



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

Monday, June 19, 2017 – 7 p.m.

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

OPENING STATEMENT

Page

1. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT
BYLAW 9662
RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9661**
(File Ref. No. CP 16-733600; RZ 16-732627) (REDMS No. 5193684)

PH-4

[See Page PH-4 for full report](#)

Location:	9560 Pendleton Road
Applicant:	Dava Developments Ltd.
Purpose of OCP Amendment:	To redesignate the subject property from “Park” to “Neighbourhood Residential” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000.
Purpose of Zoning Text Amendment:	To rezone the subject property from the “School & Institutional Use” (SI) zone to the site specific “Single Detached (ZS28) – Pendleton Road (West Richmond)” zone, to permit the property to be subdivided to create three (3) single-family lots with vehicle access from Pendleton Road.
First Reading:	May 23, 2017
Order of Business:	
1.	Presentation from the applicant.

Page

- PH-31**
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) **Ming Hao Chen**
 3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9662. ☐
2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9661. ☐

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9699**
(File Ref. No. 08-4430-01) (REDMS No. 5278492)

PH-32

See Page PH-32 for full report

Location: City-wide

Applicant: City of Richmond

Purpose: To amend the definition of “child care program”, “agri-tourist operation” and “farm-based winery” to align with updated senior government legislation, to amend the Assembly (ASY) zone to allow “private clubs” as a secondary use only on land within the Agricultural Land Reserve and to make other minor improvements to Richmond Zoning Bylaw 8500.

First Reading: May 8, 2017

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.

Page

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9699.

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2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9699.

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3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9714**

(File Ref. No. RZ 16-754713) (REDMS No. 5364596)

PH-46

[See Page PH-46 for full report](#)

Location: 22720 & 22740 Westminster Highway

Applicant: 102843 BC Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/F)” to “High Density Townhouses (RTH1)” to allow for construction of a 25-unit townhouse development with access from McLean Avenue.

First Reading: May 8, 2017

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 9714.

☐

ADJOURNMENT

☐



City of Richmond

Report to Committee Planning and Development Division

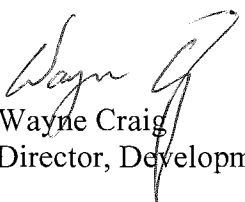
To: Planning Committee
From: Wayne Craig
Director, Development
Date: May 1, 2017
File: CP 16-733600
RZ 16-732627
Re: **Application by Dava Developments Ltd. to Amend Attachment 1 to Schedule 1 of the Official Community Plan at 9560 Pendleton Road from "Park" to "Neighbourhood Residential", and for Rezoning at 9560 Pendleton Road from "School & Institutional Use (SI)" Zone to "Single Detached (ZS28)" – Pendleton Road (West Richmond) Zone**

Staff Recommendation

1. That Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662, to re-designate 9560 Pendleton Road from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw OCP Bylaw 9000, be introduced and given first reading.
2. That Bylaw 9662, having been considered in conjunction with:
 - The City's Financial Plan and Capital Program; and
 - 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.

2. That Bylaw 9662, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9661, to create the "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, and to rezone 9560 Pendleton Road from the "School & Institutional Use (SI)" zone to the "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, be introduced and given first reading.


Wayne Craig
Director, Development

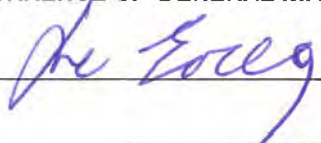
WC:jr
Att. 8

May 1, 2017

- 2 -

CP 16-733600

RZ 16-732627

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

Staff Report

Origin

Dava Developments Ltd. has applied to the City of Richmond for permission to rezone 9560 Pendleton Road from the "School & Institutional Use (SI)" zone to a new site-specific "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, to permit the property to be subdivided to create three single-family lots with vehicle access from Pendleton Road (Attachment 1). The proposed subdivision plan is shown in Attachment 2.

The proposed rezoning requires an amendment to the Official Community Plan (OCP), to redesignate the property from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw OCP Bylaw 9000. These two applications are being processed concurrently.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the site is as follows:

- To the North and West, across Pendleton Road: Hugh Boyd Secondary School and park; on a lot zoned "School & Institutional Use (SI)."
- To the South: Three single-detached dwellings on lots zoned "Single Detached (RS1/E)"; with vehicle access from Pendleton Road and Pendlebury Road.
- To the East: One single-detached dwelling on a lot zoned "Single Detached (RS1/E)"; with vehicle access from Pendleton Road.

Related Policies & Studies

Official Community Plan

The subject property is located in the Seafair Planning Area, and has an OCP designation of "Park" (Attachment 4). This application would change the designation to "Neighbourhood Residential" to permit development of the subject property.

The proposed rezoning and subdivision is consistent with the proposed "Neighbourhood Residential" designation. Final adoption of Official Community Plan Amendment Bylaw 9662 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*.

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

Richmond Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

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

School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. This application only involves three single-family housing units.

Site History and Council-Approved Land Sale

The property was originally acquired by the City in 1962 for municipal purposes, as a single property encompassing the current 2 lots at 9560 and 9580 Pendleton Road. The transaction was part of a larger acquisition of land for the development of the combined high school and community park (Hugh Boyd Secondary and Hugh Boyd Community Park). In the November 28th, 1961 report to Council recommending the acquisition, it was suggested that "this isolated parcel of land be subdivided by the Municipality into single family residential lots to be disposed of at some appropriate time in the future". The property was subdivided to create the two lots at 9560 and 9580 Pendleton Road in 1983.

The property at 9560 Pendleton Road has been maintained by the City as a passive park with no program elements constructed within it. Staff reviewed the property in 2015 to consider its value and function as a park and its role in the City's parks and open space system. Staff determined that the property was not required, in order to meet the City's park quantity standard of 7.66 acres/1,000 population, and it was not required to fulfill overall park needs in the area.

As the property was deemed surplus by the Parks Department, it was recommended to Council that the property be sold. The sale was approved to proceed by Council in November of 2015. Sale of the property assumed a future subdivision to create three lots.

Public notification of the City's intent to dispose of the property was advertised in the Richmond News on February 24, 2016 and March 4, 2016. The sale to River Road Investments Ltd. was completed April 29, 2016, and revenue from the sale of the property was used to fund city-wide park acquisition priorities.

Analysis

Site-specific Zone – “Single Detached (ZS28) – Pendleton Road (West Richmond)”

This rezoning application would result in the creation of a site-specific zone: “Single Detached (ZS28) – Pendleton Road (West Richmond)”. This site-specific zone would vary the requirements of the “Single Detached (RS2/E)” zoning bylaw to allow a reduced front yard setback from 6.0 m to 4.5 m and set the minimum lot size at 700.0 m². All other aspects of the proposed “Single Detached (ZS28) – Pendleton Road (West Richmond)” zoning bylaw are consistent with the “Single Detached (RS2/E)” zoning bylaw. The minimum lot size requirements contained in the zone allow no more than three lots to be created through subdivision.

The purpose of the reduced front yard is to shift the building massing toward the front lot line, to facilitate tree retention at the rear of the development site. The subject site was maintained by the City as a park, and contains 20 bylaw-sized trees. These mature trees have large canopies as a result of the open growth conditions, and most are in good health. There is a grove of trees at the rear of the proposed new lots, of which 6 will be retained through this application.

Staff have worked with the applicant to ensure that tree retention goals can be met while allowing the proposed subdivision and development to proceed. A total of 10 on-site trees will be retained through this application. Additional details on tree retention and replacement are contained in later sections of this report, and in the attached tree protection plan (Attachment 7).

Built Form and Architectural Character

As the proposed subdivision will create a new corner lot, the applicant has submitted conceptual plans showing the proposed architectural elevations of the dwelling on Proposed Lot 1 (Attachment 5). The primary access to the dwelling and attached garage is from the west side of the lot, which enables retention of two good quality, mature trees in the front yard. A porch wraps around the corner of the dwelling, and projections on the north face break up the dwelling into smaller components.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title, specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the conceptual plans included in Attachment 5 to this report. Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations at the time of submission.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, for Proposed Lot 1. The Landscape Plan must comply with the requirements for

corner lots in Richmond Zoning Bylaw 8500. A Landscape Security, including installation costs and a 10% contingency, will be held by the City to ensure the approved landscaping is installed.

Transportation and Site Access

Vehicle access is proposed to be provided from Pendleton Road to the north via separate driveways to two of the proposed new lots. Access to the corner lot will be provided from the west side of the lot to facilitate tree retention in the front yard.

Tree Retention and Replacement

The subject property is a unique situation in the city – there has not been any development on the lot to date. The property is surrounded by properties which have developed and re-developed in recent years. The majority of the existing trees on the site are in good to excellent condition, but are in locations which conflict with proposed building envelopes. As described above, the site was originally secured as a development property, and was recently sold as such. Consistent with the City's tree bylaw and development procedures, tree removal can be considered for conflict with potential building envelopes.

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 20 bylaw-sized trees on the subject property, six trees on neighbouring properties, one tree on City property, and one tree on a property line shared with the City. As described below, 10 of the on-site trees are being retained by shifting building envelopes in respect to the tree protection zones.

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

- Six London Plane trees (Tag # 856, 857, 858, 859, 860, and 861); ranging in size between 35 cm and 65 cm caliper, located on the development site are in excellent condition (open growth, no structural defects, and good health). Two trees (Tag # 856 and 857) are to be retained and protected. Four trees (Tag # 858, 859, 860 and 861) are to be removed.
- Three Maple trees (Tag # 850, 851, and 852); ranging in size between 29 cm and 36 cm caliper; located on the development site are in excellent condition (open growth, no structural defects, good health). Two trees (Tag # 850 and 852) are to be retained and protected. Tree # 851 is to be removed.
- Four Western Red Cedar trees (Tag # 862, 863, 864, and 865); ranging in size between 35 cm and 55 cm caliper, located on the development site are in excellent condition (good health, canopies inter-grown at the base due to proximity, no visible structural defects). All these trees are to be retained.
- Four Pin Oak trees (Tag # 866, 867, 868 and 869); ranging in size between 40 cm and 55cm caliper, located on the development site are in good condition (no visible defects, open growth, some minor limb dieback due to crowding). Three trees (Tag # 866, 867, and 869) are to be retained and protected. Tree # 868 is to be removed.

- Four Austrian Pine trees (Tag # 847, 848, 854, 855); ranging in size between 37 cm and 60 cm caliper, located on the development site in two groups are in poor condition. All four of these trees are to be removed.
- Six trees located on neighbouring property (Tag # 846, 870, 871, 872, 873, 874, and 875) are to be retained and protected.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The City's Parks Department has assessed the City-owned trees and has the following comments:

- One Austrian Pine tree (Tag # 853) located on City property is in poor condition and will be removed.
- One Austrian Pine tree (Tag # 849) located on a shared property line with the City is in poor condition and will be removed.
- Compensation is required for the City to plant four trees at or near the development site.

Tree Protection

Ten trees on the subject property (Tag # 850, 852, 856, 857, 862, 863, 864, 865, 867, and 869) and six trees (Tag # 846 and 870-875) on neighbouring properties are to be retained and protected. The applicant has submitted a conceptual site plan (Attachment 6) and 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, the City's acceptance of a \$100,000 Tree Survival Security.
- Prior to final adoption of the rezoning bylaw, registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development of the site is generally consistent with the preliminary site plan contained in Attachment 6 of this report.
- 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 10 on-site trees (Tag # 847, 848, 851, 854, 855, 858, 859, 860, 861, 866, and 868). The 2:1 replacement ratio would require a total of 20 replacement trees.

The applicant has agreed to plant four replacement trees on the development site. 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
4	11 cm	6 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$8,000 to the City's Tree Compensation Fund in lieu of the remaining 16 trees that cannot be accommodated on the subject property after redevelopment.

The applicant wishes to remove two trees within the City-owned boulevard. The applicant will contribute \$2,600 to the City's Tree Compensation Fund for the City to plant four trees at or near the development site. The total Tree Compensation Fund contribution of \$10,600 is required prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created, or a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots.

The applicant proposes to build secondary suites on two of the three proposed lots, together with a \$7,797.05 contribution to the City's Affordable Housing Reserve Fund. This proposal is consistent with the Affordable Housing Strategy.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two of the three future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At a future subdivision stage, the applicant is required to complete the following:

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Enter into a Servicing Agreement for the required servicing works and off-site improvements described in Attachment 8.

Financial Impact

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

Conclusion

The purpose of this application is to amend the Official Community Plan designation of 9560 Pendleton Road from "Park" to "Neighbourhood Residential," and to rezone the property from the "School & Institutional Use (SI)" zone to a the site-specific "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, to permit the property to be subdivided to create three single-family lots with vehicle access from Pendleton Road.

The proposed rezoning and subdivision is generally consistent with the applicable plans and policies for the area.

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

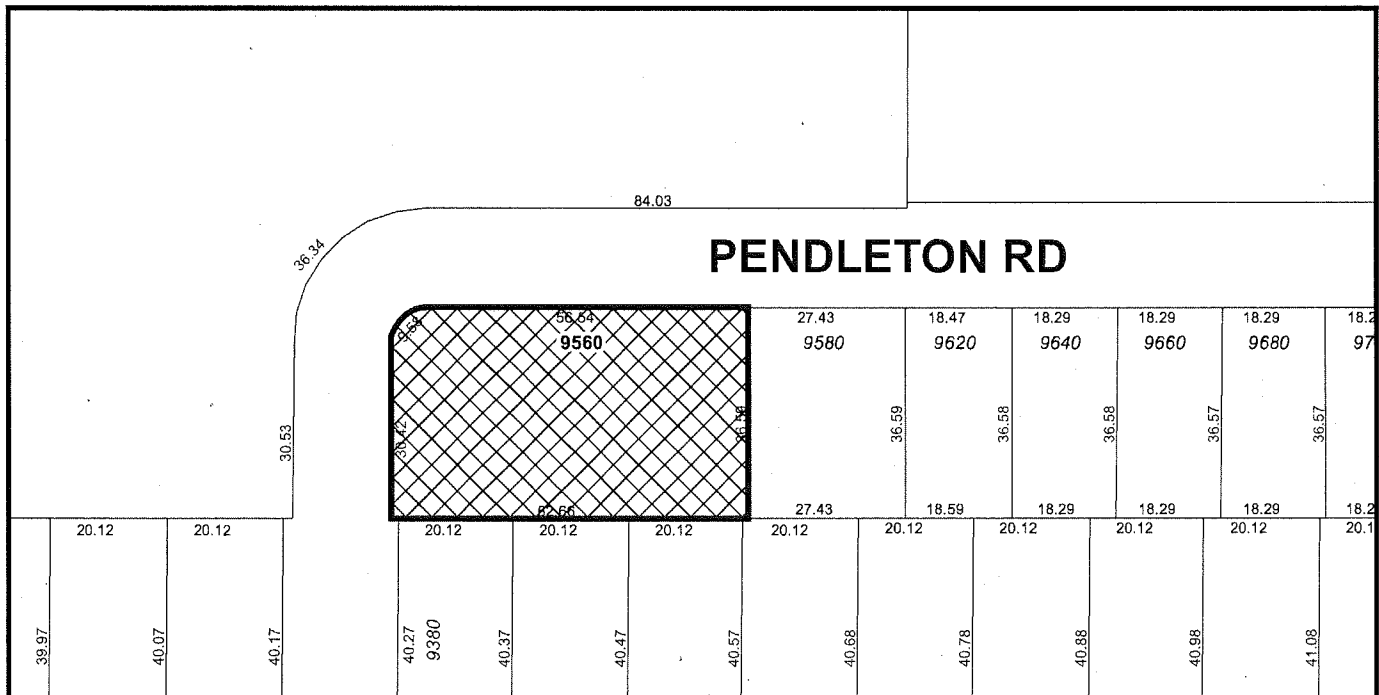
It is recommended that Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9661 be introduced and given first reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Seafair Area Land Use Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Conceptual Site Plan
- Attachment 7: Tree Retention Plan
- Attachment 8: Rezoning Considerations

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RZ 16-732627

Revision Date: 04/20/17

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City of Richmond

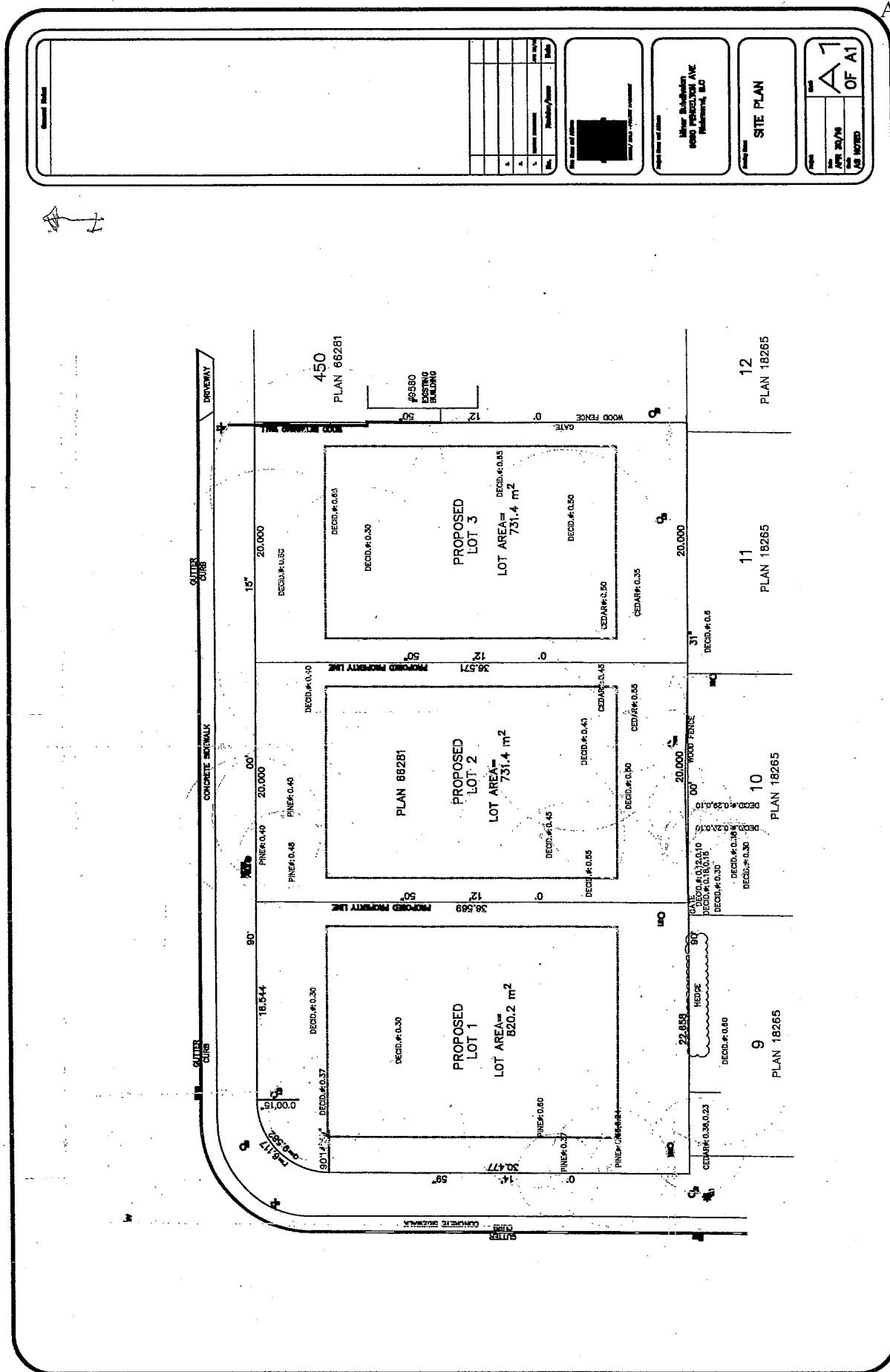


RZ 16-732627

Original Date: 06/10/16

Revision Date:

Note: Dimensions are in METRES





RZ 16-732627

Attachment 3

Address: 9560 Pendleton Road

Applicant: Dava Developments Ltd.

