with the other single family uses, will be required to mitigate for aircraft noise with covenants.

The proposed text amendment to the Aircraft Noise Sensitive Areas Table in the OCP is viewed as a housekeeping amendment to restore clarity regarding single-family zones in the High Aircraft Noise Area (Area 2), and does not increase the number of dwellings permitted. The proposed text amendment to Section B of the Aircraft Noise Sensitive Areas table is shown below to identify the differences between the existing wording and the proposed wording (note: the revised text is shaded):

Existing Text	Proposed Text Amendment
<ul style="list-style-type: none"> <li>Objective: To consider all new aircraft noise sensitive land uses, except single family.</li> <li>All new Aircraft Noise Sensitive Land Uses may be considered, except single family, more specifically: <ul style="list-style-type: none"> <li>new single family detached development requiring amendments to the OCP, Area Plan, or existing zoning other than Single-Family Housing District (R1) are prohibited, however,</li> <li>rezonings from one Single-Family Housing District (R1) Subdivision Area to another Subdivision Area (A to K) may be considered, subject to all applicable Policies (e.g. Sub-Area</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Objective: To consider all new aircraft noise sensitive land uses, except new single family.</li> <li>All new Aircraft Noise Sensitive Land Uses may be considered, except new single family, more specifically: <ul style="list-style-type: none"> <li>new single family detached development requiring amendments to the OCP, Area Plan, or existing zoning other than “Single Detached (RS1; RS2)” are prohibited, however,</li> <li>rezonings from one “Single Detached (RS1/RS2)” sub-zone to: <ul style="list-style-type: none"> <li>another “Single Detached (RS1; RS2)” sub-zone (e.g., RS1/A-K; RS2/A-K); or,</li> </ul> </li> </ul> </li> </ul>

Existing Text (continued)	Proposed Text Amendment (continued)
Plans, 702 Policies, and Richmond Zoning Bylaw 8500).	- the "Compact Single Detached (RC1, RC2) zone; may be considered, subject to all applicable Policies (e.g., Sub-Area Plans, Single-Family Lot Size Policies, and Richmond Zoning Bylaw 8500).

Consistent with the Aircraft Noise Sensitive Development Policy, prior to final adoption of the rezoning bylaw, the applicant is required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure that aircraft noise mitigation is incorporated into dwelling design and construction.

There are no significant implications to the City as a result of this housekeeping text amendment to the OCP as the current policy allows such aircraft noise mitigated single-family rezonings and subdivisions to occur and will continue to do so over time, where permitted.

### **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.

### **Ministry of Transportation and Infrastructure Approval**

As the subject site 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.

### **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.

Staff have reviewed the proposed OCP and zoning amendments, with respect to the BC Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report be referred to the Vancouver International Airport Authority for formal comment before the Public Hearing on March 21, 2016.

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

If further discussion is required with any of these stakeholders, it can occur, if requested, prior to the Public Hearing.

**OCP Consultation Summary**

Stakeholder	Referral Comment (No Referral necessary)
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	If given first reading by Council, staff recommends that the proposed amendment be referred to VIAA for comment prior to the Public Hearing.
<ul style="list-style-type: none"> <li>• BC Land Reserve Commission</li> <li>• Richmond School Board</li> </ul>	No referral necessary, as the proposed amendment is to clarify the wording in the Aircraft Noise Sensitive Areas table with respect to rezoning applications from an existing single-family zone to another single-family zone.
<ul style="list-style-type: none"> <li>• The Board of the Greater Vancouver Regional District (GVRD)</li> <li>• The Councils of adjacent Municipalities</li> <li>• First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)</li> <li>• Translink</li> <li>• Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)</li> <li>• Richmond Coastal Health Authority</li> <li>• Community Groups and Neighbours</li> <li>• All other relevant Federal and Provincial Government Agencies</li> </ul>	No referral necessary, as the proposed amendment is to clarify the wording in the Aircraft Noise Sensitive Areas table with respect to rezoning applications from an existing single-family zone to another single-family zone.

Should this application advance to a Public Hearing, the standard Notice of Public Hearing will be sent to all residents and property owners of land within 50 m of the subject site, and the public will have an opportunity to comment further on the proposed amendments.

**School District**

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This redevelopment proposal only involves the creation of two (2) single-family lots. However, as a courtesy, staff have already advised the School District staff of the proposal and they have indicated that they do not require a formal referral of the proposal.

**Analysis of the Rezoning Application****Proposed Site Access**

Vehicular access to the proposed lots at the subject site is to be from a new rear lane along the entire west property line off Dewsbury Drive; to be dedicated and constructed at the applicant's cost. The lane is envisioned to connect to the existing operational lane that has been established to the north; which provides lane access to 4571 to 4579 No. 5 Road.

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

- 6.0 m of land along the entire west (rear) property line of the subject site for the rear lane.

- A 4.0 m x 4.0 m corner cut at the southeast corner of the subject site at the intersecting property lines for frontage improvements at future development stage.
- Approximately 0.4 m of land along the entire south property line of the subject site for frontage improvements on Dewsbury Drive (note: the dedication amount is to be verified by the applicant's surveyor at future development stage).
- Approximately 0.1 m of land along the entire east property line of the subject site for frontage improvements on No. 5 Road (note: the dedication amount is to be verified by the applicant's surveyor at future development stage).

### **Preliminary Architectural Elevation Plans**

To illustrate how the future corner lot interface will be treated; the applicant has submitted preliminary conceptual architectural elevation plans of the dwelling at the proposed corner lot (Attachment 5). Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that the Building Permit plans and the resulting dwelling are generally consistent with the attached design. Plans submitted at Building Permit stage must also comply with all City regulations.

### **Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant; which identifies tree species and location, 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 and two (2) undersized trees on-site, and one (1) undersized tree in the No. 5 Road frontage on City-owned property.

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist's Report, conducted visual tree assessment, and concur with the Arborist's recommendations to:

- Retain and protect the undersized Cherry tree located on-site in the front yard due to its good condition.
- Remove Trees #743 and #744 on-site due to poor condition from previous topping, making them unsuitable for retention.
- Remove the undersized tree located in the No. 5 Road frontage on City-owned property (Tree A) due to the required boulevard improvements to relocate the sidewalk to the new property line and install a treed/grassed boulevard at the curb.

### *Tree Protection*

One (1) undersized Cherry tree is to be retained and protected. The proposed Tree Management Drawing is shown in Attachment 6.

To ensure protection of the undersized Cherry tree on-site in the front yard, the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to the tree protection zone. The contract must include the

scope of work, including the number of monitoring inspections at specified stages of construction, any special measures required for tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

- Submit a survival security in the amount of \$1,000. The security will not be released until an acceptable post-construction impact assessment report is submitted by the Arborist and a landscaping inspection has been passed by City staff.

