



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

Monday, April 20, 2015 – 7 p.m.

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

OPENING STATEMENT

Page

1. **TEMPORARY COMMERCIAL USE PERMIT RENEWAL APPLICATION (TU 14-670690)**
(File Ref. No. TU 14-670690) (REDMS No. 4526068)

PH-7

[See Page PH-7 for full report](#)

Location: 12631 Vulcan Way

Applicant: Paul Cheung (Lions Communication Inc.)

Purpose: To permit a Temporary Commercial Use Permit renewal to allow for the operation of a night market event and supporting off-street parking at 12631 Vulcan Way in 2015, 2016 and 2017.

Periods of validity shall be between May 8, 2015 to September 27, 2015 (inclusive), May 6, 2016 to September 25, 2016 (inclusive) and May 5, 2017 to September 24, 2017 (inclusive).

Days of operation shall be Friday, Saturday, Sunday and Statutory Holidays. No night market event will be held on July 1, 2015.

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Night market hours of operation shall be 6 pm to 10 pm on Sundays and Statutory Holidays (Monday), 6 pm to 11 pm on Sundays preceding a Statutory Holiday and 6 pm to 11 pm on Friday and Saturday.

Order of Business:

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

PH-35

- (a) **Greg Roberts**, 2691 Viscount Way
2. Submissions from the floor.

Council Consideration:

That a Temporary Commercial Use Permit be issued to Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way for the purposes of permitting an evening night market event between May 8, 2015 to September 27, 2015 (inclusive), May 6, 2016 to September 25, 2016 (inclusive) and May 5, 2017 to September 24, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.



2. **OFFICIAL COMMUNITY PLAN BYLAWS 7100 AND 9000, AMENDMENT BYLAW 9114, OFFICIAL COMMUNITY PLAN BYLAWS 7100 AND 9000, AMENDMENT BYLAW 9230, AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9115 (RZ 12-610630)**

(File Ref. No. 12-8060-20-009114/009115/009230; RZ 12-610630) (REDMS No. 4514826)

PH-36

See Page PH-36 for full report

Location: 5300, 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive

Applicant: Yamamoto Architecture Inc.

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Purpose of Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9114:

The application includes proposed amendments to the land use designation of 5320 and 5360 Granville Avenue and 7260 Lynnwood Drive in both the 2041 Official Community Plan (OCP) Bylaw 9000 and in the Official Community Plan (OCP) Bylaw 7100 Schedule 2.5A Blundell Area Laurelwood Sub-Area Plan to reflect the final configuration of proposed McKay neighbourhood park expansion, townhouse development and extensions to Lynas Lane and Lynnwood Drive.

Purpose of Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9230:

The application includes proposed amendments to the land use designation of 5300 Granville Avenue in both the 2041 Official Community Plan (OCP) Bylaw 9000 and in the Official Community Plan (OCP) Bylaw 7100 Schedule 2.5A Blundell Area Laurelwood Sub-Area Plan to reflect the final configuration of future McKay neighbourhood park expansion and townhouse development.

Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9115:

To rezone 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "School & Institutional Use (SI)" zone for a 9 m wide expansion to McKay neighbourhood park over a portion of 5320 Granville Avenue and 7260 Lynnwood Drive; and to the "Medium Density Townhouses (RTM3)" zone for the remainder of the subject site to permit development of 43 townhouse units.

First Reading: March 23, 2015

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9114.

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2. Action on second and third readings of Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9230.

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3. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9115.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9214 (RZ14-665297)**

(File Ref. No. 12-8060-20-009214; RZ14-665297) (REDMS No. 4500028, 4501304)

PH-102

[See Page PH-102 for full report](#)

Location: 8231 Ryan Road

Applicant: 0825215 B.C. LTD.

Purpose: To rezone the subject property from “Two-Unit Dwellings (RD1)” to “Single-Detached (RS2/B)”, to permit subdivision into two (2) lots with driveway access to Ryan Road.

First Reading: March 9, 2015

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9214.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9218 (RZ 11-586707)**

(File Ref. No. 12-8060-20-009218; RZ 11-586707) (REDMS No. 3472510, 3476817)

PH-116

[See Page PH-116 for full report](#)

Location: 8395 Ruskin Place

Applicant: Robert Kirk

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots with vehicle access to Ruskin Place.

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First Reading: March 9, 2015

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9218.



5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9223**
(File Ref. No. 12-8060-20-009223; 08-4430-01) (REDMS No. 4511924)

PH-132

[See Page PH-132 for full report](#)

Location: City-wide

Applicant: City of Richmond

Purpose: To amend the Richmond Zoning Bylaw No. 8500 to:

- i) revise the definition of “Storey, half (1/2)”; and
- ii) amend the height regulations in all single-family, compact single-family, two-unit dwelling and single-family with coach house zones to establish a lower height for flat-roof designs.

First Reading: March 23, 2015

Order of Business:

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

PH-155 (a) [Westwind Ratepayers Association](#) for Positive development

PH-160 (b) [Westwind Owner](#) (Online Submission #822)

PH-162 (c) [Ron and Verna Stricker](#)

PH-164 (d) [James Strilesky](#)

5. Submissions from the floor.

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Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9223.

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2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9223.

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6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9228 (RZ 14-662478)**

(File Ref. No. 12-8060-20-009228; RZ 14-662478) (REDMS No. 4497275)

PH-166

See Page PH-166 for full report

Location: 8760 and 8780 Rosemary Avenue

Applicant: Anwer Kamal and Nabeel Abrahani

Purpose: To rezone the subject property from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit subdivision into two (2) lots with driveway access from Rosemary Avenue.

First Reading: March 23, 2015

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9228.

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ADJOURNMENT

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City of Richmond

Report to Committee

To: Planning Committee

Date: March 5, 2015

From: Wayne Craig
Director of Development

File: TU 14-670690

Re: Application by Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way for 2015, 2016 and 2017

Staff Recommendation

1. That the application by Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way be considered at Public Hearing to be held on April 20, 2015 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way for the purposes of permitting an evening night market event between May 8, 2015 to September 27, 2015 (inclusive), May 6, 2016 to September 25, 2016 (inclusive) and May 5, 2017 to September 24, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.”

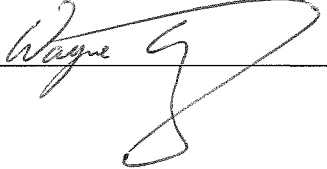
2. That the Public Hearing notification area be expanded to include all properties within the area bounded by River Road to the north, No. 5 Road to the west, Bridgeport Road to the south and Knight Street to the east.



Wayne Craig
Director of Development

WC:ke

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Paul Cheung has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) Renewal at 12631 Vulcan Way (the “subject site”) for the purposes of operating a seasonal night market event during specified periods for 2015, 2016 and 2017 (refer to Attachment 1 for a location map). On April 16, 2012, Council issued the original TCUP (TU 12-600784) for a 3 year term expiring at the end of the 2014 season.

The general operations of the night market event and City requirements and regulations built into the proposed TCUP renewal permit are similar to the previous approval from Council in 2012. Staff note that the proposed TCUP renewal involves a smaller number of food and retail vendors (152 total vendors) for the event when compared to the 2012-2014 TCUP, which permitted up to 255 vendors. One other minor change in the TCUP renewal proposal involve the request to extend the event into late September, which adds approximately 6 days of operation for each year.

Findings of Fact

A Development Application Data Sheet providing details about the event proposal is contained in Attachment 2.

A summary of the proposed event dates and hours of operation is contained in the summary table below:

	Opening/ Closing Dates	Days of Operation	Hours of Operation
2015	May 8 to September 27	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. No event proposed for Canada Day or the evening prior to July 1. 66 operation days proposed. 	<ul style="list-style-type: none"> 6pm-11pm: Friday and Saturday 6pm-10pm: Sunday and Statutory Holidays (Monday) 6pm-11pm: Day preceding a Statutory Holiday.
2016	May 6 to September 25	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. Event will open on Canada Day (Friday) based on the regular hours of operation. 66 operation days proposed. 	<ul style="list-style-type: none"> 6pm-11pm: Friday and Saturday 6pm-10pm: Sunday and Statutory Holidays (Monday) 6pm-11pm: Day preceding a Statutory Holiday.
2017	May 5 to September 24	<ul style="list-style-type: none"> Friday, Saturday, Sunday and Statutory Holidays. Event will open on Canada Day (Saturday) based on the regular hours of operation. 66 operation days proposed. 	<ul style="list-style-type: none"> 6pm-11pm: Friday and Saturday 6pm-10pm: Sunday and Statutory Holidays (Monday) 6pm-11pm: Day preceding a Statutory Holiday.

Surrounding Development

To the north: River Road and the north arm of the Fraser River.

To the east: A complex of industrial buildings zoned “Light Industrial (IL)”.

To the south: Vulcan Way and a rail right-of-way. Light Industrial/commercial buildings zoned “Light Industrial (IL)” and “Industrial Retail (IR)” are located further south closer to Bridgeport Road.

To the west: Industrial buildings zoned “Light Industrial (IL)”.

Related Policies and StudiesLocal Government Act – Temporary Land Uses

The Local Government Act (LGA) enables municipalities the ability to:

- Designate areas where temporary commercial uses may be considered.
- Issue temporary use permits through Council resolution.
- Undertake public notification on the proposed temporary use.
- Specify terms and conditions applicable to the proposed temporary use.

Maximum time period that a TCUP is valid for is 3 years. Upon expiration, a renewal can be applied for a maximum of 3 years. The proposed TCUP renewal proposal for a night market at 12631 Vulcan Way from 2015 to 2017 complies with the provisions of the LGA.

Transportation

Transportation requirements to be incorporated into the TCUP renewal is as follows:

- The event organizer has secured a total of 984 parking stalls dedicated to provide service to the night market event.
 - Event site – 476 stalls
 - 2700 Sweden Way (Home Depot) – 200 stalls.
 - 2633 Sweden Way (Sears) – 248 stalls.
 - 12591 Vulcan Way (Stolberg Engineering) – 60 stalls.
 - All of the above parking stalls for the event are similar to parking secured for the previous TCUP on this site and are all located in close proximity to the event site.
 - Transportation staff have reviewed the off-street parking dedicated for the event secured by the event organizer and confirm that it meets requirements based on the proposed night market event.
- Based on the proposed number of vendors for the event, the off-street parking provided by the organizer has a surplus of parking stalls (by approximately 47%) from the anticipated parking demand for this event.
- Submission and approval of a Traffic Management Plan (TMP), prepared by a professional consultant, for review and approval by the City. The TMP will generally be consistent with previous approved TMP’s for past events on this site.
- Implementation of the TMP is to be undertaken by a Traffic Control Company.
- Changes to the TMP can be required at the sole discretion of Transportation staff.
- All traffic control and management costs are at the sole cost of the event organizer.
- Implementation of directional/way finding signage based on the plan approved by Transportation staff at the sole cost of the event organizer.

Community Safety

Event staffing by dedicated Community Bylaws officers as per the previously approved TCUP is required for the purposes of monitoring and enforcing on-street parking and related City roadway regulations around the event site. Community Bylaw staffing is recommended at a minimum of 6 hours of total officer(s) coverage per night, which would provide for sufficient coverage and also facilitate City staff being in the area to proactively monitor. The proponent is responsible for all costs of Community Bylaws staffing. Scheduling of the Community Bylaw officers scheduled to this event is at the discretion of Community Bylaws staff.

Event staffing by dedicated RCMP officers (minimum 2 members) as per the previously approved TCUP is required for the purposes of providing a police presence, oversee event attendees and vendor operations and monitor operation of the TMP (only intervene if necessary). On-site RCMP members also facilitates a quick response in the event of an emergency. Existing policing service levels across the City will be maintained and the event organizer is required to pay for the additional RCMP members required to attend the event at their sole cost.

The estimated cost of City Community Bylaw Officers and RCMP staffing the proposed event is incorporated into the required security amounts for 2015 to 2017. This amount also contains a contingency for the RCMP Commercial Crimes Unit to conduct any investigative and enforcement work to address any counterfeit/intellectual property issues should they arise.

Richmond Fire Rescue requirements for emergency access remain unchanged from previous years. An updated Fire Safety Plan is required to be completed and approved by Richmond Fire Rescue that includes fire safety provisions associated with the general event operations, emergency procedures, fire safety measures for food and retail vendor booths and compliance with applicable Building Code and Fire Code requirements. In addition, all food vendors will be required to comply with Richmond Fire Rescue's Food Vendor Checklist.

Building Approvals

Any buildings, structures, services or changes to existing on-site servicing infrastructure will require consultation with Building Approvals staff and will require the issuance of building permits and site servicing permits for any required work.

Business Licensing

All commercial retail and food vendors booths operating at the night market event are required to obtain Business Licenses each year to operate. The event proponent (Paul Cheung c/o Lions Communication Inc.) is also required to obtain and appropriate Business License to operate the event each year.

Vancouver Coastal Health

All vendors involved in the selling or handling of food and beverage products at the event are required to obtain the appropriate permits to operate from Vancouver Coastal Health (VCH) to ensure compliance with food safety, sanitation and food handling requirements. VCH has an application and inspection process to ensure compliance with their regulations, which must be completed prior to food vendors operating at the event. Any deficiencies or infractions are

required to be resolved by the food vendors or event proponent prior to opening of the food court or individual food vendors.

Consultation and Notification

As in previous years, the event organizer is currently in the process of liaising with businesses in the surrounding area to identify any comments or concerns to be addressed by the proponent. To date, the event organizer has not received any specific concerns or issues and will keep staff and Council updated as required.

The TCUP renewal requires that the application be forwarded to a Public Hearing. An expanded Public Hearing notification area bounded by Bridgeport Road to the south, No. 5 Road to the west, River Road to the north and the Knight Street highway corridor to the east is recommended by staff (Attachment 3). This recommended public notification area is identical to the expanded notification area approved by Council in 2012.

Analysis

Event Description

The event consists of the market area located on the north/north-west portion of the subject site that will contain the food court vendor booths (61) and commercial retail booths (91) along with on-site entertainment areas and supporting services (washroom facilities, first aid, administrative areas). Remaining portions of the subject site consist of off-street parking. A site plan of the proposed market event area and overall site (including on-site parking) is contained in Attachment 4. The subject site contains an existing light industrial warehouse building, which is not permitted to be used as part of the night market event.

Financial Impact

Cost Recovery – City and RCMP Expenses

The proposed night market event is a privately operated event that is open to the general public. Due to the significant popularity of these types of events, presence from RCMP members, Community Bylaw Officers and other various City staff is required with costs to be paid by the event organizer. Therefore, a cost-recovery model is applied for the proposed night market TCUP renewal, which also allows for existing policing and bylaw service levels across the City to be maintained.

Operational Security Requirements

The event organizer is required to submit a security based on the estimated City/RCMP costs associated for the event for each year of operation. The following is a summary of what the security amount will cover:

- 2 RCMP members assigned to the event each day of operation (during event hours) at the applicable overtime rate (commute time to and from the event is included).
- RCMP commercial crimes unit resources and staff hours to supplement event organizer policing and enforcement of counterfeit products and other illegal goods.
- Community Bylaws – 6 hours (based on the applicable overtime rate) of dedicated patrol by Community Bylaw Officers for each event day of operation (scheduling of hours is at the discretion of Community Bylaws).

- Attendance by City staff on a periodic basis to oversee and monitor implementation of the TMP and general event operations.
- Production, posting and takedown of night market directional signage by City staff.

Security requirements are as follows (figures below are adjusted for additional operational days requested in the TCUP renewal and anticipated wage increases from 2015 to 2017):

- 2015 - \$154,000
- 2016 - \$161,000
- 2017 - \$168,000

Upon conclusion of the night market event each year, any surplus funds in the security will be refunded and returned upon reconciliation of all City and RCMP invoices for the event. Provisions are also included in the TCUP to require payment for any outstanding City/RCMP costs, in excess of the submitted security amount, in order for the event to operate.

The Procedure Bylaw for Council consideration of TCUP renewals (Bylaw 7273), requires that securities be submitted prior to Council consideration of the TCUP at Public Hearing. As a result, the following security submission deadline dates apply for the TCUP renewal:

- For 2015 – \$154,000 to be submitted prior to April 20, 2014 as the initial security amount.
- For 2016 – \$161,000 to be submitted prior to April 6, 2016.
- For 2017 – \$168,000 to be submitted prior to April 5, 2017.


Conclusion

All technical issues and changes as a result of the TCUP renewal proposal have been incorporated into the proposed permit to enable the night market event to operate on the subject site from 2015 to 2017. The proposed event is able to meet all City requirements for off-street parking and implementation of the TMP addresses traffic to and from the event. Required attendance by RCMP members and patrolling by Community Bylaw Officers will also ensure the event and surrounding area remains a safe community event.

On this basis, staff recommend:

- Approval of the TCUP renewal to operate a seasonal night market event on the subject site from 2015 to 2017 and that this recommendation be forwarded for Council consideration at a Public Hearing (tentatively scheduled for April 20, 2015); and

- The Public Hearing notification area be expanded to include all properties bounded by River Road to the north, Knight Street Bridge/Corridor to the east, Bridgeport Road to the south and No. 5 Road to the west.


Kevin Eng
Planner 2

KE:cas

Attachment 1 – Location Map

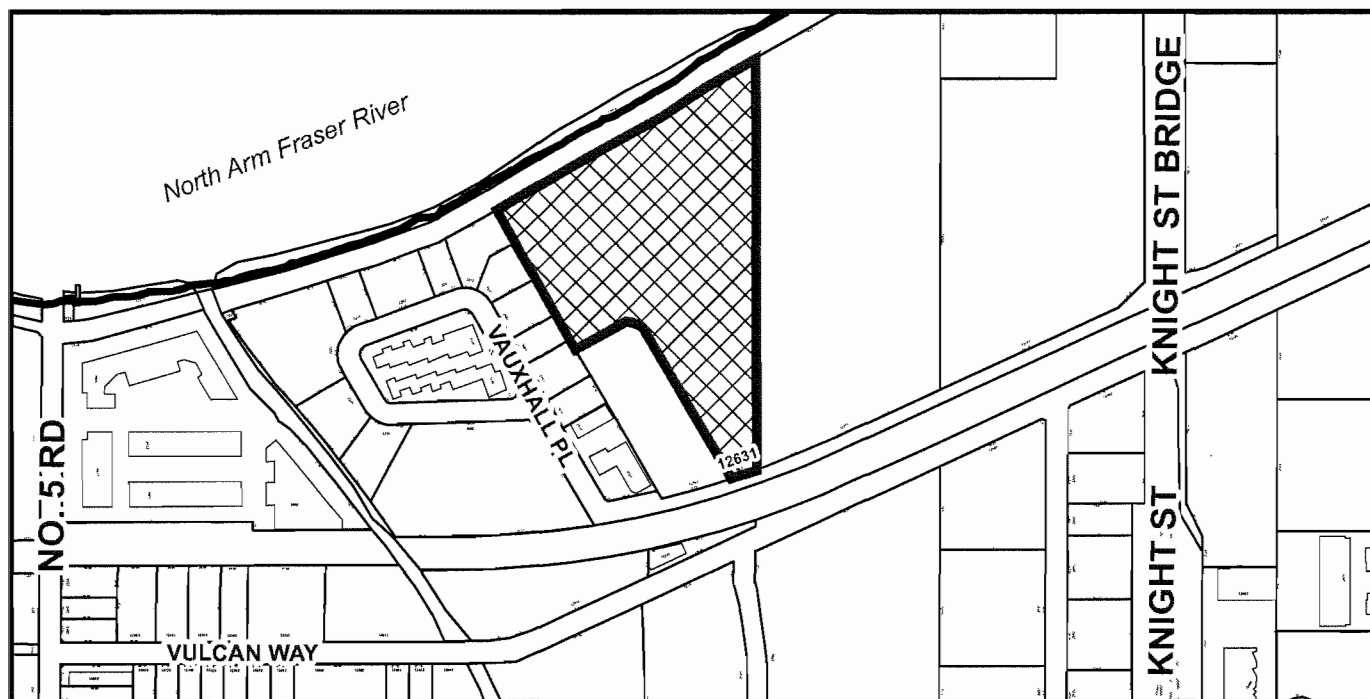
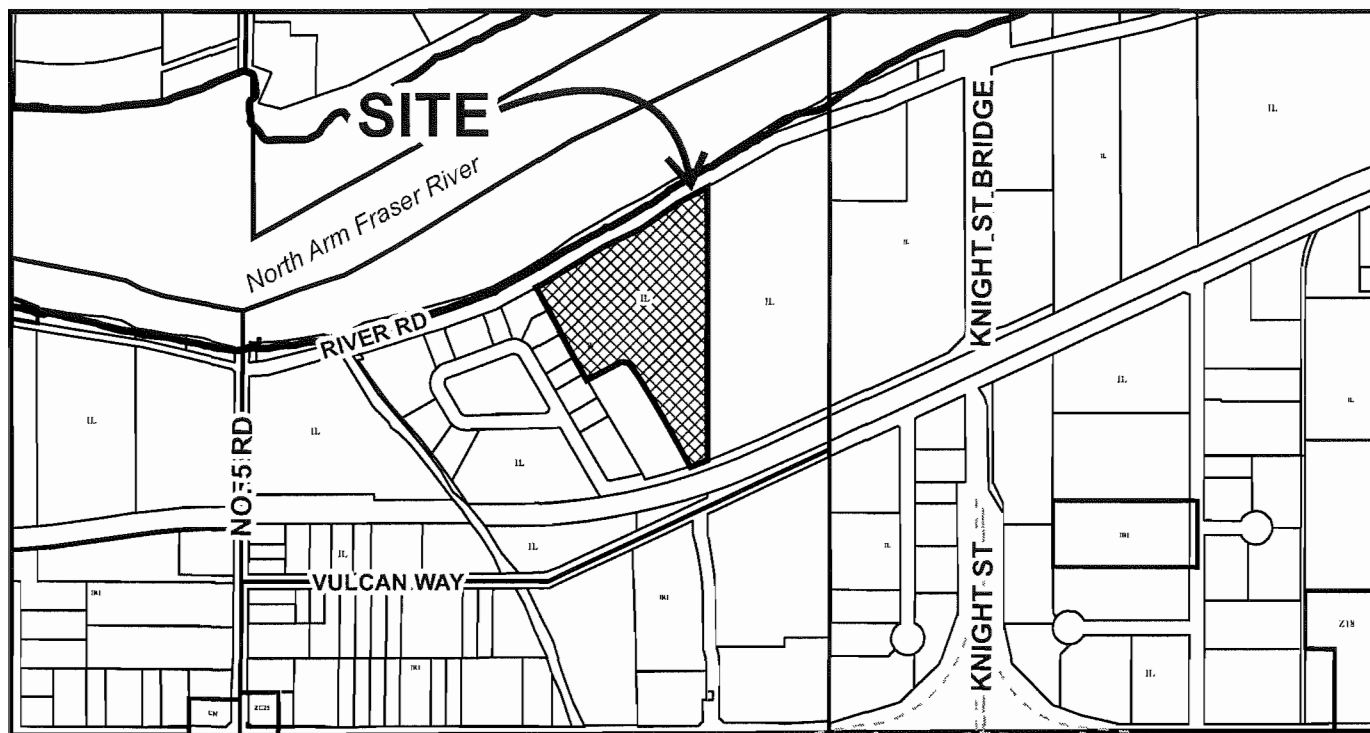
Attachment 2 – Development Application Data Sheet

Attachment 3 – Recommended Public Hearing Notification Area

Attachment 4 – Night Market Site Plan



City of
Richmond



TU 14-670690

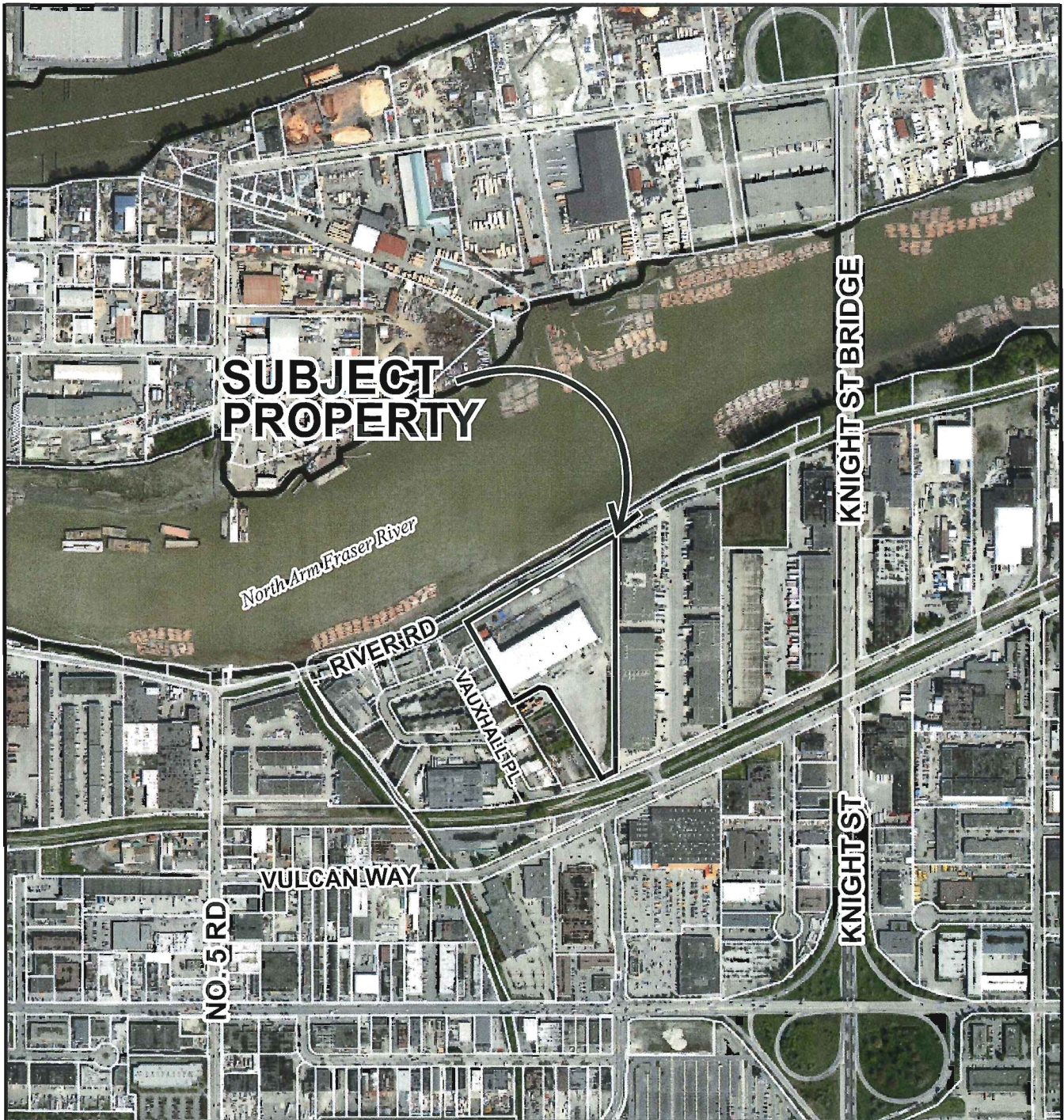
Original Date: 10/07/14

Revision Date: 03/02/15

Note: Dimensions are in METRES



City of
Richmond



TU 14-670690

Original Date: 10/07/14

Revision Date: 03/02/15

Note: Dimensions are in METRES



TU 14-670690

Attachment 2

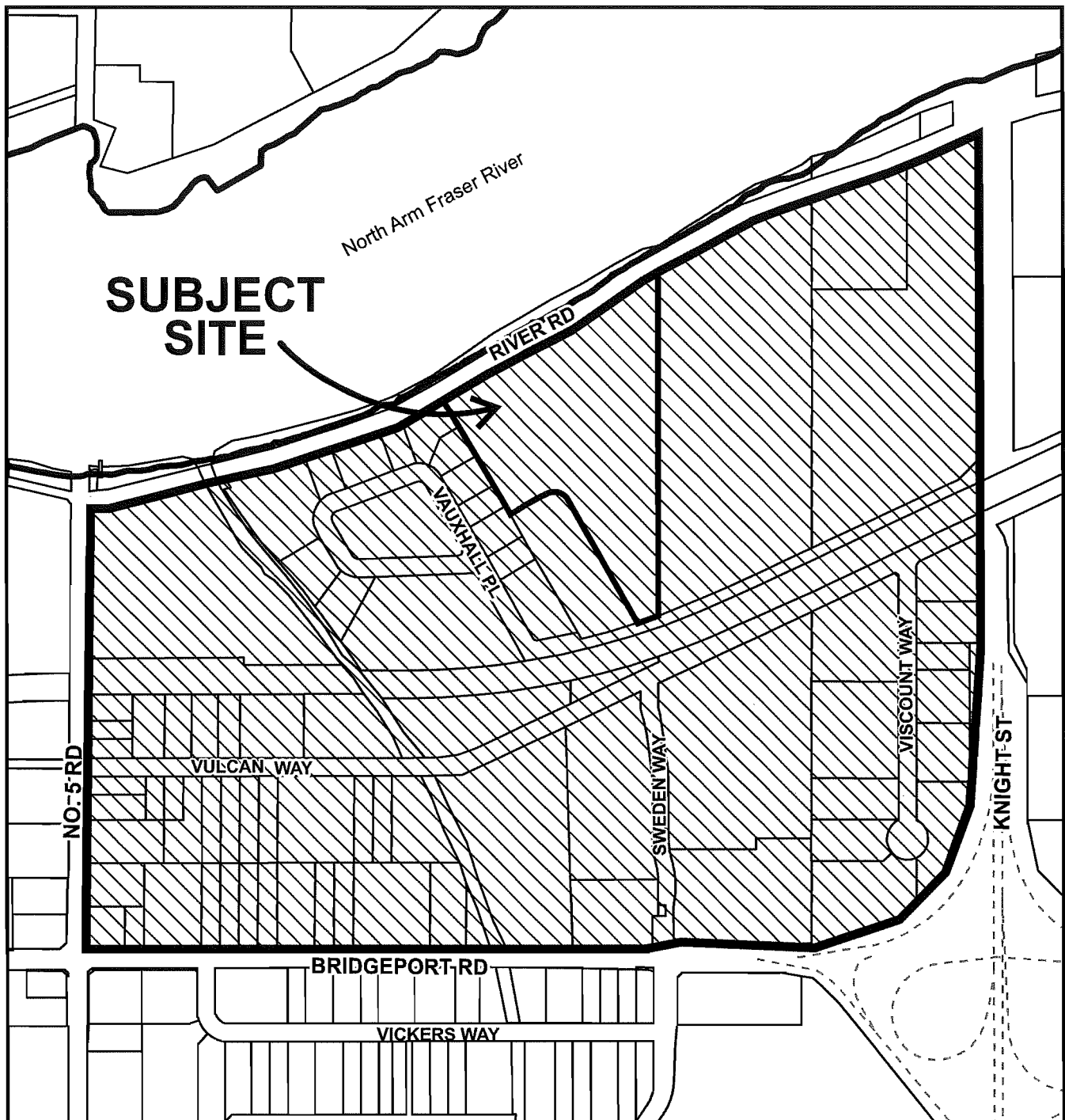
Address: 12631 Vulcan Way

Applicant: Paul Cheung

	Existing	Proposed
Owner:	3547 Holdings Ltd.	No change – Authorization from the property owner has been secured by the event organizer
Site Size:	5.2 ha (12.8 ac)	No change
Land Uses:	Industrial warehouse and paved area for off-street parking and loading area.	Proposed evening market event consisting of food and retail vendor booths, on-site entertainment, event parking and accessory supporting uses to the event.
2041 OCP Land Use Designation	Industry	No change
2041 OCP – Temporary Commercial Use Permits	2041 OCP permits Temporary Commercial Use Permits in areas with an industrial land use designation	Complies
Zoning:	Light Industrial (IL)	No change



City of
Richmond

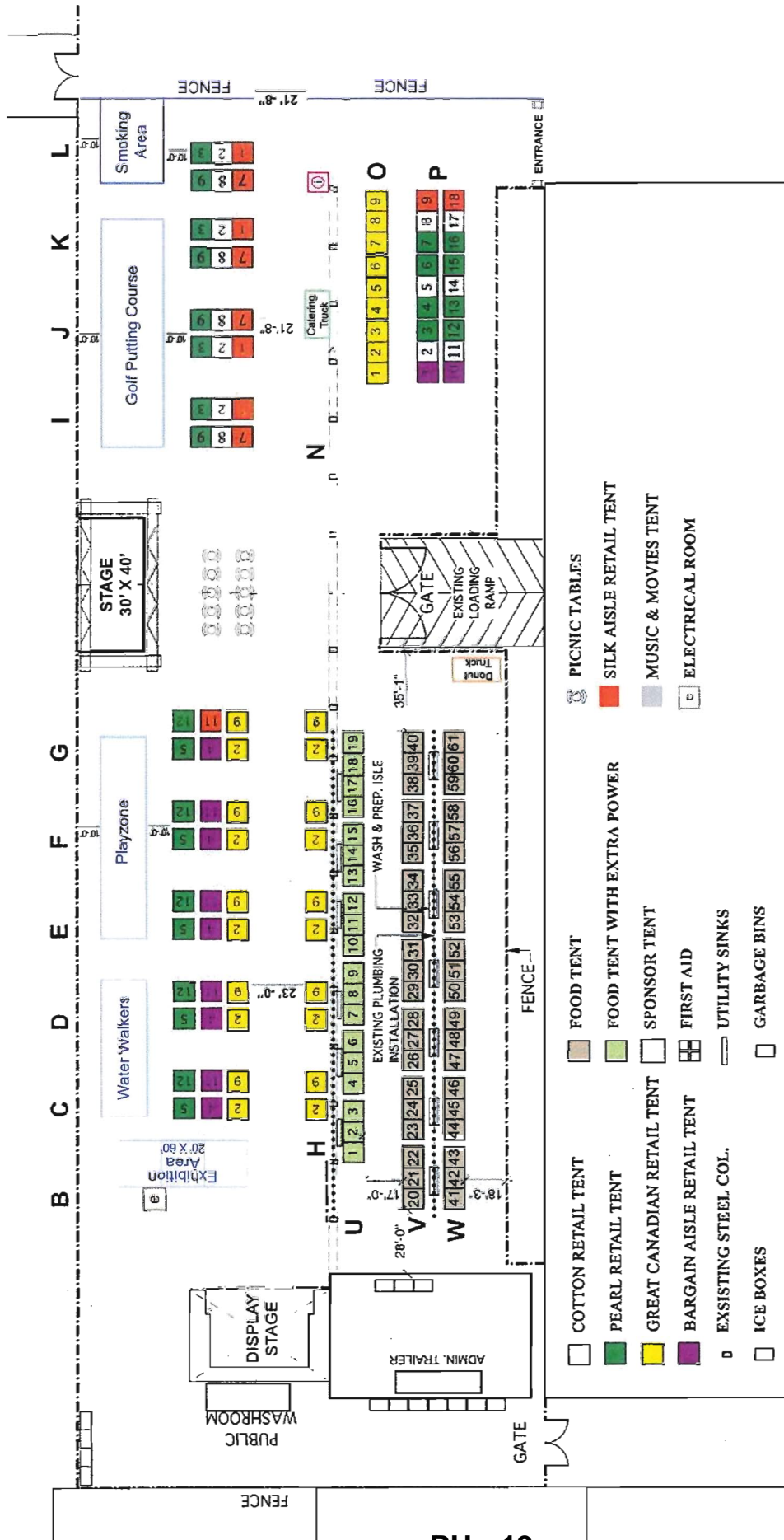


Public Hearing
Notification Area

Original Date: 03/04/15

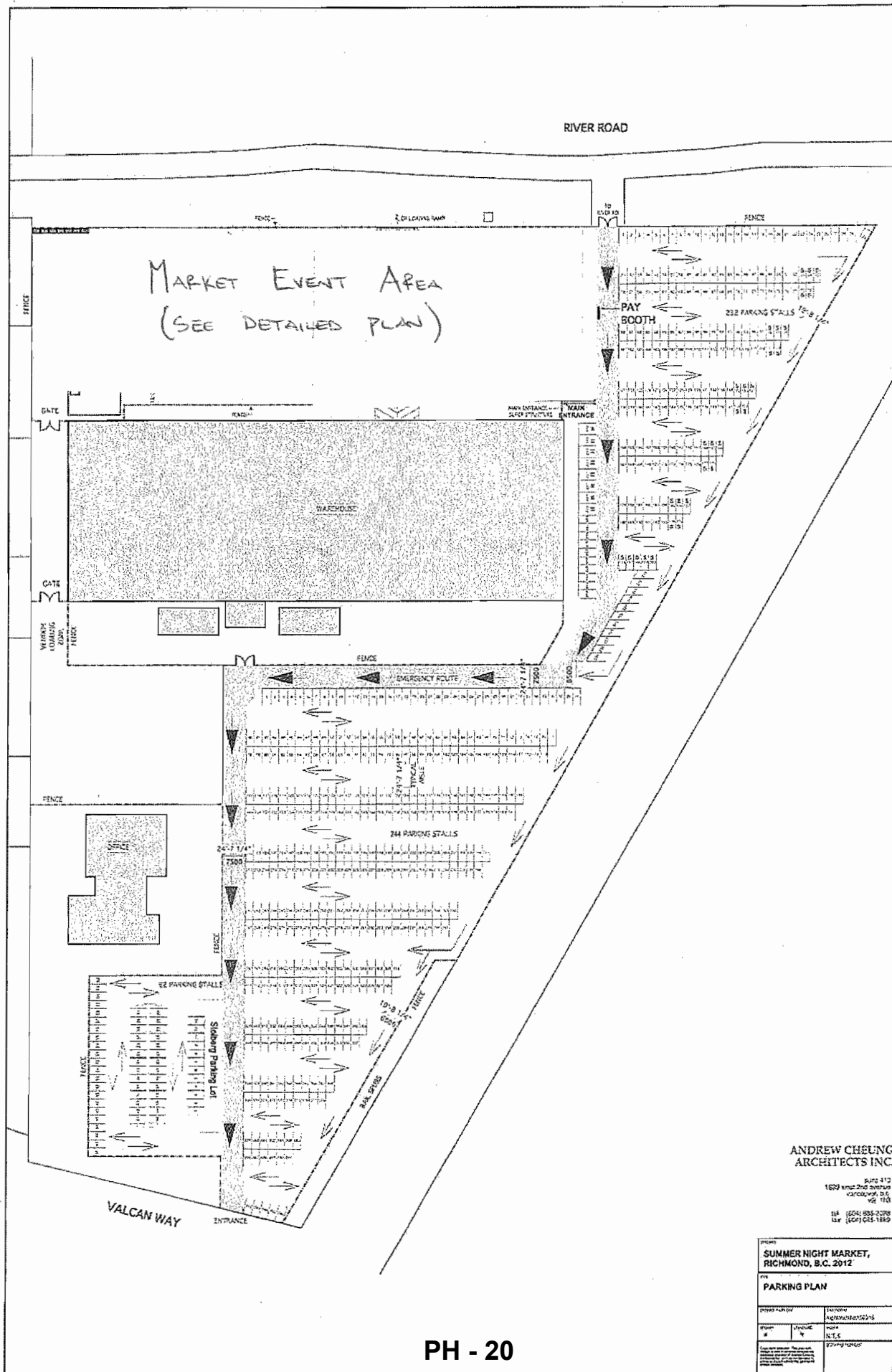
Revision Date:

Note: Dimensions are in METRES



International Summer Night Market 2015





ANDREW CHEUNG
ARCHITECTS INC.

Suite 412
1629 West 2nd Avenue
Vancouver, B.C.
V6J 1Y5
Tel: (604) 885-2098
Fax: (604) 685-1849

PROJECT	
SUMMER NIGHT MARKET, RICHMOND, B.C. 2012	
TYPE	
PARKING PLAN	
OWNER	CLIENT
ANDREW CHEUNG	ANDREW CHEUNG
DATE	DATE
10/10/12	10/10/12
SCALE	SCALE
1:1	1:1
NOTES	
1. This plan is for informational purposes only. It is not to be used for construction or other purposes without the written consent of the architect.	



No. TU 14-670690

To the Holder: Paul Cheung
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way
Richmond, BC V6V 1J7

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "A" to this permit.
3. Should the Holder fail to adhere and comply with all the terms and conditions outlined in Schedule "A", the Temporary Commercial Use Permit Shall be void and no longer considered valid for the subject site.
4. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "B" to this permit.
5. The subject property may be used for the following temporary commercial uses:

A night market event on the following dates:

- May 8, 2015 to September 27, 2015 inclusive (as outlined in the attached Schedule "C" to this permit);
- May 6, 2016 to September 25, 2016 inclusive (as outlined in the attached Schedule "C" to this permit); and
- May 5, 2017 to September 24, 2017 inclusive (as outlined in the attached Schedule "C" to this permit).

The night market event dates and hours of operation shall be in accordance with the attached Schedule "C" to this permit.

The night market event shall be in accordance with the site plan as outlined in Schedule "D" to this permit.

6. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.

To the Holder: Paul Cheung
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way
Richmond, BC V6V 1J7

7. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the temporary commercial use permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "A" attached hereto, the security shall be returned to the Holder.
- A cash security (or acceptable letter of credit) in the amount of \$154,000 must be submitted prior to April 20, 2015 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2015.
 - A cash security (or acceptable letter of credit) in the amount of \$161,000 must be submitted prior to April 6, 2016 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2016.
 - A cash security (or acceptable letter of credit) in the amount of \$168,000 must be submitted prior to April 5, 2017 for the purposes of operating an evening market event during the specified dates set out in Schedule "C" in 2017.
8. Should the Holder fail to provide the cash security by the dates specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.
9. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
10. Monies outstanding and owed by the Holder to the City of Richmond for costs associated with the previous evening market event must be paid in full by the following dates:
- All monies outstanding from the 2015 event must be paid in full prior to April 6, 2016.
 - All monies outstanding from the 2016 event must be paid in full prior to April 5, 2017.

To the Holder: Paul Cheung
Ko Ming Chong, 3547 Holdings Ltd., Inc. No. 49426

Property Address: 12631 Vulcan Way

Address: 12631 Vulcan Way
Richmond, BC V6V 1J7

Should the Holder fail to provide any outstanding monies by the date specified in this permit, the Temporary Commercial Use Permit shall be void and no longer considered valid for the subject site.

11. This Temporary Commercial Use Permit is valid for the dates specified in Schedule "C" for 2015, 2016 and 2017 only.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER

Schedule “A”

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a night market event for 2015, 2016 and 2017 on the subject site, the event organizer (Paul Cheung C/O Lions Communication Inc.) acknowledges and agrees to the following terms and conditions:

Traffic Management Plan (TMP)

- Traffic control and operations during the event is to be in accordance with the TMP approved by the City’s Transportation Division.
- Operation of the TMP is to be undertaken by a professional Traffic Control Company with the appropriate trained and certified staff. Costs associated with operations and running of the TMP is the responsibility of the event organizer.
- The TMP is to be monitored by the City’s Transportation Division in consultation with on-site RCMP and Community Bylaws staff and is subject to revision and changes (i.e., alteration of the plan; additional Traffic Control staff) should the need arise.
- Approval of the TMP, including any necessary revisions, is at the sole discretion of Transportation Division staff.
- Posting of signage and erection of barricades and road markings will be undertaken based on the TMP and is to be at the cost of the event organizer.

Off-Street Parking

- 984 off-street parking stalls dedicated for use by the night market event.
- A minimum of 152 stalls (of the 984 total off-street parking stalls dedicated for use by the event) is required to be allocated for vendor parking.

City of Richmond and RCMP Staffing

- A minimum of 2 RCMP members must be in attendance for each night the event is being held during the hours of operation for the purposes of providing a police presence and overseeing the TMP and general event operations (Note: Implementation and operation of the TMP is required to be undertaken by a professional traffic control company with appropriate trained and certified staff).
- Six (6) hours of dedicated patrol by Community Bylaw Enforcement Officers is required for each day the event is in operation with scheduling at the discretion of Community Bylaws.
- Periodic attendance by Transportation Division and City staff to monitor and oversee the operations of the event and TMP.
- All costs for RCMP members and City staffing at the applicable rates is the responsibility of the event organizers.

Required Permits/Licenses from the City of Richmond and Stakeholders

- Building permits and on-site servicing permits for any buildings, structures, services, service connections, including any changes to on-site servicing infrastructure.
- Business Licenses for all commercial/food vendors to operate at the night market event (including the event operator).

- Vancouver Coastal Health (VCH) permits and licenses for the overall food court area and all food and beverage vendors to operate at the night market event, including inspection approval by VCH staff.

