



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

**Public Hearing Agenda  
Electronic Meeting**

**Monday, May 16, 2022 – 7 p.m.  
Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

- RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10001 (RZ 18 829337)**  
(File Ref. No. RZ 18-829337) (REDMS No. 6839337)

PH-5

See Page **PH-5** for staff memorandum

PH-8

See Page **PH-8** for full report

**Location:** 8031/8051/8071 No. 2 Road and 5760/5780/5786 Blundell Road

**Applicant:** Zhao XD Architect Ltd.

**Purpose:** To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, to permit the development of 25 townhouse dwellings with vehicle access from 8091 No. 2 Road.

**First Reading:** March 28, 2022

**Order of Business:**

- Presentation from the applicant.

Page

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

**Council Consideration:**

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, be amended to update the bylaw number and citation to Richmond Zoning Bylaw 8500, Amendment Bylaw 10378.

2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10378.

2. **APPLICATION BY PRAISE DESIGN & CONSTRUCTION INC. FOR REZONING AT 7420/7440 LANGTON ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**  
(File Ref. No. RZ 21-927633; 12-8060-20-010369) (REDMS No. 6853570)

PH-48

[See Page PH-48 for full report](#)

**Location:** 7420/7440 Langton Road  
**Applicant:** Praise Design & Construction Inc. (Paul Sih)  
**Purpose:** To rezone the subject property from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone to permit the property to be subdivided to create two single-family lots.

**First Reading:** April 11, 2022

**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 10369.

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3. **APPLICATION BY DOUG LOEWEN FOR REZONING AT 4880 GARRY STREET FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/A)” ZONE**

(File Ref. No. RZ 21-936277; 12-8060-20-010370) (REDMS No. 6854836)

PH-72

[See Page PH-72 for full report](#)

**Location:** 4880 Garry Street

**Applicant:** Doug Loewen

**Purpose:** To rezone the subject property from the “Single Detached (RS2/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two lots.

**First Reading:** April 11, 2022

**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 10370.



4. **PROPOSED ONGOING CITY OF RICHMOND PATIO PROGRAM**

(File Ref. No. 08-4150-01) (REDMS No. 6784481)

PH-90

[See Page PH-90 for full report](#)

**Location:** Steveston Area Plan

**Applicant:** City of Richmond

**Purpose of OCP Amendment:** To introduce design guidelines for patios in the Steveston Area Plan.

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**Purpose of Regulatory and Procedural Bylaws** *(not subject to the Public Hearing)* To introduce a regulatory and procedural framework for the proposed ongoing patio program throughout the City.

**First Reading:** April 11, 2022

**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 Official Community Plan Bylaw 7100, Amendment Bylaw 10362.
2. Adoption of Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10362.
3. Adoption of Public Space Patio Regulation Bylaw 10350.
4. Adoption of Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273, Amendment Bylaw 10366.
5. Adoption of Consolidated Fees Bylaw 8636, Amendment Bylaw 10367.
6. Adoption of Heritage Procedures Bylaw 8400, Amendment Bylaw 10363.

ADJOURNMENT



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**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director, Development  
**Date:** March 31, 2022  
**File:** RZ 18-839337  
08-4000-01/2022-Vol 01  
**Re:** **Zoning Amendment Bylaw 10001 (RZ 18-829337) –  
8031, 8051, 8071 No 2 Rd and 5760, 5780, 5786 Blundell Road**

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This memorandum serves to correct an error in the number of Zoning Amendment Bylaw 10001 that was given first reading at the March 25, 2022 regular meeting of Council.

The Bylaw number should read Zoning Amendment Bylaw 10378.

A redlined copy of the revised Bylaw is attached.

Should Council proceed the Bylaw would require second and third readings, as amended.

 for

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

WC/SS:js  
Att. 1

pc: SMT



**Richmond Zoning Bylaw 8500**  
**Amendment Bylaw 10~~378001~~ (RZ 18-829337)**  
**8031/8051/8071 No. 2 Road and ~~58760/58780/58786~~ Blundell Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**MEDIUM DENSITY TOWNHOUSES (RTM3)**”.

P.I.D. 004-206-193

Southerly 60 Feet Lot “A” Except: Part on Plan LMP43723; Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 003-644-375

Lot “B” Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 001-931-164

Lot 2 Except Firstly: the South 72 Feet and Secondly: Part on Plan 43278; Section 24 Block 4 North Range 7 West New Westminster District Plan 6188

P.I.D. 003-829-529

Lot 234 Except: Parcel E (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

P.I.D. 003-829-731

Lot 235 Except: Parcel F (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

P.I.D. 003-829-880

Lot 236 Except: Parcel G (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10~~378001~~**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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



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

**Date:** March 9, 2022  
**File:** RZ 18-829337

**Re:** **Application by Zhao XD Architect Ltd. for Rezoning at 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” Zone to the “Medium Density Townhouses (RTM3)” Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, for the rezoning of 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, be introduced and given first reading.

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

WC/JR:blg  
Att. 8

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



## Staff Report

### Origin

Zhao XD Architect Ltd., on behalf of 1209136 BC Ltd. (Director, Hua Han) and 1085796 BC Ltd. (Director, Jia Xun Xu), has applied to the City of Richmond for permission to rezone 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, to permit the development of 25 townhouse dwellings with vehicle access from 8091 No. 2 Road. A location map and aerial photo are provided in Attachment 1.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

#### Subject Site Existing Housing Profile

There are six single detached dwellings on the subject site, which would be demolished. None of the dwellings contain a secondary suite. The three Blundell Road properties were rented by the previous owners, and the three No. 2 Road properties were previously owner-occupied. All six dwellings are currently rented.

### Surrounding Development

Development immediately surrounding the subject site is generally as follows:

- To the North, across Blundell Road: Single detached dwellings on properties zoned “Single Detached (RS1/E)”.
- To the South: Townhouses on a property zoned “Medium Density Townhouses (RTM3)”. There is a statutory right-of-way (SRW) for public rights-of-passage (PROP) registered across the driveway of this property. The proposed development would utilize this driveway for vehicle access to No. 2 Road.
- To the East, across No. 2 Road: Blundell Centre commercial centre, which is located on several properties zoned “Community Commercial (ZC14) – Blundell Road”, “Community Commercial (CC)”, and “Land Use Contract 087”.
- To the West: Single detached dwellings on properties zoned “Single Detached (RS1/E)” and townhouse dwellings on a property zoned “Medium Density Townhouses (RTM1)”.

### Related Policies & Studies

#### Official Community Plan

The subject site is located in the Blundell planning area, and is designated “Neighbourhood Residential” on the Official Community Plan (OCP) land use map (Attachment 3). The proposed rezoning is consistent with this designation.

### Arterial Road Land Use Policy

The subject site is designated “Arterial Road Townhouses” on the Arterial Road Land Use Map. The proposed rezoning is consistent with this designation.

The Arterial Road Land Use Policy allows consideration above the base density of 0.6 Floor Area Ratio (FAR) in specified situations. The applicant proposes 0.7 FAR calculated on the net site area due to the size of the assembly, the significant road dedications required on both No. 2 Road and Blundell Road and the cash contributions to traffic safety improvements in the immediate area. The proposed density is consistent with the adjacent townhouse sites to the west and south. Staff support the applicant’s proposal as the proposed density is consistent with the Arterial Road Land Use Policy and the approved developments to the south and west of the subject site.

### Affordable Housing Strategy

Residential rezoning applications involving townhouse developments are required to provide a cash-in-lieu contribution towards the City’s Affordable Housing Reserve Fund. As per the City’s Affordable Housing Strategy, townhouse rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot. Consistent with the strategy, a \$258,749.03 contribution is required prior to final adoption of the rezoning bylaw.

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

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

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

### **Analysis**

#### Urban Design and Site Planning

The proposed development consists of seven buildings containing a total of 25 townhouse dwellings. The site plan and building massing are generally consistent with the “Medium Density Townhouses (RTM3)” zone and the Development Permit Guidelines contained in the OCP. Conceptual development plans are provided in Attachment 4.

The site plan is structured around a central drive aisle parallel to No. 2 Road, which then forms a T-intersection at its terminus. Buildings 1 and 2 front No. 2 Road, Buildings 3 and 4 front Blundell Road, and Buildings 5-7 front the internal drive aisle.

Units in Buildings 1-4 are generally three storeys, except for the end unit adjacent to two-storey townhouses along Blundell Road steps down to two storeys. All of the units in these buildings have direct access to the sidewalk through a landscaped front yard. A second storey balcony facing the drive aisle is provided for additional private outdoor space.

Units in Buildings 5-7 are all two storeys and paired in a duplex form. These units have landscaped backyards but do not have balconies.

The shared outdoor amenity area is proposed at the north end of the site in a relatively central location. The current concept includes bench seating and two children's play structures, and would facilitate retention of a mature Cherry tree. Detailed design and programming of the private and shared outdoor amenity spaces will be reviewed through the Development Permit process.

A garbage room is proposed near the site entrance, and is located across from the garbage room for 8091 No. 2 Road. Vehicles servicing the site would be able to complete a three-point turn in the new drive aisle to enter and exit the site in a forward motion. Currently, service vehicles must back in to 8091 No. 2 Road.

#### Existing Legal Encumbrances

There are utility statutory rights-of-way (SRWs) for the municipal sanitary sewer located in the rear yards of the existing lots. Some of the underground infrastructure will no longer be necessary to service the proposed development once the lots are consolidated and can be removed. The corresponding SRWs can be discharged (Charge number RD99605). This will be completed through the Servicing Agreement process.

The SRWs for underground infrastructure that will be retained or upgraded will remain on title. The applicant is aware that encroachments into the SRWs are not permitted.

#### Housing Type and Tenure

The proposed development consists of ground-oriented townhouses that would be stratified and sold upon completion. Consistent with OCP policy respecting townhouse and multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on title prior to rezoning bylaw adoption, prohibiting: (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

### Transportation and Site Access

Vehicle access is proposed from an existing driveway at 8091 No. 2 Road. There is a statutory right-of-way (SRW) for public rights-of-passage (PROP) registered on the driveway, which was a condition of that development's approval in 2011 (RZ 08-422812, DP 09- 494270).

The applicant has contacted the owners of 8091 No. 2 Road to discuss use of the shared driveway and the proposed development on multiple occasions. Staff understand that the Strata Council refused a meeting in August, 2021 (Attachment 5). As a result, the applicant provided details of the proposal by registered mail to each resident on January 10, 2022, with instructions to contact the applicant or the City with any questions (Attachment 6). Staff have not received any correspondence from residents of 8091 No. 2 Road. Staff will continue to encourage both parties to discuss maintenance and access issues prior to final adoption of the rezoning bylaw.

The developer of the subject site is required to widen the portion of the driveway that connects to No. 2 Road from 6.7 m to 7.5 m and to register a reciprocal SRW allowing residents and visitors of 8091 No. 2 Road legal rights-of-passage across the drive aisle of the proposed development. Staff supports the shared driveway for the following reasons:

- Shared driveways are supported in the Arterial Road Policy and have been implemented in similar developments. The proposed shared driveway is consistent with those at other arterial road townhouse projects and is consistent with the pattern of development envisioned when 8091 No. 2 Road was redeveloped.
- The widened driveway and creation of an on-site T-intersection would enhance internal traffic movements and increase the safety of the driveway. Currently, trucks cannot turn around on-site and must either back into or out of 8091 No. 2 Road. The T-intersection would accommodate three-point truck turning allowing vehicles to enter and exit in a forward movement.
- Traffic safety in the immediate area is enhanced as the shared driveway would reduce the number of conflict points between site-generated traffic and existing traffic along the site fronting section of No. 2 Road.
- A new driveway located on the subject site would not be able to achieve the required setback distance from the major intersection of Blundell Road and No. 2 Road, as well as minimum separation between two townhouse development access points (per Arterial Road Policy).
- A Traffic/Parking Review conducted by a Professional Engineer retained by the subject site's developer has concluded: full bylaw parking compliance; the widened shared driveway has the capacity to accommodate traffic generated by the two neighbouring sites; the on-site T-intersection created through the reciprocal SRWs would enhance internal traffic movements; and the subject site's fronting section of No. 2 Road has the capacity to accommodate traffic generated from both developments.

Vehicle and bicycle parking for residents and visitors are provided consistent with Richmond Zoning Bylaw 8500. Each unit would have a garage with space for two vehicle parking spaces and Class 1 bicycle parking. EV charging is provided in each garage. Eleven of the units (44%) would have vehicle parking in a tandem arrangement. Prior to final adoption of the rezoning bylaw, the applicant must register a covenant on title prohibiting conversion of the tandem garages in to habitable space.

Visitor vehicle parking is provided in various locations, and Class 2 bicycle parking for visitors is proposed at the site entrance. An accessible visitor parking space is proposed adjacent to the shared outdoor amenity area. Wayfinding signage will be required and reviewed through the Development Permit process.

Pedestrian access is proposed via the driveway and several pathways to both No. 2 Road and Blundell Road. The design and location of these pathways will be refined through review of an accessibility strategy at Development Permit stage.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 14 bylaw-sized trees on the subject property and five trees on neighbouring properties.

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

- One tree (Tag # 385 – 25 cm cal Cherry) located in the proposed outdoor amenity area is in good condition and is proposed to be retained. Design development to provide a minimum 1.5 m tree protection zone out from the base of the tree. A \$5,000.00 Tree Survival Security is required for this tree.
- One tree (Tag # 391 – multi-stem Hazelnut) located on a shared property line with the neighbour to the west is in good condition. Provide a minimum 2.1 m tree protection zone out from the base of the tree. A \$5,000.00 Tree Survival Security is required for this tree.
- One tree (Tag # 378 – 92 cm cal Black Locust) located on-site is in moderate condition and is considered a significant tree. This tree is considered an invasive species, and as a result should be removed and replaced with three trees.
- One tree (Tag # 380 – 44 cm cal Black Locust) located on-site is in good condition. This tree is considered an invasive species, and as a result should be removed and replaced.
- One tree (Tag # 383 – 120 cm cal White Poplar) located on-site is in poor condition and is considered a significant tree. This tree is at risk of failure, and as a result should be removed and replaced with three trees.
- Four trees (Tag # 381, 382, 388, 390) located on-site are identified in poor condition; either dead, dying, sparse canopy foliage, have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be removed and replaced.

- Five trees (Tag # 379, 384, 386, 387, 389) located on-site are in moderate condition and generally shrub-like in form with limited landscape value. These trees are proposed to be removed due to conflicts with Building 5 and the proposed shared outdoor amenity area. Remove and replace.
- Five trees (Tag # A, B, C, D, E) located on neighbouring property at 8080 Cantley Road are to be protected as per project Arborist Report recommendations.
- Two hedges in the No. 2 Road frontage are in conflict with the required sidewalk upgrades and are proposed to be removed. No compensation is required for hedges.
- One hedge located on the property line between 8031 and 8051 No. 2 Road is in conflict with Building 2 and is proposed to be removed. No compensation is required for hedges.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

#### *Tree Protection*

Two on-site trees (Tag # 385, 391) and five trees on neighbouring properties (Tag # A, B, C, D, E) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$10,000.00 Tree Survival Security for the three on-site trees to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

#### *Tree Replacement*

The applicant wishes to remove 12 on-site trees (Tag # 378, 379, 380, 381, 382, 383, 384, 386, 387, 388, 389, and 390), two of which are considered significant trees. The 2:1 replacement ratio would require a total of 26 replacement trees (3:1 replacement ratio required for Trees # 378 and 383). The applicant proposes to plant 31 trees in the development. The required 26 replacement trees are to be a minimum of 8 cm caliper deciduous or 4 m tall coniferous species, as per Tree Protection Bylaw No. 8057. The remaining five new trees would be a minimum of 6 cm caliper deciduous or 2 m tall coniferous species.

### Variance Requested

The proposed development is generally consistent with the “Medium Density Townhouses (RTM3)” zone, except for the following requested variances (staff comments in ***bold italics***).

1. Reduce the minimum setbacks from No. 2 Road and Blundell Road from 6.0 m to 5.5 m.

***A reduced front and exterior side yard setback is requested to off-set the additional road dedication required to accommodate a widened sidewalk. The site plan was initially prepared based on the provision of a 1.5 m wide sidewalk, which has been increased to 2.0 m on both frontages following direction from Council. Staff support the requested variance as it results in no change to the proposed distance between the buildings and the road curb (approximately 9.0 m). The applicant will be required to complete an acoustical report at Development Permit stage to determine whether any noise mitigation measures should be incorporated into the building design.***

### Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouse buildings that staff anticipate would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be required to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4). As part of the Development Permit application, the applicant will be required to identify the Step Code target and provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed the applicable standard.

### Amenity Space

The applicant proposes a cash contribution in-lieu of providing indoor amenity space on-site. Prior to final adoption of the rezoning bylaw, the applicant must provide a \$55,961.00 contribution to the City-wide amenity fund.

Outdoor amenity space is provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m<sup>2</sup> per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit Guidelines contained in the OCP.

### Public Art

Based on the maximum buildable floor area of approximately 30,440 ft<sup>2</sup> residential floor area, the recommended Public Art contribution based on administrative guidelines of \$0.93 (2022 rate) is approximately \$28,309.20.

As the project will generate a recommended Public Art contribution less than \$40,000.00 and there are limited opportunities to locate Public Art on-site, as per Policy it is recommended that the Public Art contribution be directed to the Public Art Reserve for city-wide projects on City lands. The contribution is required prior to final adoption of the rezoning bylaw.

### Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to further examine the following issues:

- Compliance with the Development Permit Guidelines for the form and character of multi-family projects contained in the OCP.
- Review of the size and species of proposed new trees to ensure bylaw compliance and achieve an acceptable mix of deciduous and coniferous species.
- Refinement of the shared outdoor amenity design and programming, including the choice of play equipment, to create a safe and inviting environment for children's play and social interaction.
- Review of the relevant accessibility features, including the provision of three convertible units and aging-in-place features for all units.
- Review of a sustainability strategy for the development.
- Review of any necessary noise mitigation strategies related to traffic noise from No. 5 Road and Blundell Road, and noise generated by any proposed exterior mechanical systems (e.g., heat pumps).

### Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works described in Attachment 8, including, but not limited to:

- Removal of the existing sidewalks and replacement with 2.0 m wide sidewalks at the new property lines, 1.5 m wide landscaped boulevards, and barrier curb and gutter.
- Removal of the existing driveway crossings and replacement with the above works.

Road dedication is required to accommodate the above frontage works and future road widening, and would range between approximately 0.9 m and 2.75 m. The exact road dedications are to be determined through the Servicing Agreement design review process prior to final adoption of the rezoning bylaw. All required frontage works would be constructed behind the existing curb, with future road widening to occur through a Capital Works project that would include all four legs of the Blundell Road and No. 2 Road intersection.

In addition, cash-in-lieu contributions are required for traffic safety improvements in the immediate vicinity and must be received prior to final adoption of the rezoning bylaw. These contributions include:

- \$44,000.00 for replacement of centreline delineators on No. 2 Road.
- \$81,765.00 for future upgrades to intersection traffic signals.



**Financial Impact**

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

**Conclusion**

The purpose of this application is to rezone 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, to permit the development of 25 townhouse dwellings with vehicle access from 8091 No. 2 Road.

The proposed rezoning is generally consistent with the plans and policies affecting the subject site.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10001 be introduced and given first reading.



Jordan Rockerbie  
Planner 1  
(604-276-4092)

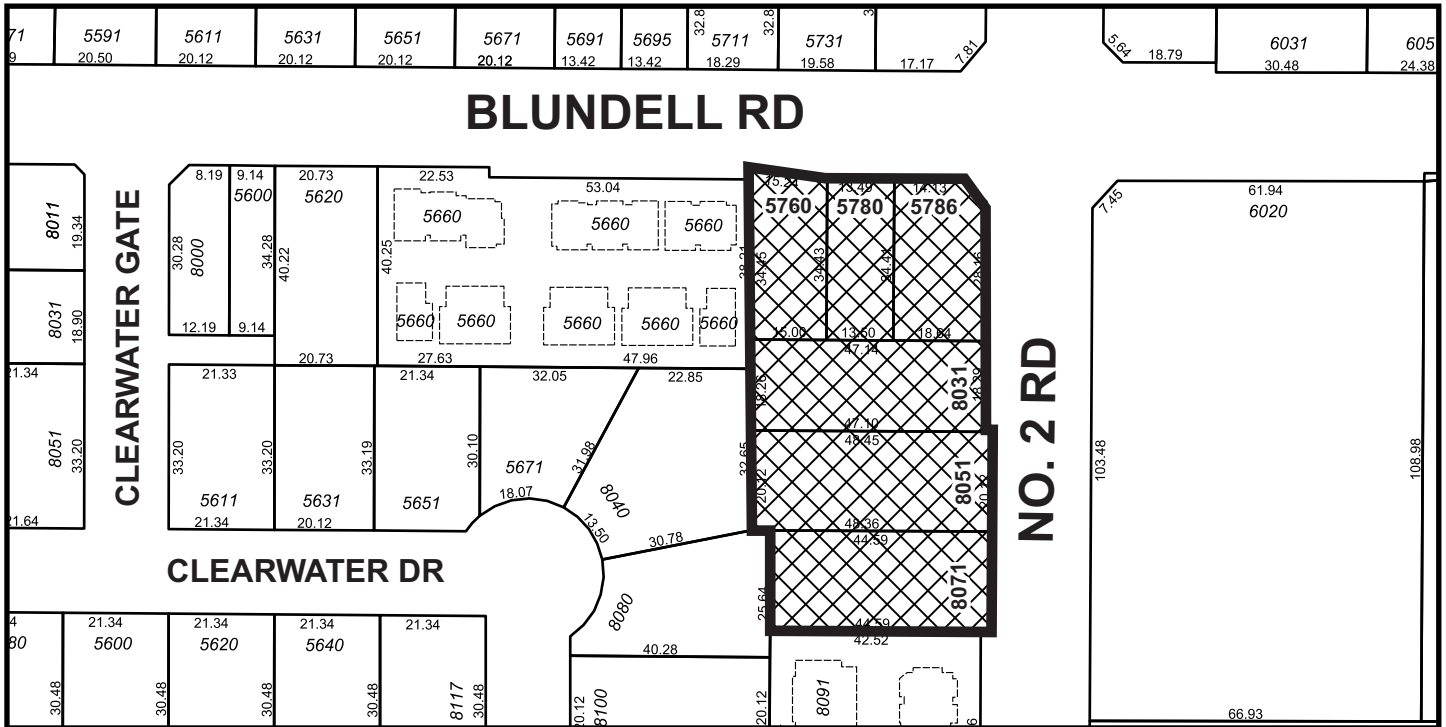
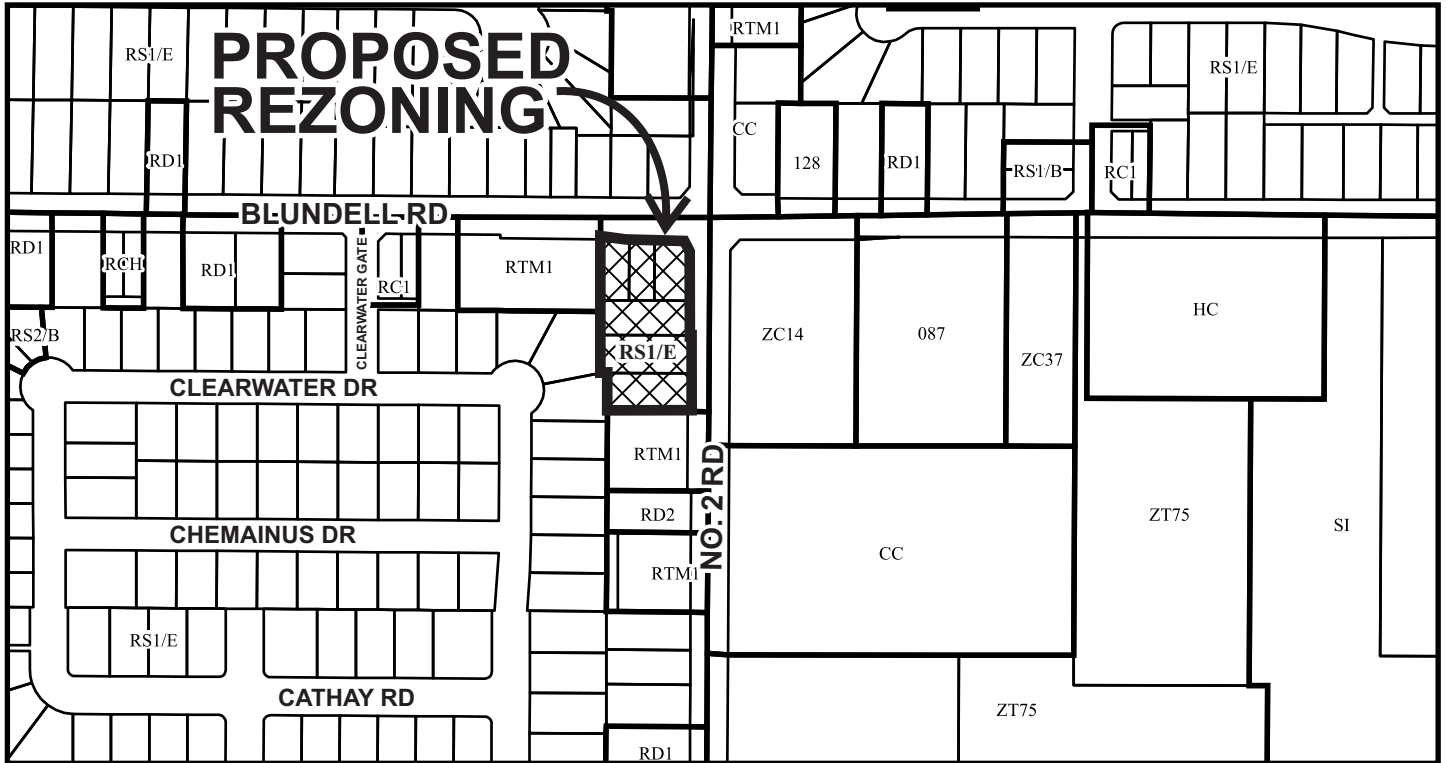
JR:blg

**Attachments:**

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Official Community Plan Land Use Map
- Attachment 4: Conceptual Development Plans
- Attachment 5: Letter from the applicant regarding consultation efforts
- Attachment 6: Letter from the applicant to residents of 8091 No. 2 Road
- Attachment 7: Tree Retention Plan
- Attachment 8: Rezoning Considerations



# City of Richmond



## RZ 18-829337

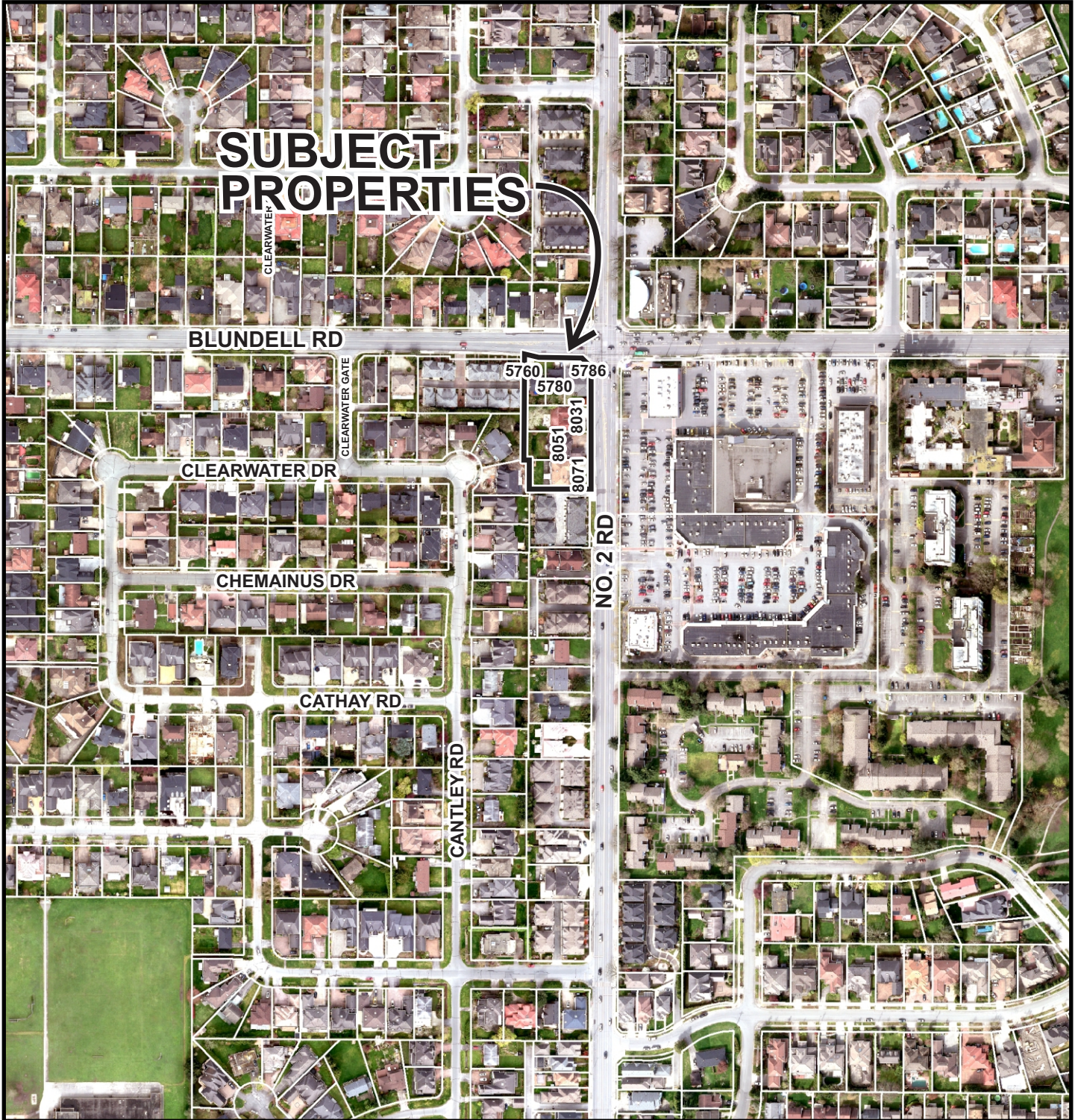
Original Date: 08/14/18

Revision Date: 02/25/22

Note: Dimensions are in METRES



City of  
Richmond



**SUBJECT  
PROPERTIES**



**RZ 18-829337**

Original Date: 08/14/18

Revision Date: 02/25/22

Note: Dimensions are in METRES



**RZ 18-829337**

**Attachment 2**

Address: 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	1209136 BC Ltd. (Director Hua Han) and 1085796 BC Ltd. (Director Jia Xun Xu),	To be determined
<b>Site Size (m<sup>2</sup>):</b>	4,272.6 m <sup>2</sup>	4,040.1 m <sup>2</sup>
<b>Land Uses:</b>	Single detached dwellings	Townhouse dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Arterial Road Land Use Policy Designation:</b>	Arterial Road Townhouses	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Medium Density Townhouses (RTM3)
<b>Number of Units:</b>	Six single detached dwellings	25 townhouse dwellings

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70 FAR	0.70 FAR	None permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 2,828 m <sup>2</sup> (30,440 ft <sup>2</sup> )	2,828 m <sup>2</sup> (30,440 ft <sup>2</sup> )	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	None
Lot Size:	None	4,272.6 m <sup>2</sup>	None
Lot Dimensions (m):	Width: 50.0 m Depth: 35.0 m	Width: 86.0 m Depth: 44.0 m	None
Setbacks (m):	Front (East): Min. 6.0 m Rear (West): Min. 3.0 m Side (North): Min. 3.0 m Exterior Side (South): Min. 6.0 m	Front (East): 5.5 m Rear (West): 3.0 m Side (North): 3.0 m Exterior Side (South): 5.5 m	<b>Vary front and exterior side yard setbacks by 0.5 m</b>
Height (m):	Max. 12.0 m	12.0 m	None
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Total:	50 (R) and 5 (V)	50 (R) and 5 (V)	None

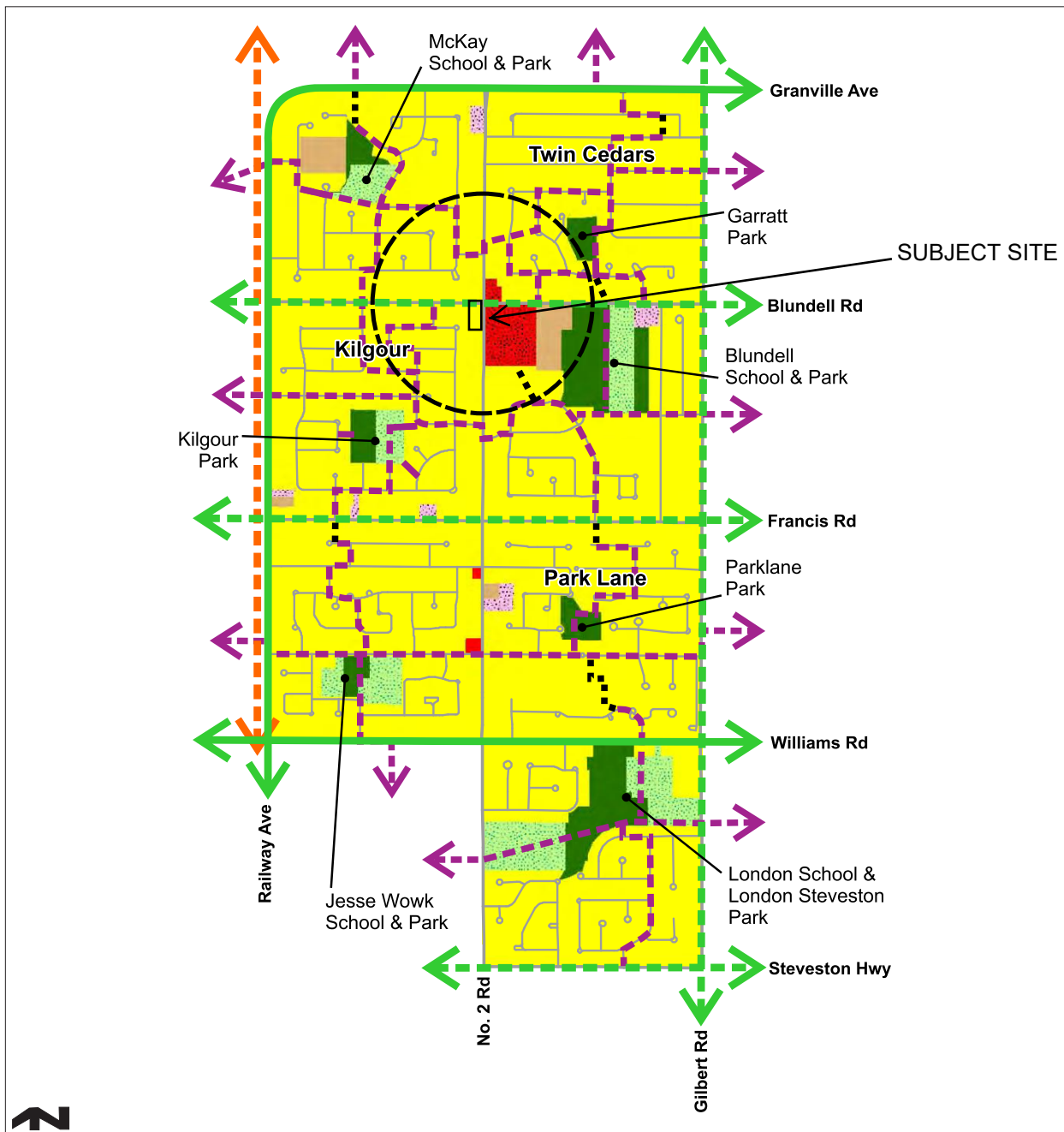
<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Accessible:	2% of visitor spaces (i.e. 1 space)	1 space	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	44% (i.e. 22 spaces)	None
Bicycle Parking Spaces – Class 1:	1.25 spaces per unit (i.e. 32 spaces)	50 spaces	None
Bicycle Parking Spaces – Class 2:	0.2 spaces per unit (i.e. 5 spaces)	5 spaces	None
Amenity Space – Indoor:	50 m <sup>2</sup> or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	150 m <sup>2</sup> (6 m <sup>2</sup> per unit)	150 m <sup>2</sup>	None

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

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



## 5. Blundell



Apartment Residential	Blundell Neighbourhood Centre (future)
Commercial	Existing Major Street Bike Route
Community Institutional	Future Major Street Bike Route
Neighbourhood Residential	Future Greenway/Trail
Neighbourhood Service Centre	Existing Neighbourhood Link - enhanced
Park	Future Neighbourhood Link - unenhanced
School	Future Neighbourhood Link



(PERSPECTIVE FOR BUILDING ONLY; SEE LANDSCAPE FOR FENCES, GATES & PLANTS)

**25-UNIT TOWNHOUSE DEVELOPMENT**  
 #8031- 8071 NO. 2 ROAD& #5760 - 5786 BLUNDELL ROAD  
 RICHMOND, BC



ISSUED ON JAN. 20, 2022



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(PERSPECTIVE FOR BUILDING ONLY, SEE LANDSCAPE FOR FENCES, GATES & PLANTS)



**25-UNIT TOWNHOUSE  
DEVELOPMENT**  
#8031 - 8071 NO. 2 ROAD  
& #5760 - 5786 BLUNDELL ROAD  
RICHMOND, BC

ISSUED ON JAN. 20, 2022



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**25-UNIT TOWNHOUSE DEVELOPMENT**  
 #8031-8071 NO. 2 ROAD & #3700 - 5786 BLUNDELL ROAD, RICHMOND, BC

(PERSPECTIVE FOR BUILDING ONLY. SEE LANDSCAPE FOR FENCES, GATES & PLANTS)



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Web: zhaoxd.com

This plan shall be used for the project as indicated by the title block.