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

### *Tree Replacement*

A total of two (2) bylaw-sized trees on-site are proposed to be removed and replaced (Trees #743 and #744). Consistent with the OCP tree replacement ratio of 2:1, the applicant has agreed to plant and maintain a total of four (4) replacement trees on the proposed lots with the following minimum sizes:

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

To ensure that the required replacement trees are planted and maintained and that the front yards and exterior side yards of the proposed lots are enhanced, the applicant is required to submit a Landscape Plan, to the satisfaction of the Director of Development, prepared by a Registered Landscape Architect, along with a Landscaping Security in the amount of 100% of a cost estimate for the proposed works provided by the Landscape Architect (including fencing, trees, soft and hard surfaces, installation costs, and 10% contingency). The Landscape Plan, Cost Estimate, and Landscaping Security are required to be submitted prior to final adoption of the rezoning bylaw.

The applicant has submitted a preliminary Landscape Plan for the front yard and exterior side yard of the proposed corner lot (Attachment 7). Prior to rezoning, the applicant is required to submit a final Landscape Plan along with the required Cost Estimate and Landscaping Security, as described above.

For the removal of the undersized tree from the boulevard on No. 5 Road on City-owned property, the applicant is required to provide a contribution to the City's Tree Compensation Fund in the amount of \$1,300 prior to final adoption of the rezoning bylaw, as identified by the Parks Department Arborist.

**Existing Legal Encumbrances**

There is an existing Statutory Right-of-Way (SRW) for utilities registered on Title of the subject property, which is located along the entire west property line. The portion of the property within the SRW is required to be dedicated for the lane prior to rezoning.

**Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

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

**Site Servicing and Frontage Improvements**

At future Subdivision and Building Permit stage, the applicant must pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees, as described in Attachment 8. The applicant will also have to complete the required servicing works and off-site improvements as described in Attachment 8.

**Financial Impact**

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

**Conclusion**

The purpose of this application is to rezone the property at 11971 Dewsbury Drive from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone to permit the property to be subdivided to create two (2) lots fronting No. 5 Road, with vehicle access to/from a new rear lane off Dewsbury Drive.

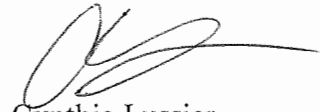
A housekeeping text amendment to the table in Section 3.6.3, Objective 4, B. Aircraft Noise Sensitive Areas of Schedule 1 of the Official Community Plan Bylaw 9000 is required to clarify the intent that rezoning applications from one single-family zone to another single-family zone may be considered.



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

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 9525 be introduced and given first reading. It is further recommended that Zoning Bylaw 8500, Amendment Bylaw 9515, be introduced and given first reading.



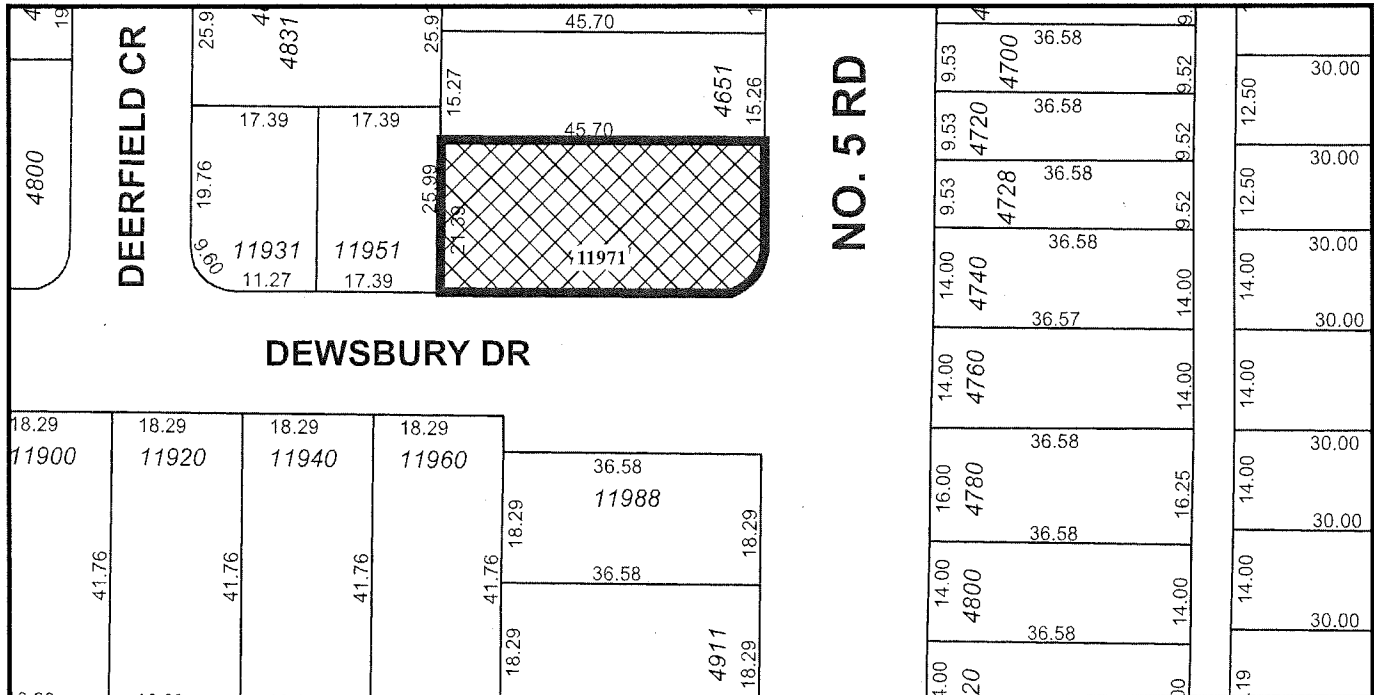
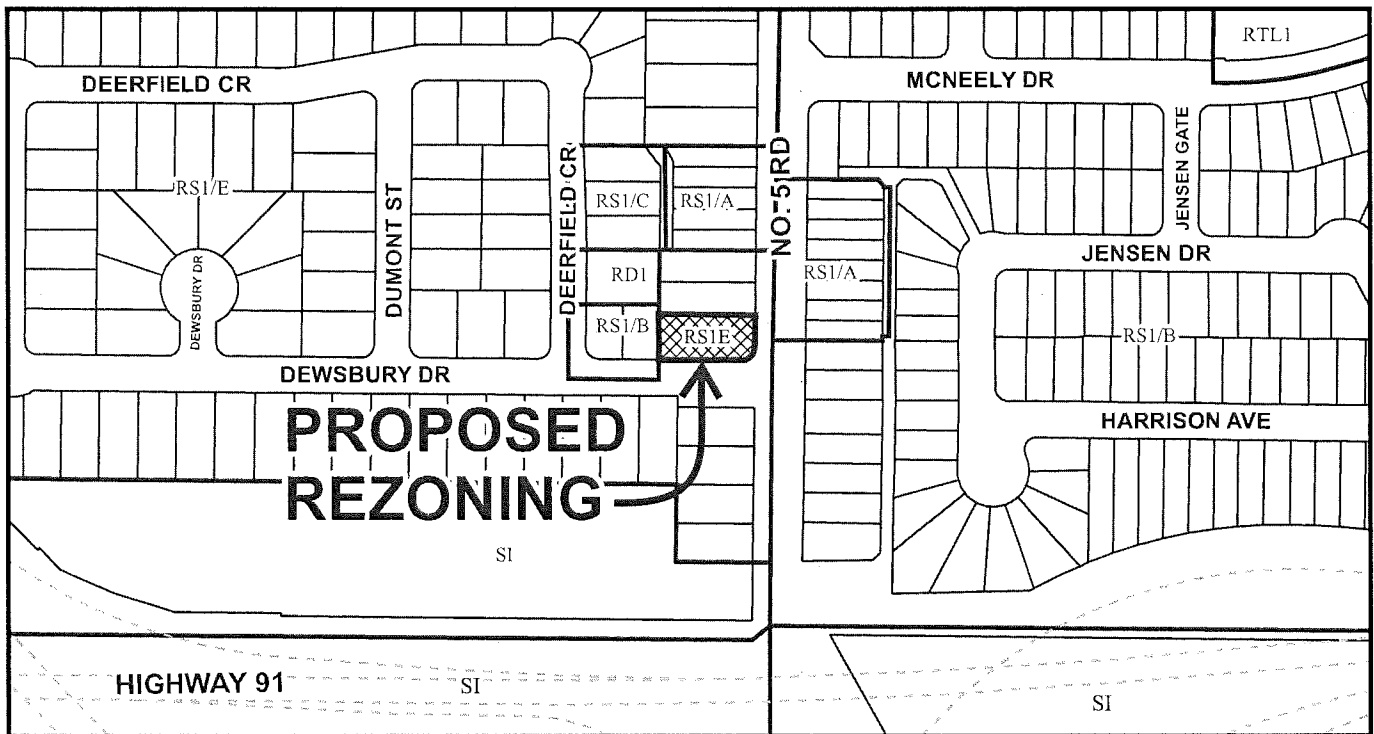
Cynthia Lussier  
Planner 1  
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: East Cambie Area Plan Land Use Map
- Attachment 5: Preliminary Architectural Elevation Plans
- Attachment 6: Proposed Tree Retention Plan
- Attachment 7: Preliminary Landscape Plan – Proposed Corner Lot
- Attachment 8: Rezoning Considerations