Planning Area(s): Seafair

	Existing	Proposed
Owner:	1068801 B.C. LTD.	To be determined
Site Size (m²):	2,283 m ²	Lot 1: 820.2 m ² Lot 2: 731.4 m ² Lot 3: 731.4 m ²
Land Uses:	Park	Three single-family dwellings
OCP Designation:	Park	Neighbourhood Residential
Zoning:	School & Institutional (SI)	Single Detached (ZS28) – Pendleton Road (West Richmond)

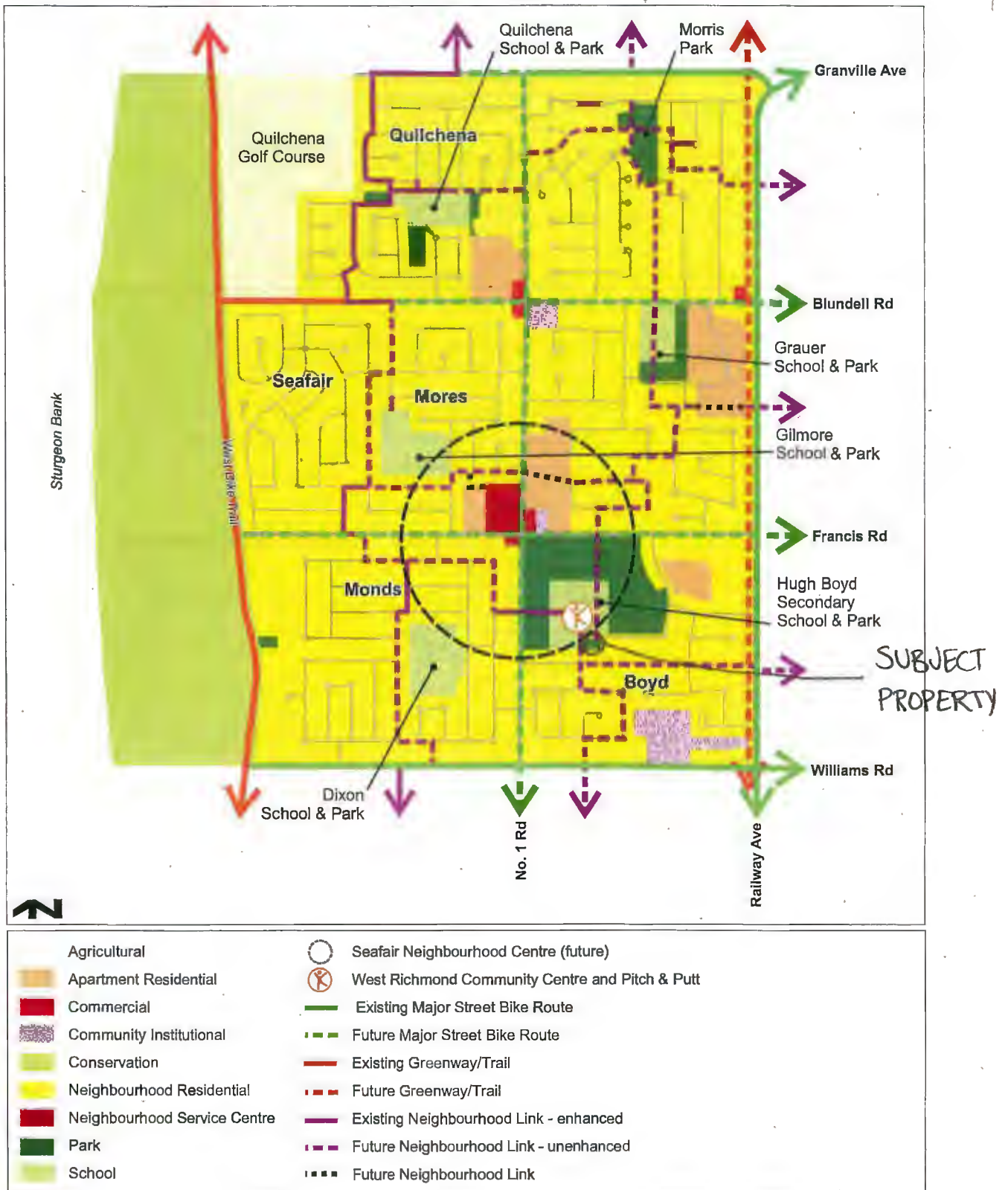
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 362.18 m ² (3,898 ft ²) Lots 2 & 3: Max. 335.55 m ² (3,611 ft ²)	Lot 1: Max. 362.18 m ² (3,898 ft ²) Lots 2 & 3: Max. 335.55 m ² (3,611 ft ²)	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:	550.0 m ²	Lot 1: 820.2 m ² Lots 2 & 3: 731.4 m ²	none
Lot Dimensions (m):	Lot 1 Width: 20.0 m Lots 2 & 3 Width: 18.0 m Depth: 24.0 m	Lot 1 Width: 22.66 m Lots 2 & 3 Width: 20.00 m Depth: 36.57 m	none
Setbacks (m):	Front: Min. 4.5 m Rear: Min. 6.0 m Side: Min. 2.0 m Exterior Side: Min. 3.0 m	Front: Min. 4.5 m Rear: Min. 6.0 m Side: Min. 2.0 m Exterior Side: Min. 3.0 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

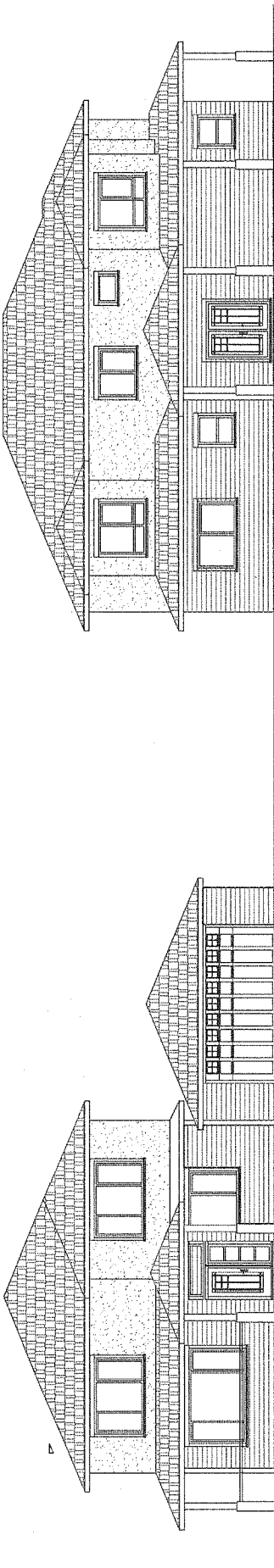
Other: Tree replacement compensation required for loss of bylaw-sized trees.

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



3. Seafair



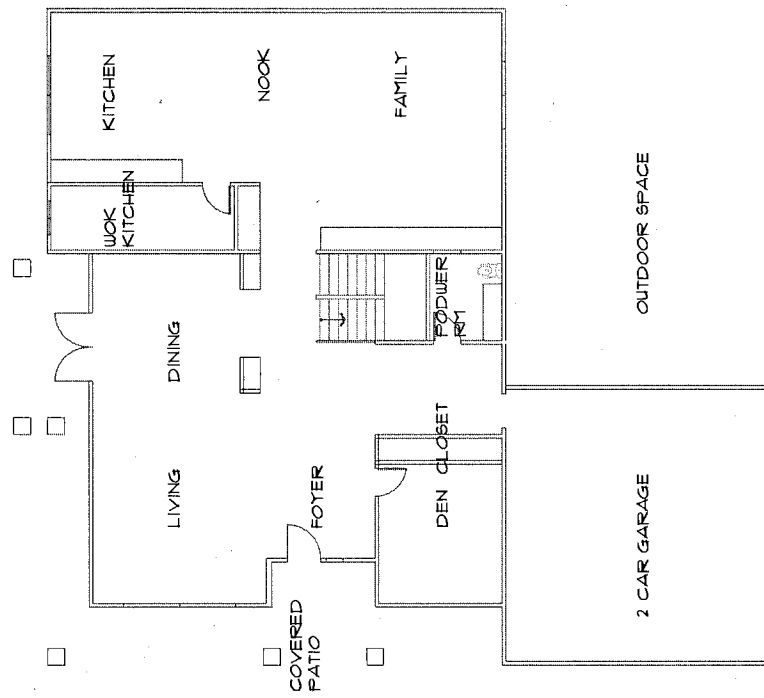


NORTH ELEVATION $\frac{3}{8}" = 1'0"$

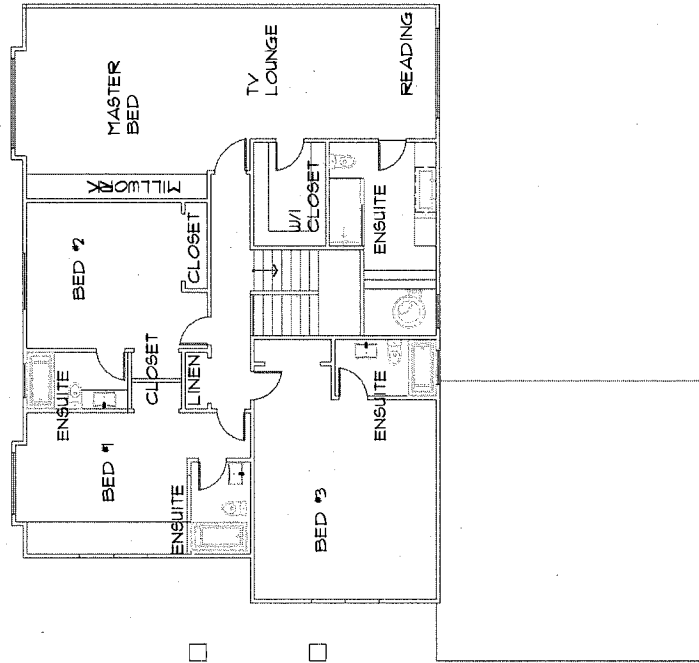
WEST ELEVATION $\frac{3}{8}" = 1'0"$

PROPOSED LOT 1
 LOT AREA 8825 SF
 PERMITTED 3898 SF

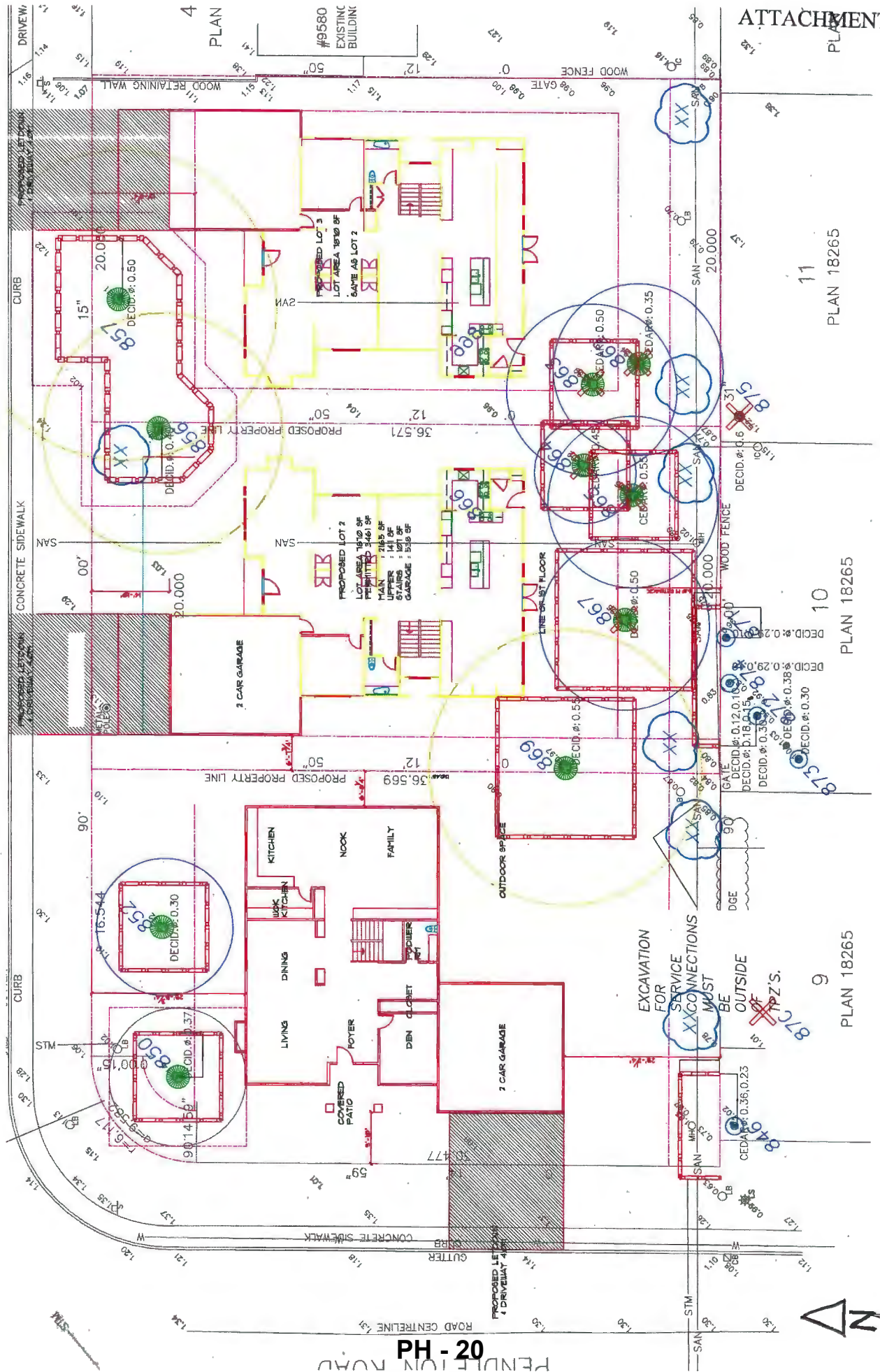
PH - 19



MAIN FLOOR PLAN 33' x 110'



UPPER FLOOR PLAN 33' x 110'



PH - 20



PLAN 18265

9

PLAN 18265

10

PLAN 18265

11

PLAN

4

#9580
EXISTING
BUILDING

DRIVEWAY

CONCRETE SIDEWALK

PROPOSED LETTING
AREA

CURB

90°

STM

90°

CONCRETE SIDEWALK

PROPOSED LETTING
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the authors are grateful to the referees for their constructive comments and suggestions. The authors also thank the editor for his constructive comments and suggestions. The authors also thank the editor for his constructive comments and suggestions.

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THE RETENTION AND REPLACEMENT DETAIL - PROJECT DESIGN BASE



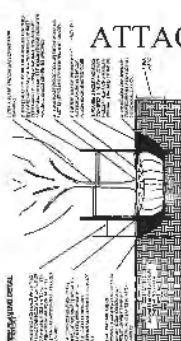
THE RETENTION AND REPLACEMENT DETAIL - PROJECT DESIGN BASE



These are the most common types of trees used in landscaping. They are all easy to grow and maintain, and they are all very hardy. They are all also very beautiful and can be used in a variety of ways. They are all also very easy to care for and can be used in a variety of ways. They are all also very easy to care for and can be used in a variety of ways.

[illegible]

STUDY SITE & STUDY AREA BOUNDARY.

[illegible]

ARBORTECH
CONSULTING

16.



Address: 9560 Pendleton Road

File No.: RZ 16-732627

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9661, the developer is required to complete the following:

1. Final Adoption of Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662.
2. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four replacement trees are planted and maintained in the development. **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
3. Submission of a Landscape Plan for Proposed Lot 1, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency. The Landscape Plan should:
 - Comply with the requirements for landscaping on corner lots contained in Richmond Zoning Bylaw 8500.
 - 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.
 - Include any required replacement trees.
4. City acceptance of the developer's offer to voluntarily contribute \$10,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
5. 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.
6. Submission of a Tree Survival Security to the City in the amount of \$100,000 for the 10 trees to be retained.
7. Registration of a flood indemnity covenant on Title.
8. Registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development of Proposed Lot 1 is generally consistent with the preliminary conceptual plans contained in Attachment 5 of this report.
9. Registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development of the site is generally consistent with the preliminary site plan contained in Attachment 6 of this report.
10. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two of the three future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
11. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family development on Proposed Lot 1 (i.e. \$7,797.05) to the City's Affordable Housing Reserve Fund.