20/20/23	OTY EXEMPTS
03/04/21	ROAD DESIGN
23/09/21	OTY APPLICATION
03/01/21	OTY EXEMPTS
04/01/21	OTY APPLICATION
21/01/21	OTY EXEMPTS
21/01/21	OTY APPLICATION
21/01/21	OTY EXEMPTS
21/01/21	OTY APPLICATION
21/01/21	OTY EXEMPTS
21/01/21	OTY APPLICATION
21/01/21	OTY EXEMPTS
21/01/21	OTY APPLICATION



**TOWNHOUSE DEVELOPMENT @ NO. 2 ROAD.**

PROJECT NO. 2021-001  
REVISED: 2021-01-21

SITE PLAN  
CONTEXT PLAN  
& DATA

Scale:  
Drawn By:  
Checked By:  
Project No.:  
Drawing No.:

**A1**

**DEVELOPMENT DATA**

**ADDRESS:** #031 - 8071 NO. 2 ROAD, #5760 - 5766 BLUMVELL ROAD  
**LEGAL DESCRIPTION:**  
1) LOT 234 EXCEPT PARCEL E (REFERENCE PLAN LUP00316), PLAN 57659  
2) LOT 235 EXCEPT PARCEL F (REFERENCE PLAN LUP00316), PLAN 57659  
3) LOT 236 EXCEPT PARCEL G (REFERENCE PLAN LUP00316), PLAN 57659  
4) SOUTHERLY 60 FEET LOT 4 EXCEPT PART ON PLAN LUP03723, PLAN 16911  
5) LOT B PLAN 16911  
6) LOT 2 EXCEPT FIRSTLY; THE SOUTH 72 FEET AND SECONDLY; PART ON PLAN 43278; PLAN 6188  
ALL OF SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT  
**P.L.O. NUMBER:**  
001-829-520/001-929-731  
001-829-880/004-208-193  
001-644-375/001-931-164

**PLANNING AREA(S):** ARTIFICAL ROAD POLICY

SITE SIZE (SQ.)	E-LSRVC	PROPOSED
4272.6 (45888.8 SF)	4272.6 (45888.8 SF)	4000.1 (43486.0 SF) AFTER ROAD REDIGATIONS
LAND USE(S)	SINGLE-FAMILY RESIDENTIAL	TOWNHOUSE
NEIGHBOURHOOD	NEIGHBOURHOOD RESIDENTIAL	NEIGHBOURHOOD RESIDENTIAL
AREA PLAN DESIGNATION	OCIP ARTERIAL ROAD POLICY	OCIP ARTERIAL ROAD POLICY
ZONING:	SINGLE DETACHED (RS-11)	MEDIUM-DENSITY TOWNHOUSING (RH10)
NUMBER OF UNITS	-	25

	BYLAW REQUIREMENT	PROPOSED	VARIANCE
FLOOR AREA RATIO:	0.7 (30440.2 SF)	3.7 (30440.2 SF)	NONE
LOT COVERAGE - BUILDING:	MAX. 40% (17394.4 SF)	40% (17328.8 SF)	NONE
LOT COVERAGE - LIVE LANDSCAPING:	MIN. 25% (10871.5 SF)	20% (12979.8 SF)	NONE
LOT COVERAGE - NON-POROUS AREA:	MAX. 65% (28283.9 SF)	54% (26009.2 SF)	NONE
COVERED AREA (SF):	MAX. 10% OF FSR	<10%	NONE
SETBACK - ROAD SETBACK (EAST):	MIN. 6.0M	5.5M	NONE
SETBACK - EAST SIDE YARD:	MIN. 3.0M	3.0M	NONE
SETBACK - REAR YARD (WEST):	MIN. 3.0M	3.0M	NONE
HEIGHT:	12M (3 STOREYS)	12M (3 STOREYS)	NONE
LOT SIZE (MIN. DIMENSIONS):	(MIN. 50M WIDE) (MIN. 35M DEEP)	80M WIDE 44M DEEP	NONE
RESIDENTIAL PARKING SPACES:	50 SPACES (2/UNIT)	50 SPACES (2/UNIT)	NONE
VISITOR PARKING SPACES:	0.2 SPACES/ UNIT= 5	5 SPACES	NONE
OFF-STREET PARKING SPACES-TOTAL:	55 SPACES	55 SPACES	NONE
STANDARD SIZE PARKING SPACES:	50% MIN. = 28 SPACES	41 >28 SPACES	NONE
SMALL SIZE PARKING SPACES:	50% MAX. = 28 SPACES	14 <28 SPACES	NONE
TANDELM PARKING SPACES:	(MAX. 50% OF TOTAL PARKING) = 25 SPACES	12 SPACES	NONE
ACCESSIBLE PARKING SPACES:	2% MIN.(FOR VISITOR) = 1 SPACE	1 SPACE	NONE
ELECTRIC VEHICLE (EV) CHARGER REQUIREMENTS:	BUILDING NO. ENFORCE-RANG-05 AND BYLAW 8500 (CURRENT OF 1:6 TO 1:00)	LEVEL 2 EV CHARGING OUTLETS (CORRY TO 2:0V AC AND CURRENT OF 1:6 TO 1:00)	NONE
BICYCLE PARKING SPACE-CLASS-1:	1.25 SPACES PER UNIT	2 SPACES PER UNIT	NONE
BICYCLE PARKING SPACE-CLASS-2:	0.2 SPACES PER UNIT	5 SPACES	NONE
AUDACITY SPACE - INDOOR:	MIN. 90 SH OR CASH-IN-AUTO	DASH-IN-LEU	NONE
AUDACITY SPACE - OUTDOOR:	MIN. 8 SH PER UNIT	150 SH (1618.6 SF)	NONE
PRIVATE OPEN SPACE:	MIN. 30 SQ M PER UNIT	MIN. 30 SQ M PER UNIT	NONE

**NOTE:** REQUIREMENTS FOR ELECTRIC VEHICLE (EV) CHARGER SHALL FOLLOW BULLETIN NO. ENFORCE-RANG-05 AND BYLAW 8500 (CURRENT OF 1:6 TO 1:00). BICYCLE PARKING SPACES (EXCLUDING VISITOR PARKING), LEVEL 2 EV CHARGING OUTLETS (CORRY TO 2:0V AC AND CURRENT OF 1:6 TO 1:00).



**CONTEXT PLAN**  
SCALE: NIS

**F.A.R. CALCULATION:** LOT AREA: 43486.0 SQ.FT.

**F.A.R. (0.7):** FAR (MAX.) = 30440.2 SQ.FT.

UNIT 'A' (CONVERTIBLE UNIT)	2X	1224.9 SQ.FT.
UNIT 'A2' (CONVERTIBLE UNIT)	2X	1224.9 SQ.FT.
UNIT 'B'		1139.3 SQ.FT.
UNIT 'B2'	2X	1139.3 SQ.FT.
UNIT 'B3'	3X	1179.5 SQ.FT.
UNIT 'B4'		1179.5 SQ.FT.
UNIT 'C'	2X	1234.3 SQ.FT.
UNIT 'C2'	2X	1234.3 SQ.FT.
UNIT 'D'	2X	1177.6 SQ.FT.
UNIT 'D2'	2X	1177.6 SQ.FT.
UNIT 'D3'	2X	1310.0 SQ.FT.
UNIT 'D4'		1310.0 SQ.FT.
UNIT 'E'		1368.2 SQ.FT.
UNIT 'E2'		1312.9 SQ.FT.
UNIT 'F'		1146.0 SQ.FT.
<b>TOTAL PROPOSED = (0.7 FAR)</b>		<b>30440.2 SQ.FT.</b>



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 1501 1501 1501 1501  
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 1501 1501 1501 1501

0000/01 CITY CHARTERS	0000/02 CITY CHARTERS	0000/03 CITY CHARTERS	0000/04 CITY CHARTERS	0000/05 CITY CHARTERS	0000/06 CITY CHARTERS	0000/07 CITY CHARTERS	0000/08 CITY CHARTERS	0000/09 CITY CHARTERS	0000/10 CITY CHARTERS
0000/11 CITY CHARTERS	0000/12 CITY CHARTERS	0000/13 CITY CHARTERS	0000/14 CITY CHARTERS	0000/15 CITY CHARTERS	0000/16 CITY CHARTERS	0000/17 CITY CHARTERS	0000/18 CITY CHARTERS	0000/19 CITY CHARTERS	0000/20 CITY CHARTERS

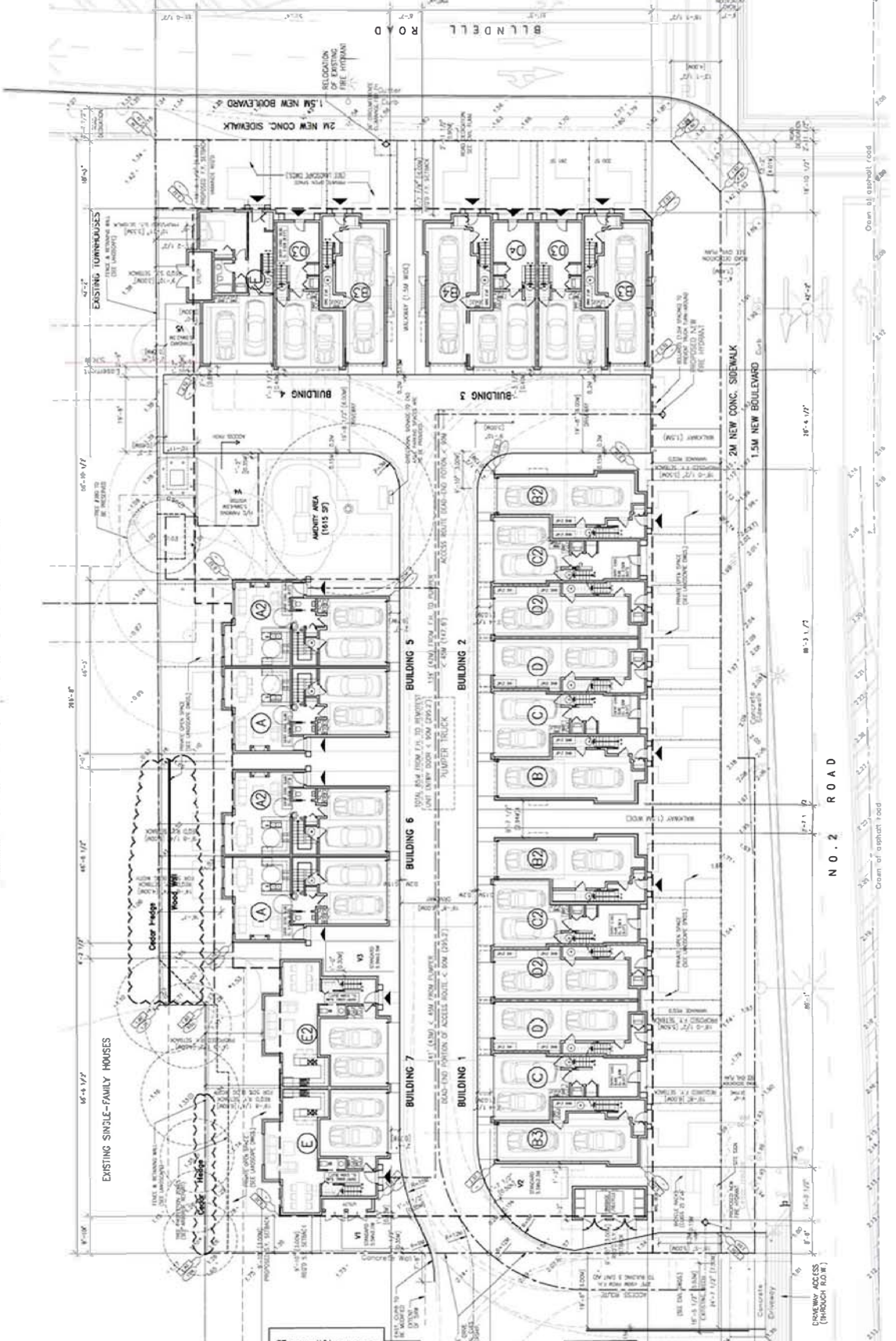
**TOWNHOUSE DEVELOPMENT AT NO. 2 ROAD**

**8031-8071, NO. 2 ROAD,  
MONTREAL, QC**

**SITE PLAN  
CONTEXT PLAN  
& DATA**

Drawing Title:  
 Drawn By:  
 Created By:  
 Project No.:  
 Drawing No.:

A2



**LEADER:**  
 NEED MARK QUANTIFY  
 DURING CONSTRUCTION

**NOTE:** REQUIREMENTS FOR ELECTRIC WIRING (SEE CHARTER) SHALL FOLLOW ILLUMINATING ENGINEERING-05 AND IFCM 8000 FOR ELECTRICAL WIRING. ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE CANADIAN ELECTRICAL CODE (CEC) AND SHALL BE APPROVED BY THE LOCAL ELECTRICAL INSPECTOR.

**SITE PLAN / GROUND FLOOR PLAN**  
 SCALE: 1"=17'-0"



**NOTE:** PLACE DIMENSIONS FOR ALL LINES.  
 -SHOW WORKING IN RED.  
 -SHOW DIMENSIONS FOR FLOORING AND DOOR SWELLS.  
 -SHOW DIMENSIONS FOR ALL DEVELOPMENT PRODUCT.



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 Web: zhaoxd.com

The title and contents of this drawing shall be controlled by the PROJECT MANAGER.

DATE	ISSUED FOR
2024/02/22	REV. 01/21
2024/03/21	REV. 02/21
2024/04/21	REV. 03/21
2024/05/21	REV. 04/21

PROJECT NO: 2024-001, NO. 2 ROAD, VANCOUVER, BC

DRAWING TITLE: TOWNHOUSE DEVELOPMENT

NO. 2 ROAD

GROUND FLOOR PLAN

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

DATE: 2024-05-21

PROJECT NO: 2024-001

NO. 2 ROAD

GROUND FLOOR PLAN

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

DATE: 2024-05-21

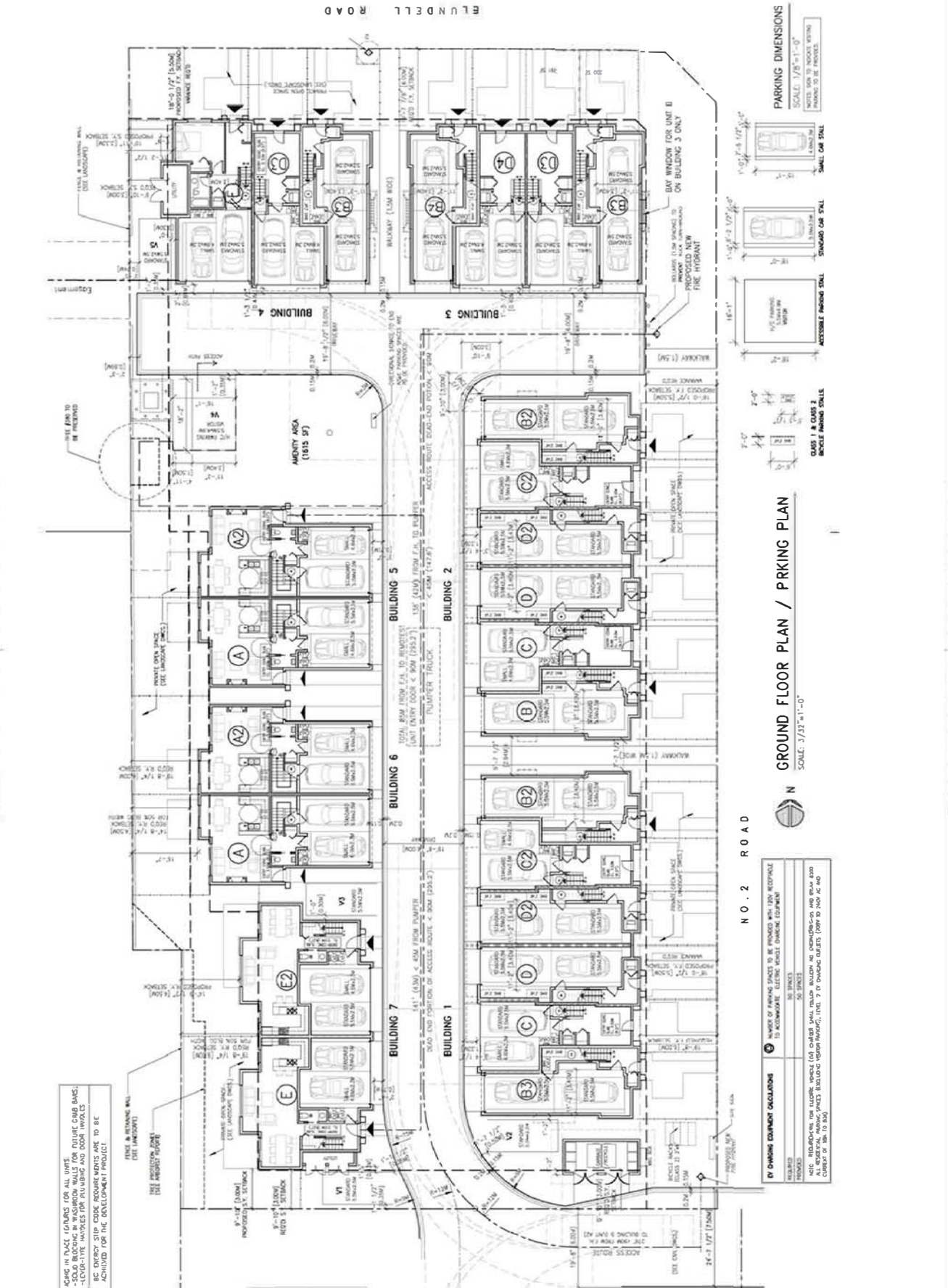
PROJECT NO: 2024-001

NO. 2 ROAD

GROUND FLOOR PLAN

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

DATE: 2024-05-21



REMOVE IN PLACE (CONCRETE) FOR ALL UNITS.  
 -SOLID BLOCKING IN WASHINGTON WALLS FOR FUTURE CURB BARS.  
 -CONCRETE BLOCKING FOR FLOORING AND DOOR THRESHOLS.  
 BC DIVERSITY STIP CODE REQUIREMENTS ARE TO BE ACHIEVED FOR THE DEVELOPMENT PROJECT.

**BY CHAIRMAN'S CALCULATIONS**

NUMBER OF PARKING SPACES TO BE PROVIDED WITH 10% RESERVE	100
TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT	10
TOTAL	110

NOTE: REQUIREMENTS FOR ELECTRIC VEHICLE CHARGING SPACES SHALL BE PROVIDED AS PER BC DIVISION OF LAND AND FORESTRY, ALL CHARGING SPACES SHALL BE PROVIDED WITH 10% RESERVE. (SEE DIVISION OF LAND AND FORESTRY, ALL CHARGING SPACES SHALL BE PROVIDED WITH 10% RESERVE.)

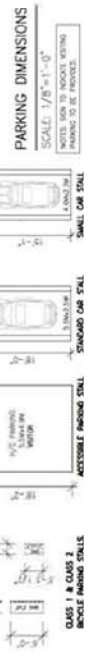
**GROUND FLOOR PLAN / PARKING PLAN**

SCALE: 3/32" = 1'-0"



NO. 2 ROAD

BLUNDELL ROAD





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15180 272nd Ave  
Frisco, TX 75034-1175  
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Web: zhaoxd.com

This drawing shall be used for construction.

2024/02 CITY DOWNS  
07/24/21 ROAD OCCUPATION  
02/09/21 DP APPLICATION  
02/09/21 FOR CITY COMMENTS  
04/11/21 FOR APPLICATION

Scale: 1/8" = 1'-0"  
Sheet No: A-4  
Project No: 2024-02  
Drawing No: 2024-02-01

PROJECT  
TOWNHOUSE  
DEVELOPMENT  
NO. 2 ROAD

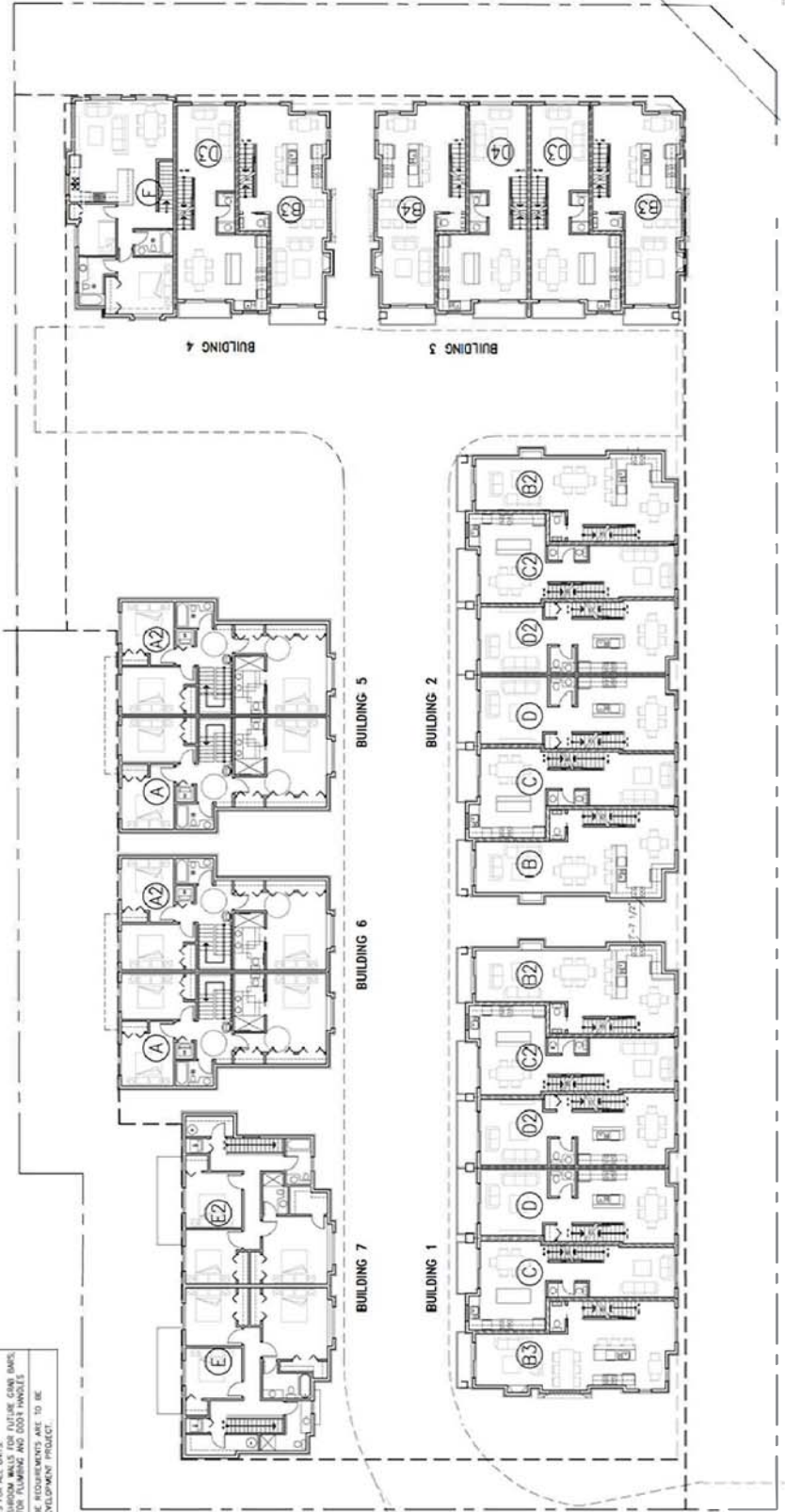
NO. 2 ROAD, NO. 2 ROAD,  
ADDENDUM NO. 1

Drawing Title  
**SECOND FLOOR  
PLAN**

Date:  
Scale:  
Drawn By:  
Checked By:  
Project No.:  
Drawing No.:

A-4

ACHIEVE IN PLACE FEATURES FOR ALL UNITS:  
- EXTERIOR FINISHES  
- LEVER-TYPE HINGLES FOR PLUMBING AND DOOR HINGLES  
- ALL ENERGY STAR CODE REQUIREMENTS ARE TO BE  
ACHIEVED FOR THE DEVELOPMENT PROJECT.



**SECOND FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

NO. 2 ROAD, NO. 2 ROAD, ADDENDUM NO. 1



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See the title block for the location of this sheet.

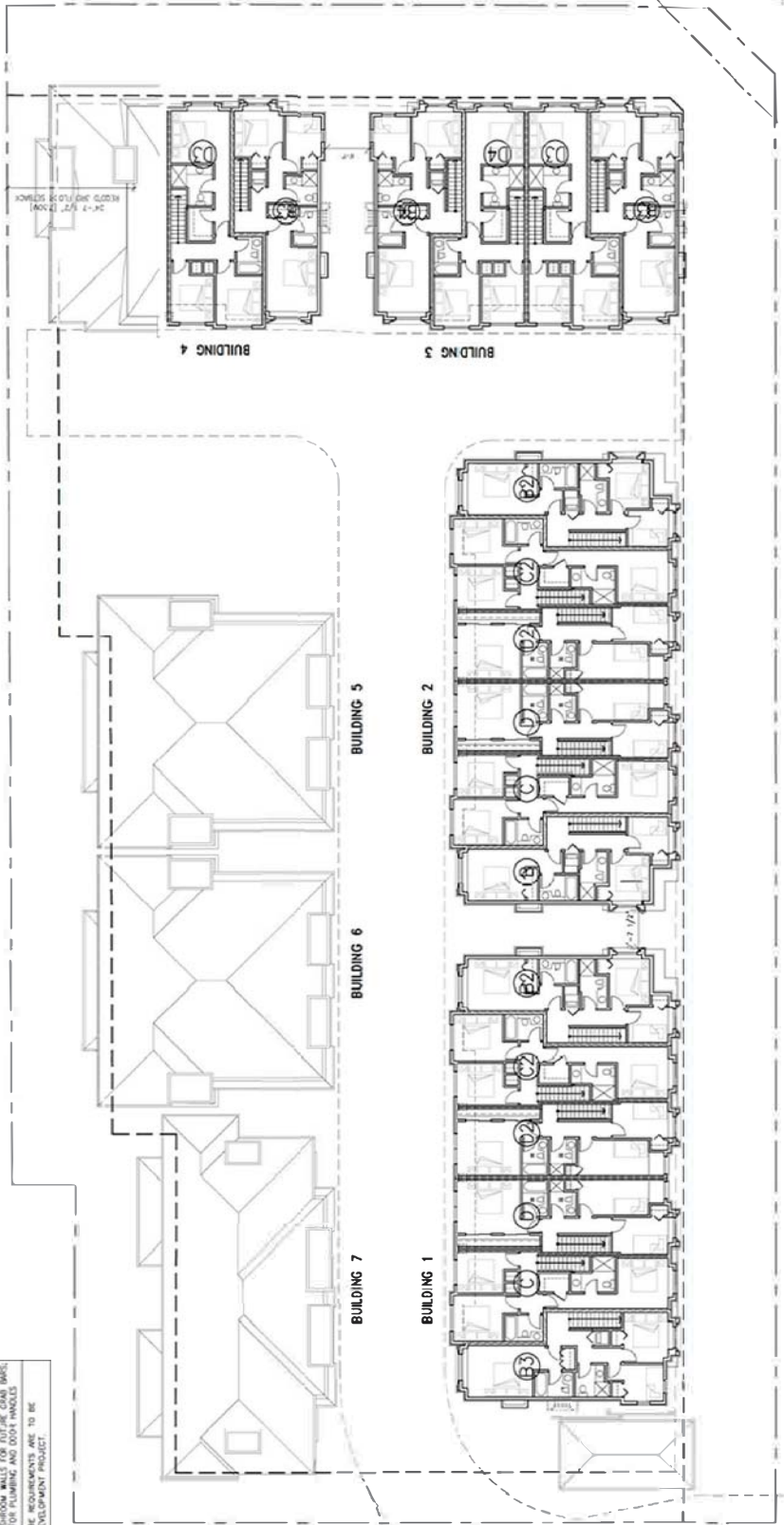
DATE	REVISION
JAN/22	CITY COMMENTS
FEB/22	ROAD OCCUPATION
MAR/22	DEVELOPER APPLICATION
APR/22	CITY COMMENTS
MAY/22	CITY APPLICATION

Date: **Final 1/2/22**  
 Project: **TOWNHOUSE DEVELOPMENT NO. 2 ROAD**  
 A DETAIL NUMBER  
 B LOCATION SHEET  
 C DETAIL SHEET

Project: **TOWNHOUSE DEVELOPMENT NO. 2 ROAD**  
 Drawing Title: **THIRD FLOOR PLAN**  
 Drawing No.: **A5**

Date:	Scale:	Drawn By:	Checked By:	Project No.:	Drawing No.:
					<b>A5</b>

ADMS IN PLACE FOR ALL UNITS.  
 - ALL UNITS TO BE PROVIDED WITH THE FOLLOWING:  
 - ELEVATOR SHAFTS FOR PLUMBING AND DRAIN UNITS  
 - ALL ENERGY STAR CODE REQUIREMENTS ARE TO BE  
 ACHIEVED FOR THE DEVELOPMENT PROJECT.



**THIRD FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"





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Web: zhaoxd.com

This drawing shall be used for construction  
unless it is specifically noted otherwise.

Date	Revised For
2024/02/28	REV. DIMENSIONS
2024/01/21	REV. DECORATION
2024/01/11	REV. APPROVALS
2024/01/11	REV. CITY COMMENTS
2024/01/10	REV. APPROVAL

Detail Number	Location	Sheet
A		
B		
C		

PROJECT: **TOWNHOUSE DEVELOPMENT AT NO. 2 ROAD**

DRAWING TITLE: **STREET ELEVATIONS**

DATE: **2024-01-11**

DRAWN BY: **[Signature]**

CHECKED BY: **[Signature]**

PROJECT NO: **[Number]**

DRAWING NO: **A7**



BUILDING NO. 1



BUILDING NO. 2



BUILDING NO. 3

**STREET ELEVATION (NO. 2 ROAD)**  
SCALE: 3/32"=1'-0"



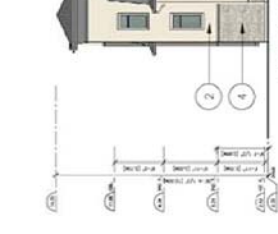
BUILDING NO. 4



BUILDING NO. 5



BUILDING NO. 6



BUILDING NO. 7

**STREET ELEVATION (BLUNDELL ROAD)**  
SCALE: 3/32"=1'-0"



BUILDING NO. 1



BUILDING NO. 2



BUILDING NO. 3



BUILDING NO. 4

**WEST ELEVATION**  
SCALE: 3/32"=1'-0"

- EXTERIOR FINISH & COLOR**
- 1 STUCCO METAL ROOF - GREY
  - 2 STUCCO WALL FINISH - OFF WHITE
  - 3 STUCCO WALL FINISH - GREY
  - 4 CULTURE STONE - SPAN HENIN STONE TIGHT-FITTED MORTAR JOINTS
  - 5 SHEET METAL - GREY
  - 6 ALUMINUM GUARDRAIL (BLACK)
  - 7 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES C/W 2x4 SILL (SLOPE 15%) & 2x4 SDC & TOP TRIM TRIM PAINTED: BNI AF-720 SHARROW
- STREET ELEVATIONS**
- 8 5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED (TYP.) GREY COLOR TO MATCH (3)
  - 9 LIGHT FIXTURE (MOTION SENSOR LED)
  - 10 SOLO CORE WOOD DOOR - BU 2080-10 ASPBERRY TRUFFLE
  - 11 GARAGE DOOR: BNI AF-380 COSTAL PATH
  - 12 POT LIGHTS AT EACH ENTRY
  - 13 1X12 TRIM ON 2X12 HORIZONTAL TRIM BOARD - IRON GRAY
  - 14 2X10 HORIZONTAL TRIM BOARD C/W FLASHING OVER - IRON GRAY



**ZHAO XD  
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This drawing shall be used for construction purposes only. It is not to be used for any other purpose without the written consent of the architect.

DATE	DESCRIPTION
02/14/22	CITY COMMENTS
07/14/21	ROAD OCCUPANCY
02/14/21	DEP. APPROVAL
02/14/21	FOR CITY COMMENTS
01/18	FOR APPROVAL

Project: **TOWNHOUSE DEVELOPMENT**  
 6011 NO. 2 ROAD  
 VANCOUVER, BC

Drawing Title: **STREET ELEVATIONS**

Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Project No: \_\_\_\_\_  
 Drawing No: \_\_\_\_\_

A8



BUILDING NO. 4



BUILDING NO. 2

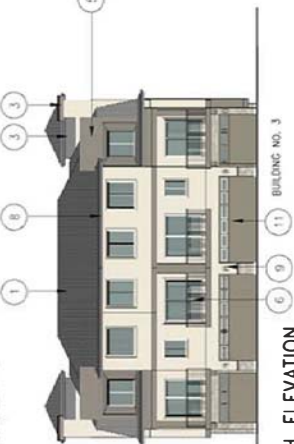


BUILDING NO. 5

**EAST ELEVATION (INTERNAL DRIVE AISLE)**  
SCALE: 3/32"=1'-0"



**WEST ELEVATION (INTERNAL DRIVE AISLE)**  
SCALE: 3/32"=1'-0"



BUILDING NO. 3

**SOUTH ELEVATION**  
SCALE: 3/32"=1'-0"



BUILDING NO. 7



BUILDING NO. 3



BUILDING NO. 4

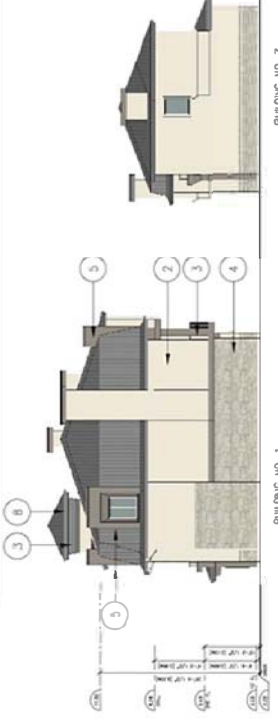


BUILDING NO. 2

**NORTH ELEVATION**  
SCALE: 3/32"=1'-0"

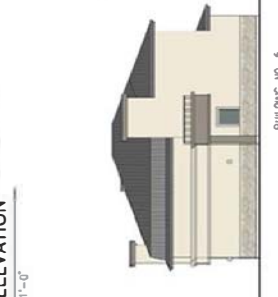
**EXTERIOR FINISH & COLOR**

- 1 STAIN SEAM METAL ROOF - GREY
- 2 STUCCO WALL FINISH - OFF WHITE
- 3 STUCCO WALL FINISH - GREY
- 4 CULTURE STONE - SPAN HEWNI STONE
- 5 SILET METAL - GREY
- 6 ALUMIN. GUARDRAIL (BLACK)
- 7 DOUBLE-GLAZED WINDOWS IN VENT. FRAMES C/W 2x4 SILL (SLOPE 15% & 2x4 SIDE & TOP TRIM TRIM PAINTED: BK: AF-720 SPARROW
- 8 5" ALUM. CUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED (Y.P.) GREY (COLOR TO MATCH 3)
- 9 LIGHT FIXTURE (MOTION SENSOR LED)
- 10 SOLID CORE WOOD DOOR - DJ 2080-10 W/SPRERRY TRUFFLE
- 11 DAMAGE DOOR: BK: AF-380 COSTAL PAIR
- 12 POT LIGHTS AT EACH ENTRY
- 13 1X2 TRIM ON 2X12 HORIZONTAL TRU BOARD - IRON GRAY
- 14 2X10 HORIZONTAL TRIM BOARD C/W FLASHING OVER - IRON GRAY



BUILDING NO. 1

**NORTH ELEVATION**  
SCALE: 3/32"=1'-0"



BUILDING NO. 5



BUILDING NO. 2

**NORTH ELEVATION**  
SCALE: 3/32"=1'-0"





HARDSCAPE LEGEND	
	4" X 4" WOOD FENCE AND RETAINING WALL AND GATES
	4" X 4" WOOD FENCE AND GATE
	2x2x2x1 Bay Architectural Slabs
	2x2x2x1 Bay Architectural Slabs
	FIBAR ON PLAYGROUND
	GRAVEL ON A WEED MAT

FENCE LEGEND	
	42" HT. ALUMINUM PICKET FENCE AND GATES
	42" HT. WOOD PICKET FENCE AND GATES
	6' HT. WOOD FENCE
	4' HT. WOOD FENCE
	RETAINING WALL

FURNITURE LEGEND	
	Playstructure (J5-1728-A) by JAMBETTE 18 months to 5 years old 20 children
	Play table with portables - G-0103 By Jambette 18 months to 5 years old 2 children



NOTE:  
PLAY EQUIPMENT TO BE INSTALLED WITH STRONGER SYSTEM ABOVE EXISTING GRADE IN TREE PROTECTION FENCE

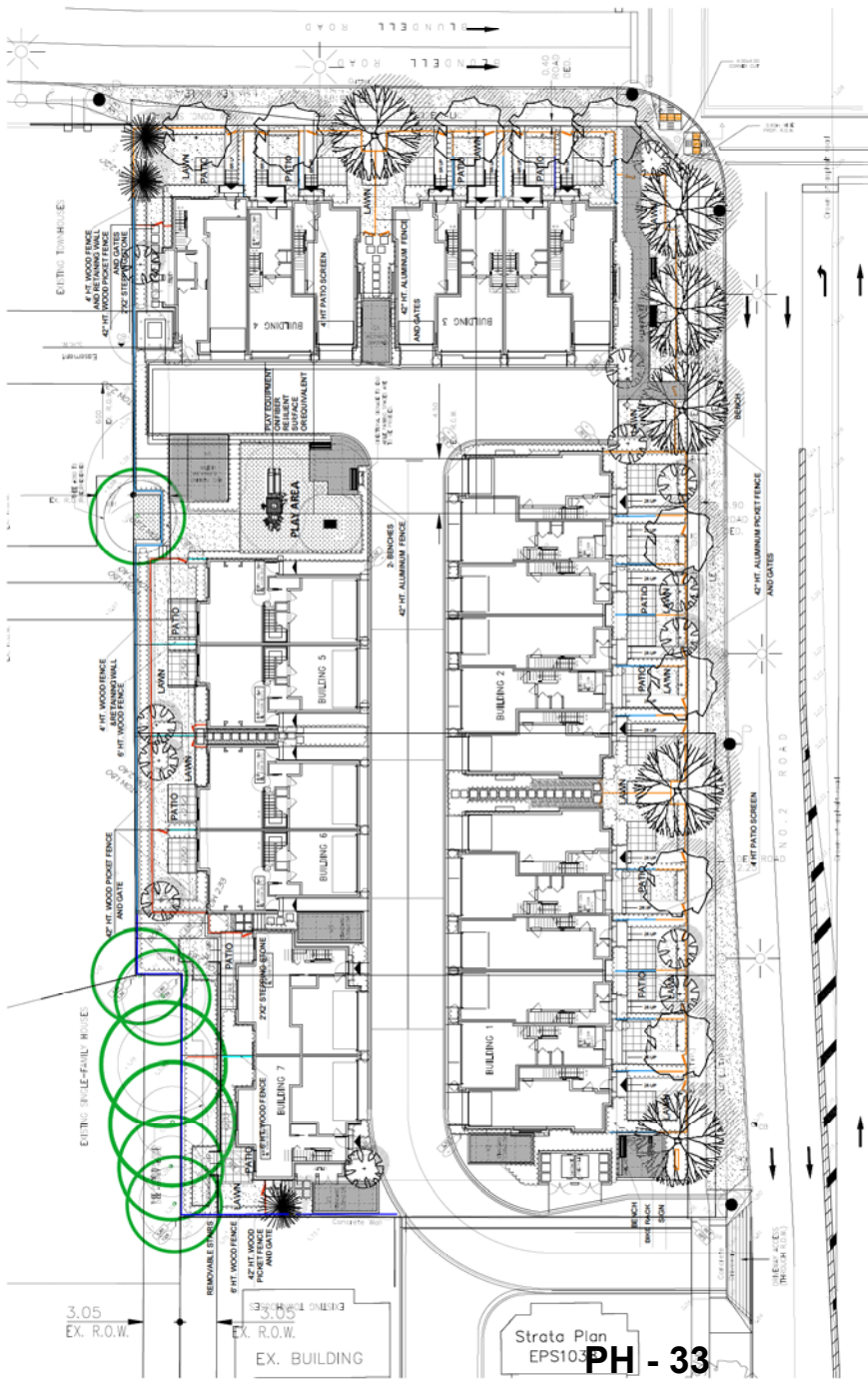


MAGLIN BENCH - SCB1800



MAGLIN BIKE RACK - MBR200

NOTE:  
ALL PLANTINGS AND BIKE RACKS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD.