# City of Richmond



## RZ 15-705925

Original Date: 08/05/15

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



RZ 15-705925

Original Date: 08/05/15

Revision Date:

Note: Dimensions are in METRES

# TOPOGRAPHICAL PLAN FOR LOT 98 SEC 36 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN 49529

PID: 001-933-914  
Civic Address: 11971 Dewsbury Drive,  
City of Richmond









**Benchmark Notes:**  
Elevations Are Geodetic  
Referred To Monument 95H1983  
Monument Elevation: 2.362m

Scale 1:250  
0 5 10 15 20 25

The intended plot size of this plan is 432 width by 280 in height  
(B size) when plotted at a scale of 1:250.

All Distances And Elevation Are In Metres And Decimals Thereof  
Unless Otherwise Stated.

## Legend

-  Tree Diameter in mm and Species
-  Round Catch Basin
-  Water Valve
-  Fire Hydrant
-  Power Pole
-  Lamp Standard
-  Square Catch Basin
-  Sign

2500 Conifer

1800 Deci

1500 Deci

1200 Deci

900 Deci

600 Deci

300 Deci

150 Deci

75 Deci

37.5 Deci

18.75 Deci

9.375 Deci

4.6875 Deci

2.34375 Deci

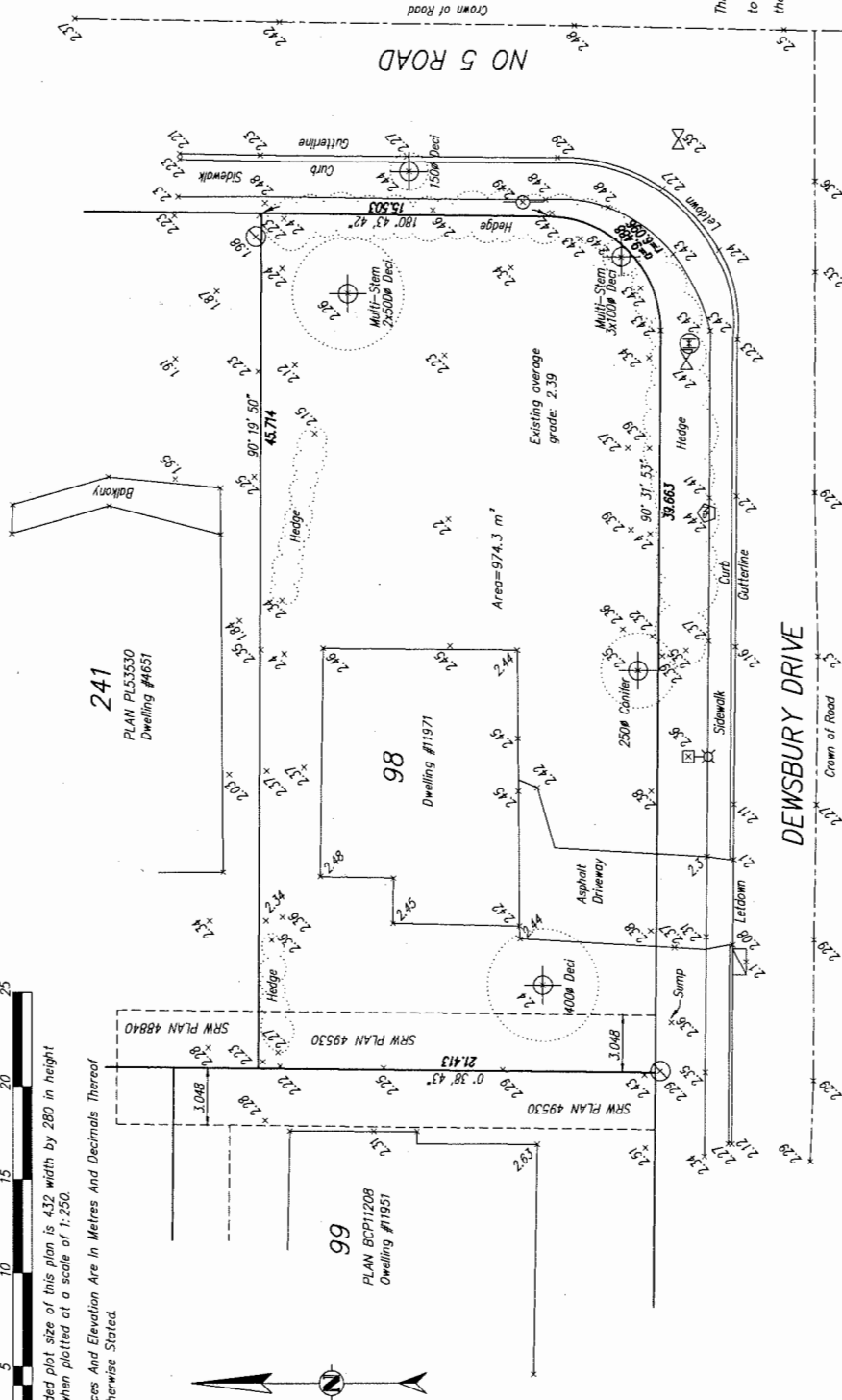
1.171875 Deci

0.5859375 Deci

0.29296875 Deci

0.146484375 Deci

0.0732421875 Deci



PH - 81