Richmond Fire Rescue (RFR) Requirements

- Implementation of an emergency response route and access location to the event market area. This response route is required to remain clear and unimpeded at all times to facilitate access for emergency vehicles, personnel and equipment.
- Submission and approval of an updated Fire Safety Plan on a yearly basis to Richmond Fire Rescue for the night market event.
- The event organizer and each applicable food vendor at the night market event is required to complete and sign the Richmond Fire Rescue Food Vendor Checklist (**Schedule “E”**), as amended from time to time, and be able to produce the completed and signed documents upon request by Richmond Fire Rescue personnel.

Night Market Site Plan

- Implementation of the event in general accordance to the night market site plan as shown in the TCUP report and attached as **Schedule “D”** to the TCUP.
- Amendments to the night market site plan can be considered if they are required/deemed necessary by City staff or other external agencies/stakeholders. Any changes to the night market site plan approved by the City of Richmond will be considered the approved site attached to and forming part of the TCUP.
- The maximum number of vendors allowed in this TCUP is:
 - 61 food vendors; and
 - 91 commercial retail vendors.
- Related accessory entertainment activities and displays that are ancillary to the market event activities are permitted.
- The existing light industrial warehouse building(s) located on the subject site are not permitted to be used for the night market event and appropriate fencing and/or physical barriers are required to be implemented around the perimeter of the existing building.

Night Market Operations

- The event organizer is required to provide dedicated event security, parking lot patrollers, event liaison staff and certified first aid staff.
- The event organizer is responsible for providing adequate means of communication amongst event staffing, security, first aid, traffic control personnel, RCMP members and Community Bylaw Officers.
- Garbage and Litter Management Plan – Clean up and litter removal before, during and after the evening market event each night of operation. Clean-up and litter removal is to be conducted by the event organizers and is to include the subject property as well as surrounding areas impacted by the evening market event. The plan will also include placement of garbage receptacles off-site along heavily travelled pedestrian routes.

Product Anti-Counterfeiting Strategy

The event organizer is responsible for implementing the following action items as part of their anti-counterfeiting strategy:

- Liaise with agencies involved with intellectual property rights (Canadian Anti-Counterfeiting Network – CACN) to develop and communicate their strategy.
- Include specific provisions in vendor contracts that prohibit retailing of counterfeit, pirated and other illegal products with clauses on vendor booth termination and removal from the event and product seizure and turnover to the RCMP or Intellectual Property representatives if illegal goods are found.
- Partner with RCMP and Intellectual Property representatives to undertake education with vendor booth operators to ensure they are aware of the counterfeit good restrictions and related consequences (i.e., vendor booth contract termination).
- Have dedicated, trained market event staff to inspect and monitor retailers to ensure no counterfeit or pirated products are being sold.

Night Market Event Cancellation Procedure

- In the event of an evening market event closure on any identified operational day, event organizers are responsible for notifying appropriate City staff and RCMP members a minimum of 24 hours prior to the start of the event. Should event cancellation notification be within the 24 hour time period, staffing costs will be incurred based on minimum call out times.
- The event organizer is responsible for notifying all vendors of any event cancellation.
- The event organizer is responsible for notifying the City and any related stakeholders (i.e., RCMP, VCH) if they decide to close early for the season prior to the last date permitted in this TCUP renewal application for 2015, 2016 and 2017.

Security Bond Requirements

- The event organizer is required to submit an operational security bond to the City in accordance with the terms and conditions identified in the TCUP.
- The operation security bond is required to cover City costs and expenses as a result of the night market event, which includes a contingency fund to address any issues arising during event operations.
- The event organizer is required to pay for additional City costs, in the event that costs exceed the amount submitted in the operational security bond.

General Provisions

- At the conclusion of each event operation day, any road modifications (temporary signage, barriers, cones) associated with the TMP must be removed and original road conditions restored to the satisfaction of the Transportation Division staff.
- Upon expiration of this permit or cessation of the permitted use, whichever is sooner, the following shall be completed:
 - The property described in **Schedule “B”** shall be restored to its original condition.
 - Adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond.

Undertaking

- In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in **Schedule "B"**; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

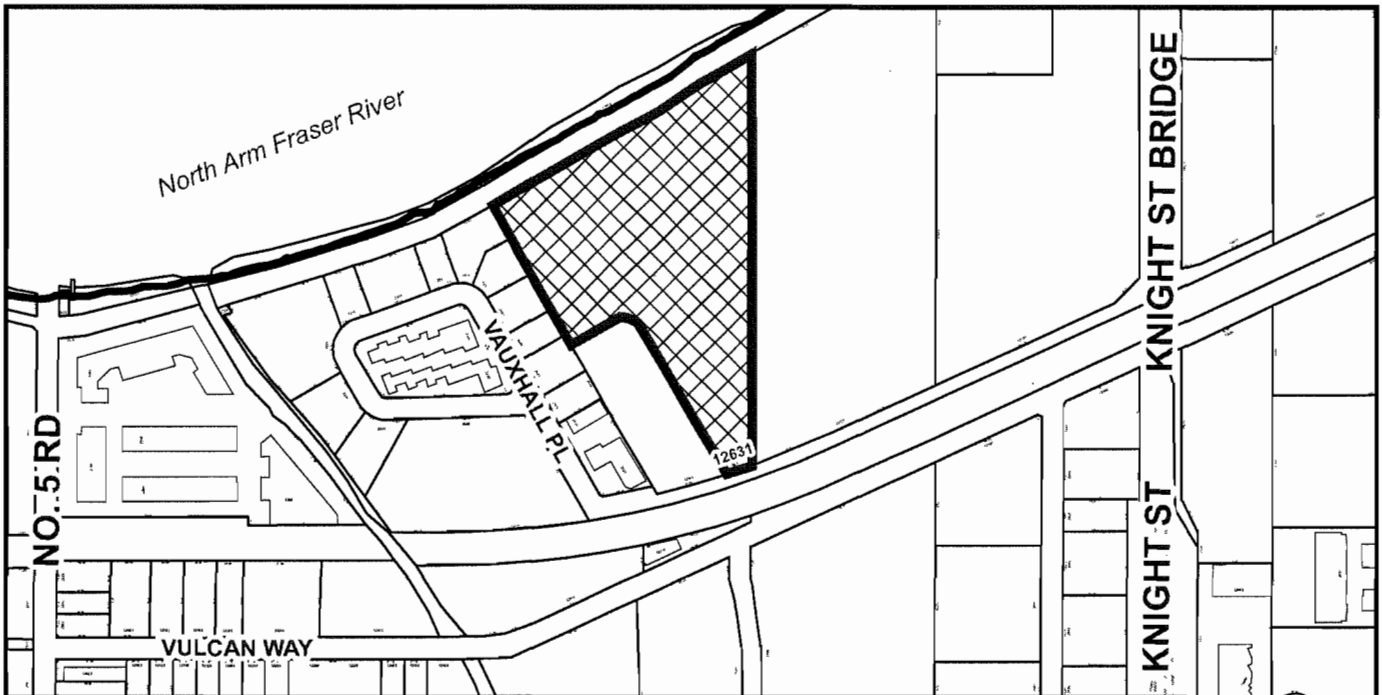
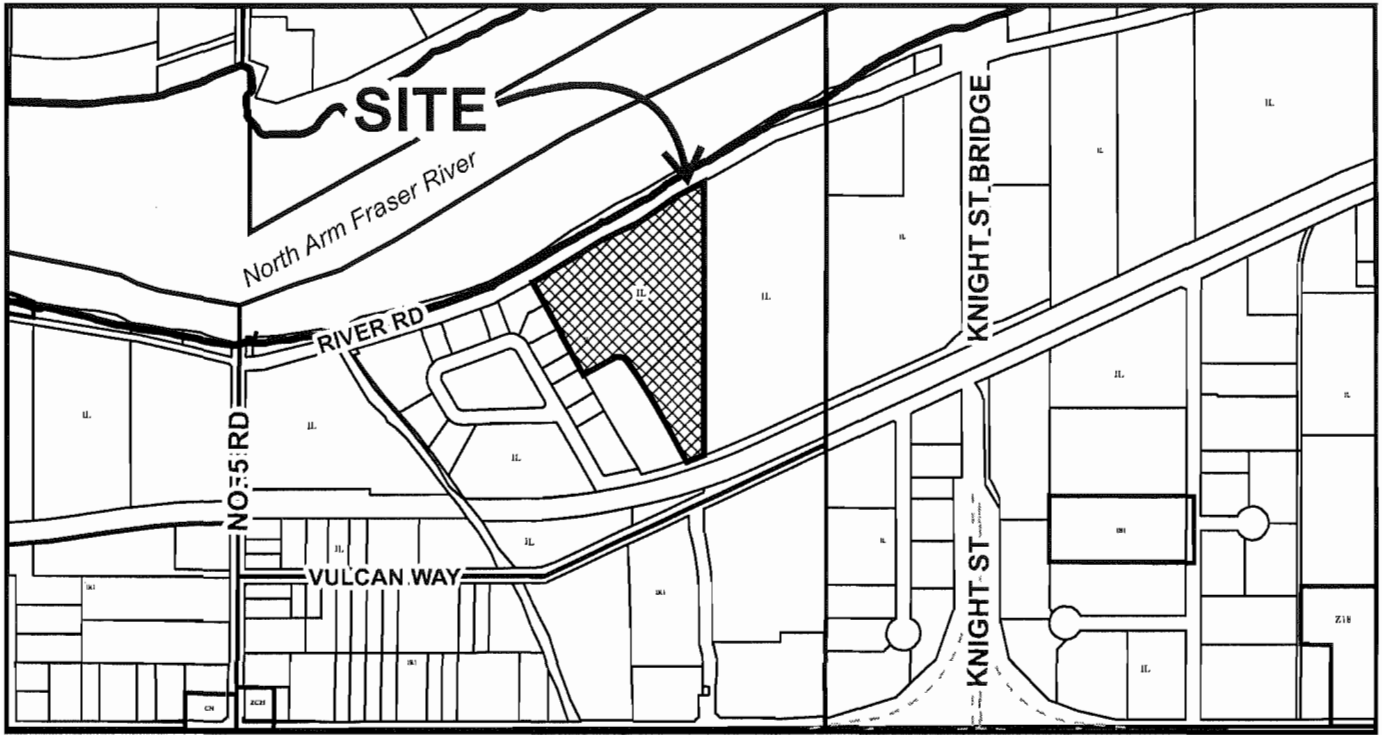
Paul Cheung (Lions Communications Inc.)
by its authorized signatory

- Signed copy on file -

Paul Cheung
Lions Communication Inc.



City of
Richmond



TU 14-670690

Original Date: 10/07/14

Revision Date: 03/02/15

Note: Dimensions are in METRES

Schedule "C"

Night Market Event Schedule of Dates for 2015

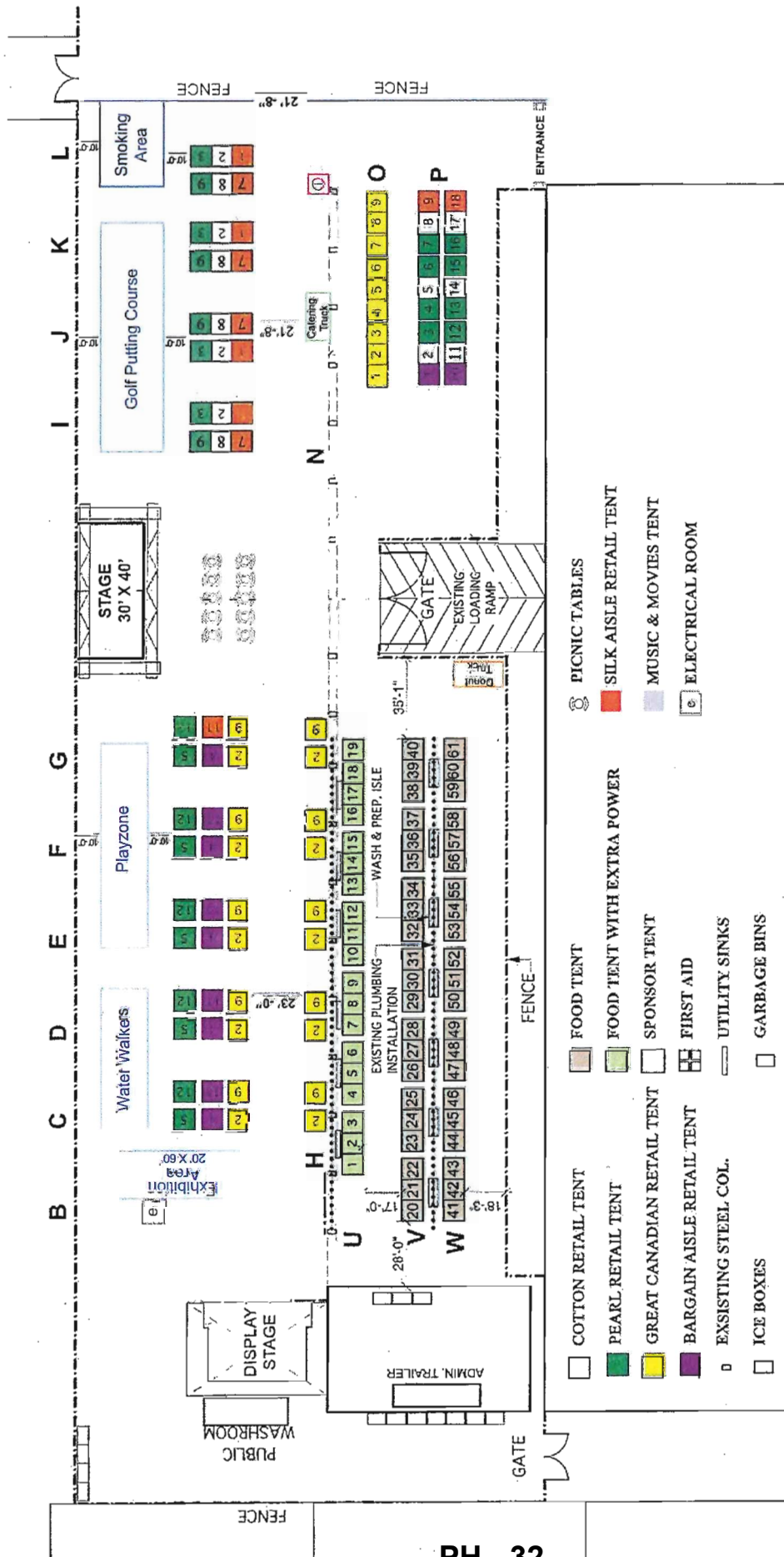
Month	Day	Event Hours	Month	Day	Event Hours
May (13 Days)	8	6pm-11pm	June (12 Days)	5	6pm-11pm
	9	6pm-11pm		6	6pm-11pm
	10	6pm-10pm		7	6pm-10pm
	15	6pm-11pm		12	6pm-11pm
	16	6pm-11pm		13	6pm-11pm
	17	6pm-11pm		14	6pm-10pm
	18	6pm-10pm		19	6pm-11pm
	22	6pm-11pm		20	6pm-11pm
	23	6pm-11pm		21	6pm-10pm
	24	6pm-10pm		26	6pm-11pm
				27	6pm-11pm
				28	6pm-10pm
July (13 Days)	3	6pm-11pm	August (15 Days)	1	6pm-11pm
	4	6pm-11pm		2	6pm-11pm
	5	6pm-10pm		3	6pm-10pm
	10	6pm-11pm		7	6pm-11pm
	11	6pm-11pm		8	6pm-11pm
	12	6pm-10pm		9	6pm-10pm
	17	6pm-11pm		14	6pm-11pm
	18	6pm-11pm		15	6pm-11pm
	19	6pm-10pm		16	6pm-10pm
	24	6pm-11pm		21	6pm-11pm
	25	6pm-11pm		22	6pm-11pm
	26	6pm-10pm		23	6pm-10pm
	31	6pm-11pm		28	6pm-11pm
		29	6pm-11pm		
		30	6pm-10pm		
September (13 days)	4	6pm-11pm			
	5	6pm-11pm			
	6	6pm-11pm			
	7	6pm-10pm			
	11	6pm-11pm			
	12	6pm-11pm			
	13	6pm-10pm			
	18	6pm-11pm			
	19	6pm-11pm			
	20	6pm-10pm			
	25	6pm-11pm			
	26	6pm-11pm			
	27	6pm-10pm			
Total Number of Event Operation Days - 66					

Night Market Event Schedule of Dates for 2016

Month	Day	Event Hours	Month	Day	Event Hours
May (13 Days)	6	6pm-11pm	June (12 Days)	3	6pm-11pm
	7	6pm-11pm		4	6pm-11pm
	8	6pm-10pm		5	6pm-10pm
	13	6pm-11pm		10	6pm-11pm
	14	6pm-11pm		11	6pm-11pm
	15	6pm-10pm		12	6pm-10pm
	20	6pm-11pm		17	6pm-11pm
	21	6pm-11pm		18	6pm-11pm
	22	6pm-11pm		19	6pm-10pm
	23	6pm-10pm		24	6pm-11pm
	27	6pm-11pm		25	6pm-11pm
	28	6pm-11pm		26	6pm-10pm
	29	6pm-10pm			
July (15 Days)	1	6pm-11pm	August (13 Days)	1	6pm-10pm
	2	6pm-11pm		5	6pm-11pm
	3	6pm-10pm		6	6pm-11pm
	8	6pm-11pm		7	6pm-10pm
	9	6pm-11pm		12	6pm-11pm
	10	6pm-10pm		13	6pm-11pm
	15	6pm-11pm		14	6pm-10pm
	16	6pm-11pm		19	6pm-11pm
	17	6pm-10pm		20	6pm-11pm
	22	6pm-11pm		21	6pm-10pm
	23	6pm-11pm		26	6pm-11pm
	24	6pm-10pm		27	6pm-11pm
	29	6pm-11pm		28	6pm-10pm
	30	6pm-11pm			
	31	6pm-11pm			
September (13 days)	2	6pm-11pm			
	3	6pm-11pm			
	4	6pm-11pm			
	5	6pm-10pm			
	9	6pm-11pm			
	10	6pm-11pm			
	11	6pm-10pm			
	16	6pm-11pm			
	17	6pm-11pm			
	18	6pm-10pm			
	23	6pm-11pm			
	24	6pm-11pm			
	25	6pm-10pm			
Total Number of Event Operation Days - 66					

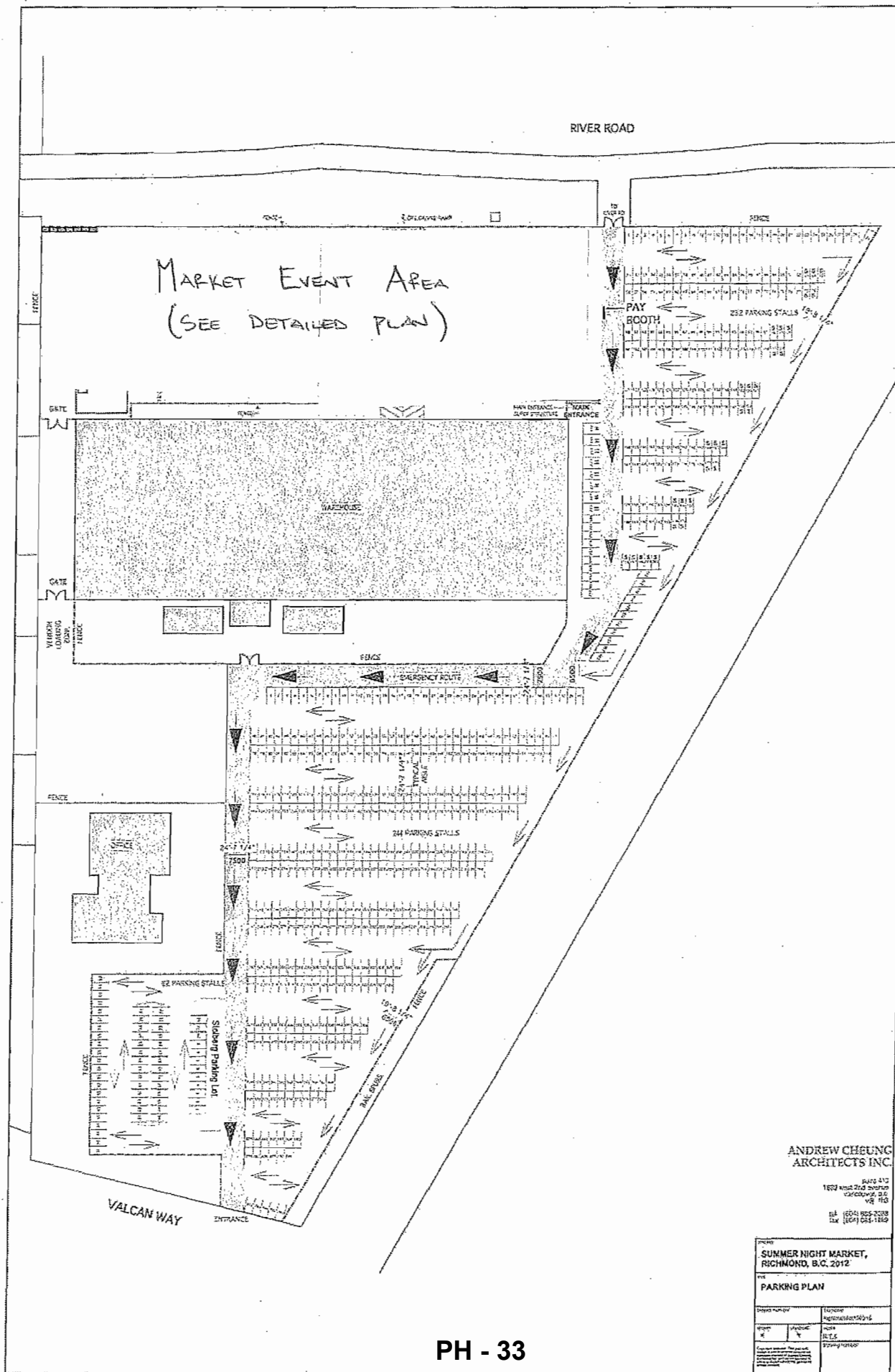
Night Market Event Schedule of Dates for 2017

Month	Day	Event Hours	Month	Day	Event Hours
May (13 Days)	5	6pm-11pm	June (13 Days)	2	6pm-11pm
	6	6pm-11pm		3	6pm-11pm
	7	6pm-10pm		4	6pm-11pm
	12	6pm-11pm		9	6pm-11pm
	13	6pm-11pm		10	6pm-11pm
	14	6pm-10pm		11	6pm-11pm
	19	6pm-11pm		16	6pm-11pm
	20	6pm-11pm		17	6pm-11pm
	21	6pm-11pm		18	6pm-11pm
	22	6pm-10pm		23	6pm-11pm
	26	6pm-11pm		24	6pm-11pm
	27	6pm-11pm		25	6pm-11pm
	28	6pm-10pm		30	6pm-11pm
July (14 Days)	1	6pm-11pm	August (13 Days)	4	6pm-11pm
	2	6pm-10pm		5	6pm-11pm
	3	6pm-11pm		6	6pm-11pm
	7	6pm-11pm		7	6pm-10pm
	8	6pm-11pm		11	6pm-11pm
	9	6pm-10pm		12	6pm-11pm
	14	6pm-11pm		13	6pm-10pm
	15	6pm-11pm		18	6pm-11pm
	16	6pm-10pm		19	6pm-11pm
	21	6pm-11pm		20	6pm-10pm
	22	6pm-11pm		25	6pm-11pm
	23	6pm-10pm		26	6pm-11pm
	28	6pm-11pm		27	6pm-10pm
	29	6pm-11pm			
	30	6pm-10pm			
September (15 days)	1	6pm-11pm			
	2	6pm-11pm			
	3	6pm-11pm			
	4	6pm-10pm			
	8	6pm-11pm			
	9	6pm-11pm			
	10	6pm-10pm			
	15	6pm-11pm			
	16	6pm-11pm			
	17	6pm-10pm			
	22	6pm-11pm			
	23	6pm-11pm			
	24	6pm-10pm			
Total Number of Event Operation Days - 66					



International Summer Night Market 2015





ANDREW CHEUNG
ARCHITECTS INC.

page 413
1870 West 2nd Avenue
Vancouver, B.C.
V6J 1K6
Tel: (604) 855-3338
Fax: (604) 681-1819

PROJECT	
SUMMER NIGHT MARKET, RICHMOND, B.C. 2012	
TYPE	
PARKING PLAN	
DESIGN NAME	DATE
DATE	BY
DATE	BY
DATE	BY



Richmond Fire-Rescue

General Fire Safety for Food Vendors Including Mobile Food Trucks

General Fire Safety Requirements

Vendors shall meet requirements defined in NFPA 96. This checklist outlines specific fire requirements for vendors and is provided to eliminate or reduce last minute delays to vendors applying for event approval.

- ☐ All commercial cooking units (deep fryers, grills, etc) in trailers or trucks shall have an automatic suppression system (meeting ULC300) and at least one portable Class K wet chemical extinguisher.
- ☐ All commercial deep fryers are required to have a portable Class K wet chemical extinguisher.
- ☐ Vendors using heating or cooking units shall provide for their own use at least one portable multi-purpose extinguisher (minimum 10 pound 4A-60B:C rated). Fire Extinguishers must be **visible, accessible**, and may not sit on the ground.
- ☐ All commercial cooking units, other than approved self-contained units, require non-combustible hoods, filters, or trays for containing grease laden vapours—must have been cleaned and tagged by a certified Applied Science Technologist Technician (ASTT) or company within the past 6 months.
- ☐ All appliances are required to have appropriate certification and/or listing (e.g. CSA, ULC).
- ☐ All tents and awnings with any heat sources and/or cooking units underneath must be fire treated and labelled to meet NFPA 705 (regardless of clearances - **no** exceptions).
- ☐ All commercial cooking exhaust hoods must have required filters and trays installed at all times (mesh filters are not permitted). Tagged by a certified ASST within the past 6 months.
- ☐ All extinguishers and automatic suppression systems to have current service completed by an ASTT, complete with stamped service tag.
- ☐ Stand alone stove or burners and self-contained cooking appliances shall be supported on an approved base or non-combustible surface and kept away from combustibles (do not place directly on the ground). No folding tables with oil cooking on top.
- ☐ Propane cylinders and tanks shall be secured to a permanent surface to prevent tipping and located away from cooking and heat devices as per all applicable Gas Codes and Standards.
- ☐ No unattached (spare) propane tanks in cooking area.
- ☐ Temporary electrical power, generators, and any connections to vendors must be proper gauge, properly rated (e.g. CSA, ULC), protected from weather and vehicle traffic and restricted from public access—do not use damaged cords. No household extension cords.
- ☐ Generators may require a noise cover or acceptable non-combustible housing depending on location. Combustible items may not be placed on generators in contact with hot surfaces e.g. tarps.

For further information or questions, please contact Richmond Fire-Rescue at 604-278-5131, Monday to Friday, 8:15 am to 5:00 pm.

Information contained here is subject to change without notice.

Richmond Fire-Rescue's Mission is to protect and enhance the City's livability through service excellence in prevention, education and emergency response.

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 08 April 2015 9:18 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #821)
Categories: 08-4105-20-2014670690 - TU 12631 Vulcan Way

To Public Hearing	
Date:	April 20 /15
Item #	1
Re:	12631 Vulcan Way
	TU 14-670690

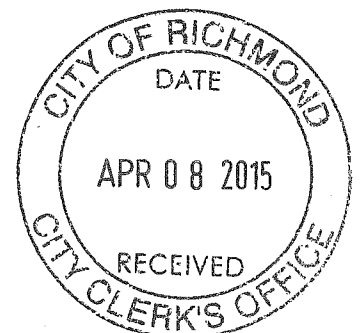
Send a Submission Online (response #821)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/8/2015 9:17:03 AM

Survey Response

Your Name	Greg Roberts
Your Address	101 - 2691 Viscount Way Richmond BC V6V 2R5
Subject Property Address OR Bylaw Number	Tu-14-670690
Comments	<p>The night market always has users/vendors dumping their trash on our lot and their cooking oil down the street drains. I feel that there is insufficient mandatory waste controls. The litter, environmental damage to the river, illegally parked cars and traffic congestion make this event a negative for all residents in an around the area. Why not send the night market to East Richmond industrial zone.</p>





To: Planning Committee
From: Wayne Craig
Director of Development
Date: February 25, 2015
File: RZ 12-610630
Re: **Application by Yamamoto Architecture Inc. for Rezoning at 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive from Single Detached (RS1/E) to Medium Density Townhouses (RTM3) and School & Institutional Use (SI) Proposed OCP Amendments Regarding 5300, 5320 and 5360 Granville Avenue and 7260 Lynnwood Drive**

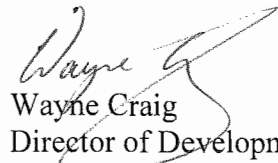
Staff Recommendation

1. That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9114,
 - a) to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);
 - b) to redesignate a portion of 7260 Lynnwood Drive from "Neighbourhood Residential" to "Park" " in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map);
 - c) to redesignate portions of 5320 Granville Avenue and 7260 Lynnwood Drive from "Public Open Space" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);
 - d) to redesignate portions of 5360 Granville Avenue and 7260 Lynnwood Drive from "Residential (Single-Family)" to "Residential (Townhouses)" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan); and
 - e) together with related minor map and text amendments in Schedule 2.5A of Official Community Plan 7100 (Blundell Area Laurelwood Sub-Area Plan);be introduced and given first reading.

2. That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9230,
 - a) to redesignate a portion of 5300 Granville Avenue from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and
 - b) to redesignate a portion of 5300 Granville Avenue from "Residential (Townhouses)" to "Public Open Space" in the Land Use Map of Schedule 2.5A of Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan);be introduced and given first reading.
3. That Bylaws 9114 and 9230, 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.
4. That Bylaws 9114 and 9230, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation. However, out of courtesy, that the report be sent to the Richmond School Board for information purposes and the Richmond School Board may provide comments at the Public Hearing.
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9115,
 - a) for the rezoning of 5340 and 5360 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone;
 - b) for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM3)" zone; and


- c) for the rezoning of a portion of 5320 Granville Avenue and 7260 Lynnwood Drive from the "Single Detached (RS1/E)" zone to the "School & Institutional Use (SI) " zone;

be introduced and given first reading.


Wayne Craig
Director of Development

WC:sb

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive (Attachment 1) in order to construct a townhouse development with approximately 43 two and three-storey townhouse units (Attachment 2). The application includes rezoning the properties from the “Single Detached (RS1/E)” zone to: the “School & Institutional Use (SI)” zone for a 9 m wide expansion to McKay neighbourhood park over a portion of 5320 Granville Avenue and 7260 Lynnwood Drive; and to the “Medium Density Townhouses (RTM3)” zone for the remainder of the subject site.

The application includes proposed amendments to the OCP land use designations of the subject rezoning site at 5320 and 5360 Granville Avenue and 7260 Lynnwood Drive as well as the neighbouring property at 5300 Granville Avenue. Amendments are proposed in both the 2041 Official Community Plan (OCP) Bylaw 9000 and in the Official Community Plan (OCP) Bylaw 7100 Schedule 2.5A, the Blundell Area Laurelwood Sub-Area Plan, to reflect the final configuration of proposed and future park expansion, townhouse development and road extensions connecting to Lynas Lane and Lynnwood Drive (Attachments 3, 4, 5, 6, 7 & 8).

This application includes: the proposed acquisition of city-owned 5360 Granville Avenue (formerly addressed as 5360 and 5380 Granville Avenue) for a road extension; the acquisition of city-owned 7117 Lindsay Road for future townhouse development and to facilitate McKay neighbourhood park expansion; as well as the sale of portions of 5320 Granville Avenue and 7260 Lynnwood Drive to the City for proposed expansion to McKay neighbourhood park.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 9).

Surrounding Development

Surrounding development is as follows:

- To the north: Across Granville Avenue is Thompson Community Centre, on park property zoned “School & Institutional Use (SI)”.
- To the east: is a single detached home fronting onto Granville Avenue on a property zoned “Single Detached (RS1/E)”. Further to the east are single detached homes fronting onto Granville Avenue, Linscott Court and Lynnwood Drive on properties zoned “Single Detached (RS1/B)”. The City is considering a separate rezoning application (RZ 13-644678) to rezone the adjacent property to the east at 5400 Granville Avenue from “Single Detached (RS1/E)” to “Single Detached (RS1/B)” should the subject application be approved and associated new frontage road provided.

- To the south: is McKay neighbourhood park on park property zoned “School & Institutional Use (SI)”. Further to the south is Donald E. McKay Elementary School on property zoned “School & Institutional Use (SI)”.
- To the west: is a single detached home fronting onto Granville Avenue on a property zoned “Single Detached (RS1/E)”. Further to the west is a 155-unit townhouse development (RZ 93-290) at 7111 Lynnwood Drive fronting onto the Lynnwood Drive cul-de-sac and Granville Avenue and a 12-unit townhouse development (RZ 07-361266) at 7140 Railway Drive, both on property zoned “Town Housing (ZT23) – Laurelwood”.

Related Policies & Studies

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP), Laurelwood Sub-Area Plan, Flood Plain Designation and Protection Bylaw 8204, the 2007 Affordable Housing Strategy, Public Art Program and the City’s Townhouse Energy Efficiency and Renewable Energy Policy as noted below.

Official Community Plan (OCP) - Proposed Amendments

The site is located in the Blundell planning area and is subject to the 2041 Official Community Plan (OCP) and the Laurelwood Sub-Area Plan. The City of Richmond 2041 OCP Land Use Map identifies a future triangular shaped expansion for the McKay neighbourhood park across the south end of the proposed development site (5320 Granville Avenue and 7260 Lynnwood Drive) as well as the south end of the neighbouring property at 5300 Granville Avenue (Attachment 3). The older Blundell Area Laurelwood Sub-Area Plan Land Use Map only identifies this triangular park expansion across the south ends of 5320 Granville Avenue and 7260 Lynnwood Drive (Attachment 5).

Parks staff have reviewed the existing McKay neighbourhood park and have identified the need for a smaller 9 m wide expansion along the entire north edge of the park to meet future neighbourhood needs (Attachments 4 & 6). Specifically, this expansion would include the south edge of all three (3) properties that abut the north edge of the park (5320 Granville Avenue and 7260 Lynnwood Drive in the proposed development site as well as the neighbouring property at 5300 Granville Avenue).

Both OCP land use maps are proposed to be amended to identify park expansion across the entire north edge of McKay neighbourhood park, to reduce the amount of park expansion and to remedy the discrepancy between the City of Richmond 2041 OCP Land Use Map and the older Land Use Map in the Blundell Area Laurelwood Sub-Area Plan (Attachments 4 & 6). The land use maps are also proposed to be amended to reflect the new road development and configuration with new roads, which provides the transition between single-family and townhouse land use designation and is shifted to the east (Attachments 4, 6, 7 & 8).

Two (2) separate OCP amendment bylaws are provided for Council consideration. Bylaw 9114 includes proposed OCP amendments regarding the subject development site. The proposed townhouse development complies with the proposed OCP amendments. Bylaw 9230 includes proposed OCP amendments regarding the neighbouring property at 5300 Granville Avenue.

Orphaned Single-Family Site

A residual single-family lot with less than 50 m frontage and approximately 4,026 m² lot area will be created at 5300 Granville Avenue by the proposed development. Staff requested the applicant acquire 5300 Granville Avenue as part of this application. The applicant provided written confirmation that they have presented an offer to purchase the property but were unable to come to an agreement with the owners. The applicant has requested that this application proceed without the acquisition of the adjacent property.

While the proposed development would create an orphan lot situation on the west side of the subject site, staff support the proposed development, as it will not restrict redevelopment of the adjacent property based on:

- the adjacent property owners have not expressed interest in redeveloping their property at this time;
- the proposed OCP amendments would decrease the amount of park dedication envisioned for the property and would increase the area of townhouse development envisioned for the property;
- a legal agreement on the subject site will be secured to provide vehicle access to future development at 5300 Granville Avenue; and
- a development concept plan for 5300 Granville Avenue has been prepared and is on file; the future development at 5300 Granville Avenue can be considered as an extension of the subject townhouse development.

Flood Plain Designation and Protection Bylaw 8204

The development proposal is required to comply with the City's Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is a consideration of rezoning.

2007 Affordable Housing Strategy

The developer has agreed to participate in the City's affordable housing strategy through a voluntary contribution as a consideration of rezoning. The contribution rate for townhouse developments is \$2.00 per buildable square foot (e.g., \$117,694.11).

Public Art Program

The developer has agreed to participate in the City's public art program through a voluntary contribution as a consideration of rezoning. The contribution rate for residential developments is \$0.79 per buildable square foot (e.g., \$46,489).

Townhouse Energy Efficiency and Renewable Energy Policy

The developer has agreed to comply with the City's Townhouse Energy Efficiency and Renewable Energy Policy. The development would be designed to achieve an EnerGuide rating of at least 82 and pre-ducted to accommodate future solar hot water heating. The developer has

agreed to enter into a legal agreement as a consideration of rezoning. As part of the Development Permit application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an evaluation report to confirm details of construction requirements needed to achieve the rating.

Consultation

Staff have reviewed the proposal, with respect to the BC Local Government Act and City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

Table 2 below clarifies this recommendation. Public notification for the Public Hearing will be provided as per the Local Government Act. Nevertheless, for informational purposes, staff recommend the report be referred to the Richmond School Board for informational purposes only. The Richmond School Board may provide comments at the Public Hearing.

Table 2: OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
Richmond School Board	No referral necessary as the application does not have the potential to generate 50 or more school aged children (e.g., typically around 295 multiple-family housing units). This application only involves forty-three (43) multiple-family housing units. Nevertheless, for informational purposes, staff recommend the report be referred to the Richmond School Board for informational purposes only. The Richmond School Board may provide comments at the Public Hearing.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and only minor land use and density changes are proposed, along with formatting changes.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
TransLink	No referral necessary, as no transportation road network changes are proposed, only minor land use and density changes, along with formatting changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
Richmond Coastal Health Authority	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.

Stakeholder	Referral Comment (No Referral necessary)
Community Groups and Neighbours	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.
All relevant Federal and Provincial Government Agencies	No referral necessary, as only minor land use and density changes are proposed, along with formatting changes.

Public Input

Informational signage is posted on the subject site to notify the public of the subject application and the statutory Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment.

At the time of writing this report, the City has received public correspondence (Attachment 10), which includes the following concerns (staff comments are included in '***bold italics***')

- Concern that the 2041 OCP Land Use Map designates a portion of the adjacent property at 5300 Granville Avenue as Park. ***The OCP City of Richmond 2041 OCP Land Use Map designates future Park expansion over portions of the properties along the north edge of McKay neighbourhood park, including 5300 Granville Avenue. City Parks Department staff reviewed the park and determined that a smaller 9 m wide expansion is needed. As part of the subject application, the OCP is proposed to be amended to reflect this. Information about the proposed OCP amendment has been shared with the neighbouring family at 5300 Granville Avenue.***
- Concern regarding the safety of the proposed roads for children of families using the dead end portion of Lynwood Drive for school and preschool pick up and drop off. ***The OCP Laurelwood Sub-Area Plan includes a road network vision that includes road extensions to connect the two isolated portions of Lynnwood Drive and providing a road extension to connect to Lynas Lane. The proposed roads comply with the OCP and the Laurelwood Sub-Area Plan and are designed to professional engineering standards through a required Servicing Agreement and the functional design has been reviewed and accepted by staff. In addition, pick up, drop off and parking areas are provided on the school property, accessed by the school driveway on Lombard Road.***
- Concern regarding the introduction of construction and truck traffic on Ledway Road and Lynnwood Road close to the school playground. ***As part of the Building Permit application process, the developer is required to submit a Construction Parking and Traffic Management Plan to the Transportation Department. As the development site is within 400 m of the McKay Elementary School property, the developer is required to consult with the School District. The plan is required to include locations for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls in accordance with the Ministry of Transportation and Infrastructure's Traffic Control Manual for works on Roadways and professional engineering standards.***
- Single-family redevelopment with park land use on the south side of the east-west road extension preferred. ***The Laurelwood Sub-Area plan designates the site for Residential (Townhouses) and Public Open Space uses. The proposal complies with the amended plan and McKay neighbourhood park needs.***

Analysis

Proposal Details

a) Built Form and Architectural Character:

The applicant has provided conceptual development plans for a townhouse development with approximately 43 two and three-storey townhouse units and bi-sected by a new road (Attachment 2). Two-storey buildings are proposed along the north edge of McKay neighbourhood park and a two-storey townhouse unit is also proposed adjacent to the existing neighbouring home at 5300 Granville Avenue. The remainder of the townhouse units are proposed to be three-storey height.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. The review of the future Development Permit application will include examining:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000.
- Detailed architectural and landscape designs, including provision of on-site outdoor amenity spaces in the north and south development areas and design development to building massing to provide articulation, visual interest and to strengthen the compatibility of end units with future single family homes across the new road.
- Detailed site layout review, including site access, internal drive aisles, vehicular parking, bicycle parking, garbage/recycling/organics collection and loading.
- Sustainability strategy for the development proposal.
- The provision of two (2) convertible townhouse units and aging in place features in all townhouse units.
- The provision of on-site indoor amenity space or a contribution of cash-in-lieu as per the Official Community Plan (OCP) and Council Policy.
- Crime Prevention through Environmental Design.

b) Transportation and Site Access:

- i) The development proposal includes two (2) driveways from the new east-west road extension. The long-term objective is for the driveway accesses to be utilized by the adjacent property to the west when they redevelop in the future. A legal agreement over the entire area of the proposed driveways and internal manoeuvring aisles will be secured as a consideration of rezoning.
- ii) The conceptual architectural design includes a mix of standard side by side garages and tandem garages. The developer has agreed to enter into a legal agreement to prohibit the conversion of tandem garage area into habitable space as a consideration of rezoning.

c) Tree Retention and Replacement:

- i) A tree survey and a certified arborist's report were submitted in support of the application. A tree retention/removal plan is attached (Attachment 11). Tree retention and removal in the park expansion area and Lynnwood Drive will be further reviewed through the Servicing Agreement application processes.
 - Seven (7) trees on site are recommended for removal based on health and general condition of the trees;
 - One (1) tree on site is in good condition and is to be retained and protected in the future park expansion area, subject to park design needs to be determined through the Servicing Agreement;
 - Two (2) trees located in the Lynnwood Drive frontage are in fair to good condition and are to be retained and protected, subject to park and road extension needs to be determined through the Servicing Agreement;
 - Two (2) city trees along with a cedar hedgerow located in the Granville Avenue frontage of the site should be removed based on health and general condition of the trees. This includes a Chestnut tree that is listed on the City's significant tree inventory. Being listed on the inventory identifies the tree as significant contribution to the streetscape landscaping, but does not afford any legal protection. Both trees were assessed by the project arborist and also Parks staff and unfortunately are recommended for removal as they both have internal decay, poor canopy structure, historical topping cuts and one of the trees also has limb decay. The developer has agreed to provide a voluntary contribution in the amount of \$2600 to the City's tree compensation account. The developer has also agreed to include in the required Servicing Agreement the planting of a larger specimen tree in McKay neighbourhood park (with a value of at least \$1950). This proposal has been reviewed and is supported by Parks Arboriculture and Parks Planning staff; and
 - Ten (10) trees located on the neighbouring property to the west are to be protected.
- ii) Tree Replacement – Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 14 replacement trees are required. According to the conceptual development plans (Attachment 2), the developer is proposing to plant 95 new trees on site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.
- iii) Tree Protection – Tree protection fencing is required prior to any construction activities (including demolition) occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within tree protection zones is a consideration or rezoning.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree

protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$7,000 to ensure the replacement planting will be provided.

d) Proposed Zoning Amendment

The proposed development site is located within the area designated for park expansion and townhouse development in the Laurelwood Sub-Area Plan. The proposed rezoning of a 9 m wide area along the south edge of the site to "School & Institutional Use (SI)" would apply to the proposed McKay neighbourhood park expansion. The proposed rezoning of the remainder of the development site to "Medium Density Townhouses (RTM3)" would allow a maximum density of 0.7 FAR on the net site after road dedications. The zone includes density bonus provisions for indoor amenity space and the affordable housing strategy. This density would be in keeping with the range of density of other arterial road townhouse projects in the City.

Staff support the proposed density based on the following:

- The City's Affordable Housing Strategy approved by Council in 2007 predicates the use of density bonusing to achieve the objectives for the Affordable Housing Strategy. The applicant has agreed to provide a voluntary cash contribution at the townhouse rate of \$2.00 per buildable square foot to the City's Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments. The "Medium Density Townhouses (RTM3)" zone includes an affordable housing density bonus provision.
- The proposal will provide a 9 m wide expansion to McKay neighbourhood park as envisioned in the proposed amended Laurelwood Sub-Area Plan.
- The proposal will provide two (2) new roads to service the neighbourhood as envisioned in the Laurelwood Sub-Area Plan, a new intersection with traffic signals at Lynas Lane and Granville Avenue frontage improvements.
- The proposal will provide a voluntary contribution towards the City's Public Art program.

e) Variances Requested

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM3)" zone. The applicant has requested variances to:

- Reduce the exterior side yard setback from 6 m to 5.2 m for the northeast building located at the Granville Avenue intersection with the road extension; and
- Reduce the front yard setback from 6 m to 4.5 m along the south side of the future east-west road extension.