PLANT SCHEDULE		PMG PROJECT NUMBER: 21-041	
KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE	9	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE
	6	CERCIDIPHYLLUM JAPONICUM	KATSURRA TREE
	13	MAGNOLIA KOBUS STELLATA ROYAL STAR'	ROYAL STAR MAGNOLIA
	3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LUMBER PINE

PLANTED SIZE / REMARKS

- 6CM CAL: 2M STD: B&B
- 6CM CAL: 1.8M STD: B&B
- 6CM CAL: 1.8M STD: B&B
- 3M HT: B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. \* SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. \* DEFER TO CONDITIONS OF CONTRACT FOR FURTHER INFORMATION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:  
- All soft landscape areas to be irrigated with automatically installed to I.L.A.B.C. Standards, latest edition.

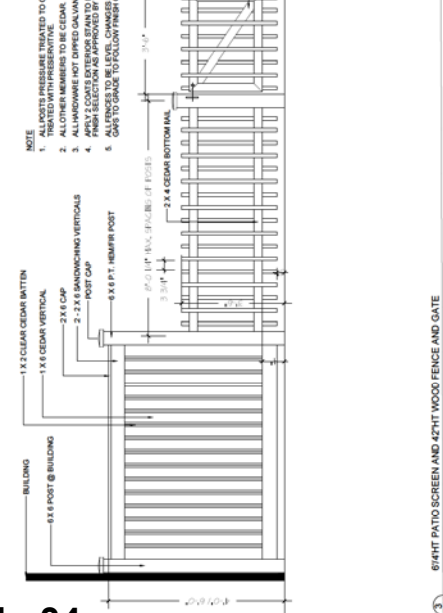
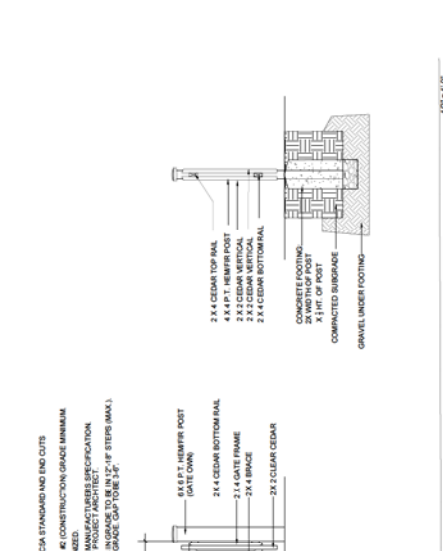
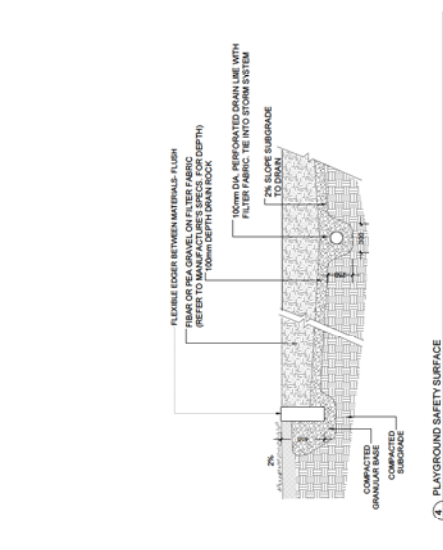
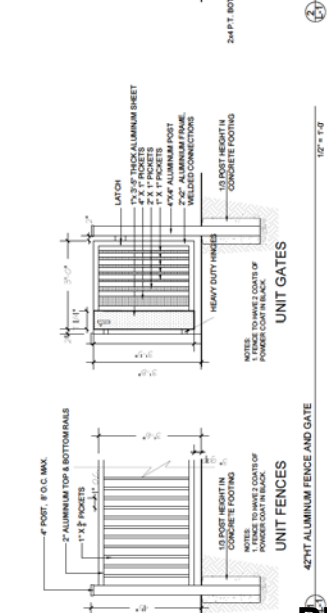
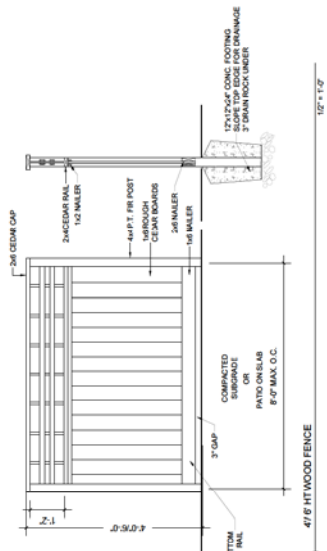
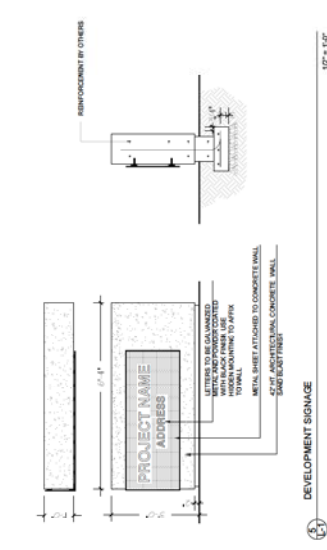
NO.	DATE	REVISION DESCRIPTION	DR
1	22.03.22	ISSUED FOR PERMITS	DR
CLIENT: 120058 (B.L.T.D.) WITH: ZHAO XIAO ARCHITECT LTD.			

PROJECT  
**25 UNIT TOWNHOUSE DEVELOPMENT**  
8031-8071 NO. 2 ROAD AND  
5765-5766 BLUNDELL ROAD  
RICHMOND

DRAWING TITLE  
**LANDSCAPE DETAILS**

DATE: MHP  
SCALE:  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM  
PMG PROJECT NUMBER: 21-041  
DRAWING NUMBER: **L3**  
OF 4  
23443.22P

- NOTES:**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD END CUTS
  2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION GRADE MINIMUM)
  3. ALL HARDWARE NOT DIPPED GALVANIZED
  4. ALL HARDWARE NOT DIPPED GALVANIZED
  5. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION
  6. FINISHES TO BE APPROVED BY ARCHITECT
  7. GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 3/4"



NO.	DATE	REVISION DESCRIPTION	DR
1	23.03.23	ISSUED FOR PERMITS	DR
2	23.03.23	ISSUED FOR PERMITS	DR

CLIENT: 120058 BC LTD.  
WITH: ZHANG ARCHITECT LTD.

PROJECT:  
**25 UNIT TOWNHOUSE DEVELOPMENT**  
8031-9071 NO. 2 ROAD AND  
5765-5786 BLUNDELL ROAD  
RICHMOND

DRAWING TITLE:  
**LANDSCAPE ENLARGEMENTS**

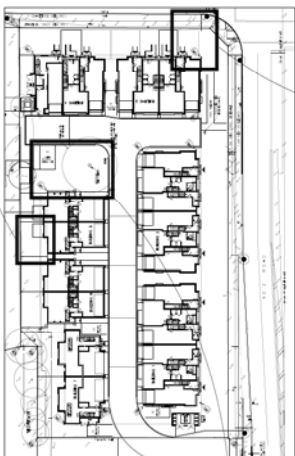
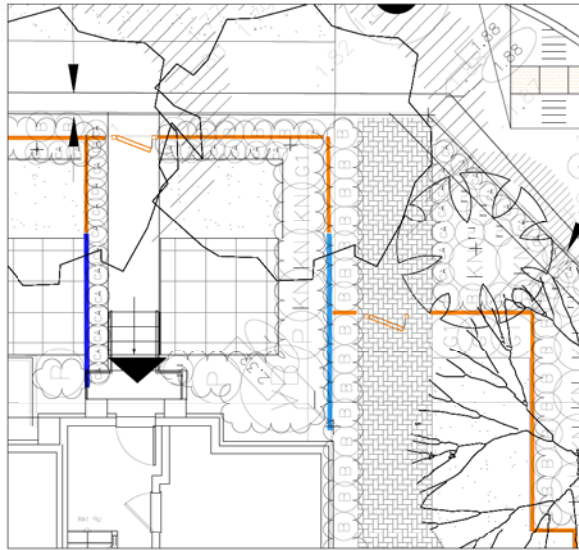
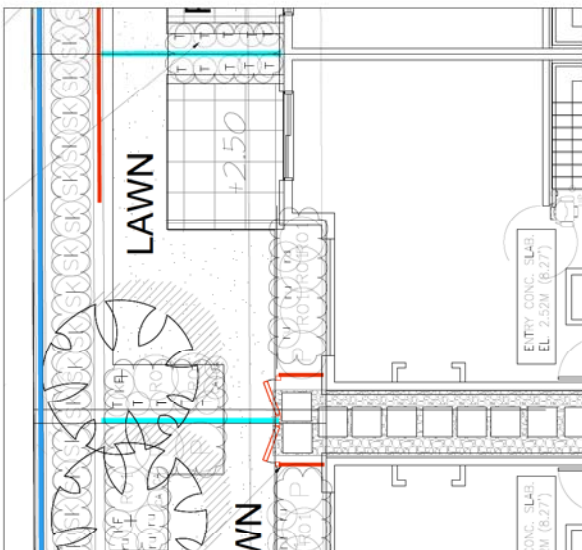
DATE: March  
SCALE: 1/4"=1'-0"  
DRAWN BY: PCM  
DESIGN BY: PCM  
CHKD BY: PCM

DRAWING NUMBER:  
**L4**

OF 4

21-041

PMG PROJECT NUMBER:  
23043.279

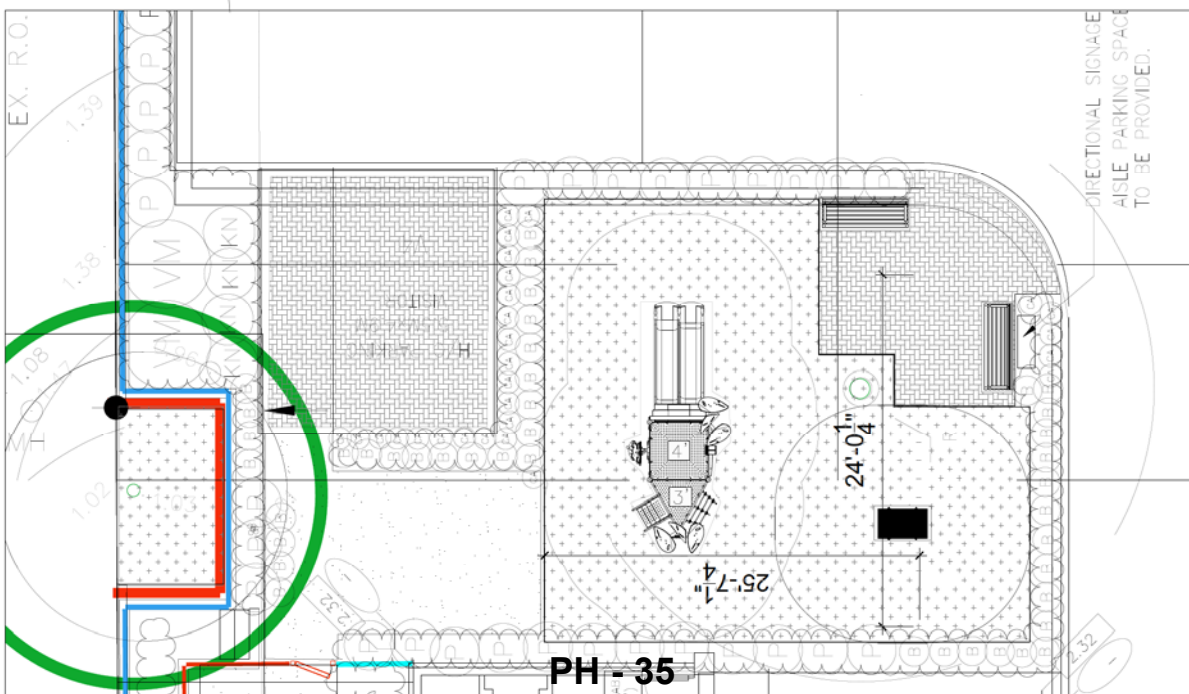


KEY PLAN



PROPOSED SHRUB TYPE

- |     |  |
|-----|--|
| B   | BUXUS MICROPHYLLA WINTER GEM                   |
| P   | PIERIS JAPONICA VALLEY FIRE                    |
| KN  | ROSA KNOCKOUT RADRAZZ                          |
| RO1 | ROSA MEDOLAND BONICA                           |
| SK  | SKIMMIA REEVESIANA                             |
| T   | TAXUS X MEDIA 'HICKSII'                        |
| VM  | VIBURNUM P.T. 'MARIESII'                       |
| VB  | VIBURNUM X BURKWOODII'                         |
| KF  | CALAMAGROSTIS X A. 'KARL FOERSTER'             |
| CA  | CAREX 'ICE DANCE'                              |
| G1  | MISCANTHUS SINENSIS 'MORNING LIGHT'            |
| nu  | RUDEBECKIA FULGIDA VAR SULLIVANTII 'GOLDLOCKS' |
| SK  | SKIMMIA REEVESIANA                             |
| 109 | STYRAX JAPONICUS 'PINK CHIMES'                 |
| T   | TAXUS X MEDIA 'HICKSII'                        |
| VM  | VIBURNUM P.T. 'MARIESII'                       |
| VB  | VIBURNUM X BURKWOODII'                         |



PH - 35

DIRECTIONAL SIGNAGE  
AISLE PARKING SPACE  
TO BE PROVIDED.



ZHAO XD ARCHITECT LTD.

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March 7, 2022

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

**Re: 25-Unit Townhouse Development  
At 8071, 8031, 8051 No. 2 Road & 5760, 5780, 5786 Blundell Road  
Development Permit Application**

The project owner has followed the City's requirement to "Contact the neighbouring strata council or each unit owner by registered mail, advising them of the proposed development and requesting an opportunity to discuss shared access" as well as to follow up what's required and necessary for the matter.

The following is a summary:

**When contact was made:**

January 10, 2022

**Who was contacted:**

Strata and All owners of 8091 No.2 Road;

**The subject of the message:**

Statutory Right of Way BB1986405 registered on the property titles,  
And invitation for discussion (on the matter of shared access through registered Right-of-Way);

**The response:**

No response received to this date.

Please find enclosed supporting document(s) and records for the above items.

The project owner told that more attempts were made in earlier time to contact and communicate with the neighboring strata/owner (neighbor at 8091 No. 2 Road) by developer's agent (in August 2021) regarding the easement/SRW for shared driveway, but were dismissed/refused by the neighbor (refer to the Review document sent to City on June 10, 2021).

Regards,

A handwritten signature in black ink, appearing to read 'Xuedong Zhao', is written over a light grey rectangular background.

Xuedong Zhao  
MAIBC, B. Arch., Ph D Arch.  
ZHAO XD ARCHITECT LTD.

---

#255-11181 Voyageur Way, Richmond, BC V6X 3N9

Email: xzhao@zhaoarch.com

Tel: 604 275-8882 Fax: 604 909-1736

Web: www.zhaoarch.com



Jan 10, 2022

TO: Strata Plan EPS1038  
All owners of 8091 No. 2 Road, Richmond BC

AND TO: [REDACTED]

Dear Sirs/Mesdames:

**RE: Statutory Right of Way BB1986405 (the "SRW") as outlined in Plan 49245 (the "SRW Area") registered against the Common Property Strata Plan EPS1038 (the "Common Property")**

We act for 1085796 BC LTD, XWJ Enterprises Ltd, and 1209136 BC Ltd. (the "Client") with respect to their proposed development of twenty-five (25) unit townhouses civically at #8031-8071 No. 2 Road, Richmond B.C. and #5760-5786 Blundell Road, Richmond, B.C. and legally described as:

SOUTHERLY 60 FEET LOT "A" EXCEPT: PART ON PLAN LMP43723 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 16911 (PID: 004-206-193);

LOT "B" SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 16911 (PID: 003-644-375);

LOT 2 EXCEPT FIRSTLY: THE SOUTH 72 FEET AND SECONDLY: PART ON PLAN 43278; SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 6188 (PID: 001-931-164);

LOT 234 EXCEPT: PARCEL E (REFERENCE PLAN LMP40316) SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 57659 (PID: 003-829-529);

LOT 235 EXCEPT: PARCEL F (REFERENCE PLAN LMP40316) SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 57659 (PID: 003-829-731); and

LOT 236 EXCEPT: PARCEL G (REFERENCE PLAN LMP40316) SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 57659 (PID: 003-829-880)

(the "Proposed Development").

We have been asked to provide our legal opinion with respect to the SRW and whether the Proposed Development is prohibited by the SRW, as well as to inform all owners of my Client's intention to make use of the SRW and SRW area for vehicle use in its development.

#### **PROPOSED DEVELOPMENT AND INTENDED USE OF SRW AND SRW AREA**

Our Client intend to develop and construct the Proposed Development, and sell each townhouse comprising the Proposed Development to a bona fide purchaser.

The Proposed Development will use the SRW Area as a driveway or roadway for ingress and egress to and from No. 2 Road, Richmond, B.C. The Proposed Development's use of the SRW Area will be substantially similar to the Common Property's current use of the SRW Area.

\*providing services as a law corporation

<b>VANGUARD LAW GROUP</b>	<b>LAW CORPORATION</b>
Unit 950 - 1140 West Pender Street	604.696.6710 Telephone
Vancouver, B.C. V6E 4G1	604.408.6475 Facsimile 1
CANADA	604.681.5510 Facsimile 2

At the request of the City, our Client will execute and deliver to the City a document confirming that they will comply with all the terms and conditions of the SRW, as if they had been an original party to the SRW.

Based on our review we are of the opinion that the Proposed Development will not conflict with or contravene the terms and conditions of the SRW.

While it is our opinion that our client is permitted to do so, as the Proposed Development will be in close proximity to your property, we would like to invite all strata lot owners as well as the strata council to discuss the business terms of our Client's intended use of the driveway in accordance to the SRW over your driveway and as envisioned by the City of Richmond. Please let us know when you would be available for such a discussion. Should you have any questions or concerns regarding the SRW, the City Planner has asked that you contact Jordan Rockerbie at [jrockerbie@richmond.ca](mailto:jrockerbie@richmond.ca) or 604-276-4092 for further clarification.

We look forward to hearing from you at your earliest convenience.

Yours truly,

Jason C. Wang\*

A handwritten signature in blue ink, appearing to read 'J. Wang', with a stylized flourish at the end.

Barrister & Solicitor.

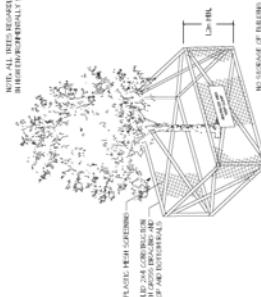
© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Sibley Creek Drive  
Richmond, BC V6X 3A7  
P: 604.266.0311 F: 604.264.0222

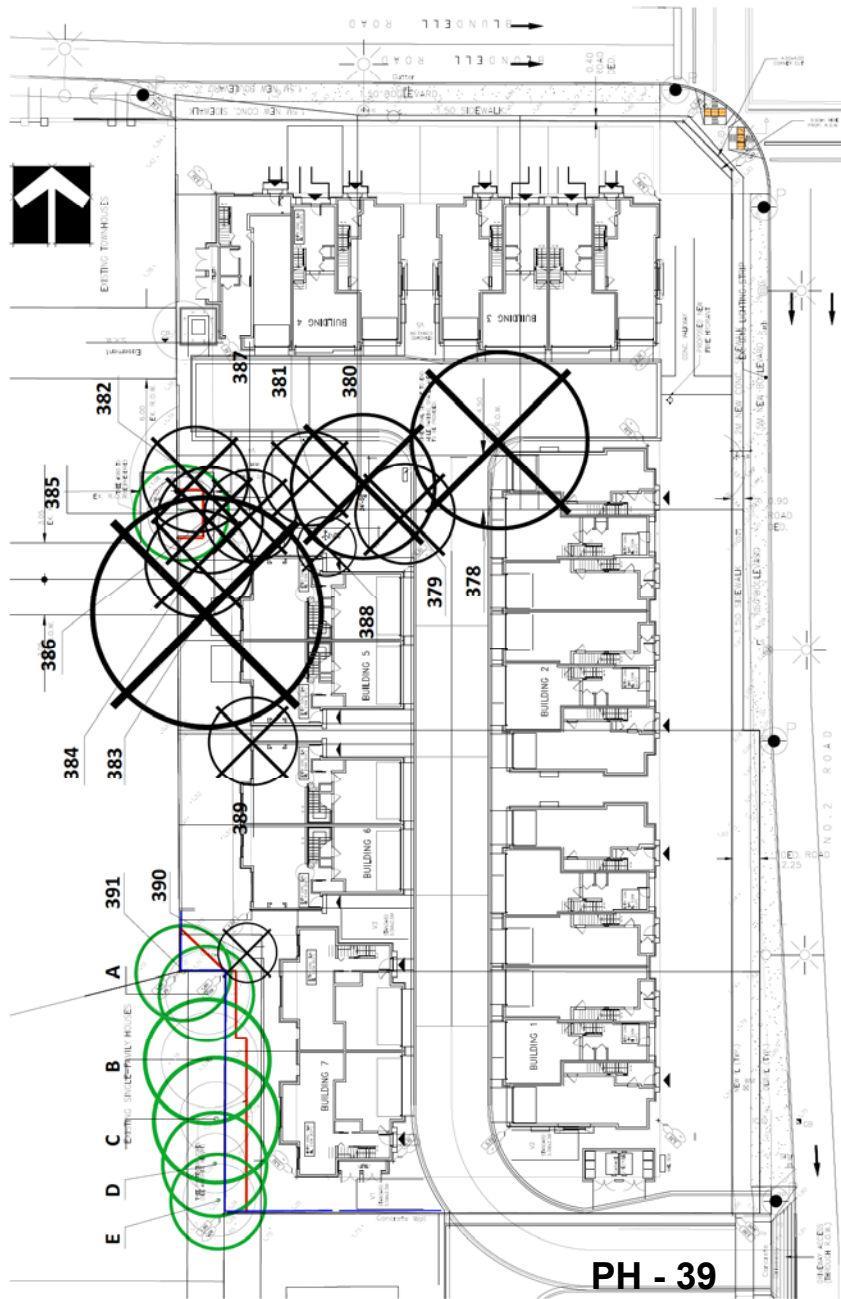
BSAL

NOTE: ALL TREE REMOVALS OF 100' ARE ENFORCED IN INTERMEDIATELY TEMPORARY AREAS

TREE PROTECTION DISTANCE	TREE DBH (INCHES)	MIN. # OF BRANCHES TO BE MAINTAINED	MIN. # OF BRANCHES TO BE MAINTAINED
20'	12"	10	5
30'	18"	15	7
40'	24"	20	10
50'	30"	25	13
60'	36"	30	16
70'	42"	35	19
80'	48"	40	22
90'	54"	45	25
100'	60"	50	28
110'	66"	55	31
120'	72"	60	34
130'	78"	65	37
140'	84"	70	40
150'	90"	75	43
160'	96"	80	46
170'	102"	85	49
180'	108"	90	52
190'	114"	95	55
200'	120"	100	58



1A TREE PROTECTION BARRIER  
L-3



PH - 39

NO.	DATE	REVISION DESCRIPTION	DR.
1	23.04.23	ISSUE FOR PERMIT	DR

CLIENT: 250558 BC LTD.  
WITH: ZHANG ARCHITECT LTD.

PROJECT:  
**25 UNIT TOWNHOUSE DEVELOPMENT**  
8031-8071 NO. 2 ROAD AND 5765-5785 BLUNDELL ROAD  
RICHMOND

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: March 21, 2023  
SCALE: 1/8"=1'-0"  
DRAWN BY: DD  
DESIGN BY: DD  
CHECKED BY: PCM  
DRAWING NUMBER: L2  
OF 4  
PROJECT NUMBER: 21-041

ATTACHMENT 7

25043.23P



**Address:** 8031/8051/8071 No. 2 Road and 5760/5780/5786 Blundell Road    **File No.:** RZ 18-829337

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, the developer is required to complete the following:**

1. Approx. 0.9 m to 2.55 m road dedication along the entire Blundell Road frontage based on the functional plan.
2. Approx. 1.4 m to 2.75 m road dedication along the entire No. 2 Road frontage based on the functional plan.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
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 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.
5. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the two trees to be retained (\$5,000 for each of Tag# 385, 391). Up to 90% of the security will be returned upon receipt of a Post Construction Impact Assessment from the Certified Arborist, with the remainder held for one year to ensure that the trees survive.
6. 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.
7. Registration of a flood indemnity covenant on title (Area A).
8. Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
9. Registration of a legal agreement on title ensuring that the only means of vehicle access is via the statutory right-of-way BB1986405 registered on 8091 No. 2 Road, and that there be no vehicle access to Blundell Road or No. 2 Road. This agreement must include language indemnifying and releasing the City from any issues arising from such reliance.
10. 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-aisle in favour of 8091 No. 2 Road, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
12. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
13. City acceptance of the developer's offer to voluntarily contribute \$0.93 per buildable square foot (e.g. \$28,309.20) to the City's public art fund.
14. Contribution of \$55,961.00 in-lieu of on-site indoor amenity space to go towards development of the City facilities (2021 rates: \$1,805 per unit up to 19; \$3,611 per additional unit up to 39).
15. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$258,749.03) to the City's affordable housing fund.
16. Contributions towards enhancing traffic operations and safety in the immediate vicinity, including:
  - a) \$44,000 cash contribution for the replacement of the existing centreline delineators at the south leg of the Blundell Road/No. 2 Road intersection. The contribution is intended for the purchase and installation of approximately 100 m of "Qwick Kurb" standard delineators.



- b) \$81,765 cash contribution towards the upgrade of the Blundell Road/No. 2 Road intersection traffic signal. The upgrade includes: traffic signal pole/arm/heads, pedestrian signal heads, traffic loop detection, and intersection cameras.
17. Enter into a Servicing Agreement\* for the design and construction of site servicing works and frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

**Water Works:**

- a) Using the OCP Model, there is 1650 L/s of water available at a 20 psi residual at the No 2 Road frontage, and 1638 L/s of water available at a 20 psi residual at the Blundell Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
- i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for multi-family land use. Note: arterial roads are considered an obstruction for fire service. Spacing of fire hydrants is to be measured along the side of the road fronting the development – as in, a hydrant located across an arterial road from the development would not be considered in whether or not the development meets the hydrant spacing requirements.
  - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
  - iv) Install a new water main along Blundell Road to replace the existing water main(s) that may be impacted by the proposed site preparation, utility works, and frontage improvements. Estimated replacement length is 70 m (i.e. from the west property line to the box culvert), assuming that the storm sewer on Blundell Road requires upgrade – final replacement length to be confirmed by the City at the Servicing Agreement stage. The new water main shall be located in the roadway if possible.
  - v) Remove the existing water main(s) that are being replaced as per the above.
  - vi) Install a new water connection to serve the proposed development. Water meter to be located onsite in a right-of-way. Note: connection to the 750 mm diameter water main on No 2 Road is not permitted.
- c) At Developer's cost, the City will:
- i) Cap and remove all existing water connections and meters serving the development site.
  - ii) Install a new fire hydrant along No 2 Road to meet hydrant spacing requirements.
  - iii) Reconnect all existing water services and hydrant leads to the proposed water main.
  - iv) Complete all tie-ins for the proposed works to existing City infrastructure.

**Storm Sewer Works:**

- d) At Developer's cost, the Developer is required to:
- i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
  - ii) Perform a capacity analysis on the storm sewer on Blundell Road to confirm if upgrades are required. If upgrades are required, remove the existing storm sewer from the west property line up to the box culvert along No 2 Road and install a new adequately sized storm sewer as replacement.
- e) At Developer's cost, the City will:
- i) Cap the existing storm connections to the development site and remove inspection chambers.

- ii) Install a new storm connection off of the development's Blundell Road frontage, complete with inspection chamber, to serve the development site. No connection is permitted to the box culvert on No 2 Road, to avoid impact to both the box culvert and the adjacent asbestos cement water main.
- iii) Complete all tie-ins for the proposed works to existing City infrastructure.

**Sanitary Sewer Works:**

- f) At Developer's cost, the Developer is required to:
  - i) Complete all rear-yard sanitary works prior to the commencement of any site preparation, pre-loading, foundation excavation, or foundation construction to prevent damage to the existing sanitary sewers. No pre-loading or building construction will be permitted until the existing sanitary sewers are removed (or filled and abandoned, as the case may be) as described below, and the associated right-of-ways are discharged.
  - ii) Install a new sanitary manhole at the south property line of the development site, fill and abandon the existing sanitary sewer north of the new manhole, and remove the existing manholes and inspection chambers.
  - iii) Video inspect the existing sanitary sewer at the southwest corner of the site prior to filling and abandonment, to confirm that there are no existing sanitary connections serving other adjacent lots.
  - iv) Cap the existing sanitary sewer along the south property lines of 5760/5780 Blundell Road at the west property line of the development site, and remove the sanitary sewers and inspection chambers to the east.
  - v) Install a new sanitary connection off of the proposed or existing manhole to serve the development site.
  - vi) Discharge the portions of right-of-ways with plan numbers 44096 and 57660 that are no longer required following the removal/abandonment of the sanitary sewers described above.
- g) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

**Frontage Improvements:**

- h) At Developer's cost, the Developer is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - (3) To underground overhead service lines.
  - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
    - (1) BC Hydro PMT – 4.0 x 5.0 m
    - (2) BC Hydro LPT – 3.5 x 3.5 m
    - (3) Street light kiosk – 1.5 x 1.5 m
    - (4) Traffic signal kiosk – 2.0 x 1.5 m
    - (5) Traffic signal UPS – 1.0 x 1.0 m
    - (6) Shaw cable kiosk – 1.0 x 1.0 m
    - (7) Telus FDH cabinet – 1.1 x 1.0 m
  - iii) Review street lighting levels along all road frontages, and upgrade as required.

- iv) Complete frontage improvements on Blundell Road, including:
  - (1) Removal of the existing sidewalk and replacement with 2.0 m sidewalk at the new property line, min. 1.5 m landscaped boulevard with street trees, and 0.15 m curb (in existing location). A root barrier should be provided between the 1.5 m landscaped boulevard and any area for future road widening.
  - (2) Removal of the existing driveway crossings and replacement with the above works.
- v) Complete frontage improvements on No. 2 Road, including:
  - (1) Removal of the existing sidewalk and replacement with 2.0 m sidewalk at the new property line, min. 1.5 m landscaped boulevard with street trees, and 0.15 m curb (in existing location). A root barrier should be provided between the 1.5 m landscaped boulevard and any area for future road widening.
  - (2) Removal of the existing driveway crossings and replacement with the above works.
  - (3) Reconstruction/widening of the driveway crossing at 8091 No. 2 Road to a driveway width of 7.5 m consistent with the Engineering Design Specifications.

**General Items:**

- i) At Developer's cost, the Developer is required to:
  - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - ii) Provide a video inspection report of the existing sanitary sewers in the rear-yard right-of-ways and the storm sewer on Blundell Road prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other construction shall be replaced or repaired at the Developer's cost.
  - iii) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
  - iv) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
  - vi) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

- 1. Submission of a Landscape Plan and cost estimate, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
  - comply with the guidelines of the OCP;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and

- include the 31 proposed trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
26	8 cm		4 m
5	6cm		2 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City’s Tree Compensation Fund for off-site planting is required.

- Complete an acoustical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur.

The report should address both traffic noise from Blundell Road and No. 2 Road, and ambient noise from proposed exterior mechanical systems (e.g. heat pumps). Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

- Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards in compliance with Richmond Building Regulation Bylaw 7230.

**Prior to Development Permit\* issuance, the development must complete the following requirements:**

- Submission of a Landscape Security to the City based on 100% of the cost estimate provided by the Landscape Architect plus a 10% contingency. Up to 90% of the security will be returned after a City inspection, with the remainder held for one year to ensure that the agreed upon landscaping survives.

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

- 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.
- Incorporation of accessibility, sustainability, and noise mitigation measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



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**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10001 (RZ 18-829337)  
8031/8051/8071 No. 2 Road and 8760/8780/8786 Blundell Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**MEDIUM DENSITY TOWNHOUSES (RTM3)**”.

P.I.D. 004-206-193

Southerly 60 Feet Lot “A” Except: Part on Plan LMP43723; Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 003-644-375

Lot “B” Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 001-931-164

Lot 2 Except Firstly: the South 72 Feet and Secondly: Part on Plan 43278; Section 24 Block 4 North Range 7 West New Westminster District Plan 6188

P.I.D. 003-829-529

Lot 234 Except: Parcel E (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

P.I.D. 003-829-731

Lot 235 Except: Parcel F (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

P.I.D. 003-829-880

Lot 236 Except: Parcel G (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10001**”.

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10360**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAR 28 2022

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED for content by originating dept. <i>W</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

\_\_\_\_\_  
MAYOR

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



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

**Date:** March 14, 2022  
**File:** RZ 21-927633

**Re:** **Application by Praise Design & Construction Inc. for Rezoning at  
7420/7440 Langton Road from the “Two-Unit Dwellings (RD1)” Zone to the  
“Single Detached (RS2/B)” Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10369, for the rezoning of 7420/7440 Langton Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

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

WC/NA:blg  
Att. 7

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



## Staff Report

### Origin

Praise Design & Construction Inc. (Paul Sih) has applied, on behalf of the owner Hong Chen, to the City of Richmond for permission to rezone 7420/7440 Langton Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone to permit the property to be subdivided to create two single-family lots with vehicle access from Langton Road (Attachment 1). The proposed subdivision plan is shown in Attachment 2. The conceptual development plans are shown in Attachment 3.

### Findings of Fact

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

#### Subject Site Existing Housing Profile

The duplex on the property has been demolished and did not contain secondary suites.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A duplex on a lot zoned “Two-Unit Dwellings (RD1)” fronting Langton Road.

To the South: A single-family home on a lot zoned “Single Detached (RS1/E)” fronting Langton Road.

To the East: Single-family homes on lots zoned “Single Detached (RS1/E)” fronting No. 2 Road.

To the West: Across Langton Road, a single-family home on a lot zoned “Single Detached (RS1/E)” fronting Langtree Avenue.

### Related Policies & Studies

#### Official Community Plan

The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential.” The proposed rezoning is consistent with this designation.

#### Zoning Bylaw 8500/Single-Family Lot Size Policy 5463

The subject property is located within the area governed by Single-Family Lot Size Policy 5463, adopted by Council on February 19, 1996, and subsequently amended on November 16, 2015 (Attachment 5).

This Single-Family Lot Size Policy permits properties with an existing duplex fronting Langton Road to be subdivided consistent with the requirements of the “Single Detached (RS2/B)” zoning bylaw. The proposed rezoning and subdivision are compliant with this Policy.

#### Floodplain Management Implementation Strategy

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

#### **Public Consultation**

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

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

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

#### **Analysis**

This redevelopment proposes to rezone and subdivide one two-unit dwelling property into two new single-family lots with vehicular access from Langton Road. One of the two new lots will provide a secondary suite and a contribution to the Affordable Housing Reserve Fund will be provided for the other.

The building footprint on the proposed southern lot (Lot A) has been purposely modified in order to accommodate the retention of a tree on the site by increasing the required setbacks in the southeast corner. The conceptual development plans in Attachment 3 show the proposed building envelope modifications required to accommodate the tree protective fencing for tree tag# 893. A legal agreement will be registered on Title as a condition of rezoning to ensure that the Tree Protection Zone and additional setback requirements are maintained.

#### Existing Legal Encumbrances

There is currently a covenant registered on title of the subject property, restricting the use of the site to one two-family dwelling only (charge #AE6889). Prior to final adoption of the rezoning bylaw, discharge of the covenant on title is required.

There is an existing 3.0 m wide statutory right-of-way (SRW) along the east and south property line for the sanitary sewer. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access is proposed to be from Langton Road via existing separate driveway crossings to each new lot and off-street parking is to be provided per Zoning Bylaw 8500 requirements.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized tree on the subject property, and one tree straddling the property line shared by the City and the neighbouring property to the south (7460 Langton Road). One untagged tree that was not part of the Report but shown on the survey plans is located on neighbouring property (7451 No. 2 Road) to north east of the subject property and will not be impacted.

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

- One on-site bylaw-sized tree (tag# 893 a 44 cm caliper Walnut) located in the rear yard of proposed Lot A is in good condition with no apparent significant structural defects and therefore should be retained and protected. The building footprint on Lot A has been adjusted to ensure the Critical Root Zone is accommodated for the Walnut tree (tag#893). The building footprint will be required to be setback a minimum of 4.8 m from the south property line and 14.0 m from the rear property line for the area of tree protection identified on the Tree Retention Plan (Attachment 6). A \$10,000.00 Tree Survival Security is required.
- One tree (tag# M1 a 46 cm caliper Cedar) located on adjacent shared City and neighbouring property (7460 Langton Road) is identified to be retained and protected. A \$10,000.00 Tree Survival Security is required. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

*Tree Replacement*

The applicant wishes to remove zero on-site trees. As per Council Policy 5032 and Zoning Bylaw 8500, with the redevelopment of the property, two trees must be provided on each new lot. Given that one tree is being retained on Lot A, the applicant must plant a minimum of one new tree on Lot A, and two new trees on Lot B for a total minimum of three trees. The one new tree on Lot A must be planted within 3.0 m of the front lot line, consistent with Richmond Zoning Bylaw 8500. Lot B must have a minimum of one new tree in the front yard and the rear yard. Prior to adoption of the rezoning bylaw, the applicant must submit a landscape security in the amount of \$2,250.00 to ensure that the three trees are planted. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
3	8 cm	4 m

### *Tree Protection*

One on-site tree (tag# 893) and one shared City-neighbouring tree (tag# M1) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security of \$20,000.00 for the retention and protection of the one on-site and one off-site trees noted.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, a legal agreement will be required for modified setbacks of the southeast corner of the building footprint on Lot A to ensure tree retention of the Walnut tree (tag #893).
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of the total buildable area of the remaining lots; or a cash-in-lieu contribution of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

The applicant proposes to contribute \$11,236.00 toward the City's Affordable Housing Reserve Fund for proposed Lot A, as no secondary suite is provided. The applicant has indicated that a secondary suite can not be accommodated on Lot A as the required tree protection zone is impacting the potential building footprint. The contribution is equivalent to \$4.00/ft<sup>2</sup> of the total buildable area of the lot to be created, and is consistent with the Affordable Housing Strategy requirements for single-family rezoning applications received prior to November 15, 2021.