## Notes:

Information shown hereon is for municipal purposes only and is for the exclusive use of the owner.  
All rights reserved. No person may copy, reproduce, transmit, alter, distribute, or store copies of this document in whole or in part without the prior written consent of the undersigned.

Grid bearings are derived from observation between geodetic control monuments 95H1982 and 95H1983.

The preliminary layout, subject to approval, area and dimensions are subject to final legal survey, and may vary.

This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 17th day of June, 2015

B.C.L.S.

LIMING YUAN

This Document is Not Valid Unless Originally Signed And Sealed

NTS



**RZ 15-705925**

**Attachment 3**

Address: 11971 Dewsbury Drive

Applicant: Hardeep Bhullar

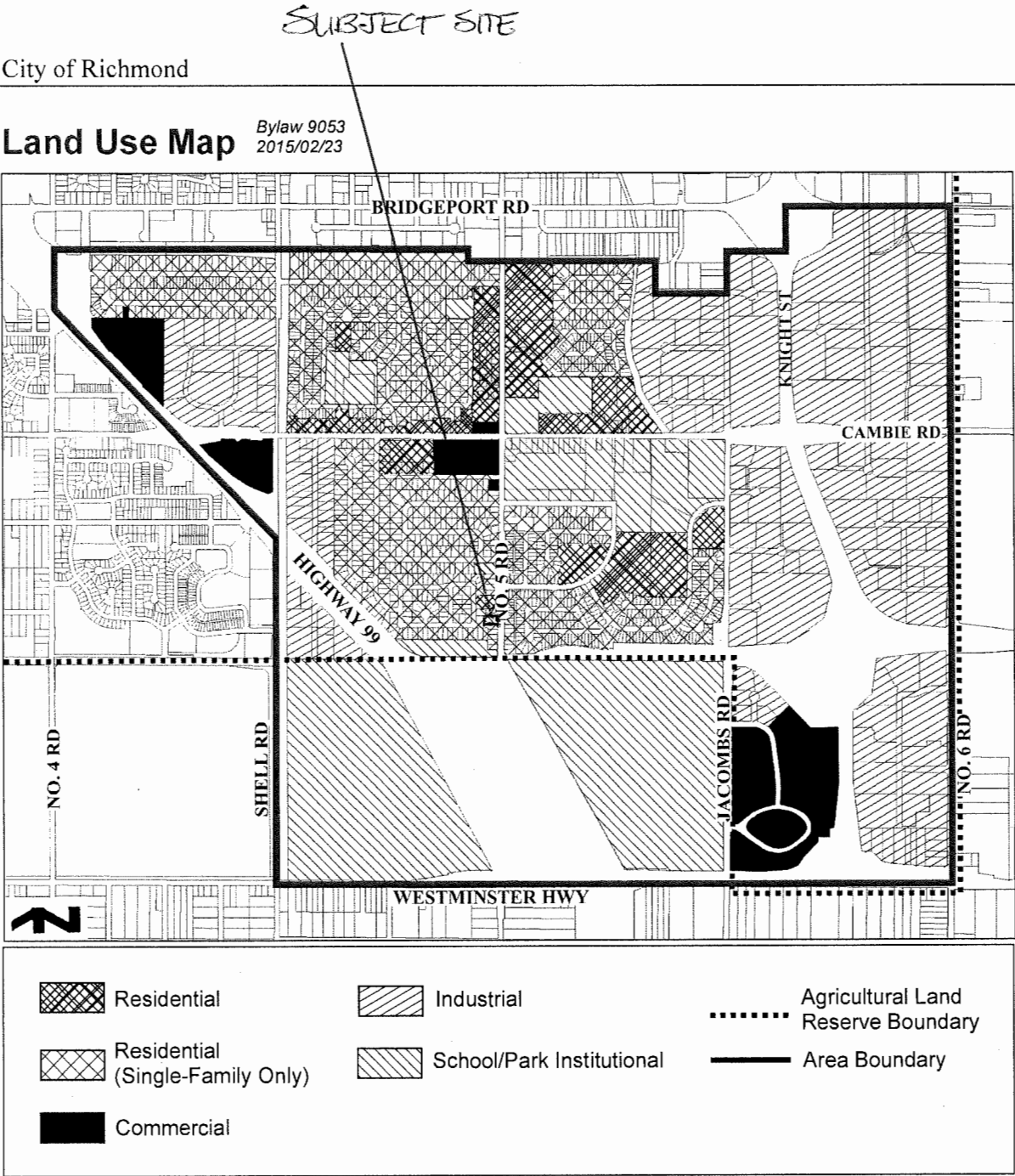
Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Shaun Chin Li Zhu	To be determined
Site Size (m <sup>2</sup> ):	974.3 m <sup>2</sup> (10,487 ft <sup>2</sup> )	Proposed north lot – Approx. 397 m <sup>2</sup> Proposed south lot – Approx. 448 m <sup>2</sup> (after road dedication)
Land Uses:	One (1) single detached dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single-Family only)	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)