Prior to Demolition* stage, 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.

Prior to removal of Trees # 849 and 853 on City property, the developer must complete the following requirements:

1. Send notification to the City Parks Department at least four days prior to removal of the trees, to allow proper signage to be posted. Notification must be given by calling 604-244-1208 ext. 1317.

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

1. 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.

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

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to the following:

Water Works:

- Using the OCP Model, there is 145 L/s of water available at a 20 psi residual at the Pendleton Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Developers cost, the City is to:
 - Install three new 25 mm water service connections, off of the existing 150 mm AC watermain on Pendleton Road; each complete with meter and meter box.
 - Cut and cap at main, the existing water service connection at the northeast corner of the subject site.

Storm Sewer Works:

- The Developer is required to:
 - Install approximately 200 m of 600 mm storm sewer pipe along and beyond both of the site's frontages, centered within the roadway. New manholes are required to tie into the existing drainage pipe fronting 9580 Pendleton Road and on Pendlebury Road. Subject to funding approval, the City will fund works beyond the subject site's frontage.
 - Install a new storm service connection for the eastern most subdivided lot complete with inspection chamber.
 - Install a new storm service connection complete with inspection chamber and dual service leads for the middle and western most subdivided lots.
 - Cut, cap and remove the existing storm lateral and inspection chamber STIC57588 and STIC48597 at the subject site's frontage.

Sanitary Sewer Works:

- The existing 200 mm AC sanitary sewer inside the subject site will need to be abandoned in order to subdivide as per the submitted plans. In order to maintain the service to the north, the sewer will need to be re-routed.

- The Developer is required to:
 - Remove or abandon the existing 200 mm AC sanitary sewer within the subject site prior to building construction and re-route the sanitary sewer by installing approximately 90.0 m of sanitary sewer along Pendleton Road, complete with three new manholes.
 - Provide a 3.0 m wide utility SRW along the entire south property line of the subject site.
 - Install a new sanitary service connection complete with inspection chamber and dual service leads for the middle and western most subdivided lots off of the newly installed sanitary sewer.
 - Install a new sanitary service connection extending off of the newly installed sanitary manhole north of the subject site, complete with inspection chamber for the eastern most subdivided lot.
- At Developer's cost, the City is to:
 - Cut and cap the existing service connection at the southeast corner of the subject site.
 - Complete all tie-in works to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.

General Items:

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

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 9661 (RZ 16-732627)
9560 Pendleton Road**

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

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

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZS28	\$2.00"

- b. Inserting the following into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

15.28 Single Detached (ZS28) – Pendleton Road (West Richmond)

15.28.1 Purpose

The **zone** provides for **single detached housing** with a range of compatible **secondary uses**, and provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives.

15.28.2 Permitted Uses

- **housing, single detached**

15.28.3 Secondary Uses

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

15.28.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. The maximum **floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².

3. Notwithstanding Section 15.28.4.2, the reference to "0.40" is increased to a higher **density** of "0.55" if:
 - a) the building contains a **secondary suite**; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **ZS28 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.28.4.3, the reference to "0.40" in Section 15.28.4.2 is increased to a higher **density** of "0.55" if:
 - a) an **owner** subdivides bare land to create new lots for single detached housing; and
 - b)
 - i) 100% of the **lots** contain **secondary suites**; or
 - ii) at least 50% of the **lots** contain a **secondary suite** and the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **ZS28 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw for the **floor area** permitted on any **lot** not containing a **secondary suite**; or
 - iii) at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **ZS28 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

15.28.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

15.28.6 Yards & Setbacks

1. The minimum **front yard** is 4.5 m.
2. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; or
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.

15.28.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The maximum **height** for **accessory structures** is 9.0 m.
3. The **residential vertical lot depth envelope** in Section 15.28.7.1 is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

15.28.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that:
 - a) the minimum **lot width** for **corner lots** is 20.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
7.5 m	18.0 m	24.0 m	700.0 m ²

15.28.9 Landscaping & Screening

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

15.28.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.
2. For the purpose of this **zone**, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

15.28.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
2. 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 (ZS28) – PENDLETON ROAD (WEST RICHMOND)**".

P.I.D. 003-751-651

Lot 449 Section 26 Block 4 North Range 7 West New Westminster District Plan 66281

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9661"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAY 23 2017



MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw OCP Bylaw 9000
Amendment Bylaw 9662 (CP 16-733600)
9560 Pendleton Road**

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

1. Richmond Official Community Plan Bylaw OCP Bylaw 9000 is amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it Neighbourhood Residential.

P.I.D. 003-751-651

Lot 449 Section 26 Block 4 North Range 7 West New Westminster District Plan 66281

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662”**.

FIRST READING

PUBLIC HEARING

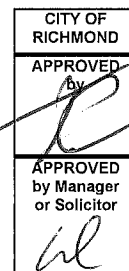
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAY 23 2017



MAYOR

CORPORATE OFFICER

MayorandCouncillors

From: Webgraphics
Sent: Monday, 12 June 2017 06:02
To: MayorandCouncillors
Subject: Send a Submission Online (response #1147)

Send a Submission Online (response #1147)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/12/2017 6:20:28 AM

Survey Response

Your Name	Ming Hao Chen
Your Address	9380 Pendleton Road
Subject Property Address OR Bylaw Number	9560 Pendleton Road
Comments	Hope the community could keep the landscaped area.



City of Richmond

Report to Committee

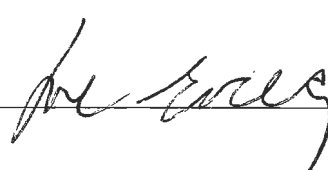

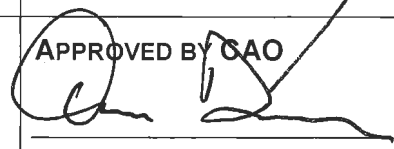
To: Planning Committee
From: Wayne Craig
Director, Development
Date: April 27, 2017
File: 08-4430-01/2017-Vol
01
Re: **Proposed Zoning Bylaw Housekeeping Amendments**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9699 to make housekeeping amendments be introduced and given first reading.


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

Att. 1

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

Staff Report

Origin

This report introduces a bylaw to bring forward a number of housekeeping amendments to Richmond Zoning Bylaw 8500. These amendments are intended to bring the Zoning Bylaw up-to-date, and are the fifth set of zoning housekeeping amendments since Zoning Bylaw 8500 was adopted in November 2009. The proposed amendments are intended to improve the clarity of the Zoning Bylaw and make it easier to interpret and implement.

The proposed amendments have been grouped into four categories:

1. Proposed Updates to “Child Care Program” Definition and Specific Use Regulations;
2. Proposed Updates to “Agri-tourist Operation” and “Farm-based Winery” Definitions;
3. Proposed Updates to “Assembly (ASY)” zone regarding “Private Clubs” within the ALR; and;
4. Minor Proposed Amendments to Zoning Bylaw 8500.

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

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

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

3.2. A strong emphasis on physical and urban design.

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

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

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

Analysis

The proposed zoning housekeeping amendments are described below.

1. Proposed Updates to “Child Care Program” Definition and Specific Use Regulations

Child care program is permitted in all of Richmond’s residential zones as a home business. Two amendments are proposed to align the Zoning Bylaw child care program provisions with the BC *Community Care and Assisted Living Act*, and the *Child Care Licensing Regulation* (“the Regulation”). Whereas the Richmond Zoning Bylaw definition currently refers to a maximum of 10 children, the Regulation allows:

- no more than 7 children in a “Family Child Care” program (where the provider is a responsible adult); and
- no more than 8 children in an “In-Home Multi-Age Child Care” program (where the provider must be an early childhood educator).

The proposed Zoning Bylaw definition would update the maximum number of permitted children in a child care program and provide a full reference to the provincial Act and Regulation. A minor amendment is also required in Section 5, Specific Use Regulations, of the Zoning Bylaw to delete the reference to a child care program with a maximum of 10 children.

Private child care businesses serving less than 10 children are not required to obtain a business license from the City. Provincial legislation, however, requires that child care programs offering care for more than two children be licensed by the local health authority. All provincially licensed child care programs are inspected by Vancouver Coastal Health.

Currently, Richmond has approximately 65 child care programs being delivered in residential homes providing close to 500 child care spaces.

Attachment 1 identifies the current and proposed definitions of “child care program”.

2. Proposed Updates to “Agri-tourist Operation” and “Farm-based Winery” Definitions

On August 2, 2016, the Provincial Government amended the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* (“ALR Regulation”) to clarify certain farm and non-farm uses that can take place on ALR land. Staff propose two amendments to align the Zoning Bylaw definitions of “agri-tourist operation” and “farm-based winery” with the revised ALR Regulation.

A. Agri-tourist Operation

As set out in the ALR Regulation, “agri-tourism, other than accommodation” is considered a farm use and cannot be prohibited by a local government. “Agri-tourist operation” is currently permitted in Richmond Zoning Bylaw 8500 as a secondary use in the Agriculture (AG1) zone. According to the updated ALR Regulation, agri-tourist operations are no longer required to be seasonal or limited to promotion and education. The Regulation also lists a variety of permitted agri-tourism activities such as exhibits, farm tours, tractor rides, harvest festivals and corn mazes.

Attachment 1 identifies the current and proposed Zoning Bylaw definition of “agri-tourist operation”.

It should be noted that “agri-tourist accommodation” is also defined in the Zoning Bylaw and included as a permitted secondary use in the Agriculture (AG1) zone. As per the ALR Regulation, “accommodation for agri-tourism on a farm” is a non-farm use that is permitted in the ALR unless otherwise prohibited by a local government bylaw. In conjunction with amendments currently under consideration by Council related to Short Term Rentals, “agri-tourist accommodation” is proposed to be removed from the

Agriculture (AG1) zone and permitted on a case-by-case basis through a rezoning application. On April 18, 2017, Council gave third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9647, which proposes removing “agri-tourist accommodation” from the AG1 zone. Final adoption of Bylaw 9647 is expected for May 8, 2017.

B. Farm-based Winery

Wineries that meet specified conditions are designated as a farm use under the ALR Regulation and cannot be prohibited by local governments. Accordingly, “farm-based winery” is included as a permitted secondary use in Richmond’s Agriculture (AG1) zone. The August 2016 changes to the ALR Regulation added new permitted ancillary uses to farm-based wineries (e.g., cooking classes and event gatherings). It also confirmed that farms more than 2 hectares in size must grow at least 50% of the product used to make the wine or cider on the farm or both on the farm and on another farm in BC with which there is at least a 3 year contract.

Attachment 1 identifies the current and proposed Zoning Bylaw definition of “farm-based winery”. The proposed definition refers to the ALR Regulation and therefore does not need to list each of the permitted ancillary activities (e.g., retail sales, tours, food and beverage service lounge, cooking classes and event gatherings). Should the ALR Regulation be further amended in the future regarding permitted ancillary uses, an amendment to the Richmond Zoning Bylaw definition would not be required.

3. Proposed Updates to “Assembly (ASY)” zone regarding “Private Clubs” within the ALR

A zoning amendment is proposed to the Assembly (ASY) zone to better regulate “private club” uses in this zone. The proposed amendment would limit “private club” as secondary to the principal use on the lot, for all properties zoned Assembly (ASY) and which are located within the ALR. For all other properties zoned Assembly (ASY) a “private club” would remain a permitted principal use.

Currently, “private club” is a permitted principal use in the Assembly (ASY) zone and is defined in Section 3 of the Zoning Bylaw as follows:

“Private club means a facility for the meeting, social, educational or recreational activities of members of a philanthropic, social service, non-profit, athletic, **business** or fraternal organization, and which may include rooms for eating, drinking and general assembly, but does not include gaming facilities, **casino** or retail sales activities.”

Staff have received a number of recent inquiries about the potential to develop private wellness and athletic/sporting clubs in the ALR, for lands zoned Assembly (ASY) and within the ALR – specifically the No. 5 Road Backlands Policy area of the Official Community Plan (OCP). In staff’s opinion, private recreation facilities are not considered appropriate land uses within the No. 5 Road Backlands Policy area, as these lands are specifically identified for community institutional uses, which are institutions engaged in religious, educational or cultural activities.

This proposed amendment to the Assembly (ASY) zone, which would apply to properties in the ALR only, is consistent with the City's objective of protecting the agricultural land base.

4. Minor Proposed Amendments to Zoning Bylaw 8500

Attachment 2 identifies eight relatively minor proposed amendments to various aspects of Zoning Bylaw 8500. These changes are proposed to improve the readability of the bylaw and provide for consistent interpretation. The proposed amendments are minor in nature and do not substantially affect the respective zoning provisions.

Consultation

Given that the proposed housekeeping amendments include potential changes to agricultural and child care provisions that are affected by senior government legislation, City staff liaised with their counterparts at Vancouver Coastal Health (VCH) and the Agricultural Land Commission (ALC).

VCH staff advised that the proposed changes to "child care program" are acceptable. They further advised that 7 or 8 children, as set out in the *Community Care and Assisted Living Act* and the *Child Care Licensing Regulation* is a reasonable and appropriate in-home limit in most circumstances.

Staff at the Agricultural Land Commission suggested wording refinements to the proposed bylaw amendments. These included emphasizing the requirement that an agri-tourist operation be on land classified as a farm. City staff have incorporated the ALC's feedback into the proposed amendments. The ALC will be provided with a follow-up copy of the Zoning Bylaw housekeeping amendments prior to Public Hearing and after final adoption. While there is no statutory requirement to refer these amendments to the ALC, consultation with Commission staff helps to ensure that the City's bylaws are consistent with the shared objectives of protecting farmland.

Should the Planning Committee endorse this report and Council grant first reading to Richmond Zoning Bylaw, Amendment Bylaw 9699, 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*.

Financial Impact

None.

Conclusion

This report proposes several Zoning Bylaw housekeeping amendments. Richmond Zoning Bylaw 8500, Amendment Bylaw 9699 proposes to revise the current definitions of child care programs, agri-tourist operations and farm-based wineries to align with recent senior government updates. Bylaw 9699 also proposes to allow private clubs as a secondary use only on Assembly (ASY) zoned parcels within the Agricultural Land Reserve. Finally, a number of minor changes to the Zoning Bylaw are proposed to enhance its quality, accuracy and clarity. Together, the proposed amendments are expected to make the interpretation of the Zoning Bylaw easier for businesses, applicants, the public and staff.



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



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

TA:cas

Attachment 1: Current and Proposed Zoning Bylaw Definitions

Attachment 2: Summary of Minor Proposed Amendments to Zoning Bylaw 8500

**Current and Proposed Zoning Bylaw Definitions
(Proposed Amendment Bylaw 9699)**

Item No.	Term	Current Zoning Bylaw Definition	Proposed Zoning Bylaw Definition
1.	Child care program	means a home business having a maximum capacity of 10 children, including operations licensed under the <i>Community Care and Assisted Living Act</i> and license-not-required child care operations.”	means a home business with a maximum of 8 children either (a) licensed in compliance with the <i>Community Care and Assisted Living Act</i> and the <i>Child Care Licensing Regulation</i> (both as amended from time to time), or (b) a license-not-required child care operation.”
2.	Agri-tourist operation	means a tourist activity, service or facility which is accessory to a farm operation and/or farm business , and is a temporary, seasonal and/or regular seasonal use to promote or market farm products grown, raised or processed on the farm and/or provide public education about the farm operation and agriculture in the region.”	means an activity defined as “agri-tourism” under the <i>Agricultural Land Reserve Use, Subdivision and Procedure Regulation</i> (as amended from time to time), which is carried out on land used as a farm operation and/or farm business , and classified as a “farm” under the <i>Assessment Act</i> , to which the public are invited and where permanent facilities are not constructed or erected and includes ancillary services.”
3.	Farm-based winery	means a British Columbia licensed winery or cidery, and includes directly associated processing and storage, if the: <ul style="list-style-type: none"> a) wine or cider produced and offered for sale is made from farm product and: <ul style="list-style-type: none"> i) at least 50% of that farm product is grown on the farm on which the winery or cidery is located; or ii) the farm that grows the farm products used to produce wine or cider is more than 2.0 ha in area; and 	means a British Columbia licensed winery or cidery, and includes directly associated processing and storage, if: <ul style="list-style-type: none"> a) at least 50% of the farm product used to make the wine or cider produced each year is grown on the farm on which the winery or cidery is located, or b) the farm on which the winery or cidery is located is more than 2 ha in area and at least 50% of the farm product used to make the wine or cider produced each year is grown: <ul style="list-style-type: none"> i) on the farm, or ii) both on the farm and on another farm located in

ATTACHMENT 1

Item No.	Term	Current Zoning Bylaw Definition	Proposed Zoning Bylaw Definition
		<p>iii) at least 50% of the total farm product for processing is provided under a minimum 3 year contract for a farm in British Columbia, unless otherwise authorized by the Provincial Agricultural Land Commission; and</p> <p>b) other ancillary uses involving the following activities:</p> <p>i) retail sales;</p> <p>ii) tours; and</p> <p>iii) a food and beverage service lounge, if the area does not exceed 125.0 m² indoors and 125.0 m² outdoors.”</p>	<p>British Columbia that provides that farm product to the winery or cidery under a contract having a term of at least 3 years; and</p> <p>c) other ancillary uses as set out in the <i>Agricultural Land Reserve Use, Subdivision and Procedure Regulation</i>.</p>

**Summary of Minor Proposed Amendments to Zoning Bylaw 8500
(Proposed Amendment Bylaw 9699)**

Item No.	Zoning Bylaw Section(s)	Proposed Amendment(s)	Justification/Comments
1.	4.4.1c Calculation of Density in Town Housing Zones	Remove references to first and second floors in Section 4.4.1 c to clarify that the 10m ² floor area exemption for staircases and the main interior entry areas adjacent to the stairs applies to all storeys in a townhouse.	Facilitates interpretation of the Bylaw by clarifying that the minor floor area exemption for staircases and main interior entries is available for all storeys in townhouses. (Applications for townhouses with more than 3 floors have been received.)
2.	4.4.1d Calculation of Density in Town Housing Zones	Add a new Section 4.4.1 d to state that an area up to 10 m ² on the highest storey of a townhouse that is open to the staircase below is also excluded from floor area ratio.	Facilitates interpretation of the Bylaw by clarifying that a floor area exemption is also permitted for the highest storey.
3.	4.4.2 Calculation of Density in Town Housing Zones	Add a new Section 4.4.2 d to provide a 5.0 m height limit beyond which areas with high ceilings will be considered as two floors and included in floor area.	Allows vaulted ceilings but provides a reasonable limit: any area higher than 5 m would be included twice in floor area. Applies same exemption that is currently allowed in single family zones.
4.	8.1.7.4 Single Detached (RS1/A-H, J-K; RS2/A-H, J-K) Zone	Replace reference in Section 8.1.7.4 to "Section 8.1.7.4" with "Section 8.1.7.3", which is the correct preceding section.	Corrects section reference.
5.	8.3.4.4 Coach Houses (RCH, RCH1) Zone	Amend wording to clarify that <u>up to</u> 10% of total floor area may be excluded from maximum FAR for covered areas that are open on two or more sides.	Clarifies that the exemption is not mandatory and that up to 10% may be excluded from FAR.
6.	8.3.10.2 Coach Houses (RCH, RCH1) Zone	Amend description of driveway by removing reference to <u>non-porous</u> surfaces.	Provides consistency with landscaping requirement (Section 8.3.9.5 b) for driveways between parking spaces and lanes that have curb and gutter to incorporate high quality permeable materials.