A minimum one-bedroom secondary suite of approximately 44.3 m<sup>2</sup> (477 ft<sup>2</sup>) will be provided on proposed Lot B.

### Site Servicing and Frontage Improvements

At future development stage, the applicant must complete the required water works, storm sewer, and sanitary sewer servicing works via City Work Order as described in Attachment 7. The existing frontage improvements are to be retained. No further improvements are required.

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

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

### **Conclusion**

The purpose of this application is to rezone 7420/7440 Langton Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two single-family lots.

This rezoning application complies with the land use designation and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10369 be introduced and given first reading.

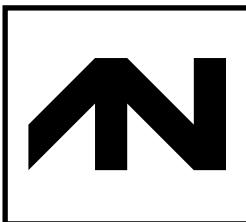
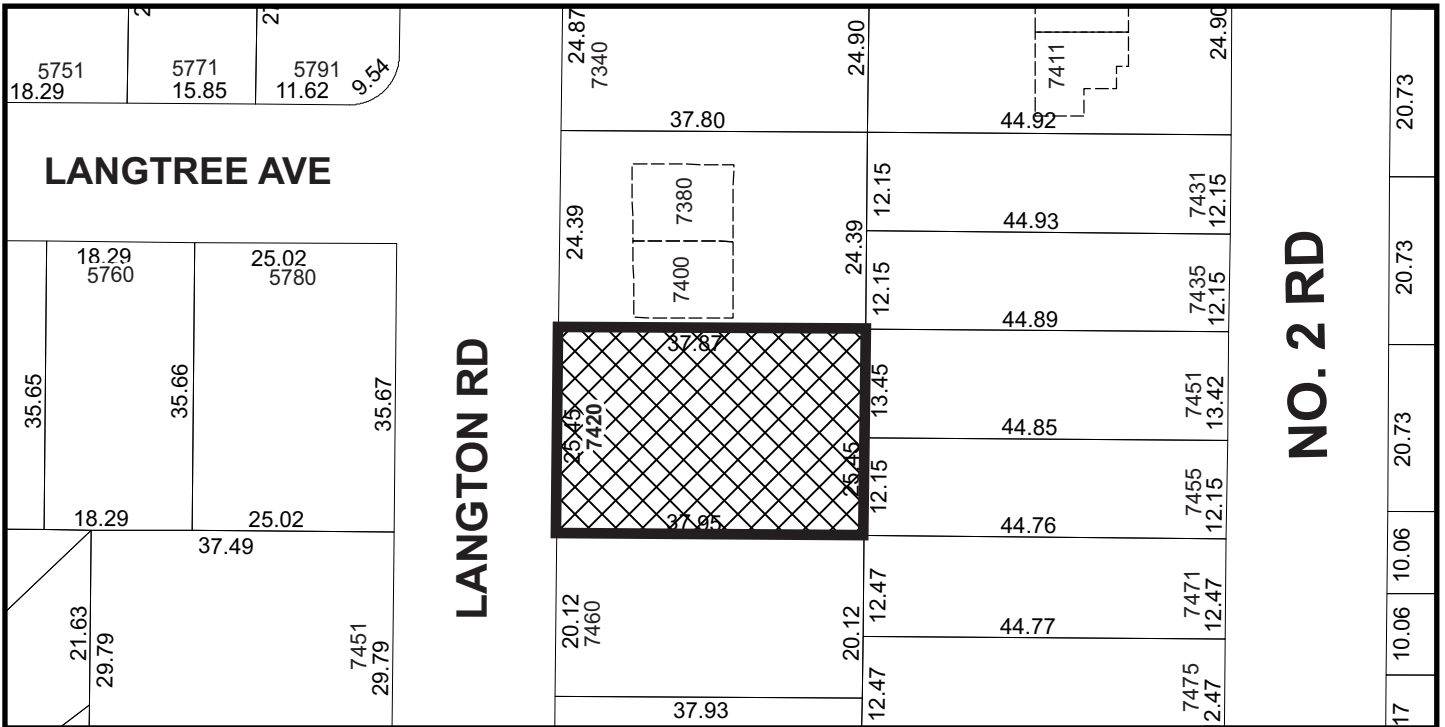
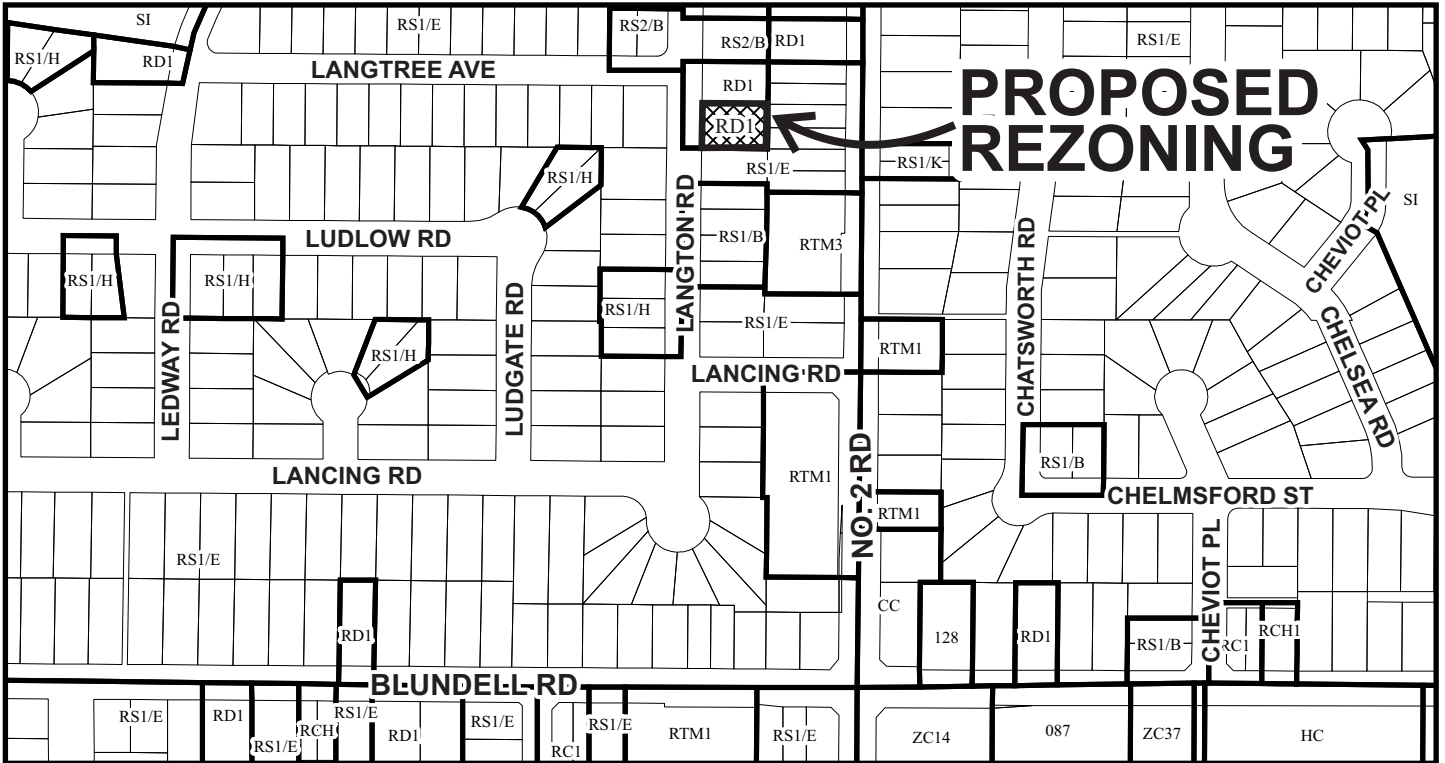


Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

### Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Survey Plan and Proposed Subdivision Plan
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Policy 5463
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations

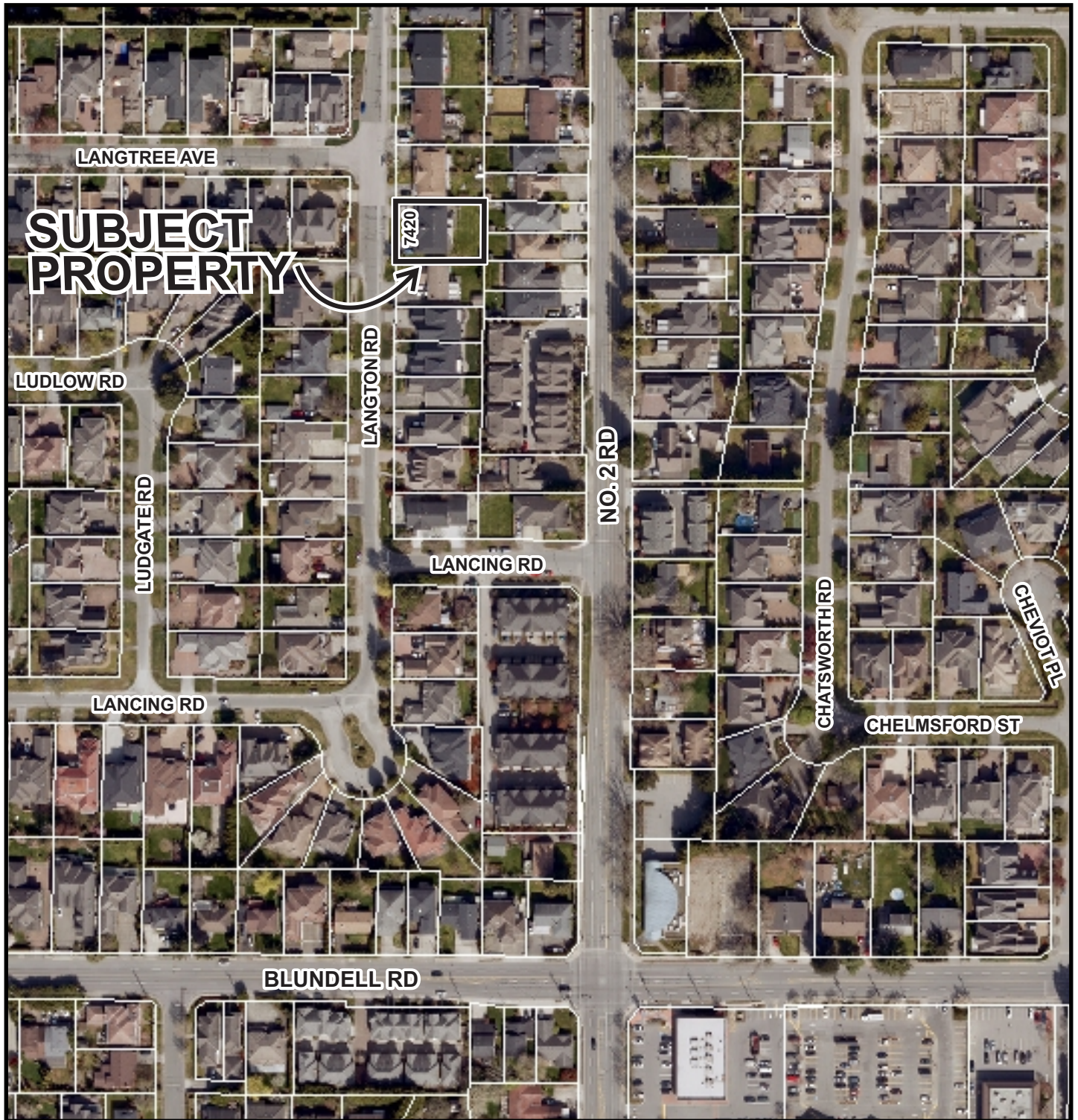


**RZ 21-927633**

Original Date: 03/11/21  
 Revision Date:  
 Note: Dimensions are in METRES



# City of Richmond



## RZ 21-927633

Original Date: 03/11/21

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF  
THE WEST 138.4 FEET LOT 2 EXCEPT:  
PART SUBDIVIDED BY PLAN 45279:  
SECTION 13 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 10280**

#7420/7440 LANGTON ROAD,  
RICHMOND, B.C.  
P.I.D. 003-488-721

**NOTE:**  
Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #202  
Control Monument 77H4623  
Elevation: 1.452m  
Benchmark: HPN #234  
Control Monument 77H4891  
Elevation: 1.125m

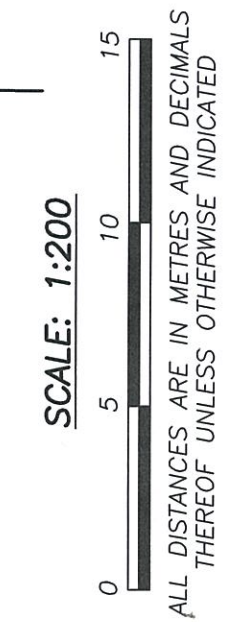
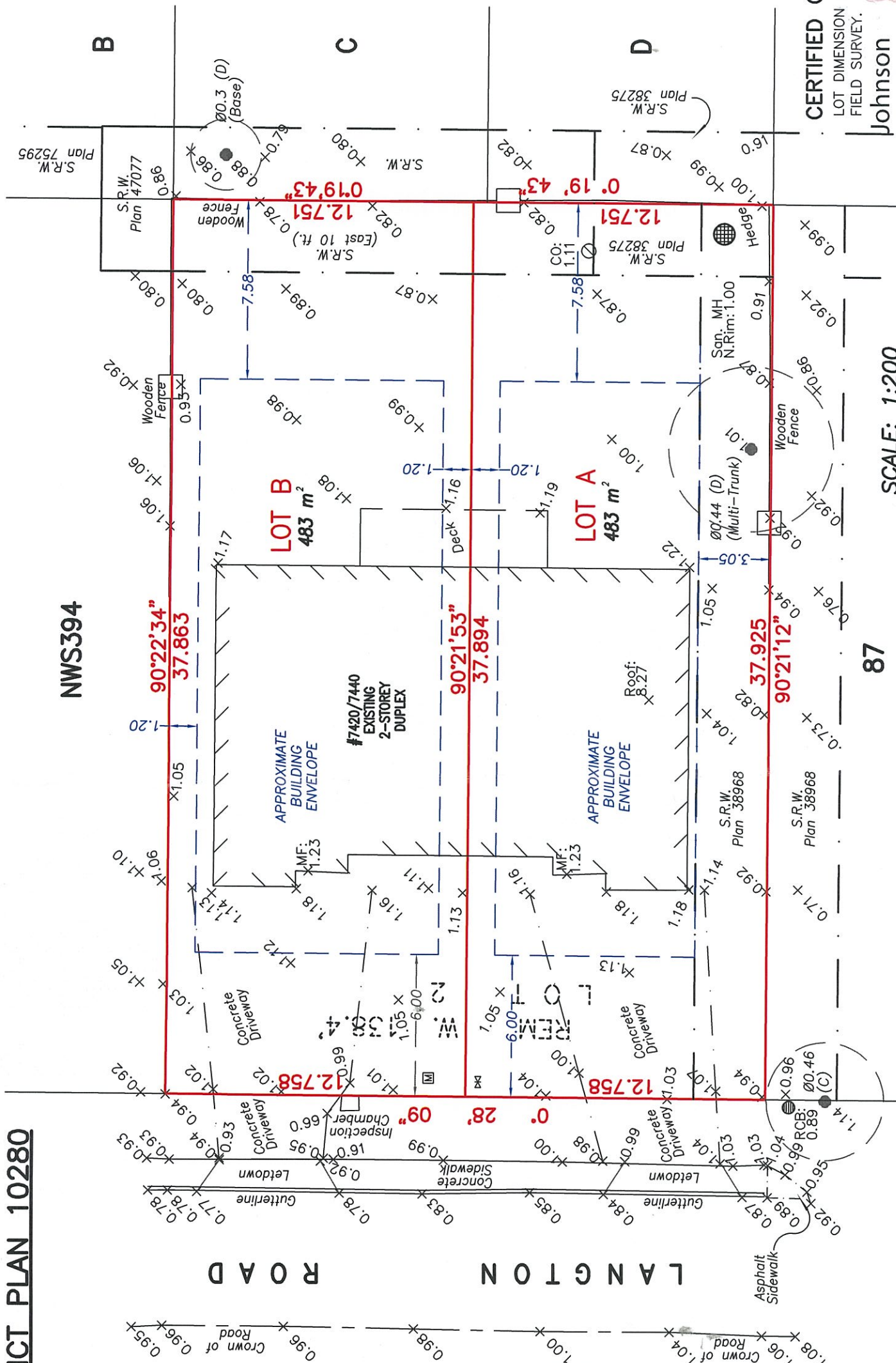
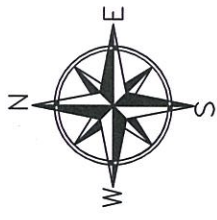
**NOTE:**  
Use site Benchmark Tag #123 for  
construction elevation control.

**LEGEND:**

- (C) denotes conifer
- (D) denotes deciduous
- denotes round catch basin
- ⊕ denotes water valve
- ⊕ denotes water meter
- ⊕ denotes manhole
- ⊕ denotes cleanout
- MF denotes main floor

© 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. 6697  
FB-315 P31-32  
Drawn By: IO

**DWG No. 6697-Topo-02**

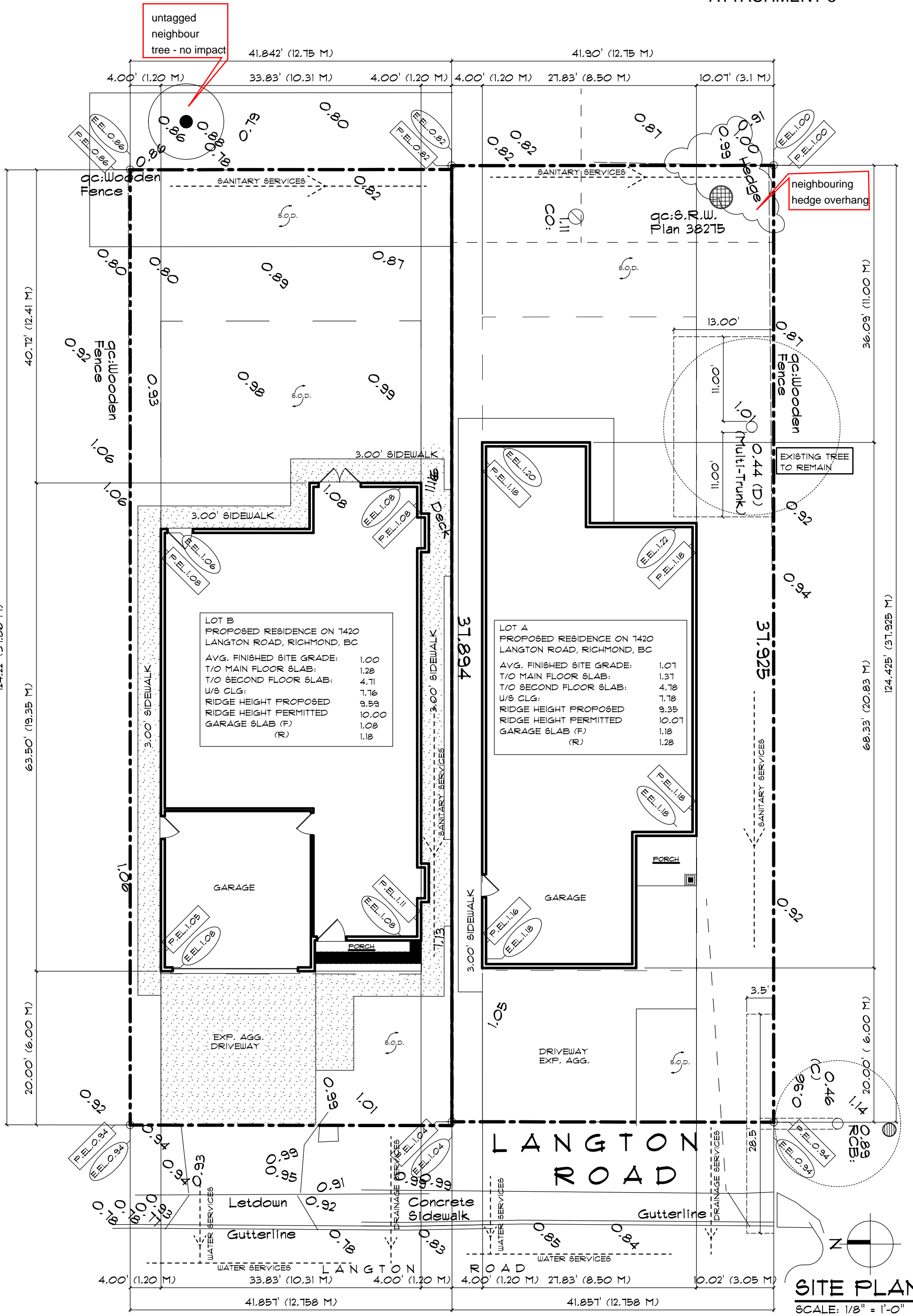


**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.  
**Johnson**  
Tam U814B9  
Digitally signed by  
Johnson Tam U814B9  
Date: 2021.01.22  
09:21:44 -08'00'  
JOHNSON C. TAM, B.C.L.S.  
**JANUARY 20th, 2021.**



untagged neighbour tree - no impact

neighbouring hedge overhang



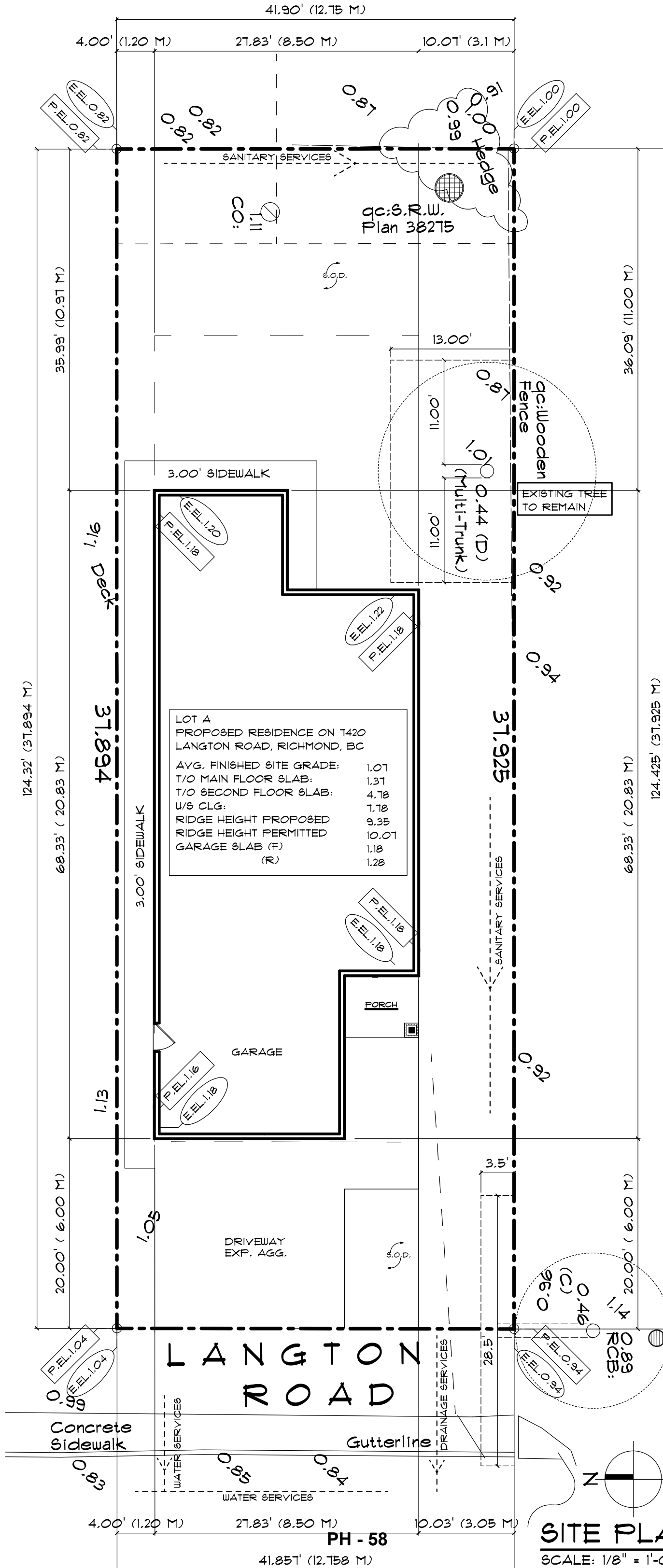
LOT B  
PROPOSED RESIDENCE ON 1420  
LANGTON ROAD, RICHMOND, BC

AVG. FINISHED SITE GRADE:	1.00
T/O MAIN FLOOR SLAB:	1.28
T/O SECOND FLOOR SLAB:	4.71
U/S CLG:	1.76
RIDGE HEIGHT PROPOSED	9.59
RIDGE HEIGHT PERMITTED	10.00
GARAGE SLAB (F)	1.08
(R)	1.18

LOT A  
PROPOSED RESIDENCE ON 1420  
LANGTON ROAD, RICHMOND, BC

AVG. FINISHED SITE GRADE:	1.01
T/O MAIN FLOOR SLAB:	1.31
T/O SECOND FLOOR SLAB:	4.78
U/S CLG:	1.78
RIDGE HEIGHT PROPOSED	9.35
RIDGE HEIGHT PERMITTED	10.01
GARAGE SLAB (F)	1.18
(R)	1.28

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



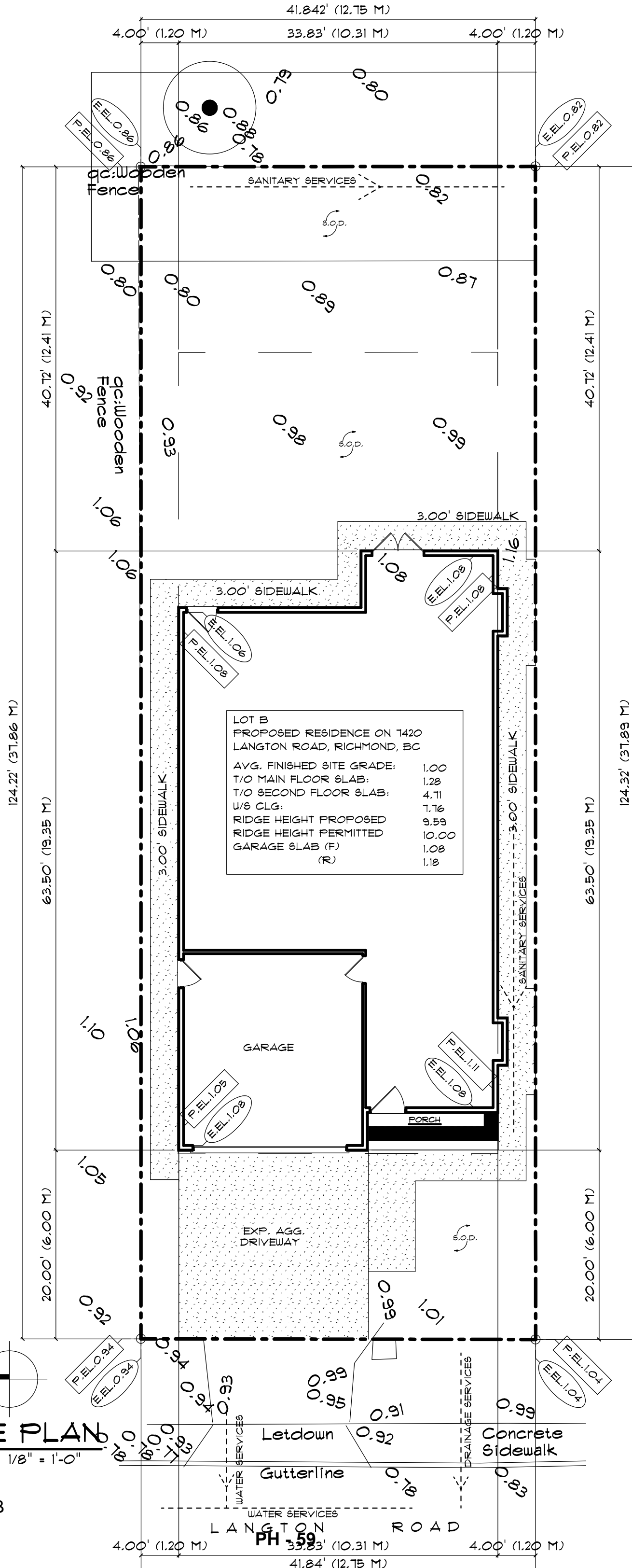
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 PROPOSED RESIDENCE ON 1420  
 LANGTON ROAD, RICHMOND, BC

AVG. FINISHED SITE GRADE:	1.07
T/O MAIN FLOOR SLAB:	1.37
T/O SECOND FLOOR SLAB:	4.78
U/S CLG:	7.78
RIDGE HEIGHT PROPOSED	9.35
RIDGE HEIGHT PERMITTED	10.07
GARAGE SLAB (F)	1.18
(R)	1.28

**LANGTON ROAD**

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

PH - 58



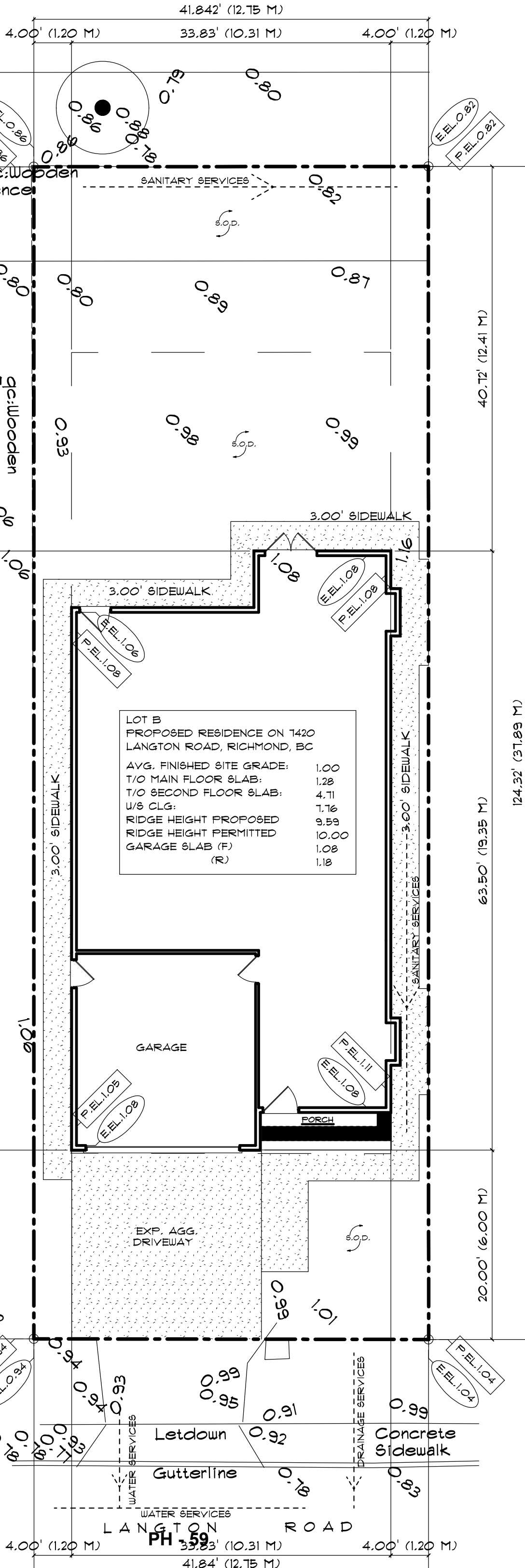
LOT B  
 PROPOSED RESIDENCE ON 1420  
 LANGTON ROAD, RICHMOND, BC

AVG. FINISHED SITE GRADE:	1.00
T/O MAIN FLOOR SLAB:	1.28
T/O SECOND FLOOR SLAB:	4.71
U/S CLG:	7.76
RIDGE HEIGHT PROPOSED	9.59
RIDGE HEIGHT PERMITTED	10.00
GARAGE SLAB (F)	1.08
(R)	1.18

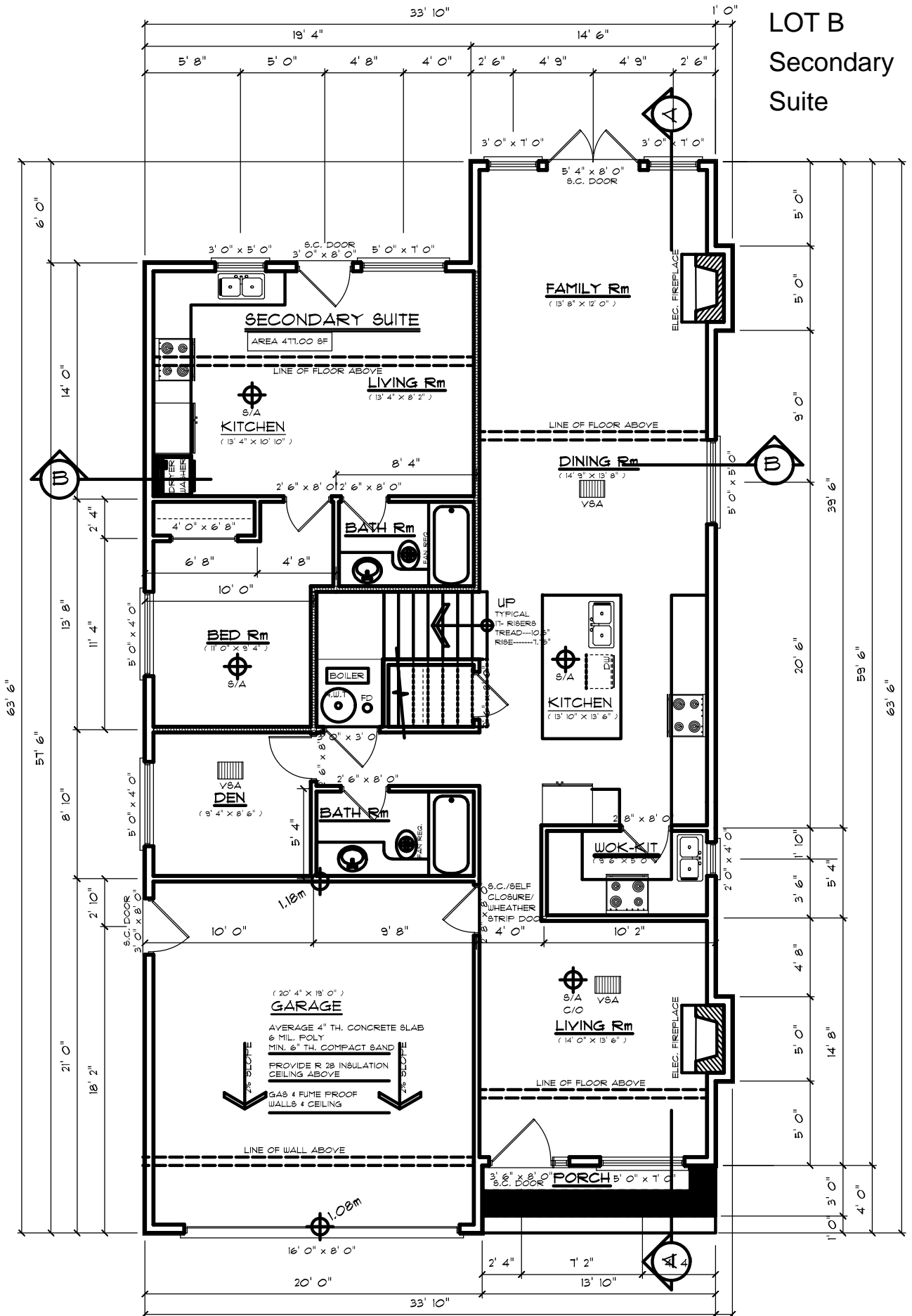
**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

LOT B

PH - 59

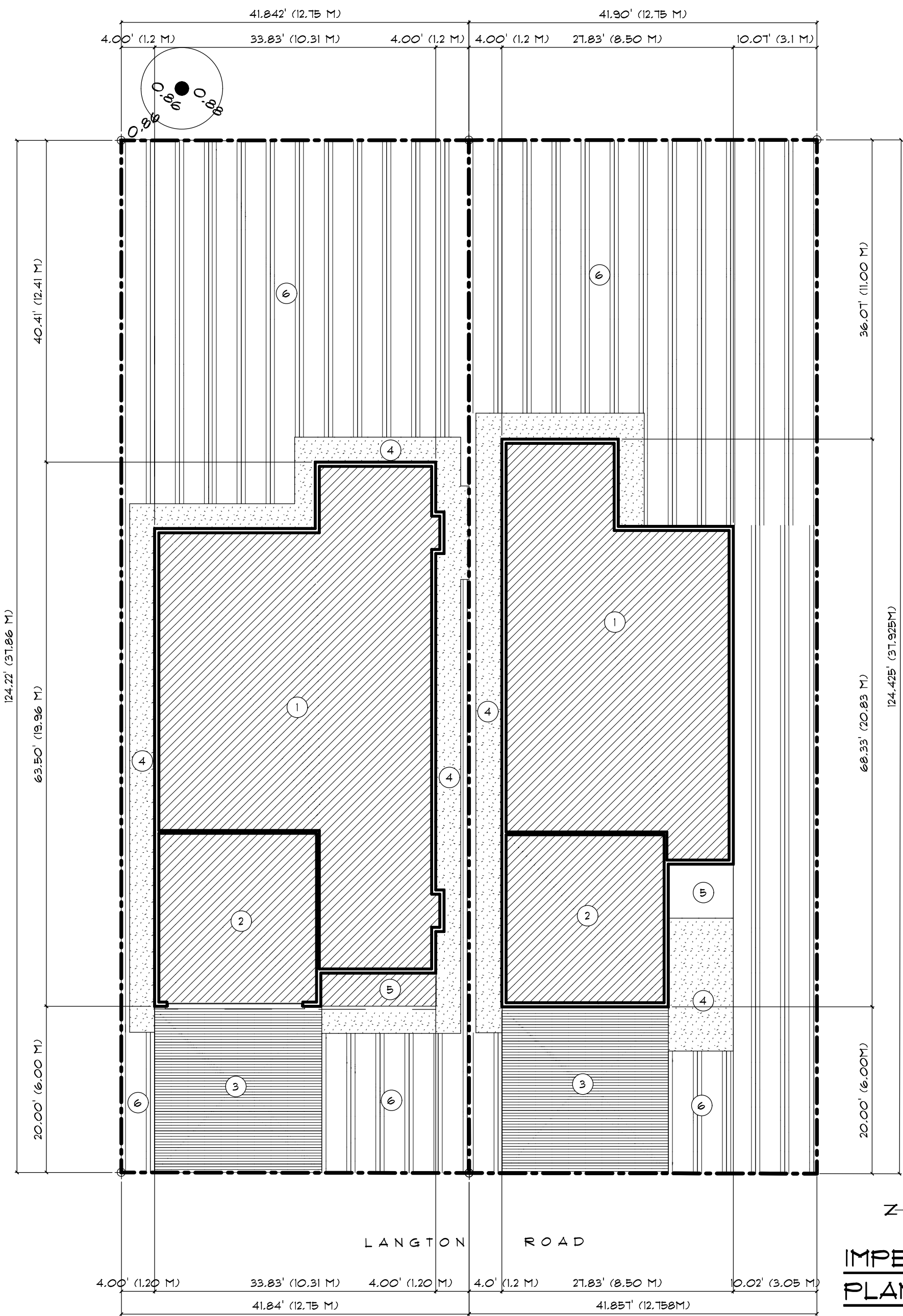


LOT B  
Secondary  
Suite



PH - 60	
RADIANT HEAT PRESCRIPTIVE VENTING	
LIVING FLOOR AREA	1 489.50 SF
GARAGE AREA	420.00 SF
TOTAL FLOOR AREA	1 909.50 SF

MAIN FLOOR PLAN 1' 0"



**IMPERMEABILITY PLAN** SCALE: 1/8" = 1'-0"

IMPERMEABLE TABLE			
DESIGNATION	SYMBOL	DESCRIPTION	AREA
①		DWELLING	1 489.50 SF
②		GARAGE	420.00 SF
③		CONCRETE DRIVEWAY	400.00 SF
④		CONCRETE SIDEWALK	636.00 SF
⑤		DECK, PORCH AND STAIRS	55.00 SF
IMPERMEABLE SITE COVERAGE ALLOWED (70%)			3 639.30 SF
TOTAL IMPERMEABILITY			3 000.05 SF
⑥		LANDSCAPING	
LANDSCAPING ALLOWED (MIN 30%)			1 559.70 SF
LANDSCAPING PROPOSED			3 011.80 SF

IMPERMEABLE TABLE			
DESIGNATION	SYMBOL	DESCRIPTION	AREA
①		DWELLING	1 207.00 SF
②		GARAGE	420.00 SF
③		CONCRETE DRIVEWAY	398.30 SF
④		CONCRETE SIDEWALK	433.30 SF
⑤		DECK, PORCH AND STAIRS	51.00 SF
IMPERMEABLE SITE COVERAGE ALLOWED (70%)			3 639.30 SF
TOTAL IMPERMEABILITY			2 509.60 SF
⑥		LANDSCAPING	
LANDSCAPING ALLOWED (MIN 30%)			1 559.70 SF
LANDSCAPING PROPOSED			2 616.00 SF



**RZ 21-927633**

**Attachment 4**

Address: 7420/7440 Langton Road

Applicant: Praise Design & Construction Inc.