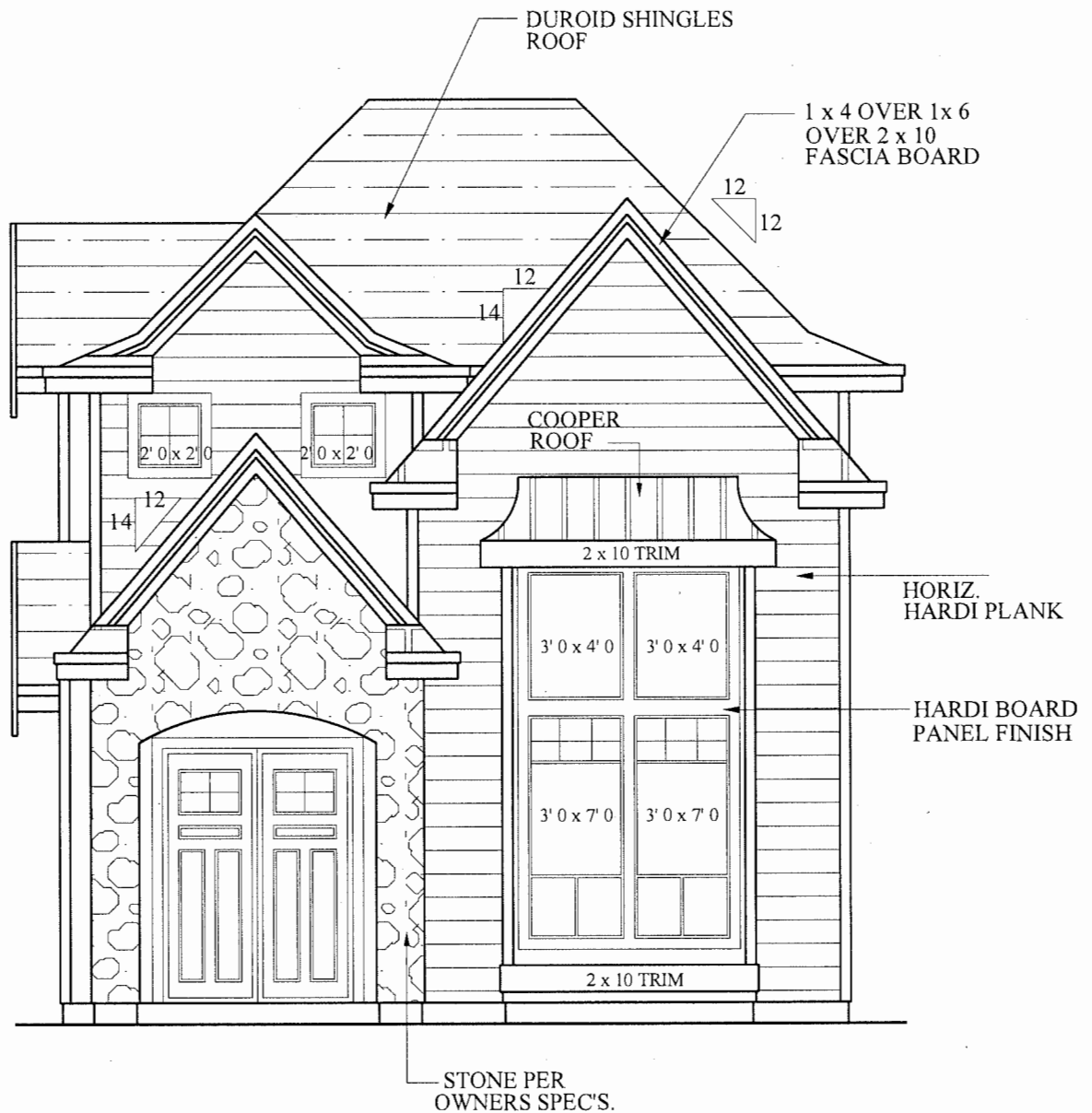
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Buildings:	Max. 50%	Max. 50%	none
Lot Coverage – Buildings, Structures, and Non-porous Surfaces:	Max. 70 %	Max. 70 %	none
Lot Coverage – Landscaping with live plant material:	Min. 20 %	Min. 20 %	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	Proposed north lot – Approx. 397 m <sup>2</sup> Proposed south lot – Approx. 448 m <sup>2</sup>	none
Setback – Front & Rear Yard (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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



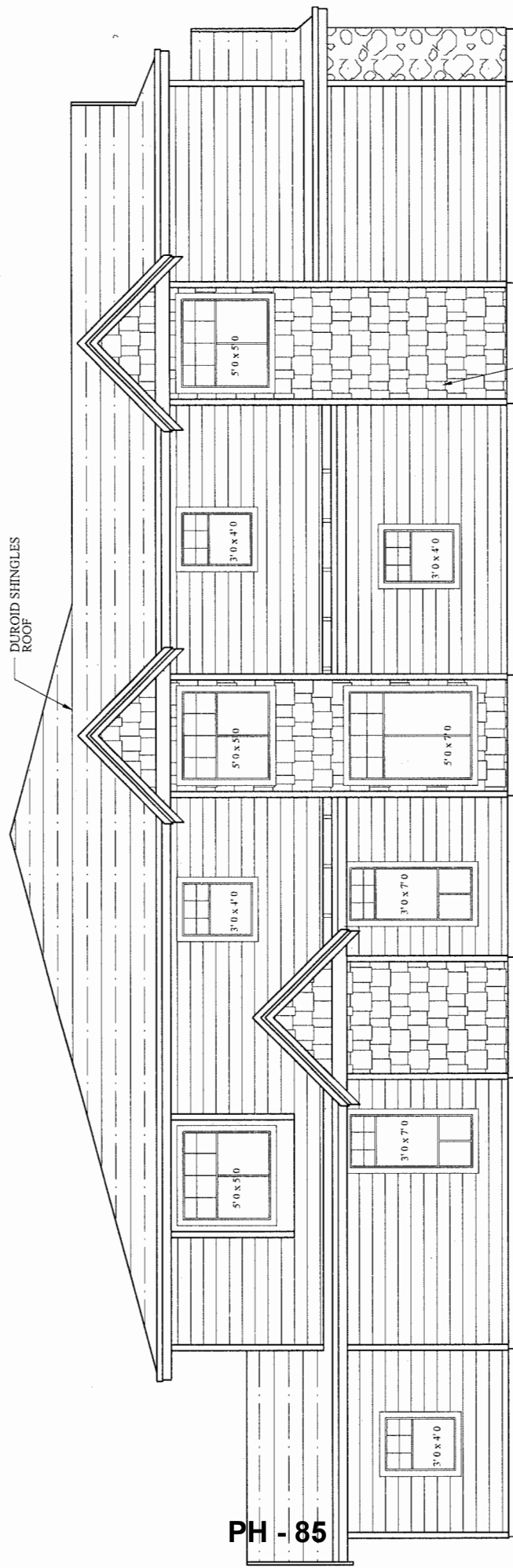


Note: Plans must comply with the City's Zoning Bylaw and all other City Bylaws and regulations at Building Permit stage.