ATTACHMENT 2

Item No.	Zoning Bylaw Section(s)	Proposed Amendment(s)	Justification/Comments
7.	9.3.11.1.a) Downtown Commercial (CDT1, CDT2, CDT3) Zone	Correct address for site specific retail liquor 1 store from 7331 to 7311 Westminster Hwy.	Corrects address.
8.	9.4.3 and 9.4.11 d) Residential/Limited Commercial (RCL1, RCL2, RLC3, RCL4, RCL5) Zone	Add restaurant as a permitted secondary use in the RCL2 zone and limit the use to the first storey.	Permits restaurant use in the RCL2 zone, which already allows retail uses.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9699
(Housekeeping Amendments)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definition of "**Agri-tourist operation**" in its entirety and replacing it with the following:

"Agri-tourist operation

means an activity defined as "agri-tourism" under the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* (as amended from time to time), which is carried out on land used as a **farm operation** and/or **farm business**, and classified as a "farm" under the *Assessment Act*, to which the public are invited and where permanent facilities are not constructed or erected and includes ancillary services."

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definition of "**Child care program**" in its entirety and replacing it with the following:

"Child care program

means a **home business** with a maximum of 8 children either (a) licensed in compliance with the *Community Care and Assisted Living Act* and the *Child Care Licensing Regulation* (both as amended from time to time), or (b) a license-not-required **child care operation**."

3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definition of "**Farm-based winery**" in its entirety and replacing it with the following:

“Farm-based winery means a British Columbia licensed winery or cidery, and includes directly associated processing and storage, if:

- a) at least 50% of the farm product used to make the wine or cider produced each year is grown on the farm on which the winery or cidery is located, or
- b) the farm on which the winery or cidery is located is more than 2 ha in area and at least 50% of the farm product used to make the wine or cider produced each year is grown:
 - i) on the farm, or
 - ii) both on the farm and on another farm located in British Columbia that provides that farm product to the winery or cidery under a contract having a term of at least 3 years; and
- c) other **ancillary uses** as set out in the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.”

4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.4 [Calculation of Density in Town Housing Zones] by:

a) Deleting Section 4.4.1(c) in its entirety and replacing it with the following:

“c) an area of up to 10 m² used exclusively for staircase purposes and the main interior entry area if it is located **adjacent** to the stairs for vertical circulation; and”

b) Adding a new Section 4.4.1 (d) as following:

“d) an area of up to 10m² on the highest **storey** of a townhouse unit that is open to the staircase area below.”

c) Adding a new Section 4.4.2 as following:

“4.4.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **town housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.”
5. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.2 [Home Businesses and Home-Based Businesses] by deleting 5.2.7 (a) in its entirety and renumbering the remaining sections accordingly.
6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
- a) Deleting Section 8.3.4.4 in its entirety and replacing it with the following:
- “4. For the purposes of this **zone** only, up to 10 % of the **floor area** total calculated for the **lot** in question is not included in the calculation of maximum **floor area ratio**, provided that the **floor area** is used exclusively for covered areas of the **single detached housing** or **coach house** which are open on two or more sides, with the maximum exemption for the **coach house** being 6.0 m².”
- b) Deleting Section 8.3.10.2 and replacing it with the following:
- “2. For the purposes of this **zone** only, a driveway is any surface of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.”
7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting the reference to “Section 8.1.7.4” in Section 8.1.7.4 and replacing it with “Section 8.1.7.3”.
8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.3 [Downtown Commercial (CDT1, CDT2, CDT3)] by deleting “7331 Westminster Hwy” in Section 9.3.11.1 (a) and replacing it with “7311 Westminster Highway”.
9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.4 [Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5)] by:
- a) Amending Section 9.4.11.1 (a), by adding “**restaurant** in the RCL2 **zone** only” to the list of permitted secondary uses; and
- b) Adding a new Section 9.4.11.1 (d) as follows:
- “d) For the RCL2 **zone**, a **restaurant** must be located on the **first storey** of the **building**.”

10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 13.3 [Assembly (ASY)] by:

- a) adding "**private club**" to the list of secondary uses in Section 13.3.3 between "**housing, single detached**" and "**residential security/operator unit**"; and
- b) adding a new Section 13.3.11.3 in "Other Regulations" as follows:

"3. **Private club** shall only be permitted as (a) a **primary use** for land not contained in the **Agricultural Land Reserve**, and (b) a **secondary use** for land contained in the **Agricultural Land Reserve**."

11. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9699**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAY 08 2017

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 24, 2017

File: RZ 16-754713

Re: Application by 1082843 BC Ltd. for Rezoning Portions of 22720 and 22740 Westminster Highway from "Single Detached (RS1/F)" to "High Density Townhouses (RTH1)"

Staff Recommendations

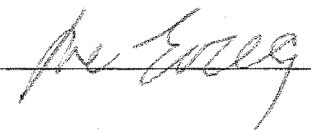
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9714 to:

1. Include the Hamilton Area Plan density bonus and community amenity provisions within the "High Density Townhouses (RTH1)" zone; and
2. Rezone the western portion of 22720 and 22740 Westminister Highway from "Single Detached (RS1/F)" to "High Density Townhouses (RTH1)";

be introduced and given first reading.


Wayne Craig
Director, Development

WC:mm
Att.7

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

Staff Report

Origin

1082843 BC Ltd. has applied to rezone the western portion of 22720 and 22740 Westminster Highway with a total site area of 0.3820 ha. (0.95 acre) from “Single Detached (RS1/F)” to “High Density Townhouses (RTH1)” (Attachment 1) to allow for the development of 25 townhouse units. There is an additional amendment to Richmond Zoning Bylaw 8500 to include the Hamilton Area Plan’s density bonus and community amenity contribution provisions within the “High Density Townhouses (RTH1)” zone. The proposed 25-unit townhouse development will be constructed within six (6) three-storey buildings (Attachment 2). The adjacent easterly portions of the subject lots will be consolidated into one separate lot that includes an existing single-family dwelling.

Findings of Fact

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

Surrounding Development

Development surrounding the subject site is as follows:

- To the North: A townhouse development zoned “Town Housing (ZT11) – Hamilton”.
- To the South: A church property zoned “Assembly (ASY)”.
- To the East: The remainder of the subject lots to the east are zoned “Single Detached (RS1/F)” which includes a single family dwelling and the Queen Canal further to the east.
- To the West: A single family property zoned “Single Detached (RS1/F)” and part of a townhouse development zoned “Town Housing (ZT11) – Hamilton”.

Related Policies & Studies

Official Community Plan / Hamilton Area Plan

The Official Community Plan (OCP) designates the subject site as “Neighbourhood Residential (NRES)” and the Hamilton Area Plan designates the site as “Neighbourhood Residential (Townhouse 0.75 FAR)” which allows for three-storey, ground-oriented townhouses (Attachment 4).

The applicant is also required ensure that the engineering and servicing provisions in the “Construction, Phasing and Interim Design Measures” in Appendix 1 of the Hamilton Area Plan are addressed in the Development Permit and Servicing Agreement. These measures include the applicant’s engineers addressing the mitigation of pre-loading, grade changes and perimeter drainage onto adjacent properties and City roads.

In summary, the development proposal is consistent with the OCP and Hamilton Area Plan.

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 received no inquiries from the public about the rezoning application in response to the placement of the rezoning sign on the property.

In Fall 2016, the applicant forwarded a preliminary plan with the proposed 25-unit townhouse project and McLean Avenue cul-de-sac to the Bethany Baptist Church located on the south side of this road. In response, the church provided a letter stating that they were supportive of the general form of the development and the configuration of McLean Avenue (Attachment 5).

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

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

Approval from the Ministry of Transportation and Infrastructure will be required prior to Council consideration of adoption of the zoning amendment bylaw.

Analysis

Built Form and Architectural Character

The proposed development includes 25 townhouse units (Attachment 2) with the following elements:

- The project's six (6) buildings are comprised of four (4) different neo-traditional buildings types designed to provide architectural variation and the shape of the site.
- The project continues a similar townhouse streetscape along Westminster Highway as found in the adjacent townhouse complex to the north.
- Units will have an average floor area of approximately of 111 m² (1,191 ft²).
- The typical building height is three (3) storeys with a maximum building height of 10.5 m (34.5 ft.) above finished grade, consistent with the RTH1 zone.
- The driveway leading from McLean Avenue branches into two (2) short, north-south driveways.
- The proposed project will feature a 4.5 m (14.8 ft.) rear yard setback to the proposed single family residential lot to the east (designated for future townhouse development), and 3.0 m (9.8 ft.) side yard setback to the existing townhouse complex to the north of the

development. This complex is separated from the proposed development with an existing 2.0 m (6.6 m) solid wood fence, and a dense Laurel hedge and deciduous trees to be planted adjacent to the fence.

- Setbacks to Westminster Highway will be 6.0 m (19.7 ft.) and setbacks to McLean Avenue will be 4.5 m (14.8 ft.) in most places with small portions of two-units requiring a setback variance to 4.0 m (13.1 ft.).
- There will be 13 units with side-by-side double garages and 12 units with tandem double garages providing for more unit choice and variation in building form. This arrangement with 44% of the parking spaces in a tandem arrangement is consistent with the maximum 50% tandem parking space Richmond Zoning Bylaw 8500 as discussed below.

At Development Permit stage, design elements to be reviewed include:

- Adding further small-scale articulation and architectural detailing of the townhouse buildings, particularly those facing onto the public realm.
- Refining the landscape plans, particularly for the playground, large trellis structure near the driveway entrance, and to provide a robust landscape buffer to the existing townhouse complex to the north.

Existing Legal Encumbrances

There is an existing City covenant (LTO No. BA281939) registered on the Title of 22720 Westminster Highway, registered in 2006 as condition of a demolition permit, that restricts use of the lot to one (1) single family dwelling which will be required to be discharged.

Subdivision

As noted above, there will be a re-subdivision of the two (2) existing lots within the site for the proposed townhouse development site on Parcel A on the western portion of the site and Parcel B for the existing single-family home on the eastern portion of the site. The applicant has also prepared a concept plan for a possible future townhouse development on the proposed Parcel B.

Prior to adoption of Bylaw 9714, registration of a legal agreement on title prohibiting re-subdivision of the proposed Parcel B will be required.

Transportation and Site Access

Vehicle and Pedestrian Access

As noted above, vehicle and pedestrian access to the townhouse project (Parcel A) will be provided by single driveway from the cul-de-sac at the end of McLean Avenue. There will also be an adjacent driveway to the existing single family dwelling that will remain on the proposed Parcel B to the east.

A Statutory-Right-of-Way (SRW) will be registered on Title of both Parcels A and B to secure public access portions over both lot's driveways (Attachment 7) to assist in providing loading truck, fire truck, garbage and recycling vehicle turning in the Mclean Avenue cul-de-sac.

Parking

The subject townhouse development complies with the parking requirements of Zoning Bylaw 8500. There are a total of 50 resident parking spaces in double garages within each of the 25 townhouse units and 5 surface visitor parking spaces. Of the resident spaces, 24 spaces (44%) are in 12 tandem garages and 26 spaces are within 13 side-by-side garages.

LEED / Energy Efficiency and Renewable Energy Development

As required by the Hamilton Area Plan, the developer has agreed to ensure that the project has been designed to achieve a Canadian Green Building Council LEED Silver rating. This will require review by a LEED certified consultant which confirms that buildings have been designed at Development Permit and constructed at Building Permit to achieve the required LEED certification or equivalent.

The LEED Silver assessment will include a review of the City-wide townhouse energy efficiency requirements. These requirements include registration of a legal agreement on Title, identifying that the proposed development will be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency, or design and build each proposed townhouse unit so that it meets the Energy Star for New Homes Standard. The agreement will also provide that the requirements of the *BC Solar Hot Water Ready Regulation* are to be incorporated in the building.

The applicant will register an electric vehicle parking covenant on Title requiring that 100% of resident parking spaces will be equipped with 120V electric plug-ins for electric vehicle charging equipment.

Tree Retention and Replacement

The applicant has submitted a certified Arborist's Report and tree survey (Attachment 6) 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 13 trees located on the development site to be removed and replaced. This tree removal is required due to the poor condition of some of the existing trees and due to pre-loading and fill required for construction of the development with the existing peat soil conditions.

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

- The 13 on-site trees within the development site.
- A total of at least 26 replacement trees are required at a 2:1 ratio for the 13 trees to be removed.

On-Site Tree Replacement

The preliminary landscape plans include 56 trees on the development site in excess of the minimum 26 replacement trees required. Replacement tree species and sizes are to be confirmed and included within the Development Permit landscape plans.

Off-Site Tree Compensation

City Parks staff reviewed one (1) off-site tree within the Westminster Highway road allowance proposed to be removed to accommodate new road frontage works.

The applicant will make a contribution of \$1,300 to the City Tree Compensation Fund for removal one (1) tree within the Westminster Highway road allowance required for road frontage works.

Riparian Management Area

The existing vegetated area within the Queen Canal Riparian Management Area (RMA) extends 15 m (49 ft.) back from the top of bank of the watercourse into the rear portion of the existing single-family home site on proposed Parcel B. While no change to dwelling or yard on proposed Parcel B is envisioned, the applicant has agreed to register a legal agreement on Parcel B that requires preparation of a report by qualified environment professional with specifications to remove invasive species and plant native species within the existing vegetated area within the RMA. The agreement will require that the applicant provide a security to ensure that this work is completed.

Variance Requested

The proposed development will require a minor variance to exterior side yard setback to McLean Avenue from 4.5m (15.9 ft.) to 4.0 m (13.1 ft.) for small portions of two (2) buildings to be considered through the forthcoming Development Permit application. This variance is supported by staff as it facilitates road dedication for the construction of a cul-de-sac to allow for improved vehicle turning movements on this existing dead-end street.

Hamilton Area Plan Amenity Contributions

This Hamilton Area Plan requires amenity contributions of \$70.50 per square meter (\$6.55 per square foot) for townhouse developments. The developer will provide \$201,786 to be contributed to the City's Hamilton Area Plan Amenity Reserve Fund.

Affordable Housing Strategy

The City's Affordable Housing Strategy is applicable to this development which requires a contribution of \$4.00 per buildable square foot or \$123,228 to the City's Affordable Housing Fund.

In response to previous discussions and the Council referral from the April 10, 2017 Council meeting, *"That staff develop a policy on market rental suites and secondary suites in multi-family developments and report back"*, staff asked the applicant consider providing secondary suites. The applicant has declined to provide secondary suites within the townhouse units due to site constraints and the high Flood Construction Level (FCL) of 3.5 m in Hamilton that precludes including habitable space on the ground level of this development.

Accessible and Convertible Housing

The applicant has agreed to register a legal agreement on title ensuring that two (2) of the units are designed and built as accessible convertible housing with construction specifications to readily allow the units to be converted into fully accessible units in the future should an owner

elect to do so. These units will include framing to allow for a lift to be installed, wider doorways and corridors, an accessible washroom and kitchen, and other measures to allow for ease of conversion.

Public Art Program

The City's Public Art Program is applicable to this application. The applicant has agreed to make a voluntary contribution of \$0.83 per buildable square foot or \$25,570 to the City's Public Art Program.

Amenity Space

The applicant has opted to provide a \$31,000 contribution to the City under *Cash In Lieu of Indoor Amenity Space Policy 5041*.

The project will include 151 m² (1,622 ft²) of common outdoor amenity area located near the centre of the development site. The proposed amenity areas are consistent with the requirements of the OCP.

Main features of the central amenity area include:

- Large play area with play equipment.
- Large open air seating areas.
- Walking pathways built of permeable concrete.

Each unit is also provided with private outdoor space with both balconies and yards meeting the OCP guidelines and each having at least an area of 30 m² (323 ft²).

Site Servicing and Frontage Improvements

The applicant will be undertaking works under a Servicing Agreement for the development as provided in the Rezoning Considerations (Attachment 7), including but not limited to the following elements.

- *Westminster Highway Frontage Improvements*
There will be road dedication along 40 m (131 ft.) of the site' road frontage to allow construction of a 1.5 m (4.9 ft.) wide concrete sidewalk, boulevard with grass and street trees, and installation of street lights.
- *McLean Ave Frontage Improvements*
There will be road dedication taken from the property's frontage to accommodate construction of a cul-de-sac, pavement widening, a concrete sidewalk, boulevard with grass and street trees, and installation of street lights.
- *Water Servicing*
The applicant is required to remove and replace the existing watermain along McLean Avenue and install a fire hydrant.