Planning Area(s): Blundell

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Hong Chen	To be determined
<b>Site Size (m<sup>2</sup>):</b>	966 m <sup>2</sup>	Lot A: 483 m <sup>2</sup> Lot B: 483 m <sup>2</sup>
<b>Land Uses:</b>	One (1) duplex	Two (2) single-family homes
<b>OCP Designation:</b>	Neighbourhood residential	No change
<b>Area Plan Designation:</b>	Neighbourhood residential	No change
<b>702 Policy Designation:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
<b>Number of Units:</b>	2	2

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.30 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.30 for area in excess of 464.5 m <sup>2</sup>	None permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 261 m <sup>2</sup> (2,809 ft <sup>2</sup> ) Lot B: Max. 261 m <sup>2</sup> (2,809 ft <sup>2</sup> )	Lot A: Max. 261 m <sup>2</sup> (2,809 ft <sup>2</sup> ) Lot B: Max. 261 m <sup>2</sup> (2,809 ft <sup>2</sup> )	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	None
Lot Size:	Min. 360 m <sup>2</sup>	Lot A: 483 m <sup>2</sup> Lot B: 483 m <sup>2</sup>	None
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Width: 12.75 m Depth: 37.90 m	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Greater of 6.0 m or 20% of the total lot depth, for max. width of 60% of the rear wall of the first storey; and 25% of the total lot depth, for the remaining 40% of the rear wall of the first storey and any second storey, or half storey above, up to max. required setback of 10.7m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 7.58 m for 60% of the rear wall of the first storey and min. 9.47 m for remaining 40% of the first storey and any second storey Rear for tree retention area of tag# 893 (Lot A): Min. 14.0 m Side: Min. 1.2 m Lot A south side: 3.0 m; with the exception of side for tree retention area of tag# 893: 4.8 m	None
Height (m):	Max. 9.0 m	Max. 9.0 m	None

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

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

**POLICY 5463**

Amended by Council: November 16, 2015

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

## **POLICY 5463:**

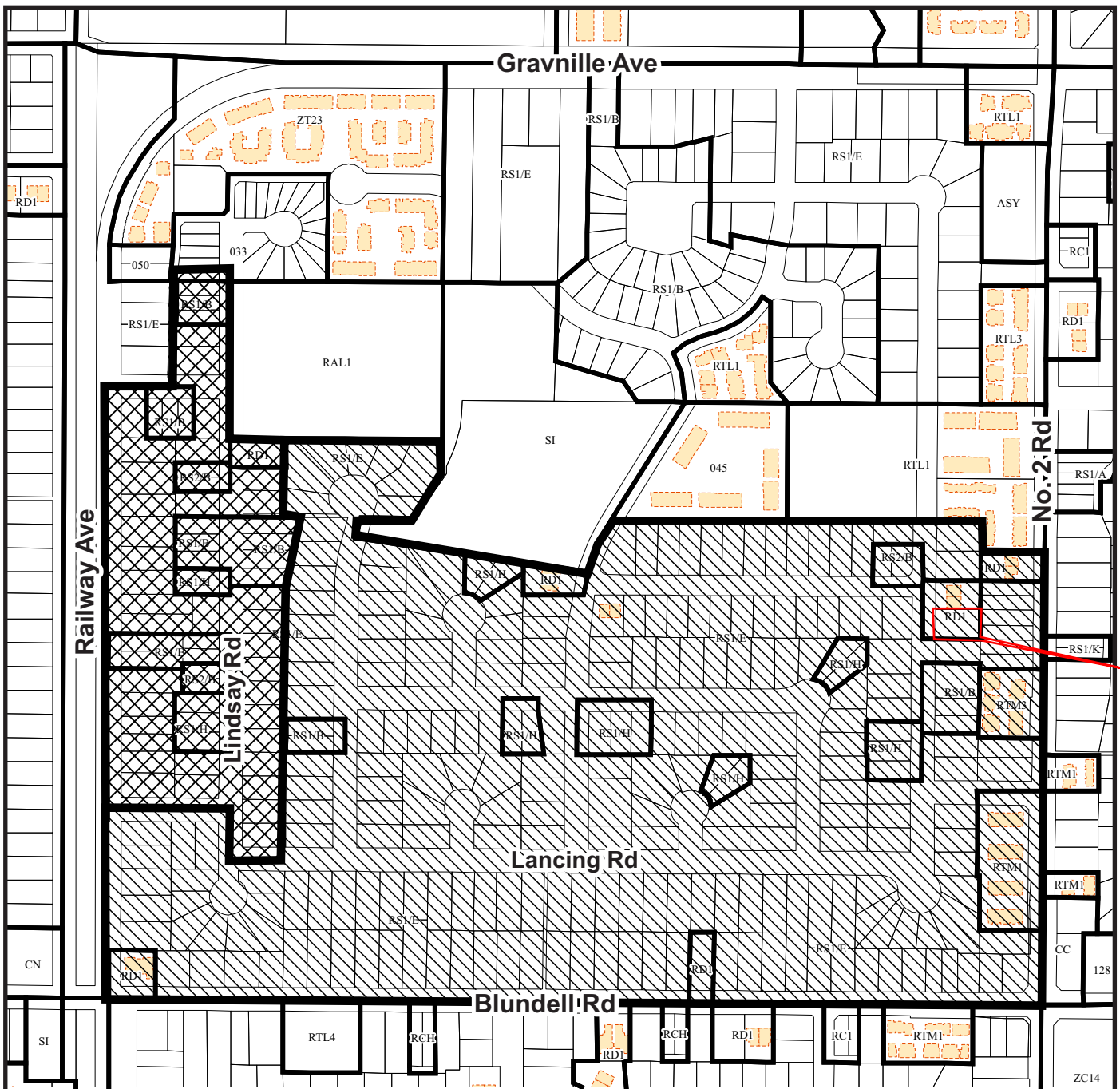
The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone and subdivide in accordance with the provisions of the "Single Detached (RS2/H)" zone in Richmond Zoning Bylaw 8500, with the exception that:

1. The "Single Detached (RS2/E)" zone applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. The "Single Detached (RS2/B)" zone applies to properties with duplexes on them with the exception that the "Single Detached (RS2/E)" zone applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. The "Single Detached (RS2/B)" zone applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Richmond Zoning Bylaw 8500.

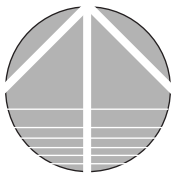




Subdivision permitted as per **RS2/H** with the exception that **RS2/B** applies to existing duplexes and **RS2/E** applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per **RS2/B** with the exception that **RS2/E** applies to lots facing Railway Avenue that do not have a lane or internal road access.



# Policy 5463 Section 13, 4-7

Adopted Date: 02/19/96  
Amended Date: 11/16/15

**PROPOSED SUBDIVISION OF**

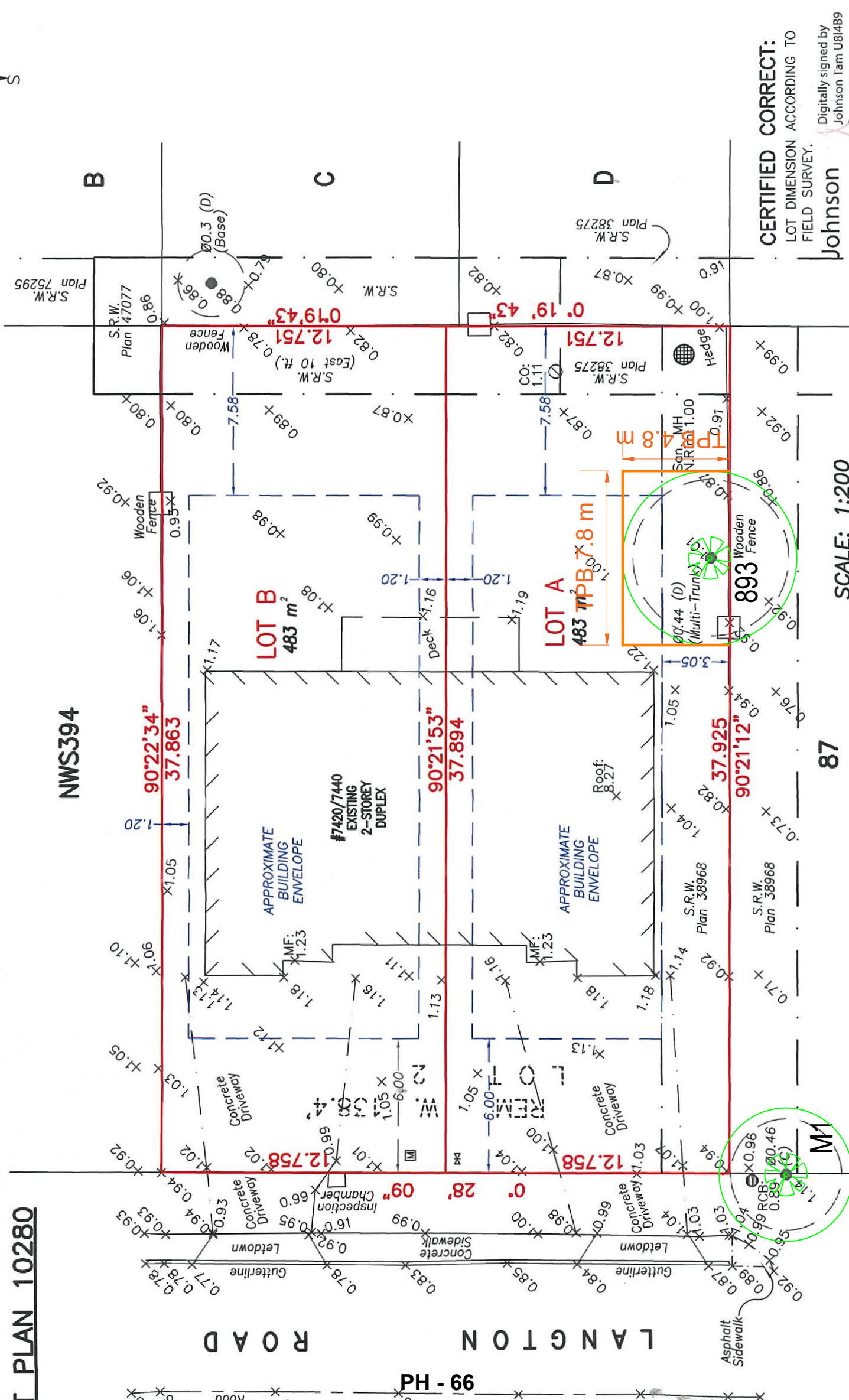
**2 EXCEPT:**

**45279:**

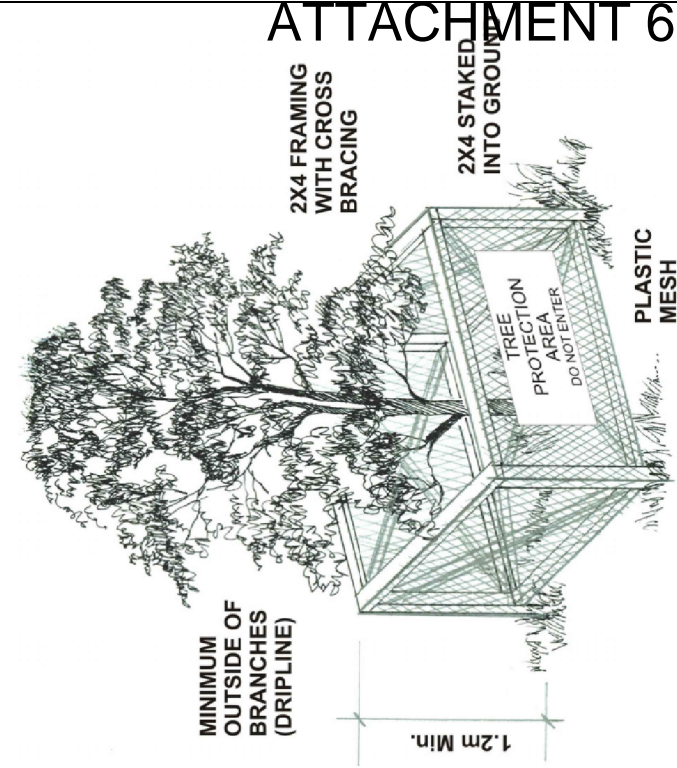
**WITH RANGE 7 WEST**

**PLAN 10280**

Tag #	Common Name	DBH (cm)	CRZ Radius (m)	CRZ Diameter (m)	Health	TRAQ Rating	Retention Suitability	Comments	Retain / Remove
893	Walnut	60	3.60	7.80	Fair	Low	Poor	No conflict with proposed development	Retain Crown clean
M1	Deodar cedar	46	2.76	5.98	Fair	-	-	No conflict with proposed development	Retain



**CERTIFIED CORRECT:**  
 LOT DIMENSION ACCORDING TO  
 FIELD SURVEY.  
**Johnson**  
 Tam U814B9  
 Digitally signed by Johnson Tam U814B9  
 Date: 2021.01.22 09:21:44 -08'00'  
 JOHNSON C. TAM, B.C.L.S.  
**JANUARY 20th, 2021.**



Drawing No.	Sheet Title	Job Name	Project Title	Revision No.	Revision Date
3 of 5	Tree Removal and Retention Plan	Praise Design and Construction 20210413	Arborist Report for Development Purposes	4	March 9 <sup>th</sup> , 2022
Page 12 of 17		Client Name	Site Address	Revision Date	Revision Date
		Praise Design & Construction Inc. - Paul Sih	7440 Langton Rd, Richmond - Lot A	March 9 <sup>th</sup> , 2022	March 9 <sup>th</sup> , 2022

LEGEND	Property Line	Tree Reference	Critical Root Zone
—	—	—	—

**Philip Kin Cho**  
 ISA Certified Arborist #HK-1086AM  
 ISA Certified Arborist Municipal Specialist  
 ISA Tree Risk Assessment Qualification  
 Forester in Training #5727  
 BSSc, MSc, MSFM

**BC Plant Health Care Inc.**  
 18465 53<sup>rd</sup> Avenue, Surrey, BC  
 P: 604-575-8727  
 F: 604-576-2972  
 E: info@bcplanthealthcare.com  
 24 Hour Emergency Pager: 604-607-1616

**99 - PH**





**Address:** 7420/7440 Langton Road

**File No.:** RZ 21-927633

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10369, the developer is required to complete the following:**

1. Discharge of existing covenant AE6889 registered on title, which restricts the use of the property to a two-family dwelling only.
2. Registration of a flood indemnity covenant on Title (2.9 m GSC – Area A).
3. Submission of a Landscape Security in the amount of \$2,250 (\$750/tree) to ensure that a total of three trees are planted and maintained (one tree on Lot A and two trees on Lot B) minimum 8 cm deciduous caliper or 4 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
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 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.
5. Submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the two trees (tag# 893 and M1) to be retained.
6. Registration of a legal agreement on title, ensuring that additional setbacks on Lot A are maintained for the building envelope as it relates to tree retention of tree tag# 893. The increased rear yard setback from 7.58 m to minimum 14.0 m and side yard setback from 3.0 m to minimum 4.8 m for the southeast corner façade for Lot A is to be maintained to ensure retention of the Walnut tree (tag# 893). Specific setbacks are to follow the Conceptual Development plan (Attachment 3 of the staff report) and the Tree Retention Plan (Attachment 6 of the staff report).
7. The City's acceptance of the applicant's voluntary contribution of \$4.00 per buildable square foot of Lot A (i.e. \$11,236.00) to the City's Affordable Housing Reserve Fund.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum 1-bedroom secondary suite of approximately 44.3 m<sup>2</sup> (477 ft<sup>2</sup>) is constructed on Lot B, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

1. Complete the following servicing works and off-site improvements. These may be completed through a City work order.

**Water Works:**

- a) Using the OCP Model, there is 363 L/s of water available at a 20 psi residual at the Langton Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
  - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - ii) Retain the existing water connections to serve the proposed lots.
- c) At Developer's cost, the City will:
  - i) Remove and replace the existing water meters as required during construction.

**Storm Sewer Works:**

- d) At Developer's cost, the City will:
  - i) Install a new storm connection, complete with inspection chamber, to serve the proposed northern lot.
  - ii) Confirm the capacity and condition of the existing storm connection and inspection chamber. If the connection is sized adequately, and in good condition, then it may be retained to serve the proposed southern lot. If not, the existing connection shall be capped and the inspection chamber removed, and a new connection and inspection chamber installed – all at the developer's cost.

**Sanitary Sewer Works:**

- e) At Developer's cost, the Developer is required to:
  - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- f) At Developer's cost, the City will:
  - i) Cap the existing sanitary connection and remove the inspection chamber.
  - ii) Install a new sanitary connection at the common property line of the newly subdivided lots, complete with inspection chamber and dual service leads.

**General Items:**

- g) At Developer's cost, the Developer is required to:
  - i) Complete other frontage improvements as per Transportation requirements:
    - a. The existing frontage improvements are to be retained. No further improvements are required.
    - b. Vehicle access is to be from the Langton Road development frontage via existing separate driveway crossings to each new lot.
    - c. Design standards: The new driveways are to be constructed to the following City design standards (refer to City Engineering Design Specifications, Drawing R-9-DS):
      - 4.0 m wide at the property line with 0.9 m flares at the curb to meet the grade of sidewalk/boulevard.
      - A minimum separation of 0.5 m between the driveway flare (measured at the curb) and the nearest common property line with the neighbouring site is required.
      - Maximum depth and grade of driveway letdown are set at 2.0 m and 8% respectively.
    - d. Off-Street Parking: Off-street parking is to be provided per bylaw requirements (2 spaces/dwelling unit).
    - e. Electric Vehicle Charging Equipment: Per 8500 Amendment Bylaw No. 9756, the Developer is required to provide, for all resident parking spaces, Level 2 EV charging outlets (208V to 240V AC and current of 16A to 80A).
  - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - (2) To locate all proposed above-ground third-party utility structures onsite within a right-of-way.
  - iii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10369 (RZ 21-927633)
7420/7440 Langton 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. 003-488-721

West 138.4 Feet Lot 2 Except: Part Subdivided By Plan 45279; Section 13 Block 4 North Range 7 West New Westminster District Plan 10280

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10369".

FIRST READING

APR 11 2022

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and dates.



MAYOR

CORPORATE OFFICER



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

**Date:** March 17, 2022  
**File:** RZ 21-936277

**Re:** **Application by Doug Loewen for Rezoning at 4880 Garry Street from the "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/A)" Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10370, for the rezoning of 4880 Garry Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, be introduced and given first reading.

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

WC/CL:blg  
Att. 6

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



## Staff Report

### Origin

Doug Loewen, on behalf of the property owner (1312563 B.C. Ltd; Directors: Doug Loewen and Dave Mander), has applied to the City of Richmond for permission to rezone 4880 Garry Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS1/A)” zone, to permit the property to be subdivided to create two lots. A location map and aerial photo are provided in Attachment 1.

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

### Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site is located on the south side of Garry Street and west of Railway Avenue. The subject site is the last remaining large single-family lot on the south side of this block to pursue infill development.

### Subject Site Existing Housing Profile

The subject site consists of a large lot containing a single-family dwelling that is occupied by a rental tenant. There are no secondary suites in the dwelling. The existing dwelling is proposed to be demolished at future development stage.

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, immediately across Garry Street, are small lots zoned “Single Detached (RS1/A)”.
- To the South, are small and large lots zoned “Single Detached (RS1/A)” fronting Dunfell Road.
- To the East, is a small lot zoned “Single Detached (RS1/A)”.
- To the West, is a small lot zoned “Single Detached (RS1/A)”.

### Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) registered on title of the property for the sanitary sewer along the rear (south) property line. The applicant has been advised that encroachment into the SRW is not permitted.

## **Related Policies & Studies**

### Official Community Plan/Steveston Area Plan

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

### Single-Family Lot Size Policy 5471

The subject site is located within the area governed by Single-Family Lot Size Policy 5471, which was adopted by City Council on July 29, 2002 (Attachment 4). The Policy permits properties along Garry Street to rezone and subdivide in accordance with the “Single Detached (RS2/A)” zone (minimum 9.0 m wide lots and 270 m<sup>2</sup> lot area).

This redevelopment proposal is consistent with the Lot Size Policy as it would allow for the creation of two lots, each approximately 9.7 m in width and 386 m<sup>2</sup> in area.

### Affordable Housing Strategy

Consistent with the City’s Affordable Housing Strategy, the applicant has proposed to construct a one-bedroom secondary suite in the dwelling on one of the future lots and to provide a cash contribution to the City’s Affordable Housing Reserve Fund in-lieu of constructing a secondary suite on the other future lot. Prior to final adoption of the rezoning bylaw, the applicant is required to:

- Submit a cash-in-lieu contribution in the amount of \$9,140.72 to the City’s Affordable Housing Reserve Fund (single-family rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$4.00 per buildable square foot).
- Register a legal agreement on title stating that no final Building Permit inspection will be granted until a secondary suite with a minimum one-bedroom is constructed in the dwelling on one of the future lots to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.

### Floodplain Management Implementation Strategy

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

## **Public Consultation**

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

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

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

## **Analysis**

### Site Access

Vehicle access to the subject site is to be from Garry Street. There is an existing driveway crossing to service the proposed west lot, and the applicant is required to install another driveway crossing to service the proposed east lot. This work is to be undertaken via a City work order at future Building Permit stage.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- Three trees on the subject property.
- Two street trees in the Garry Street boulevard on City-owned property.
- A total of five trees on neighbouring properties to the west, east, and south.

The City's Tree Preservation Coordinator and Parks Department arboriculture staff have reviewed the Arborist's Report and provided the following comments:

- Two trees (Cherry and Dogwood) located on-site in the rear yard have been heavily topped and are in very poor condition (Trees # 164, 167). These trees should be removed and replaced at a 2:1 ratio consistent with the Official Community Plan (OCP) and in accordance with the size requirements of the City's Tree Protection Bylaw No. 8057 (i.e., minimum 8 cm calliper or 4 m high).
- One on-site Pear tree (Tree # 170) in the rear yard is in fair condition and must be retained and protected.
- Two street trees (Trees # 161, 162) in the Garry Street boulevard on City-owned property are in good health and condition. It appears that Tree # 162 will be in conflict with the required vehicle access to the proposed east lot. Since the tree is a good candidate for relocation due to its size and species, the applicant is required to relocate the tree at future Building Permit stage by a certified tree moving company (coordinated by the project Arborist), to a location chosen by the City's Parks Department.
- Five trees on the neighbouring properties must be retained and protected (Trees # 165, 166, 168, 171, 173).

### *Tree Protection*

The applicant has submitted a Tree Retention Plan showing the trees to be removed and retained (Attachment 5). To ensure that the trees identified for retention are protected at future development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
  - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones, including tree relocation, and installation or removal of servicing infrastructure and driveway crossings. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
  - A contract with a certified tree moving company for relocation of Tree # 162 in the City boulevard (coordinated by the project Arborist) to a location chosen by the City's Parks Department.
  - A tree survival security in the amount of \$5,000.00 for the on-site tree (Tree # 170) and in the amount of \$10,000.00 for the City street trees (Trees # 161, 162). The City may retain a portion of the securities for a one-year maintenance period from the date of landscape inspection to ensure that the trees survive. To accompany the tree survival securities, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the Arborist's Report recommendations and the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site and must remain in place until construction and landscaping is completed.

### *Tree Replacement*

To ensure that the four required replacement trees are planted and maintained on the proposed new lots (two trees per lot, i.e., one in the front yard and one in the rear yard; minimum 8 cm calliper or 4 m high), the applicant is required to submit a Landscaping Security in the amount of \$3,000.00 prior to final adoption of the rezoning bylaw. The City may retain a portion of the security for a one-year maintenance period from the date of landscape inspection to ensure that the trees survive. To accompany the landscaping security, a legal agreement that sets the terms for the release of the security must be entered into between the applicant and the City.

### Site Servicing

At subdivision stage, the applicant is required to pay Development Cost Charges (City, GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and other costs associated with the completion of the servicing works (water, storm, sanitary, and driveway installation) as described in Attachment 6.

**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**

This application is to rezone the property at 4880 Garry Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two lots.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP, Steveston Area Plan, and Single-Family Lot Size Policy 5471.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10370 be introduced and given first reading.



Cynthia Lussier  
Planner 2  
(604-276-4108)

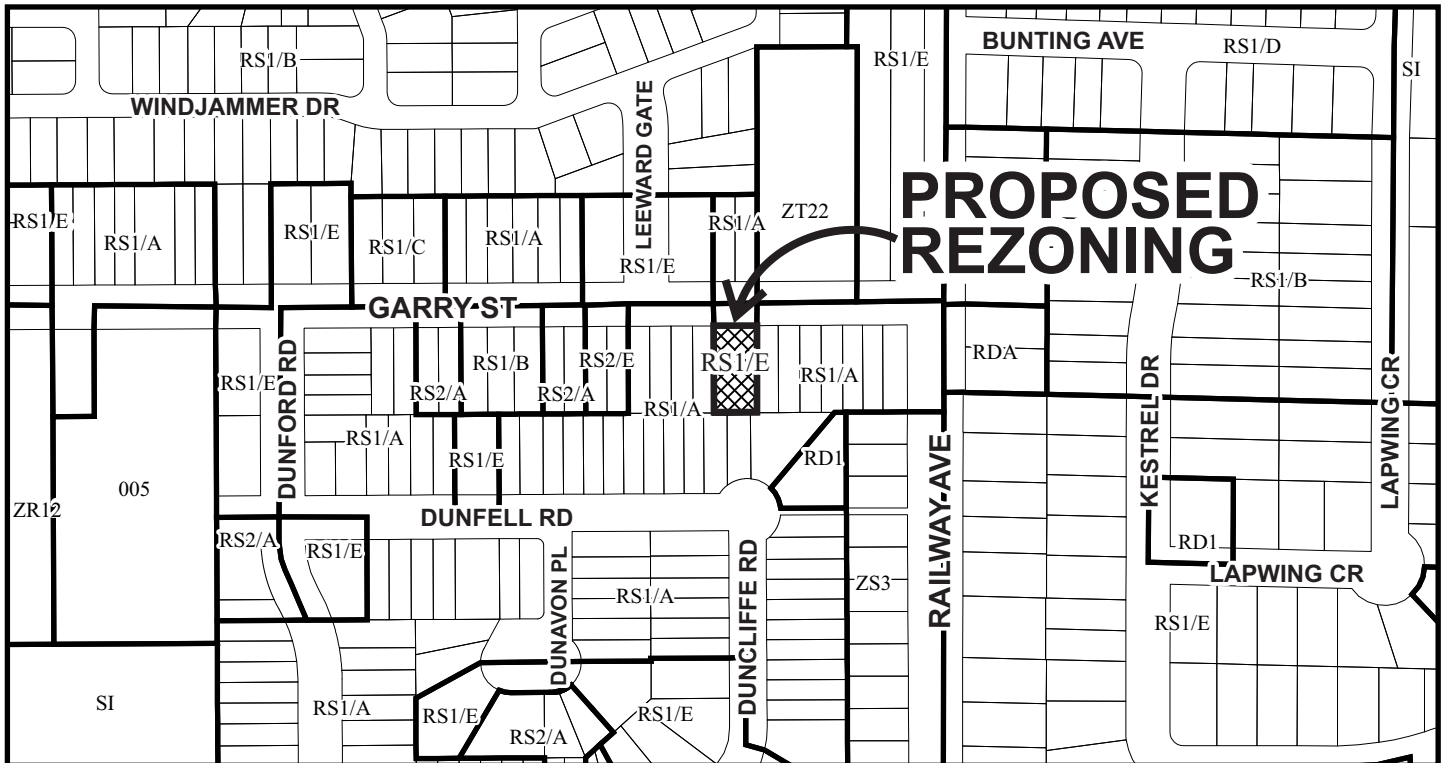
CL:blg

**Attachments:**

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Survey
- Attachment 4: Single-Family Lot Size Policy 5471
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



# City of Richmond

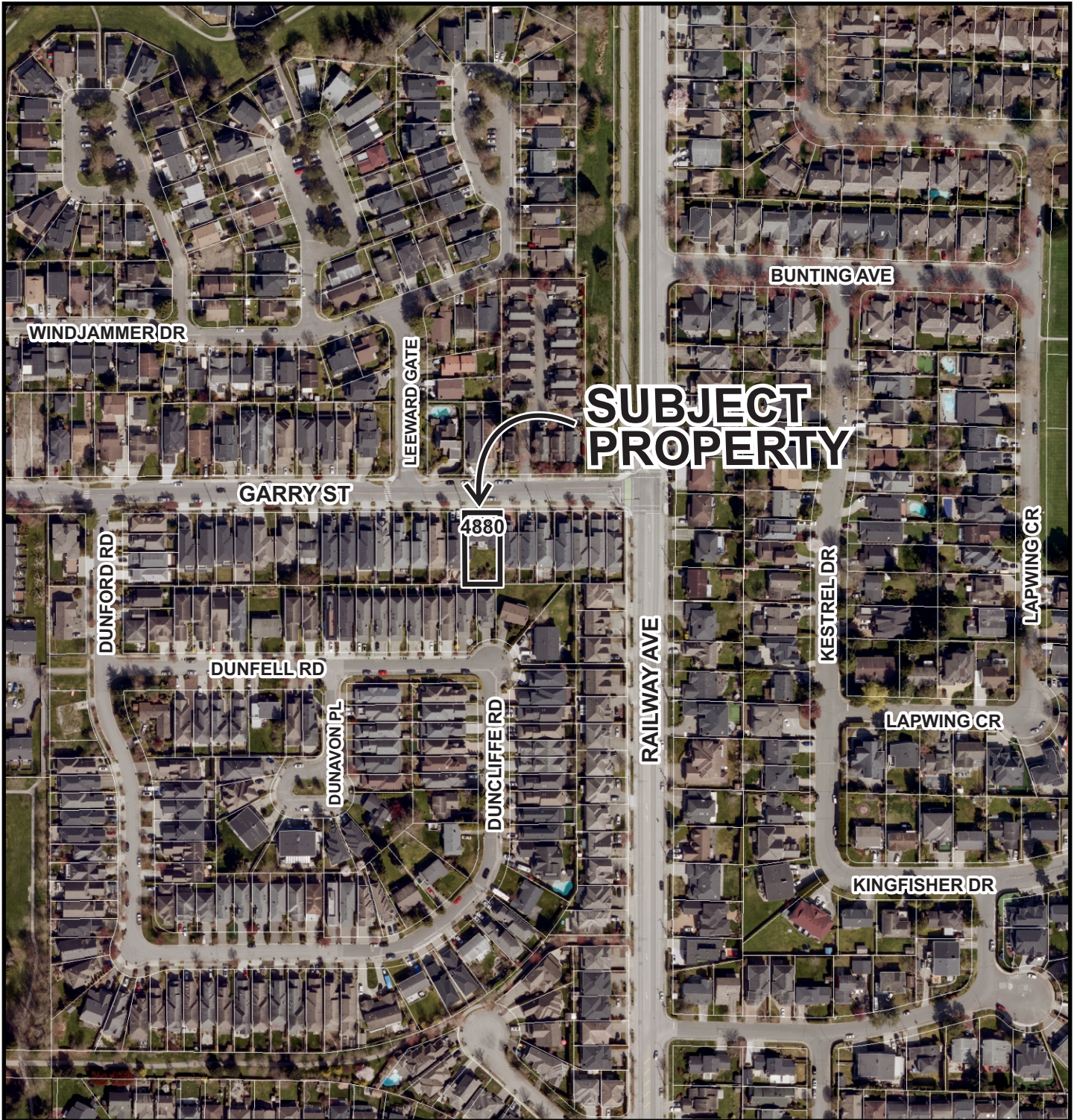


4671 10.06	18.83		20.12	4751 10.06	4753 10.06		4771 45.38	4995 15.24	4997						
<b>GARRY ST</b>															
9.75	9.75 4820	9.75	9.75 4828	9.75 4840	9.76	9.76 4868	9.75 4880	9.75 4886	9.75	9.75	9.75	9.75	9.14	9.14 4960	11.22
39.63		39.63		39.62		39.61	39.62		39.62		39.61				39.61
9.75	9.75	9.75	9.75	9.75	9.75	9.75	10.67	9.75	9.75	9.75	9.75	9.75	9.14	9.14	11.09
9.14	9.14	9.14	9.14	9.14	9.14	9.14	10.67	10.67	38.27				14.54	27.95	4.70

	<b>RZ 21-936277</b>	Original Date: 08/27/21 Revision Date: Note: Dimensions are in METRES
--	---------------------	---



# City of Richmond



**SUBJECT  
PROPERTY**

4880



**RZ 21-936277**

Original Date: 08/27/21

Revision Date:

Note: Dimensions are in METRES



**RZ 21-936277**

Address: 4880 Garry Street

Applicant: Doug Loewen

Planning Area(s): Steveston

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	1312563 B.C. Ltd (i.e., Doug Loewen & Dave Mander)	To be determined
<b>Site Size (m<sup>2</sup>):</b>	772 m <sup>2</sup> (approx. 8,309 ft <sup>2</sup> )	Two lots, each 386 m <sup>2</sup> (approx. 4,154 ft <sup>2</sup> )
<b>Land Uses:</b>	Single-family dwelling	Two residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Single-Family	No change
<b>Single-Family Lot Size Policy Designation:</b>	Single Detached (RS2/A)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/A)

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Buildable Floor Area:*	Max. 212.3 m <sup>2</sup> (approx. 2,285 ft <sup>2</sup> ) on each lot proposed	Max. 212.3 m <sup>2</sup> (approx. 2,285 ft <sup>2</sup> ) on each lot proposed	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live landscaping: Min. 20%	none
Min. Lot Size:	270 m <sup>2</sup>	386 m <sup>2</sup>	none
Min. Lot Dimensions:	Width: 9.0 m Depth: 24 m	Width: 9.7 m Depth: 39.6 m	none
Setbacks:	Front: Min. 6.0 m	Front: Min. 6.0 m	none
	Side: Min. 1.2 m	Side: Min. 1.2 m	
	Rear: Min. approx. 7.92 m for up to 60% of the 1 <sup>st</sup> storey rear wall; and 9.99 m for at least 40% of 1 <sup>st</sup> storey rear wall and all of 2 <sup>nd</sup> storey rear wall	Rear: Min. approx. 7.92 m for up to 60% of the 1 <sup>st</sup> storey rear wall; and 9.99 m for at least 40% of 1 <sup>st</sup> storey rear wall and all of 2 <sup>nd</sup> storey rear wall	
Building Height:	2 ½ storeys	2 storeys	none

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION PLAN OF  
LOT 60 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 31520**

#4880 GARRY STREET,  
RICHMOND, B.C.  
P.I.D. 006-602-550

**GARRY STREET**

Nail in aluminum  
Tag #5278  
Site Benchmark  
Elevation: 1.68m



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**LEGEND:**

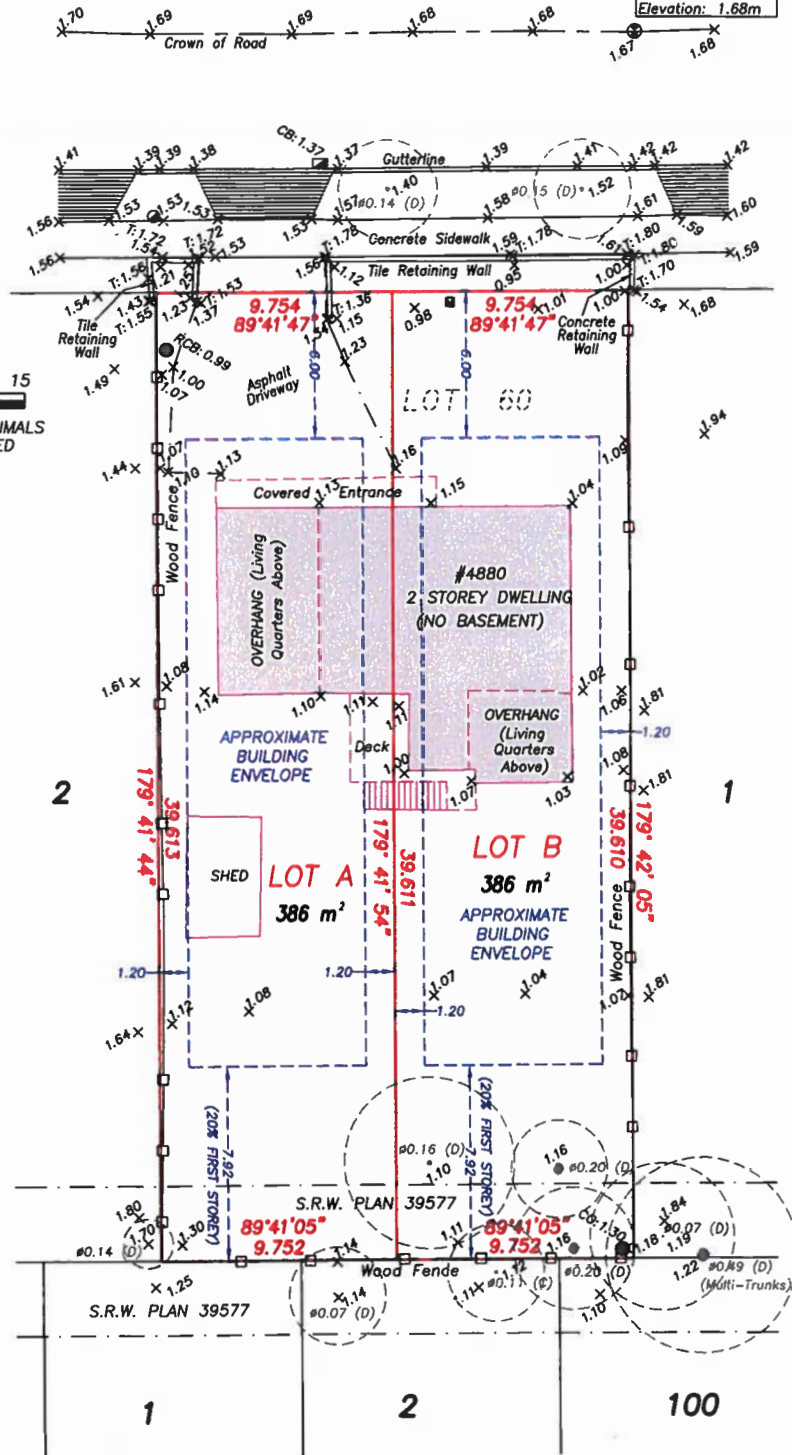
- (c) denotes conifer
- (d) denotes deciduous
- ☐ denotes catch basin
- ⊙ denotes power post
- ⊙ denotes round catch basin
- WM denotes water meter
- cc denotes cleanout
- T: denotes top of retaining wall

**NOTE:**

Use site Benchmark Tag #5278 for  
construction elevation control.