## FRONT ELEVATION

( No. 5 Road )

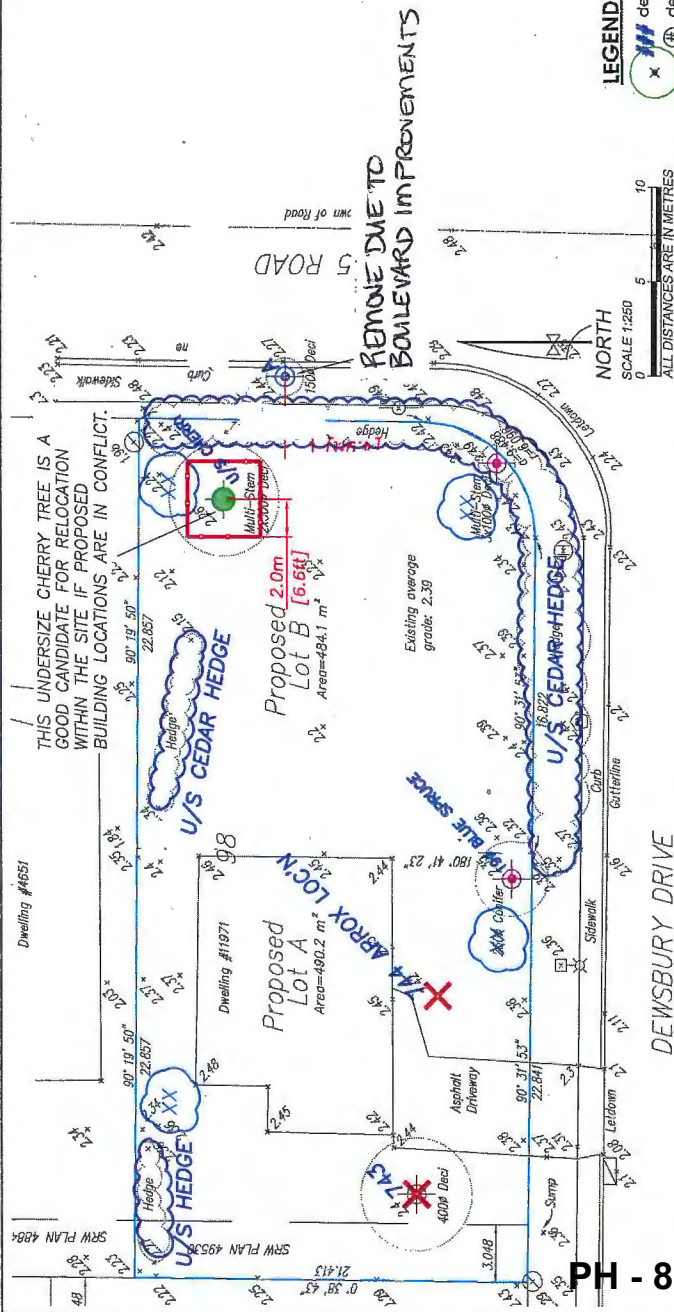


Note: Plans must comply with the City's Zoning Bylaw and all other City Bylaws and regulations at Building Permit Stage.

LEFT SIDE ELEVATION  
DEWSBURY DRIVE







**LEGEND:**

- denotes TAG NUMBER or ID REFERENCE.
- denotes PRIORITY RANKING for treatment planning consideration.
- denotes DIAPHRAGM (spread of the branches and foliage) of the tree.
- denotes RETENTION tree (proposed).
- denotes REMOVAL tree (proposed).
- denotes HIGH RISK REMOVAL tree (proposed).
- denotes OFF-SITE tree
- denotes NON-BYLAW undersize tree (as measured by project arborist).
- denotes SITE or STUDY AREA BOUNDARY.
- denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by arborist.
- denotes REPLACEMENT TREE proposed (conceptual location - see plant schedule)

**PLAN NOTES:** This plan is based on drawings supplied by the project architect (PCA), Engineer (PE) and/or Designer (PD) and is provided for general use only as it relates to the planning and implementing the management of the project. This plan does not warrant or imply the accuracy of data at the time of preparation of the drawings.

## SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

acceleration



SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484

0	JUL 13 2015	INITIALS/REVISION
REV #	DATE	COMMENTS

<b>TREE MANAGEMENT DRAWING</b>	
PROJECT:	TWO LOT SUBDIVISION
ADDRESS:	11971 DEWSBURY DRIVE, RICHMOND
CLIENT:	HB TRUCKING
SHEET: 0	OF 2
DATE:	19 JUL 15

### SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical names when ordering.

Slips: Measures Height and Circumferes calliper,

Curve of abscissal best management practices and BESJA/BCINA standards apply to: quality, rock ball, health, form, handling, planting/spacing and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROOKS & DUNN TO MEDIUM SIZE:				
ACA	6m C		Acer campestre	
AG	6m C		Acer glabrum	
ARB	6m C		Acer rubrum 'Bowhall'	Paperbark maple
ARIS	6m C		Acer rubrum 'Red Sunset'	Bowhall maple
DI	6m C		Davalia involuta	Red sunset maple
FSD	6m C		Ficus sylvatica 'Dawdy'	Dove tree
FSP	6m C		Ficus sylvatica 'Pendula'	Dawdy beech
MSP	3.5m H		Magnolia soulangeana	Wreeping European beech
SI	6m C		Sorbaria sibirica	Saucer magnolia
ST	6m C		Stewartia pseudocamellia	Saucer magnolia
ALU	3.5m H		Acer palmatum	Japanese maple
CF	3.5m H		Cercis canadensis	Flowering dogwood
CF	6m C		Cornus florida	Flowering dogwood
CK	6m C		Cornus kousa	Kousa dogwood
CANL	6m C		Cornus x lavelleii	Lavelle's dogwood
MGR	6m C		Magnolia grandiflora	Southern magnolia (evergreen)
MST	6m C		Magnolia acutilata	Sour magnolia
FSPAP	6m C		Prunus sargentii 'Tango'	Sargent cherry
PY	6m C		Prunus x yedoensis	Tobino cherry
SI	6m C		Syrca japonicus	Japanese snowbell
SR	6m C		Syringacalcicola	Ulm
NEIGHBEN - SMALL SIZES:				
APC	3.5m H		Ribes gracens 'Vincosa'	Noble fir
PQ	3.5m H		Psococarpus	Sequoiia sempervirens







**Address:** 11971 Dewsbury Drive

**File No.:** RZ 15-705925

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9515, the following items are required to be completed:**

1. Final adoption of OCP Amendment Bylaw 9525.
2. Provincial Ministry of Transportation & Infrastructure Approval.
3. Dedication of land for road improvements, as follows:
  - a) A 6.0 m lane dedication along the entire west property line.
  - b) A 4.0 m x 4.0 m corner cut at the southeast corner of the subject site at the intersection property lines.
  - c) Approximately 0.4 m of land along the entire south property line of the subject site for frontage improvements on Dewsbury Drive (note: the dedication amount is to be verified by the applicant's surveyor at future development stage).
  - d) Approximately 0.1 m of land along the entire east property line of the subject site for frontage improvements on No. 5 Road (note: the dedication amount is to be verified by the applicant's surveyor at future development stage).
4. Submission of a final Landscape Plan of the front yards and exterior side yard, 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 (fencing, trees, soft and hard surfaces, installation costs, and 10% contingency). The Landscape Plan must:
  - 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 in Attachment 6 to this report.
  - Include the four (4) required replacement trees with the following minimum sizes:

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

A portion of the security (e.g. 70%) will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City will retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives.