- *Storm Sewer Works*

The applicant will be required to remove the existing storm drainage lift station within Westminster Highway and re-construct it with an SRW to be registered on Title on the northwest corner of the townhouse development site.

- *Sanitary Sewer Works*

The applicant will install a new sanitary main along McLean Avenue and Westminster Highway.

Financial Impact or Economic Impact

There is no significant operating budget impact anticipated for the ongoing maintenance of City infrastructure associated with this development.

Conclusion

As envisioned by the Hamilton Area Plan, the proposed 25-unit townhouse development provides a transition between existing single-family subdivisions to the west and proposed apartment and senior's housing developments to northeast along the Gilley Road High Street recently considered by Planning Committee.

Thus, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9714, be introduced and given first reading.



Mark McMullen
Senior Coordinator - Major Projects
(604-276-4173)

MM:rg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Hamilton Area Plan Land Use Map

Attachment 5: Letter from Bethany Baptist Church dated September 23, 2016

Attachment 6: Tree Survey

Attachment 7: Rezoning Considerations



City of
Richmond

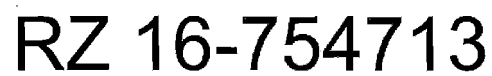
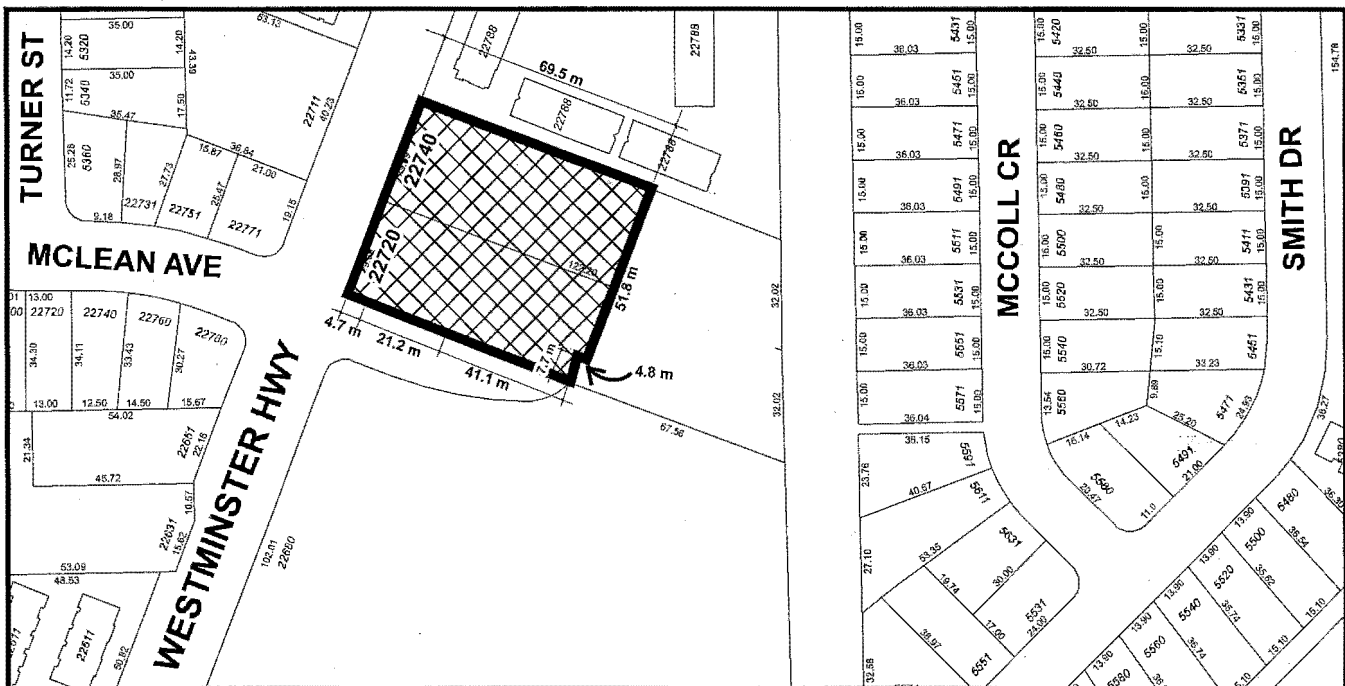


RZ 16-754713

Original Date: 01/11/17

Revision Date: 04/10/17

Note: Dimensions are in METRES



Note: Dimensions are in METRES

WESTMINSTER AND MCLEAN TOWNHOMES

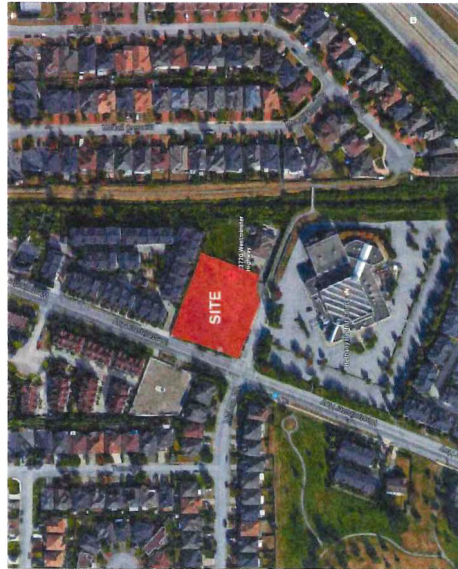
22720 AND 22740 WESTMINSTER HIGHWAY
RICHMOND BC

RE-ISSUED FOR REZONING APRIL 4, 2017

EXISTING LEGAL ADDRESS: LOTS 15 AND 16, BLOCK 4
NORTH, RANGE 4 WEST, N.W.D. PLAN 33645
PID: 003-486-206 AND 004-344-201

EXISTING ZONING: RS1/F
PROPOSED ZONING: RTH-1

OCP DESIGNATION: NEIGHBORHOOD
RESIDENTIAL (TOWNHOUSE 0.75 FAR)
HAMILTON AREA PLAN, LOWER WESTMINSTER
SUB-PLAN



1 CONTEXT MAP
/ NTS

ARCHITECTURAL DRAWING LIST

PAGE #	DRAWING TITLE	SCALE	ISSUE DATE
A0-00	COVERSHEET, SITE KEY PLAN	AS NOTED	4/4/2017
A0-01	SURVEY	AS NOTED	4/4/2017
A0-02	SITE CONTEXT PLAN	AS NOTED	4/4/2017
A1-00	SITE PLAN, DEVELOPMENT SUMMARY	1/16" = 1'-0"	4/4/2017
A2-00	BUILDING 1 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-01	BUILDING 2 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-02	BUILDING 3 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-03	BUILDING 4 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-04	BUILDING 5 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-05	BUILDING 6 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A3-00	UNIT A&I PLANS	1/4" = 1'-0"	4/4/2017
A3-01	UNIT B&B3 PLANS	1/4" = 1'-0"	4/4/2017
A3-02	UNIT C1 PLANS	1/4" = 1'-0"	4/4/2017
A3-03	UNIT C2 PLANS	1/4" = 1'-0"	4/4/2017
A3-04	UNIT D01 PLANS	1/4" = 1'-0"	4/4/2017
A3-05	UNIT D02 PLANS	1/4" = 1'-0"	4/4/2017
A3-06	UNIT D03 PLANS	1/4" = 1'-0"	4/4/2017
A3-07	ELEVATION CONCEPT (BUILDING 2)	1/4" = 1'-0"	4/4/2017
A4-00	COLOR AND MATERIAL CONCEPT	N.T.S.	4/4/2017

LANDSCAPE DRAWING LIST

PAGE #	DRAWING TITLE	SCALE	ISSUE DATE
L1	LANDSCAPE PLAN	3/32" = 1'-0"	4/4/2017
L2	SIURUB PLAN	3/32" = 1'-0"	4/4/2017
L3	LANDSCAPE DETAILS	AS NOTED	4/4/2017
L4	LANDSCAPE SPECIFICATIONS	NTS	4/4/2017

CIVIL DRAWING LIST

PAGE #	DRAWING TITLE	SCALE	ISSUE DATE
	FUNCTIONAL ROAD PLAN	1/200	1/22/2018

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1. 1/4" = 1'-0"
2. 1/8" = 1'-0"
3. 1/16" = 1'-0"
4. 1/32" = 1'-0"

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ARCHITECTURE

200 - 311 COLUMBIA STREET
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T: 778-772-4034
www.engagearchitecture.ca

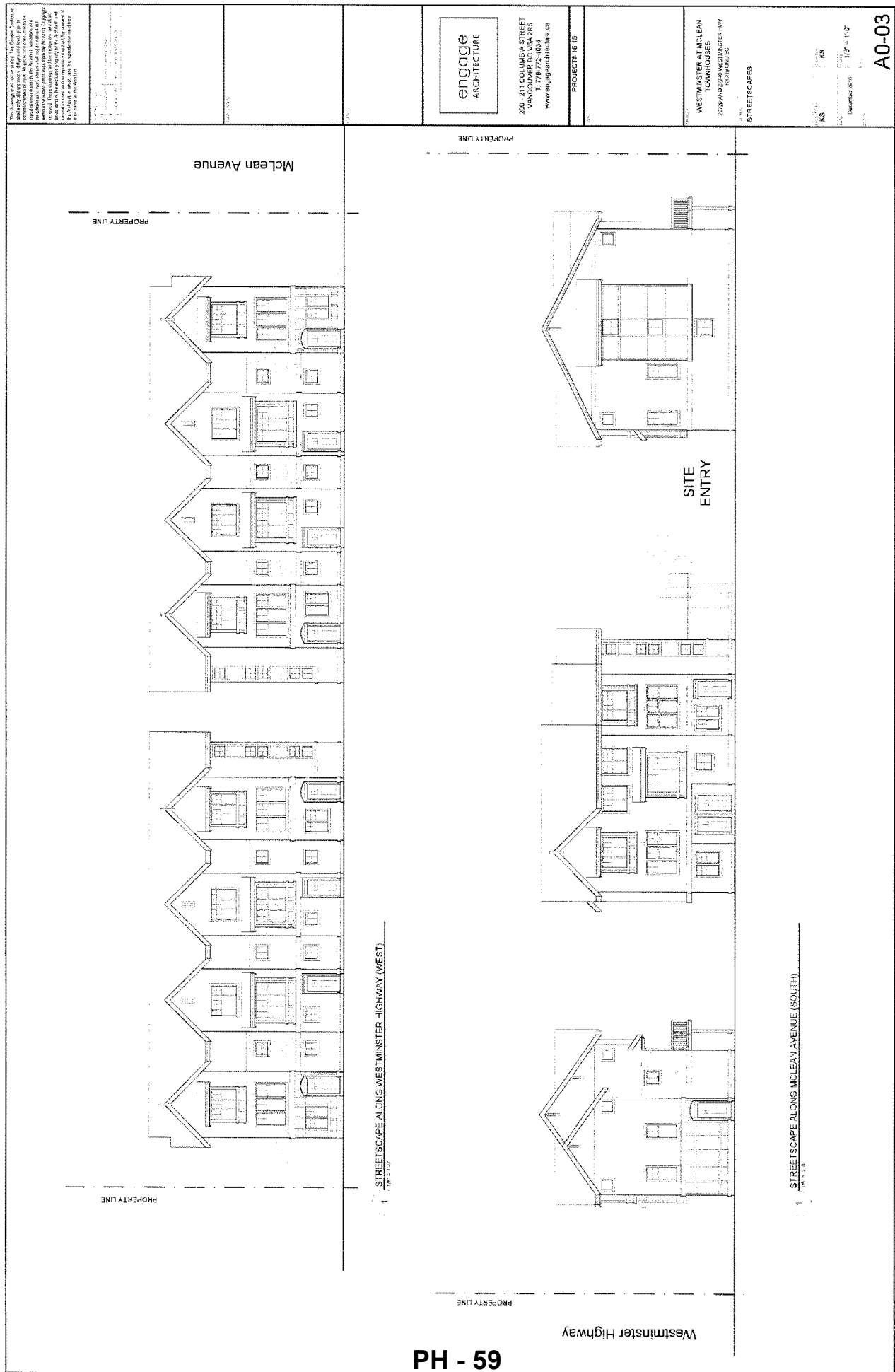
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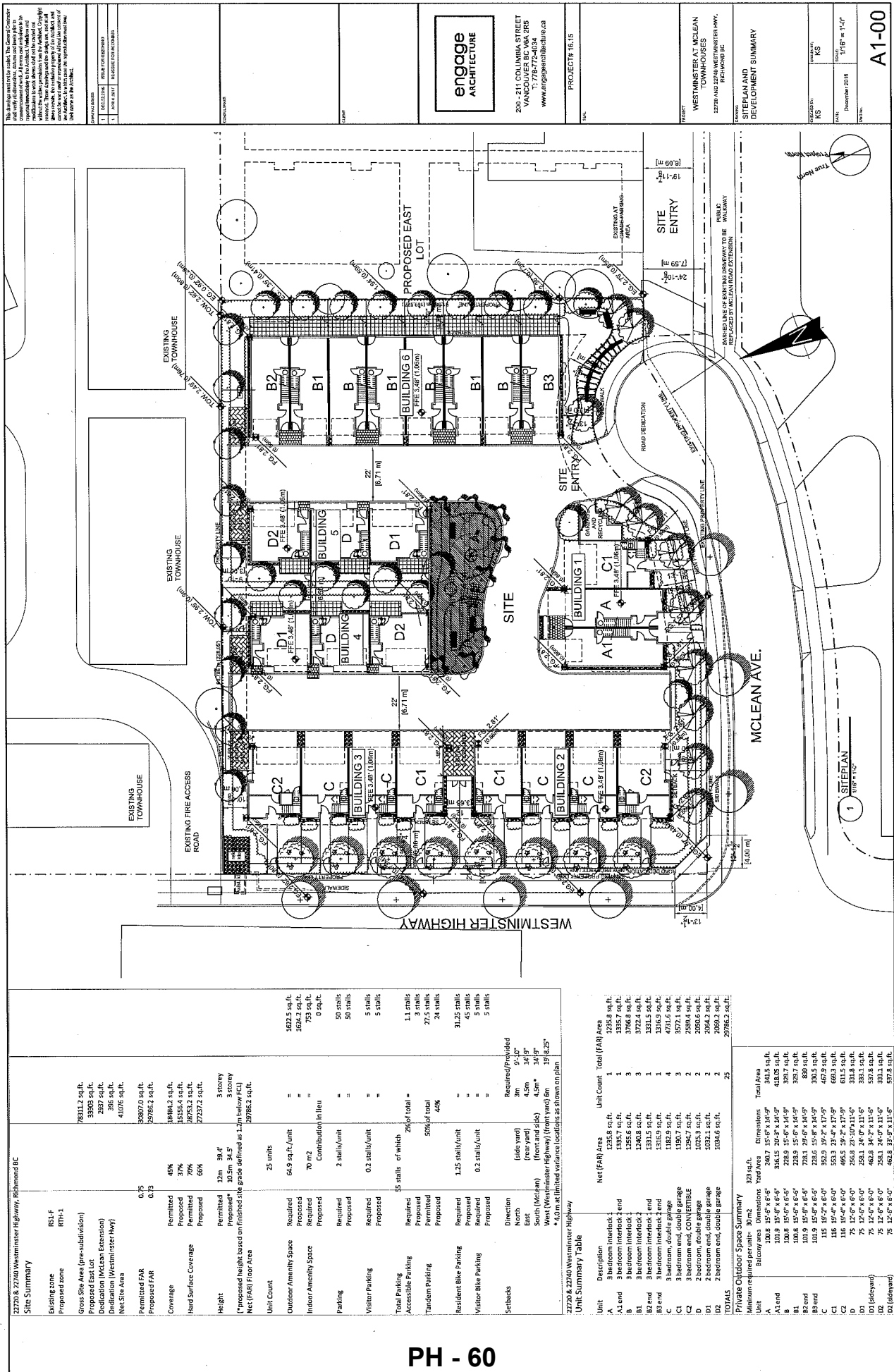
WESTMINSTER AT MCLEAN
TOWNHOMES
22720 AND 22740 WESTMINSTER HWY
RICHMOND BC
COVERSHEET

KS KS
AS NOTED
October 2016

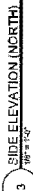
A0-00







A4-01



Customer: Mr. and Mrs. J. Smith, 1234 Main Street, Vancouver, BC V6X 1A1
 Project: 1234 Main Street, Vancouver, BC V6X 1A1
 Date: 12/12/2022



2200 - 20 Lorne Avenue
 West Vancouver, British Columbia
 V8M 3T1
 Tel: 604.553.0544
 Fax: 604.553.0545
 Email: info@m2a.com