**NOTE:**

Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #235  
Control Monument 77H4885  
Elevation: 1.103m



© 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. 7719  
FB-402 P57-60  
Drawn By: KA

**CERTIFIED CORRECT:**

LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

Johnson  
Tam U814B9  
Digitally signed by  
Johnson Tam U814B9  
Date: 2021.06.18  
15:43:01 -0700

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



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council – July 29, 2002

**POLICY 5471**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

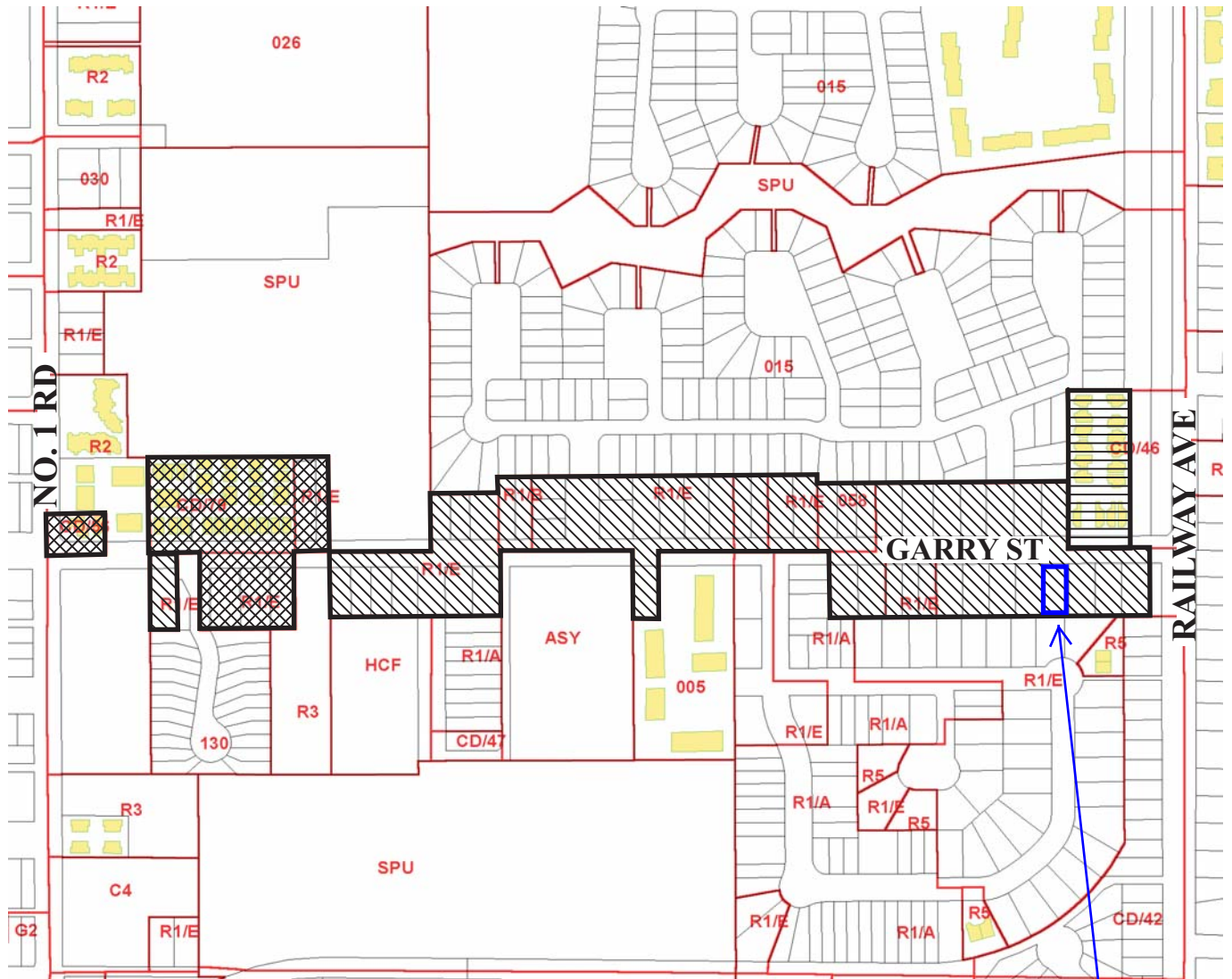
## **POLICY 5471:**

The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):



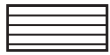
That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

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



Subject Property

-  Rezoning would be permitted to R1/A.  
(9 m or 29.527 ft. Wide lots)
-  Townhouse or single-family lots.
-  16 detached townhouse units that resemble single-family homes.

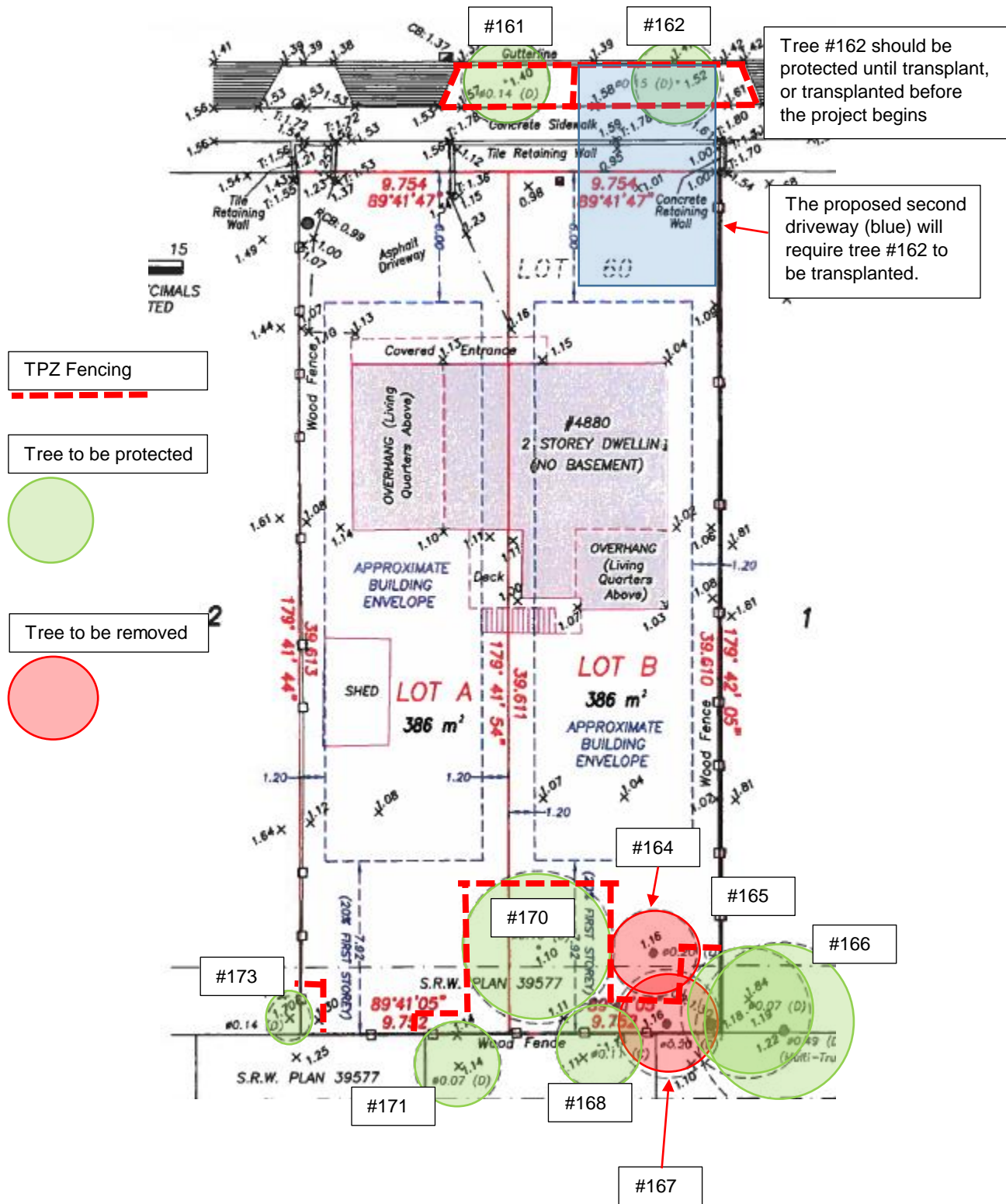


# Policy 5471 Section 02-3-7

Original Date: 07/29/02

Revision Date:

Note: Dimensions are in METRES





**Address:** 4880 Garry Street

**File No.:** RZ 21-936277

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10370, the applicant is required to complete the following:**

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within, or in close proximity to, the tree protection zone of the trees to be retained/relocated (Trees # 161, 162, 170). The Contract should include the scope of work to be undertaken, including (but not limited to): tree relocation, installation or removal of servicing infrastructure and driveway crossings, the proposed number of site monitoring inspections, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. Submission of a Contract entered into between the applicant and a certified tree moving company for relocation of the Tree # 162 at future Building Permit stage (coordinated by the project Arborist) to a location chosen by the City's Parks Department.
3. Submission of a Tree Survival Security to the City in the amount of \$5,000 for Tree # 170 and \$10,000 for Trees # 161 and 162 to be retained/relocated. The City may retain a portion of the securities for a one-year maintenance period from the date of landscape inspection to ensure that the trees survive. To accompany the tree survival securities, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.
4. Submission of a Landscaping Security to the City in the amount of 3,000 (\$750/tree) to ensure that a total of four replacement trees are planted and maintained on the proposed lots (two per lot, i.e., one in the front yard and one in the rear yard; minimum 8 cm caliper or 4 m high). To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.
5. Submission of a contribution to the City's Affordable Housing Reserve Fund in the amount of \$9,140.72 in-lieu of constructing a secondary suite on one of the future lots (single-family rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$4.00 per buildable square foot).
6. Registration of a legal agreement on title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite is constructed in the dwelling on one of the future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Registration of a flood indemnity covenant on title.

**Prior to Demolition Permit\* issuance, the applicant must complete the following requirements:**

- Installation of tree protection fencing around all trees to be retained as part of the development. Tree protection fencing must be installed to City standard in accordance with the project Arborist's Report recommendations and the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site and must remain in place until construction and landscaping is completed.

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

- Pay Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, Address Assignment Fees, and other costs associated with the completion of the required servicing works (water, storm, sanitary, and driveway crossing installation), including (but not limited to):

*Water Works*

- Using the OCP Model, there is 337.0 L/s of water available at a 20 psi residual at the road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- The applicant is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the scope of servicing works.
- At the applicant's cost, the applicant is required to:
  - Retain the existing 25mm water service connection for the east lot complete with water meter and water meter box as per standard City drawings. Water meter to be installed within the area between the sidewalk and property line.
  - Install a new water service connection complete with water meter and water meter box as per standard City drawings to service the west lot. Water meter to be installed within the area between the sidewalk and property line.
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - Provide a Statutory Right-Of-Way (SRW) for the water meter. Minimum SRW dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the Subdivision or Building Permit application process.
- At the applicant's cost, the City will:
  - Complete all tie-ins for the proposed works to existing City infrastructure.

#### *Storm Sewer Works*

- At the applicant's cost, the applicant is required to
  - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
  - Remove the existing IC at the northwest corner of the proposed site. Confirm the condition and capacity of existing service connection at the northwest corner. Retain if in good condition to service the west lot.
  - Confirm the condition and capacity of existing east storm service connection. Retain if in good condition to service the east lot.
- The applicant's cost, the City will:
  - Complete all tie-ins for the proposed works to existing City infrastructure.

#### *Sanitary Sewer Works*

- At the applicant's cost, the applicant is required to:
  - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - Install a new sanitary service connection at the common property line to service both the east and west lot complete with inspection chamber with dual connection.
  - Cut and cap the existing sanitary service connection at the south east side of the lot.
- At the applicant's cost, the City will:
  - Complete all tie-ins for the proposed works to existing City infrastructure.

#### *Frontage works*

- At the applicant's cost, the applicant is required to install a new driveway crossing to Garry Street for the proposed east lot via a City work order.

#### *Street Lighting*

- At the applicant's cost, the applicant is required to:
  - Review street lighting levels along all road and lane frontages, and upgrade as required.

#### *General Items*

- At the applicant's cost, the applicant is required to:
  - Complete other frontage improvements as per the City's Transportation Department requirements.

- Coordinate with BC Hydro, Telus and other private communication service providers:
  - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To underground overhead service lines.
  - Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

BC Hydro PMT – 4.0 x 5.0 m	Traffic signal UPS – 1.0 x 1.0 m
BC Hydro LPT – 3.5 x 3.5 m	Shaw cable kiosk – 1.0 x 1.0 m
Street light kiosk – 1.5 x 1.5 m	Telus FDH cabinet – 1.1 x 1.0 m
Traffic signal kiosk – 2.0 x 1.5 m	
- Provide, prior to start of site preparation works or within the first servicing agreement submission (if applicable), whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- Provide a video inspection report of the existing utilities along the road frontages prior to start of site preparation works or within the first servicing agreement submission (if applicable), whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the applicant's cost.
- Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the applicant's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design (if applicable).
- Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- Submit a proposed strategy at the Building Permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the applicant will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the applicant will be required to enter into a de-watering agreement with the City wherein the applicant will be required to treat the groundwater before discharging it to the City's storm sewer system.
- Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream (if applicable). The applicant's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are

consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:

- Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
- Pipe sizes, material and slopes.
- Location of manholes and fire hydrants.
- Road grades, high points and low points.
- Alignment of ultimate and interim curbs.
- Proposed street lights design.
- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**Prior to Building Permit issuance, the applicant must complete the following requirements:**

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any traffic 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.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

\* This requires a separate application.

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

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

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

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

(signed concurrence on file)

---

Signed

---

Date





Richmond Zoning Bylaw 8500
Amendment Bylaw 10370 (RZ 21-936277)
4880 Garry Street

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/A)".

P.I.D. 006-602-550

Lot 60 Section 2 Block 3 North Range 7 West New Westminster District Plan 31520

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10370".

FIRST READING

APR 11 2022

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by [signature], APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER



---

**To:** General Purposes Committee **Date:** March 14, 2022  
**From:** Cecilia Achiam **File:** 08-4150-01/2022-Vol 01  
General Manager, Community Safety  
**Re:** **Proposed Ongoing City of Richmond Patio Program**

---

**Staff Recommendation**

1. That the City of Richmond Patio Program, as described in the staff report titled “Proposed Ongoing City of Richmond Patio Program”, dated March 14, 2022, from the General Manager, Community Safety, be approved for implementation;
2. That Council introduce a new process for issuing patio permits as described in the staff report titled “Proposed Ongoing City of Richmond Patio Program”, from the General Manager, Community Safety, dated March 14, 2022, by giving first, second and third readings to:
  - a. Public Space Patio Regulation Bylaw No. 10350;
  - b. Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10366;
  - c. Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10367; and,
  - d. Heritage Procedures Bylaw No. 8400, Amendment Bylaw No. 10363;
3. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw No. 10362 be introduced and given first reading;
4. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw No. 10362, having been considered in conjunction with:
  - a. the City’s Financial Plan and Capital Program; and
  - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;
5. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw No. 10362, having been considered in accordance with Section 475 of the *Local Government Act* and the City’s Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;

- 6. That the expiry date for valid Expedited Temporary Outdoor Patio (TOP) Permits be extended to June 1, 2023;
- 7. That a letter be sent to the BC Liquor and Cannabis Regulation Branch (LCRB) requesting an extension to existing Temporary Expanded Service Area authorizations in Richmond until June 1, 2023; and,
- 8. That staff be directed to provide an update in the fall of 2023 to Council regarding implementation of the City of Richmond Patio Program.

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

Att. 4

<b>REPORT CONCURRENCE</b>	
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>
Building Approvals	<input checked="" type="checkbox"/>
Development Applications	<input checked="" type="checkbox"/>
Engineering	<input checked="" type="checkbox"/>
Law	<input checked="" type="checkbox"/>
Parks	<input checked="" type="checkbox"/>
Policy Planning	<input checked="" type="checkbox"/>
Richmond Fire-Rescue	<input checked="" type="checkbox"/>
Real Estate Services	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 
<b>APPROVED BY CAO</b> 	

## Staff Report

### Origin

In May 2020, the City of Richmond introduced the Expedited Temporary Outdoor Patio (TOP) Program as a COVID-19 pandemic response measure to enable food and beverage service establishments to quickly expand their outdoor seating areas as public health orders restricted their indoor seating capacity and impacted their viability. It was not intended to increase the total number of patrons permitted in an establishment or to accommodate permanent structures.

TOP Program Guidelines were developed to outline health and safety requirements for temporary patios on public and private property adjacent established businesses. All municipal application and permit fees were waived, with the exception of a nominal fee for licence agreements to use public property. The review and approval process for TOP Permits was expedited.

Due to the ongoing pandemic, Council subsequently extended the program on two occasions. The most recent Council resolution dated October 12, 2021, authorized an extension of the program to June 1, 2022, and directed staff to explore the development of an ongoing patio program:

1. *That the Expedited Temporary Outdoor Patio (TOP) Program as detailed in the staff report titled “Temporary Patio Program Update and Options for Permanent Expansions”, dated September 20, 2021, from the Acting Director, Corporate Business Service Solutions be extended until June 1, 2022; and*
2. *That staff be directed to explore the development of an ongoing program to allow patios on public property, and to report back.*

This June 1, 2022 program expiry date was selected in order to coincide with the end of the BC Liquor and Cannabis Regulation Branch (LCRB) Temporary Expanded Service Area (TESA) Program, as the majority of TOP permit holders serve alcohol on their patios. Following this resolution, a letter was sent to existing TOP Permit holders notifying them of this extension and advising them of the process to implement permanent, year-round patios on private property.

This report proposes to replace the TOP Program with a proposed ongoing City of Richmond Patio Program. The proposed Patio Program would provide flexibility for businesses considering their future options by enabling additional patio types, including those on public property and those on private property, where patio operation is seasonal and does not result in an increase to occupancy limits. Applicants seeking to increase their total occupancy limit or build a permanent patio structure can continue to apply through existing processes to ensure adherence to the Building Code and City of Richmond Building Regulation Bylaw No. 7230.

### Analysis

#### Demand for Public Space and Seasonal Patios

As a result of Richmond’s TOP Program, demand has emerged from local businesses and the broader community to allow additional patio scenarios that cannot be accommodated within the

City's existing municipal processes and regulations. The proposed ongoing City of Richmond Patio Program (Patio Program) is intended to address this demand by providing an ongoing mechanism to consider patios on public property and seasonal patios on private property.

During the development of this program, technical analysis was undertaken by an interdepartmental working group including Business Licenses, Transportation, Engineering, Building Approvals, Development Applications, Parks, Economic Development, and others. In addition, staff conducted stakeholder engagement and a public survey, which concluded on December 5, 2021. An overview of the TOP Program and community engagement can be found in Attachment 1, with detailed survey results in Attachment 2.

#### Proposed City of Richmond Patio Program ("Patio Program")

The proposed Patio Program would enable additional patio types that cannot be accommodated within the City's existing municipal processes and regulations. A new patio permit process would allow food and beverage establishments to apply to utilize adjacent public property, such as sidewalks or curbside parking, for outdoor dining. It would also enable establishments to create seasonal patios on private property from April 1<sup>st</sup> to October 31<sup>st</sup> of each year (i.e. some or all of permitted indoor seating is relocated to an outdoor patio).

The proposed Patio Program would not allow increases to overall permitted restaurant seating capacity. Proposals for increased seating capacity will continue to be considered through existing municipal processes as there are various health, safety and other associated considerations such as the need for additional washrooms or improved kitchen capacity.

Applications for patio permits would be reviewed on a case-by-case basis. Guidelines have been developed to help businesses assess the feasibility of a patio expansion related to their location and circumstances. The main aspects of the program are outlined below.

#### *Program Goals*

The proposed Patio Program seeks to achieve the following high-level goals:

1. Support local businesses by expanding their outdoor seating options and simplifying the patio application process.
2. Ensure patios are safe, accessible and do not cause undue disturbance to communities, neighbours or passersby.
3. Support the creation of vibrant streetscapes, build a sense of community and create unique street experiences in Richmond.

### *Guiding Principals*

In order to achieve these goals and to consider the needs of businesses and the community, the following Guiding Principals have been drafted.

- **Sense of Community:** patios should enhance the vibrancy of local streets, animate the streetscape, and strengthen community connections by facilitating social interaction among local businesses, patrons, neighbours and visitors.
- **Neighbourhood Character:** patios should enhance, respect and celebrate the unique character of the surrounding buildings and neighbourhood, while complementing the look of the business holding the license.
- **Ease of Movement:** locations and designs of patios should ensure that the mobility of people walking and rolling along sidewalks and surrounding pathways is not negatively impacted.
- **Safety & Accessibility:** patio designs should ensure that people of all ages and abilities can safely access and enjoy each patio space.
- **Welcomeness & Inclusion:** patio designs should support an open and welcoming environment that encourages a diversity of people to use and share the space together.

### Program Guidelines

Patio Program Guidelines have been developed based on the above noted goals and guiding principles, as well as technical analysis and review of best practices. These would be used to streamline the application process for businesses and the review process for staff. The guidelines focus on technical aspects such as health, safety and accessibility requirements, together with other key elements outlined below. The complete Patio Program Guidelines would be made available to applicants through the City's website should approval be granted to proceed with implementation. A draft simplified Applicant Guide (Attachment 3) outlines key aspects of the program including related fees. This document would be used to communicate the program to the public and help businesses understand their options.

### *Patio Types*

This program is intended to provide flexibility for businesses by allowing additional patio types beyond year-round patios on private property that involve permanent structures or increases to occupancy limits. New patio types that would be enabled through this program, which include curbside patios, sidewalk patios and seasonal patios on private property. All patio types are explained in the draft Applicant Guide.

### *Program Fees*

Whereas the TOP Program was delivered by the City at no cost to participants as a COVID-19 response measure, the proposed Patio Program would involve application and renewal fees to recover City costs associated with administering the program. The application fee would be \$300 and renewable every two years. Applications for a small sidewalk patio would be \$100 and

renewable every two years. Fees would also be charged for the use of public property, which aligns with public feedback and the *Community Charter* general prohibition against providing assistance to business.

### *Use of Parking*

The proposed Patio Program would allow food and beverage establishments to utilize adjacent curbside and off-street parking spaces to operate patios with some restrictions as outlined below that address concerns regarding loss of parking and safety.

#### **1. Seasonal Patios on Private Property (Off-Street Parking)**

To minimize potential displacement of customer parking, the Patio Program would permit seasonal patios within off-street surface parking areas where a private property includes a minimum of 20 commercial parking spaces and the proposed seasonal patio occupies no more than 10% of that commercial parking. All other proposals for seasonal patios within off-street parking spaces would be considered on a case-by-case basis subject to a parking study satisfactory to staff. Safe setbacks and protection from drive aisles will be a requirement of all patio designs proposed on private property.

#### **2. Curbside Patios (On-Street Parking)**

To minimize potential impacts on public parking and street operations, curbside patios would only be considered for on-street parking spaces that are not subject to parking restrictions such as loading zones, passenger drop-off, accessible parking spaces or taxi zones. Furthermore, for safety reasons, curbside patios will typically be limited to non-arterial classified streets with posted speed limits of 30km/hr or less. Streets with a maximum posted speed of 50km/hr may be considered on a case-by-case basis based on a detailed review, additional design requirements (which may limit patio seating capacity) and enhanced traffic protection to the satisfaction of the City. Adequate clearance and protection from adjacent traffic will be required together with accessibility measures and access to utilities, City infrastructure and Fire response.

Patios using established parking areas either on- or off-street, will require the applicant to acknowledge that any resulting identifiable safety, operational or off-site parking concerns can result in amendments to the permit.

### *Use of Public Property*

The proposed Patio Program includes additional guidelines, requirements and regulations for the use of public property. For example, a fee would be charged for the private use of public property, based on the size of the patio, and an applicant would be required to maintain comprehensive general liability insurance. Additionally, the City would retain access to the property for the purpose of installing, maintaining or repairing works or services, or in the event of an emergency. Specific terms and conditions would be included in the permit issued to the applicant.

### *Neighbourhood Notification Requirements*

The application process would include notification to neighbouring property owners and tenants. This is to allow for the adjustment of the application to address possible concerns raised by the local community. For applications involving a patio that includes a liquor service area, a report would be brought forward to Council for consideration that would provide a summation of the notification process and feedback from neighbouring property owners and tenants.

### *Area Specific Considerations*

#### **1. Steveston Village**

Overall, 14 of the 67 TOP Permits issued were for temporary patios in Steveston, eight of which involved the use of City property. Patio configurations in this area are varied and include tables and chairs placed on a sidewalk, curbside patios, as well as temporary patios contained on private property.

Design guidelines have been developed for patios through the proposed new Patio Program in order to ensure the heritage character of the village is maintained. The guidelines specify the types of permitted fencing material (i.e., wood, metal or composite materials that resemble wood), the colours that must reflect a heritage palette and the types of exterior lighting. For patios within the Steveston Heritage Village Conservation Area (SHVCA) where a Heritage Alteration Permit (HAP) is required for building and landscape alterations, the new Patio Program would streamline the HAP process for public and private properties as follows:

- for patios comprising of tables and chairs only (i.e. no fencing, decks, use of parking spaces, or similar features), only a Patio Program Permit shall be required (i.e. no HAP); and
- for patios involving a structure, a HAP shall be required in addition to the patio permit. Authority to issue HAPs would be delegated to the Director of Development for patios on public property (i.e. sidewalk patios, curbside patios) and seasonal patios located on private property that is not a protected heritage property, provided that a construction value of the patio is less than \$10,000. The HAP application fee would be combined with the Patio Program Permit application fee if the HAP can be issued by delegated authority. Any patio with a construction value exceeding \$10,000 or located on a protected heritage property (regardless of construction value) would require a HAP issued by Council, and a separate HAP application fee would be required.

#### **2. City Center**

The majority of TOP Permits issued in the City Center were for temporary patios contained on private property. It is anticipated that as new developments are constructed in accordance with the City Center Area Plan (CCAP), there may be additional demand for patios on public property such as on sidewalks, curbside parking spaces or Parks property. The CCAP contains policies intended to enhance enjoyment of the public realm including providing “better places to stay & linger” and pedestrian-oriented retail precincts. The proposed Patio Program can create a mechanism for future business tenants to expand their seating areas into the public realm in alignment with this vision.



The Patio Program Guidelines include considerations for patio encroachments onto public space in the City Center.

At this time, Design Guidelines have been developed for Steveston Village only. The general Program Guidelines focus on technical aspects such as health, safety and accessibility requirements. Additional area-specific Design Guidelines may be developed in the future as new outdoor dining districts in the City Center and elsewhere are identified.

#### Grace Period for Existing TOP Permit Holders

In order to ensure minimal disruptions for businesses wishing to transition from the TOP Program to the proposed Patio Program, staff recommend extending valid TOP Permits until June 1, 2023. For patios on public property, this would be subject to the renewal of licence agreements with the City. This would allow businesses sufficient time to work with staff to pursue ongoing patio expansions through the proposed Patio Program or an existing municipal process such as a Building Permit depending on a business' individual circumstances.

This grace period would only apply to City bylaws and regulations and would not include third party requirements. For example, temporary outdoor patios with alcohol service are not permitted beyond June 1, 2022, which is the current expiry date of the BC Liquor Cannabis Regulation Branch (LCRB) Temporary Expanded Service Area (TESA) program.

City Staff raised this matter through the Union of British Columbia Municipals (UBCM) Local Government Working Group on Liquor Policy. Correspondence was submitted on February 25, 2022, from the UBCM executive to the Minister of Public Safety and Solicitor General and the LCRB requesting an extension to the June 1, 2022 expiry date for TESA authorizations to allow a smooth transition to permanent expanded service areas for businesses. To date no policy changes have been announced by the Province.

#### Complementary Initiatives

A number of initiatives are planned or underway that would complement the proposed Patio Program by encouraging alternate modes of transportation and providing outdoor dining spaces for the broader public. These are summarized in Attachment 4.

#### Summary of Bylaw Changes

The following bylaw changes would be required in order to implement this program:

1. Public Space Patio Regulation Bylaw No. 10350
  - To authorize and regulate the use of public property for patios and to delegate the authority to issue and renew Public Space Patio Permits to staff.
2. Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10366

- To introduce a Temporary Commercial Use Permit process for seasonal outdoor patios on private property. This would include waiving the formal Public Hearing process and the requirement to erect a sign on site. The application fee would be reduced from \$2,464 to \$300 for applications and from \$1,236 to \$300 for renewals. The decision on permit issuance, renewal and rejection will be delegated to the General Manager of Community Safety.
3. Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 10362
    - To introduce design guidelines for patios in the Steveston Area Plan.
  4. Heritage Procedures Bylaw No. 8400, Amendment Bylaw No. 10363
    - To delegate the issuance of Heritage Alteration Permits within the Steveston Village Heritage Conservation Area for patios on public property and seasonal outdoor patios on private property that is not a protected heritage property to the Director of Development provided that the construction value of the patio is less than \$10,000, and subject to the applicant obtaining a Public Space Patio Permit or Temporary Commercial Use Permit for a Seasonal Outdoor Patio.
  5. Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10367
    - To introduce an application and renewal fee for Public Space Patio Permits and Temporary Commercial Use Permits for Seasonal Outdoor Patios, and to waive the Heritage Alteration Permit Fee for patios that can be approved by the Director of Development (i.e. patios on public property and seasonal patios on private property that is not a protected heritage property, provided that a construction value of the patio is less than \$10,000).

### Consultation

In accordance with Section 475 of the *Local Government Act* and the City's OCP Consultation Policy No. 5043, staff have reviewed the OCP amendments and recommend that the bylaw does not require a referral to other external stakeholders as consultation has already occurred with stakeholders such as businesses and regulators, along with the general public. There will also be further public consultation opportunities regarding the proposed amendments to the OCP that relate to the design guidelines in the Steveston Area Plan as part of the bylaw adoption process, which includes a public hearing for the proposed Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 10362. Public notification for the public hearing will be provided in accordance with the *Local Government Act*.

This measured approach will provide interested stakeholders with a number of opportunities to share their views with Council as part of the statutory bylaw amendment process without creating further delay or uncertainty for the businesses who want to continue operating their seasonal patios approved under the TOP Program.

### **Financial Impact**

None.

## Conclusion

The City implemented an Expedited Temporary Outdoor Patio (TOP) Program as a COVID-19 response measure to help local food and beverage establishments quickly expand their outdoor seating areas. As this program is nearing its end, staff recommend implementing a new, ongoing Patio Program to provide flexibility for businesses considering their future options by enabling additional patio types beyond permanent, year-round patios on private property. The introduction of a new bylaw and a series of bylaw changes, as described in this report, are necessary to facilitate its implementation.

The proposed Patio Program was developed through inter-departmental staff analysis, business engagement and broader community consultation. A grace period is recommended for existing valid TOP Permit holders in order to ensure minimal disruption for businesses pursuing ongoing patio expansions through the proposed Patio Program or existing municipal processes.

Staff would monitor program implementation and continue to make any necessary adjustments based on business and community feedback. A report would be provided to Council in the fall of 2023.



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Director, Community Bylaws and  
Licensing  
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- Att:
1. Overview of TOP Program and Community Engagement
  2. Detailed Survey Results re: Public Space Patio Program
  3. Draft City of Richmond Patio Program Applicant Guide
  4. Patio Program - Complementary Initiatives

## Overview of TOP Program and Community Engagement

### Overview of Expedited Temporary Outdoor Patio (TOP) Program

Overall, 67 TOP Permits were issued. Ten of these involved the use of public property, mostly in Steveston with the exception of two in the City Center. The remaining 57 were for patios on private property.

**Table 1: TOP Program Statistics**

TOP Location	Public Property	Private Property	Total
Steveston	8	6	14
City Centre	2	28	30
Elsewhere in Richmond	Nil	23	23
<b>Total</b>	<b>10</b>	<b>57</b>	<b>67</b>

66% of TOP Permits included a liquor service component, which was facilitated through the complementary Temporary Expanded Service Area (TESA) program administered by the LCRB. Council provided, by resolution, a one-time pre-approval to the BC LCRB for all individual requests for expanded liquor service areas related to temporary patios to further expedite the process for local businesses.

The City received overwhelmingly positive feedback about the TOP Program from participants who indicated that the program helped them to endure the hardships the pandemic imposed on their businesses and that the process was easy to navigate. Minimal concerns about the program were raised by the public. Since 2021, a total of ten complaints were received and were only related to a small number of program participants. These complaints related to violations of the Noise Regulation Bylaw No. 8856 and Solid Waste and Recycling Regulation Bylaw No. 6808.

Participants were polled regarding their plans to apply for permanent patio expansions beyond the TOP Program. 44 businesses responded, with 64% indicating that they were interested in pursuing an ongoing patio expansion beyond the TOP Program.

Existing municipal processes, such as the Building Permit process, can facilitate some patio expansion scenarios such as those involving permanent structures or increases to allowable occupancy limits. Any patio application involving a liquor service area will require an amendment to the existing liquor licence and a resolution from Council. In parallel, an application to the LCRB will be required for a permanent structural change to the liquor licence. Outreach has been conducted to existing TOP Permit holders providing them a point of contact at the City to help them understand their options and make applications.

The proposed new Patio Program would create an ongoing mechanism for existing TOP permit holders and other businesses to consider additional patio options.

Stakeholder and Public Engagement

In addition to outreach to existing temporary patio permit holders, broader community feedback was sought in order to inform the development of a new patio program. A survey was administered through Let's Talk Richmond. 458 responses were received between November 15 and December 5, 2021. While this survey focused on patios on public property, much of the feedback can also be applied to seasonal patios on private property.

Detailed survey results can be found in Attachment 2, with highlights included below.

- Respondents self-identified their affiliation(s) to a Richmond-based food or beverage establishment. This included Customer (420), Neighbour (109), Business Owner/Manager/Operator/Employee (27), and Other (14).
- 78% of respondents were in support of utilizing public property for outdoor patios for food and beverage establishments. 13% were not in support and 9% were unsure.
- A similar percentage of respondents indicated that they visit outdoor patios in Richmond by sustainable modes of travel including cycling, walking and transit (44%) as by car (43%).
- Steveston was the location where most respondents (322) wished to see future patios on public space, followed by the City Center (283), Neighbourhood Service Centres (278) and Ironwood (239).

Respondents were also asked to provide feedback regarding elements about patios that they enjoy or that are concerning to them. Outdoor dining options, support for small businesses, neighbourhood vibrancy and opportunities to socialize were among the top aspects respondents enjoyed. With respect to areas of concern for respondents, health and safety, loss of parking, impact to pedestrian flow, privatization of public space, and noise from the patio were among the most frequently cited concerns.

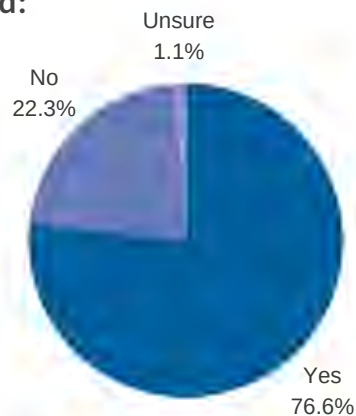
In addition to receiving business and public feedback, staff also engaged with and incorporated feedback from the LCRB and Vancouver Coastal Health.