5. 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 undersized Cherry tree on-site. The Contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, any special measures required for tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

6. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the undersized Cherry tree on-site. The security will not be released until an acceptable post-construction impact assessment report is submitted by the Arborist and a landscaping inspection has been passed by City staff.
7. Submission of a contribution in the amount of \$1,300 to the City's Tree Compensation Fund for the removal of off-site Tree A in the boulevard on No. 5 Road on City-owned property.
8. Registration of an aircraft noise sensitive use covenant on title.
9. Registration of a flood indemnity covenant on title.
10. Registration of a legal agreement on title to ensure that at future development stage, the Building Permit plans and the resulting dwelling are generally consistent with architectural elevation plans in Attachment 5 to this report. Plans submitted at Building Permit stage must comply with all City regulations.
11. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

- Installation of tree protection fencing around the undersized Cherry tree on-site. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

**At Subdivision\* & Building Permit\* stage, the following items must be completed:**

Note: the following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage.

*Water Works*

- Using the OCP Model, there is 236.0 L/s of water available at a 20 psi residual at the Dewsbury Drive frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. At Building Permit application stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the applicant's cost, the City is to:
  - Cut and cap the existing water service connections along the No. 5 Road frontage.
  - Install two (2) new water service connections complete with meters and meter boxes along the No 5 Road frontage.

*Storm Sewer Works*

- The applicant is required to install approximately 35 m of lane drainage complete with manholes and inspection chambers as required.
- At the applicant's cost, the City is to:
  - Cut and cap the existing storm service connection at the northeast corner and southwest corner of the subject site.

- Tie-in the new lane drainage sewer to the existing storm sewer complete with manholes along the Dewsbury Drive frontage.
- Install one (1) new storm service connection complete with inspection chamber and dual connections located at the adjoining property line of the proposed lots within a new Statutory Right-of-Way along the No. 5 Road frontage.

#### *Sanitary Sewer Works*

- At the applicant's cost, the City is to:
  - Cut and cap the existing sanitary service connection and remove the existing inspection chamber located at the northwest corner of the subject site.
  - Install a new sanitary inspection chamber complete with dual service connection along the new west property line of the proposed lots.

#### *Frontage Improvements*

- Install a lane off Dewsbury Drive along the entire west property line of the subject site complete with drainage, asphalt, rollover curbs and street lighting.
- Review street lighting levels along Dewsbury Drive and the proposed lane and upgrade lighting as required.
- Road widening north of the existing Dewsbury Drive centreline and upgrading to include: pavement widening to 5.6 m, new 0.15 m concrete curb, 1.5 m treed/grassed boulevard and 1.5 m sidewalk at the property line.
- Upgrading of the No. 5 Road frontage with a sidewalk at the property line and a treed/grassed boulevard to a new or existing curb.
- The applicant is required to coordinate with BC Hydro, Telus and other private utility and 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 on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

#### *General Items*

- The applicant is required to enter into, if required, additional legal agreements, as determined via the subject development's Subdivision, Servicing Agreement(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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 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 original on file)

Signed \_\_\_\_\_

Date \_\_\_\_\_





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9515 (RZ 15-705925)  
11971 Dewsbury Drive**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 001-933-914

Lot 98 Section 36 Block 5 North Range 6 West New Westminster District Plan 49529

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9515"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 09 2016



\_\_\_\_\_  
MAYOR

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



**Richmond Official Community Plan Bylaw 9000,  
Amendment Bylaw 9525**

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

1. Schedule 1 of Richmond Official Community Plan Bylaw 9000 is amended by deleting the table in Section 3.6.3, Objective 4, B. Aircraft Noise Sensitive Areas in its entirety and replacing it with:

**B. AIRCRAFT NOISE SENSITIVE AREAS**

Areas NOTE 1	Reference NEF Contours	Objective	Requirements
1A. Restricted Area.	Approximately greater than NEF 35.	<ul style="list-style-type: none"><li>• <b>Objective: To avoid all new aircraft noise sensitive land uses.</b></li><li>• New Aircraft Noise Sensitive Land Uses are prohibited.</li></ul>	<ul style="list-style-type: none"><li>• Restrictive Covenants.<sup>NOTE 2</sup></li></ul>
1B. Restricted Area.	Approximately NEF 30 to NEF 35.	<ul style="list-style-type: none"><li>• <b>Objective: To avoid all new residential land uses.</b></li><li>• New Residential Land Uses are prohibited.</li><li>• Consider other aircraft noise sensitive land uses.</li></ul>	<ul style="list-style-type: none"><li>• Restrictive Covenants.<sup>NOTE 2</sup></li><li>• An Acoustic Report.<sup>NOTE 3</sup></li><li>• Noise mitigation incorporated in construction.</li></ul>
2. High Aircraft Noise Area.	Approximately NEF 30 to NEF 40.	<ul style="list-style-type: none"><li>• <b>Objective: To consider all new aircraft noise sensitive land uses, except new single family.</b></li><li>• All new Aircraft Noise Sensitive Land Uses may be considered, except new single family, more specifically:<ul style="list-style-type: none"><li>○ new single family detached development requiring amendments to the OCP, Area Plan, or existing zoning other than "Single Detached (RS1; RS2)" are prohibited, however,</li><li>○ rezonings from one "Single Detached (RS1/RS2)" sub-zone to:<ul style="list-style-type: none"><li>– another "Single Detached (RS1; RS2)" sub-zone (e.g., RS1/A-K; RS2/A-K); or,</li><li>– the "Compact Single Detached (RC1; RC2) zone; may be considered, subject to all applicable Policies (e.g.,</li></ul></li></ul></li></ul>	<ul style="list-style-type: none"><li>• Restrictive Covenants.<sup>NOTE 2</sup></li><li>• An Acoustic Report.<sup>NOTE 3</sup></li><li>• Noise mitigation incorporated in construction.</li><li>• Mechanical ventilation incorporated in construction.</li><li>• Central air conditioning system incorporated in construction.<sup>NOTE 4</sup></li><li>• Required Design Guidelines for siting and/or replacement of outdoor amenity areas with indoor amenity areas (e.g., enclosed balconies and increased size and type of indoor amenity areas).</li></ul>