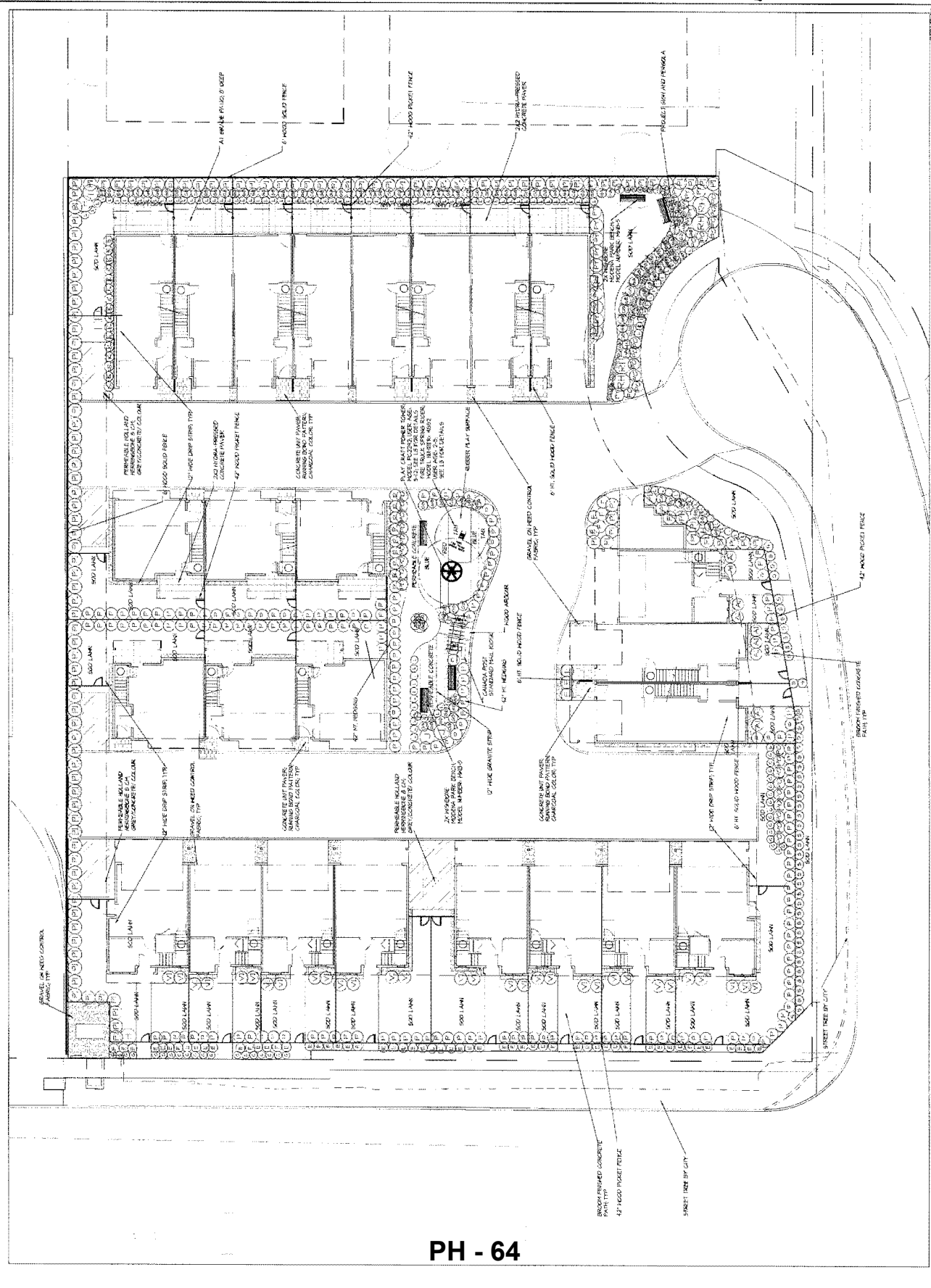
1. 1/4" = 1'-0"	2. 1/2" = 1'-0"	3. 3/4" = 1'-0"	4. 1" = 1'-0"	5. 1 1/4" = 1'-0"	6. 1 1/2" = 1'-0"	7. 1 3/4" = 1'-0"	8. 2" = 1'-0"	9. 2 1/4" = 1'-0"	10. 2 1/2" = 1'-0"	11. 2 3/4" = 1'-0"	12. 3" = 1'-0"	13. 3 1/4" = 1'-0"	14. 3 1/2" = 1'-0"	15. 3 3/4" = 1'-0"	16. 4" = 1'-0"	17. 4 1/4" = 1'-0"	18. 4 1/2" = 1'-0"	19. 4 3/4" = 1'-0"	20. 5" = 1'-0"	21. 5 1/4" = 1'-0"	22. 5 1/2" = 1'-0"	23. 5 3/4" = 1'-0"	24. 6" = 1'-0"	25. 6 1/4" = 1'-0"	26. 6 1/2" = 1'-0"	27. 6 3/4" = 1'-0"	28. 7" = 1'-0"	29. 7 1/4" = 1'-0"	30. 7 1/2" = 1'-0"	31. 7 3/4" = 1'-0"	32. 8" = 1'-0"	33. 8 1/4" = 1'-0"	34. 8 1/2" = 1'-0"	35. 8 3/4" = 1'-0"	36. 9" = 1'-0"	37. 9 1/4" = 1'-0"	38. 9 1/2" = 1'-0"	39. 9 3/4" = 1'-0"	40. 10" = 1'-0"	41. 10 1/4" = 1'-0"	42. 10 1/2" = 1'-0"	43. 10 3/4" = 1'-0"	44. 11" = 1'-0"	45. 11 1/4" = 1'-0"	46. 11 1/2" = 1'-0"	47. 11 3/4" = 1'-0"	48. 12" = 1'-0"	49. 12 1/4" = 1'-0"	50. 12 1/2" = 1'-0"	51. 12 3/4" = 1'-0"	52. 13" = 1'-0"	53. 13 1/4" = 1'-0"	54. 13 1/2" = 1'-0"	55. 13 3/4" = 1'-0"	56. 14" = 1'-0"	57. 14 1/4" = 1'-0"	58. 14 1/2" = 1'-0"	59. 14 3/4" = 1'-0"	60. 15" = 1'-0"	61. 15 1/4" = 1'-0"	62. 15 1/2" = 1'-0"	63. 15 3/4" = 1'-0"	64. 16" = 1'-0"	65. 16 1/4" = 1'-0"	66. 16 1/2" = 1'-0"	67. 16 3/4" = 1'-0"	68. 17" = 1'-0"	69. 17 1/4" = 1'-0"	70. 17 1/2" = 1'-0"	71. 17 3/4" = 1'-0"	72. 18" = 1'-0"	73. 18 1/4" = 1'-0"	74. 18 1/2" = 1'-0"	75. 18 3/4" = 1'-0"	76. 19" = 1'-0"	77. 19 1/4" = 1'-0"	78. 19 1/2" = 1'-0"	79. 19 3/4" = 1'-0"	80. 20" = 1'-0"	81. 20 1/4" = 1'-0"	82. 20 1/2" = 1'-0"	83. 20 3/4" = 1'-0"	84. 21" = 1'-0"	85. 21 1/4" = 1'-0"	86. 21 1/2" = 1'-0"	87. 21 3/4" = 1'-0"	88. 22" = 1'-0"	89. 22 1/4" = 1'-0"	90. 22 1/2" = 1'-0"	91. 22 3/4" = 1'-0"	92. 23" = 1'-0"	93. 23 1/4" = 1'-0"	94. 23 1/2" = 1'-0"	95. 23 3/4" = 1'-0"	96. 24" = 1'-0"	97. 24 1/4" = 1'-0"	98. 24 1/2" = 1'-0"	99. 24 3/4" = 1'-0"	100. 25" = 1'-0"	101. 25 1/4" = 1'-0"	102. 25 1/2" = 1'-0"	103. 25 3/4" = 1'-0"	104. 26" = 1'-0"	105. 26 1/4" = 1'-0"	106. 26 1/2" = 1'-0"	107. 26 3/4" = 1'-0"	108. 27" = 1'-0"	109. 27 1/4" = 1'-0"	110. 27 1/2" = 1'-0"	111. 27 3/4" = 1'-0"	112. 28" = 1'-0"	113. 28 1/4" = 1'-0"	114. 28 1/2" = 1'-0"	115. 28 3/4" = 1'-0"	116. 29" = 1'-0"	117. 29 1/4" = 1'-0"	118. 29 1/2" = 1'-0"	119. 29 3/4" = 1'-0"	120. 30" = 1'-0"	121. 30 1/4" = 1'-0"	122. 30 1/2" = 1'-0"	123. 30 3/4" = 1'-0"	124. 31" = 1'-0"	125. 31 1/4" = 1'-0"	126. 31 1/2" = 1'-0"	127. 31 3/4" = 1'-0"	128. 32" = 1'-0"	129. 32 1/4" = 1'-0"	130. 32 1/2" = 1'-0"	131. 32 3/4" = 1'-0"	132. 33" = 1'-0"	133. 33 1/4" = 1'-0"	134. 33 1/2" = 1'-0"	135. 33 3/4" = 1'-0"	136. 34" = 1'-0"	137. 34 1/4" = 1'-0"	138. 34 1/2" = 1'-0"	139. 34 3/4" = 1'-0"	140. 35" = 1'-0"	141. 35 1/4" = 1'-0"	142. 35 1/2" = 1'-0"	143. 35 3/4" = 1'-0"	144. 36" = 1'-0"	145. 36 1/4" = 1'-0"	146. 36 1/2" = 1'-0"	147. 36 3/4" = 1'-0"	148. 37" = 1'-0"	149. 37 1/4" = 1'-0"	150. 37 1/2" = 1'-0"	151. 37 3/4" = 1'-0"	152. 38" = 1'-0"	153. 38 1/4" = 1'-0"	154. 38 1/2" = 1'-0"	155. 38 3/4" = 1'-0"	156. 39" = 1'-0"	157. 39 1/4" = 1'-0"	158. 39 1/2" = 1'-0"	159. 39 3/4" = 1'-0"	160. 40" = 1'-0"	161. 40 1/4" = 1'-0"	162. 40 1/2" = 1'-0"	163. 40 3/4" = 1'-0"	164. 41" = 1'-0"	165. 41 1/4" = 1'-0"	166. 41 1/2" = 1'-0"	167. 41 3/4" = 1'-0"	168. 42" = 1'-0"	169. 42 1/4" = 1'-0"	170. 42 1/2" = 1'-0"	171. 42 3/4" = 1'-0"	172. 43" = 1'-0"	173. 43 1/4" = 1'-0"	174. 43 1/2" = 1'-0"	175. 43 3/4" = 1'-0"	176. 44" = 1'-0"	177. 44 1/4" = 1'-0"	178. 44 1/2" = 1'-0"	179. 44 3/4" = 1'-0"	180. 45" = 1'-0"	181. 45 1/4" = 1'-0"	182. 45 1/2" = 1'-0"	183. 45 3/4" = 1'-0"	184. 46" = 1'-0"	185. 46 1/4" = 1'-0"	186. 46 1/2" = 1'-0"	187. 46 3/4" = 1'-0"	188. 47" = 1'-0"	189. 47 1/4" = 1'-0"	190. 47 1/2" = 1'-0"	191. 47 3/4" = 1'-0"	192. 48" = 1'-0"	193. 48 1/4" = 1'-0"	194. 48 1/2" = 1'-0"	195. 48 3/4" = 1'-0"	196. 49" = 1'-0"	197. 49 1/4" = 1'-0"	198. 49 1/2" = 1'-0"	199. 49 3/4" = 1'-0"	200. 50" = 1'-0"	201. 50 1/4" = 1'-0"	202. 50 1/2" = 1'-0"	203. 50 3/4" = 1'-0"	204. 51" = 1'-0"	205. 51 1/4" = 1'-0"	206. 51 1/2" = 1'-0"	207. 51 3/4" = 1'-0"	208. 52" = 1'-0"	209. 52 1/4" = 1'-0"	210. 52 1/2" = 1'-0"	211. 52 3/4" = 1'-0"	212. 53" = 1'-0"	213. 53 1/4" = 1'-0"	214. 53 1/2" = 1'-0"	215. 53 3/4" = 1'-0"	216. 54" = 1'-0"	217. 54 1/4" = 1'-0"	218. 54 1/2" = 1'-0"	219. 54 3/4" = 1'-0"	220. 55" = 1'-0"	221. 55 1/4" = 1'-0"	222. 55 1/2" = 1'-0"	223. 55 3/4" = 1'-0"	224. 56" = 1'-0"	225. 56 1/4" = 1'-0"	226. 56 1/2" = 1'-0"	227. 56 3/4" = 1'-0"	228. 57" = 1'-0"	229. 57 1/4" = 1'-0"	230. 57 1/2" = 1'-0"	231. 57 3/4" = 1'-0"	232. 58" = 1'-0"	233. 58 1/4" = 1'-0"	234. 58 1/2" = 1'-0"	235. 58 3/4" = 1'-0"	236. 59" = 1'-0"	237. 59 1/4" = 1'-0"	238. 59 1/2" = 1'-0"	239. 59 3/4" = 1'-0"	240. 60" = 1'-0"	241. 60 1/4" = 1'-0"	242. 60 1/2" = 1'-0"	243. 60 3/4" = 1'-0"	244. 61" = 1'-0"	245. 61 1/4" = 1'-0"	246. 61 1/2" = 1'-0"	247. 61 3/4" = 1'-0"	248. 62" = 1'-0"	249. 62 1/4" = 1'-0"	250. 62 1/2" = 1'-0"	251. 62 3/4" = 1'-0"	252. 63" = 1'-0"	253. 63 1/4" = 1'-0"	254. 63 1/2" = 1'-0"	255. 63 3/4" = 1'-0"	256. 64" = 1'-0"	257. 64 1/4" = 1'-0"	258. 64 1/2" = 1'-0"	259. 64 3/4" = 1'-0"	260. 65" = 1'-0"	261. 65 1/4" = 1'-0"	262. 65 1/2" = 1'-0"	263. 65 3/4" = 1'-0"	264. 66" = 1'-0"	265. 66 1/4" = 1'-0"	266. 66 1/2" = 1'-0"	267. 66 3/4" = 1'-0"	268. 67" = 1'-0"	269. 67 1/4" = 1'-0"	270. 67 1/2" = 1'-0"	271. 67 3/4" = 1'-0"	272. 68" = 1'-0"	273. 68 1/4" = 1'-0"	274. 68 1/2" = 1'-0"	275. 68 3/4" = 1'-0"	276. 69" = 1'-0"	277. 69 1/4" = 1'-0"	278. 69 1/2" = 1'-0"	279. 69 3/4" = 1'-0"	280. 70" = 1'-0"	281. 70 1/4" = 1'-0"	282. 70 1/2" = 1'-0"	283. 70 3/4" = 1'-0"	284. 71" = 1'-0"	285. 71 1/4" = 1'-0"	286. 71 1/2" = 1'-0"	287. 71 3/4" = 1'-0"	288. 72" = 1'-0"	289. 72 1/4" = 1'-0"	290. 72 1/2" = 1'-0"	291. 72 3/4" = 1'-0"	292. 73" = 1'-0"	293. 73 1/4" = 1'-0"	294. 73 1/2" = 1'-0"	295. 73 3/4" = 1'-0"	296. 74" = 1'-0"	297. 74 1/4" = 1'-0"	298. 74 1/2" = 1'-0"	299. 74 3/4" = 1'-0"	300. 75" = 1'-0"	301. 75 1/4" = 1'-0"	302. 75 1/2" = 1'-0"	303. 75 3/4" = 1'-0"	304. 76" = 1'-0"	305. 76 1/4" = 1'-0"	306. 76 1/2" = 1'-0"	307. 76 3/4" = 1'-0"	308. 77" = 1'-0"	309. 77 1/4" = 1'-0"	310. 77 1/2" = 1'-0"	311. 77 3/4" = 1'-0"	312. 78" = 1'-0"	313. 78 1/4" = 1'-0"	314. 78 1/2" = 1'-0"	315. 78 3/4" = 1'-0"	316. 79" = 1'-0"	317. 79 1/4" = 1'-0"	318. 79 1/2" = 1'-0"	319. 79 3/4" = 1'-0"	320. 80" = 1'-0"	321. 80 1/4" = 1'-0"	322. 80 1/2" = 1'-0"	323. 80 3/4" = 1'-0"	324. 81" = 1'-0"	325. 81 1/4" = 1'-0"	326. 81 1/2" = 1'-0"	327. 81 3/4" = 1'-0"	328. 82" = 1'-0"	329. 82 1/4" = 1'-0"	330. 82 1/2" = 1'-0"	331. 82 3/4" = 1'-0"	332. 83" = 1'-0"	333. 83 1/4" = 1'-0"	334. 83 1/2" = 1'-0"	335. 83 3/4" = 1'-0"	336. 84" = 1'-0"	337. 84 1/4" = 1'-0"	338. 84 1/2" = 1'-0"	339. 84 3/4" = 1'-0"	340. 85" = 1'-0"	341. 85 1/4" = 1'-0"	342. 85 1/2" = 1'-0"	343. 85 3/4" = 1'-0"	344. 86" = 1'-0"	345. 86 1/4" = 1'-0"	346. 86 1/2" = 1'-0"	347. 86 3/4" = 1'-0"	348. 87" = 1'-0"	349. 87 1/4" = 1'-0"	350. 87 1/2" = 1'-0"	351. 87 3/4" = 1'-0"	352. 88" = 1'-0"	353. 88 1/4" = 1'-0"	354. 88 1/2" = 1'-0"	355. 88 3/4" = 1'-0"	356. 89" = 1'-0"	357. 89 1/4" = 1'-0"	358. 89 1/2" = 1'-0"	359. 89 3/4" = 1'-0"	360. 90" = 1'-0"	361. 90 1/4" = 1'-0"	362. 90 1/2" = 1'-0"	363. 90 3/4" = 1'-0"	364. 91" = 1'-0"	365. 91 1/4" = 1'-0"	366. 91 1/2" = 1'-0"	367. 91 3/4" = 1'-0"	368. 92" = 1'-0"	369. 92 1/4" = 1'-0"	370. 92 1/2" = 1'-0"	371. 92 3/4" = 1'-0"	372. 93" = 1'-0"	373. 93 1/4" = 1'-0"	374. 93 1/2" = 1'-0"	375. 93 3/4" = 1'-0"	376. 94" = 1'-0"	377. 94 1/4" = 1'-0"	378. 94 1/2" = 1'-0"	379. 94 3/4" = 1'-0"	380. 95" = 1'-0"	381. 95 1/4" = 1'-0"	382. 95 1/2" = 1'-0"	383. 95 3/4" = 1'-0"	384. 96" = 1'-0"	385. 96 1/4" = 1'-0"	386. 96 1/2" = 1'-0"	387. 96 3/4" = 1'-0"	388. 97" = 1'-0"	389. 97 1/4" = 1'-0"	390. 97 1/2" = 1'-0"	391. 97 3/4" = 1'-0"	392. 98" = 1'-0"	393. 98 1/4" = 1'-0"	394. 98 1/2" = 1'-0"	395. 98 3/4" = 1'-0"	396. 99" = 1'-0"	397. 99 1/4" = 1'-0"	398. 99 1/2" = 1'-0"	399. 99 3/4" = 1'-0"	400. 100" = 1'-0"
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PROJECT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 22720/22740 WESTMINSTER HWY
 RICHMOND, B.C.