# PUBLIC SPACE PATIO PROGRAM

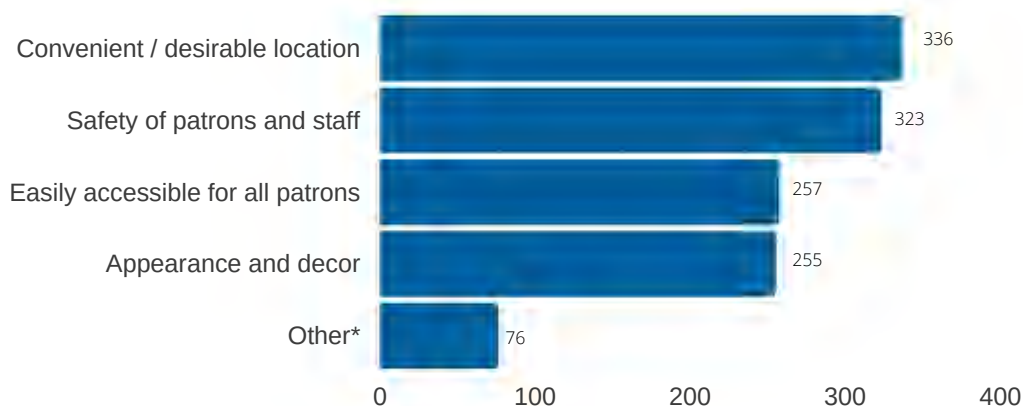
## Let's Talk Richmond - Survey Data

The City sought feedback from the public and local businesses to inform the development of a program to allow food and beverage establishments to apply for an outdoor patio on an adjacent public space such as a sidewalk, on-street parking area, or other public space. A Let's Talk Richmond survey was open from November 15 to December 5, 2021. Upon conclusion of the consultation period, 458 survey responses had been received by the City. The data is as follows:

**Q1. Since January 1, 2021, I have visited an outdoor patio of a food or beverage establishment in Richmond:**



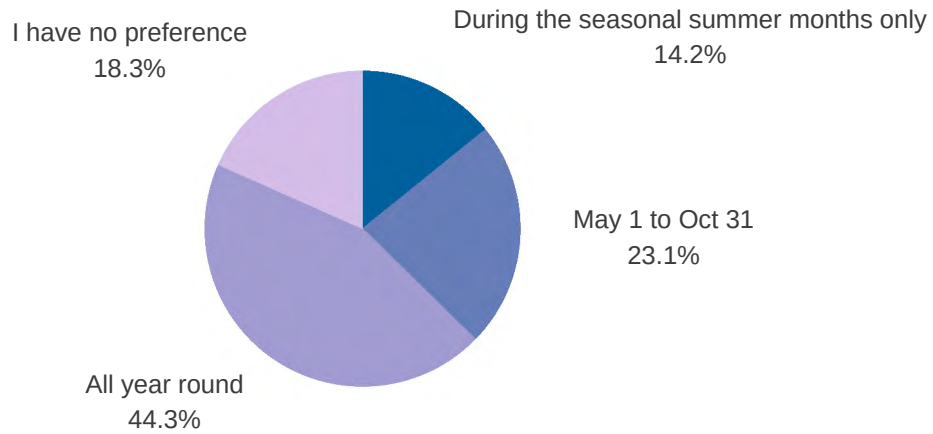
**Q2. The aspects of an outdoor patio that are most important to me are (select all that apply):**



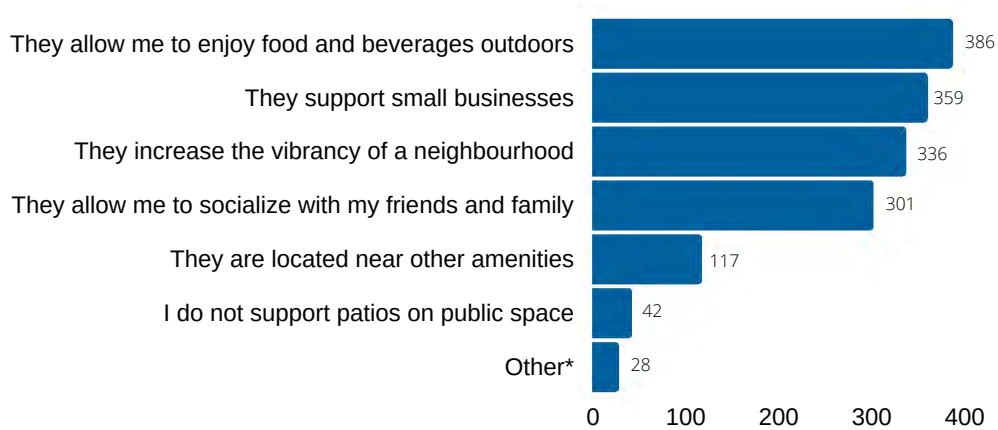
\* Key themes from 'Other' include:

- Community vibrancy and wellbeing
- Accessibility:
  - Avoid interference with intended use of space i.e. sidewalks, parking
  - Accessible entrances and exits for patios themselves
- Weather protection from the elements

**Q3. I would prefer that patios on public property be open:**



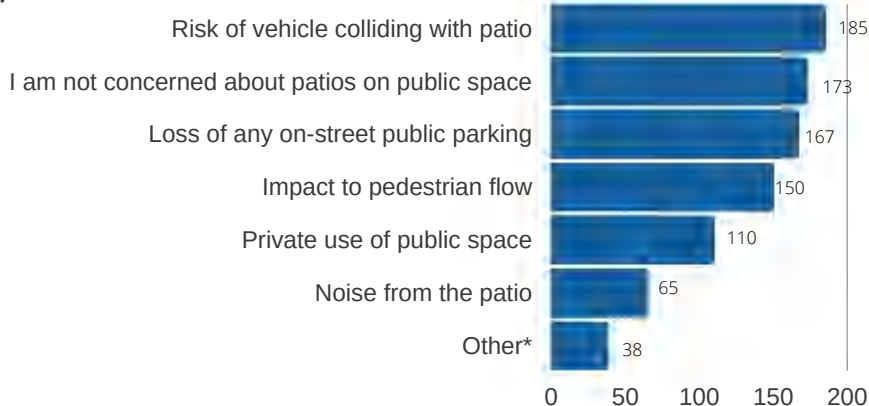
**Q4. The aspects I enjoy, or would enjoy, most about patios on public space are (select all that apply):**



\* Key themes from 'Other' include:

- They provide a safe, enjoyable outdoor eating option during the COVID-19 pandemic and beyond
- They can re-prioritize the use of public space from being vehicle-centric
- They are more accessible for some patrons
- They can enhance the public realm and create opportunities for artistic expression

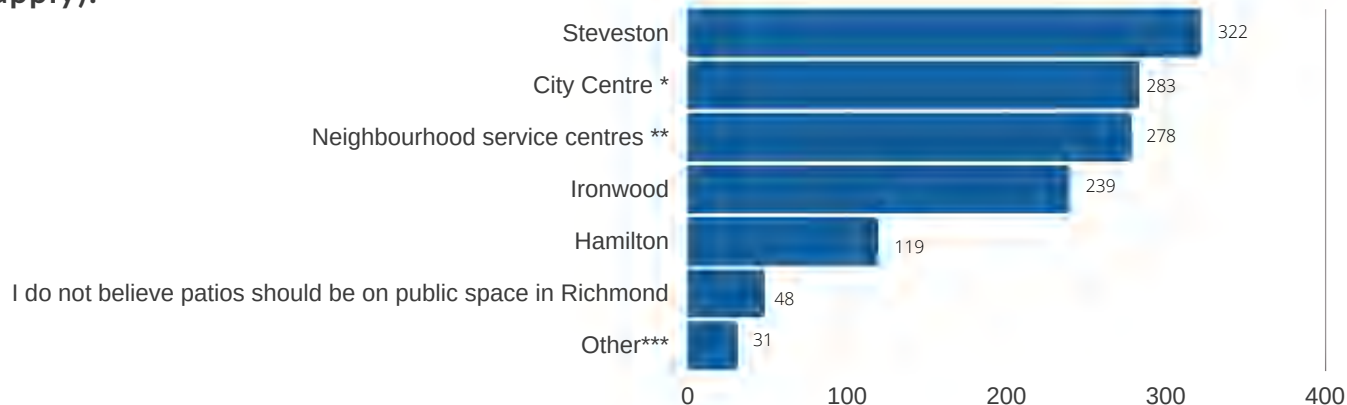
**Q5. The aspects that concern me most about patios on public space are (select all that apply):**



\* Key themes from 'Other' include:

- Cleanliness, appearance and upkeep of patio
- Nuisances from crowds or alcohol consumption
- Impact to traffic flow
- Conflict between vehicles, pedestrians and patrons i.e. exhaust fumes from surrounding traffic

**Q6. Many of the current temporary patios on public space are located in Steveston. I would like to see future patios on public spaces in the following neighbourhoods (select all that apply):**



\* Oval Village, Brighthouse, Aberdeen, Capstan Village, Lansdowne, Bridgeport

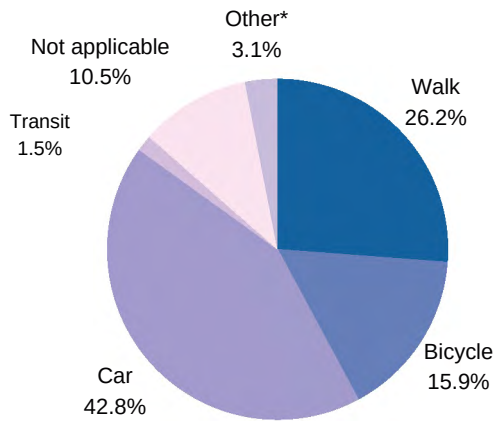
\*\* Seafair, Terra Nova, Broadmoor

\*\*\* Key themes from 'Other' include:

- Consider the Richmond Oval area or anywhere there is demand from businesses
- Anywhere in Richmond that is safe from vehicular traffic
- Anywhere so long as there is enough room to ensure accessibility



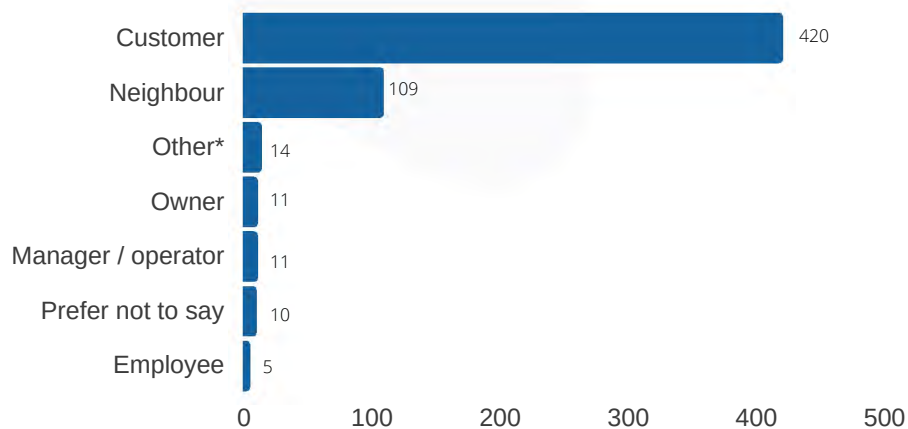
**Q7. When I visit an outdoor patio in Richmond, the most common mode of travel has been:**



\*Key themes from 'Other' include:

- Additional transportation options:
  - Wheelchair
  - Disability scooter
- Active transportation options to and from patio destinations could help reduce reliance on car traffic

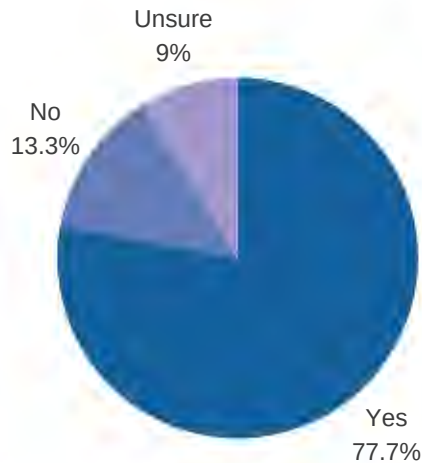
**Q8. My affiliation to a food or beverage establishment in Richmond is (select all that apply):**



\* Key themes from 'Other' include:

- Citizen
- Regulatory Agency (Environmental Health)
- No affiliation

**Q9. I am in support of utilizing public space (such as sidewalks, on-street parking areas or other public space) for outdoor patios for food or beverage establishments.**



The following table displays results filtered by specific categories of respondents. Please note responses with no opinions were omitted from chart percentages.

	Owner / Manager / Operator / Employee (27)	Customer (420)	Neighbour (109)
<b>TRUE: I am in support of utilizing public space for outdoor patios for food or beverage establishments.</b>	94.1%	79.8%	89.0%
<b>FALSE: I am in support of utilizing public space for outdoor patios for food or beverage establishments.</b>	0.0%	11.7%	7.3%

# PUBLIC SPACE PATIO PROGRAM

## Let's Talk Richmond - Feedback Highlights

Respondents were also invited to provide additional feedback through the survey or by email. Highlights of this feedback are included below and categorized under three main themes.

### Support for a Public Space Patio Program

- Outdoor patios are positive as long as they and their surroundings are safe and accessible for patrons, pedestrians and the general public.
- Outdoor dining spaces create friendlier neighbourhoods, in turn promoting healthy communities and an improved ambiance.
- Allowing patios on public space supports small family owned businesses and provides more safe and enjoyable dining experiences for customers.
- Outdoor patios were a response to COVID-19 that should continue to help support businesses while enhancing neighbourhoods.

### Opposition to a Public Space Patio Program

- Public spaces must be preserved for public use only to provide safe and accessible spaces for all people to enjoy - not just for economic gain by businesses.
- The loss of parking spaces will impact surrounding small businesses and cause additional traffic congestion.
- The safety and convenience of pedestrians and accessibility for people with disabilities is more important than patios.
- Outdoor patios can cause disturbances and nuisances for neighbours.

### Suggestions for the Regulation of a Public Space Patio Program

- Private businesses benefiting from the use of public space should be charged a fee and responsible for safe and respectful operation of the patio.
- A public notification process should be included to consider neighbourhood feedback.
- Regulations should consider noise, operating hours, and means of mitigating nuisances to ensure harmony with neighbourhood and adjacent residential dwellings.
- Permissions should be granted for a minimum of 2 years to provide stability and allow time for cost recovery by businesses investing in patios.
- Accessibility for patrons and public should be prioritized.
- Weather protection and heating elements should be allowed recognizing the mild weather and year-round outdoor dining opportunities in Richmond. Seasonal patios should be encouraged so parking is returned during months of inclement weather.
- Patio size and duration should be considered to mitigate loss of parking or impacts to pedestrian traffic.
- Outdoor dining spaces should be made available to the general public and not only restaurants and their paying customers.
- Access to, and use of, public walkways in Richmond should be protected and expanded where possible. Curblanes should be used for patios rather than sidewalks.

# City of Richmond Patio Program



# About this guide

## Overview

This guide provides an overview of the City of Richmond Patio Program (“Patio Program” or “Program”). The guide also explains the steps required to apply for a Patio Permit, and details the design requirements for building an outdoor patio adjacent to a food and beverage establishment.

Building on the success of the City’s Expedited Temporary Outdoor Patio Program, which was launched in 2020 as a pandemic response measure, this Patio Program provides flexibility for businesses considering their future options by enabling additional patio types.

This guide is designed to help you through the application process for a Patio Permit. It outlines the detailed design and operational requirements your business will need to follow, based on what type of patio you plan to install. This guide adheres to the City of Richmond Patio Program Guidelines. The full set of Guidelines can be found at: <http://www.richmond.ca/patiopermits>

## Who is this guide for?

The Applicant Guide is for businesses that want to establish either:

- A patio on **public property** adjacent to their business; or
- A **seasonal** patio on **private property** adjacent to their business.

To build one of the patio types above, businesses require a Patio Permit. This program allows businesses to expand their seating areas and animate outdoor space, by shifting some of their seating capacity to an outdoor patio.

This Program does not apply to permanent, year-round patios on private property. Businesses that want to pursue year-round patios on private property or increases to their existing permitted occupancy limits must follow the standard building permit application process, which can be found at: <http://www.richmond.ca/patiopermits>





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▶ Program overview

## Program overview

In 2020, the City of Richmond introduced an Expedited Temporary Outdoor Patio (TOP) Program as a pandemic response measure. The purpose of this program was to allow food and beverage establishments to quickly expand their seating areas to accommodate COVID-19-related public health orders.

To support local businesses in a timely manner, the review process was expedited, and all municipal application, licence and permit fees (with the exception of a nominal fee for the use of public property) were waived.

The new City of Richmond Patio Program provides a comprehensive, long-term solution to the original temporary program, allowing food and beverage establishments to apply for ongoing patios on public property, or seasonal patios on

private spaces, adjacent to their business. Existing valid TOP Permits will be extended until June 1, 2023 to allow businesses sufficient time to pursue ongoing patio expansions. Patios on public property would be subject to the renewal of license agreements with the City.

The Patio Program Guidelines were developed based on a comprehensive review of existing bylaws, regulations and technical requirements. The process involved input and review from multiple City departments, including Economic Development, Transportation, Planning, Engineering & Public Works, Building Approvals, Law, Customer Service, Business Licensing, Development Applications, as well as Richmond Fire Rescue. Feedback from a public consultation process, including a public survey and outreach to businesses, was also incorporated.





## 1.1. Goals

This Patio Program seeks to achieve the following high-level goals:

**1. Support local businesses by expanding their outdoor capacity and simplifying the patio application process.**

**2. Ensure that patios are safe, accessible and do not cause undue disturbance to communities, neighbours or passersby.**

**3. Support the creation of vibrant streetscapes, build a sense of community and create unique street experiences in Richmond.**



## 1.2. Guiding principles

In order to achieve the goals above, and to consider the needs of businesses and the community, public property or seasonal patios should reflect and apply the following guiding principles:



### Sense of Community

Patios should enhance the vibrancy of local streets, animate the streetscape, and strengthen community connections by facilitating social interaction among local businesses, patrons, neighbours and visitors.



### Ease of Movement

Locations and designs of patios should ensure that the mobility of people walking and rolling along sidewalks and surrounding pathways is not negatively impacted.



### Neighbourhood Character

Patios should enhance, respect and celebrate the unique character of the surrounding buildings and neighbourhood, while complementing the look of the business holding the licence.



### Safety & Accessibility

Patio designs should ensure that people of all ages and abilities can safely access and enjoy each patio space.



### Welcomeness & Inclusion

Patio designs should support an open and welcoming environment that encourages a diversity of people to use and share the space together.

## 1.3. Types of patios

Before deciding which type of patio to apply for, please read the definitions below to understand which type of patio is possible for your business location.



### Curbside Patio

A Curbside Patio is fully detached from buildings and located on public property. It occupies on-street parking spaces that are dedicated for parking at all times without any parking restrictions. Curbside patios cannot be located in any other areas, including loading zones, accessible parking stalls, passenger drop-off, taxi only, construction, etc. Liquor-primary establishments are excluded from curbside patios.

*See pages 16-21 for more details on this type of patio.*



### Sidewalk Patio

A Sidewalk Patio may occupy public property on the sidewalk, provided it is adjacent to the business making the patio application.

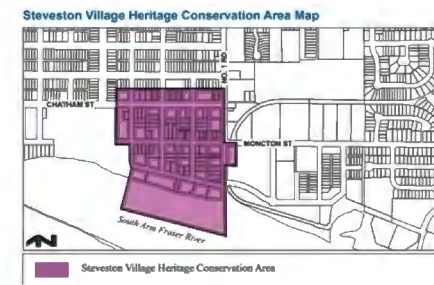
*See pages 16-21 for more details on this type of patio.*



### Seasonal Patio

Seasonal patios involve a patio located on private property adjacent to a food service or neighbourhood public house establishment. It can only operate seasonally between April 1 and October 31. Seasonal Patios are located either on private land or private, off-street parking spaces. Each location has slightly different requirements. In Section 3.1 (Patio Requirements Checklists), these patio types are referred to as "Seasonal (Private Land)" and "Seasonal (Off-street Parking)".

*See pages 16-21 for more details on this type of patio.*



### Steveston Village Patio

Patios located within Steveston Village must be built in a way that maintains Steveston's heritage character. These patios must meet the relevant general patio requirements detailed on pages 16-21, as well as specific guidelines for patios on both public or private property in Steveston Village.

A Heritage Alteration Permit (HAP) is required for all patios located in the Steveston Village Heritage Conservation Area, regardless of its construction value and location. The application fees is included in the Patio Permit application fee if the HAP can be issued by the Director of Development. If a patio requires a HAP issued by council, there will be a separate HAP application fee in addition to the Patio Permit application fee.

*See pages 22-24 for more details on this type of patio.*

**Note:** Patios on private property that are operated year-round or result in increased occupancy are permitted. This applicant guide does not apply to those patios. Learn more about year-round patios on private property at [www.richmond.ca/patiopermits](http://www.richmond.ca/patiopermits).

# 2

## ▶ How to apply

# How to apply for a patio permit

## 2.1. Before you get started

Before you begin planning your patio, please review the requirements in this guide. In addition to the patio's location, design, and appearance, businesses need to consider their patio's accessibility and safety for patrons, as well as more detailed requirements like clearance, access, fencing, and weather protection. Detailed location-based requirements are detailed on page 17, followed by the design, safety, accessibility, fencing and weather protection requirements for each patio type.

### Location

Before beginning an application, businesses should determine the type of patio they intend to build. Patio requirements differ depending on whether the patio is located on public space (for example, a sidewalk or curbside parking spot), or on private space, including parking lot spaces. Patios in Steveston have additional requirements.



### Clearance & access

It's essential that patios do not block access points for utilities and emergency services. Patios must also keep clear of existing infrastructure, including bike racks, doorways, and parking spaces.



## Accessibility

Patios should be inclusive and welcoming to people of all ages and abilities, even if they are not using the patios. Patios must be designed in a way that is accessible to people using wheelchairs and strollers, and cannot block public pathways around the patio area.



## Design & appearance

The look and feel of your patio should complement your business, without impacting the street's existing character. Patios in Steveston have more detailed design requirements to maintain the neighbourhood's historic character. Generally, no signage or branding is allowed.



## Safety

Patios that are on the street or in parking spots must prioritize the safety of their customers and vehicles on the street, by following specific hazard marking and barrier requirements.



## Perimeter fencing

There are specific fencing requirements for patios that are located on the street or serve alcohol.



## Weather protection

While it's important to keep customers comfortable year-round, weather protection features must be contained within the patio area and follow specific safety requirements. Patios cannot be fully enclosed.



## 2.2. What's not allowed



### Enclosed patios

Any partial enclosures or weather protection must have adequate ventilation. Full enclosures are not permitted.



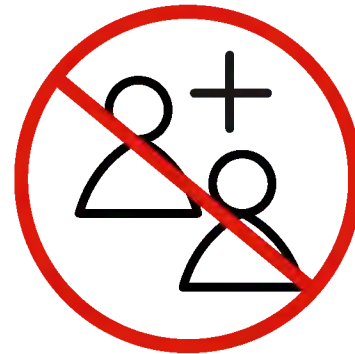
### Use of speakers, amplified sound systems or live music

The use of speakers, amplified sound systems or live music in patios is prohibited.



### Cooking

All food preparation, processing, and cooking devices and/ or activities are prohibited on patios.



### Increased capacity

Patios approved and built under this program cannot increase a business' existing permitted occupancy load. Businesses that would like to receive approval to increase their occupant load must submit an application through the Buildings Approvals department. To learn more about how to increase your capacity, visit [www.richmond.ca/patiopermits](http://www.richmond.ca/patiopermits)



### Open fires or ground heaters

The use of open-air fires (bonfires) and ground heaters are prohibited on patios.

## 2.3. Application requirements

To apply for a Patio Permit, you will need to provide:

1. A completed Patio Program Application Form (see [www.richmond.ca/patiopermits](http://www.richmond.ca/patiopermits))
2. Location and design checklist
3. Drawings that include all requirements laid out in this guide. Clear drawing requirements are outlined in the Application Form.
4. A copy of your business license
5. Heritage Alteration Permit Application (for patios in Steveston only. This requires a separate application process ([see here](#) for more information). This process will be streamlined with your Patio Permit application.
6. Application Fee Payment as listed in the fee schedule below on page 14

*Note: Applicants are not required to secure approval from a structural engineer for their designs.*

The Patio Program Application Form will also ask for the following information:

- General business-related and property-ownership information
- Patio location and design details (to ensure you have met the requirements in this guide)
- Additional patio-specific information like dates, and whether you will be serving liquor
- Summary checklist (to ensure you've included all the required documents)
- Declarations (signatures) that you understand and acknowledge the terms and conditions for operation of a patio, as well as the associated bylaws and regulations

### After you've submitted your application

For patios on public property, proof of insurance will need to be provided prior to issuing a Patio Permit. Approved applications will need to provide a Certificate of Insurance (minimum \$5,000,000) that names the City of Richmond as an additional insured.



## 2.4. Cost

### Annual patio permit fees:

The Patio Permit application fee for a seasonal patio on private property is \$300 and is subject to renewal every two years. Additional fees are required for the private use of public property. The cost varies based on the number of tables and chairs it includes and whether it includes a liquor licence. All public property Patio Permit fees are outlined below

#### Small Sidewalk Patios

A Small Sidewalk Patio may have up to three tables and six chairs. One extra table and two chairs can be added for an additional fee.

*This option is only available for a Sidewalk Patio application (patio types detailed on page 8).*

General permit fees		
Application fee	\$100 + GST	Valid for two years
Renewal fee	\$100 + GST	Required every two years
Annual public property use fees		
Small Sidewalk Patio	\$300 + GST	Flat fee for up to three tables and six chairs.
Small Sidewalk Patio addition	\$100 + GST	Fee for one additional table with two chairs.

*\*Individual requests for patios exceeding 37.16 square metres will be subject to further review and pricing will be established on a case-by-case basis.*

*\*\*For Large Public Space Patios operating on a seasonal basis only, fees will be prorated based on the number of months the space is occupied. A minimum of six months is required.*

#### Large Public Space Patio

A Large Public Space Patio includes any Sidewalk Patio with five or more tables and 10 or more chairs, any patio with a liquor licence, and any Curbside Patio. A Large Public Space Patio must have a perimeter fence, as defined in the general design guidelines. Large Public Space Patios are charged per square metre.

*This option is available for either a Sidewalk Patio or a Curbside Patio (patio types detailed on page 8).*

General permit fees		
Application fee	\$300 + GST	Valid for two years
Renewal fee	\$300 + GST	Required every two years
Annual public property use fees		
Large Patio - Steveston & City Centre	\$107.64 / m <sup>2</sup> + GST	Up to a maximum of 37.16 square metres.
Large Patio - all other areas in Richmond	\$86.11 / m <sup>2</sup> + GST	Up to a maximum of 37.16 square metres.

# 3

## ▶ Patio requirements



# Patio requirements

## 3.1. Patio requirements checklists

This section details the requirements for each type of patio. Each line detailed in the checklist is a distinct element that the City will be looking for in your patio application.

### How to use the checklists

The tables on the following pages provide a reference tool for all applicants to the City of Richmond Patio Program to ensure that their patio application meets all of the City's requirements. The left-most column outlines the guidelines. Applicants should then follow the appropriate column for the type of patio they wish to install, and ensure that they check off all of the empty boxes under that column. Greyed out squares indicate that that guideline does not apply for that type of patio. Unique requirements apply to any patio type located in Steveston (pages 22-24).

### EXAMPLE

Your patio...	CURBSIDE	SIDEWALK	SEASONAL (PRIVATE PROPERTY)	SEASONAL (OFF-STREET PARKING & PRIVATE PROPERTY)
Is located in the City of Richmond	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 3.1. Patio requirements checklists

Prior to submitting your application, select the type of patio you are applying for and confirm that it aligns with all of the criteria below:

#### LOCATION

Your patio...	CURBSIDE	SIDEWALK	SEASONAL (PRIVATE PROPERTY)	SEASONAL (OFF-STREET PARKING & PRIVATE PROPERTY)
Occupies on-street parking spaces that are dedicated to parking at all times, with no parking restrictions.	<input type="checkbox"/>			
Is not in a loading zone, accessible parking space, passenger drop-off, taxi only or construction zone.	<input type="checkbox"/>			
Is not on an arterial street.	<input type="checkbox"/>			
Does not block or reroute pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does not block fire routes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is located in a parking lot where your business has at least 20 parking spaces.				<input type="checkbox"/>
Is in a parking lot, and does not reduce your business' available parking spaces by more than 10%.				<input type="checkbox"/>

## CLEARANCE & ACCESS

Your patio...	CURBSIDE	SIDEWALK	SEASONAL (PRIVATE PROPERTY)	SEASONAL (OFF-STREET PARKING & PRIVATE PROPERTY)
Does not block access to City-owned infrastructure, BC Gas valves, or underground kiosks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does not block exits or doors to adjacent buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is at least 1m away from all fire department connections.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is at least 5m away from fire hydrants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does not block access to bike racks, garbage cans, or other existing structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is at least 2m away from all City-owned utilities other than fire hydrants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is at least 1m away from other patios.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is at least 1m away from vehicle lanes or adjacent parking spots.	<input type="checkbox"/>			
Is at least 6m away from street corners, stop signs, and traffic control.	<input type="checkbox"/>			
Is at least 2m away from the nearest sidewalk obstruction (bike rack, parking meter post, sign post, utility pole, bench, bus shelter, etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is at least 1m away from accessible parking spaces.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is at least 6m away from residential zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## ACCESSIBILITY

Your patio...	CURBSIDE	SIDEWALK	SEASONAL (PRIVATE PROPERTY)	SEASONAL (OFF-STREET PARKING & PRIVATE PROPERTY)
Provides enough width for wheelchairs and strollers at every entry/ exit point.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Includes furniture placed in a way that allows people using wheelchairs to pull up to each table or sit next to other seats.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uses materials and surface treatments that are safe and accessible for all users.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keeps or provides clear and safe vehicle, pedestrian, wheelchair and bicycle routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leaves a path of at least 2m on the public sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>		

## DESIGN & APPEARANCE

Your patio...	CURBSIDE	SIDEWALK	SEASONAL (PRIVATE PROPERTY)	SEASONAL (OFF-STREET PARKING & PRIVATE PROPERTY)
Can be removed within a 24 hour period.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does not display a business name, logo, banners, signs or ads.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is not wider than 1.8m.	<input type="checkbox"/>			

## SAFETY

Your patio...	CURBSIDE	SIDEWALK	SEASONAL (PRIVATE PROPERTY)	SEASONAL (OFF-STREET PARKING & PRIVATE PROPERTY)
Includes reflective posts at least 1.2m high at each corner of the patio that is next to moving traffic or parking spots.	<input type="checkbox"/>			<input type="checkbox"/>
Has reflective hazard object marker signs on traffic posts and on its perimeter.	<input type="checkbox"/>			<input type="checkbox"/>
May require an extended concrete barrier taper at the start of the patio in the direction of traffic for streets with posted speed limits greater than 30 km/hr.	<input type="checkbox"/>			
Provides easy access to a working fire extinguisher inside your business' building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## PERIMETER FENCING

Your patio...	CURBSIDE	SIDEWALK	SEASONAL (PRIVATE PROPERTY)	SEASONAL (OFF-STREET PARKING & PRIVATE PROPERTY)
Has fencing that is 0.75m to 1.0m tall (if serving alcohol, adjacent to a road/parking space).	<input type="checkbox"/>	Only if serving alcohol	Only if serving alcohol	Only if serving alcohol
Has not damaged or drilled into the sidewalk, roadway or curb.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uses fencing materials that complements the character of the business and the neighbourhood.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## WEATHER PROTECTION

Your patio...	CURBSIDE	SIDEWALK	SEASONAL (PRIVATE PROPERTY)	SEASONAL (OFF-STREET PARKING & PRIVATE PROPERTY)
Does not have structural components that connect to existing buildings (canopies, roof coverings, extensions or attachments).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does not have umbrellas or other items (fences, planters, etc.) that extend over the edge of the patio area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cannot be not fully enclosed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uses only approved propane heating devices.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uses coverings and/or walls made of registered NFPA 701 flame retardant materials with visible labels, when a heating device is included.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



### 3.2. Additional Steveston Village patio requirements

Steveston Village is known for its history and heritage. Patios in this neighbourhood must be built in a way that maintains Steveston’s traditional character and charm.

In addition to meeting all the relevant patio requirements in the checklists above (pages 17-21), patios located within the Steveston Village Heritage Conservation Area must follow these additional requirements:

#### GENERAL STEVESTON VILLAGE REQUIREMENTS

Your patio...	PATIOS ON PUBLIC PROPERTY IN STEVESTON	PATIOS ON PRIVATE PROPERTY IN STEVESTON
Has applied for a Heritage Alteration Permit.	<input type="checkbox"/>	<input type="checkbox"/>
Meets the general requirements for patios on public property (Curbside or Sidewalk, respectively) (pages 17-21).	<input type="checkbox"/>	
Meets the general requirements for patios on private property (pages 17-21).		<input type="checkbox"/>

## DESIGN & APPEARANCE

Your patio...	PATIOS ON PUBLIC PROPERTY IN STEVESTON	PATIOS ON PRIVATE PROPERTY IN STEVESTON
Respects the character of adjacent buildings in terms of scale, material and character.	<input type="checkbox"/>	<input type="checkbox"/>
Does not visually dominate the heritage buildings or streetscape.	<input type="checkbox"/>	<input type="checkbox"/>
Is either unpainted, or uses strong but muted heritage colours that are compatible with Steveston's character.	<input type="checkbox"/>	<input type="checkbox"/>
Has minimal landscaping, or small planters that do not block the view of the buildings if on Moncton Street between No. 1 Road and 3 <sup>rd</sup> Avenue.	<input type="checkbox"/>	<input type="checkbox"/>
Planters should not be used to provide a continuous solid barrier to mark off the patio area.	<input type="checkbox"/>	<input type="checkbox"/>
Does not use light fixtures that are directly attached to the patio structure.	<input type="checkbox"/>	<input type="checkbox"/>
Uses light fixtures that have warm and soft lighting that does not cause glare for neighbours.	<input type="checkbox"/>	<input type="checkbox"/>
Does not have any advertisement or signage, except for signage required due to safety reasons.	<input type="checkbox"/>	<input type="checkbox"/>

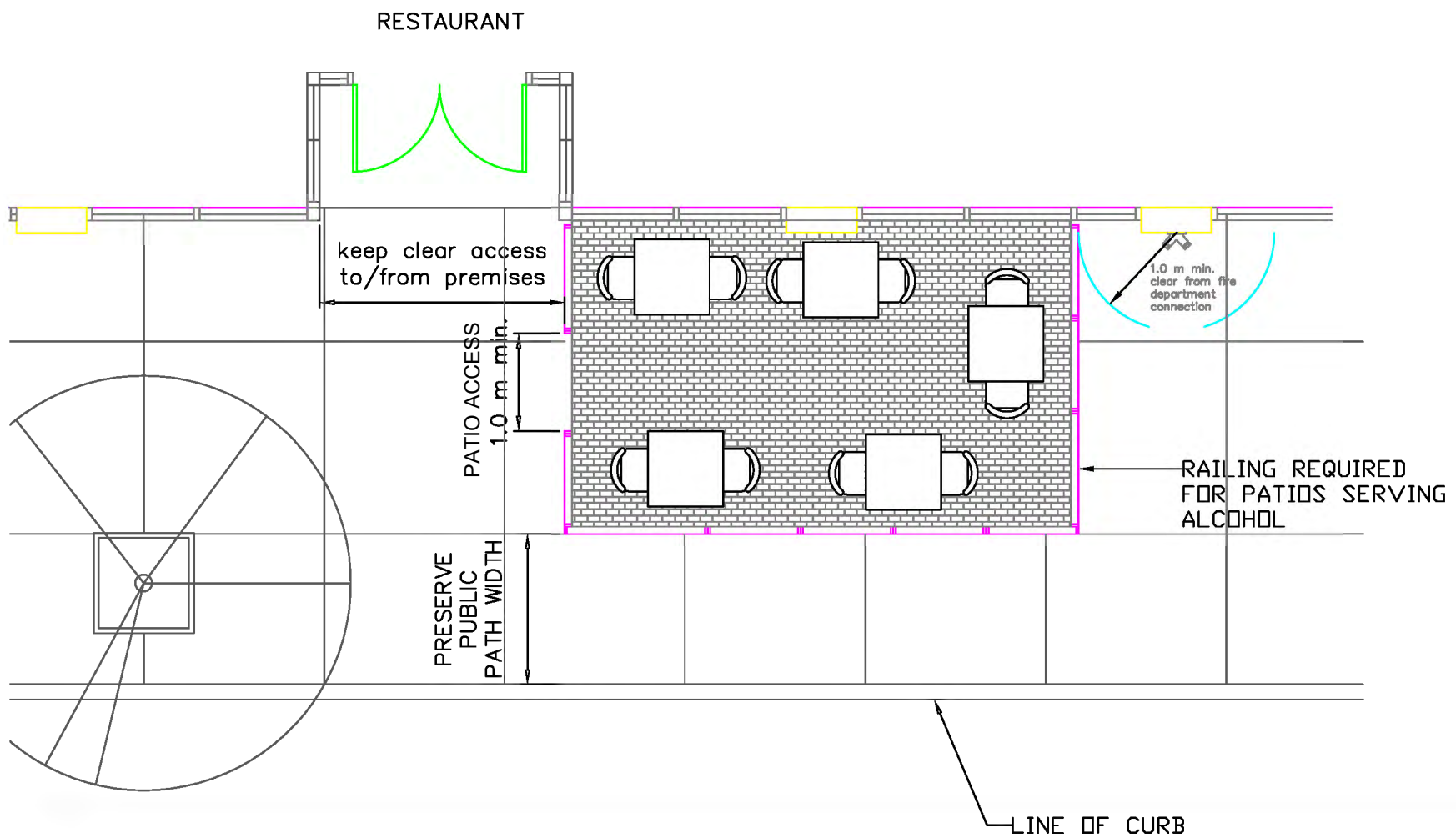
### PERIMETER FENCING & BARRIERS

Your patio...	PATIOS ON PUBLIC PROPERTY IN STEVESTON	PATIOS ON PRIVATE PROPERTY IN STEVESTON
Does not have a solid, continuous barrier, and has an “open” appearance.	<input type="checkbox"/>	
Visually obstructs less than 50 of the total area of the barrier (length x height).	<input type="checkbox"/>	
Uses high-quality materials to mark off the area, and does not use plastic barriers or chain fencing.	<input type="checkbox"/>	<input type="checkbox"/>
Uses either wood, metal, or composite material designed to resemble wood for railings and fencing.		<input type="checkbox"/>
Uses material that aligns with the architectural finish of nearby buildings.	<input type="checkbox"/>	<input type="checkbox"/>
Does not have any barriers above 0.9m tall.		<input type="checkbox"/>
Does not have any elements that exceed 0.9m for patios on sidewalks and 1.1m for curbside patios.	<input type="checkbox"/>	

### 3.3. Patio layout example diagrams

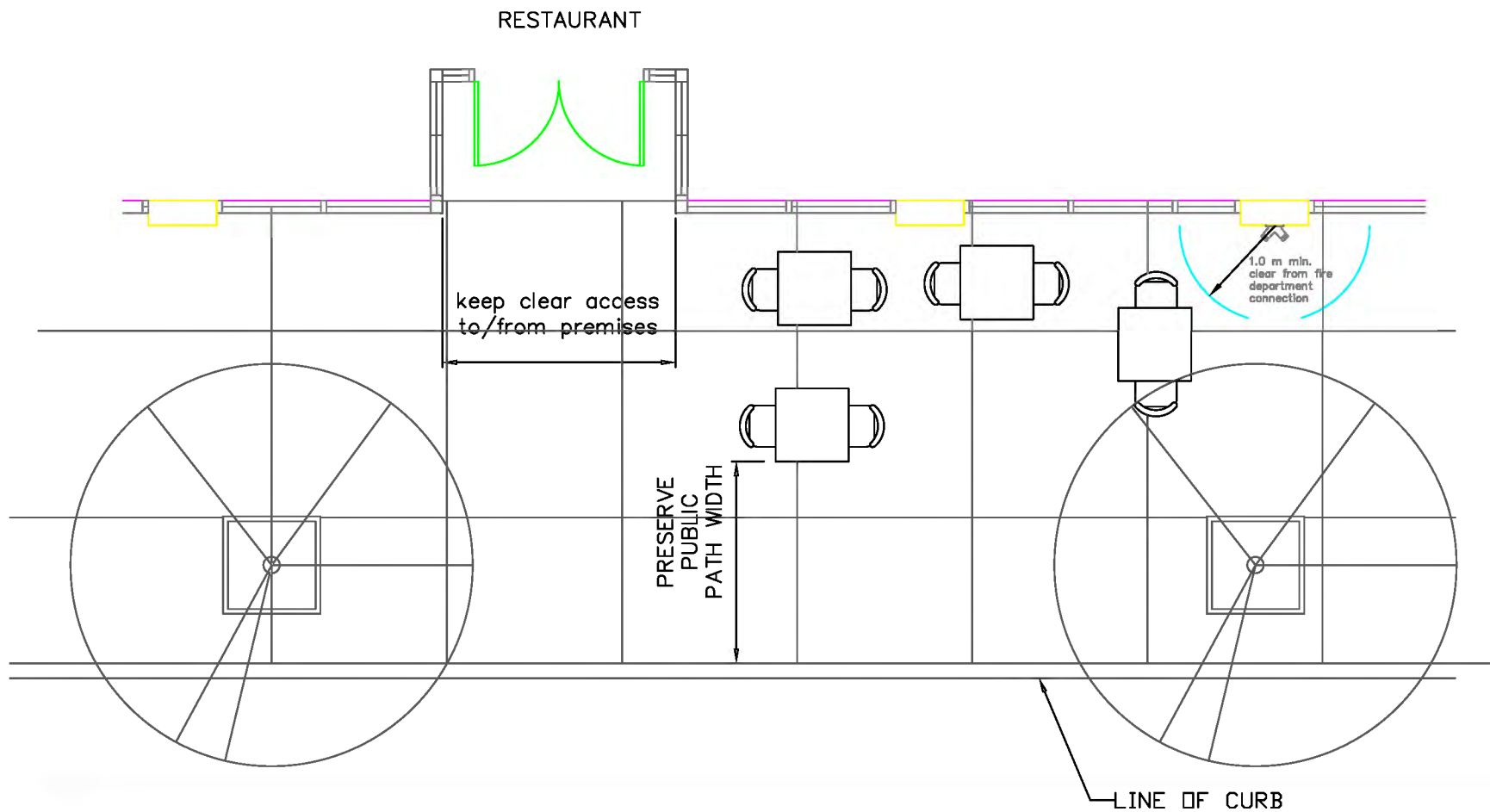
The following three pages provide examples of site sketches for different patio types. They highlight some of the key requirements detailed in the checklist above.