Formal details and consideration of the variances will be provided in the report to Development Permit Panel in the future.

- f) Infrastructure Improvements: The developer has agreed to enter into the City's standard Servicing Agreement as a consideration of rezoning for the design and construction of infrastructure improvements. Works include:
- i) **Road Network Improvements**: two (2) new road extensions to connect to Lynas Lane and Lynnwood Drive; frontage improvements along Granville Avenue; new crosswalk to McKay neighbourhood park; and improvements to the Granville Avenue and Lynas Lane intersection, including full traffic signalization.
 - ii) **Engineering Improvements**: storm, sanitary and water infrastructure.
 - iii) **Park Improvements**: the proposed 9 m wide addition to the McKay neighbourhood park; improvements to the existing park pathway system; frontage improvements, including fencing and service vehicle access; and planting a larger specimen tree (with a value of at least \$1950) in compensation for the removal of the inventory Chestnut tree from Granville Avenue.

There are road works DCC credits available for the road works for the north-south road connecting to Lynas Lane. There are also parks development DCC credits available for all works, planting, trees and park fencing in the city-owned McKay neighbourhood park (to be determined through detail park design). The exact DCC credits for the road and park works will be determined through the required Servicing Agreement process.

- g) Proposed Sale of City-Owned 7117 Lindsay Road and Expansion of City-owned McKay Neighbourhood Park

As part of rezoning application RZ 93-290 (Bylaw 6616), the City acquired a \pm 19,795 sq. ft. Lot from Townline Homes Inc. addressed as 7117 Lindsay Road and zoned "Town Housing (ZT23) – Laurelwood". The rezoning staff report for the Townline project advised that the lot was being provided to allow the City to 'exchange' the land for park dedication in the future. Since the Townline project was not located adjacent to the nearby McKay neighbourhood park, it was not able to directly provide the park expansion shown in the OCP.

The proposed rezoning application would provide roughly two thirds (\pm 5,441 sq. ft.) of the needed park dedication for the 9 m wide expansion to McKay neighbourhood park. As a requirement of the proposed rezoning, the applicant has agreed to concurrent purchase and sales agreements for 7117 Lindsay Road and the 9 m wide park expansion area at fair market value.

The applicant would purchase the city-owned lot at 7117 Lindsay Road. The City would purchase a 9 m wide portion of the subject development site to expand McKay neighbourhood park. Since the 7117 Lindsay Road lot is larger than the proposed park expansion area, there will be excess funds from the sale which would fund future park land acquisition in the City at the discretion of Council. The primary business terms of the purchase and sales agreements will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services.

Through future redevelopment of the neighbouring property at 5300 Granville Avenue, the City could consider purchasing the rear 9 m of that property (\pm 2,369 sq. ft.) to complete the McKay neighbourhood park expansion with funds received from the proposed sale of 7117 Lindsay Road as envisioned in the proposed OCP amendments being considered as a part of this application.

h) Proposed Sale of City-Owned 5360 Granville Avenue

The City owns 5360 Granville Avenue for the purpose of facilitating road extension to connect to Lynas Lane. As a requirement of the proposed rezoning, the applicant will be constructing the road extension and has agreed to purchase the city-owned lot at fair market value. These funds could be used to fund other roads projects. The primary business terms of the purchase and sales agreements will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. As a consideration of rezoning, after the sale of this lot, most of this lot would become road dedication for the proposed north-south road connecting to Lynas Lane and a small portion of the west edge of this lot would be consolidated into the proposed townhouse development site.

Existing Legal Encumbrances

The following charges are registered on title, are no longer needed and Staff recommend that they be discharged. Discharge of the following is a consideration of rezoning (Attachment 12):

- Utilities right-of-way (AD179045) registered on title of 5430 Granville Avenue, which does not contain any infrastructure.
- ‘No development’ covenant (AD179047) registered on title of 7260 Lynnwood Drive, which is no longer needed with the proposed redevelopment.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$10,400 and this will be considered as part of the 2017 Operating budget.

Conclusion

The proposal provides a medium density residential development with approximately 43 townhouses fronting onto Granville Avenue and new north-south and east-west road extensions.

While the proposal can be considered under the City’s 2041 Official Community Plan (OCP) regarding multi-family developments, amendments are required to the land use designations for portions of the site in the 2041 OCP Land Use Map and Laurelwood Sub-Area Plan, as well as the circulation map in the Laurelwood Sub-Area Plan. The development proposal is consistent with the “Medium Density Townhouses (RTM3)” zone, with the exception of setback variance requests which will be reviewed through the required Development Permit application. Overall, the proposed land use, density, site plan and building massing respects the surrounding single detached homes and townhouse developments. Further review of the project design is required to be completed as part of the Development Permit application review process. The park

expansion proposal is consistent with the “School & Institutional Use (SI)” zone. The proposed roadway improvements will enhance pedestrian, cycling, rolling and vehicle movement safety in the neighbourhood.

To remedy discrepancies in the OCP and provide clarity for future redevelopment, amendments are also proposed to the land use designations for a portion of the neighbouring property to the west at 5300 Granville Avenue in the 2041 OCP Land Use Map and Laurelwood Sub-Area Plan.

It is recommended that Official Community Plan Bylaw 7100 and 9000, Amendment Bylaws 9114 and 9230 and Zoning Bylaw 8500, Amendment Bylaw 9115 be introduced and given first reading.



Sara Badyal
Planner 2



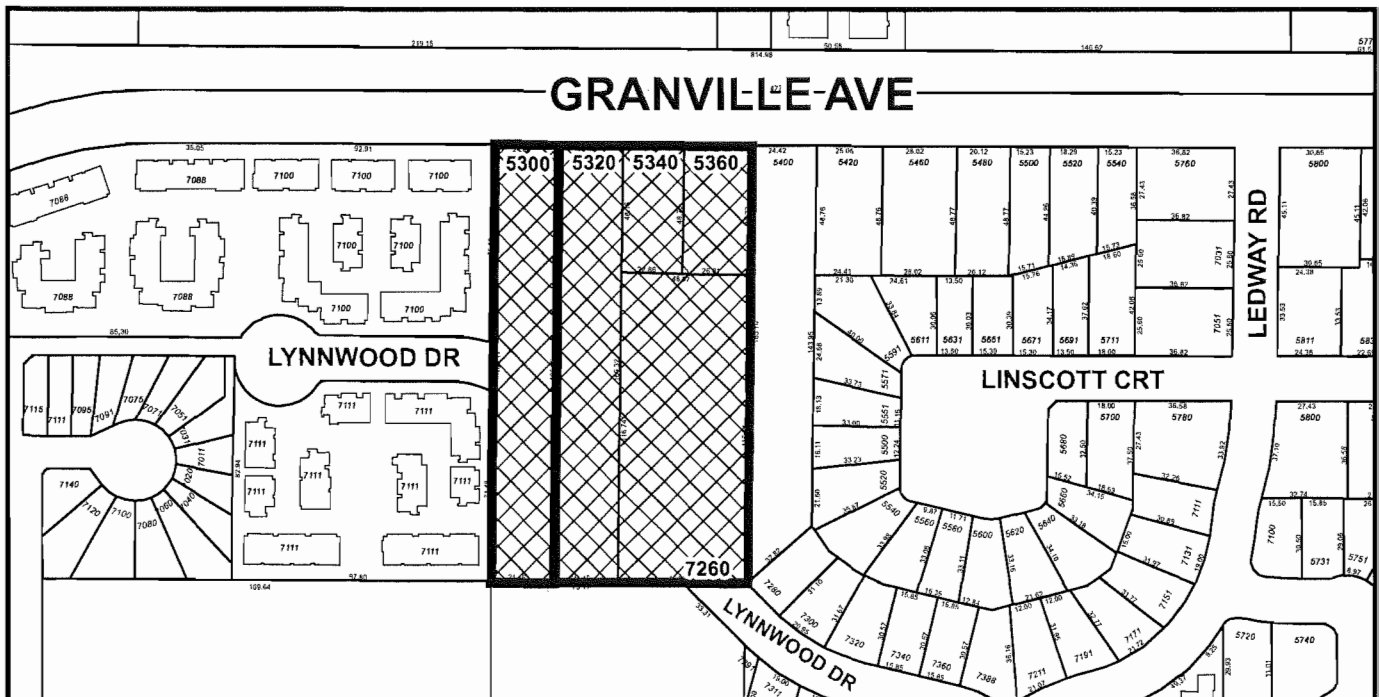
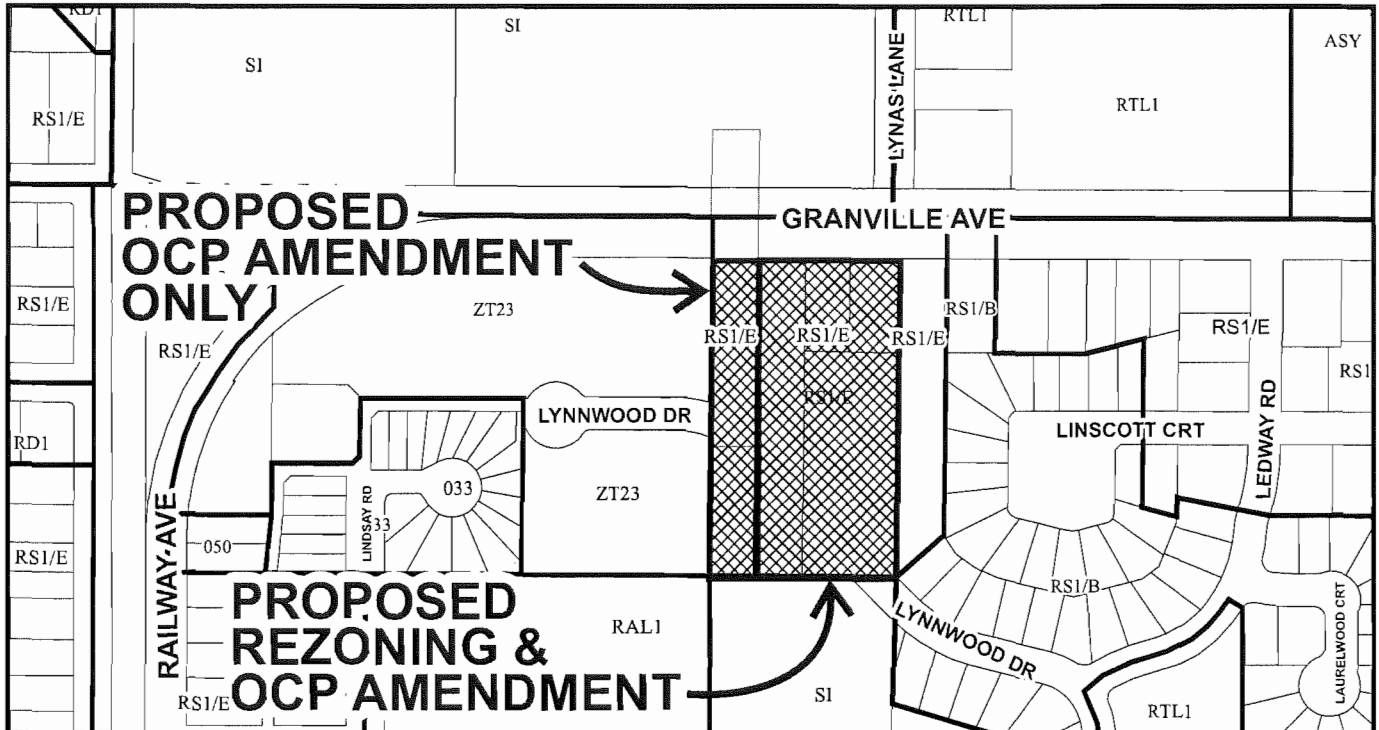
Terry Crowe
Manager, Policy Planning

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Context Land Use Map – City of Richmond 2041 OCP Land Use Map
- Attachment 4: Context Land Use Map – Proposed City of Richmond 2041 OCP Land Use Map
- Attachment 5: Blundell Area Laurelwood Sub-Area Plan Land Use Context Map
- Attachment 6: Proposed Blundell Area Laurelwood Sub-Area Plan Land Use Map
- Attachment 7: Blundell Area Laurelwood Sub-Area Plan Circulation Context Map
- Attachment 8: Proposed Blundell Area Laurelwood Sub-Area Plan Circulation Map
- Attachment 9: Development Application Data Sheet
- Attachment 10: Public Input
- Attachment 11: Tree Retention/Removal Plan
- Attachment 12: Rezoning Considerations



City of Richmond

ATTACHMENT 1

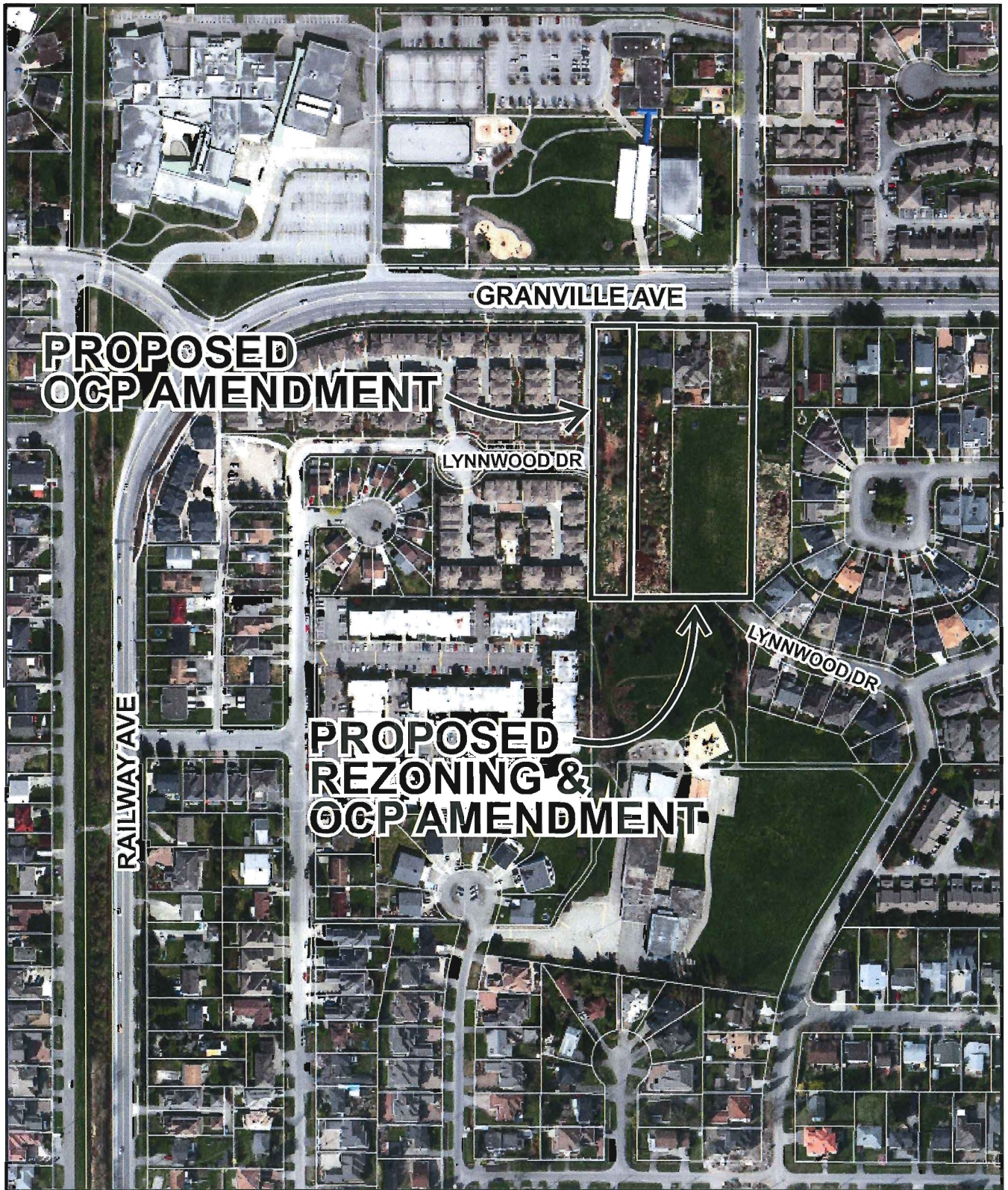


Proposed OCP Amendment &
RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/06/15

Note: Dimensions are in METRES

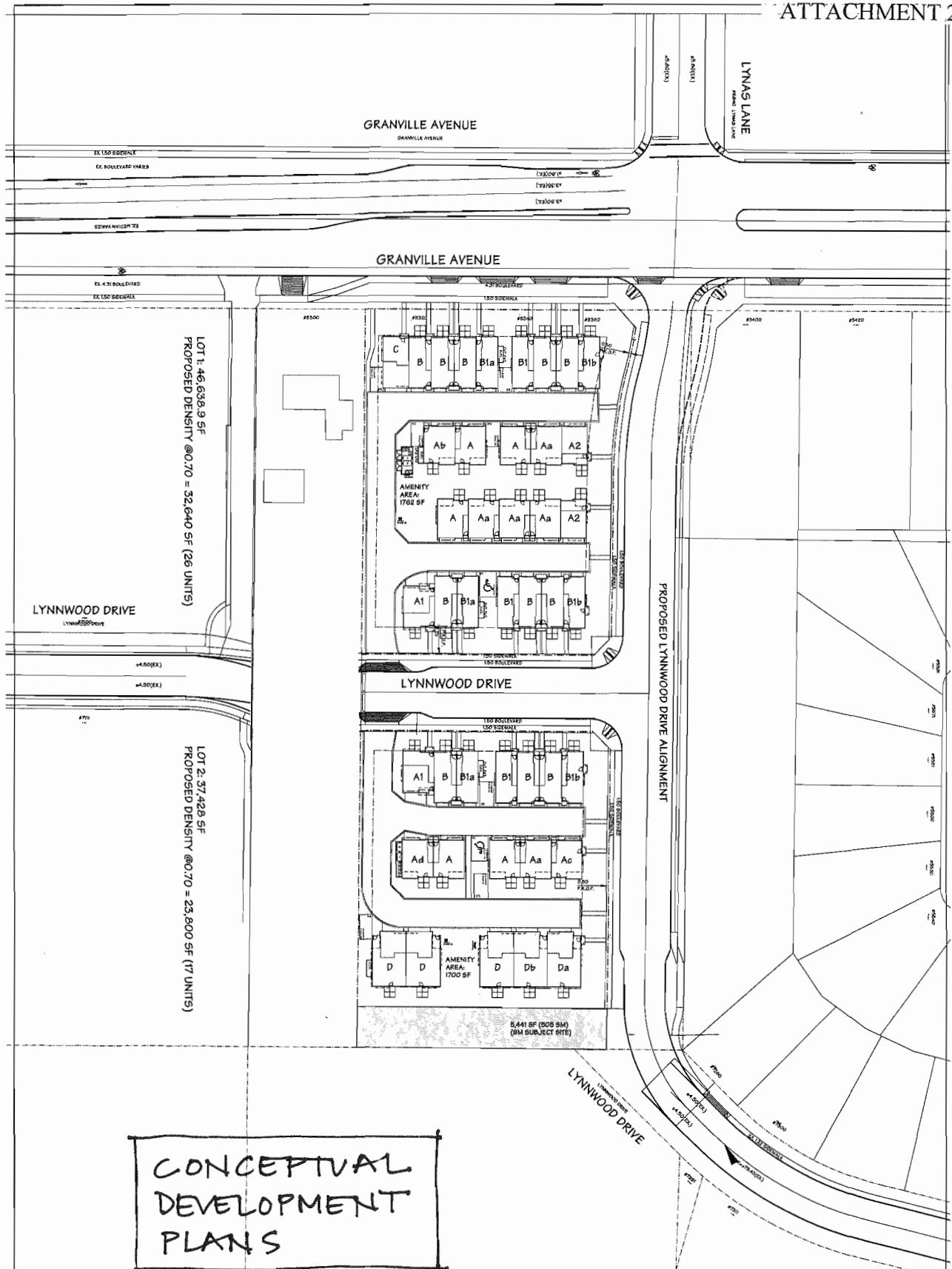


RZ 12-610630

Original Date: 05/30/12

Amended Date: 02/26/15

Note: Dimensions are in METRES



NO.	DATE	REVISION
1	10/12/2017	ISSUED FOR PERMIT
2	10/12/2017	ISSUED FOR PERMIT
3	10/12/2017	ISSUED FOR PERMIT

PH - 52

Yamamoto
Architecture Inc.

2210 14th Ave. N.W., S.W.
VANCOUVER, B.C. V6L 1A7
TEL: 604-271-1177 FAX: 604-271-1177

KEY PLAN

ROADWAY ALIGNMENT

SCALE	SHEET NO.
1" = 10' & 1/2"	A0.0
DATE: 10/12/2017	REV:
DESIGNER: YV	DATE: 10/12/2017
CHECKED: YV	DATE: 10/12/2017



GRANVILLE AVENUE

EX. 4.31 BOULEVARD

EX. 1.50 SIDEWALK

LYNNWOOD DRIVE
LYNNWOOD DRIVE

±4.50(EX.)

#7111

PH - 55

REV. 25, 2015	GENERAL REVISIONS
23. 02. 2015	GENERAL REVISIONS
AUG. 30, 2012	LOT 2 REVISED
MAY 8, 2012	DESIGNED FOR REZONING APP.
NO. DATE	REVISIONS

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TOWNHOUSE DEVELOPMENT

5520, 5540, 5560, 5580 GRANVILLE AVE &
TOWNSHIP OF DUMFRIES RICHMOND HILL LOT 1

Yamamoto
Architecture Inc.

2,205 each 170ml. 940g. B.C.
9500 421 Ind 604.771-1327 Ind 604.771-1327

DESIGNING TITLE

SCALE	1" = 1'-0"	SHEET NO.	A2.0	RZ
DATE	NOV. 18, 2011			
DRAWN	NSI			
CHECKED		PROJECT NO.	1111A	

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1/4" = 1'-0"

1/8" = 1'-0"

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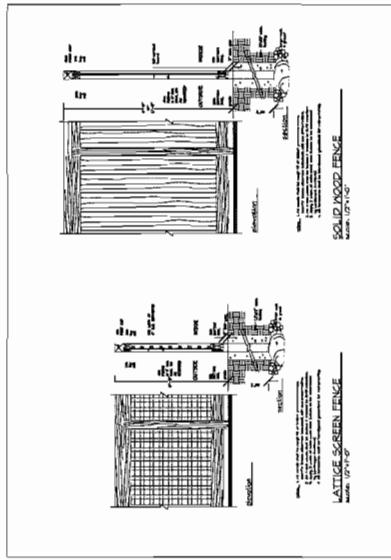
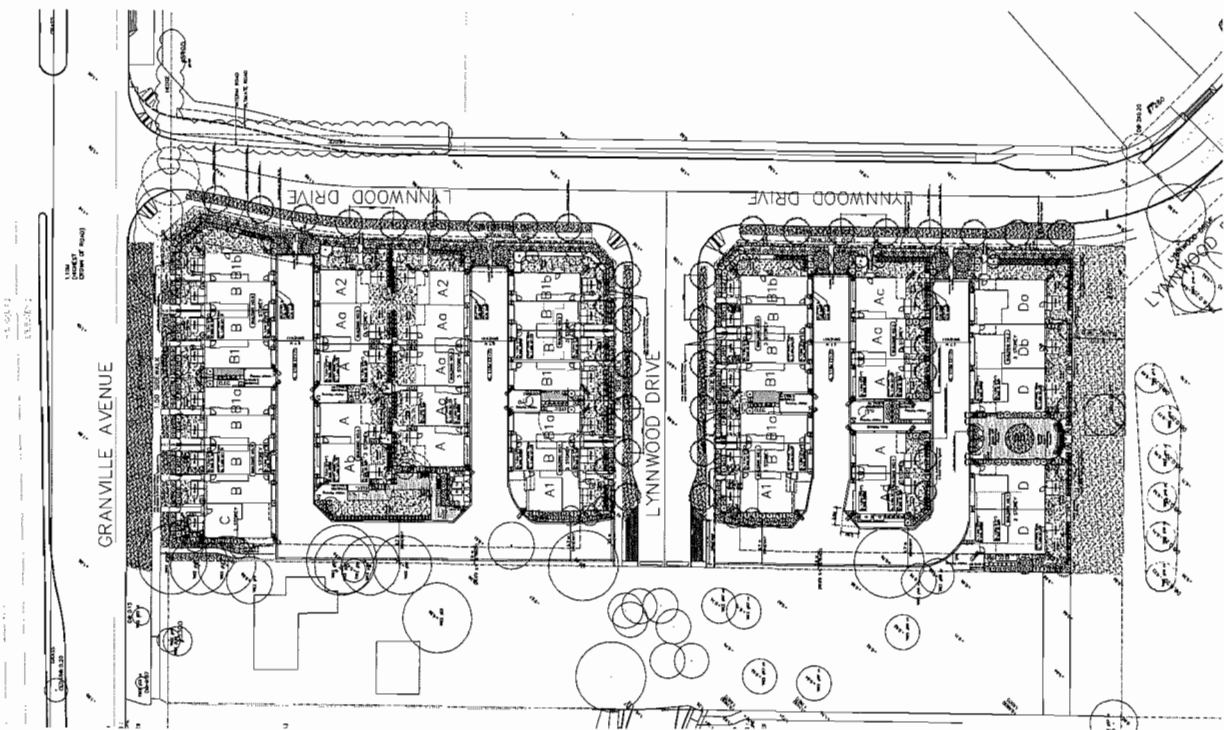
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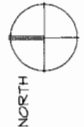
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KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
1	27	ABIES PALLMATER BLOODEWOOD	Blodgett Japanese Maple	B18 2.0m Ht. Solid Branching
2	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
3	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
4	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
5	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
6	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
7	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
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9	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
10	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
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15	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
16	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
17	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
18	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
19	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
20	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
21	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
22	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
23	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
24	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
25	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
26	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching
27	15	CORNUS KOSOA SATCHEL	Sweet Cornelian	B18 2.0m Ht. Solid Branching

NOTE: 1. All plant materials shall meet or exceed BSCA's Standard.
2. All plant materials shall be installed during the construction phase.
3. All plant materials shall be installed during the construction phase.
4. All plant materials shall be installed during the construction phase.



NORTH

LANDSCAPE SITE PLAN
- KEY PLAN & DETAILS
PRELIMINARY

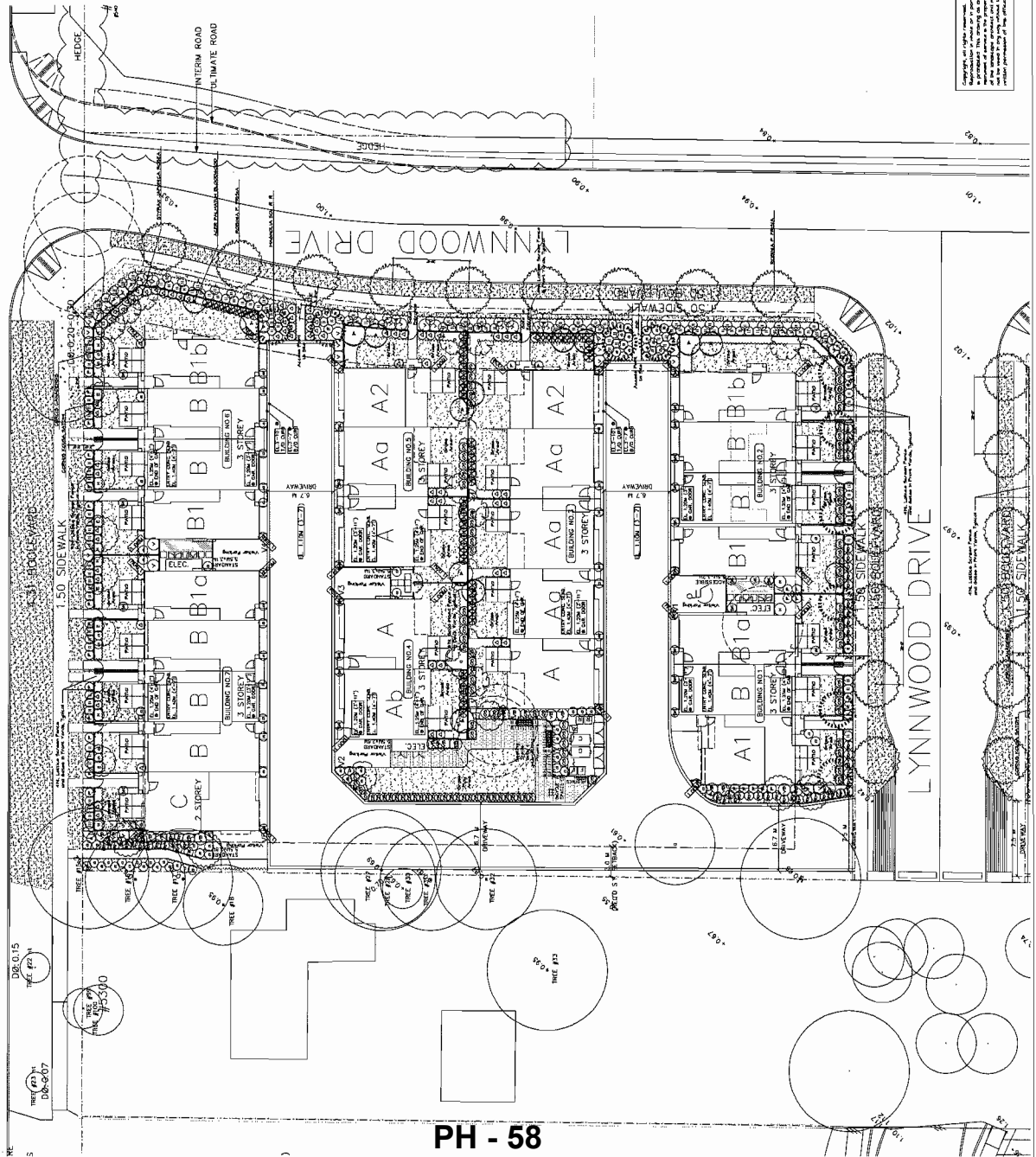
FRED LIU & ASSOCIATES, INC.
2000 Scarborough Avenue, Suite 200
Boca Raton, FL 33433
TEL: (561) 991-1541
FAX: (561) 991-1542

SHEET NO.
L1
DATE
October 2011
DRAWN
NLS
CHECKED
NLS

PROJECT
TOWNHOUSE DEVELOPMENT
1300 S. 1300 Granville Avenue, Unit 100
7500 Lynnwood Drive, Boca Raton, FL 33433

Yamamoto
Architecture Inc.

GRANVILLE AVENUE



PH - 58

NO.	DATE	REVISIONS
1	10/15/07	1. INITIAL DESIGN
2	10/15/07	2. REVISIONS
3	10/15/07	3. REVISIONS
4	10/15/07	4. REVISIONS
5	10/15/07	5. REVISIONS
6	10/15/07	6. REVISIONS
7	10/15/07	7. REVISIONS
8	10/15/07	8. REVISIONS
9	10/15/07	9. REVISIONS
10	10/15/07	10. REVISIONS

PROJECT: TOWNHOUSE DEVELOPMENT
LOCATION: 3200 Granville Avenue, Richmond, B.C.
OWNER: Yamamoto Architecture Inc.

DESIGNED BY: Fred Liu & Associates, Inc.
DATE: 10/15/07
SCALE: 1/8" = 1'-0"

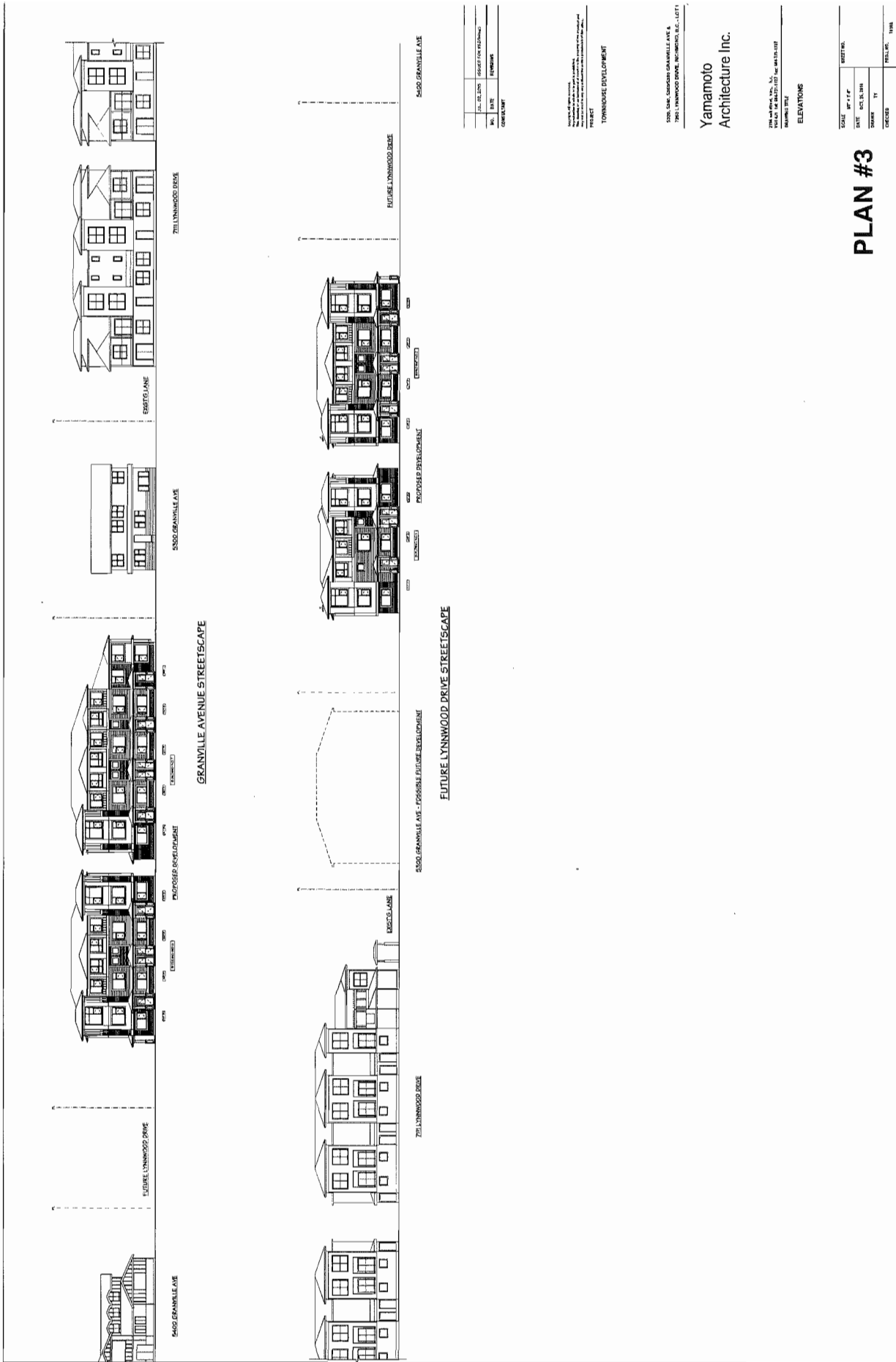
PROJECT: TOWNHOUSE DEVELOPMENT
LOCATION: 3200 Granville Avenue, Richmond, B.C.
OWNER: Yamamoto Architecture Inc.

PROJECT: TOWNHOUSE DEVELOPMENT
LOCATION: 3200 Granville Avenue, Richmond, B.C.
OWNER: Yamamoto Architecture Inc.

PROJECT: TOWNHOUSE DEVELOPMENT
LOCATION: 3200 Granville Avenue, Richmond, B.C.
OWNER: Yamamoto Architecture Inc.

FRED LIU & ASSOCIATES, INC.
2080 SUTHERLAND AVENUE, VANCOUVER, B.C. V6J 3J3
TEL: (604) 321-1541
FAX: (604) 321-1541

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ALL ELEVATIONS	GRANVILLE AVENUE
DATE	10/10/2018
CONTRACT	10/10/2018

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PROJECT: TOWNHOUSE DEVELOPMENT

3000 GENE COMPANY GRANVILLE AVE. &
3901 LYNNWOOD DRIVE, RICHMOND, B.C. - L2C1

Yamamoto
Architecture Inc.

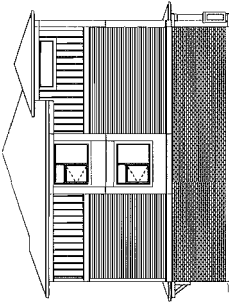
1000 West Street, Suite 101,
Vancouver, BC V6E 2P1
Tel: 604.681.1111 Fax: 604.681.1112
www.yamamoto.ca

ELEVATIONS

SCALE	1/8" = 1'-0"
DATE	10/10/2018
DESIGNER	YI
CHECKED	YI
DATE	10/10/2018

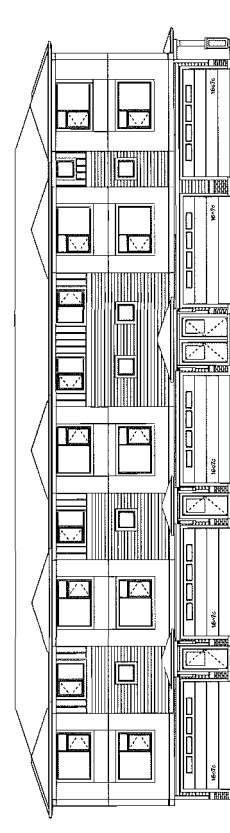
PLAN #3



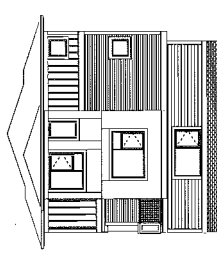


BUILDING NO.2

WEST ELEVATION



UNIT 4



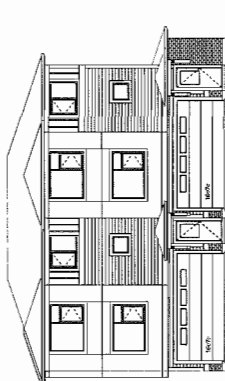
PLAN #5

FIGURE 3
TOWNHOUSE DEVELOPMENT

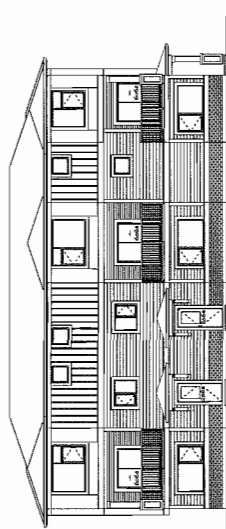
Yamamoto
Architecture Inc.

2385 oak street, waco, t.x.
 767 420 542 544-776-1127 fax 544-776-1227

SCALE	1" = 1'-0"	SHEET NO.
DATE	OCT. 25, 1979	
DESIGN	TY	
CHECKED		PROJ. NO.
		1011A



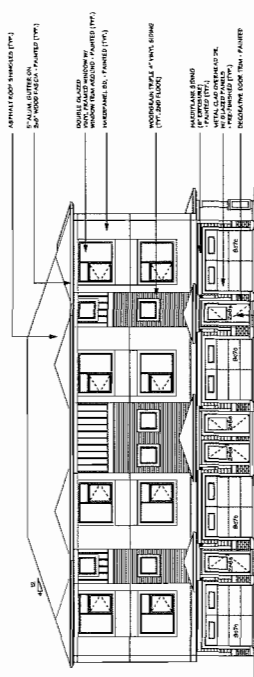
UNIT 1
BUILDING NO. 4
NORTH ELEVATION



SOUTH ELEVATION

BUILDING NO.5

(PLAN 1/2")



UNIT 3 BUILDING NO. 6 SOUTH ELEVATION UNIT 9

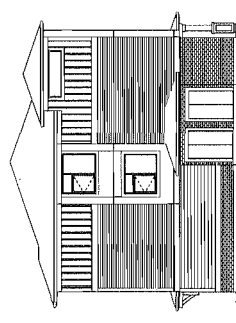
5275, 5349, 5369, 5380 GRANVILLE AVE &
7246 LYNWOOD DRIVE, RICHMOND, B/C - LOT 1

0384 each vial, 8 mm., h.c.
VCH 4.9 1-2 104.731.1217

SCALE
 $1\text{ cm} = 1.4\text{ m}$

SCALE	5" = 1'-0"
DATE	OCT. 26, 1919
DRAWN	TY
CHECKED	

PLAN #6



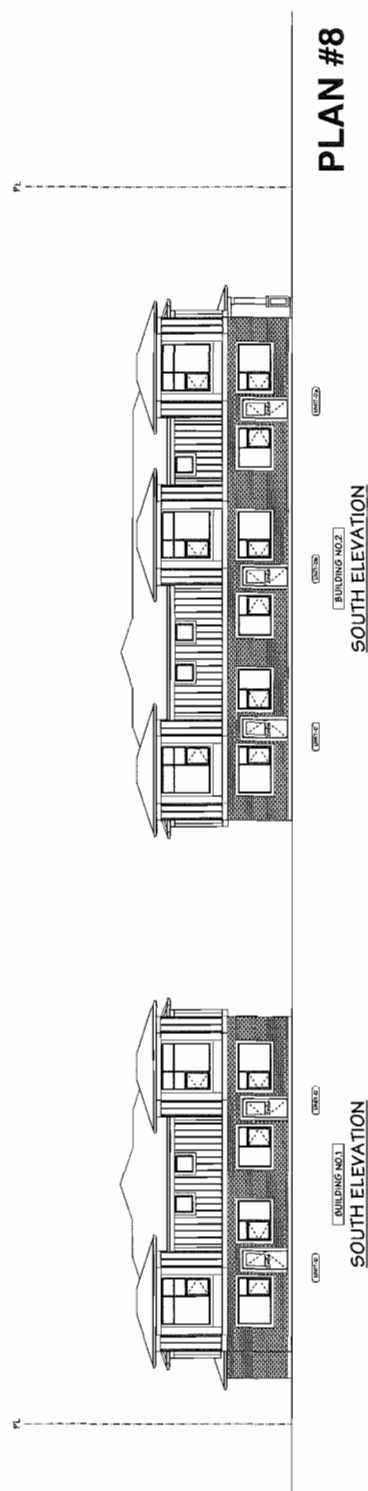
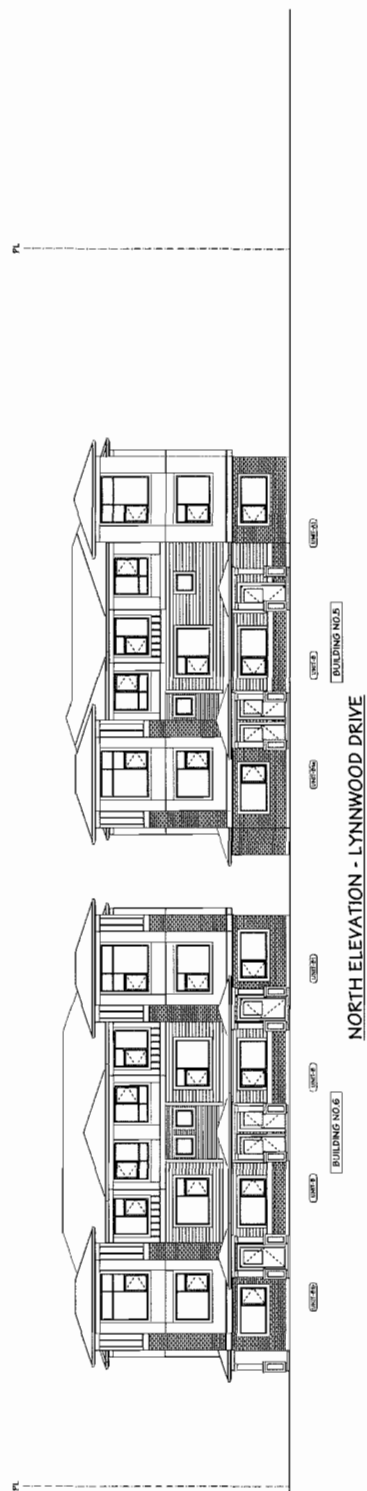
UNIT 614

BUILDING NO.7

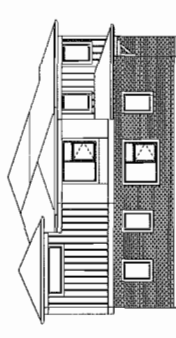
EAST ELEVATION

SCALE	W" = F'-"	SHEET NO.
DATE	OCT. 31, 1916	
DESIGN	TY	
CHECKED		PROJ. NO.
		(111A)

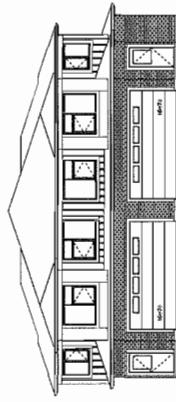
PLAN #7



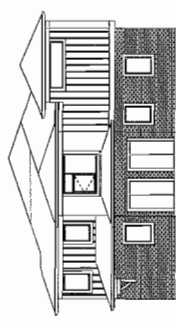
ROOF FLOOR
FIN. - 11' 0" (3.30M)
1st FLOOR
FIN. - 11' 0" (3.30M)
2nd FLOOR
FIN. - 11' 0" (3.30M)
3rd FLOOR
FIN. - 11' 0" (3.30M)



BUILDING NO. 1
EAST ELEVATION

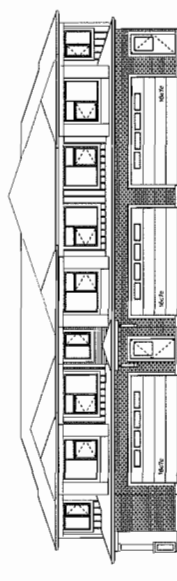


BUILDING NO. 1
NORTH ELEVATION

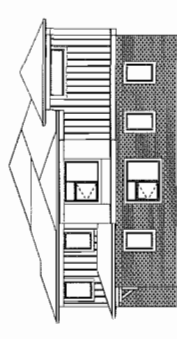


BUILDING NO. 1
WEST ELEVATION

ROOF FLOOR
FIN. - 11' 0" (3.30M)
1st FLOOR
FIN. - 11' 0" (3.30M)
2nd FLOOR
FIN. - 11' 0" (3.30M)
3rd FLOOR
FIN. - 11' 0" (3.30M)

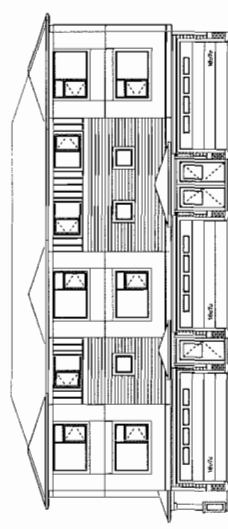


BUILDING NO. 2
NORTH ELEVATION

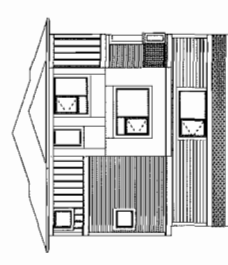


BUILDING NO. 2
WEST ELEVATION

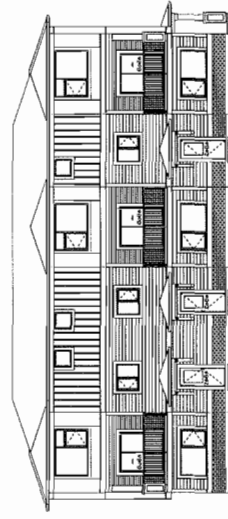
ROOF FLOOR
FIN. - 11' 0" (3.30M)
1st FLOOR
FIN. - 11' 0" (3.30M)
2nd FLOOR
FIN. - 11' 0" (3.30M)
3rd FLOOR
FIN. - 11' 0" (3.30M)



BUILDING NO. 3
NORTH ELEVATION



BUILDING NO. 3
WEST ELEVATION



BUILDING NO. 3
SOUTH ELEVATION

ALL RIGHTS RESERVED	PROJECT
DATE	DATE
BY	BY
FOR	FOR

2000 S. 10th Avenue, Suite 100
2000 S. 10th Avenue, Suite 100
2000 S. 10th Avenue, Suite 100

Yamamoto
Architecture Inc.