DRAWING TITLE: SHRUB PLAN

DATE:	NOV 22	DRAWING NUMBER:	L2
SCALE:	3/8" = 1'-0"	DATE:	NOV 22
DESIGN:	AS	DATE:	NOV 22
REVISION:	NA	DATE:	NOV 22
CHECK:	NA	DATE:	NOV 22

PH - 64



[illegible]LANDSCAPE
DETAILS

DATE	6/NOV/22	DRAWING NUMBER
SCALE		
DRAWN	GA	
CHECKED	GA	
PROJECT NUMBER	15-097	OF 4

Table 1. Demographic characteristics of the study population



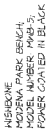
ARBOUR
L3
1/4" = 1'-0"



NOTES:

1. ALL WOOD B.I. HEMLOCK
2. STAIN TO MATCH AROUND TWO COATS PREMIUM LEATHER PROOFING STAIN
3. ALL FASTENERS HOT-DIPPED GALVANIZED
4. REFER TO LANDSCAPE PLAN FOR FENCE DETAILS

3) 42" HT. WOOD PICKET FENCE $\frac{5}{8}$ " x 1" x 0"

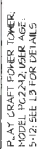


TYPICAL FIELD NOTES:

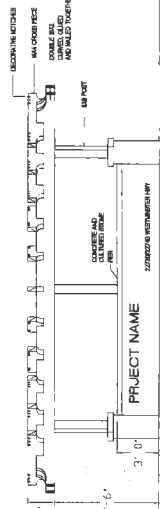
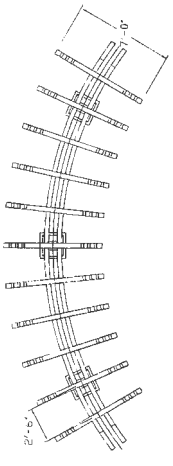
- 1 ALL HOOD P.T. MEMBER
- 2 STAIN TWO COATS EXTERIOR STAIN TO MATCH ARCHITECTURAL TRIM (COLOR TO BE PROVIDED BY OWNER)
- 3 ALL HARDWARE NOT DIPPED GALVANIZED.
- 4 ESTATE HARDWARE TO BE PROVIDED BY OWNER.

[illegible]

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



FIRE TRUCK SPRING RIDER,
MODEL NUMBER. 4002
USER AGE. 2-5;
SEE 1.3 FOR DETAILS



FACTS:

ALL WOOD HAS P.T. HEAVY. POWER TO BE FREE OF CANALS
CONT. ALL WOOD WITH A COAT OF PRESERV. W/ A HYPERFORMED WOOD STAIN
BUT AN IMPR. RESISTANCE AGAINST STAIN GREEN W/ A COMB. WITH
LANDSCAPE ARCHITECT PRIOR TO APPLICATION

PROJECT SIGN AND PERGOLA



RZ 16-754713

Attachment 3

Address: 22720 and 22740 Westminster Highway

Applicant: 1082843 BC Ltd.

Planning Area(s): Hamilton

	Existing	Proposed
Owner:	Han Su-Mei Sun & Eva Lu-Ping Sun	1082843 BC Ltd.
Site Size (m²):	7,280 m ² (Two existing single-family lots)	3,820 m ² (After subdivision off of single-family lot & road dedication)
Land Uses:	Single Family Dwelling	Townhouse Development
OCP Designation:	Residential	Residential
Area Plan Designation:	Neighbourhood Residential (Townhouse 0.75 FAR)	Neighbourhood Residential (Townhouse 0.75 FAR)
Zoning:	Single Detached (RS1/F)	High Density Townhouses (RTH1)
Number of Units:	1	25
Other Designations:	Riparian Management Area outside of site to be rezoned	Riparian Management Area outside of site to be rezoned

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75 FAR with density bonus provided	0.73 FAR	none permitted
Buildable Floor Area (m ²):*	Max. 2,862 m ² (30,807 ft ²)	Max. 2,767m ² (29,786 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 25% Total: Max. 70%	Building: Max. 37% Non-porous Surfaces: Max. 29% Total: Max. 66%	none
Lot Size:	1,800 m ²	3,820 m ²	none
Lot Dimensions (m):	Width: 40 m Depth: 30 m	Width: 55.36 m Depth: 69.44 m	none
Setbacks (m):	Front (Westminster Hwy): Min. 4.5 m Rear: Min. 4.5 m Side: Min. 2.0 m Ext Side (McLean Ave): Min. 4.5 m	Front (Westminster Hwy): Min. 6.0 m Rear: Min. 4.5 m Side: Min. 3.0 m Ext Side (McLean Ave): Min. 4.0 m	Variance from 4.5 m to 4.0 m in certain locations
Height (m):	12 m	10.5 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	50 (R) and 5 (V) per unit	50 (R) and 5 (V) per unit	none

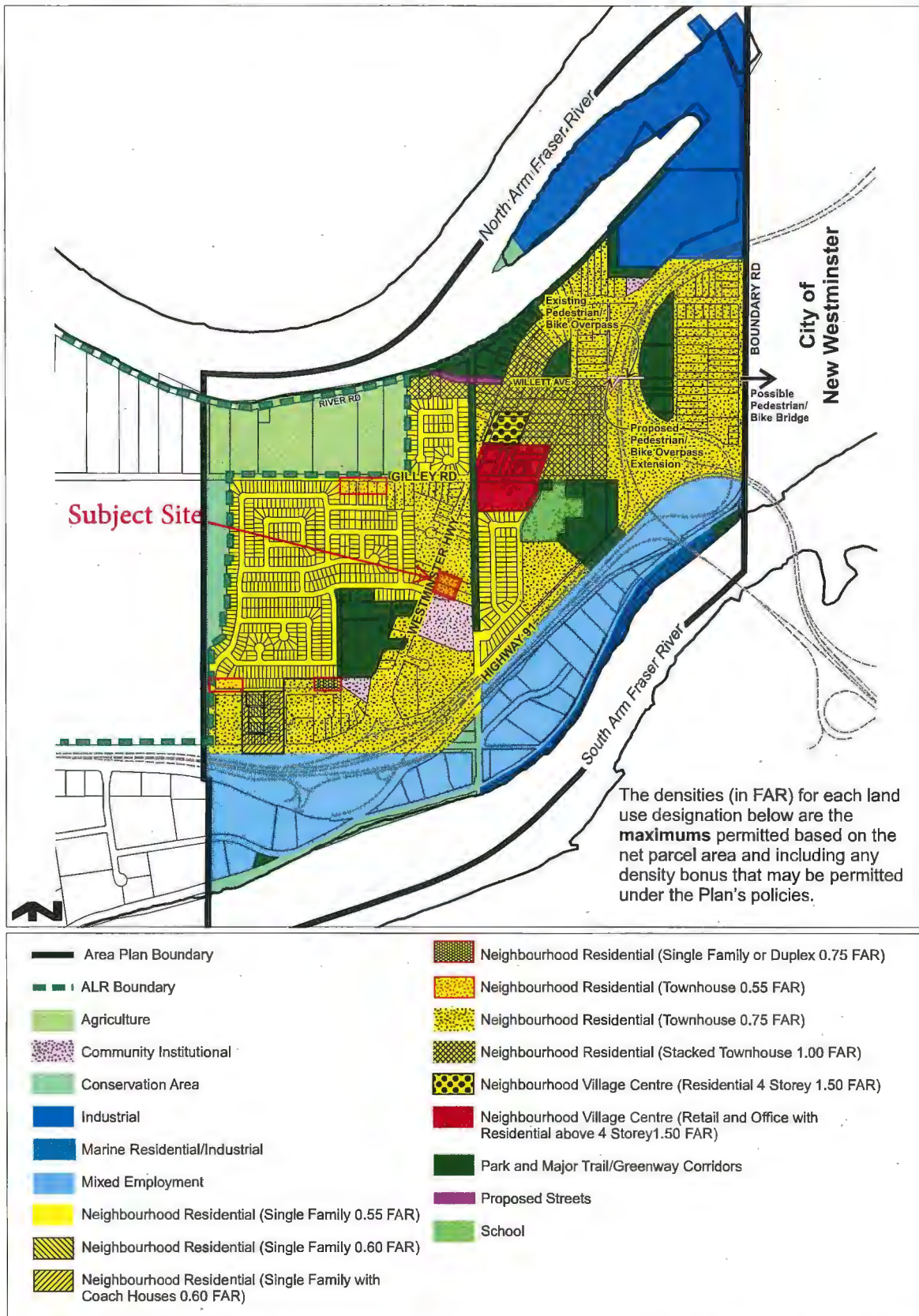
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	55	55	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	44%	none
Amenity Space – Indoor:	75 m ²	0 m ² \$31,000 provided as per Cash-Lieu Policy 5041	none
Amenity Space – Outdoor:	151 m ²	151 m ²	none

Other: Replacement trees / compensation required for loss of 13 bylaw-sized on-site trees and 1 off-site tree.

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

Hamilton Area Plan

Land Use Map



Bethany Baptist Church
22680 Westminster Hwy
Richmond, BC
V6V 1B7

September 23, 2016

Mark McMullen
Senior Planner, City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

RE: Proposed Redevelopment of 22720 and 22740 Westminister Hwy

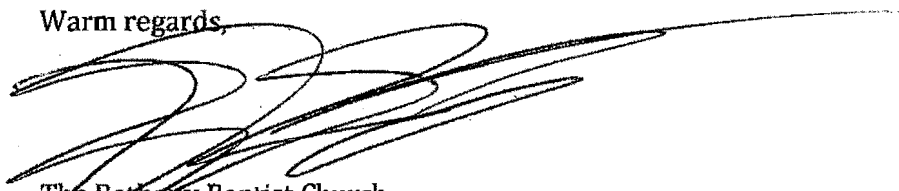
Dear Mr. McMullen:

I am writing with regards to the development site that is located on the North side of McClean Avenue to the North of the Bethany Baptist Church property. We have been in discussions with the developer about the redevelopment plans for the site and have reviewed the attached drawings showing the proposed development plans.

We have reviewed the proposed development plans and can confirm that the Church is supportive of the general form of development proposed for this site. We can also confirm that the Church has reviewed the proposed access and road configuration of McClean Avenue east of Westminister Highway, and that the proposed configuration of McClean Avenue would continue to suit the current and long term operational and transportation needs (e.g., access, services, garbage and recycling) of the Church.

Overall the Bethany Baptist Church is in support of this type of housing and feel that this development would be a positive addition to the Hamilton neighborhood.

Warm regards,



The Bethany Baptist Church
Dave Bradshan



Address: Rezoning at 22720 and 22740 Westminster Highway

File No.: RZ 16-754713

1082843 BC Ltd.

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9714, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Confirmation to the satisfaction of the City that the conditions in the Ministry of Environment (MOE) Certificate of Compliance dated November 3, 2009 and all other provisions of the *BC Contaminated Sites Regulation* have been satisfied. This approval is required prior to rezoning adoption, subdivision approval or dedication of road to the City.
3. Consolidation and re-subdivision of the existing lots into Parcel A with an approximate area of 0.382 ha. and Parcel B with an approximate area of 0.315 ha.; and road dedication of approximately 36.8 m² for road widening and a corner cut on the Westminster Highway frontage of Lot A, and approximately 272.8 m² of road dedication for road widening and a cul-de-sac on the McLean Avenue frontage of Lot A as shown on Attachment 2.
4. Submission of an on-site landscape plan for the subject project site that includes at least 26 replacement trees based on a ratio of at least 2:1 to compensate for the 13 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.
5. Contribution of \$1,300 to the City Tree Compensation Fund for removal one (1) tree within the Westminster Highway road allowance required for road frontage works.
6. Registration of a legal agreement on Lot B that requires preparation of a report by a qualified environment professional (QEP) with specifications for invasive species removal and native species replanting within the existing vegetated area within the Queen Canal Riparian Management Area (RMA) extending up to 15 m back from the top of bank within City property and Lot B in accordance with guidelines and best practices under the *Riparian Area Regulation*; and provision of a security to the City to ensure the developer's completion of this work; and release of the security when the works are confirmed by the QEP to be in good condition after a maintenance period of up to five years to the satisfaction of the City.
7. Truck Turning Areas: The granting of a 6.0 m wide statutory right-of-way over the driveways adjacent to McLean Avenue on the proposed Parcel A and Parcel B for the turning of SU9 trucks, Fire trucks, and Richmond garbage / recycling trucks as generally shown on Attachments 1 and 2 to provide for public pedestrian and vehicle access with the developer and owner being responsible for liability, construction and maintenance.
8. Storm Lift Station Kiosk: The granting of a 3.5 m by 4.5 m statutory right-of-way (SRW) on the townhouse site (Parcel B) for re-location of a City Storm Lift Station Kiosk as shown on Attachment 2 with the developer being responsible for construction and the City being responsible for on-going liability and maintenance.
9. Registration of a flood plain covenant on Parcel A and Parcel B on title identifying a minimum habitable elevation of 3.5 m GSC.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
11. City acceptance of the developer's offer to voluntarily contribute \$6.55 per square foot of the total buildable residential floor area (e.g. \$201,786) to the City's Hamilton Area Plan Amenity Reserve Fund.
12. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$123,228) to the City's affordable housing fund.
13. Registration of a legal agreement on the title of Parcel A requiring that two (2) of the townhouse units are identified and designed as "Convertible Housing" with construction specifications provided based on the guidelines within Attachment 4; all identified units must have the measures installed/built prior to the City issuing permits granting occupancy for buildings in which the units are located.

14. City acceptance of the developer's offer to voluntarily contribute \$25,570 to the City's Public Art Program based on the buildable floor area of 30,807 sq. ft. at \$0.83 per buildable square foot.
15. City's acceptance of the developer's \$31,000 contribution to the City under Cash In Lieu of Indoor Amenity Space Policy 5041 in lieu of providing a 75 m² (753 ft²) common indoor amenity building as required under the Official Community Plan.
16. Registration on Title of a covenant prohibiting re-subdivision of the proposed single-family lot (Parcel B).
17. Discharge of City Covenant (LTO No. BA281939) registered on the Title of 22720 Westminster Highway, which restricts use of the lot to one (1) single family dwelling.
18. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of a follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code.
19. Registration of a legal agreement on title of Parcel A ensuring that 100% of resident parking spaces will be equipped with 120V electric plug-ins for electric vehicle charging equipment.
20. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency; or design and build each proposed townhouse unit so that it meets the Energy Star for New Homes Standard; and that the requirements of the BC Solar Hot Water Ready Regulation be incorporated in the building design.
21. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
22. The submission and processing of a Development Permit* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement* for the design and construction of works described in Attachment 3 – Servicing Works.

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

1. Energy Efficiency: Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better); or design and build each proposed townhouse unit so that it meets the Energy Star for New Homes Standard; and that the requirements of the BC Solar Hot Water Ready Regulation are incorporated in the building design.
2. Accessible Adaptable Units: The Development Permit plans are to identify two (2) of the units as "Convertible Housing" with construction specifications to be provided based on the guidelines within Attachment 4.
3. Aging-in-Place: Incorporation "Aging-in-Place" measures for all units.

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

1. Each townhouse garage is to be equipped with a 120V electric plug-in for electric vehicle charging equipment.
2. Incorporation of the "accessible adaptable measures" for two (2) units and "aging-in-place" measures in all units the in Building Permit (BP) plans as determined via the Development Permit process.
3. 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.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street or any part thereof, additional City approvals and associated

fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

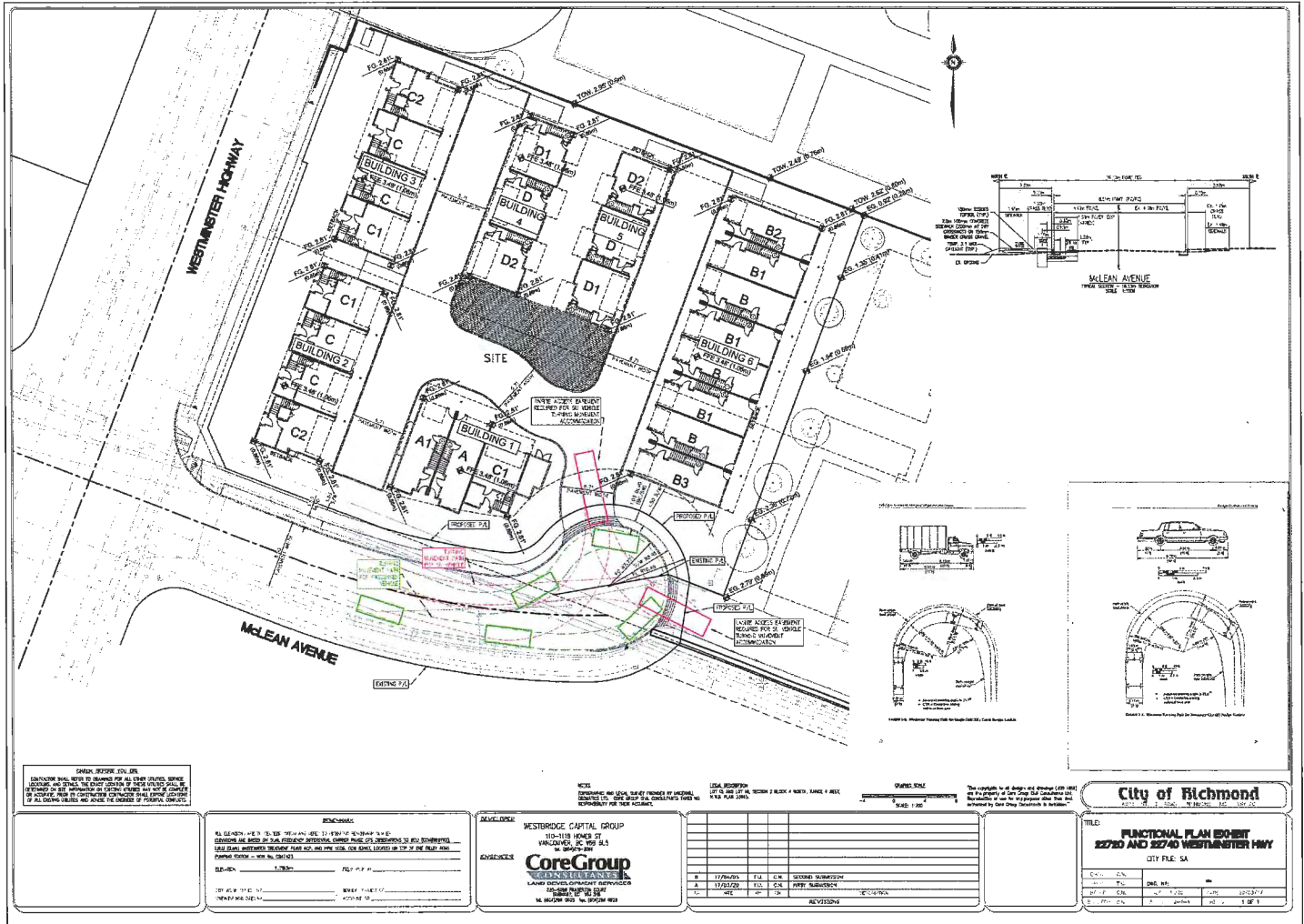
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise,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