#### EXAMPLE: SIDEWALK PATIO - LARGE PUBLIC PROPERTY PATIO - SERVING ALCOHOL



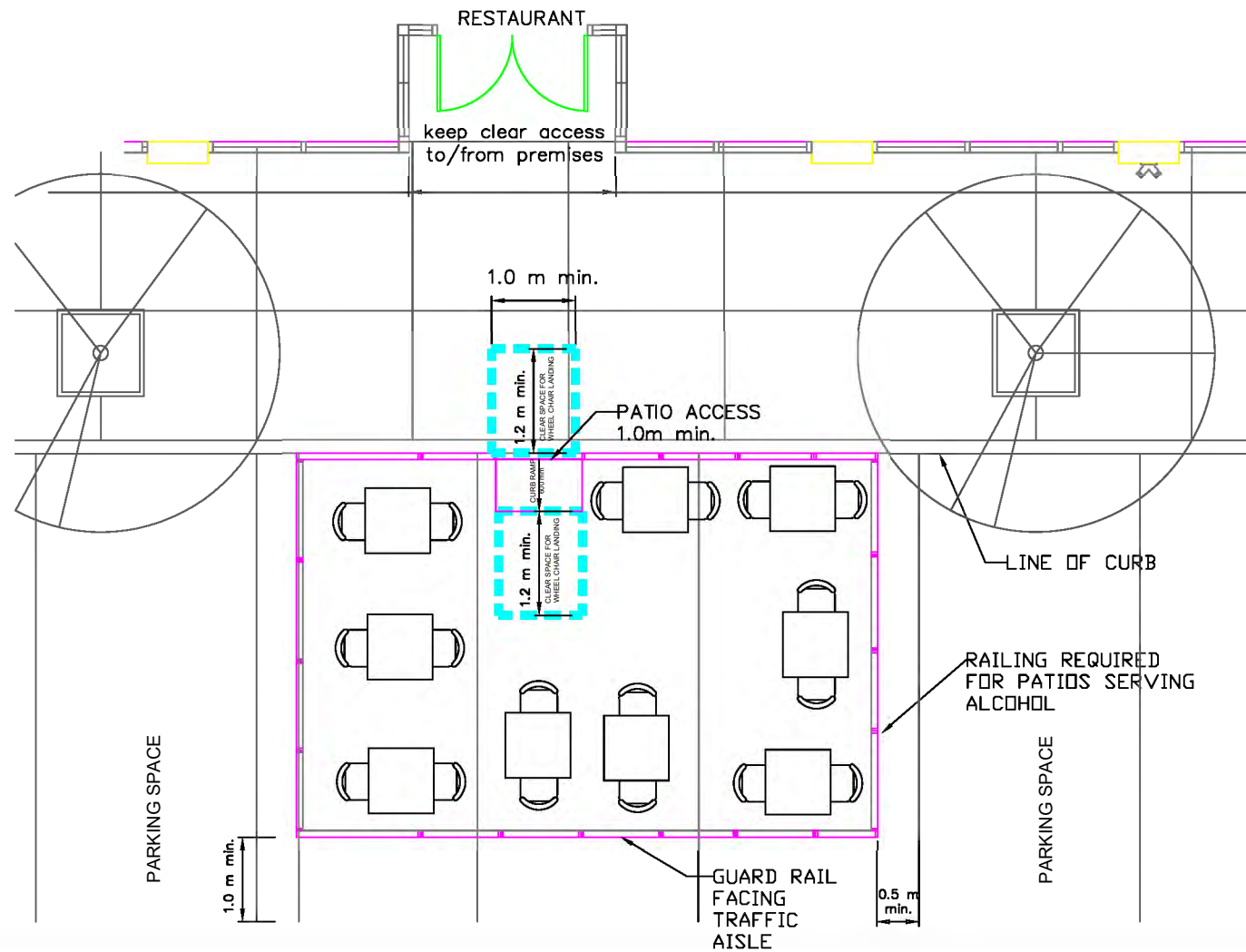
### 3.3. Patio layout example diagrams

#### EXAMPLE: SIDEWALK PATIO - SMALL SIDEWALK PATIO WITH ADDITIONAL TABLE AND CHAIRS - NO RAILING OR FENCING REQUIRED, NO ALCOHOL SERVED



### 3.3. Patio layout example diagrams

#### EXAMPLE: CURBSIDE PATIO - LARGE PUBLIC PROPERTY PATIO



### 3.4. Legal requirements

In addition to the location and design requirements detailed in this guide, businesses must ensure their patios meet and maintain the following six legal requirements:

- You must hold a valid City of Richmond business licence.
- If you intend to serve liquor on the patio, you will need to obtain a liquor licence endorsement from the British Columbia Liquor and Cannabis Regulation Branch.
- Patio liquor service must comply with Provincial liquor licensing requirements and policy directives.
- If your patio is on public property, you will need to maintain a \$5,000,000 general liability insurance policy that names the City as an additional insured.
- Approval for a patio permit does not automatically result in an increase to permitted occupant load, such increases would require additional levels of processing to ensure adherence to health and safety regulations such as the BC Building Code.
- Your business must adhere to all municipal and other governing bylaws and regulations.
- Patio service ends at 10:00 p.m.

### 3.5. Operational requirements

Once your patio has been approved and built, your business is responsible for successfully operating it. This responsibility includes:

- Shifting a portion of your permitted seating or capacity outside between April 1 and October 31.
  - Note: A patio permit does not automatically result in increased seating or capacity. For an increase, apply to [udbuilding@richmond.ca](mailto:udbuilding@richmond.ca).
- You must remove any patio structures, furniture or fixtures within 30 days of your permit expiration date.
- You are responsible and liable for all maintenance repairs of your patio.
- If your patio stays in place through the winter, you are responsible for clearing all snow and ice from the patio and from its entry and exit points.

*This program will be reviewed, with consideration for policy and design adjustments. Input from applicants is welcome at [economicdev@richmond.ca](mailto:economicdev@richmond.ca).*





## City of Richmond

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Telephone: 604-276-4000

[www.richmond.ca](http://www.richmond.ca)

## **Patio Program – Complementary Initiatives**

### Complementary Initiatives

The following initiatives would complement the Patio Program while helping to achieve its objectives.

#### 1. Pacific.Authentic. Pop-up Picnic Areas

Not all businesses have access to adjacent outdoor space on which to operate a patio. In 2021 Tourism Richmond launched the Pacific. Authentic. Pop-up Picnic Program to provide inviting outdoor dining spaces close to restaurants. This provided new outdoor dining areas for the broader public while supporting take-out programs for restaurants without access to patio space, such as those located in shopping malls. In 2022, Tourism Richmond is planning to bring back the pop-up picnic areas and work with more local artists to paint additional Richmond themed picnic tables.

#### 2. Alternative Transportation Initiatives

Outdoor patios increase the vibrancy of neighbourhoods, making them a destination for residents and visitors and providing an incentive for a bike ride, walk or other types of non-vehicle trips.

In a Let's Talk Richmond survey undertaken from November 15 to December 5, 2021, 44% of respondents indicated they visited outdoor patios by sustainable modes of travel such as cycling, walking and rolling.

There are initiatives underway that support active transportation and low carbon travel that will reduce demand for parking and free up space for other uses such as patios.

- **Richmond Discovery Shuttle:** This service, a joint project between the City, the Richmond Hotel Association and Tourism Richmond, provides a seamless connection for visitors between the City Center and Steveston. It was first piloted in 2019 and is in the planning stages for implementation again over the 2022 summer period.
- **Steveston Bike Valet:** In partnership with Tourism Richmond, the new bike valet is being planned for summer 2022 that will provide a free to end user service where visitors to Steveston can securely store their bikes, strollers, skateboards or other mobility devices. This allows them to enjoy the village and support local restaurants, shops and attractions.
- **E-Scooter Pilot Project:** Part of a Provincial initiative, this came into effective in July 2021 and a public e-scooter share pilot program will launch in spring, 2022.

- The City's Active Transportation Network: This continues to expand and improve with additional routes, signage and facilities. Future improvements are prioritized in the 2021 update of the Cycling Network Plan.

Increased use of sustainable transportation modes will aid Richmond in reducing its carbon footprint and complement the patio program and other enhancements to the vibrancy of the community.



## CITY OF RICHMOND

### ***PUBLIC SPACE PATIO REGULATION BYLAW***

#### **BYLAW NO. 10350**

WHEREAS section 8 of the *Community Charter* allows Council to set regulations on the use of public places;

WHEREAS section 194 of the *Community Charter* allows Council to impose fees payable in respect of the use of municipal property; and

AND WHEREAS the Council of the City of Richmond deems it advisable to set fees, and regulate the operation of public space patios within the City of Richmond.

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

#### **PART 1: CITATION**

- 1.1 This Bylaw may be cited for all purposes as “Public Space Patio Regulation Bylaw No. 10350”.

#### **PART 2: INTERPRETATION**

- 2.1 In this Bylaw, the following terms have the following meanings:
- (a) **“Applicant”** means an applicant for a **Public Space Patio Permit**, and for the purposes of this Bylaw, also means the holder of a **Public Space Patio Permit**, once issued;
  - (b) **“Applicant’s Personnel”** means the **Applicant’s** officers, directors, employees, agents, contractors, subcontractors, permittees, invitees and sublicencees;
  - (c) **“Application”** means an application for a **Public Space Patio Permit**;
  - (d) **“Business”** means a Business as defined in the City’s Business Regulation Bylaw No. 7538;
  - (e) **“City”** means the City of Richmond;

- (f) **“City Personnel”** means the City’s officials, officers, employees, agents, contractors, subcontractors, permittees and invitees;
- (g) **“Consolidated Fees Bylaw”** means Consolidated Fees Bylaw No. 8636;
- (h) **“Council”** means the duly elected Council for the City;
- (i) **“General Manager”** means the City’s General Manager, Community Safety, or designate;
- (j) **“Losses”** means losses, judgments, builder’s liens, damages, costs (including legal costs), expenses, actions, proceedings, suits, debts, accounts, claims and demands, including any and all claims of third parties;
- (k) **“Public Space Patio”** means an outdoor patio, sidewalk patio, street patio or deck located on a sidewalk or other portion of a street, including parking stalls, or publically owned property, permitted by a **Public Space Patio Permit** for the purpose of serving food and beverages in an outdoor setting to seated patrons in conjunction with an existing **Business**. For certainty, a **Public Space Patio** includes a **Small Sidewalk Patio**;
- (l) **“Public Space Patio Permit”** means a permit for a **Public Space Patio** issued under this Bylaw; and
- (m) **“Public Space Patio Permit Area”** means the area designated in a Public Space Patio Permit for a Public Space Patio.
- (n) **“Small Sidewalk Patio”** means a **Public Space Patio** located on a publically owned sidewalk adjacent the Applicant’s Business that has four or fewer tables and a combined maximum total of 8 or fewer chairs.

## **PART 2 – APPLICATION AND PUBLIC SPACE PATIO PERMIT REQUIREMENTS**

### **Public Space Patio Permit Required**

- 2.1 Unless otherwise exempted by this Bylaw, a **Public Space Patio** is only allowable with a valid **Public Space Patio Permit** and no person shall construct, erect, modify, convert, expand, reconstruct, relocate or replace any such **Public Space Patio** without first having obtained a valid **Public Space Patio Permit**.

### **Application Requirements**

- 2.2 No **Public Space Patio Permit** for erection of a **Public Space Patio** shall be issued until:
  - a) A full and complete **Application** has been submitted. The Application will include, without limitation, plans and details of the proposed **Public Space Patio** showing:

- i. the area of the sidewalk, street or other publically-owned space to be occupied;
  - ii. the location and type of all fixtures or other objects which shall be placed within any area of the sidewalk, street or other publically-owned space to be occupied; and
  - iii. any other materials, documents and information as determined by the General Manager;
- b) The proposed work set out in the **Application** conforms to this Bylaw and all other applicable bylaws and **City** guidelines applicable to **Public Space Patios**;
  - c) The **Applicant** for the **Public Space Patio Permit** has paid the prescribed application fee as specified in **Consolidated Fees Bylaw**;
  - d) The **Applicant** for the **Public Space Patio Permit** has paid the prescribed fee for the use of public space as determined by the City's Director, Real Estate Services, or designate;
  - e) Evidence of the **Applicant's** comprehensive general liability insurance in accordance with the amounts and other requirements set out in this Bylaw, has been received; and
  - f) Until the Application has been approved by the General Manager.

### **PART 3 – PUBLIC SPACE PATIO CONDITIONS OF PUBLIC SPACE PATIO PERMIT**

3.1 Every **Public Space Patio Permit** is subject to the conditions of use set out in Part 3 of this Bylaw.

#### **Validity Period**

3.2 A **Public Space Patio Permit** may be valid for a maximum of 24 months, subject to the terms of this Bylaw. Upon expiry or early termination.

3.3 No **Public Space Patio** shall be permitted to operate later than 10:00 p.m.

3.4 Subject to Section 4.1, upon expiry of a **Public Space Patio Permit**, all fixtures and structures placed within or surrounding a **Public Space Patio** must be completely removed within 30 days and must replace and restore the sidewalk, street or other publically-owned space to a safe and proper condition to the satisfaction of the **General Manager**.

3.5 Where an **Applicant** neglects, refuses or fails to cease occupation of the **Public Space Patio** as required pursuant to this Bylaw, or fails to do so within the time specified, the **General Manager** may cause any fixtures, furnishings or personal property located on the **Public Space Patio** to be removed and may cause the sidewalk, street or other publically-owned place to be restored to a safe and proper condition and may charge the

costs of such removal and restoration to the **Applicant**. Where the **City** has incurred costs pursuant to this Section, a certificate of the **General Manager** setting out those costs shall be final and the **City** may recover such costs from the **Applicant** in any Court of competent jurisdiction as a debt owing by the **Applicant** to the **City**.

- 3.6 Where an **Applicant** is required to remove any fixtures, furnishings and personal property pursuant to this Bylaw, the **Applicant** must not make any claim against the **City** on account of such removal.

### **Compliance with Applicable Laws**

- 3.7 An **Applicant** will:

- (a) comply with all applicable laws including, without limitation, City bylaws, policies and guidelines pertaining to the use of the **Public Space Patio Permit Area**;
- (b) not release, dump, spill or place, or allow to be released, dumped, spilled or released on the **Public Space Patio Permit** any waste or special waste (as defined in the Environmental Management Act, S.B.C. 2003, c. 53, as it may be amended or substituted from time to time), or any toxic substance (as defined in the Canadian Environmental Protection Act, S.C. 1999, c. 33, as it may be amended or substituted from time to time), or any matter which the British Columbia Ministry of Environment considers a risk to the environment or to human health;
- (b) exercise its rights under the **Public Space Patio Permit** so as to cause as little inconvenience to the **City** and the public users of the **Public Space Patio Permit Area** and surrounding area as is reasonably practicable in the City's sole discretion; and
- (c) comply promptly with the legal requirements of all authorities, including any association of fire insurance underwriters or agents, and all notices issued by them that are served upon the **City** or the **Applicant**.

### **Location and Use of Public Space Patio**

- 3.8 The location of a **Public Space Patio** may not extend beyond the location indicated on the **Public Space Patio Permit**.
- 3.9 The **Public Space Patio Permit Area** must not be used for any purpose other than seating and serving customers.

### **Design and Maintenance of Public Space Patio**

- 3.10 All Public Space Patios will comply with the City's design guidelines.
- 3.11 The **Applicant** must keep and maintain the **Public Space Patio** in a clean, sanitary, attractive condition and must keep the sidewalk surrounding or adjacent to the **Public Space Patio** free from papers, rubbish and debris of any kind.

- 3.12 The **Applicant** must repair and/or replace, to the **City's** satisfaction, any damage to the **Public Space Patio Permit Area**, any other lands, structures, buildings, improvements, the sidewalks, lanes, utilities or streets adjacent or in proximity to the **Public Space Patio Permit Area** that is caused by, either directly or indirectly, or is contributed to by, either directly or indirectly, the existence of the **Public Space Patio**.
- 3.13 For the purpose of constructing, installing, repairing or maintaining any street, municipal work, service, utility or other improvement owned by the **City** or a permitted third party utility company, the **Applicant** must:
- (a) allow employees or agents of the City and any permitted third party utility company to enter the portion of the **Public Space Patio Permit Area**; and
  - (b) when requested by the **General Manager**, remove at the cost of the **Applicant** part of the **Public Space Patio** within 48 hours, or immediately in the event of an emergency, for regularly scheduled utility or service installation, maintenance or repair.

### **Insurance, Indemnity and Release**

- 3.14 The **Applicant** shall obtain and maintain comprehensive general liability insurance with a limit of not less than \$5,000,000.00 for loss, damage, injury or death arising out of any one occurrence. The policy shall name the City as an additional insured thereunder and shall indemnify and protect the City against all claims for any **Losses**, damage, injury or death to any person or persons and for damage to any public or private property occurring within or about the **Public Space Patio Permit Area** or arising by virtue of the **Applicant's** occupation and/or use of the **Public Space Patio Permit Area**. The policy shall contain such other terms and conditions satisfactory to the City's Risk Manager. The Applicant shall provide the **City** with satisfactory proof of such coverage prior to the construction or installation of the **Public Space Patio**.
- 3.15 In consideration for the issuance of a **Public Space Patio Permit**, each **Applicant** indemnify and save harmless the **City** and **City Personnel** in respect of any and all **Losses** which the **City** or any City Personnel may suffer, incur or be put to, arising out of or in connection, directly or indirectly, with the **Public Space Patio Permit** or the **Public Space Patio** or that would not or could not have occurred "but for" the **Public Space Patio Permit** or the **Public Space Patio**, including without limitation:
- (a) the occupation and/or use of the **Public Space Patio Permit Area** by the **Applicant** and the **Applicant's Personnel**, supplies, machinery and equipment;
  - (b) injury or death to any person occurring in or about the **Public Space Patio Permit Area** and damage to or loss of property owned by any person occurring in or about the **Public Space Patio Permit Area**, or relating to or arising from the occupation and/or use of the **Public Space Patio Permit Area** (including claims under the *Occupier's Liability Act*) by the **Applicant**, the **Applicant's Personnel**, any of their machinery, tools, and equipment, and/or the use of the **Public Space Patio Permit Area**; and



- (c) any breach by the **Applicant** of any condition or covenant contained in this Bylaw.

3.16 The Applicant does hereby waive, remise and release the **City** and **City Personnel** from absolutely any and all **Losses** which the **Applicant** or any **Applicant's Personnel** may suffer, incur or be put to, arising out of or in connection, directly or indirectly, with the **Public Space Patio Permit** or the **Public Space Patio** or that would not or could not have occurred "but for" the **Public Space Patio Permit** or the **Public Space Patio**, including without limitation:

- (a) the occupation and/or use of the **Public Space Patio Permit Area** by the **Applicant** and the **Applicant's Personnel**, supplies, machinery and equipment;
- (b) injury or death to any person occurring in or about the **Public Space Patio Permit Area** and damage to or loss of property owned by any person occurring in or about the **Public Space Patio Permit Area**, or relating to or arising from the occupation and/or use of the **Public Space Patio Permit Area** (including claims under the *Occupier's Liability Act*) by the **Applicant**, the **Applicant's Personnel**, any of their machinery, tools, and equipment, and/or the use of the **Public Space Patio Permit Area**; and
- (c) any breach by the **Applicant** of any condition or covenant contained in this Bylaw.

The release and indemnification provisions contained in this Bylaw shall survive the termination or expiration of a **Public Space Patio Permit**.

#### **PART 4 - AUTHORITY OF THE GENERAL MANAGER**

4.1 The **General Manager** is authorized to:

- a) determine the form of an **Application** for a **Public Space Patio Permit**;
- b) to determine and prescribe the terms and conditions to be included in the **Public Space Patio Permit**;
- c) issue a **Public Space Patio Permit** for the operation of a **Public Space Patio** in accordance with terms and specifications set out in this Bylaw, and impose additional terms, conditions, restrictions and requirements;
- d) issue design guidelines for **Public Space Patios**;
- e) refuse to issue a **Public Space Patio Permit**, if
  - i. the information submitted is insufficient to determine compliance with the provisions of this bylaw or another enactment;
  - ii. the incorrect information is submitted;

- iii. it would be prohibited by any other bylaw or regulation; or
  - iv. the **General Manager** considers that the activities proposed or contemplated under the **Public Space Patio Permit** cannot be carried out safely and with a minimum risk of injury to persons, damage or loss to property, inconvenience to others using the street, residents or businesses in the vicinity, or to the public generally.
- f) suspend, amend, vary, revoke, or cancel any **Public Space Patio Permit**, without compensation to the permit holder, if
- i. there is a contravention of any specification or condition of the **Public Space Patio Permit**;
  - ii. the **Public Space Patio Permit** was issued in error;
  - iii. the **Public Space Patio Permit** was issued on the basis of incorrect information;
  - iv. in the opinion of the **General Manager**, a portion of the **Public Space Patio** area is required for the maintenance, repair or installation of municipal utilities or other municipal purposes; or
  - v. the **General Manager** considers that the activities under the **Public Patio Permit** are not being carried out safely and with a minimum risk of injury to persons, damage or loss to property, inconvenience to others using the street, residents or businesses in the vicinity, or to the public generally.
- g) Upon suspension, amendment, variation, revocation, or cancellation of a **Public Space Patio Permit**, the **General Manager** may order the **Applicant** to immediately remove all fixtures and structures placed within or surrounding a **Public Space Patio** and the replacement and restoration of the sidewalk, street or other publically-owned space to a safe and proper condition to the satisfaction of the **General Manager**.

## **PART 5 – SEVERABILITY**

- 5.1 If any part, sub-section or phrase of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed, and the remainder of the Bylaw shall be deemed to have been enacted without the invalid portion.

## **PART 6 – EFFECTIVE DATE**

- 6.1 This Bylaw comes into force and effect upon its adoption.

- iv. in the opinion of the **General Manager**, a portion of the **Public Space Patio** area is required for the maintenance, repair or installation of municipal utilities or other municipal purposes; or
- v. the **General Manager** considers that the activities under the **Public Patio Permit** are not being carried out safely and with a minimum risk of injury to persons, damage or loss to property, inconvenience to others using the street, residents or businesses in the vicinity, or to the public generally.
- g) Upon suspension, amendment, variation, revocation, or cancelation of a **Public Space Patio Permit**, the **General Manager** may order the **Applicant** to immediately remove all fixtures and structures placed within or surrounding a **Public Space Patio** and the replacement and restoration of the sidewalk, street or other publically-owned space to a safe and proper condition to the satisfaction of the **General Manager**.

**PART 5 – SEVERABILITY**

5.1 If any part, sub-section or phrase of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed, and the remainder of the Bylaw shall be deemed to have been enacted without the invalid portion.

**PART 6 – EFFECTIVE DATE**

6.1 This Bylaw comes into force and effect upon its adoption.

6.2 Notwithstanding Section 8.1 of this Bylaw, this Bylaw shall not apply to persons who hold a valid temporary patio permit issued by the City.

FIRST READING

APR 11 2022

SECOND READING

APR 11 2022

THIRD READING

APR 11 2022

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. KF
APPROVED for legality by Solicitor LB

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MAYOR

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CORPORATE OFFICER



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**Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273  
Amendment Bylaw No. 10366**

The Council of the City of Richmond enacts as follows:

1. **Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273**, as amended, is further amended by adding the following as Section 1.2.4:

“1.2.4 Notwithstanding subsection 1.2.1 above, an **applicant** for a **temporary use permit** for a **seasonal outdoor patio** is not required to provide signage as set out in subsections 1.2.1 and 1.2.2.”

2. **Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273**, as amended, is further amended by adding the following as Section 2.4.4:

“2.4.4 Notwithstanding subsections 2.1.1, 2.4.1 and 2.4.2 above:

- (a) the **General Manager, Community Safety** is responsible for processing and reviewing applications for **temporary use permits** for **seasonal outdoor patios**;
- (b) where a request for a renewal of a **temporary use permit** for a **seasonal outdoor patio** has been made, the **General Manager, Community Safety** must process and review such application generally in the same manner as an application for a new permit under subsection 2.4.4(a).

3. **Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273**, as amended, is further amended by adding the following as Section 5.4:

**“5.4 Delegation of Temporary Use Permits for Seasonal Outdoor Patios**

5.4.1 Notwithstanding Section 5.2 above, **Council** delegates to the **General Manager, Community Safety** the authority to:

- (a) approve, issue, and renew **temporary use permits** for **seasonal outdoor patios**;
- (b) reject applications for **seasonal outdoor patios**;
- (c) vary and supplement **seasonal outdoor patios** and impose conditions and requirements on said permits; and

- (d) cancel **temporary use permits** for **seasonal outdoor patios** if a permit holder fails to comply with a term or condition of the permit.
- 5.4.2 The **General Manager, Community Safety** must send a notice of their decision in writing to the **applicant**, which notice shall be deemed to have been received by the **applicant** 10 days after the notice is mailed by the **City**.
- 5.4.3 An **applicant** for a **temporary use permit** for a **seasonal outdoor patio** is entitled to have **Council** reconsider the decision of the **General Manager, Community Safety** in accordance with the following process:
- (a) the **applicant** must apply for the reconsideration by delivering to the **City Clerk**, and providing a copy to the **General Manager, Community Safety**, within 30 days after the decision of the **General Manager, Community Safety** is deemed to be received by the **applicant**, a reconsideration application in writing setting out the following:
    - (i) the date of the decision of the **General Manager, Community Safety** and the nature of the decision;
    - (ii) reasons why the **applicant** wishes the decision to be reconsidered by **Council**;
    - (iii) a request from the **applicant** that the decision be made by **Council**, with brief reasons in support of the request; and
    - (iv) a copy of any materials the **applicant** considers to be relevant to the reconsideration by **Council**.
  - (b) the **General Manager, Community Safety** must present to **Council**, a report on the application and decision to be reconsidered, consisting of a recommendation, and any other information the **General Manager, Community Safety** considers to be relevant;
  - (c) reconsiderations must occur at a regular meeting of **Council** held at least two weeks after the date on which the reconsideration application is delivered to the **City Clerk** and notice shall be provided in accordance with Section 3.2 of this Bylaw;
  - (d) the **applicant** may delegate to **Council** in accordance with Council Procedure Bylaw No. 7560 at the regular meeting of **Council** at which the **General Manager, Community Safety**'s report is on the agenda;
  - (e) upon receipt of the recommendation from the **General Manager, Community Safety** and the delegation from the **applicant**, and **Council**'s reconsideration of the **General Manager, Community Safety**'s decision, **Council** must:
    - (i) confirm the decision of the **General Manager, Community Safety**; or

- (ii) vary, or set aside the decision of the **General Manager, Community Safety** and substitute the decision of **Council**, and either:
    - (A) issue the **temporary use permit** for a **seasonal outdoor patio**, or approve the renewal of the **temporary use permit**; or
    - (B) reject the application for a **temporary use permit** for a **seasonal outdoor patio**, or the renewal of a **temporary use permit**.”
- 4. **Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273**, as amended, is further amended by adding the following as Section 8.1.3:
 

“8.1.3 Where the **General Manager, Community Safety** issues a **temporary use permit** for a **seasonal outdoor patio** the **City Clerk** must ensure that such permit is properly executed and must mail or otherwise deliver such permit to the **applicant**, and cause the appropriate “Notice of Permit” to be filed in the Provincial Land Title Office.”
- 5. **Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273**, as amended, is further amended by adding the following as Section 10.1.2(d):
 

“(d) prior to issuance by the **General Manger, Community Safety** of a **temporary use permit** for a **seasonal outdoor patio**.”
- 6. **Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273**, as amended, is further amended at Section 12.1 by adding, the following defined terms in their proper alphabetical order:

**SEASONAL OUTDOOR PATIO** means a patio constructed on private property adjacent to a **food service establishment, liquor primary establishment, marine public house, or neighbourhood public house** establishment which is subject to a temporary use permit, which can operate only from April 1 to October 31.

**FOOD SERVICE ESTABLISHMENT** means a business which, in return for consideration, serves prepared food to the public for consumption on or off the premises, and includes coffee shop, restaurant or drive-in restaurant, cafeteria, dining lounge, ice cream parlour, and refreshment or food vending stand, but specifically excludes neighbourhood public house.

**LIQUOR PRIMARY ESTABLISHMENT** means a premise, licensed under the Liquor Control and Licensing Act, where liquor is served for consumption on-site.

**NEIGHBOURHOOD PUBLIC HOUSE** means a premise, licensed under the Liquor Control and Licensing Act, where liquor is served for consumption on-site, with a maximum occupant load of 125 persons.

- 7. This Bylaw is cited as "**Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw No. 10366**".

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CORPORATE OFFICER



CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 10367

The Council of the City of Richmond enacts as follows:

- 1. The Consolidated Fees Bylaw No. 8636, as amended, is further amended by adding Schedule A attached to and forming part of this bylaw as a schedule to Consolidated Fees Bylaw No. 8636, in alphabetical order.
2. The Consolidated Fees Bylaw No. 8636, as amended, is further amended by adding Schedule B attached to and forming part of this bylaw as a schedule to Consolidated Fees Bylaw No. 8636, in alphabetical order.
3. That Consolidated Fees Bylaw No 8636, as amended, is further amended at SCHEDULE – DEVELOPMENT APPLICATION FEES by deleting the Heritage Application No. 8951 table and replacing it with Schedule C attached to and forming part of this bylaw.
4. This Bylaw is cited as “Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10367.”

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**SCHEDULE A – Public Space Patio Fees****Public Space Patio Regulation Bylaw No. 10350**

Sections 2.3(c)

<b>Public Space Patio Permit Application Fee</b>	<b>2022 Fee</b>
Permit	\$300
Renewal	\$300
<b>Small Sidewalk Patio Permit Application Fee</b>	<b>2022 Fee</b>
Permit	\$100
Renewal	\$100

**SCHEDULE B****DEVELOPMENT APPLICATION FEES****Temporary Use Permits No. 8951**

<b>Section</b>	<b>Description</b>	<b>Base Fee</b>	<b>Incremental Fee</b>
Section 1.6.1	Temporary Use Permits for Seasonal Outdoor Patio	\$300	Not Applicable
Section 1.6.1	Temporary Use Permit Renewal for Seasonal Outdoor Patio	\$300	Not Applicable

## DEVELOPMENT APPLICATION FEES

### Heritage Applications No. 8951

<b>Section</b>	<b>Description</b>	<b>Base Fee</b>	<b>Incremental Fee</b>
Section 1.15.1 (a)	<u>Heritage Alteration Permit</u> No Development Permit or Rezoning Application With Development Permit or Rezoning Application	\$272 (20% of the total applicable development permit or rezoning fee, whichever is greater)	Not Applicable  Not Applicable
Section 1.15.1 (b)	<u>Heritage Alteration Permit</u> For patios to be considered by the Director of Development with the City of Richmond Patio Permit Application	No Fee	Not Applicable
Section 1.15.1 (c)	<u>Heritage Revitalization Agreement</u> No Development Permit or Rezoning Application With Development Permit or Rezoning Application	\$272 (20% of the total applicable development permit or rezoning fee, whichever is greater)	Not Applicable  Not Applicable



**Heritage Procedures Bylaw 8400  
Amendment Bylaw 10363**

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

1. Heritage Procedures Bylaw 8400 is amended by adding the following new subsection 5.1.7 immediately after subsection 5.1.6:  
  

“5.1.7 issuance of a Heritage Alteration Permit in respect of patios on public property and seasonal patios on private property that is not a protected heritage property, provided that its construction value does not exceed \$10,000.00 and the applicant obtains a Patio Permit through the City of Richmond Patio Program.” ;
2. This Bylaw may be cited as **“Heritage Procedures Bylaw 8400, Amendment Bylaw 10363”**.

FIRST READING

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CITY OF RICHMOND
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<i>JH</i>
APPROVED by Manager or Solicitor
<i>LB</i>

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MAYOR

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CORPORATE OFFICER



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**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 10362 (Revisions to the Steveston Area Plan)**

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

1. Richmond Official Community Plan Bylaw 7100 (OCP Bylaw) is amended by adding the following in Section 9.3.2.1 Steveston Village General Guidelines of the Steveston Area Plan (Schedule 2.4) after “Landscape Elements”:

**“Patios**

Patios animate the streetscape and enhance the relationship between buildings and adjacent streets and public areas. The patio design must be well-integrated into the existing historic streetscape of Steveston Village and must be compatible with the form, massing and materials of the adjacent buildings. Particularly, Moncton Street between No. 1 Road and 3<sup>rd</sup> Avenue retains the historic elements of scale, and maintains a continuous commercial storefront street wall with one or two storey buildings. The design of patio structures must respect the character of the existing humble, small-scaled buildings on Moncton Street.

A Heritage Alteration Permit (HAP) is required for all patios located within the Steveston Village Heritage Conservation Area if the patio includes structure or is to be surrounded by a railing or other boundary that causes alterations to the existing landscape. For a patio located on City property such as a sidewalk patio or a curbside patio (i.e., occupying on-street parking spaces), a permit to allow the patio to occupy public space such as a Patio Permit obtained through the City of Richmond Patio Program is also required in addition to the HAP. In addition, other technical requirements from Engineering, Transportation, Building and Fire must be met and appropriate permits must be obtained.

To respect the heritage character of Steveston Village, new developments should ensure that:

***For All Patios***

- a) The scale, material and character of a patio structure respect the adjacent buildings and streets, and do not visually dominate the heritage buildings or streetscape.
- b) Colours of patio structures are compatible with Steveston’s traditional character. Either unpainted, or strong, but muted, colours produced as a “heritage series” by a number of commercial paint manufacturers are preferred.
- c) Landscaping is compatible with the existing heritage landscape of Steveston Village. On Moncton Street between No. 1 Road and 3<sup>rd</sup> Avenue, landscaping should be kept minimal and simple; smaller planters, which do not block the view of the buildings, may be permitted within the patio areas. In other areas in the Steveston Village Core

area and the Steveston Village Riverfront area, planters, window boxes or other types of container gardens to provide an abundance of year-round seasonal colour are permitted. Planters should not be used to provide a continuous solid barrier to mark off the patio area.

- d) No umbrella is attached to or overhangs the patio railings.
- e) The patios are wheelchair accessible. Any entry/exit point should be wide enough for a comfortable experience and to accommodate wheelchairs and strollers. The design and placement of site furniture should allow a person in a wheelchair to sit alongside fixed seating or where tables are provided, to allow a person in a wheelchair to pull up to each table. The material and surface treatments should be designed to be safe and accessible for all users.
- f) Light fixtures are not directly attached to the patio structure, and are appropriate to the historic character of Steveston Village. Fully shielded metal cast fixtures are encouraged. Warmer and softer glow should be provided for ambience and aesthetic similar to traditional light sources. Excessive lighting levels, glare or overspill to neighbours should be avoided.

***For Patios on Private Property***

- a) Materials for barriers (e.g., railing, fences) to mark off the patio area are of high quality, natural and durable. The material should integrate with architectural finish and materials of the adjacent buildings. The preferred material is wood, metal or contemporary materials that offer a compatible look (e.g., composite decking boards that resemble wood). Plastic barriers or chain fencing are not permitted. The design of the barrier must be simple to complement the overall character of Steveston Village.
- b) The barrier is no higher than 0.9 m (3 ft.). For patios on private property, a trellis or similar structure may be permitted overhead, supported on posts.
- c) No advertisement or signage is allowed on patio structures.

***For Patios on Public Property***

- a) The material (e.g., fence) to demarcate the patio area does not form a solid continuous barrier, and has an “open” appearance. The visual obstruction must be less than 50% of the total area of the barrier (length x height).
- b) Materials for barriers (e.g., railing, fences) to mark off the patio area are of high quality, natural and durable. The preferred material is wood, metal or contemporary materials that offer a compatible look (e.g., composite decking boards that resemble wood). Plastic barriers or chain fencing are not permitted.
- c) No elements of the patio structure exceed 0.9 m (3 ft.) for patios on sidewalk. For curbside patios (i.e., occupying on-street parking spaces) directly adjacent to vehicle travel lanes, the height of the barrier must be appropriate to provide safety, but no elements of the patio structure should exceed 1.1 m (3.6 ft.).
- d) No advertisement or signage is allowed on patio structures, except for signage required due to safety reasons.”

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10362**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 11 2022

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CITY OF RICHMOND
APPROVED by
<i>JH</i>
APPROVED by Manager or Solicitor
<i>LB</i>

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MAYOR

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CORPORATE OFFICER