2000 S. 10th Avenue, Suite 100
2000 S. 10th Avenue, Suite 100
2000 S. 10th Avenue, Suite 100

SCALE	1/4" = 1'-0"
DATE	DATE
BY	BY
FOR	FOR

PLAN #9



PROJECT **TOWNHOUSE DEVELOPMENT**

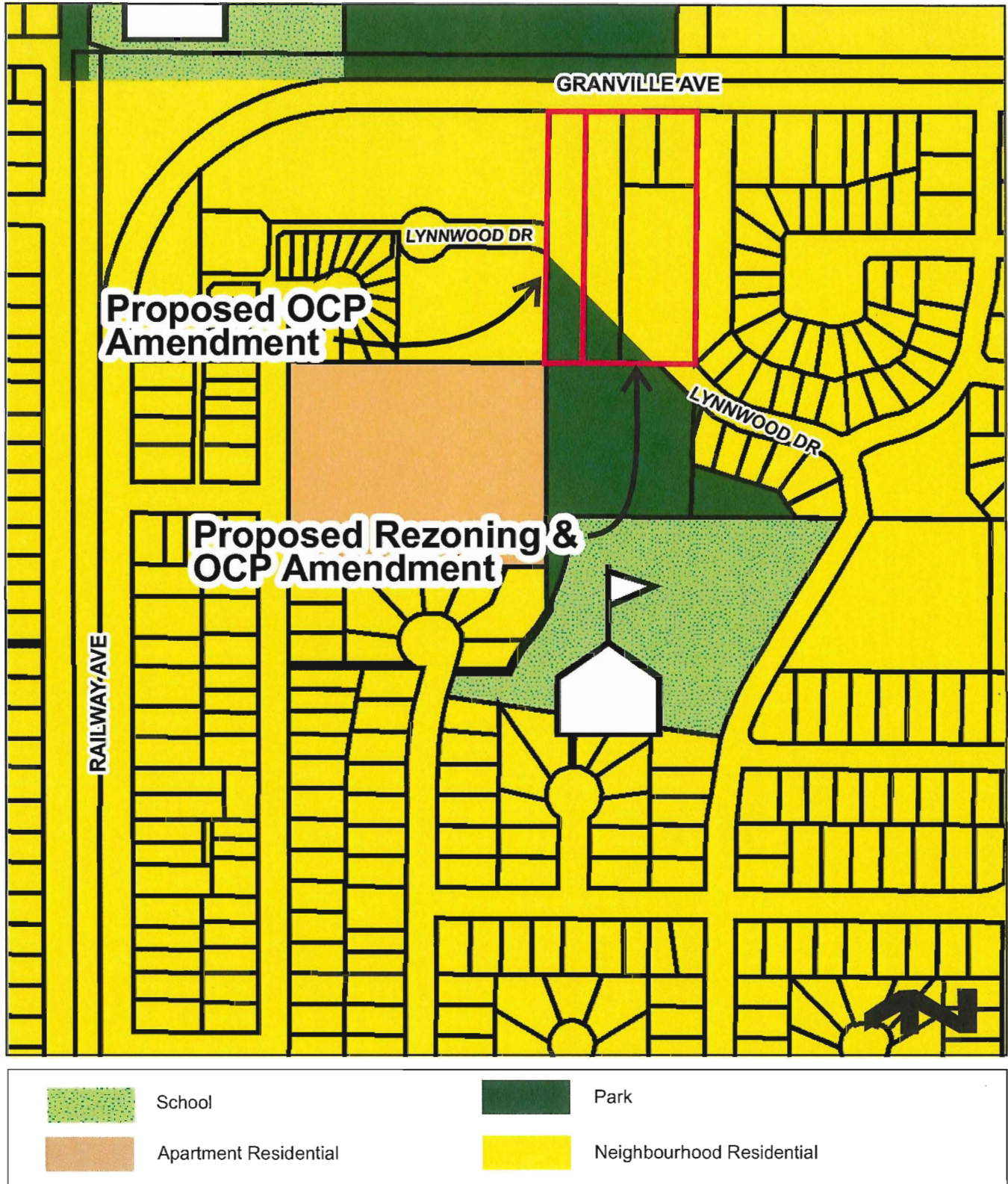
Yamamoto
Architecture Inc.

©1991 and 1992, Wm. A. R. Inc.
ISSN 0275-1275/92 \$04.00/0

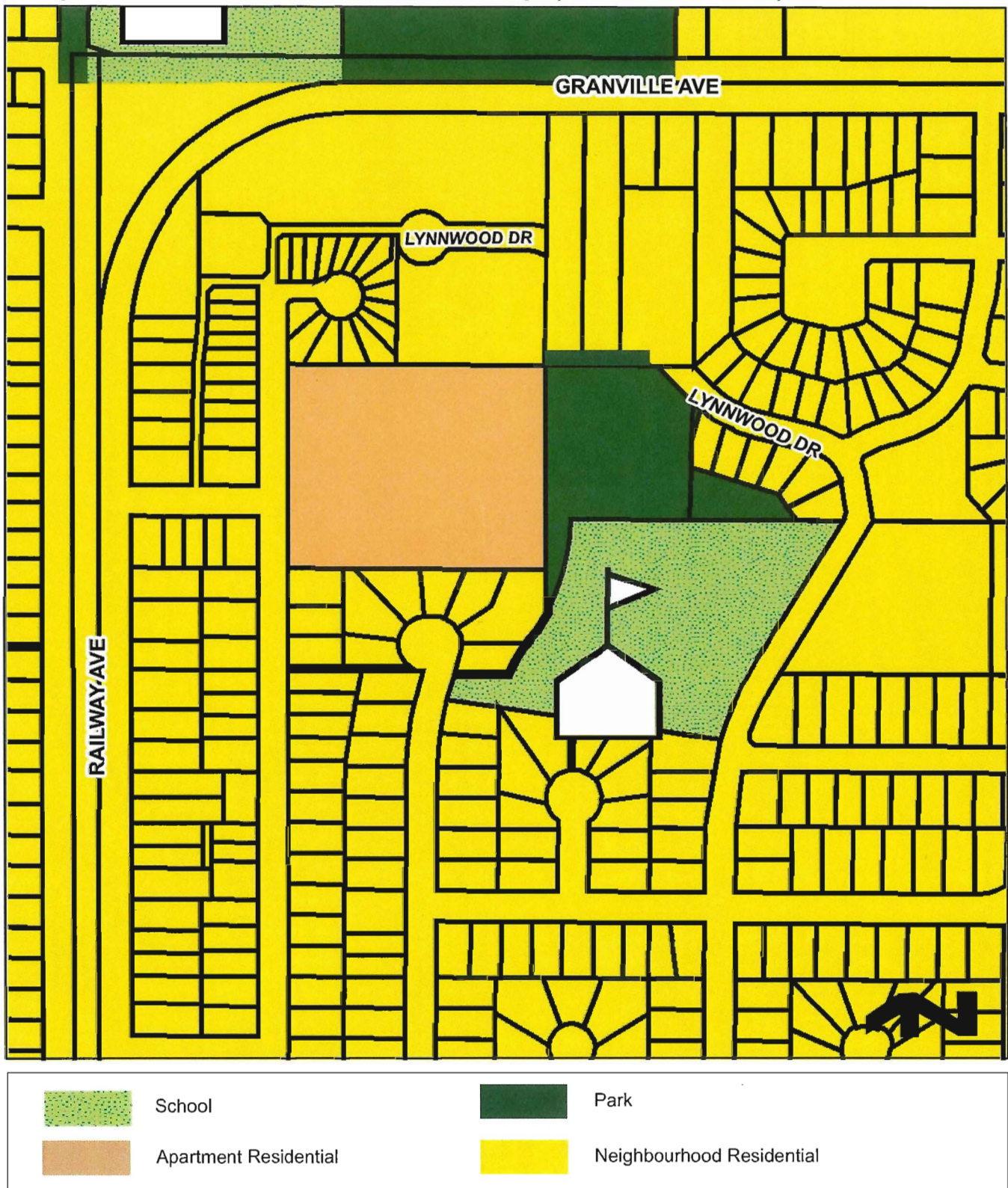
SCALE	1/8" = 1'-0"	SHEET NO.
DATE	OCT. 14, 1998	
DESIGN	TV	
REVISIONS		PROJECT NO.

PLAN #10

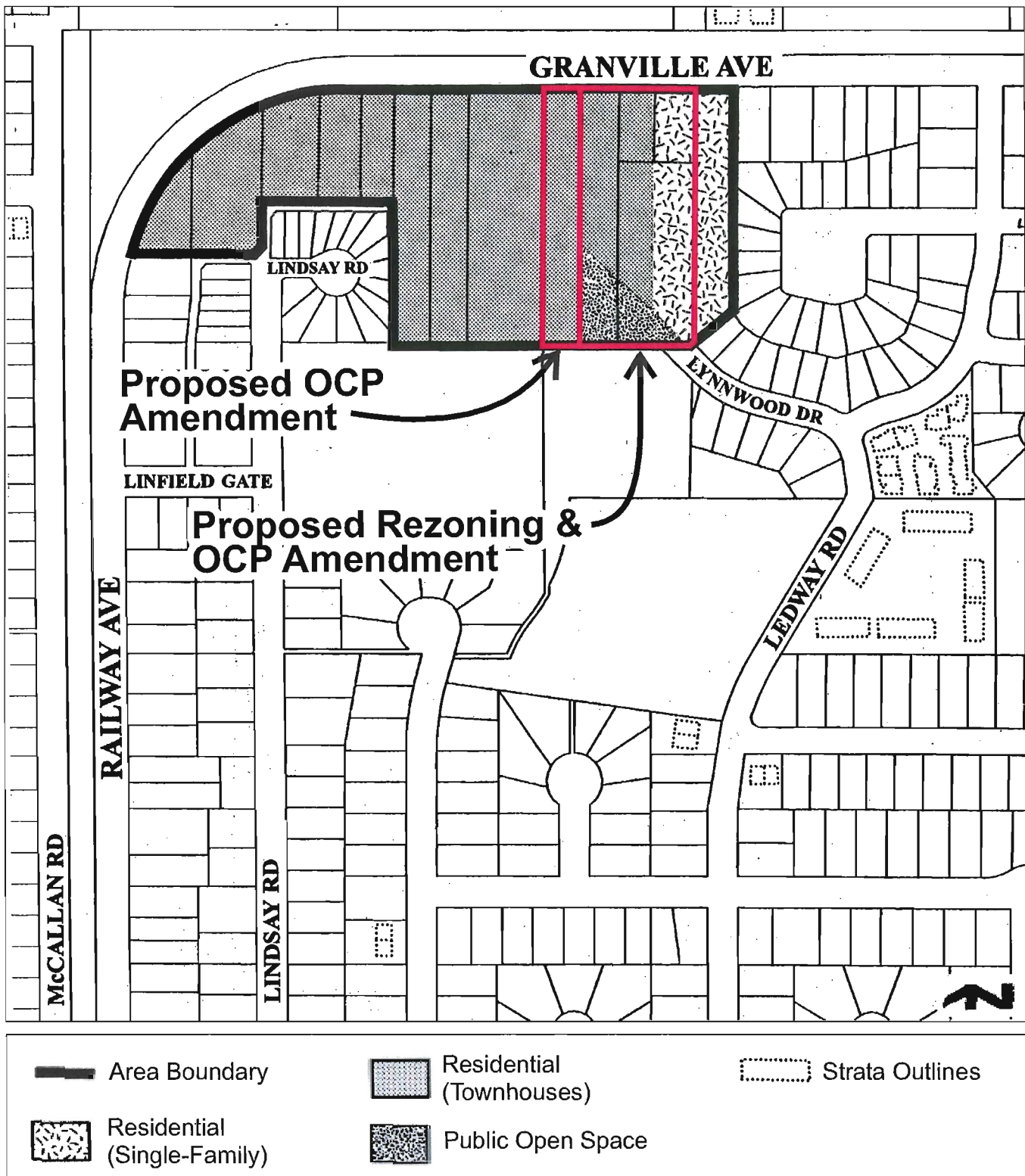
Context Land Use Map
2041 OCP Land Use Map (RZ 12-610630)



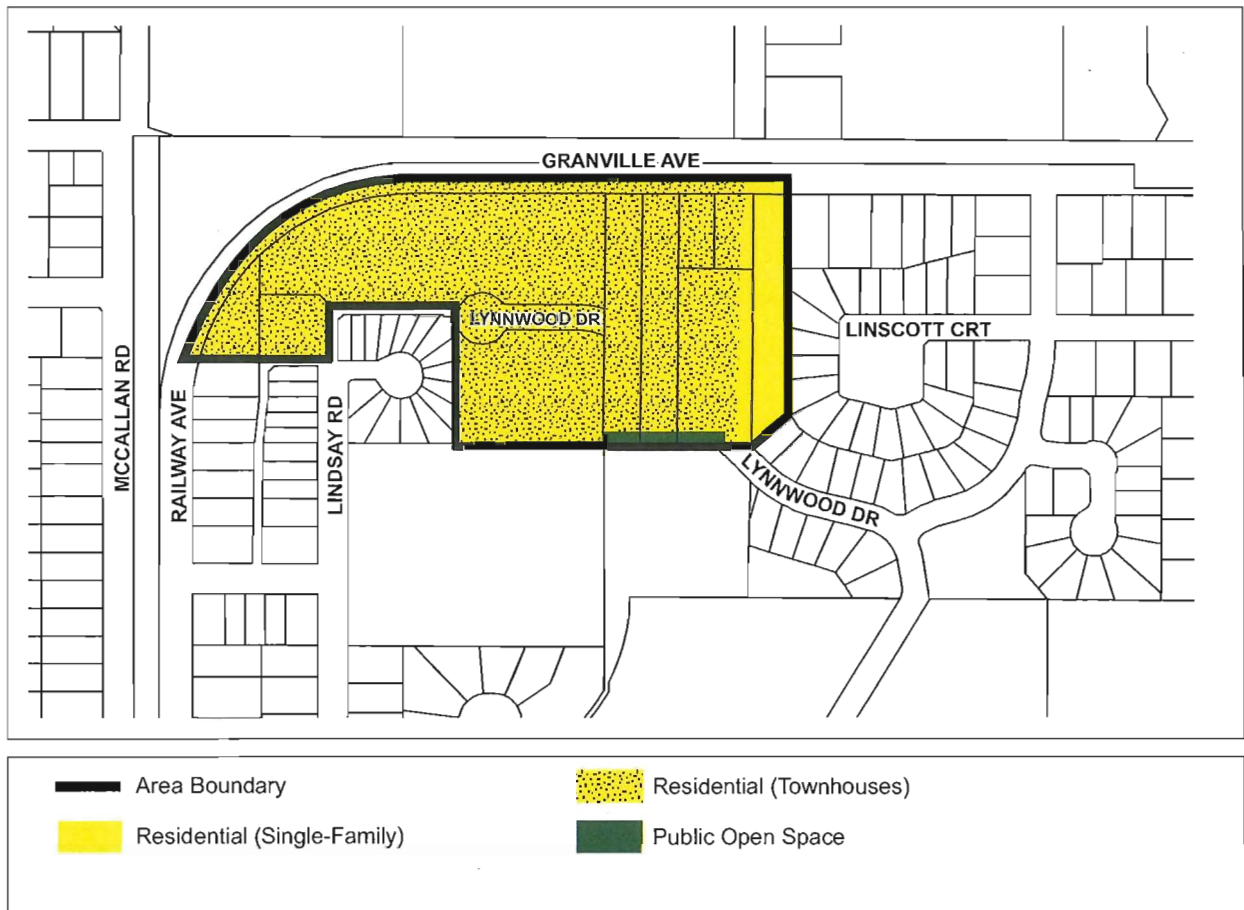
Context Land Use Map
Proposed 2041 OCP Land Use Map (RZ 12-610630)



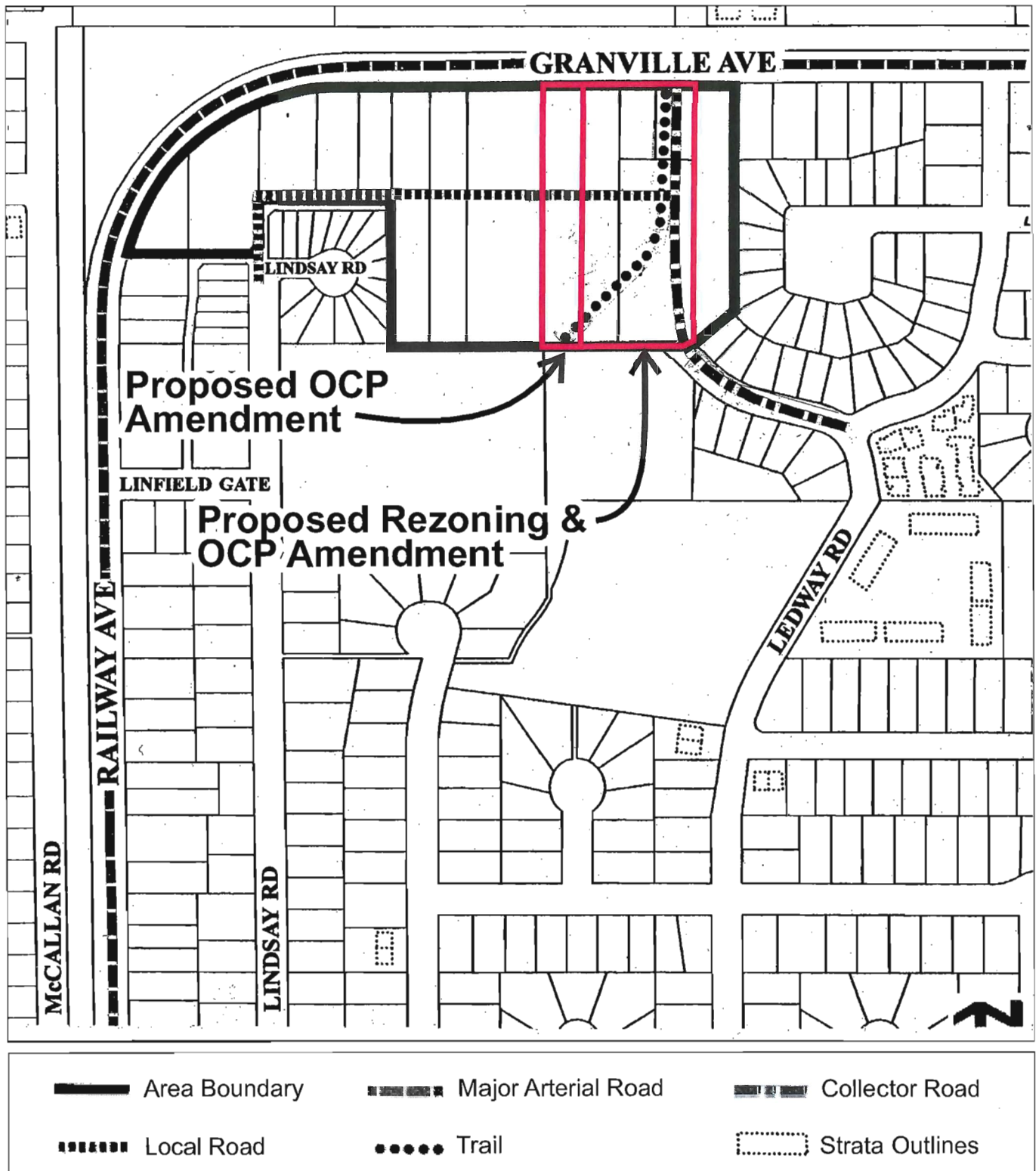
Laurelwood Sub-Area Plan Land Use Map



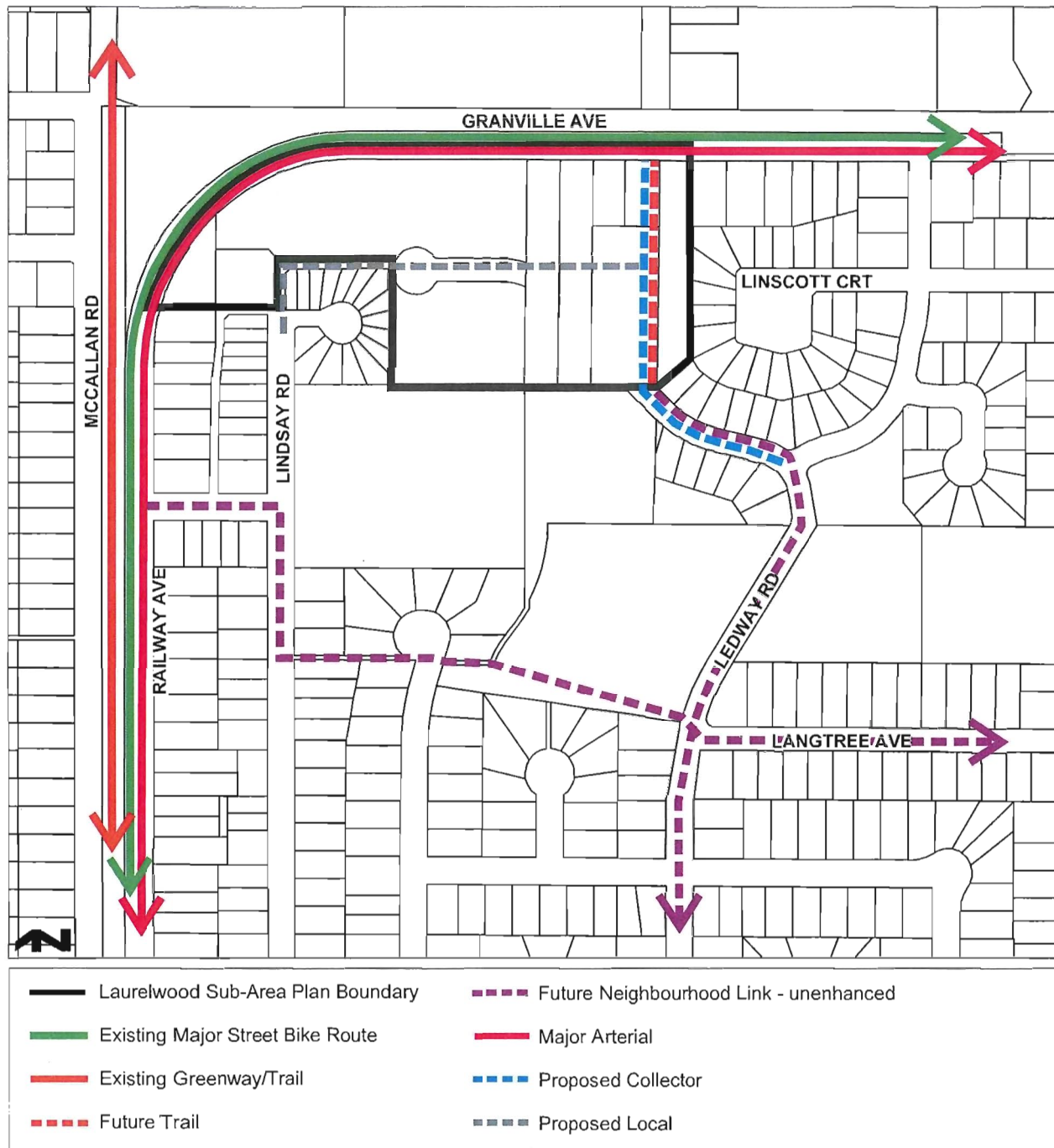
Proposed Laurelwood Sub-Area Plan Map Land Use Map



Laurelwood Sub-Area Plan Circulation Map



Proposed Laurelwood Sub-Area Plan Circulation Map





RZ 12-610630

Attachment 9

Address: 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Laurelwood Sub-Area (Blundell)

	Existing	Proposed
Owner	Grandsun Investment & Trading Inc. City of Richmond (5360 Granville Ave)	Unknown
Site Size	5320 Granville Ave 4,030 m ² 5340 1,106 m ² 5360 1,264 m ² 7260 Lynnwood Dr 5,680 m ² Total 12,080 m ²	North Development Site 4,332.9 m ² South Development Site 3,477.2 m ² Road Dedication 3,764.9 m ² Park Expansion 505 m ² Total 12,080 m ²
Land Uses	Residential (Single Detached) and vacant land	Residential (Townhouses) and Public Open Space
OCP Designation	Neighbourhood Residential and Park	Neighbourhood Residential and Park
Sub-Area Plan Designation	Residential (Townhouses) and Public Open Space	Residential (Townhouses) and Public Open Space
Zoning	Single Detached (RS1/E)	Medium Density Townhouses (RTM3)
Number of Units	2 homes & 1 vacant lot	43 Townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)	Max. 0.7	0.7	None permitted
Lot Coverage	Max. 40%	40%	None
Lot Size: Minimum Lot Depth Minimum Lot Width	Min. 35 m Min. 50 m	156 m 56 m	None
Setbacks: Granville Avenue North-South road East-West road McKay park Interior Side Yard	Min. 6 m Min. 6 m Min. 6 m Min. 3 m Min. 3 m	6 m 5.2 m to 6 m 4.5 m to 6 m 4.5 m 1.9 m to 14 m	0.8 m Reduction 1.5 m Reduction 1.1 m Reduction
Building Height	Max. 12 m & three-storey	10.4 m Max. & three-storey	None
Parking Spaces: Resident Visitor Accessible Total	86 9 (2) 95	86 9 (2) 95	None
Tandem Parking Spaces	Max. 50% Permitted	47% (40 spaces)	None
Indoor Amenity Space	Min. 100 m ²	Cash-in-lieu	None
Outdoor Amenity Space	Min. 258 m ²	315 m ²	None

Public Input

Carol Felker Snaden

July 21, 2014

Karen McDonald

January 13, 2014

Ric Pearce

April 16, 2013

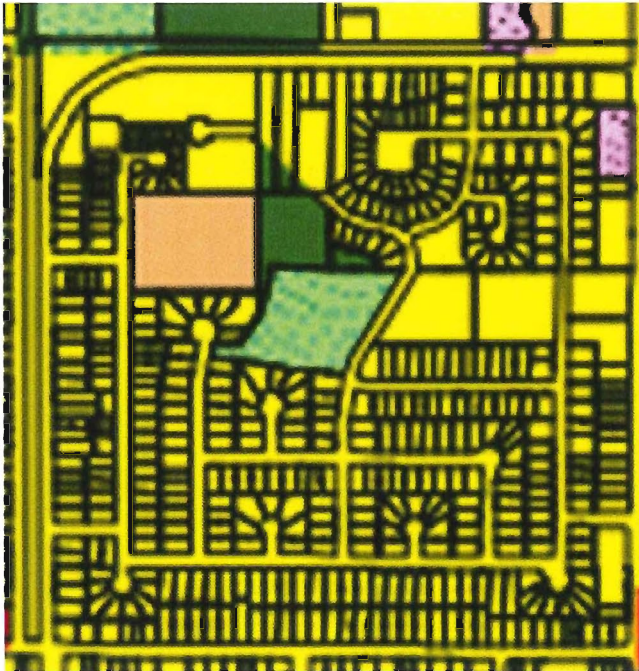
Badyal, Sara

From: Badyal, Sara
Sent: Monday, 21 July 2014 11:58 AM
To: Badyal, Sara
Subject: 5300 Granville Ave - Dec 10, 2012

Att: June Christy
Senior Planner, Policy Planning

I am writing this on behalf of my parents Andy and Nora Felker who own the property at 5300 Granville Ave. in Richmond. They live there and would like to know why their property has been designated as partial park with a diagonal line running through the lot. My parents have not requested this OCP designation and believe it will impact their ability to sell their home in the future. Their acre lies next to the fire lane which is used as a main driveway into the Laurelwood condo development. They are long time Richmond residents. I will forward your answer to them.

Thank you,
Carol Felker Snaden



Badyal, Sara

From: Karen McDonald [luckycat@shaw.ca]
Sent: Monday, 13 January 2014 04:46 PM
To: Badyal, Sara
Cc: Karen McDonald
Subject: Fwd: RZ 12-610630
Attachments: image.png; ATT00001.txt; image.png

>>>>

>>>> To : Sarah Badyal:

>>>>

>>>> I am writing in concern to the proposals to change from single home to town home. The proposal leaves far too little parkland on the south side of proposed Lynnwood drive extension. When I bought my place at 24 7111 Lynnwood which is the most southeast unit in the complex, it was due to the fact that in the future the end of Lynnwood Drive would eventually be extended but that the land south side of of the road would be left as Park land. As you can see from my sent images that left me with parkland to my east. This re zoning not only adds to more congestion and additional squeeze on lack of parking in the area it is not compliant with what I was told would be the future plans for this land . This will also reduce the value of my home. Please keep it single family and if the roads get connected dedicate the south side to parkland.

Please hit reply so I know you received this with google maps included. Thanks.

●●○○ ROGERS

12:26 PM

83%

7111 Lynnwood Dr, Richmond BC V7C 5S9, Canada

Lynnwood Dr

Linscott Ct

Lynnwood Rd



3D



Granville Ave

Ledway Rd

Lynnwood Dr

Linscott Ct

Lynnwood Rd

3D



7111 Lynnwood Dr, Richm...

●●○○ ROGERS 3G 3:58 PM

75%

DONALD MCKAY SCHOOL COMMUNITY

RECEIVED APR 16/13

Ric Pearce
7391 Lynnwood Drive
Richmond, B.C.
Chric@shaw.ca
604-307-3522

Re:
Centro Terrawest Development Ltd
Yamamoto Architecture Inc Talzo Yamamoto
Centro Terrawest Development Ltd Kush Panatch
6042411422
Yamamoto 6047311127 Architecture Inc Talzo Yamamoto
YAMAMOTO ARCHITECTURE INC has applied to the City of Richmond for permission to rezone 5320, 5340, 5360, 5380 Granville Ave and 7280 Lynnwood Dr from Single Detached (RS1/E) to Medium Density Townhouses (RTM3) in order to construct 42 three storey multi-family townhouse units.

To Sara Badyal,

I am writing on behalf of the neighbours and families of Donald McKay School Community. We have some concerns about the above Rezoning Permit Application. Our concerns are centered on the safety of our children and families of our small, yet well knitted community.

The above permit application is going to open up the current dead end road on Lynnwood Drive and allow access to Granville. The playground where the children play is within fifty meters of Lynnwood Drive, and blocked with a wooden barrier. Children and parents use this dead end road for pickup and drop off for the school and the preschool. With a through road, traffic will increase and that puts our children and families at peril.

When the construction begins there will be a major change in the traffic pattern. The use of Dump Trucks and Construction Vehicles will greatly increase down Ledway and Lynnwood. Once again, these vehicles will be crossing very close to a well-attended playground.

Richmond is in a huge growth stage and we understand that open land will ultimately be re-developed. We appreciated you hearing some of our initial concerns and we would encourage open dialogue about the proposal and what options there are. If we could arrange a meeting with others and myself within the community it would be greatly appreciated.

Sincerely,



Ric Pearce

Cc: Cameron Robertson Traffic Technician

DONALD MCKAY SCHOOL COMMUNITY

Name

Address

Signature

SYMAN CHANG

7171 LEDWAY RD RICHMOND

V7E512

NORM McPHERDRIAN

7160 LEDWAY RD. RICHMOND

PAT McPHERDRIAN

7160 LEDWAY RD., RICHMOND

LILY SZE

2-7200 ledway Rd. Richmond

SU VUI PANG

2-7200 Ledway Rd, Richmond

Joyce Pang

2-7200 Ledway Rd, Richmond

GREG PIETRUSINSKI

5-7200 Ledway Rd, Richmond

Reggie PIETRUSINSKI

5-7200 Ledway Rd, Richmond

(2) Marty & Gae

1220 ledway Rd, Richmond

(2) OTTAWA & Gae

7240 Ledway Rd Richmond

R GRUTA

7260 Ledway Rd, RMD

Herraine Grute

7260 Ledway Rd, RMD

ROSS RENWICK

7280 LEDWAY RD, RMD.

RINOA RENWICK

7280 LEDWAY RD RMD

P McKennie

7131 ledway rd

AARON PAN

7151 LEDWAY ROAD

ANTONIO LEE

7191 LEDWAY ROAD

CAROL LEE

7191 LEDWAY ROAD

FANNY LAI

7311 LYNNWOOD DR RMD

KEN HAM

7340 Lynnwood Dr. Rd

DONALD MCKAY SCHOOL COMMUNITY

Name	Address	Signature
Francine Ng	2500 7360 Lombard Rd.	Francine Ng
Kathy Zemke	3640 Ullsmore Ave.	K. Zemke
Linda Goncalves	6077 Dickens St bby	Linda
Janet Trahey	#169-4340 Steveston Hwy	Janet Trahey
Mika Livingston	#18-11291 7th Ave.	Mika
Regan Tanz	310-250 Salter St. New West.	Regan
Lisa Duncan	7420 Langton Rd	Lisa
Jennifer Shabib	10420 Blundell Rd.	Jennifer
Jocelyn Rodricks	202 7200 Lindsay	Jocelyn
Melissa Zhang	7031 McCallan Rd	Melissa
Tammy ZORNES	5291 Ludlow Rd	Tammy
Sandra Skerchuk	9780 Penelope Rd Road	Sandra
Marilyn Turnbull	7360 Lombard Rd.	Marilyn

DONALD MCKAY SCHOOL COMMUNITY

Name

Address

Signature

Michael He

21-7300 Ledway Rd

Jenny Lee

7388 LYNNWOOD DRIVE

HENRY LEE

7388 LYNNWOOD DR.

Yoko Aiki

7360 LYNNWOOD DR

WAYNE CHI

7280 LYNNWOOD DR

NELLY LAW

7371 LYNNWOOD DR

Taleeya K. Caldwell

7320 Lynnwood Dr.

WILLIAM WONG

7320 Lynnwood Dr

Jenny Lee

Henry Lee

Yoko Aiki

Wayne Chi

Nelly Law

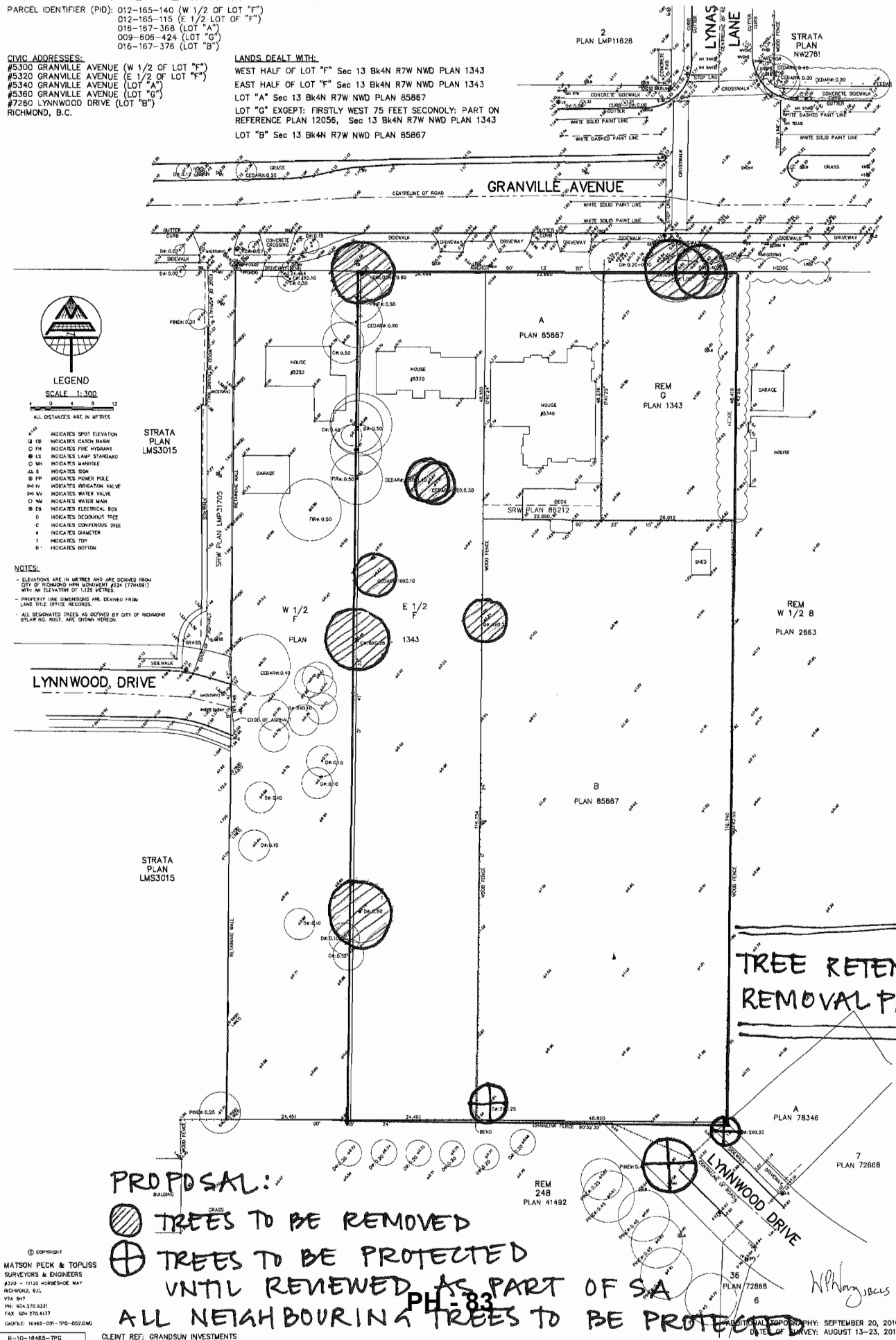
Taleeya K. Caldwell

William Wong

ATTACHMENT 11

CIVIC ADDRESSES:
#5300 GRANVILLE AVENUE (W 1/2 OF LOT "F")
#5320 GRANVILLE AVENUE (E 1/2 OF LOT "F")
#5340 GRANVILLE AVENUE (LOT "A")
#5360 GRANVILLE AVENUE (LOT "G")
#7260 LYNNWOOD DRIVE (LOT "B")
RICHMOND, B.C.

LANDS DEALT WITH:
WEST HALF OF LOT "F" Sec 13 Bk4N R7W NWD PLAN 1343
EAST HALF OF LOT "F" Sec 13 Bk4N R7W NWD PLAN 1343
LOT "A" Sec 13 Bk4N R7W NWD PLAN 85867
LOT "G" EXCEPT: FIRSTLY WEST 75 FEET SECONDLY: PART ON
REFERENCE PLAN 12056, Sec 13 Bk4N R7W NWD PLAN 1343
LOT "B" Sec 13 Bk4N R7W NWD PLAN 85867



© COPYRIGHT
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C.
V7A 5H7
PH: 604.270.9331
FAX 604.270.4137
CADFILE: 16465-001-TPG-002.DWG

R-10-10465-TPG

CLEINT REF: GRANDSUN INVESTMENTS

ADDITIONAL TOPOGRAPHY: SEPTEMBER 20, 2010
DATE OF SURVEY: AUGUST 13-23, 2010



City of Richmond

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

Address: 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive **File No.:** RZ 12-610630

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9115, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9114.
2. The developer shall be required to enter into purchase and sales agreements with the City for the concurrent purchase and sale of the following Lands, which is to be based on business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreements shall be borne by the developer. The Lands include:
 - a) Acquisition of city-owned lands at 5360 Granville Avenue;
 - b) Acquisition of city-owned lands at 7117 Lindsay Road; and
 - c) Sale of 9 m wide area measured along the entire south property lines (after the road dedication) of 5320 Granville Avenue and 7260 Lynnwood Drive for McKay neighbourhood park expansion.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Road dedication for new road extensions connecting to Lynas Lane and Lynnwood Drive. Road dedication is to include 4m x 4m corner cuts at all road intersections. Exact road dedication dimensions are to be determined from a detailed Final Ultimate Road Plan to the satisfaction of the Director of Transportation. Road dedications and road cross sections illustrated on attached Draft Interim Road Functional Plan:
 - a) North-South Road Extension: 17m wide road dedication and additional 0.5m SRW PROP. Road extension narrows as it approaches Granville Avenue to align the ultimate curbs with the north leg of the intersection with Lynas Lane.
 - b) East-West Road Extension: 17m wide road dedication and additional 0.5m SRW PROP.
5. The granting of 0.5 wide PROP SRW along all new roads for new City Sidewalk. Owner responsible for construction via required Servicing Agreement as noted below. City responsible for future maintenance and liability.
6. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive aisles of both the north and south development areas in favour of 5300 Granville Avenue to accommodate shared access for future multi-family redevelopment. This includes the installation of way-finding signage on the subject property.
7. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
8. Registration of a flood indemnity covenant on title (Area A).
9. Registration of a legal agreement on title prohibiting the conversion of tandem parking areas into habitable space.
10. Discharge obsolete utilities right-of-way (AD179045) from the title of 5340 Granville Avenue.
11. Discharge obsolete no development covenant (AD179047) from the title of 7260 Lynnwood Drive.
12. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot towards Public Art, or participation in the City's Public Art program (e.g., \$46,489).
13. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot to the City's Affordable Housing Reserve Fund (e.g., \$117,694.11).
14. City acceptance of the developer's offer to voluntarily contribute \$2,600.00 to the City's tree compensation account in compensation for the removal of cedar hedgerow in the Granville Avenue boulevard.
15. Incorporation of indoor amenity space in the Development Permit plans or contribution in-lieu of on-site indoor amenity space in accordance with the OCP and Council Policy (e.g., \$71,000 for 43 units).