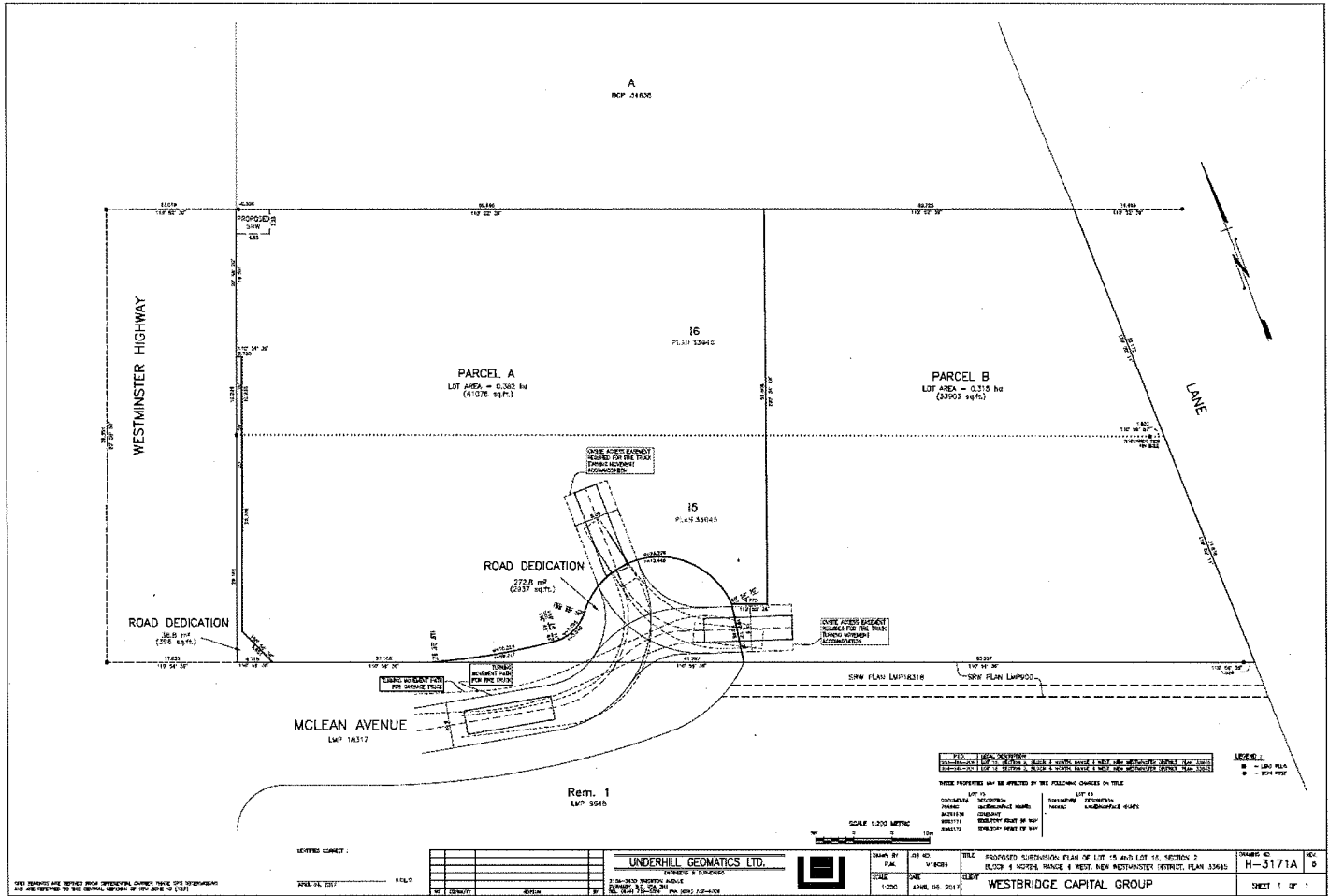
Signed _____

Date _____

Attachment 1 – Functional Road Plans



Attachment 2 – Draft Subdivision Plan With SRWs



Attachment 3 – Servicing Works

The following works must be included with the Servicing Agreement:

1. Engineering Works

The following servicing works need to be designed and constructed to the satisfaction of the City.

- **Water Works:**

- a. Using the OCP Model, there is 241.0 L/s of water available at a 20 psi residual north of the property at the Westminster Hwy frontage and 242.0 L/s south of the property at Westminster Hwy frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. At the Developer's cost, the Developer is required to:
 - 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.
 - Abandon and fill, as per MMCD specifications, the existing diagonally aligned 150mm water main along McLean Ave and remove blow offs. Note that portions of the water main may need to be removed in order to accommodate proposed sanitary and water utilities.
 - Install approximately 40 m of new 150mm water main east along McLean Ave and northeast into the proposed road dedication to facilitate servicing of the Single Family home to be retained and the townhouse development to be created. Tie-in shall be to the east end of the existing 150mm water main on McLean Ave.
 - Install a new water service connection off of existing 150mm watermain along McLean Ave, complete with meter, to service the proposed townhouse lot to the west. The meter shall be part of the onsite Mechanical design.
 - Install a new Hydrant along McLean Ave Frontage, off of the proposed 150mm watermain extension.
 - Install a new water service connection off of proposed 150mm watermain extension on McLean Ave, complete with meter, to service existing single family lot to the east.
 - Remove all existing water service connections along Westminster Hwy.
 - Wrap, as per City Specs, the watermain joints, located at the McLean Ave and Westminster Hwy intersection, to address impact of the required sanitary crossing over the existing watermain that crosses McLean Ave at the east side of Westminster Hwy.
- c. At Developer's cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

- **Storm Sewer Works:**

- a. At the Developer's cost, the Developer is required to:
 - Cut, cap, and remove all existing storm sewer service connections and inspection chambers located at the frontage along Westminster Hwy.

- Install a new Storm service connection, complete with an Inspection Chamber off of the existing 600mm storm sewer along Westminster Hwy to service the proposed townhouse lot to the west.
 - Install a new Storm service connection, complete with an Inspection Chamber off of the existing 900mm storm sewer south of the property boundary to service the existing single family lot to remain.
 - Relocate the existing Storm Lift Station kiosk currently situated at Westminster Hwy frontage to within the development's site in a 3.25m by 4.5m statutory right-of-way. Ensure the area within the statutory right-of-way is paved and fenced. The new orientation of the kiosk shall be rotated such that the control compartment is facing the west. Note that the extension of underground conduits will be required in this relocation. Please refer to the Kiosk sketches attached to this report.
 - Relocate lift station antenna so that it is situated within the ultimate boulevard.
- b. At Developer's cost, the City is to:
- Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.
- **Sanitary Sewer Works:**
 - a. At the Developer's cost, the Developer is required to:
 - Install a new 200mm sanitary main off of existing 200mm sanitary main on Westminster Hwy, to McLean Ave, then along McLean Ave to approximately the adjoining property line of the proposed lots to be created, approximately 150 m.
 - Install a new sanitary service connection, complete with Inspection Chamber, off of the proposed sanitary main along McLean Ave in order to serve the existing single family lot. The service connection may be installed directly off of the last manhole of the proposed sanitary main.
 - Install a new sanitary service connection off of the proposed sanitary main along McLean Ave in order to serve the proposed townhouse development.
 - b. At Developer's cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.
- **Frontage Improvements:**
 - a. At the Developer's cost, the Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - When relocating the existing drainage lift station kiosk.
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These shall be located onsite, as described below.

- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 2mW X 1.5m (deep)
 - Traffic signal UPS – 1mW X 1m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Remove existing rail surrounding the drainage lift station at the northwest corner of the property line. Raise grade behind existing rail to meet ultimate elevation.
- Complete other frontage improvements as per Transportation's requirements.

• **General Items:**

a. At the Developer's cost, the Developer is required to:

- Provide street lighting along the McLean Avenue and Westminster Highway frontages, with the design and location to be confirmed through the Servicing Agreement to the satisfaction of the City.
- Provide, prior to the first SA design Submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development sites and provide mitigation recommendations.
- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

2. Transportation Works

The required road works outlined below and as shown on Attachment 1 need to be designed and constructed to the satisfaction of the City:

- a. Along the entire Westminster Highway frontage, provide a new 1.5m wide treed/grassed boulevard and a 1.5m wide concrete sidewalk behind the existing curb.
- b. Along the entire McLean Avenue frontage, widen the road to provide (from south to north):
 - Maintain existing curb and gutter along the south side
 - Min. 8.5m wide driving surface
 - New 0.15m wide concrete curb and gutter
 - New 1.5m wide treed/grassed boulevard
 - New 1.5m wide concrete sidewalk

c. At the eastern end of McLean Avenue:

- Provide a vehicle turn-around facility to accommodate:
 - A regular-sized passenger vehicle so that such a vehicle can make the u-turn in one continuous movement. The minimum design radius should be 7.3m.
 - A SU-9 vehicle so that such a vehicle can complete the U-turn via a (no more than) 3-point turn.
- Vehicle turning templates for both regular-sized passenger vehicles and SU-9 vehicles be provided by the applicant to confirm the exact size of the turn-around facility.
- Around the vehicle turn-around facility, a 1.5m wide concrete sidewalk and 1.5m wide treed/grassed boulevard to be provided along the north side of McLean Avenue, tapering around the cul-de-sac at the eastern end of this road to join with the existing boulevard on the south side of McLean Avenue.

d. If necessary, modify/relocate the traffic signal and associated hardware at Westminster Highway/McLean Avenue to accommodate the road widening noted above as well as to upgrade the traffic signal hardware on all four corners of the intersection to include but not limited to: signal poles, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, video cameras, illuminated street name signs, APS (accessible pedestrian signal), and UPS (uninterrupted power supply).

3. Required Road Dedication:

Road dedication is to be provided as shown on Attachment 2 to include:

- Westminster Highway frontage: a 0.72m wide strip of land, measured from the new property line north of the McLean Avenue for a distance of 40m.
- McLean Avenue: dedication to accommodate the road widening to the back of the new 1.5m wide concrete sidewalk and boulevard as noted in items 2.b. and 2.c.
- A 4m x 4m corner cut on the northeast corner of Westminster Highway/McLean Avenue, measured from the new property lines.

Attachment 4 – Convertible Housing Guidelines

Convertible housing is housing that is designed and built to look like traditional housing but has features that are constructed or installed for easy modification and adjustment to suit the needs of an occupant with mobility challenges.

Convertible housing is limited to housing that is more than a single storey (i.e., townhouse units).

Typical convertible housing features include:

- vertical circulation such as wider staircase or the ability to install an elevator using stacked storage space;
- doors and doorways to entry, main living area, one bedroom and one washroom;
- corridor widths of hallways;
- one accessible parking space in garage and wider door to living area;
- one accessible washroom with toilet, turning diameter in kitchen;
- one window in living room and bedroom;
- outlets and switches;
- patios and/or balconies;
- wall reinforcement at top of staircase for future gate.

Initial: _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9714 (RZ 16-754713)
22720 & 22740 Westminster Highway**

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

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

“Hamilton

means the area included in the
Hamilton Area Plan.

**Hamilton Area Plan
community amenity capital
reserve**

means the statutory Capital Reserve
Fund created by Hamilton Area
Plan Community Amenity Capital
Reserve Fund Establishment Bylaw
No. 9276.”; and

- b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

“8.8.4 Permitted Density

1. The maximum **floor area ratio** is 0.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.8.4.1, in **Hamilton** the maximum **floor area ratio** for the RTH1 **zone** is 0.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to “0.6” and “0.4” are increased to a higher **density** of:
 - a) “0.75” in the RTH1 **zone**;
 - b) “0.80” in the RTH2 **zone**;
 - c) “0.85” in the RTH3 **zone**;
 - d) “0.90” in the RTH4 **zone**;if the following conditions occur:
 - e) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays

into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; and

- f) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **RTH1 zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total residential **floor area**."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**High Density Townhouses (RTH1)**":

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9714".

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9714**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

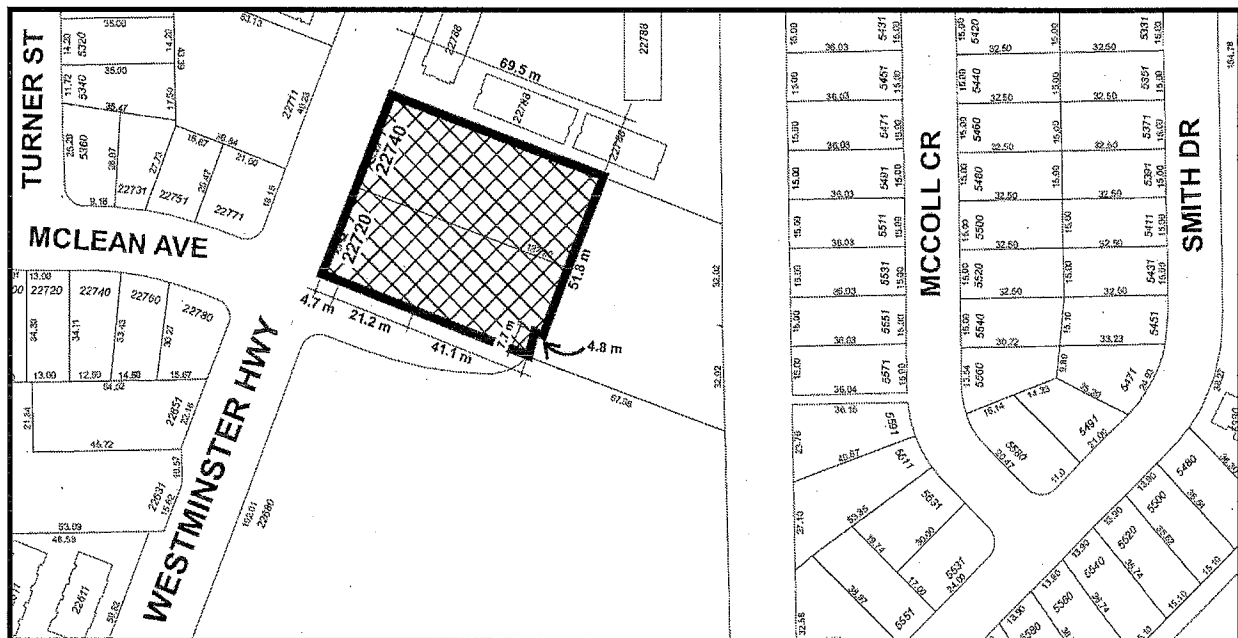
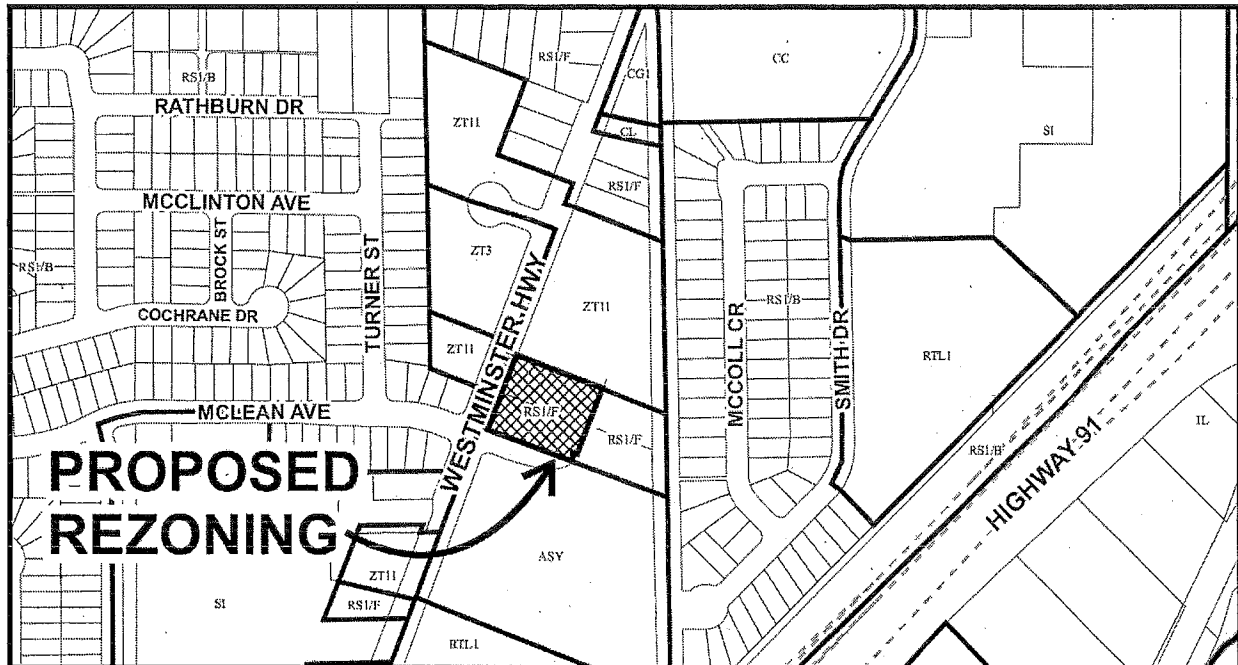
MAY 08 2017

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

MAYOR

CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9714”



RZ 16-754713

Original Date: 01/11/17

Revision Date: 04/10/17

Note: Dimensions are in METRES