Areas NOTE 1	Reference NEF Contours	Objective	Requirements
		Sub-Area Plans, Single-Family Lot Size Policies, and Richmond Zoning Bylaw 8500).	
3. Moderate Aircraft Noise Area.	Approximately NEF 30 to NEF 35.	<ul style="list-style-type: none"> <li>• <b>Objective: To consider all new aircraft noise sensitive land uses.</b></li> <li>• All Aircraft Noise Sensitive Land Uses may be considered.</li> </ul>	<ul style="list-style-type: none"> <li>• Restrictive Covenants.<sup>NOTE 2</sup></li> <li>• An Acoustic Report.<sup>NOTE 3</sup></li> <li>• Noise mitigation incorporated in construction.</li> <li>• Mechanical ventilation incorporated in construction.</li> <li>• Central air conditioning capability (e.g., ductwork).<sup>NOTE 4</sup></li> </ul>

**Notes**

1. The Areas in the above Table are identified on the "Aircraft Noise Sensitive Development Map".
2. Restrictive Covenants on Land Titles include information to address aircraft noise mitigation and public awareness.
3. Indoor Sound Level Mitigation—Building Components (e.g., walls, windows) must be designed to achieve the following indoor sound level mitigation criteria (with doors and windows closed):

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

4. 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.

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9525"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

FEB 09 2016

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

## CityClerk

**From:** Don Flintoff <don\_flintoff@hotmail.com>  
**Sent:** Tuesday, 15 March 2016 10:56 AM  
**To:** Lussier, Cynthia  
**Subject:** RE: Bylaw Amendments 9000, 9525, 9515 & 8500

<b>To Public Hearing</b>
Date: <u>March 21, 2016</u>
Item # <u>5</u>
Re: <u>RZ 15-705425</u>
<u>11971 Dewsbury Dr.</u>

Hi Cynthia,

Thanks for this information.

Don

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**From:** CLussier@richmond.ca  
**To:** don\_flintoff@hotmail.com  
**Subject:** RE: Bylaw Amendments 9000, 9525, 9515 & 8500  
**Date:** Tue, 15 Mar 2016 16:17:30 +0000

Hello Mr. Flintoff

In response to your request, I've included a link to the scanned version of the staff report associated with Amendment Bylaws 9515 and 9525 for the proposed rezoning of 11971 Dewsbury Drive, which are available through the City's website: [http://www.richmond.ca/shared/assets/22\\_App\\_11971Dewsbury43534.pdf](http://www.richmond.ca/shared/assets/22_App_11971Dewsbury43534.pdf). I don't have a table of concordance for the proposed changes, but the proposed bylaws themselves are attached to the end of the staff report in the link. If you have any questions after reviewing this link, or the references below, please give me a call at 604-276-4108.

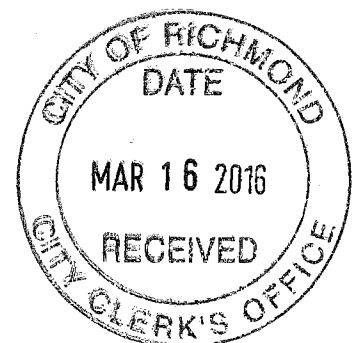
Amendment Bylaw 9515 is proposed to amend the Zoning Map of Richmond Zoning Bylaw 8500 to change the zoning designation of the subject site from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone. Richmond Zoning Bylaw 8500, is a large series of documents and a map which is consolidated for ease of reference into pdf formats available on the City's website at <http://www.richmond.ca/cityhall/bylaws/zoningbylaw8500/about8500.htm>.

Amendment Bylaw 9525 is proposed to amend the zone names identified in the Aircraft Noise Sensitive Development Policy table in the Official Community Plan Bylaw 9000. This is a housekeeping amendment to reflect the change to the zone names that occurred when Richmond Zoning Bylaw 8500 was adopted in 2009. If you wish to compare the proposed wording in Amendment Bylaw 9525 with the current Aircraft Noise Sensitive Development Policy table in OCP Bylaw 9000, it is available on page "3-68" of the Policy available through the following City website link: [http://www.richmond.ca/shared/assets/OCP\\_9000\\_neighbourhoods34167.pdf](http://www.richmond.ca/shared/assets/OCP_9000_neighbourhoods34167.pdf)

Thanks,

Cynthia Lussier  
Planner 1  
[clussier@richmond.ca](mailto:clussier@richmond.ca)  
Tel. 604-276-4108  
Fax. 604-276-4052  
Development Applications Department  
City of Richmond

PH - 96



6911 No. 3 Road  
Richmond BC V6Y 2C1

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**From:** Don Flintoff [[mailto:don\\_flintoff@hotmail.com](mailto:don_flintoff@hotmail.com)]  
**Sent:** Saturday, 12 March 2016 10:11 AM  
**To:** Lussier, Cynthia  
**Subject:** Bylaw Amendments 9000, 9525, 9515 & 8500

Ms. Lussier,

Would you please forward me the wording of the proposed changes to the Bylaws referred to above?  
A **Table of Concordance** or side by side format would be appreciated if available.

Cheers,  
Donald Flintoff



VANCOUVER  
AIRPORT  
AUTHORITY

<b>To Public Hearing</b>
Date: <u>March 21, 2016</u>
Item # <u>5</u>
Re: <u>OCP Amend. Bylaw</u>
<u>9525, Zoning Amend.</u>
<u>Bylaw 9515</u>

18 March 2016

Mr. David Weber  
Director, City Clerk's Office  
CITY OF RICHMOND  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Via Email: [cityclerk@richmond.ca](mailto:cityclerk@richmond.ca)

Dear Mr. Weber:

**RE: City of Richmond – OCP Amendment Bylaw 9515 and Zoning Amendment Bylaw 9525**

This letter is in response to your letter dated 19 February 2016 requesting our comment on bylaw amendments related to the rezoning application at 11971 Dewsbury Drive from Single Detached (RS1/E) to Compact Single Detached (RC2).

We understand the objective of the amendments are to update names of the single family zones to reflect changes in the Richmond Zoning Bylaw 8500 and will not increase the number of dwellings permitted in high aircraft noise areas. As such, we have no comment.

Thank you for the opportunity to review. Please contact me at (604) 276-6366 should you require additional information.

Sincerely yours,

*Mark C. Cheng*

Mark Christopher Cheng, M.Eng. (mech)  
Supervisor – Noise Abatement & Air Quality  
Vancouver Airport Authority

cc: Anne Murray, Vice President Marketing & Communications – Vancouver Airport Authority  
Marion Town, Director Environment – Vancouver Airport Authority

P.O. BOX 23750  
AIRPORT POSTAL OUTLET  
RICHMOND, BC CANADA V7B 1Y7  
[WWW.YVR.CA](http://WWW.YVR.CA)

TELEPHONE 604.276.6500  
FACSIMILE 604.276.6505