16. Incorporation of new replacement trees in the Development Permit Landscape plan at a ratio of 2:1 for each existing bylaw tree proposed for removal, or a combination of new replacement trees and City acceptance of the developer's offer to voluntarily contribute to the City's Tree Compensation Fund for the planting of replacement trees within the City at a rate of \$500 per replacement tree not accommodated onsite.
17. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
18. 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.
19. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
20. Enter into a Servicing Agreement* for the design and construction of frontage improvements, park improvements, new roads and services which shall be registered on Title. Works include, but may not be limited to:
 - a) New Roads – New roads are required, connecting to Granville Avenue and Lynnwood Drive, including:
 - i.) North-South Road Extension: 17.5m wide cross-section (including 0.5m wide SRW PROP). New road works to include but not limited to: 11.2m asphalt pavement, curb and gutter, Min. 1.5m grass boulevard with trees and 1.5m concrete sidewalk. Road extension narrows as it approaches Granville Avenue to align the ultimate curbs with the north leg of the intersection. The south leg of the intersection will be widened to the ultimate cross section as part of future redevelopment of 5400 Granville Avenue.
 - ii.) East-West Road Extension: 17.5m wide cross-section (including 0.5m wide SRW PROP). New road works to include but not limited to: 11.2m asphalt pavement, curb and gutter, Min. 1.5m grass boulevard with trees and 1.5m concrete sidewalk. Road to be extended further west and completed in the future with future redevelopment of 5300 Granville Avenue.
 - iii.) Decorative paving treatments, alignment of sidewalks, and traffic calming measures such as curb extensions and boulevards will be reviewed and included if deemed necessary through the Servicing Agreement process.
 - b) McKay neighbourhood park frontage improvements – Continuation of sidewalk on west side of Lynnwood Drive to park entry with letdown for service vehicles to Park, and a crosswalk to connect the McKay neighbourhood park pathway system to the existing sidewalk on the north side of Lynnwood Drive.
 - c) Granville Avenue frontage improvements – New 1.5 m concrete sidewalk located closer to the property line on the same alignment/offset as the existing sidewalk located west of 5300 Granville Avenue, complete with street lighting and a grass boulevard with trees.
 - d) Installation of a new traffic signal at the intersection of Granville Avenue and Lynas Lane. Existing special crosswalk to be upgraded to a full traffic signal. The work shall include, but not be limited to:
 - i) Type "P" controller cabinet.
 - ii) UPS (Uninterrupted Power Supply) & service panel cabinet/base
 - iii) Video detection
 - iv) Illuminated street name signs
 - v) Type "S" and/or type "L" poles/bases to suit site conditions
 - vi) APS (Accessible Pedestrian Signals)
 - vii) Fibre optic communications cable and associated equipment
 - viii) In-ground vehicle detection
 - ix) Removal of existing signal poles, bases, etc to be returned to City Works Yard
 - x) All associated costs to upgrade this system to be borne by the Developer.

The design of the intersection is to be to TAC standard for intersection design, including barrier curbs at the corners. As well, signage and pavement markings, are required.

- e) Street Lighting – Roadway lighting system shall be based on City's current design standard.
- f) Storm sewer works – provide a 600mm diameter storm sewer system in the future north-south and east-west roads, with manholes to tie into the existing storm sewers in Granville Avenue to the north and Lynnwood Drive to the southeast (approximately 255 m in length).
- i) Sanitary sewer works – provide 200mm diameter sanitary sewer in the future north-south and east-west roads, with a manhole to tie into the existing sanitary sewer in Lynnwood Drive to the southeast (approximately 255 m in length).
- j) Water works – provide 200mm diameter water main in the future north-south and east-west roads, tying into the existing water mains in Granville Avenue to the north (400 mm diameter) and Lynnwood Drive to the southeast (approximately 255 m in length).
- k) Fire hydrants – provide 2 new fire hydrants, one in the new north-south road and one on the site's Granville Avenue frontage (i.e., on the south side of Granville Avenue).
- l) McKay neighbourhood park improvements, to City of Richmond Parks specifications and to the satisfaction of the Senior Manager, Parks, including:
 - i) Clearing, levelling, and landscaping of new 9 m wide addition to the north edge of the park.
 - ii) Planting a larger specimen tree (with a value of at least \$1950) in compensation for the removal of the inventory Chestnut tree from Granville Avenue.
 - iii) Providing drainage at north edge of park, taking into consideration future potential park land at 5300 Granville Avenue.
 - iv) Repairing existing park pathway system and extending to tie into the new sidewalk.
 - v) Upgrading service vehicle entry and parking pad from gravel to asphalt, with curb drop.
 - vi) Installing fencing along road frontage – 1.2 m height Black vinyl coated chain link fence at the property line along the road frontage from the new north PL to the north edge of the service vehicle pad, substantial posts with rings on both sides of vehicle pad (for locked chain to prevent vehicle entry to the park), and a pedestrian opening to connect new sidewalk to the park pathway system.
- m) General Items:
 - i) Private Utilities – Developer is responsible to coordinate with private utility companies to provide services. All private utility equipment (e.g., PMT, LPTs, Telus Kisok, Shaw cabinet, etc.) is required to be accommodated on the development site, with rights-of-way as needed. There are BC Hydro poles near the northeast corner of the proposed site (i.e., Granville Avenue frontage) that may need to be relocated or removed to accommodate the future north-south road extension connecting to Lynas Lane. Removal of existing poles and undergrounding of its overhead lines will be BC Hydro's discretion. Removal of the existing poles and undergrounding of the overhead lines may require private utility aboveground structures (e.g., Vista, PMT, etc.)
 - ii) All control cabinets/kiosks (e.g., street light kiosk, traffic signal kiosk, UPS, etc.) required to service the new street lights and traffic signals shall be accommodated on the development site, with rights-of-way as needed.
 - iii) Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission.
 - iv) 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.
 - v) The proposed works must be under arborist supervision, as needed. The arborist must assess the impact of the proposed works to the protected trees at the Servicing Agreement stage or Development Permit stage (whichever comes first), and will conduct root pruning, if required. A summary report including future

recommendations must be provided to the City as part of the Servicing Agreement or Development Permit process (whichever comes first).

n) DCC Credits

There are road works DCC credits available for the road works for the north-south road extension connecting to Lynas Lane. There are also parks development DCC credits available for all works, planting, trees and park fencing in the city-owned McKay neighbourhood park. The parks development DCC credits will be determined through the Servicing Agreement and do not apply toward road works inside road dedication area, or townhouse fencing on the property line shared with the park.

The recoverable amount in the DCC program for the complete construction of the north-south road extension connecting to Lynas Lane is \$599,000. However, credits will only be applied to portion(s) of work that achieve the ultimate design. If the Servicing Agreement does not achieve the ultimate design, the credits will be lower (i.e., if frontage improvements behind the east curb, and completion of intersection SE corner are constructed with future redevelopment of 5400 Granville Ave). The final recoverable amount will be based on the Servicing Agreement drawings. Once this amount is determined, the actual Roads DCC credits given to the developer will be the lesser of:

- DCC Program as noted above;
- Roads DCC Payable - to be determined through the future Building Permit; or
- Actual roads related costs - to be determined through the Servicing Agreement.

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

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

Prior to a Development Permit* being forwarded to Council for approval, the developer is required to complete the following:

1. Landscaping Letter of Credit (amount determined by Landscape Architect in sealed cost estimate including materials, installation and 10% contingency).

Prior to Building Permit Issuance, the developer is required to complete the following:

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

Note:

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

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

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

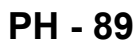
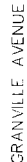
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

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

[Signed copy on file]

Signed _____

Date _____



City of Richmond
5911 NG. 3 ROAD RICHMOND B.C. V6Y 2C1

FUNCTIONAL PLAN (INTERIM)

5320, 5340 AND 5360 GRANVILLE AVENUE
7260 LYNNWOOD DRIVE
CITY FILE: RZ 12-610630

DESIGNER: MPT	DWG. No.:	DATE: JUL/12
DRAWN: JWC	SCALE: 1/320	SEC. No.: 13, 4-7
CHECKED: AG		SHEET No.: 3 OF 4
ENGINEER: MPT		

[illegible]

MPT ENGINEERING CO. LTD.
11520 HORSESHOE WAY, RICHMOND, BC V7A 5K7 TEL. 904-379-4331 FAX. 904-270-4134

MPT DWC, No.: R15802-FP
SHT, No.: 3 OF 4

NOTES:

1. ELEVATIONS ARE IN METERS AND ARE BASED ON CITY OF RICHMOND MNN MONUMENT DATUM.
2. CONTRACTOR TO CONFIRM BENCHMARK WITH MPT ENGINEERING, PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO CONFIRM LOCATIONS OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO MPT ENGINEERING, PRIOR TO CONSTRUCTION.
4. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT MASTER SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS, CURRENT CITY OF RICHMOND SUPPLEMENTAL SPECIFICATIONS, AND RUTLAND BEHAVIOR.

[illegible]

STATISTICAL SERVICE RECORDS DEPARTMENT

NOTE: FORTSIC ACQUIRES 10 DAYS NOTICE PRIOR TO THE COMMENCEMENT OF



**Richmond Official Community Plan Bylaws 7100 and 9000
Amendment Bylaw 9114 (RZ 12-610630)
5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:
 - a) Repealing the existing land use designation for the following area.

P.I.D. 012-165-115
East Half Lot “F” Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-368
Lot “A” Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

P.I.D. 009-606-424
Lot “G” Except: Firstly: West 75 Feet Secondly: Part on Reference Plan 12056, Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-376
Lot “B” Section 13 Block 4 North Range 7 West New Westminster District Plan 85867
 - b) For that area shown cross-hatched on “Schedule A attached to and forming part of Bylaw 9114”, designating it “Neighbourhood Residential”.
 - c) For that area shown cross-hatched on “Schedule B attached to and forming part of Bylaw 9114”, designating it “Park”.
2. Richmond Official Community Plan Bylaw 7100, Schedule 2.5A (Blundell Area Laurelwood Sub-Area Plan) is amended by:
 - a) Repealing the existing land use designation in the Land Use Map thereof for the following area.

P.I.D. 012-165-115
East Half Lot “F” Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-368
Lot “A” Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

P.I.D. 009-606-424

Lot "G" Except: Firstly: West 75 Feet Secondly: Part on Reference Plan 12056, Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-376

Lot "B" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

- b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9114", designating it "Residential (Townhouses)".
 - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9114", designating it "Public Open Space".
 - d) Making related minor map and text amendments to ensure consistency with the Schedule 2.5A of Official Community Plan Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan) and Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map).
3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9114"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	<div style="border: 1px solid black; padding: 5px;"> CITY OF RICHMOND APPROVED by <i>BK</i> APPROVED by Manager or Solicitor <i>[Signature]</i> </div>

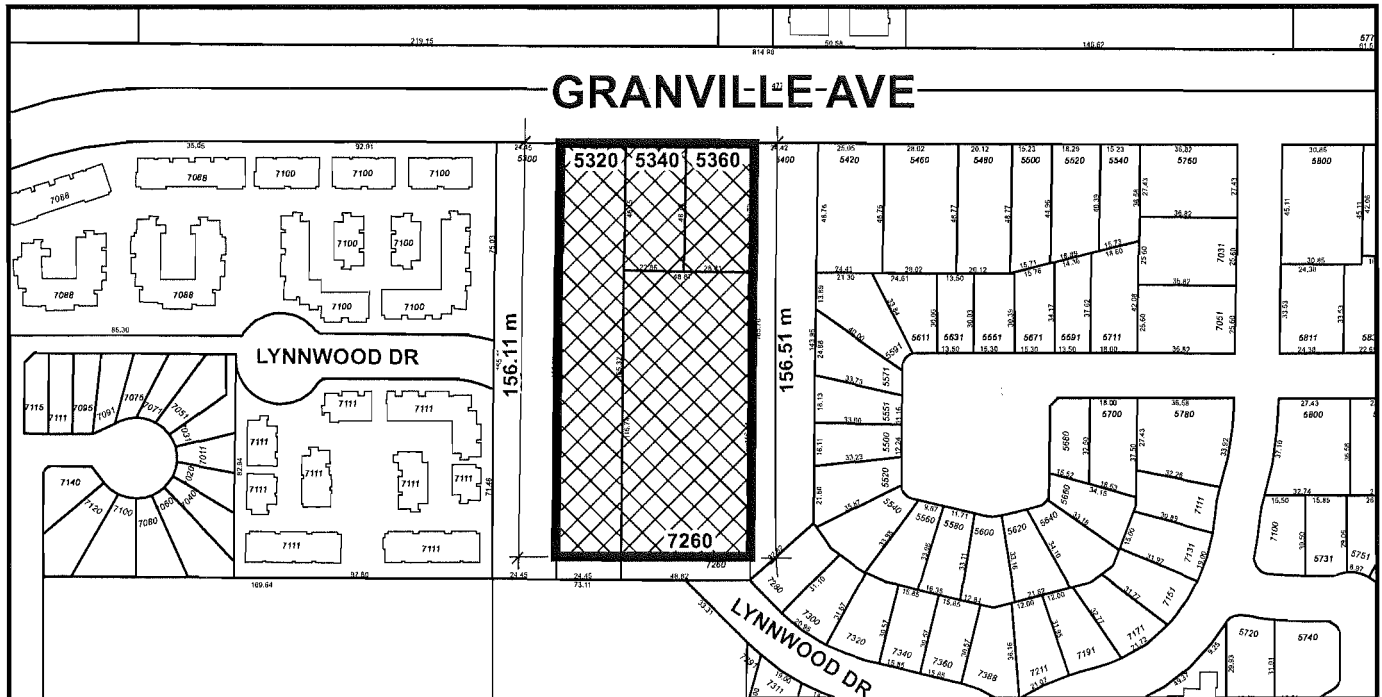
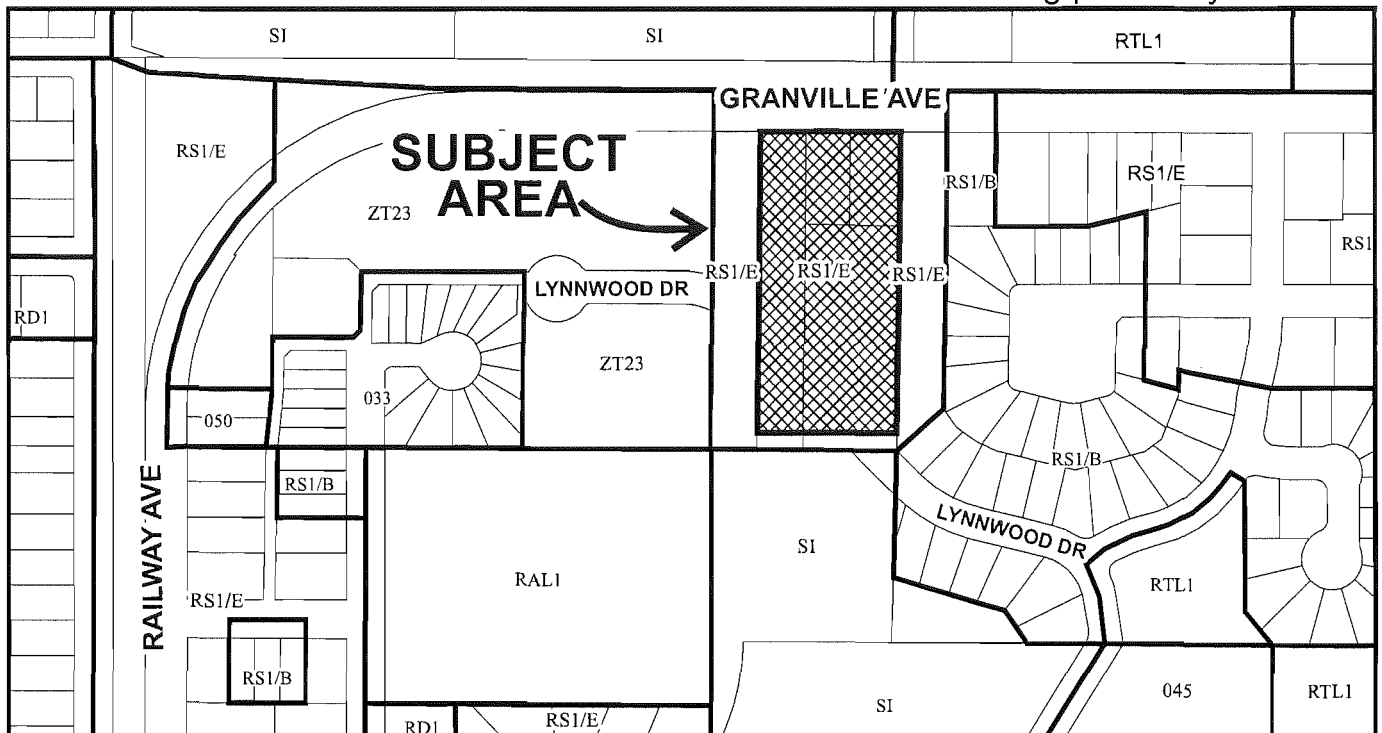
MAYOR

CORPORATE OFFICER



City of Richmond

"Schedule A attached to and forming part of Bylaw 9114"



RZ 12-610630

Original Date: 01/29/15

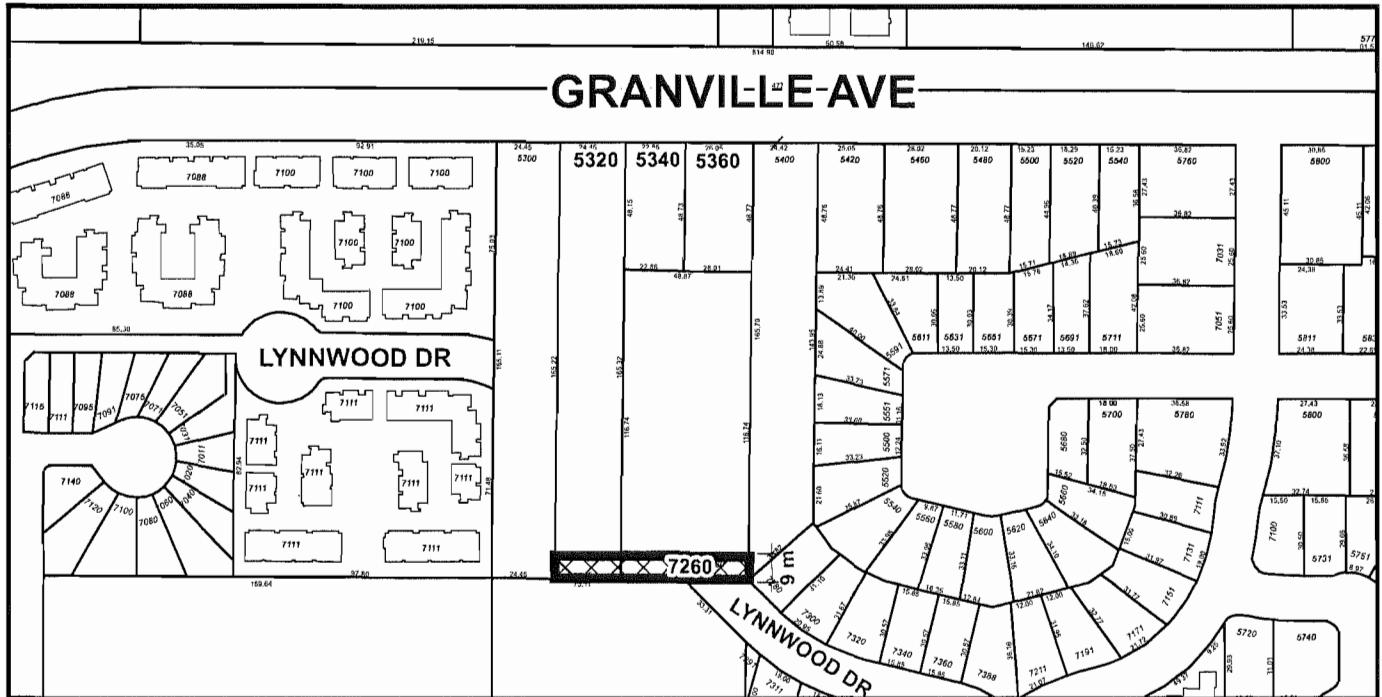
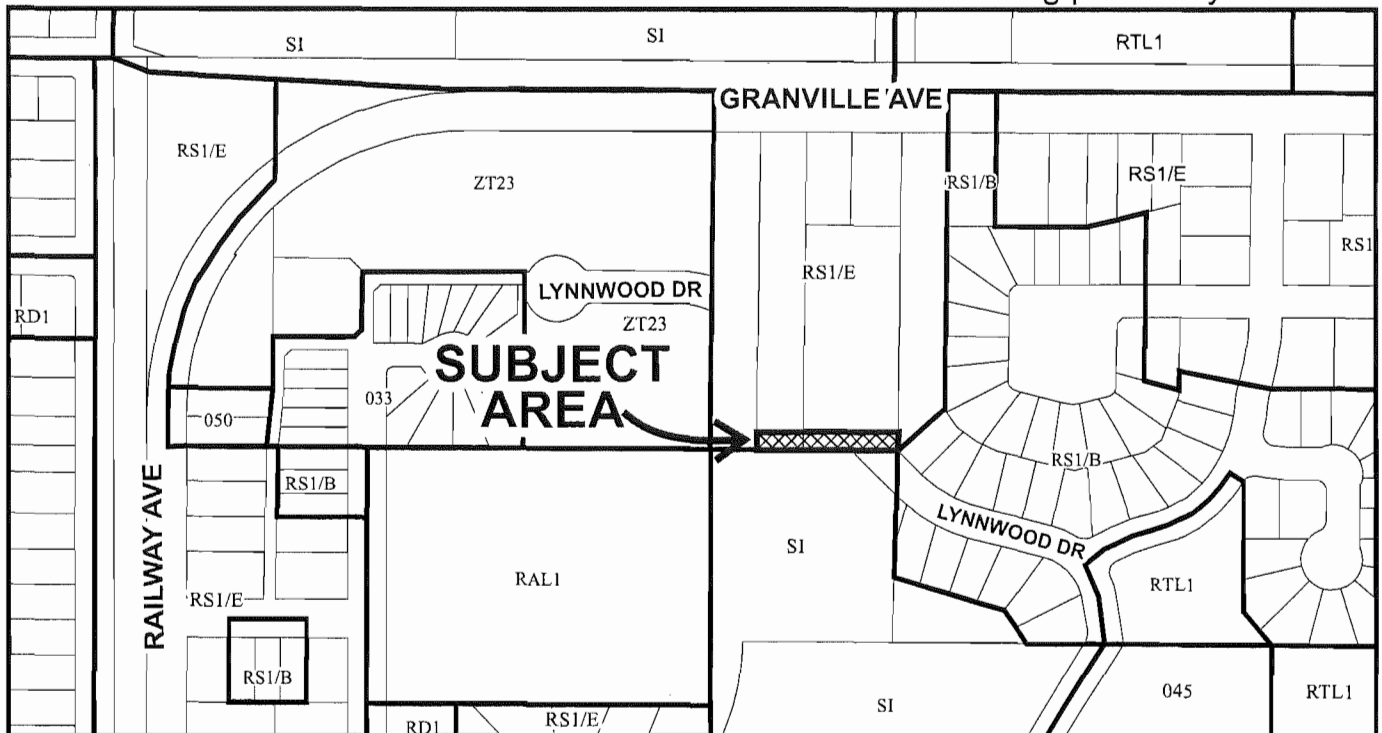
Revision Date: 03/03/15

Note: Dimensions are in METRES



City of Richmond

"Schedule B attached to and forming part of Bylaw 9114"



RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/03/15

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9115 (RZ 12-610630)
5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood 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:
 - a) Repealing the existing zoning designation of the following area.

P.I.D. 012-165-115
East Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-368
Lot "A" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

P.I.D. 009-606-424
Lot "G" Except: Firstly: West 75 Feet Secondly: Part on Reference Plan 12056, Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-376
Lot "B" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867
 - b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9115", designating it "**MEDIUM DENSITY TOWNHOUSES (RTM3)**".
 - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9115", designating it "**SCHOOL & INSTITUTIONAL USE (SI)**".

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9115**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

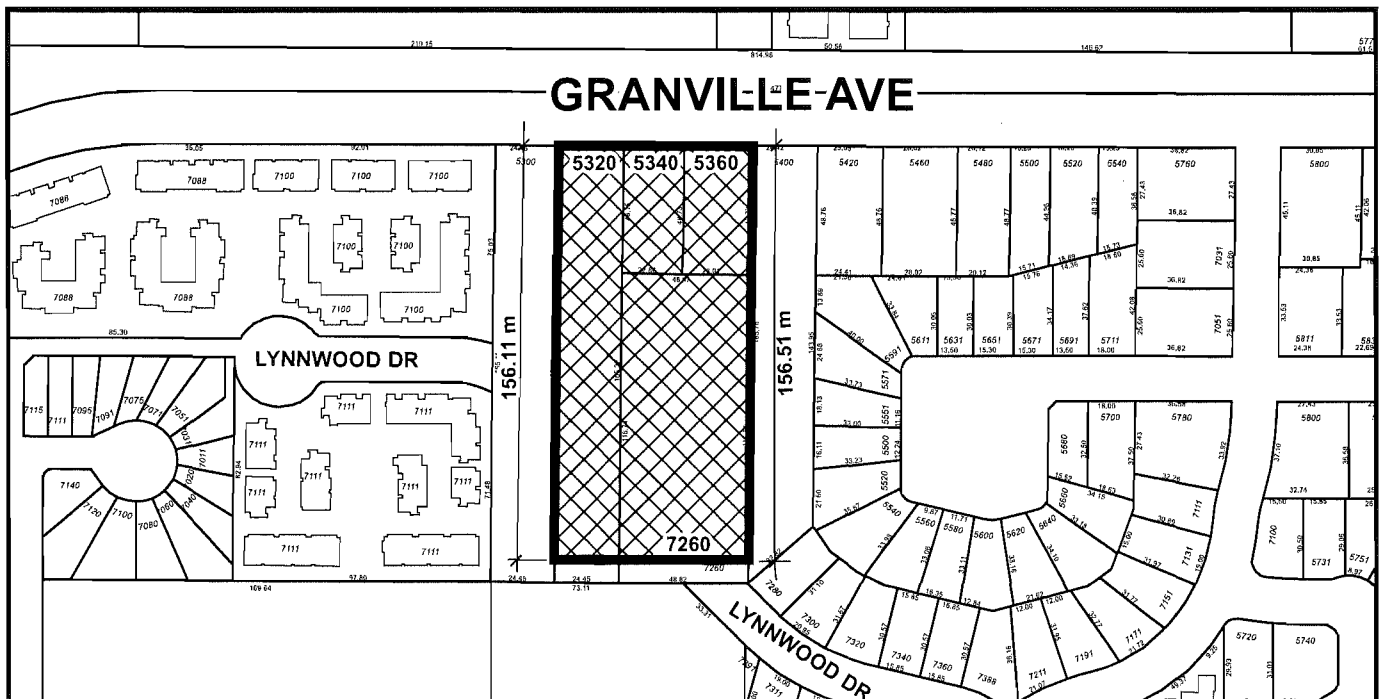
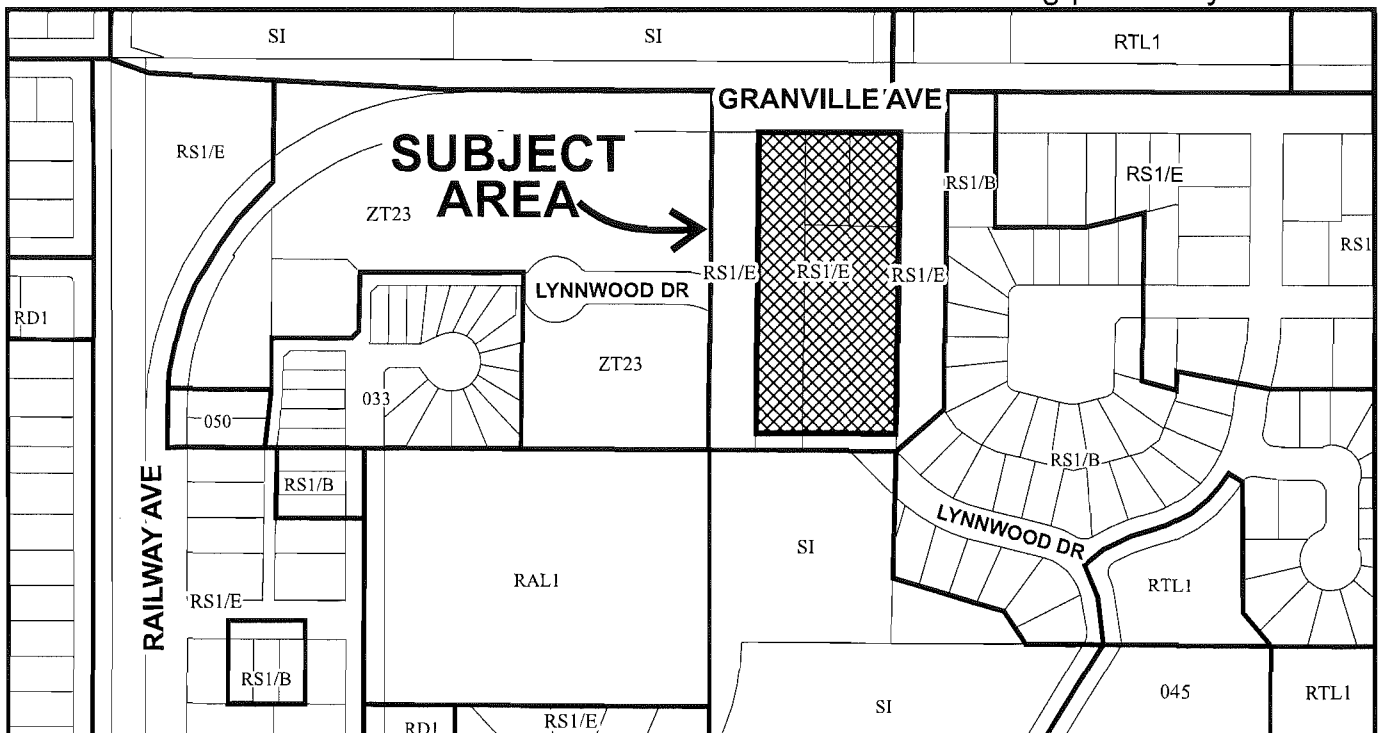
MAYOR

CORPORATE OFFICER



City of Richmond

"Schedule A attached to and forming part of Bylaw 9115"



RZ 12-610630

Original Date: 01/29/15

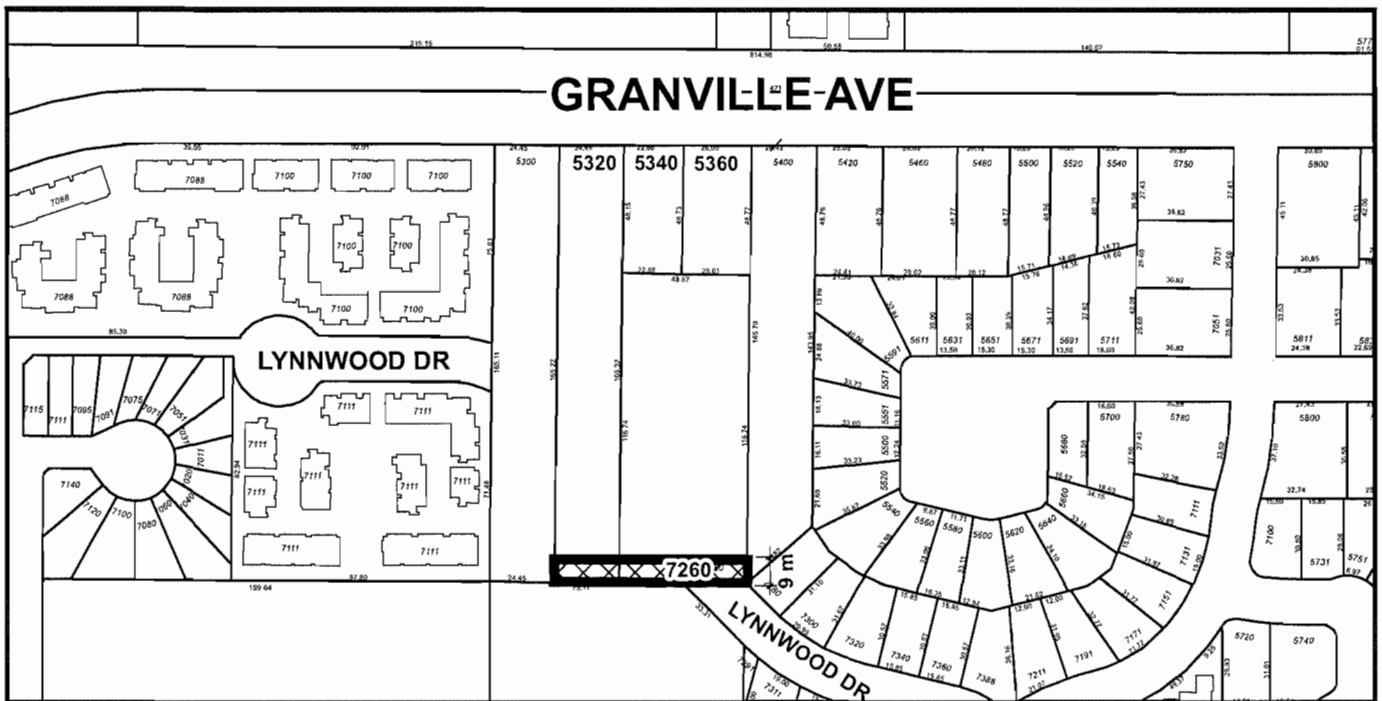
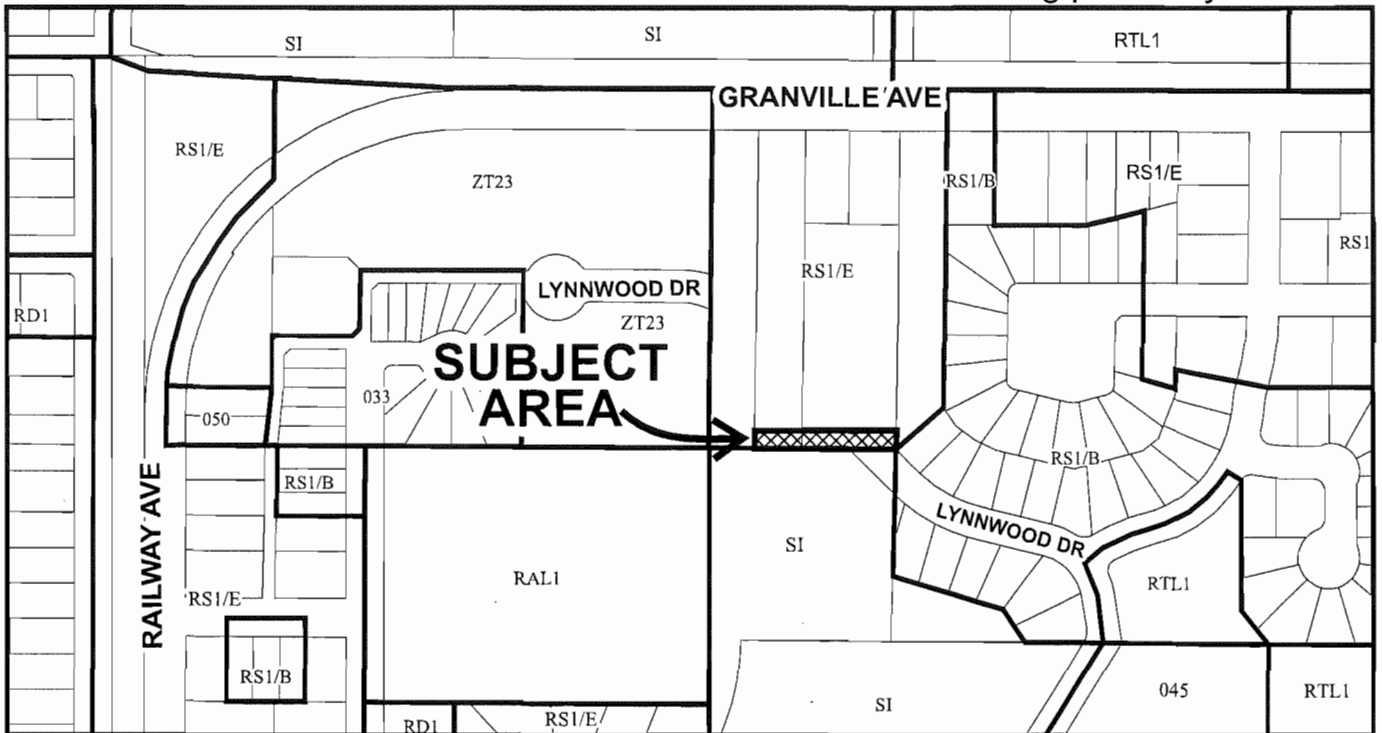
Revision Date: 03/09/15

Note: Dimensions are in METRES



City of Richmond

"Schedule B attached to and forming part of Bylaw 9115"



RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/09/15

Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaws 7100 and 9000
Amendment Bylaw 9230 (RZ 12-610630)
5300 Granville Avenue**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:
 - a) Repealing the existing land use designation for the following area:

P.I.D. 012-165-140
West Half Lot “F” Section 13 Block 4 North Range 7 West New Westminster District Plan 1343
 - b) For that area shown cross-hatched on “Schedule A attached to and forming part of Bylaw 9230”, designating it “Neighbourhood Residential”.
 - c) For that area shown cross-hatched on “Schedule B attached to and forming part of Bylaw 9230”, designating it “Park”.
2. Richmond Official Community Plan Bylaw 7100, Schedule 2.5A (Blundell Area Laurelwood Sub-Area Plan) is amended by:
 - a) Repealing the existing land use designation in the Land Use Map thereof for the following area.

P.I.D. 012-165-140
West Half Lot “F” Section 13 Block 4 North Range 7 West New Westminster District Plan 1343
 - b) For that area shown cross-hatched on “Schedule A attached to and forming part of Bylaw 9114”, designating it “Residential (Townhouses)”.
 - c) For that area shown cross-hatched on “Schedule B attached to and forming part of Bylaw 9114”, designating it “Public Open Space”.

3. This Bylaw may be cited as **“Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9230”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>RL</i>
APPROVED by Manager or Solicitor <i>AL</i>

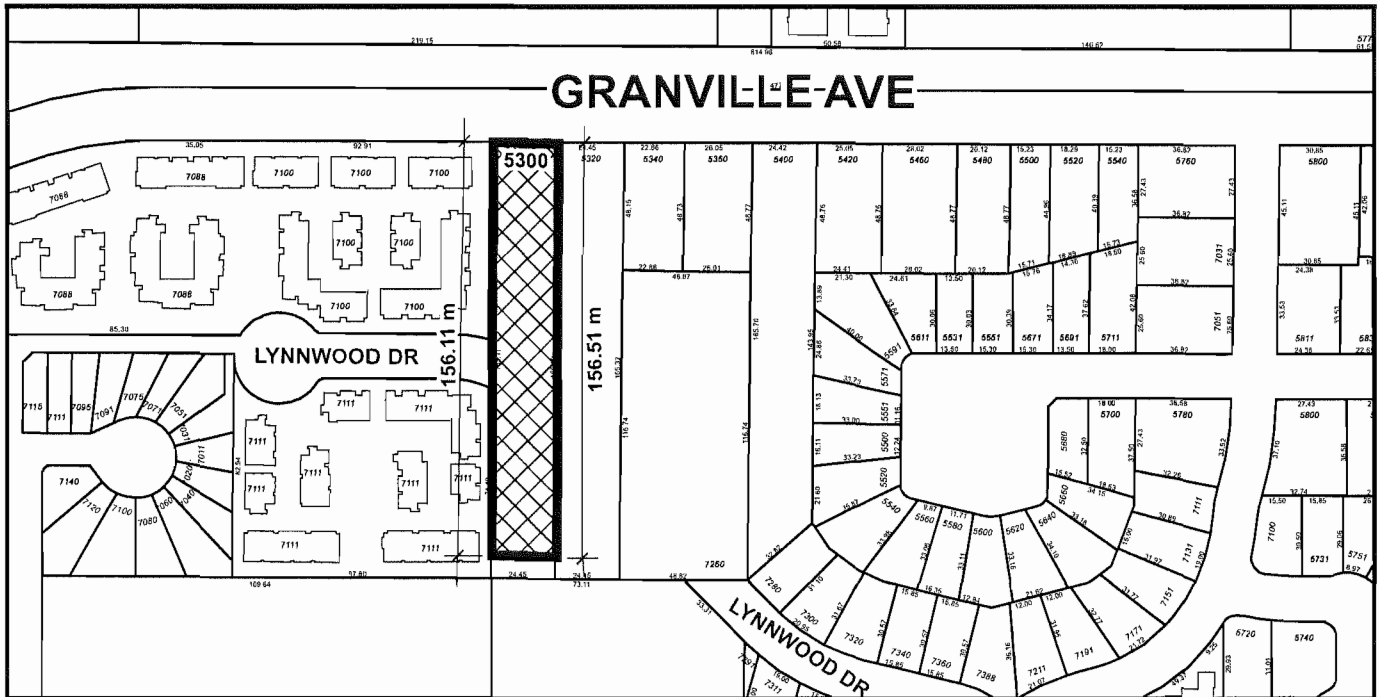
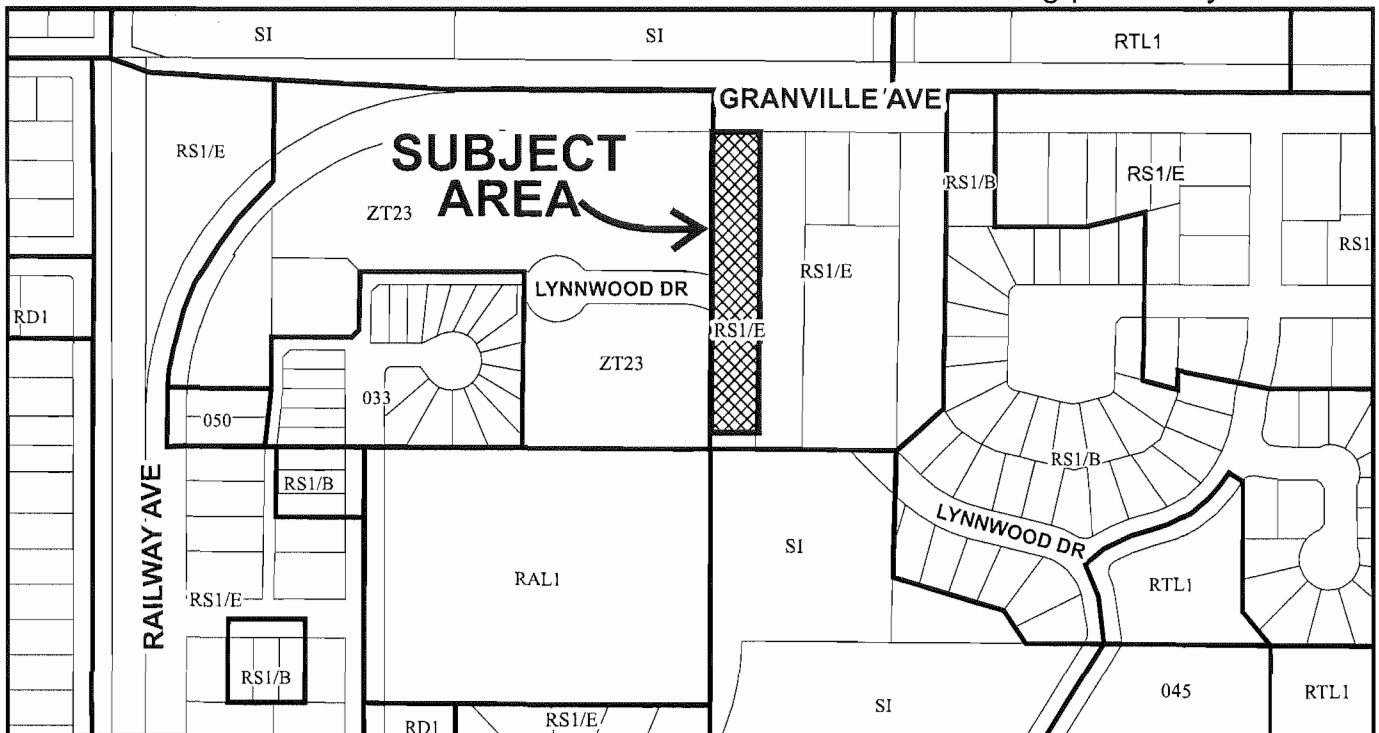
MAYOR

CORPORATE OFFICER



City of Richmond

"Schedule A attached to and forming part of Bylaw 9230"



RZ 12-610630

Original Date: 01/29/15

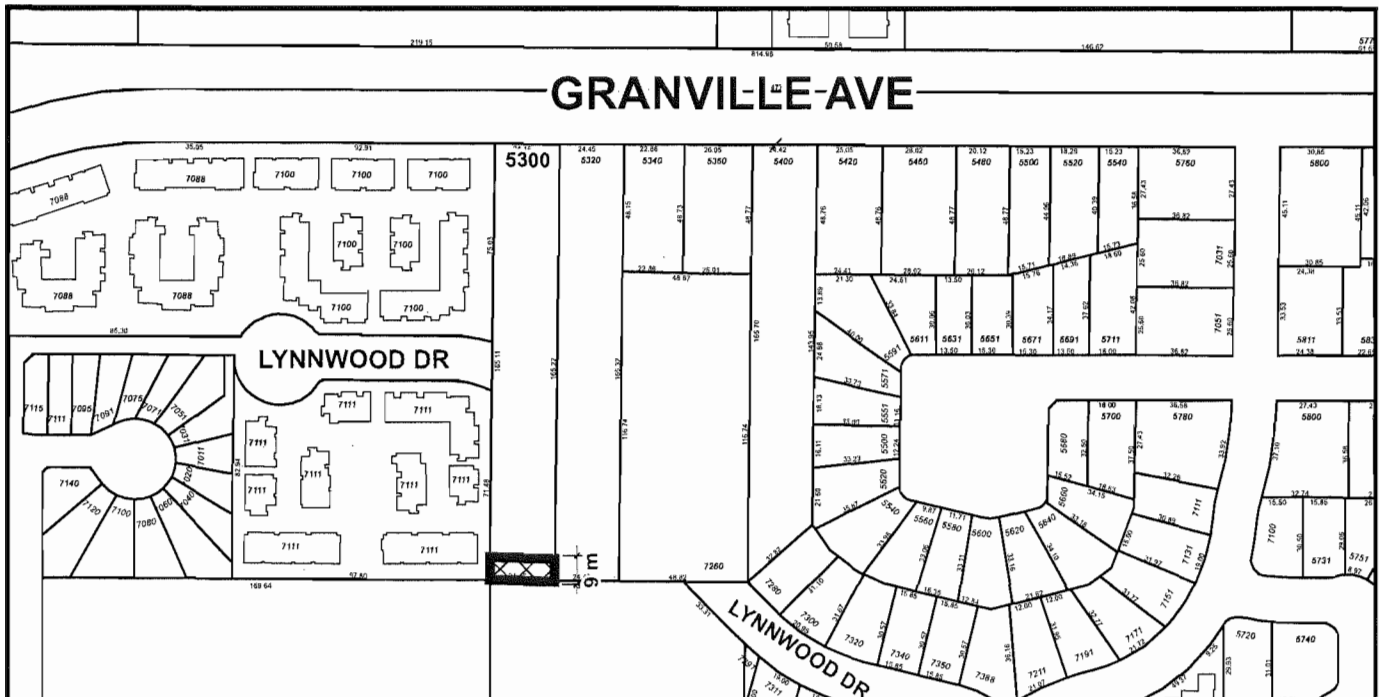
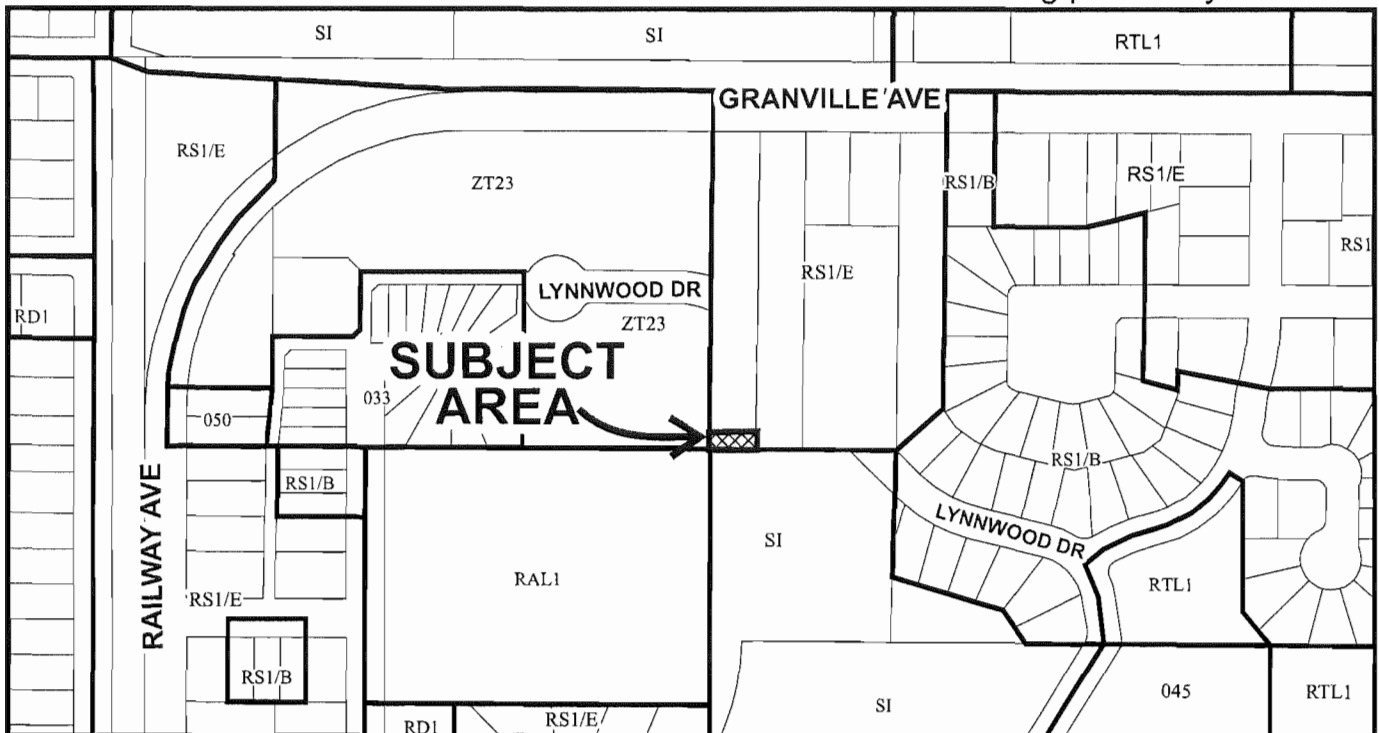
Revision Date: 03/03/15

Note: Dimensions are in METRES



City of Richmond

"Schedule B attached to and forming part of Bylaw 9230"



RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/03/15

Note: Dimensions are in METRES



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

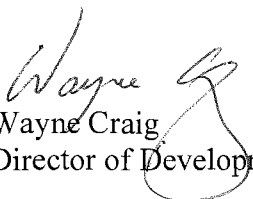
Date: February 10, 2015

File: RZ 14-665297

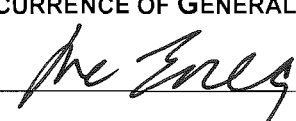
Re: Application by 0825215 B.C. Ltd. for Rezoning at 8231 Ryan Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9214, for the rezoning of 8231 Ryan Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:mp
Att.

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

Staff Report

Origin

0825215 B.C. Ltd. has applied to the City of Richmond to rezone the property at 8231 Ryan Road from “Two-Unit Dwellings (RD1)” zone to “Single Detached (RS2/B)” zone to permit subdivision into two lots fronting Ryan Road. A duplex that previously occupied the site has been demolished. A location map and an aerial photograph are included in Attachment 1 and 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

To the North: Apartment residential on a property zoned “Low Density Low Rise Apartments (RAL1)” at 8011 Ryan Road.

To the East: Single-family residential lots zoned “Single Detached (RS1/E)” fronting Leonard Road.

To the South: Directly across Ryan Road are single-family residential lots zoned “Single Detached (RS1/B)”. To the southwest is apartment residential on a property zoned “Medium Density Low Rise Apartment (RAM1)” at 8020 Ryan Road.

To the West: Directly to the west is a hooked parcel that is physically separated by Ryan Road from its main portion of the site at 8020 Ryan Road. The parcel is currently used as a parking lot of the apartment complex at 8020 Ryan Road.

Related Policies & Studies

2041 Official Community Plan (OCP)

The 2041 OCP designation of the subject site is “Neighbourhood Residential (NRES)”. The proposed redevelopment complies with the OCP land use designation.

Single-Family Lot Size Policy 5469

The subject site is located within the area governed by Lot Size Policy 5469, which was adopted by Council on February 19, 2001 (see Attachment 4). The Policy permits subdivision of the properties along Ryan Road in accordance with the “Single Detached (RS2/B)” zone. The proposed development complies with Lot Size Policy 5469.

Flood Management

The proposed redevelopment must meet the requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Public Consultation

The rezoning information sign has been installed on the subject site. City staff have not received any concerns or comments from the public regarding the proposed development.

Analysis

Existing Legal Encumbrances

A covenant (document no. BF297708) which is currently registered on title of the subject site restricts the use of the property to a two-family dwelling. Discharge of this covenant is a requirement of adoption of the rezoning bylaw.

Site Servicing and Vehicle Access

There are no servicing concerns with the proposed rezoning. Servicing and frontage upgrades will be required as described in the “Subdivision Stage” section below.

Vehicle driveway access is to be from Ryan Road.

Trees and Landscaping

A Tree Survey and Certified Arborist’s Report have been submitted by the applicant. The survey identifies two trees located on City property and a total of 12 trees located on the adjacent properties to the north and east. There are no trees on the subject site.

As per the Arborist’s Report recommendations, Parks Department staff have authorized the removal of two (2) spruce trees located on City property near the frontage of the subject site, as both trees are currently in marginal condition and will be significantly impacted by future construction activity. Prior to final adoption of the rezoning bylaw, the applicant is required to submit a contribution in the amount of \$2,600 (\$650 per tree) to the City’s Tree Compensation Fund.

Nine (9) trees are located on the adjacent property to the north at 8011 Ryan Road near the north property line of the subject site and three (3) trees located on the adjacent property to the east at 10231 Leonard Road near the northeast corner of the subject site. Tree protection fencing must be installed to City standards to protect these trees prior to any construction activity occurring on-site and must remain in place until construction and landscaping on the future lots is completed. The applicant is also required to submit a contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to the Tree Protection Zones.

Consistent with Council Policy 5032 – Tree Planting (Universal), the applicant is required to plant and maintain two (2) trees on each lot proposed (minimum 6 cm deciduous calliper or 3.5m high conifer). To ensure the two trees are planted and maintained on the proposed lots, the applicant is required submit a security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide two legal secondary suites in the dwellings on both proposed lots. To ensure at least one 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 the legal agreement is required prior to final adoption of the rezoning bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total buildable area of the single detached dwellings to be constructed (i.e., \$6,538).

Subdivision Stage

At subdivision stage, the developer will be required to pay service connection costs for the required engineering servicing upgrades outlined in Attachment 5. Works will include water upgrades, storm sewer works and sanitary sewer works.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit the subdivision of the subject site into two (2) lots zoned "Single Detached (RS2/B)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP), and Lot Size Policy 5469.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) included in Attachment 5.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9214 be introduced and given first reading.

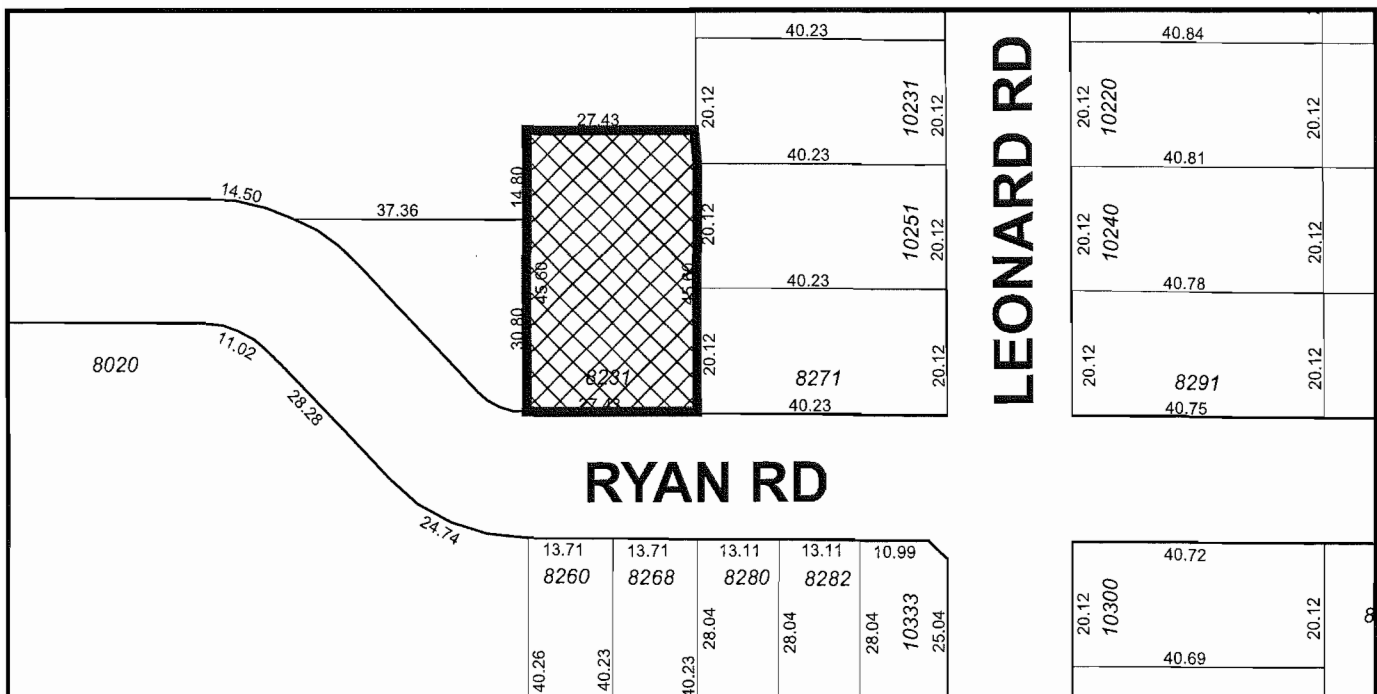
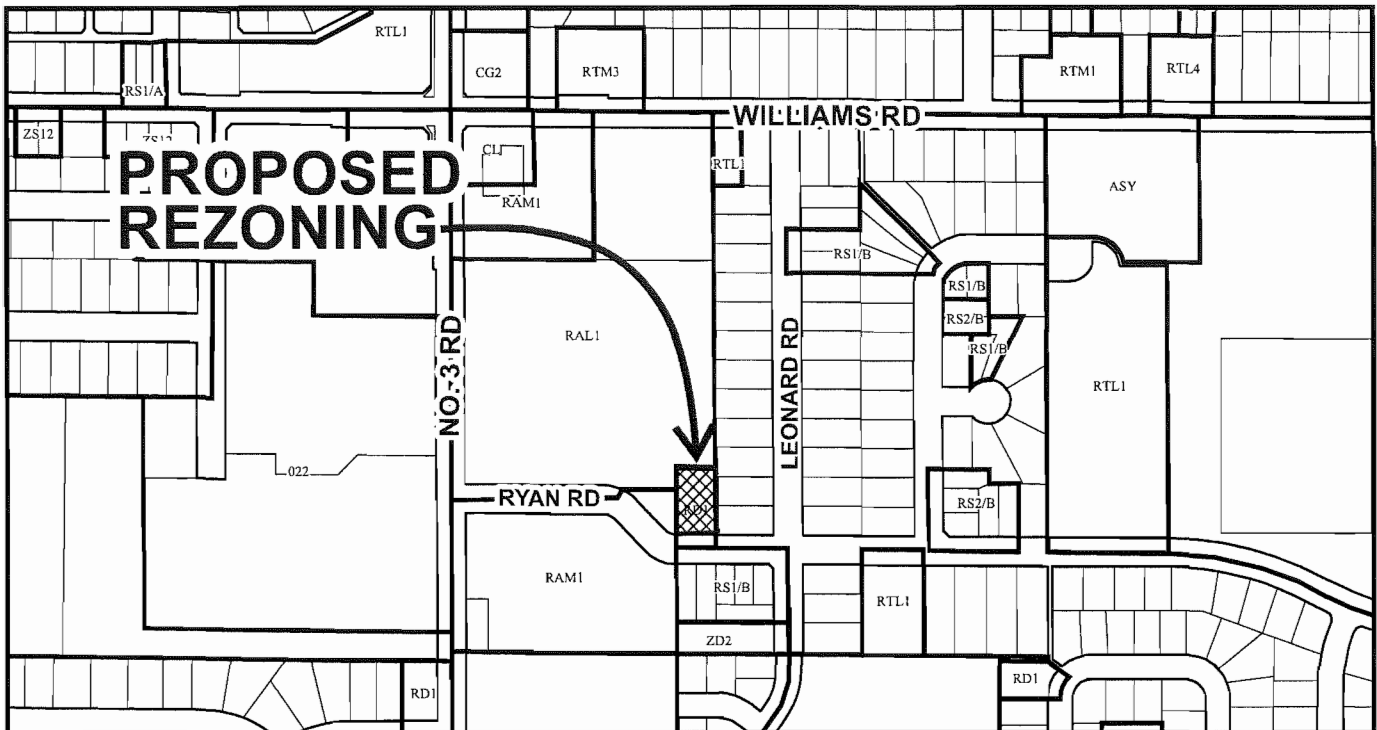
A handwritten signature in black ink, appearing to read 'Minhee Park', written in a cursive style.

Minhee Park
Planner 1

MP:cas

Attachment 1: Location Map and Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Single Family Lot Size Policy 5469
Attachment 5: Rezoning Considerations

City of
Richmond



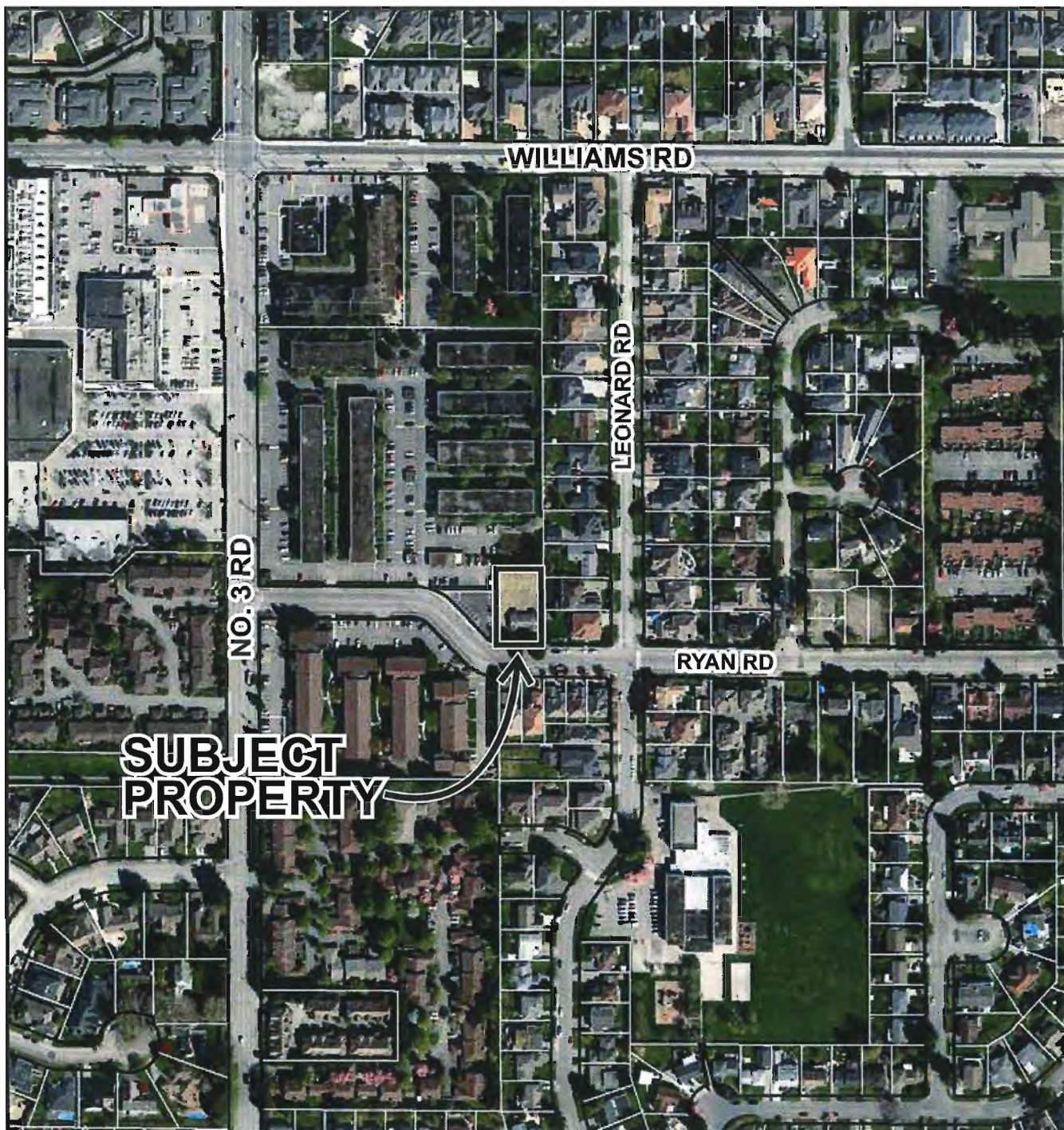
RZ 14-665297

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-665297

Original Date: 04/17/14

Revision Date:

Note: Dimensions are in METRES

SURVEY PLAN OF LOT 24 SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NWD PLAN 15569

R-13-17443-TPG

PARCEL IDENTIFIER (PID): 004-925-637

CIVIC ADDRESS:#8231 RYAN ROAD
RICHMOND, B.C.

SCALE 1:300

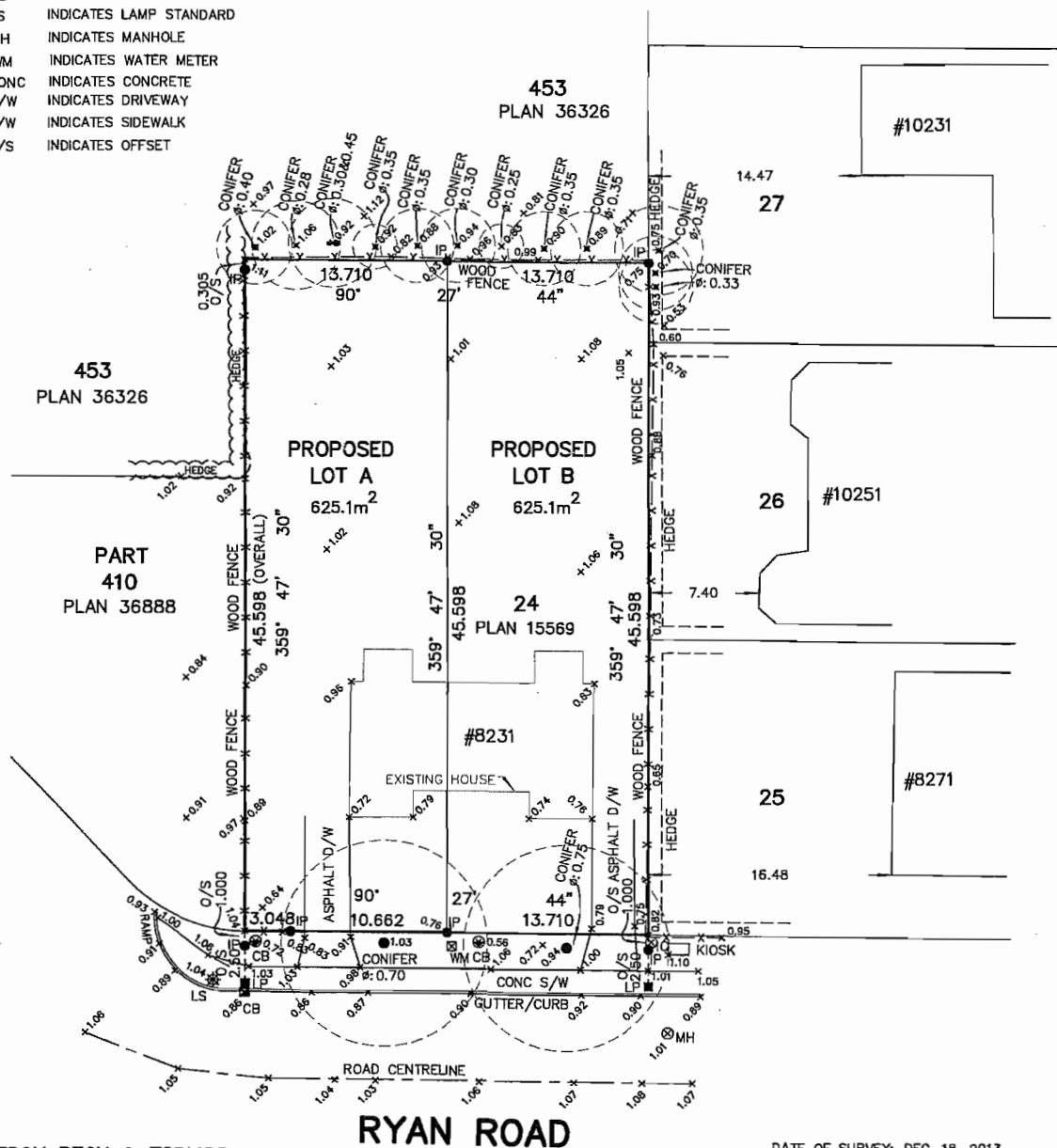
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ALL DISTANCES ARE IN METRES

**NOTES:**

- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- GEODETIC ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #204 (02H2452) - ELEVATION=1.559 METRES.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW No. 8057, ARE SHOWN HEREON.

- IP INDICATES SPOT ELEVATION
- IP INDICATES STANDARD IRON POST
- LP INDICATES LEAD PLUG
- CB INDICATES CATCH BASIN
- LS INDICATES LAMP STANDARD
- MH INDICATES MANHOLE
- WM INDICATES WATER METER
- CONC INDICATES CONCRETE
- D/W INDICATES DRIVEWAY
- S/W INDICATES SIDEWALK
- O/S INDICATES OFFSET



MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 17443-001-TPG-000.DWG

DATE OF SURVEY: DEC. 18, 2013.

WILLIAM P. WONG
BC LAND SURVEYOR (#697)THIS DOCUMENT IS NOT VALID
UNLESS ORIGINALLY SIGNED
AND SEALED.

R-13-17443-TPG

CLIENT REF: PACIFIC PORT DEVELOPMENT GROUP PH - 109



RZ 14-665297

Attachment 3

Address: 8231 Ryan Road

Applicant: 0825215 B.C. Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	0825215 BC Ltd.	TBD
Site Size (m²):	1,250.2 m ²	Proposed east lot: 625.1 m ² Proposed west lot: 625.1 m ²
Land Uses:	Two-family residential	Single-family residential
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Lot Size Policy 5469	Complies
Zoning:	Two-Unit Dwellings (RD1)	Single-Detached (RS2/B)
Number of Lots	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	Proposed east lot: 625.1m ² Proposed west lot: 625.1m ²	none
Lot Width	12 m	Proposed east lot: 13.7 m Proposed west lot: 13.7 m	none
Lot Depth	24 m	45.6 m	none
Lot Frontage	6 m	Proposed east lot: 13.7 m Proposed west lot: 13.7 m	none
Setback – Front and Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 2001

POLICY 5469

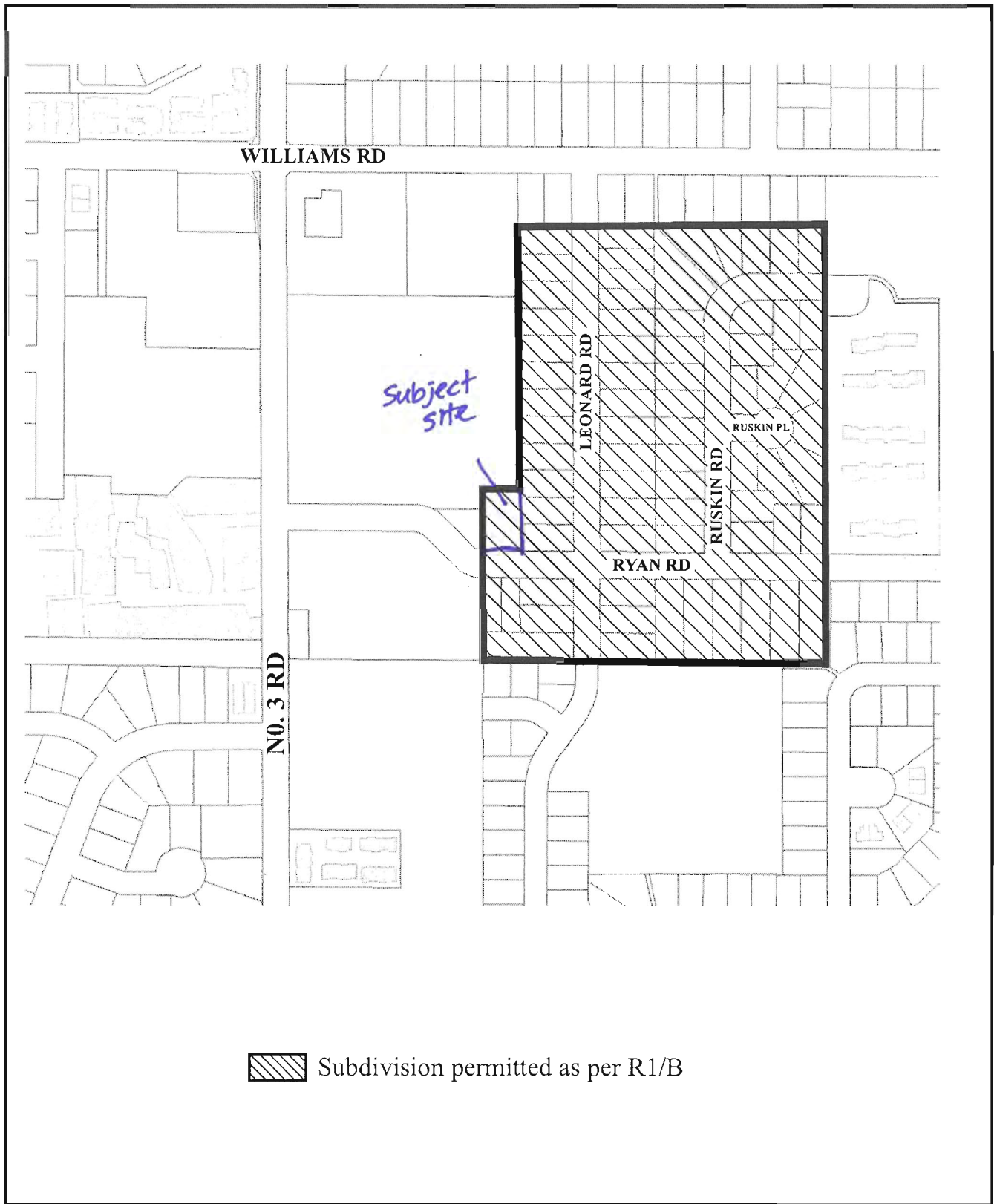
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 33-4-6

POLICY 5469:

The following policy establishes lot sizes in a portion of Section 33-4-6, for the properties generally located along **Ryan Road, Leonard Road, Ruskin Road and Ruskin Place**, as shown on the attached map:

That properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place (in a portion of section 33-4-6) as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) as per the Zoning and Development Bylaw 5300 and that this policy be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



POLICY 5469
SECTION 33,4-6

Adopted Date: 02/19/01

Amended Date:



City of
Richmond

Rezoning Considerations

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

Address: 8231 Ryan Road

File No.: RZ 14-665297

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9214, the developer is required to complete the following:

1. City acceptance of the developer's offer to voluntarily contribute \$ 2,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
2. Submission of a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) to ensure that two (2) trees are planted and maintained on each of the proposed lots (minimum 6 cm deciduous caliper or 3.5m high conifer). Suitable tree species 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').
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the nine (9) trees on the adjacent properties at 8011 Ryan Road and three (3) trees at 10231 Leonard Road to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,538) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

6. Discharge of Restrictive Covenant Registration No. BF297708 from title of the subject property.

At Demolition stage, the developer must complete the following requirements:

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

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

1. Pay service connection costs for works include, but may not be limited to the following:

Water Works:

- Using the OCP Model, there is 242 L/s of water available at a 20 psi residual at the Ryan Rd frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s. Once the applicant has confirmed the building design at the Building Permit stage, the applicant 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.
- City to install a new 25mm diameter water connection complete with a new meter box at the property line for the west lot. East lot is to reuse the existing 25mm diameter connection and the existing meter box near the common property line.

Storm Sewer Works:

- West lot to reuse the existing storm service connection and IC in the southwest property corner. East lot to reuse the existing storm service connection and IC near the common property line.

- Site drainage must be directed towards the existing ICs fronting Ryan Rd to prevent storm water from ponding on the boulevard, road and driveways.

Sanitary Sewer Works:

- City to install a new sanitary IC and service connection at the southwest property corner to service the west lot. East lot to reuse the existing service connection and IC at the southeast property corner

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 Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
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 Division at 604-276-4285.

Note:

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9214 (RZ14-665297)
8231 Ryan 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. 004-925-637

Lot 24 Section 33 Block 4 North Range 6 West New Westminster District Plan 15569

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9214"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 09 2015

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

MAYOR

CORPORATE OFFICER



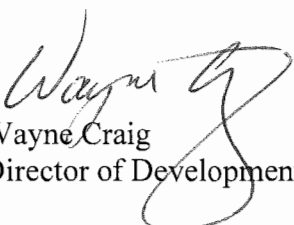
City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee **Date:** February 16, 2015
From: Cynthia Lussier
Planning Technician- Design **File:** RZ 11-586707
Re: **Application by Robert Kirk for Rezoning at 8395 Ruskin Place from Single Detached (RS1/E) to Single Detached (RS2/B)**

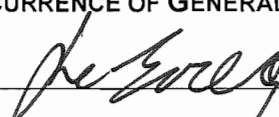
Staff Recommendation

That Bylaw No. 9218, for the rezoning of 8395 Ruskin Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

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

Staff Report

Origin

Robert Kirk has applied to the City of Richmond for permission to rezone 8395 Ruskin Place from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). A survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, fronting Ruskin Road, is an older character dwelling on a lot zoned “Single Detached (RS1/E)”.
- To the east, fronting Ryan Road, are older character townhouses on a lot zoned “Low Density Townhouses (RTL1)”.
- To the south, is an older character dwelling on a lot zoned “Single Detached (RS1/E)”.
- To the west, are two (2) newer dwellings on lots zoned “Single Detached (RS1/B)”.

Related Policies & Studies

Official Community Plan (OCP) Designation

There is no Area Plan for this neighbourhood. The Official Community Plan’s (OCP) land use designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Lot Size Policy 5469

The subject property is located within the area covered by Single-Family Lot Size Policy 5469 (adopted by Council in 2001) (Attachment 4). This Policy permits rezoning and subdivision of lots on portions of Ryan Road, Leonard Road, Ruskin Road, and Ruskin Place to “Single Detached (RS2/B)”. Consistent with the Lot Size Policy, this rezoning application would enable the creation of two (2) lots; each meeting the minimum lot area of 360 m² required under the proposed RS2/B zone.

Flood Management

The proposed development must meet the requirements of Flood Plain Designation & Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. There have been no concerns expressed by the public about the development proposal.

Analysis

Background

Since 2001, this area has seen some redevelopment through rezoning and subdivision to smaller lot sizes in accordance with the Lot Size Policy. Currently, there are two (2) active applications for redevelopment on Ruskin Place, including the subject property (RZ 08-423764 at 8364 Ruskin Place, which received 3rd reading at the Public Hearing in October 2008; and RZ 11-586707 at the subject site).

Trees & Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant, which identify tree species, assess the condition of the trees, and provide recommendations on tree retention and removal relative to the development proposal. The survey and report identify that there are:

- 22 bylaw-sized trees on the subject property.
- One (1) bylaw-sized tree located on the adjacent property to the east (8404 Ruskin Place).

The Arborist's Report recommends that:

- Six (6) Western Red Cedar trees located on the east property line be retained and protected as they are in good condition (tags #975-980). Tree protection fencing must be installed a minimum of 4.0 m out from the base of the trees.
- 15 Lombardy Poplar trees along the north and east property lines be removed as they are identified as hazardous trees due to previous topping and visible cavities below old topping cuts, resulting in weakly attached large secondary branches with a high probability of failure.
- One (1) Cherry tree (tag #981) be removed due to poor condition (i.e., canker and 50% live canopy due to suppression from adjacent trees).
- One (1) Western Red Cedar tree (tag #974) located on the neighbouring property to the south at 8404 Ruskin Place be removed due to its poor condition from previous topping and its location close the shared property line as it would likely be impacted by new construction on the proposed south lot at the subject site. The applicant has received authorization (on file) from the owners of 8404 Ruskin Place for its removal. Prior to the tree being removed, the applicant must apply for and be issued a Tree Removal Permit to remove the tree (tag # 974). Until such time, tree protection fencing is required to be installed and maintained.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report recommendations, conducted on-site visual tree assessment, and concurs with the recommendations based on the condition of the on-site trees and anticipated impacts to the off-site tree.

The final Tree Retention Plan is included in Attachment 5.

Where tree protection fencing is required (as described above), it must be installed to City standard prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the proposed lots is completed.

To ensure the survival of protected trees (tags # 975-980), the applicant must submit the following prior to rezoning adoption:

- A Contract with a Certified Arborist for supervision of any works to be conducted within the tree protection zone. The Contract must include the scope of work, including the proposed number of site monitoring inspections (including stages of development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- A Tree Survival Security to the City in the amount of \$6,000. The City will release 70% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 30% of the security would be released one year (1) later subject to inspection.

Considering the limited space in the yards of the proposed lots after the six (6) Western Red Cedar trees are retained, and that replacement trees are not assessed for the removal of the 15 hazard trees, staff recommends that two (2) replacement trees, plus an additional two (2) trees, be planted and maintained on-site [two (2) per lot]. This is consistent with Council Policy 5032, which encourages all owners of property in Richmond to plant and maintain at least two (2) trees on every lot. To ensure that the above four (4) trees are planted and maintained on the proposed lots, the applicant must submit a landscaping security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Affordable Housing

For single-family development proposals, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of 1.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite in the dwelling on one (1) of the two (2) 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. 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.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total buildable area of the single detached dwellings (i.e. \$6,336.00).

Subdivision & Future Development Stage

At subdivision and future development stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fee.
- Enter into a Servicing Agreement for the design and construction of sanitary sewer upgrades as well as water, drainage, and sanitary connection works to service the proposed lots. The scope of the required works is provided in Attachment 6.

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

Financial Impact

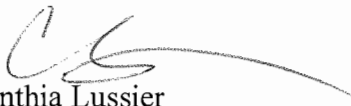
This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this rezoning application is to rezone the property at 8395 Ruskin Place from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations contained within the Official Community Plan (OCP) for the subject site, and is consistent with Lot Size Policy 5469.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9218 be introduced and given first reading.



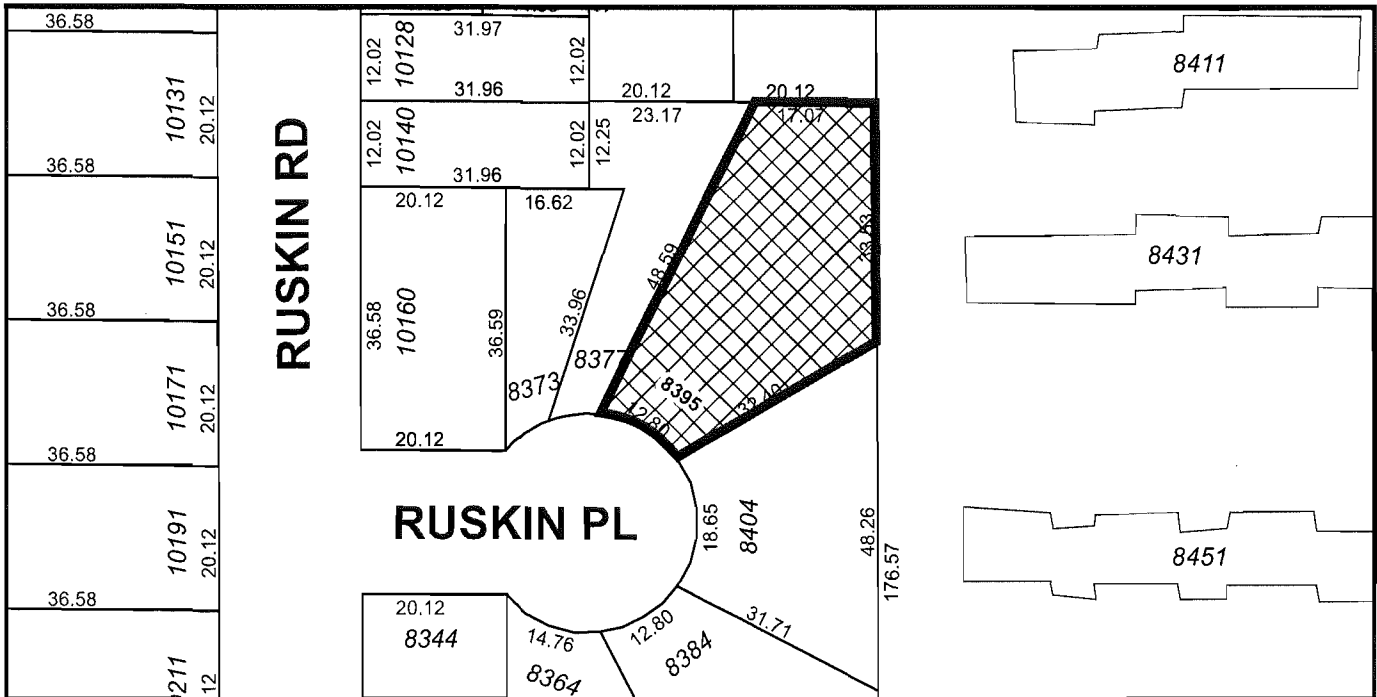
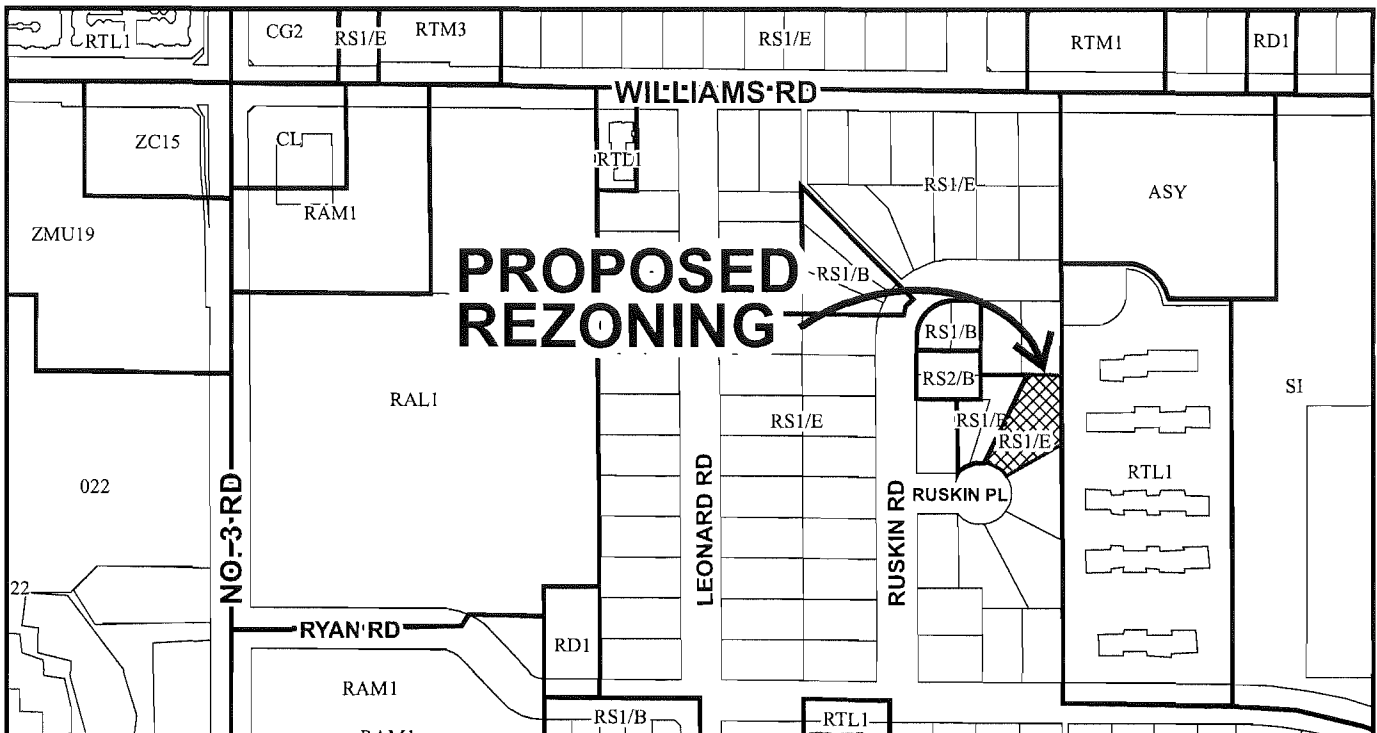
Cynthia Lussier
Planning Technician – Design
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Proposed Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Lot Size Policy 5469
Attachment 5: Tree Retention Plan
Attachment 6: Rezoning Considerations Concurrence



City of
Richmond



RZ 11-586707

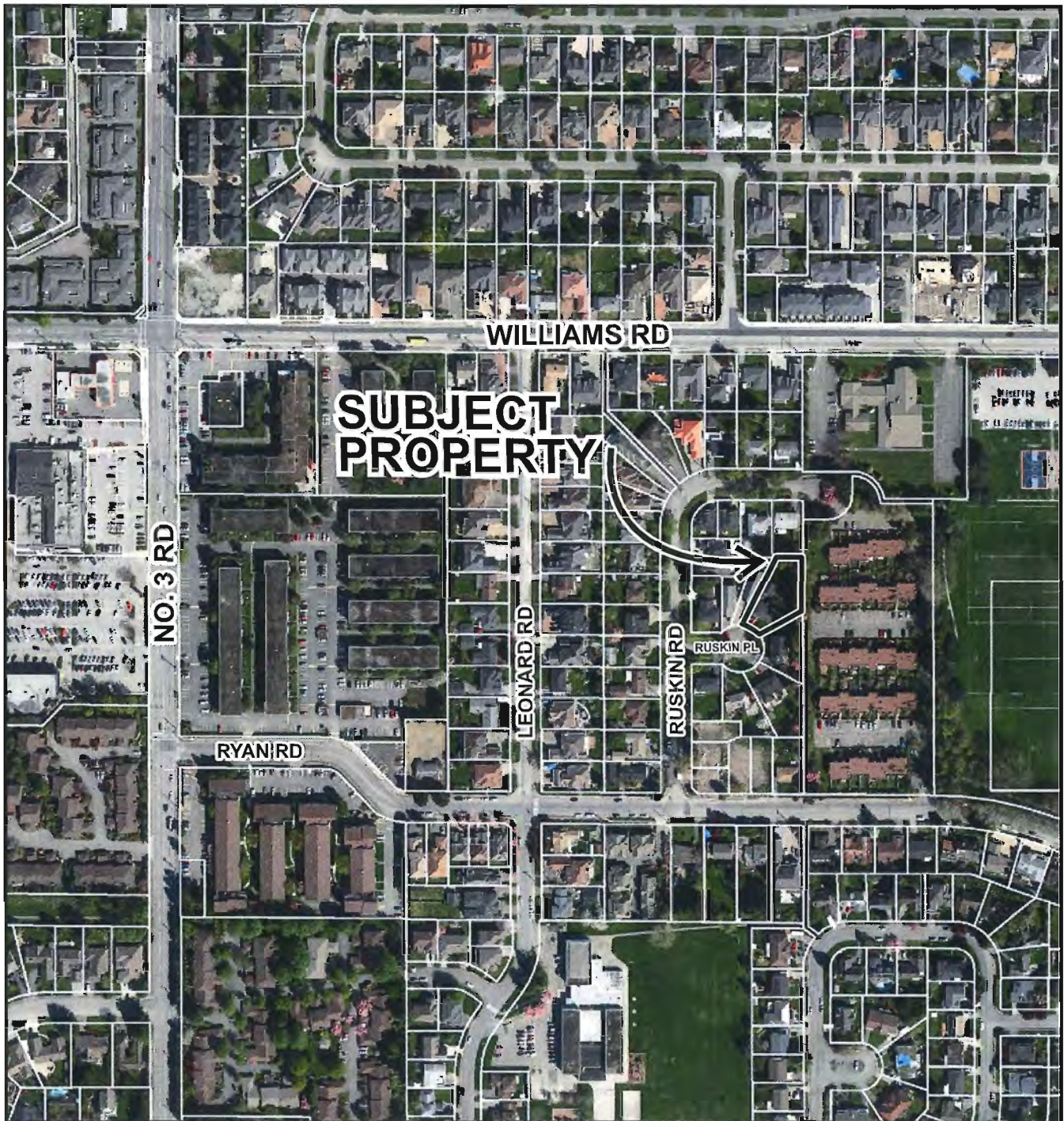
Original Date: 02/16/15

Revision Date: 02/19/15

Note: Dimensions are in METRES



City of
Richmond



RZ 11-586707

Original Date: 02/16/15

Revision Date:

Note: Dimensions are in METRES

DATE OF SURVEY: JUNE 22, 2011



RZ 11-586707

Attachment 3

Address: 8395 Ruskin Place

Applicant: Robert Kirk

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Gary Finlay Kirk Sandra Kathleen Kirk	To be determined
Site Size (m ²):	1,187.8 m ² (12,785.8 ft ²)	North Lot - 608.9 m ² South Lot - 578.9 m ²
Land Uses:	Single-family	No change
OCP Designation:	Neighbourhood Residential	No change
Lot Size Policy Designation:	Policy 5469 permits rezoning subdivision to the "Single Detached (RS2/B)" zone.	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Buildings:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	North Lot - 608.9 m ² South Lot - 578.9 m ²	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 2001

POLICY 5469

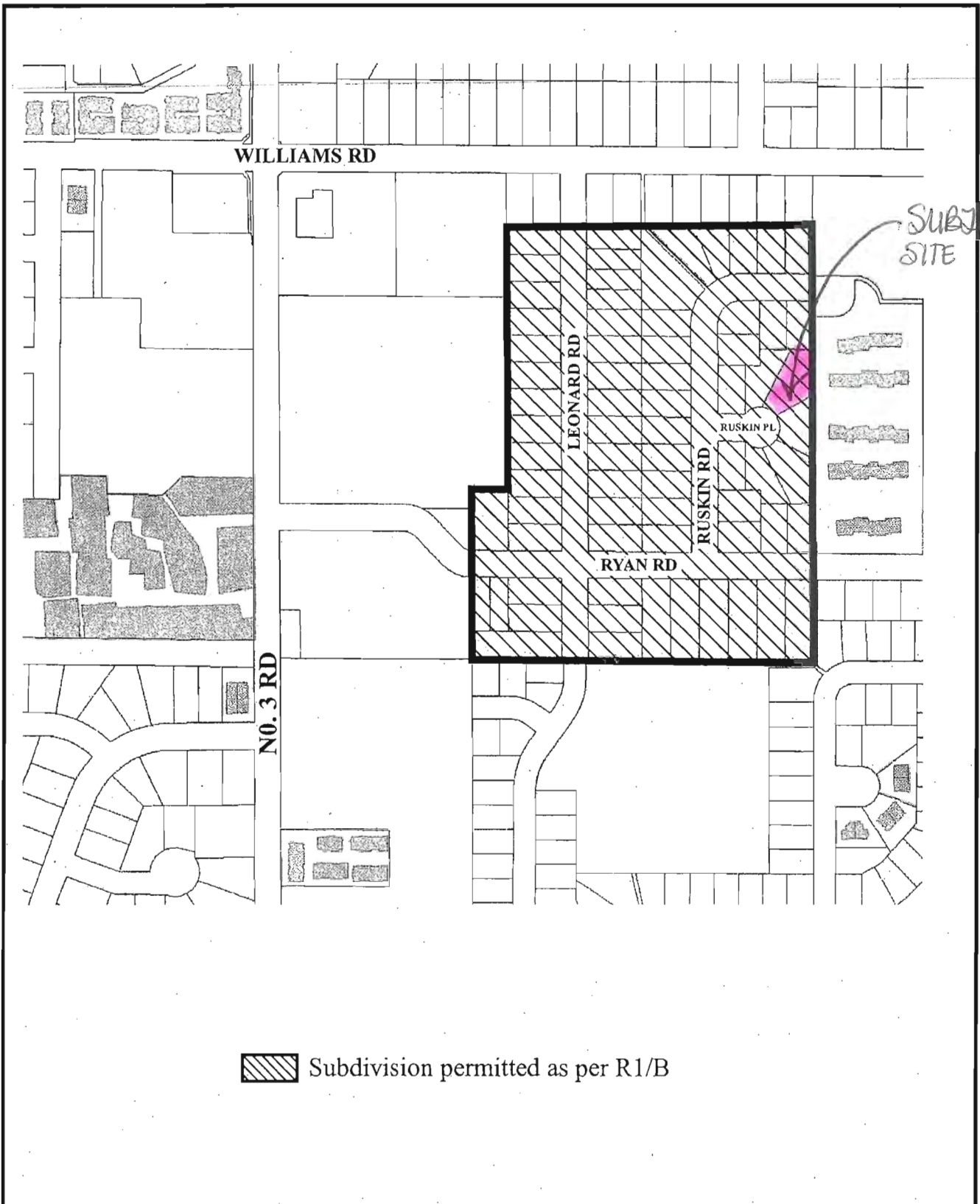
File Ref: 4045-00


SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 33-4-6

POLICY 5469:

The following policy establishes lot sizes in a portion of Section 33-4-6, for the properties generally located along **Ryan Road, Leonard Road, Ruskin Road and Ruskin Place**, as shown on the attached map:

That properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place (in a portion of section 33-4-6) as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) as per the Zoning and Development Bylaw 5300 and that this policy be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



 Subdivision permitted as per R1/B





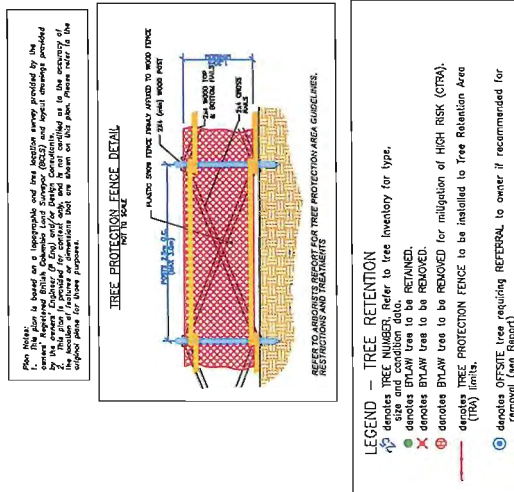
POLICY 5469
SECTION 33,4-6

PH 126

Adopted Date: 02/19/01

Amended Date:

	Client:	ROBERT KIRK
	Project:	PROPOSED DEVELOPMENT
	Address:	8395 RUSKIN PLACE, RICHMOND
	Date:	02 NOVEMBER 2011
	Our File:	11293
Scale: 1:250 	Muni File:	





City of Richmond

Rezoning Considerations

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

Address: 8395 Ruskin Place

File No.: RZ 11-586707

Prior to final adoption of Zoning Amendment Bylaw 8871, the following must be completed:

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) to ensure that four (4) trees are planted and maintained on-site [two (2) per lot proposed] with the following minimum sizes.

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	6 cm		3.5 m
2	8 cm		4.0 m

If required 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.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (tag #'s 975-980). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$6,000 for the six (6) trees to be retained. The City will release 70% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 30% of the security would be released one (1) year later subject to inspection.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,336) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At demolition* stage, the following will be required:

- Installation of appropriate tree protection fencing around all on-site trees to be retained (tags #975-980) as per the attached Tree Retention Plan (Attachment 5). Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the future lots is completed.

At subdivision and future development stage*, the following will be required:

- Obtain a Tree Removal Permit for Tree tag #974 located on the on the adjacent property to the east (8404 Ruskin Place).
- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fee.
- Enter into a Servicing Agreement for the design and construction of the following upgrades as well as water, drainage, and sanitary connection works to service the proposed lots:

Water Works

- Using the OCP Model, there is 95.9 L/s of water available at a 20 psi residual at the Ruskin Road. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s. The developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the developer's cost, the City is to:
 - Cut and cap the existing water service connection at the watermain along the Ruskin Place frontage.
 - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Ruskin Place frontage.

Storm Sewer Works

- The developer is required to:
 - Upgrade and extend along the subject sites frontage the existing culvert infill to a 600 mm diameter pipe to include boulevard and property drainage inspection chambers (ICs) and manholes as required. Closed Circuit Television Video (CCTV) pipe inspection and survey of existing downstream culverts may be required.

Sanitary Sewer Works

- The developer is required to:
 - Install approximately 45 m of a 200 mm sanitary sewer complete with manholes as required along Ruskin Place (from Ruskin Rd – Ruskin Pl cul-de-sac). Subject to a cost review and funding approval, the City will pay for 77% of sanitary sewer installation costs (excluding IC's and service connections).
 - Install 1 new IC at the adjoining property line of the new subdivided lots complete with two (2) new service connections to each new lot.

Frontage Improvements

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

General Items

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

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 9218 (RZ 11-586707)
8395 RUSKIN PLACE**

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

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

P.I.D. 003-528-901

Lot 35 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9218"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

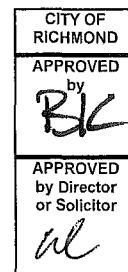
SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 09 2015



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department


To: Planning Committee
From: Wayne Craig
Director of Development

Date: March 5, 2015
File: 08-4430-01/2015-Vol 01

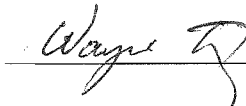


Re: Proposed Revisions to Single-Family and Two-Unit Dwellings Building Height and Half-Storey Building Area Regulations

Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9223 amend the regulations for "Storey, half (1/2)" and Building Height within single-family, coach house and two-unit dwelling zones be introduced and given first reading; and
2. That staff refer the proposed amendments to the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group for comment prior to the Public Hearing on April 20, 2015.


Wayne Craig
Director of Development

WC:bk
Att.

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

Staff Report

Origin

On February 17, 2015, Planning Committee passed the following referral motion:

That staff:

- (1) review potential amendments to the zoning bylaw to address concerns related to overall building height and massing of new two and two and a half-storey homes;*
- (2) review existing half-storey regulations to strengthen requirements that the upper half storey be fully enclosed within a pitched roof line; and*
- (3) examine potential restrictions for flat roofs on two and two and a half-storey homes; and report back.*

This report responds to this referral, and brings forward an amendment bylaw to amend Richmond Zoning Bylaw No. 8500 to:

- i. Revise the definition of “Storey, half (½)”;
- ii. Amend the height regulations in all single-family, compact single-family, two-unit dwelling and single-family with coach house zones to establish a lower height for flat-roof designs.

Background

The Planning Committee referral motion was made in response to comments raised by members of the Committee in regards to recent single-family house construction in the community. These comments echo similar concerns raised by residents through email submissions to Mayor and Council, and comments made at recent Public Hearings.

The issues relating to the compatibility of new infill single-family development (largely relating to house size, height and massing) is not unique to Richmond, as many municipalities throughout Metropolitan Vancouver are facing similar challenges. Residents’ concerns typically include the height, massing and dominant appearance of houses in the context of older established single-family neighbourhoods.

This report only deals with lots regulated under Richmond Zoning Bylaw No. 8500.

Analysis

Existing Zoning Regulations

Current single-family and two-unit dwelling zoning districts regulate building height through a combination of zoning provisions, and permit the construction of a 2½-storey building provided that:

- the maximum building height does not exceed 9 m (29.5 ft.);
- the interior habitable floor area is contained within a residential vertical building envelope which is dependent on a lot’s width and depth;

- the floor area constructed above the second storey does not exceed 50% of the floor area situated immediately below;
- wall height above the second floor ceiling is limited to reduce the wall area on two (2) of the half-storey areas.

The regulations and definitions were last amended in 2008 by Bylaw 8319, to fine tune the definition of half-storey including the limits to wall height above the second floor.

1. Existing Half-Storey Definition

The existing definition of ‘Storey, half (½)’ in Richmond Zoning Bylaw 8500 is:

Storey, half (½) means the uppermost storey of a building meeting the following criteria:

- a) the habitable space is situated wholly under the framing of the roof;*
- b) the habitable space does not exceed 50% of the storey situated immediately below;*
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such storey on any two (2) adjacent exterior walls; and*
- d) a maximum of two (2) opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such storey.*

The ‘Storey, half (½)’ definition is referenced in a number of zoning districts, for both single-family and multiple residential uses. The definition has been crafted to allow a limited amount of usable floor area to be provided above the second floor of a residential building, provided that this floor area is concealed within a pitched roof form (Attachment 1). The increasing use of flat roof designs was not envisioned when the definition was amended.

The “Residential Vertical Envelope (Lot Width)” and “Residential Vertical Envelope (Lot Depth)” provisions further restrict where this floor area may be located on the lot in relation to the minimum setbacks requirements (see Attachment 2 for an excerpt from the Zoning Bylaw to illustrate these regulations).

2. Current Application of Definition of Half-Storey – Apparent Three-Storey Massing

Trends in single-family house construction throughout Richmond have resulted in home builders utilizing the existing zoning regulations to the fullest, which reflects current market land and construction prices. This includes utilizing the full potential for floor area on a lot, including a half-storey where desirable. This has resulted in roof design, house design and massing with an apparent three-storey character. Specifically, these designs include portions of the half-storey, which are contained within the roof line, but a flat roof has been used. These houses are typically built on larger lots, and the resulting homes are often in excess of 300 m² in area (3,230 ft²). Examples of recent single-family houses which meet the current zoning regulations are provided in Attachment 3.

3. Proposed Revised Half-Storey Definition

Staff propose revisions to the definition of ‘Storey, half (½)’ in order to better regulate the form and character of 2 ½-storey single-family and two-unit dwellings. It is also proposed to add an

additional level of detail to the definition by creating two (2) definitions: one (1) applicable to single-family and two-unit dwellings; and a second definition applicable to town housing.

Details on the proposed definitions are:

“Storey, half ($\frac{1}{2}$) means the uppermost storey of a building meeting the following criteria:

For a single detached housing dwelling unit, or a two-unit housing dwelling:

- a) the habitable space is situated wholly under the framing of the roof;
- b) the habitable space does not exceed 50% of the storey situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such storey on any two (2) adjacent exterior walls;
- d) a maximum of two (2) opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such storey;
- e) roof framing proposed to contain a Storey, half ($\frac{1}{2}$) must be a minimum of 5:12 pitch and a maximum pitch of 12:12 (i.e. no habitable space is permitted under the roof framing for a flat roof, a gambrel roof, or a mansard roof);
- f) the exterior wall plate of a Storey, half ($\frac{1}{2}$) shall be set back a minimum of 1.2 m from an exterior side yard or interior side yard exterior wall plate of the storey below and a minimum of 1.5 m from a front yard or rear yard exterior wall plate of the storey below;
- g) the roof ridge of a gable end dormer or a shed dormer be no higher than 0.5 m below the roof ridge of the main roof;
- h) the slope of a shed dormer roof must be a minimum of 2.5:12; and
- i) No balcony or deck is permitted on a Storey, half ($\frac{1}{2}$).”

“For a housing, town:

- a) the habitable space is situated wholly under the framing of the roof;
- b) the habitable space does not exceed 50% of the storey situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such storey on any two (2) adjacent exterior walls; and
- d) a maximum of two (2) opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such storey.”

Proposed revisions are the addition of clauses e) through h), (applicable to single-family and two-unit dwellings) which are discussed in detail below.

Roof pitch: Roof framing for a proposed half storey must be a minimum 5:12 pitch and a maximum pitch of 12:12. Staff have reviewed various roof designs, and the 5:12 pitch minimum is a generally acceptable roof design, and is easily and affordably constructed.

Prohibition of Flat Roof for a Half-Storey: Staff have identified the use of flat roofs for half-storey as a contributing factor in unacceptable building massing. The proposed revisions will prohibit the construction of a flat roof, if the roof area is to contain habitable floor area. Flat roof designs will still be permitted, but the roof area cannot contain a habitable half-storey. This regulation is further reinforced by the proposed prohibition of two (2) roof lines commonly used in the construction of 2 $\frac{1}{2}$ -storey single-family homes: a gambrel (or barn) roof and a mansard roof. Graphic examples of these roof designs are provided in Attachment 4.

Additional Setbacks for Half-Storey Areas: Recent construction has seen half-storey areas constructed with exterior walls at the same setback as the exterior wall immediately below, creating large, flat wall planes, which result in a dominant appearance and contribute to the overall massing of new construction. Applying the proposed additional setback to half storey areas will result in a stepped facade above the second-storey, creating variation in the wall planes, and reducing the apparent massing of the building.

Dormer Regulations: Staff have identified massing issues arising from dormers (gable end and shed dormers) on half-storey on recently constructed 2 ½-storey houses. The proposed regulations in clauses g) and h) above are intended to establish a more appropriate building envelope for these design details, which should work in concert with the other proposed amendments to reduce the apparent massing of a half-storey.

Prohibition of Balconies and Decks for a Half-Storey: A number of recently constructed houses feature decks or balconies off the half-storey area. The physical height of these areas present challenges for privacy of adjacent lots. The proposed revisions will prohibit the construction of a balcony or deck on any area meeting the definition of 'Storey, half (½)'. Balconies and decks will still be permitted, but only on the first and second storey of a dwelling.

Storey, half (½) Definition for Townhouses:

The definition of 'Storey, half (½)' for townhouse zones is unchanged, but is defined separately from the regulations for single-family and two-unit dwellings.

Proposed Revision to Building Height in Single-Family and Two-Unit Housing Dwelling for Flat Roof Designs

Staff propose the following revision to address concerns with the massing of flat roof designs on family dwellings and two-unit housing dwellings (duplex):

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.

The proposed revision will apply to all Single-Family Residential (RS) zones, the two-unit housing (RD) zones, and the Compact Single Family (RC) zones, the Residential Coach House (RCH) zones, and the Edgemere Coach House / Granny Flat (RE1) zone. The proposed 7.5 m (25 ft) height limit will still allow construction of a two-storey home with generous ceiling heights, but will ensure that the home is not overly dominant, and massing is more compatible with surrounding single-family neighbourhoods. Attachment 5 provides sketches of how the roof massing might appear under these proposed revisions.

Industry Consultation

Staff will discuss the proposed bylaw amendments with the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group, at the next available regular meeting with these groups.

Financial Impact or Economic Impact

None.

Conclusion

The Planning Committee had asked staff to examine the issue of single-family dwelling height specifically as it relates to 2½-storey single-family dwellings. Staff have reviewed the zoning provisions related to the definition of “Storey, half (½)”, and have identified changes to the existing definition in the Richmond Zoning Bylaw 8500, and propose a new maximum height of 7.5 m (25 ft) for flat-roof two-storey houses.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9223 to amend the regulations for “Storey, half (½)” within single-family, coach house and two-unit dwelling zones be introduced and given first reading.

It is further recommended that staff refer the proposed amendments to the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group for comment and discussion prior to the Public Hearing on April 20, 2015.



Barry Konkin
Program Coordinator-Development

BK:rg

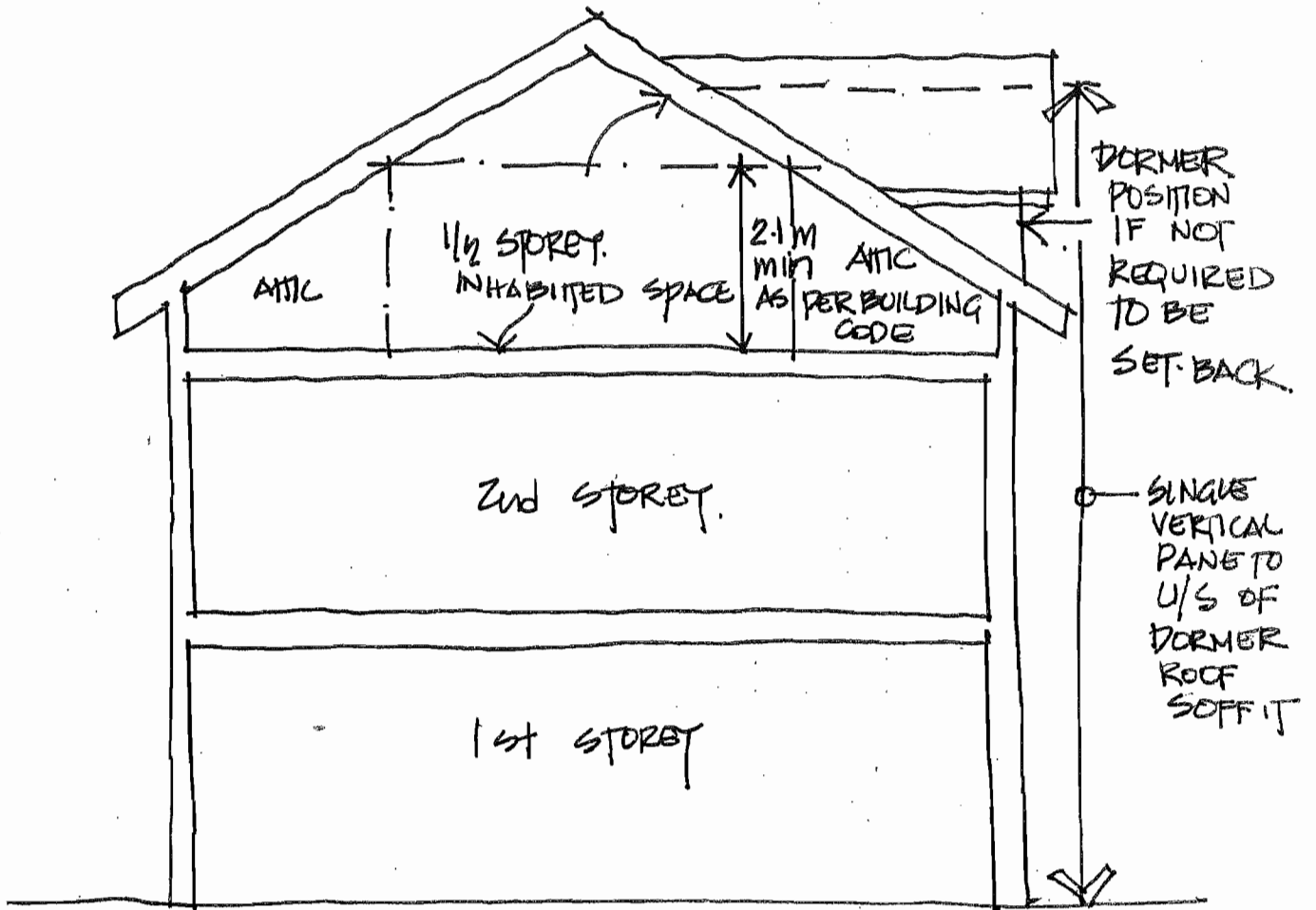
Attachment 1: Intended Interpretation of ‘Storey, half (½)’ definition

Attachment 2: Vertical and Horizontal Building Envelope Regulations

Attachment 3: Recent 2 ½ Storey House Construction

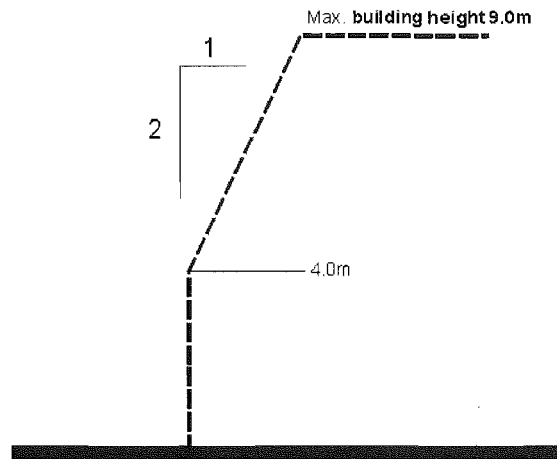
Attachment 4: Examples of Gambrel and Mansard Roof Design

Attachment 5: Sketches Illustrating Potential Roof Massing Under Proposed Amendments



Residential vertical lot depth envelope

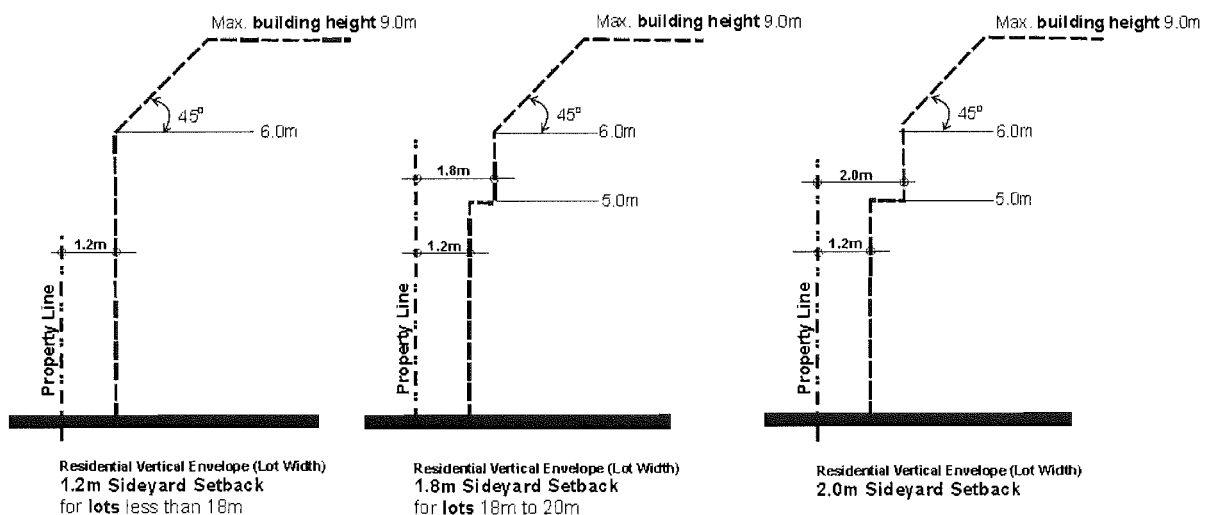
means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question used for **single detached housing** and **two-unit housing** only, calculated from the **finished site grade**, and formed by the plane rising vertically 4.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

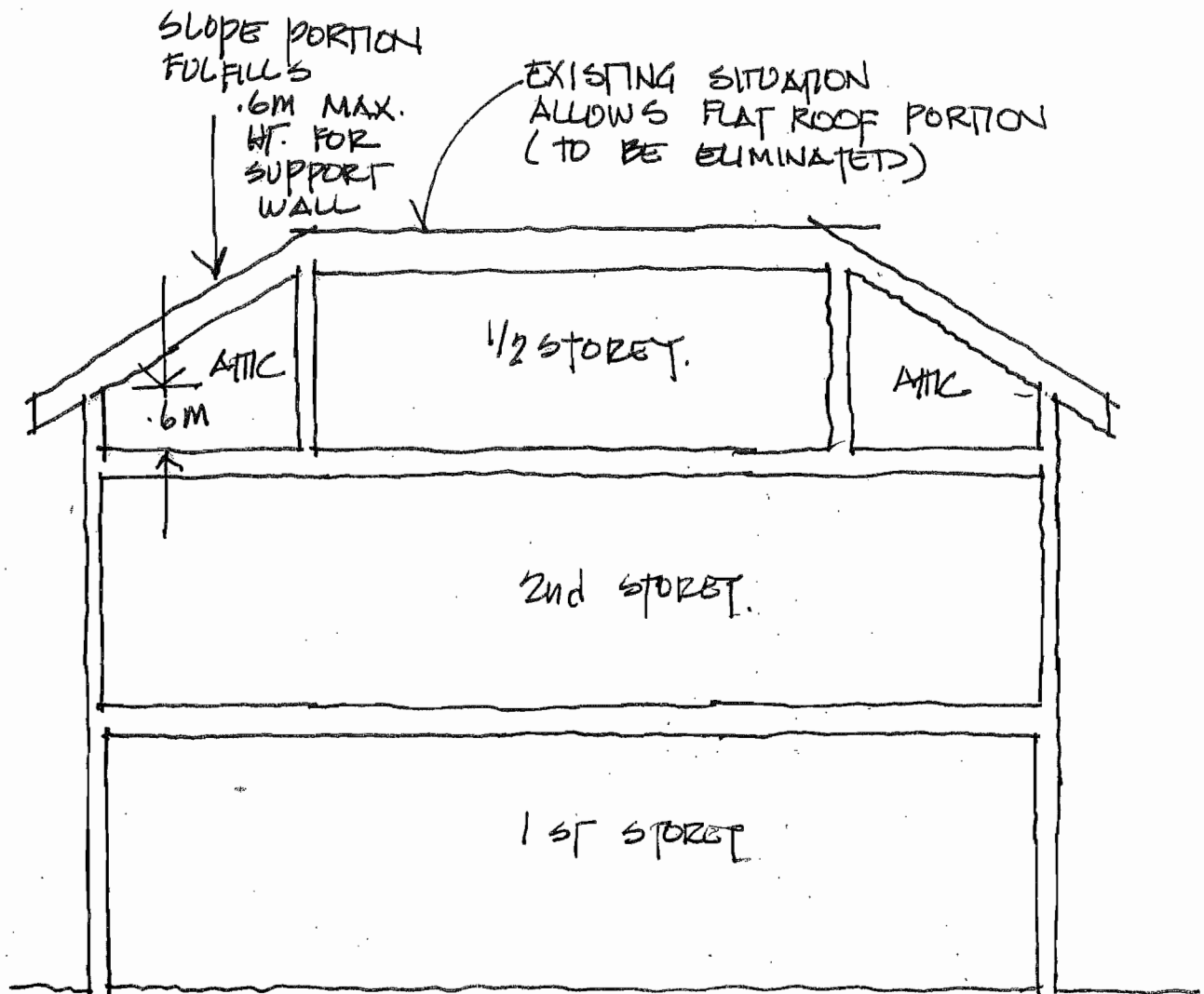


Residential Vertical Envelope (Lot Depth)

Residential vertical lot width envelope

means a vertical envelope located parallel to and 1.2 m from the **side lot lines** of the **lot** used for **single detached housing** and **two-unit housing** only, calculated from the **finished site grade**, and formed by planes rising vertically 6.0 m to a point and then extending inward and upward at an angle of 45° from the horizontal to the point at which the planes intersect.

Residential Vertical Envelope (Lot Width)
1.2m Sideyard Setback
for lots less than 18mResidential Vertical Envelope (Lot Width)
1.8m Sideyard Setback
for lots 18m to 20mResidential Vertical Envelope (Lot Width)
2.0m Sideyard Setback





Springwood Crescent



Springwood Crescent



Springwood Crescent



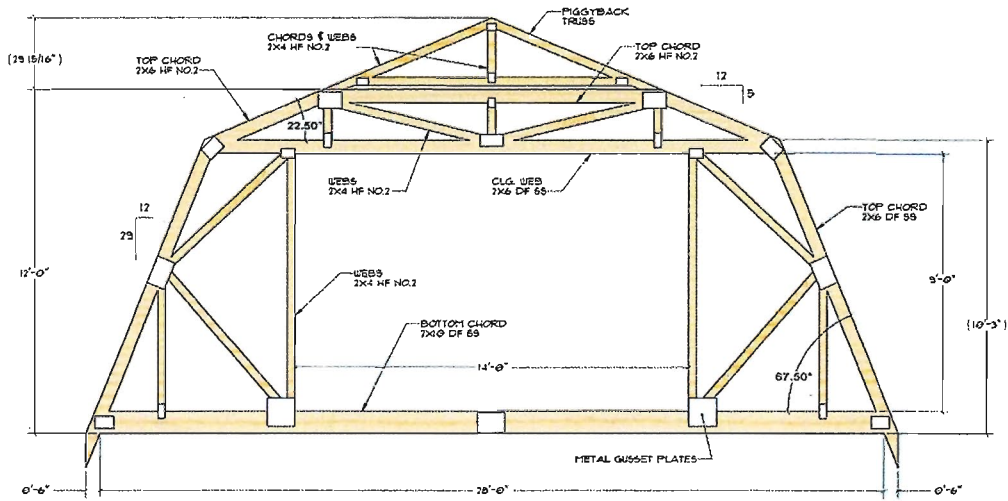
River Road



Springwood Crescent



Springwood Crescent



28' GAMBREL ATTIC TRUSS W/ PIGGYBACK

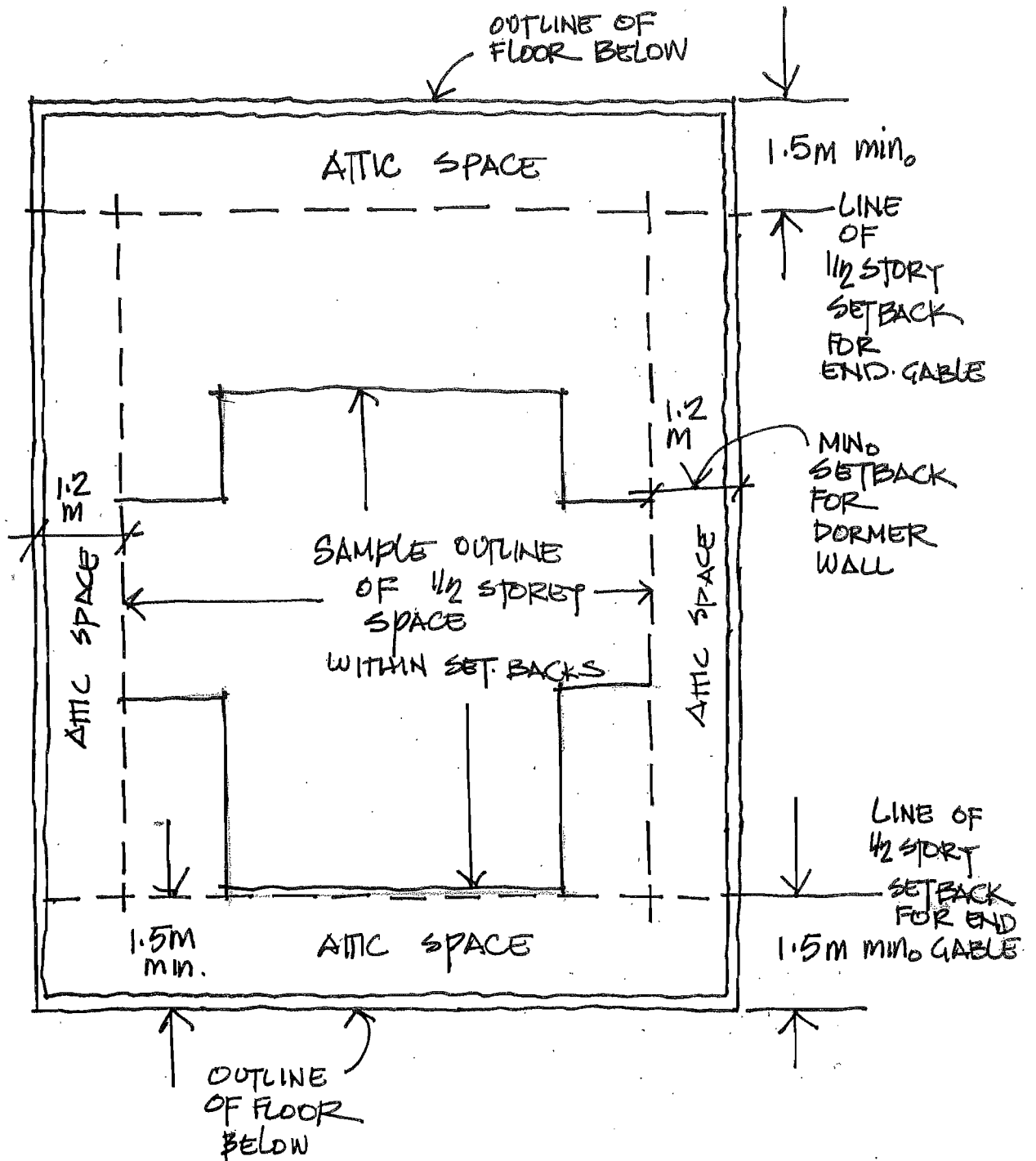
Gambrel (barn) Roof

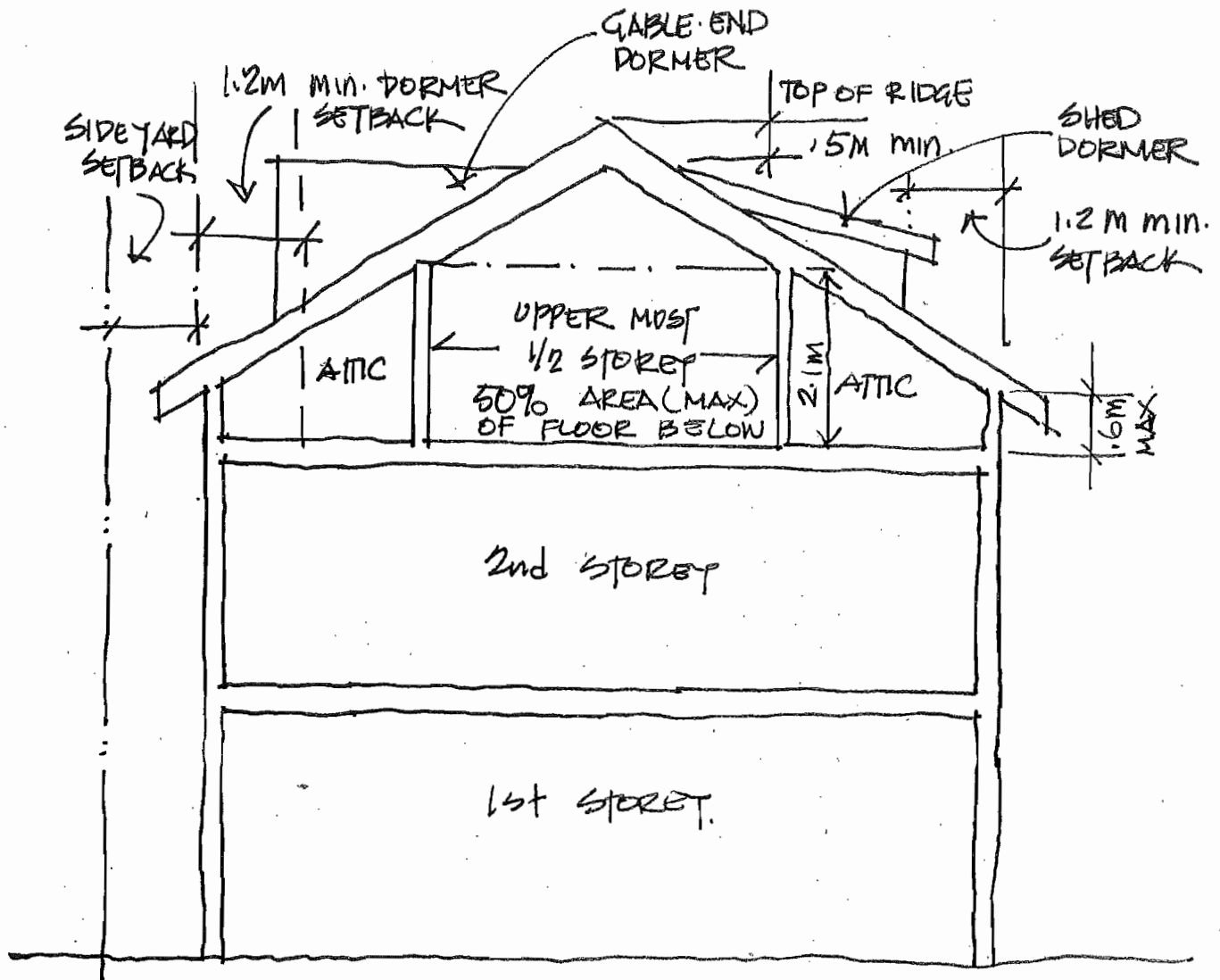


Mansard Roof



Mansard Roof







Richmond Zoning Bylaw 8500, Amendment Bylaw 9223
Definition of Half-Storey in Single Family and Two-Unit Dwellings

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

1. Richmond Zoning Bylaw 8500 is amended in Section 3.4 Use and Term Definitions, by deleting the definition of **Storey, half (½)** and substituting the following:

“ **Storey, half (½)** means the uppermost **storey** of a **building** meeting the following criteria:

For a **single detached housing dwelling unit**, or a **two-unit housing dwelling**:

- a) the **habitable space** is situated wholly under the framing of the roof;
- b) the **habitable space** does not exceed 50% of the **storey** situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such **storey** on any two **adjacent** exterior walls;
- d) a maximum of two opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such **storey**;
- e) roof framing proposed to contain a **Storey, half (½)** must be a minimum pitch of 5:12 and a maximum pitch of 12:12 (i.e. no **habitable space** is permitted under the roof framing for a flat roof, a gambrel roof, or a mansard roof);
- f) the exterior wall plate of a **Storey, half (½)** shall be set back a minimum of 1.2 m from an **exterior side yard** or **interior side yard** exterior wall plate of the **storey** below and a minimum of 1.5 m from a **front yard** or **rear yard** exterior wall plate of the **storey** below;
- g) the roof ridge of a gable end dormer or a shed dormer shall be no higher than 0.5 m below the roof ridge of the main roof;
- h) the slope of a shed dormer roof must be a minimum of 2.5:12; and
- i) no **balcony** or deck is permitted on a **Storey, half (½)**.

For **housing, town**:

- a) the **habitable space** is situated wholly under the framing of the roof;
- b) the **habitable space** does not exceed 50% of the **storey** situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such **storey** on any two **adjacent** exterior walls; and

- d) a maximum of two opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such **storey.**”
- 2. Richmond Zoning Bylaw 8500 is amended in Section 8.1.7.1 by deleting this section in its entirety and replacing it with the following:

“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.”
- 3. Richmond Zoning Bylaw 8500 is amended in Section 8.2.7.1 by deleting this section in its entirety and replacing it with the following:

“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.”
- 4. Richmond Zoning Bylaw 8500 is amended in Section 8.3.7.1 by deleting this section in its entirety and replacing it with the following:

“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 lot depth vertical 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 8.4.7.1 by deleting this section in its entirety and replacing it with the following:

“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.”
- 6. Richmond Zoning Bylaw 8500 is amended in Section 8.13.7.1 by deleting this section in its entirety and replacing it with the following:

“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.”
- 7. Richmond Zoning Bylaw 8500 is amended in Section 8.14.7.1 by deleting this section in its entirety and replacing it with the following:

“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.”

8. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9223**”

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

To Public Hearing
Date: <u>April 20, 2015</u>
Item # <u>5</u>
Re: <u>Zoning Bylaw 8500,</u> <u>Amendment Bylaw</u> <u>9223</u>

Door Still Open for Three-Storey Houses!

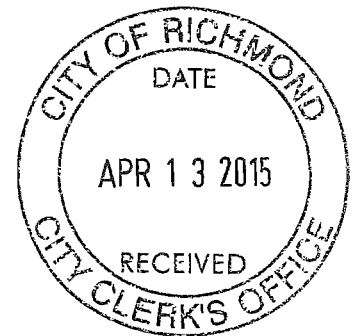
WRAPd (Westwind Ratepayers Association for Positive development) has comment:

A new Zoning By-law amendment has passed first reading and will be going to Public Hearing April 20th to drop the height of flat roof houses and to eliminate balconies on third-storey “Zoning” governed properties. If you read the local newspapers you might be lulled into believing that Richmond Council has finally come to their senses and are limiting the size of monster houses on steroids. This “zoning” By-law change will do **NOTHING** to stop the gargantuan 3 storey homes being built on any of the roughly 4,000 Richmond “LUC” (Land Use Contract) governed properties (Westwind properties are over half LUC and the rest governed by Zoning). The By-law will also do **NOTHING** to stop unnecessary vertical MASSING (on fronts, backs and sides) of houses that we are seeing built on “zoning” lots.

Share the conversation - View the pictures - www.WRAPd.org

This MASSING of house sizes to aggrandize frontage and puff up cubic volume is stretching the limit. Many of the new homes being built are bending the rules on double counting the double ceiling heights. Often rooms are built with greater than the allowable 16.4 foot ceilings but without deducting the additional square footage against the allowed total square footage of the house. Our neighbouring municipalities (Vancouver, Burnaby and Surrey) all use 12.1 ft as their double height, double counted standard (Table 1).

Table 1. Comparison of Double Height Allowances	
Municipality	Height
Richmond	16.4 feet (5.0 m)
Vancouver	12.1 feet (3.7 m)
Burnaby	12.1 feet (3.7 m)
Surrey	12.1 feet (3.7 m)



We are also seeing this MASSING in the back of new homes. All the careful town planning done to create our subdivisions is rapidly being dismantled by a wrecking ball approach to new building. **What is the new plan for how these neighbourhoods will look in 10 years?** New buildings are changing the character of single family neighbourhoods, overshadowing adjoining properties, blocking out access to the sun, and violating privacy with windows and balconies that overlook family backyards. This is not what we signed up for when we bought into a “planned” community. We didn’t just purchase a home we purchased a neighbourhood and a lifestyle for our kids growing up. **Who is honouring the intent of the Land Use Contract for those who don’t want to sell and redevelop?** The rights to quiet enjoyment are being usurped by a loophole. Many of the new houses we see built violate the City’s Official Community Plan

put in place by a Council who ran on a promise to “*preserve the character of single family neighbourhoods*”. We are seeing homes being built that appear to be non-conforming to current bylaws. **Ask the City to strike a task force and hold an audit!**

A 1990's Solution... But Not for Long

In the late 1980's and early 90's Richmond residents were displeased with the size of the large monster homes being built and the Council of the day responded. The zoning bylaws were changed to reduce the maximum house size permitted to be built on zoning lots from 55% of the lot size... to a new fixed formula: 55% on the first 5,000 sq ft and 30% thereafter. However, now in 2015, the zoning houses being built today are much bigger in height and volume than those houses which were built in the 1990's **and yet these new houses also claim to be much smaller in square footage?** The new homes reportedly 20% smaller in square footage are now overshadowing the older 1990's monster homes and are MASSIVELY bigger! **How can that be?**

Land Use Contracts - Bigger Problems on Smaller Lots

Original LUC houses were built by contract in the 1970's and were linked to the current zoning bylaw of the time, Zoning Bylaw 1430. The LUC only described percentage-lot-coverage and setbacks required by the new subdivisions. All other building guidelines referenced Zoning Bylaw 1430 “*plus amendments thereto*”. Three key words were missing “*and successors thereto*”. The LUC was silent about continuing its linkage to subsequent adopted Bylaws if Bylaw 1430 was to be repealed. Bylaw 1430 after two decades of use and 1,000 amendments was repealed and replaced in 1989 by Bylaw 5300. From this point on, interestingly, LUC properties were redeveloped as if the same rules for all other Richmond properties applied and were interpreted as if they were linked to Zoning Bylaw 5300 for the building requirements.

Concerned citizens made the City aware at the time that Bylaw 5300 was being updated that there was a problem with LUC properties not being “legally” linked to Bylaw 5300 because the contracts did not include the words “*and successors thereto*”. Building permits were challenging the LUC interpretations. The City carried forward with a repeal of Bylaw 5300 anyway and in November 2009 adopted Zoning Bylaw 8400. We were told 5 ½ years ago the city would control building on LUC's “by persuasion” and they would appeal to the Province for help re-linking LUC to current City Zoning, that would eventually merge all single family residential properties into one active Zoning Bylaw with the same rules for all.

The Province passed that legislation in May 2014, the *Miscellaneous Statutes Amendment Act* (Bill 17, 2014) giving the City the green light and the legal right to initiate changes.

link: http://www.cscd.gov.bc.ca/lgd/intergov_relations/planning_bulletins/bulletinBill17.htm

If the City were to do nothing the LUC would expire in ten years automatically in 2024. Nearly one year has passed and the City has still not affected any changes to mitigate the redevelopment of LUC properties and the houses being built are getting more and more audacious. **We have to do something to stop the madness!** LUC properties for the most part initiated the change in Richmond from larger 66 x 120 ft lots to smaller sized properties. Most LUC properties are 100 feet deep or less. Without back lanes to separate homes for more privacy, backyards are effectively 40 feet closer between LUC homes. Old Zoning Bylaw 1430 is “dead”, repealed in 1989, yet is the only guideline for building on LUC properties and that bylaw permitted three-storey homes. Extreme overbuilding (example...three levels of 6,200 sq. ft. on a 5,300 foot LUC lot) is massively invasive for privacy and shadowing. On a “zoning” property of 5,300 sq. ft. the maximum house that can be built is 2,840 sq. ft. The LUC house can be more than twice as big as what is permitted on a zoning lot! Building this home on three stories and adding third floor viewing decks is a further insult and a travesty. The attached pictures are bad enough but imagine rows of these houses and still much bigger houses backing onto each other. These new houses built on LUC are more imposing than most of our townhomes and yet they claim to be single family detached residences. We won’t need an Official Community Plan to preserve the character of single family neighbourhoods in 2041 because there will be nothing left to preserve but these apartment houses where you rent a room with an ensuite. Sounds like the old rooming houses of the dirty 30’s.

Potential Solutions for Today?

Two urgent solutions are required. One for zoning properties and one for LUC properties. There are approximately 4,000 LUC properties in Richmond. In our Westwind neighbourhood more than half of our lots are under LUC and the rest are under zoning jurisdiction. We need relief on both LUC and Zoning properties from MASSING of new homes.

Zoning Change Proposals

Surrey responded to public pressure and has tightened their building bylaws as of last July, 2014. We seem to not have learned from their lessons learned and are instead permitting these MASSING building practices to proliferate in our City. We need to look to other municipalities to see how they are moderating these monster homes. Vancouver, Burnaby, and Surrey all double count ceiling height starting at 12.1 ft. Richmond alone allows 16.4 feet. The single most effective action Richmond can take to reduce the MASSING of homes is to reduce the double height provision in By-law 4.2 from 16.4 ft (5.0 m) to 12.1 ft (3.7 m) to bring us in line with our neighbouring municipalities. This can be a simple fix with a revision to the general section of By-law 4.2 which will automatically cover all building zones.

The second most effective measure to rightsize the new homes being built is to re-establish the measurement criteria pre 2008 to determine the maximum height of a house being built. Prior to 2008 the maximum height for a house was 29.5 ft and still is. The 2008 amendment changed the building height measure from the top of the roof peak to now be a measurement to the mid-point of the roof. Roof pitches are getting higher and sharper; the overall heights are rising purposely just to create a “big” presence. The overall true height to the top of the peak now exceeds 29.5 feet and is often upwards of 34 feet. This proposal was instigated after discussions with whom the City of Richmond calls their stakeholders: Greater Vancouver Builders Association (GVBA), the developers and architects at the Urban Design Institute (UDI) and Richmond Small Builder’s Group (RSBG). Richmond citizens have no comment until the “uncontested” first reading... well after policy development... and then to Public Hearing. This methodology is well orchestrated to control and manipulate public input. Delegations are limited to 5 minutes and have no opportunity to rebut staff input. The policy review that was promised in 2008 to assess the impact of these changes to roof height measurement has never happened. The complaints from the ratepayer “stakeholders” continue, but no changes are made. The current Public Hearing for amendment of three story heights scheduled for April 20th **DOES NOT change** the maximum height measurement for houses with peaked roofs.

Land Use Contract Change Proposals

LUC properties need a moratorium before any more building permits are granted. Redevelopment could continue under Zoning Bylaw 8500 rules or by replacement of the same square foot livable area currently on the lot, whichever is larger. No more three story building permits should be granted until the problems with LUC are resolved. A special “Z” zoning as used in Terra Nova could be a potential solution. Most importantly, double height provisions need to be ‘**REDUCED TO 12 FEET**’ and stringently enforced.

What Can You Do?

1. To show MASSING from your backyards, take pictures and send to WRAPD, of:
 - Double height ceiling rooms overlooking and shadowing your backyard
 - Large upper story balconies with big full roof extensions
 - Large ground floor patios with full living space above
 - Your side yards overshadowed by neighbouring houses
2. Talk to friends in other neighbourhoods (LUC or Zoning) about having their voices heard.
3. Write to City Council and send a copy to WRAPd to double record your opinions.

Mayor and Councillors Office	Email: mayorandcouncillors@richmond.ca
------------------------------	--

4. **Attend the Public Hearing at 7pm Monday, April 20th.**

WRAPd.org Steering Committee: www.WRAPd.org

Committed to positive development by the rules, not the loopholes

Lee Bennett Joel Berman Neil Cumming
Graham Johnsen Lynda ter Borg Martin Woolford
Email: info@wrapd.org



Mayor and Councillors

From: Webgraphics
Sent: Tuesday, 14 April 2015 2:35 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #822)

To Public Hearing
Date: April 20, 2015
Item # 5
Re: Zoning Bylaw 8500,
Amendment Bylaw
9223

Send a Submission Online (response #822)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/14/2015 2:33:58 PM

Survey Response

Your Name	Westwind owner
Your Address	Westwind
Subject Property Address OR Bylaw Number	RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9223
Comments	<p>To whom it may concern, We are Westwind owners, and one of us has lived in Richmond for most of our lives. I would like our comments to be considered at the public hearing on April 20, 2015 with respect to the bylaw amendment being proposed regarding the height and size of houses in our area. Please first let us start off by saying that we live in one of the original westwind houses built in the 1970's with an approximate floor area of 2000 square feet. We purchased in this area a few years ago, one of the main reasons for doing so was due to the current zoning and allowance for a larger house to be built. Although we do not have plans to tear down our home in the near future, we believe the current zoning and allowances are in large part the reason for our property's value. Because we live in the area we have received a lot of information on this topic both in print media and in the form of unsolicited flyers delivered to our door by the Westwind Ratepayers Association for Positive Development. (Wrapd) In reading this "literature" and in doing our own research we</p>

respectfully disagree with the views of Wrapd, and resent that they are representing themselves as the "voice" of Westwind, not everyone in Westwind agrees with their views even though they allude to that being the case. The flyers and website of the Wrapd association coin the larger houses in our area as "monster" houses and "rooming houses of the dirty 30's". We would like to know what defines a "monster" house and what evidence they have that these houses are being used as rooming houses? In our area all the larger houses are occupied by large families needing the space. Because you cannot have a basement in Richmond often these "third stories" are being used a rec room area for children, if that area was underground would Wrapd still be creating this fuss? And still defining these homes as "monster" houses? Further, given the high prices of real estate we are now seeing a lot more multi generational families occupying a larger single family dwelling. It is near to impossible for young families to purchase a single family home without the aid of their parents/grandparents; sometimes that aid comes in the form of house sharing with the older generation. Not only does this bring a new diverse age group to our neighborhood, it advocates a family togetherness and the helping of one another. To us it just appears that the Warpd group is advocating this bylaw amendment because they may not like the look of these homes and want our area to be stuck in the 1970's. The world changes, neighborhood growth should be welcomed, not dismissed. We would like to emphasize that we do not and will not be represented by Wrapd and completely disagree with their views. We will be attending the Public Hearing however, will not be speaking as we fear retaliation from the Wrapd group, it appears they believe that their views are the correct views and don't wish to be challenged by anyone. They've even gone as far as taking pictures of the newer houses in our area without the permission of the owners and plastering those photos all over flyers circulated to Westwind owners. Furthermore, they have invited media to do stories on their "association" in front of houses under construction again without the consent of the owners. This is far from neighbourly, and certainly not the type of community that Westwind strives to be. We welcome new families, new growth and new neighbours into our community. The smaller houses from the 1970's are not going to last forever and are not going to be sufficient for growing families. Respectfully, Westwind owners

To Public Hearing	
Date:	April 20, 2015
Item #	5
Re: Zoning Bylaw 8500, Amendment Bylaw 9223	

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 15 April 2015 11:46 AM
To: 'Ronstricker'
Subject: RE: Mega homes in single family zoned area

This is to acknowledge and thank you for your email of April 14, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
 Manager, Legislative Services
 City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
 Phone: 604-276-4006 | Email: mjansson@richmond.ca

-----Original Message-----

From: Ronstricker [<mailto:gronstricker@gmail.com>]
Sent: Tuesday, 14 April 2015 3:57 PM
To: Mayor and Councillors; Jay Morrison
Subject: Mega homes in single family zoned area

>> Hello All,

>>

>>

>> I would like to add some comments about the new bylaw that you are proposing. The proposed 2.5 story bylaw for single family houses does not address the massing and increasing volume of housing that is happening in Richmond neighbourhoods that are being redeveloped.

>>

>> Cathedral ceilings are very popular. The existing bylaw allows for 16ft4inch ceilings. The ceilings can be higher if the square footage is double counted. This bylaw is being interpreted such that where the ceiling meets the wall the ceiling is 16 ft 4inches, but at the centre point where the ceiling height is the tallest, the ceiling could be for example 21ft 4 inches, 5 ft higher than is allowed.... The bylaw is being adhered to where the ceiling meets the wall but not at the centre of the ceiling.

>>

>> This results in extra volume in the ceiling and consequently a much taller roofline at this part of the house potentially contributing to blocking out someone else's sunlight.

>>

>> I am proposing that the bylaw be enforced so that the measurement for ceiling height is taken to the centre point of the ceiling and not the low point of the ceiling where the ceiling meets the wall.

>>

>> Another point I would like to raise is that in your proposed bylaw amendment you state and show an image of a max ceiling height being 9 meters. In reality building heights are allowed to be 10.5 meter high when you invoke the midpoint rule of the roof. This allows the highest point of the roof to be almost 35ft. This is not stated on your bylaw documentation. Why do single family homes need to be 10.5 meters tall?

>>

>> Looking forward to April 20th.

>>

>> Ron&Verna

>>

>> Sent from my iPad

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 15 April 2015 12:05 PM
To: 'James Strilesky'
Subject: RE: LUC changes needed for Westwind/Richmond

To Public Hearing
Date: April 20/15
Item # 5
Re: Zoning Bylaw 8500, Amendment Bylaw 9223

This is to acknowledge and thank you for your email of April 14, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson

Manager, Legislative Services

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

Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: James Strilesky [<mailto:jstrilesky@me.com>]
Sent: Tuesday, 14 April 2015 3:48 PM
To: Mayor and Councillors
Cc: WRAP Steering Committee
Subject: LUC changes needed for Westwind/Richmond

I am a 40 year resident of Richmond. I have lived in Westwind for over 30 years. I have watched Richmond evolve into a diverse, cosmopolitan community under civic leadership that has generally been very responsive and wise in steering a course to maintain a vibrant, liveable and welcoming city community. However, I am very disappointed with how our civic leadership has handled the issue of Land Use Contracts and building/zoning bylaws and the negative impact this is having on the liveability and desirability of our established city neighbourhoods.

I am looking to our mayor and councillors to take the following action to reverse the disturbing trend of three story and MASSING homes which are destroying not only the nature of the Westwind planned community which I had bought into but also the fabric of our community and city. More specifically I am looking for the mayor and council to make the following changes in:

Zoning

-reduce the double height provision in By-law 4.2 from 16.4 feet (5.0 m) to 12.1 feet (3.7 m) to bring us in line with our neighbouring cities and municipalities

-reestablish the measurement criteria pre 2008 to determine the maximum height of a house being built in an established community. Prior to 2008 the maximum height for a house was 29.5 feet. However an amendment in 2008 changed the measurement from the top of the roof peak to the mid-point of the roof permitting the true

height to exceed 29.5 feet and climb to 34 feet and beyond. Aside from the questionable process used to implement this amendment, the policy review process promised to review the impact of these changes has never happened.

Land Use Contracts

-LUC properties need a moratorium before any more building permits are granted. Redevelopment could continue under Zoning By-law 8500 rules or by replacement of the same square foot livable area currently on the lot, whichever is larger. No more three story building permits should be granted until the problems with the LUC are resolved.

-Double height provisions need to be reduced to 12 feet and stringently enforced

Over my four decades of working and living in Richmond I know many of you personally. I know you are caring, committed and hard working people. I hope you will focus on this issue and consider the future implications of delaying or not taking action on this important matter to preserve the nature of our neighbourhood and our Richmond community.



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development


Date: February 25, 2015

File: RZ 14-662478

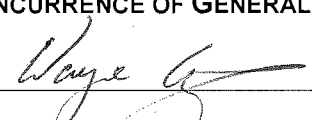
Re: Application by Anwer Kamal and Nabeel Abrahani for Rezoning at 8760 and 8780 Rosemary Avenue from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9228, for the rezoning of 8760 and 8780 Rosemary Avenue from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:mp
Att.

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

Staff Report

Origin

Anwer Kamal and Nabeel Abrahani have applied to the City of Richmond for permission to rezone the property at 8760/8780 Rosemary Avenue from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)” to permit subdivision into two lots. The property is occupied by a duplex that will be demolished. A map and aerial photograph showing the location of the subject site is included in Attachment 1 and the proposed 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

To the North: Across Rosemary Avenue are single family lots zoned “Single Detached (RS1/E)”.

To the East: Immediately to the east are duplex lots zoned “Two-Unit Dwellings (RD1)”.

To the South: Directly across Steveston Highway is an agricultural lot in the Agricultural Land Reserve (ALR), zoned “Agriculture (AG1)”.

To the West: Immediately adjacent property to the west is a duplex lot, zoned “Two-Unit Dwellings (RD1)”. To the further west are single family lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

2041 Official Community Plan

The 2041 Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential (NRES)”. The proposed redevelopment complies with the OCP land use designation.

Flood Management

The proposed redevelopment must meet the requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Agricultural Land Reserve (ALR) Buffer Zone

The Official Community Plan (OCP) proposes specific land use considerations to protect the City’s agricultural land base in the Agricultural Land Reserve (ALR). These include guidelines for providing landscape setbacks on non-agricultural sites (including single-family residential sites) located in close proximity to ALR lands. The objective of the landscape setback is to establish a buffer which identifies the urban/rural interface. The proposed redevelopment will

provide a 4 m-wide landscape buffer along the south property line (Attachment 4). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title to ensure that the ALR landscaping buffer planted along Steveston Highway is maintained and will not be abandoned or removed. The legal agreement would also indicate that the property is located adjacent to active agricultural operations and may be subject to potential agricultural impacts including noise, dust and odour. The applicant is also required to submit a Landscape Security in the amount of \$6,142 (based on 100% of the cost estimate provided by the Landscape Architect) to ensure that the proposed landscape plan is implemented.

Consultation

Agricultural Advisory Committee (AAC)

The AAC reviewed the application on January 29, 2015 and passed the following motion unanimously (Attachment 5):

That the rezoning application for 8760/8780 Rosemary Avenue be supported as presented.

Public Input

The rezoning information signs have been installed on the subject site: one facing Rosemary Avenue and the other facing Steveston Highway. City staff have not received any comments or concerns from the public regarding the proposed development.

Analysis

Existing Legal Encumbrances

A covenant (document no. RD43627) which is currently registered on title of the subject site restricts the use of the property to a two-family dwelling. Discharge of this covenant is a requirement of adoption of the rezoning bylaw.

Site Servicing and Vehicle Access

There are no servicing concerns with the proposed rezoning. Servicing and frontage upgrades will be required as described in the "Subdivision Stage" section below.

Vehicle driveway access will be from Rosemary Avenue. In accordance with Residential Lot (Vehicular) Access Regulation Bylaw, which does not allow vehicular access from a residential lot to an arterial road where alternate vehicular access exists for such residential lot, vehicular access to Steveston Highway will not be permitted.

Trees and Landscaping

A tree survey and Certified Arborist's Report have been submitted by the applicant. The survey identifies five (5) trees located on the subject property and seven (7) trees located on neighbouring properties. The proposed Tree Retention Plan is included in Attachment 6.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site Visual Tree Assessment, and has provided the following comments:

- 3 trees located on site (#93, 96 and 97) to be removed and replaced. Trees identified as #96 and 97 have been topped and not good candidates for retention. Tree identified as #93 to be removed due to limited root retention area within the side setback.
- 2 trees located on site (#91 and C) to be retained and protected.
- 4 trees (#90, A, B and D) located on neighbouring property to the west to be retained and protected.
- 3 trees (#92, 94 and 95) on the neighbouring property to the east to be removed due to limited root retention area within the side setback.

The applicant has obtained written consent from the adjacent property owners at 8800 Rosemary Avenue to remove the three trees (#92, 94 and 95) located on that property.

Tree protection fencing is to be installed to City standard around the drip line of the trees to be retained. Tree fencing must be installed to City standard and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings and must remain in place until all construction and landscaping works are completed on-site.

To ensure the protection of the two on-site trees, Sycamore Maple (#91) and Western Red Cedar (#C), the applicants are required to submit a Tree Survival Security in the amount of \$5,000 (\$2,500/tree) and enter into a contract with a Certified Arborist for the supervision of works conducted within close proximity to the tree protection zone. The contract must 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 impact assessment to the City for review.

Consistent with the tree replacement ratio of 2:1 in the City's Official Community Plan, the applicants are required to provide six (6) replacement trees. As two trees will be retained on the proposed west lot, the applicants propose to plant and maintain three (3) replacement trees on the proposed east lot and provide a cash-in-lieu contribution in the amount of \$1,500 (\$500/trees) for the three (3) trees that cannot be accommodated on-site to the City's Tree Compensation Fund for off-site planting. To ensure that three replacement trees are planted and maintained on-site, the applicants are required to submit a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicants propose to provide one (1) legal secondary suites in each proposed dwelling on two (2) proposed lots. To ensure that at least one (1) secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicants are 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 the legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be

discharged from Title (at the initiation of the applicants) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Note: Should the applicants change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total buildable area of the single detached dwellings to be constructed (i.e., \$6,149.40)

Subdivision Stage

At subdivision stage, the developer will be required to pay service connection costs for the required engineering servicing upgrades outlined in Attachment 7. Works will include water upgrades, storm sewer and sanitary sewer works.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to subdivide the site into two lots is consistent with the applicable policies and land use designation.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9228, be introduced and given first reading.



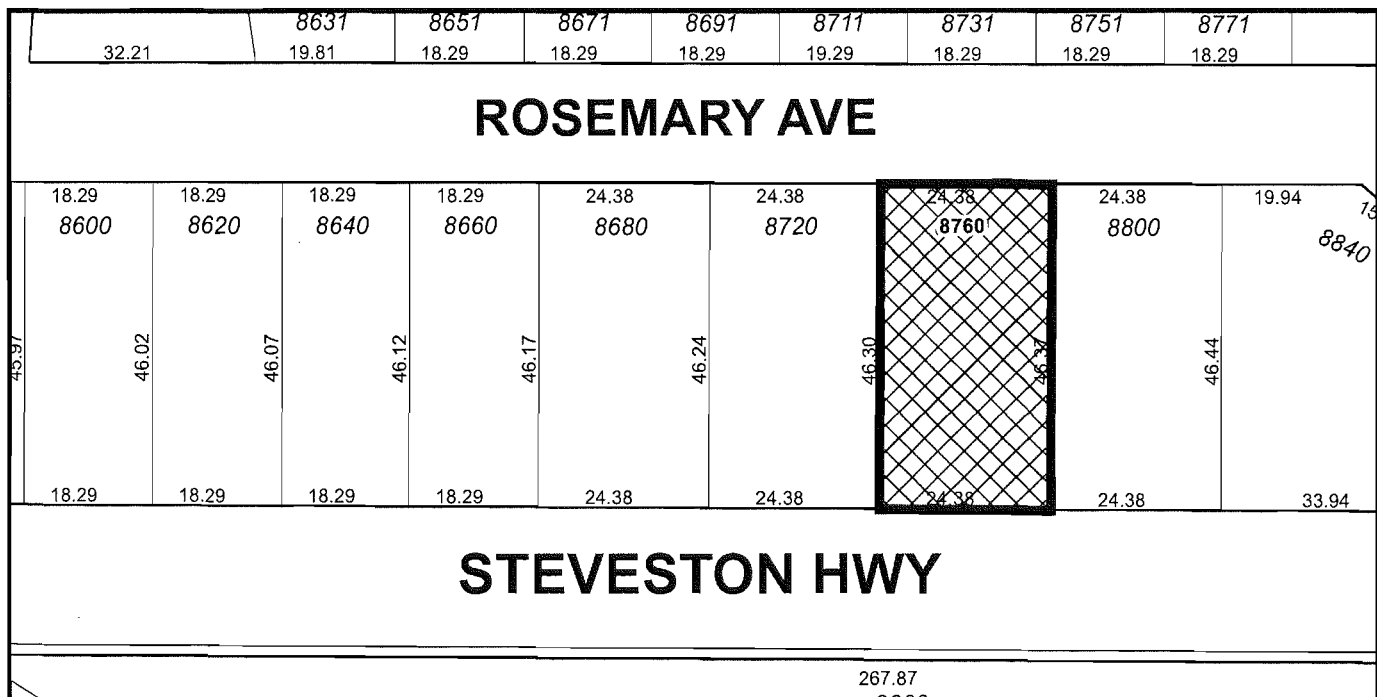
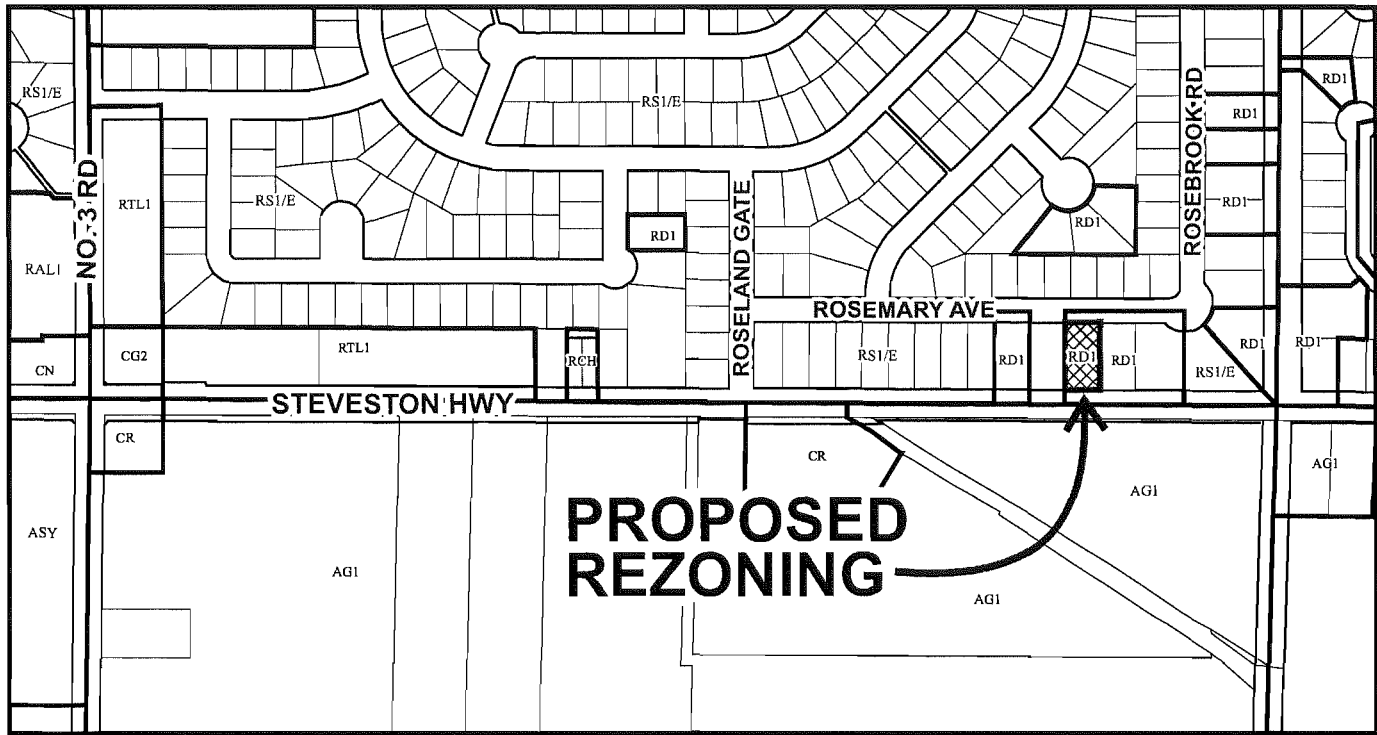
Minhee Park
Planner 1

MP:cas

- Attachment 1: Location Map
- Attachment 2: Preliminary Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: ALR Buffer Landscape Plan
- Attachment 5: Excerpt of January 29, 2015 AAC Meeting Minutes
- Attachment 6: Proposed Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of Richmond



RZ 14-662478

Original Date: 05/16/14

Revision Date: 02/26/15

Note: Dimensions are in METRES



City of
Richmond



RZ 14-662478

Original Date: 05/16/14

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 448 SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 35970

#8760 & 8780 ROSEMARY AVENUE,
RICHMOND, B.C.
P.I.D 003-726-843

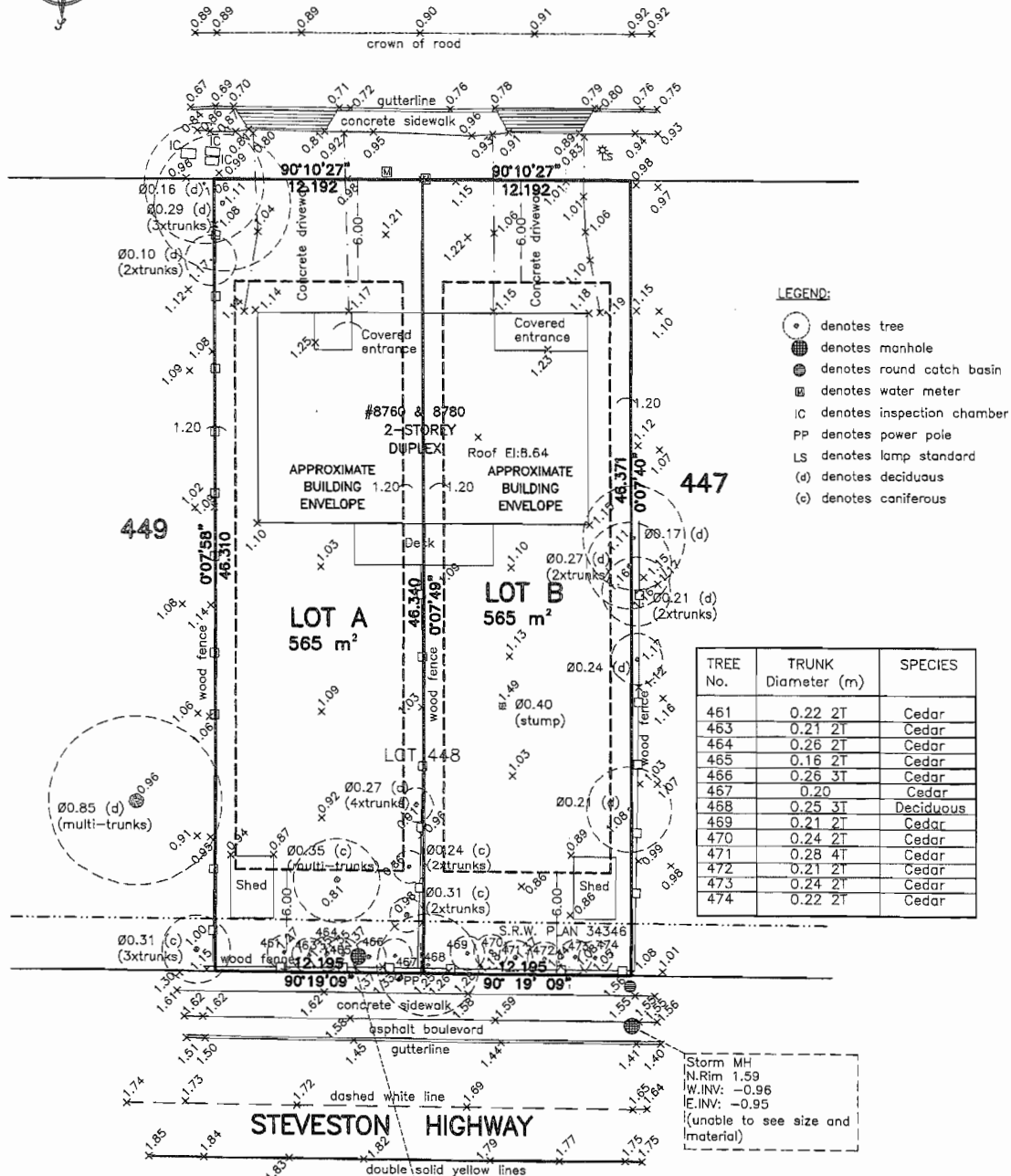
SCALE: 1:250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



ROSEMARY AVENUE



© 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. 5457
FB-249 P20-25
Drawn By: MB/TH

NOTE:
Elevations shown are based on City of Richmond HPN
Benchmark network.
Benchmark: HPN #204, Control Monument 02H2452
In grassy area @ SW crn No. 3 Rd & Steveston Hwy
Elevation = 1.559 metres

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
FIELD SURVEY.

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

FEBRUARY 27th, 2014

DWG No. 5457-TOPO

PH - 173



RZ 14-662478

Attachment 3





Address: 8760 and 8780 Rosemary Avenue

Applicant: Anwer Kamal and Nabeel Abrahani

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Anwer Kamal & Nabeel Abrahani	TBD
Site Size:	1,130 m ²	Proposed west lot: 565 m ² Proposed east lot: 565 m ²
Land Uses:	Two-family residential	Single-family residential
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
Number of Lots	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70 %	Max. 70 %	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setbacks – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setbacks – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 360 m ²	Proposed west lot: 565 m ² Proposed east lot: 565 m ²	none
Lot Width (m):	Min. 12 m	Proposed west lot: 12.2 m Proposed east lot: 12.2 m	none
Lot Depth (m):	Min. 24 m	Proposed west lot: 46.3 m Proposed east lot: 46.3 m	none
Lot Frontage (m):	Min. 6 m	Proposed west lot: 12.2 m Proposed east lot: 12.2 m	none

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
SHRUBS		14 Abelia 'Edward Goucher'	Pink Abelia Redtwig Dogwood Salal	No. 2 Pot, 90cm o.c., 1m at maturity No. 2 Pot, 150cm o.c., 2m at maturity No. 1 Pot, 60cm o.c., 0.5m at maturity
		15 Cornus sericea		
		66 Gautheria shallon		
HEDGE		5 Thuja occidentalis 'Brandon'	Pyramidal Cedar	1.5m high, 1.2m o.c.
NOTES: 1. All soil, soil depths, plants & planting to meet BC Landscape Standard, Latest Edition 2. Any proposed substitutions must be pre-approved by Viewpoint prior to shipping 3. Tree sizes must be as specified to meet the Rezoning requirements				

2 LOT SUBDIVISION

ALR BUFFER: PLANT LIST

L2

8760 & 8780 ROSEMARY AVE
RICHMOND, BC

DATE: 27 FEB 2015



VIEWPOINT

LANDSCAPE ARCHITECTS

5244 Prince Edward St.
Vancouver, BC V5W 2X5

tel: 604-669-3201
fax: 604-669-3278

abuts the ALR, the proposed development provides a 4 m-wide landscaped buffer along the south property line (Steveston Highway) to identify the urban/rural interface.

In response to the Committee's questions, staff noted that the RC2 zone, which provides for a density bonus, is used for rezoning applications, and a laneway will be dedicated to extend the existing lane.

Committee asked if any financial security would be required to ensure that the ALR buffer is established. Staff explained that a legal agreement will be secured to ensure the ALR is maintained and will not be removed.

The Co-Chair invited the applicant to come forward. The applicant had no further comment to add.

That the rezoning application for 9751 Steveston Highway/10831 Southridge Road be supported as presented.

Carried Unanimously

2.A Development Proposal – 8760/8780 Rosemary Avenue

Staff (Minhee Park) briefed the Committee on the proposed rezoning application and provided details of the proposed ALR buffer along the rear property line adjacent to Steveston Highway. The Co-Chair invited the applicant to come forward. The applicant had no further comments to add.

In reply to Committee's question about the fence height, the applicant noted that it is currently 4 ft high and the proposed fence is the same height. Committee members noted that it would be an appropriate height considering its location adjacent to Steveston Hwy.

That the rezoning application for 8760/8780 Rosemary Avenue be supported as presented.

Carried Unanimously

3. Development Proposal - ALR Non-Farm Use

Staff outlined the non-farm use proposal to develop a new Hindu temple at 8100 No.5 Road. Staff noted that the proposal is subject to the No.5 Backlands Policy, which allows institutional uses on the westerly 110m when the remaining portion is strictly used for farming. Staff also indicated the proposal includes a height variance and will be subject to the ESA DP requirement.

Committee had the following questions and comments:

- In response to Committee's query about the maximum building height, Staff explained it is the requirement specified in the proposed "Assembly" zone.

Tree Tag #	Tree Species	DBH (cm)	Crown Radius (m)	Tree Tag #	Tree Species	DBH (cm)	Crown Radius (m)
90	Sycamore Maple (Acer pseudoplatanus)	15	3.2	92	Sycamore Maple (Acer pseudoplatanus)	16	2.9
91	Sycamore Maple (Acer pseudoplatanus)	22+7+6	3.8	93	European Birch (Betula pendula)	19+ 15	3.8
A	Sycamore Maple (Acer pseudoplatanus)	6+3	2.0	94	Sycamore Maple (Acer pseudoplatanus)	15+10	2.7
B	Plum (Prunus)	35 x4 + 20 x3	5.0	95	Sycamore Maple (Acer pseudoplatanus)	8 + 6 x 2	2.8
C	Western Redcedar (Thuja plicata)	5-10 15+ stems	2.8	96	European Birch (Betula pendula)	23	4.6
D	Hedging Cedar (Thuja occidentalis)	12 + 15 x2	1.8	97	Sycamore Maple (Acer pseudoplatanus)	12x3	3.6

Suitable Replacement Tree Species
Paperbark Maple (<i>Acer griseum</i>)
Japanese Maple (<i>Acer palmatum</i>)
Drooping Nootka Cypress (<i>Chamaecyparis nootkatensis</i> "Pendula")
Kousa Dogwood (<i>Cornus kousa</i>)
Japanese Stewartia (<i>Stewartia pseudocamellia</i>)
Japanese Snowbell (<i>Styrax japonica</i>)



Rezoning Considerations

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

Address: 8760 and 8780 Rosemary Avenue

File No.: RZ 14-662478

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9228, the developer is required to complete the following:

1. Submission of a Tree Survival Security to the City in the amount of \$5,000 (\$2,500/tree) for the two (2) on-site trees, Sycamore Maple (tag #91) and Western Red Cedar (tag #C), to be retained.
2. Submission of a Landscaping Security in the amount of \$1,500 (\$500/tree) to ensure that a total of three (3) trees are planted and maintained on the proposed east lot with a minimum size of 6 cm deciduous caliper or 3.5m high conifer. Suitable tree species, as recommended by City's Tree Protection Division staff, include: Paperbark Maple (*Acer griseum*), Japanese Maple (*Acer palmatum*), Drooping Nootka Cypress (*Chamaecyparis nootkatensis* "Pendula", Kousa Dogwood (*Cornus kousa*), Japanese Stewartia (*Stewartia pseudocamellia*), and Japanese Snowbell (*Styrax japonica*).
3. City's acceptance of a cash-in-lieu contribution in the amount of \$1,500 (\$500/tree) for the three (3) replacement trees that cannot be accommodated on-site to the City's Tree Compensation Fund for off-site planting.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zones of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Registration of a legal agreement on title to ensure that the Agricultural Land Reserve (ALR) landscaped buffer planted along the Steveston Highway is maintained and will not be abandoned or removed. The legal agreement would also indicate that the property is located adjacent to active agricultural operations and may be subject to potential agricultural impacts including noise, dust and odour.
6. Submission of a Landscape Security in the amount of \$6,142 to ensure the installation of the required landscaping within the ALR landscaped buffer.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,149.4) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.
9. Discharge of Restrictive Covenant Registration No. RD43627 from title of the subject property.

At Demolition Permit* Stage, the developer must complete the following requirement:

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

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
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 Division at 604-276-4285.

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

1. Payment of servicing costs for works include but may not be limited to the following:

Water Works:

- Using the OCP model, there is 103 L/s of water available at 20 psi residual at the Rosemary Ave frontage, and there is 385 L/s of water available at 20 psi residual at the Steveston Hwy frontage. Based on the proposed zoning, the site requires a minimum fire flow of 95 L/s. Once the applicants have confirmed the building design at the Building Permit stage, the applicants 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.
- 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. 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:

- For servicing the east lot, city to install a new storm service connection tie-in to the existing manhole STMH6230 near the NE property corner at Rosemary Ave. Cut and cap the existing service connection at the IC fronting Steveston Hwy.
- For servicing the west lot, reuse the existing storm IC and service connection fronting Rosemary Ave.
- On-site storm runoff must be directed towards Rosemary Ave. Boulevard must be graded towards the existing IC and MH to prevent storm water from ponding on the boulevard, road and driveways.

Sanitary Sewer Works:

- City to install a new sanitary service connection tie-in to the existing manhole in the rear SROW to serve the west lot. The east lot will reuse the existing sanitary IC and connection at the SE corner of the property.
- The required sanitary sewer works outlined 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.

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.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9228 (RZ 14-662478)
8760 & 8780 Rosemary Avenue**

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

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

P.I.D. 003-726-843

Lot 448 Section 33 Block 4 North Range 6 West New Westminster District Plan 35970

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9228”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER