

## **Public Hearing Agenda**

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

Monday, July 18, 2016 – 7 p.m.

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

## **OPENING STATEMENT**

## **Page**

1. RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100 AND RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9489

(File Ref. No. 06-2345-01; 12-8060-20-009489) (REDMS No. 4499282 v. 24; 4948983; 4958659; 4987802)

## **PH-9**

## See Page **PH-9** for full report

Location:

Several locations across the City, including:

- 1. City-owned properties that are utilized for park purposes, and are proposed to be designated as "Park", including:
  - 6062 Dyke Road (Map 1);
  - 9080 and 9100 Williams Road (Map 2); and
  - Waterfront Park at Dyke Road and Boundary Road (Map 3).
- 2. Privately-owned properties that the City wishes to acquire for park purposes, and are proposed to be designated as "Park", including:
  - 6691 Lynas Lane (Map 4); and
  - 8528 and 8560 Ash Street (Map 5).

**Applicant:** City of Richmond

**Purpose:** The purpose of the proposed amendment is to update park

related land use designations under Richmond Official Community Plan Bylaw 7100 and Richmond Official

Community Plan Bylaw 9000.

First Reading: April 25, 2016

#### **Order of Business:**

- 1. Presentation from the applicant.
- 2. Acknowledgement of written submissions received by the City Clerk since first reading.
- PH-39
- (a) Kylie He, 9131 Williams Road
- 3. Submissions from the floor.

## **Council Consideration:**

- 1. Action on third reading of Richmond Official Community Plan Bylaw 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9489.
- 2. Adoption of Richmond Official Community Plan Bylaw 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9489.
- 2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9559 (RZ 15-711639)

(File Ref. No. 12-8060-20-009559; RZ 15-711639) (REDMS No. 4982970; 714236; 5005723)

## PH-44

## See Page **PH-44** for full report

**Location:** 4800 Duncliffe Road **Applicant:** Trendsetter Homes Ltd.

**Purpose:** To rezone the subject property from "Single Detached

(RS1/E)" to "Single Detached (RS2/A)", to permit the property to be subdivided to create two (2) lots, with

driveway access from Duncliffe Road.

First Reading: June 13, 2016

## **Order of Business:**

1. Presentation from the applicant.

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

#### **Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9559.

# 3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9560 (RZ 15-700420)

(File Ref. No. 12-8060-20-009560; RZ 15-700420) (REDMS No. 4992243; 1081046; 4993035)

## PH-61

## See Page **PH-61** for full report

**Location:** 5411/5431 Clearwater Drive **Applicant:** New Horizon Development Ltd.

**Purpose:** To rezone the subject property from "Two-Unit Dwellings

(RD1)" to "Single Detached (RS2/B)", to permit the property to be subdivided to create two (2) single-family lots, with

driveway access from Clearwater Drive.

First Reading: June 13, 2016

## **Order of Business:**

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

### **Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9560.

4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9565 (RZ 16-723604)

(File Ref. No. 12-8060-20-009565; RZ 16-723604) (REDMS No. 4977805 v. 2; 5006843)

#### **PH-78**

## See Page **PH-78** for full report

**Location:** 3611/3631 Lockhart Road

**Applicant:** Gursher Randhawa

**Purpose:** To rezone the subject property from "Single Detached

(RS1/E)" to "Single Detached (RS2/B)", to permit the property to be subdivided to create two (2) lots, with

driveway access to Lockhart Road.

First Reading: June 13, 2016

## Order of Business:

1. Presentation from the applicant.

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

## **Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9565.

## 5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9567 (RZ 15-704996)

(File Ref. No. 12-8060-20-009567; RZ 15-704996) (REDMS No. 5006238; 1621383; 5006256)

#### PH-94

## See Page **PH-94** for full report

**Location:** 10340/10360 Bird Road

**Applicant:** Naveed Raza

**Purpose:** To rezone the subject property from the "Single Detached

(RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots,

with driveway access from Bird Road.

First Reading: June 27, 2016

#### **Order of Business:**

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

## **Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9567.

## 6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9569 (RZ 16-724552)

(File Ref. No. 12-8060-20-009569; RZ 16-724552) (REDMS No. 5006184 v. 4; 1616420; 5016007)

#### PH-111

## See Page **PH-111** for full report

**Location:** 4971/4991 Wintergreen Avenue **Applicant:** Monarchy Holding Group Inc.

**Purpose:** To rezone the subject property from "Single Detached

(RS1/E)" to "Single Detached (RS2/B)", to permit subdivision to two (2) lots, with driveway access to

Wintergreen Avenue.

First Reading: June 27, 2016

## **Order of Business:**

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

## **Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9569.

## 7. RICHMOND LAND USE CONTRACT DISCHARGE BYLAW 9572 (LU 16-727303)

(File Ref. No. 12-8060-20-009572; LU 16-727303) (REDMS No. 5023845; 5024135)

## PH-131

## See Page PH-131 for full report

**Location:** 9508 Palmer Road **Applicant:** Su Ping Yang

**Purpose:** To discharge the Land Use Contract from the title of 9508

Palmer Road, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/E)" zoning.

First Reading: June 27, 2016

#### **Order of Business:**

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

## **Council Consideration:**

1. Action on second and third readings of Richmond Land Use Contract Discharge Bylaw 9572.

## 8. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9573 (RZ 14-677733)

(File Ref. No. 12-8060-20-9573; RZ 14-677733) (REDMS No. 5004985; 3218459; 5027242)

## PH-140

## See Page PH-140 for full report

**Location:** 9560, 9580 and 9584 Granville Avenue

**Applicant:** 0908206 BC Ltd.

Purpose: To rezone the subject property from "Single Detached

(RS1/F)" to "Medium Density Townhouses (RTM2)", to permit development of 16 two-storey townhouse units.

First Reading: June 27, 2016

#### Order of Business:

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

#### **Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9573.

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9. RICHMOND LAND USE CONTRACT DISCHARGE BYLAW 9581 (LU 16-734637)

(File Ref. No. 12-8060-20-009581; LU 16-734637) (REDMS No. 5043722; 5044616)

## PH-169

## See Page **PH-169** for full report

Location: 9440 Palmer Road Raman Kooner Applicant:

Purpose: To discharge the Land Use Contract from the title of 9440

> Palmer Road, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent

with the underlying "Single Detached (RS1/E)" zoning.

First Reading: June 27, 2016

#### Order of Business:

1. Presentation from the applicant.

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

## **Council Consideration:**

Action on second and third readings of Richmond Land Use Contract Discharge Bylaw 9581.

**OFFICIAL** RICHMOND COMMUNITY PLAN **BYLAW** AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335)

(File Ref. No.: 08-4105-20-AMANDA#) (REDMS No. 5053416 V. 2)

## PH-176

## See Page **PH-176** for full report

Location: 4080 and 4100 Bayview Street

Applicant: City of Richmond

Purpose of

OCP

Amendment:

To change the land use definition of "Maritime Mixed Use" (MMU) by retaining all existing Maritime Mixed Use (MMU) uses and adding child care use as a limited additional

use.

Page			
	Zoni	oose of ing Text endment:	To change the "Steveston Maritime (ZC21)" zone to include child care as a limited additional use.
	First	Reading:	July 4, 2016
	Orde	er of Busine	ss:
	1.	Presentation	from the applicant.
	2.	Acknowledgesince first re	gement of written submissions received by the City Clerk eading.
PH-197		(a) Eleano	or Hamilton, 4233 Bayview Street
PH-198		(b) Gudru	n Heckerott, 12333 English Avenue
PH-199		(c) Willia	m Armerding, 4111 Bayview Street
PH-200		(d) Kelvir	Higo, 3220 Regent Street
PH-202		(e) Brian	Green, 4280 Moncton Street
PH-203		(f) Marjor	ry Dorozio, 4233 Bayview Street
PH-205		(g) Vern I	Renneberg, 4211 Bayview Street
PH-207		(h) C. Bu	rke, 4311 Bayview Street
PH-208		(i) Sharon	n Renneberg, 4211 Bayview Street
	3.	Submissions	s from the floor.
	Cou	ncil Conside	eration:
	1.		second and third readings of Richmond Official Community 7100, Amendment Bylaw 9589.
	2.		second and third readings of Richmond Zoning Bylaw 8500, t Bylaw 9590.
	3.		of Richmond Official Community Plan Bylaw 7100, t Bylaw 9589.
	4.	Adoption of	Richmond Zoning Bylaw 8500, Amendment Bylaw 9590.
ADJO	URN	IMENT	



## Memorandum

Planning and Development Division Policy Planning

To:

Mayor & Council

Date:

June 24, 2016

From:

Terry Crowe

File:

.12-8060-20-009489/Vol 01

Re:

Amendments to Richmond Official Community Plan Bylaw No. 7100 and Richmond

Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489 (Park Related

Land Use Designations)

Manager, Policy Planning

This memorandum responds to City Council's direction to revise Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489 (Bylaw No. 9489) following the conclusion of the Public Hearing on Monday, June 20, 2016.

City Council specifically directed staff to remove the six properties at the corner of No. 5 Road and Cambie Road from Bylaw No. 9489, and review the future land use designations of those properties in a separate bylaw in the third quarter of 2016.

The amended version of Bylaw No. 9489 is attached to this memorandum for Council's consideration of second reading. A redlined version of Bylaw No. 9489 is attached for information (Attachment 1). If second reading is given by Council, the amended version of Bylaw No. 9489 will be forwarded to the next scheduled Public Hearing on July 18, 2016.

Attachment 2 includes the original staff report dated April 12, 2016. Attachment 3 includes the memo to Council indicating that the Railway Corridor properties and the property at 11551 Dyke Road (Woodwards Landing) have been removed from Bylaw No. 9489.

For clarification please contact me at 604-276-4139, or Wayne Craig, Director of Development, at 604-247-4625.

Terry Crowe

Manager, Policy Planning

TTC:jh Att. 3



**Bylaw 9489** 

# Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489

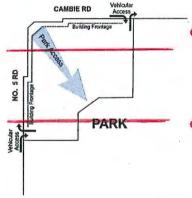
The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:
  - (1) Designating that portion outlined in bold and hatched and shown on "Schedule A attached to and forming part of Bylaw 9489" as "Park";
  - (2) Designating that portion outlined in bold and hatched and shown on "Schedule B attached to and forming part of Bylaw 9489" as "Park";
  - (3) Designating that portion outlined in bold and hatched and shown on "Schedule C attached to and forming part of Bylaw 9489" as "Park";
  - (4) Designating that portion outlined in bold and hatched and shown on "Schedule D attached to and forming part of Bylaw 9489" as "Park";
  - (5) Designating that portion outlined in bold and hatched and shown on "Schedule E attached to and forming part of Bylaw 9489" as "Park";
  - (6) Designating that portion outlined in bold and hatched and shown as Area "A" on "Schedule F attached to and forming part of Bylaw 9489" as "Commercial"; and
  - (7) Designating that portion outlined in bold and hatched and shown as Area "B" on "Schedule F attached to and forming part of Bylaw 9489" as "Neighbourhood Residential".
- 2. Richmond Official Community Plan Bylaw 7100, Schedule 2.11B (East Cambie Area Plan), Land Use Map is amended by:
  - (1) Adding the following after policy d) in Section 3.0 Neighbourhoods & Housing:

"Objective 2 (Southeast corner of No. 5 Road and Cambie Road):
At the southeast corner of No. 5 Road and Cambie Road, retain the use of the existing corner lot and allow the remaining four lots to redevelop into townhouse residential. Further, require lot assembly that allows the necessary road dedication along the frontages to facilitate left-turn lanes on all four approaches of the intersection.

## Policies:

- a) While it is preferred that all lots be consolidated, the corner lot may be redeveloped on its own provided that it is no more than 2 storeys high with neighbourhood commercial uses on the ground floor and office uses on the second floor with a maximum 0.5 FAR. A caretaker unit can also be provided. The scale of development must be compatible with the traffic and parking related requirements.
- b) If the corner lot at No. 5 Road and Cambie Road is redeveloped on its own, one right-in/right out vehicular access point may be considered from No. 5 Road only subject to a traffic study of the safety and operation of the access point.
- e) For the remaining townhouse lots, a base density of 0.4 Floor Area Ratio (FAR) is permitted with a maximum height of 3 storeys.
- d) A density bonus of 0.3 FAR would be permitted to a maximum of 0.7 FAR provided that 15% of the 0.7 FAR is used for built affordable housing subject to a Housing Agreement securing rental rates and tenant eligibility criteria in keeping with those identified in the Affordable Housing Strategy.
- e) Townhouse lots are required to be consolidated into a maximum of two development sites and, if applicable, each with cross-access agreements to facilitate vehicular and pedestrian movement. This is in addition to the corner lot if it is developed on its own.
- f) If the townhouse lots are consolidated into one lot, or if all five lots are consolidated, no more than one right in/right-out vehicular access point is permitted which is to be located at the furthest point from the No. 5 Road and Cambie Road intersection, subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.
- g) If there are two townhouse lots, one right in, right out vehicular access point is permitted for each lot and must be located at the furthest point from the intersection of No. 5 Road and Cambie Road subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.
- h) To facilitate new development, road dedication and geometric upgrades will be required near the No. 5 Road and Cambie Road intersection. This is to incorporate future widening for new left-turn bays and physical elements such as centre medians to reinforce turn restrictions at driveway points, as well as frontage upgrades for wider sidewalks and landscaped boulevards to buffer pedestrians from traffic. Crosswalk designs should be enhanced and additional site features added to place a high priority on pedestrian movements and



- encourage walking between this site and the existing shopping centre on the west side of No. 5 Road.
- i) Parking and loading requirements are to be in accordance with the Zoning Bylaw.
- j) Buildings shall be located near the front property lines (eg, pulled to the street), and building and site design shall be consistent with the OCP design guidelines.
- k) Townhouse units shall face adjacent roads (No. 5 Road and Cambie Road) and King George Park.
- I) A statutory right of way (SRW) must be provided to allow a multi-use pathway to provide access from the No. 5 Road and Cambie Road intersection to King George Park (e.g. a multiuse pathway with appropriate width as determined by Parks and appropriate building setbacks to accommodate landscaping and solar access).
- m) For the property at 4080 No. 5 Road, personal service uses, in addition to existing retail convenience uses, may be considered as an interim use, subject to an approved rezoning bylaw or a temporary use permit.";
- (2) Adding the following to the legend at the bottom of the Land Use Map:

"Commercial 2 (maximum 2 storeys with commercial uses on the ground floor and office uses on the second floor with a maximum 0.5 FAR)

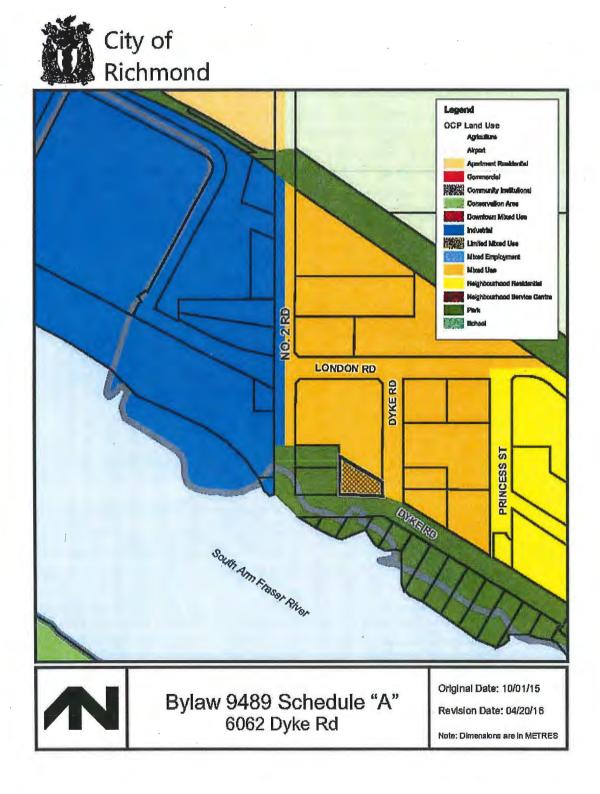
Townhouse Residential (0.4 base FAR, maximum 3 storeys with a density bonus of 0.3 FAR up to a maximum of 0.7 FAR, provided that 15% of the 0.7 FAR is used for built affordable housing)";

- (3) Designating that portion outlined in bold and hatched and shown as Area "A" on "Schedule F attached to and forming part of Bylaw 9489" as "Commercial 2"; and
- (4) Designating that portion outlined in bold and hatched and shown as Area "B" on "Schedule F attached to and forming part of Bylaw 9489" as "Townhouse Residential".
- 3.2. Richmond Official Community Plan Bylaw 7100, Schedule 2.6A (Ash Street Sub-Area Plan) is amended by designating that portion outlined in bold and hatched and shown as "Schedule E attached to and forming part of Bylaw 9489" as "Public, Institutional & Open Space" in the Land Use Map.
- 4.3. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by removing the text "(Further Study Required)" immediately below the text "Garden City Lands" on the Generalized Land Use Map (2031).

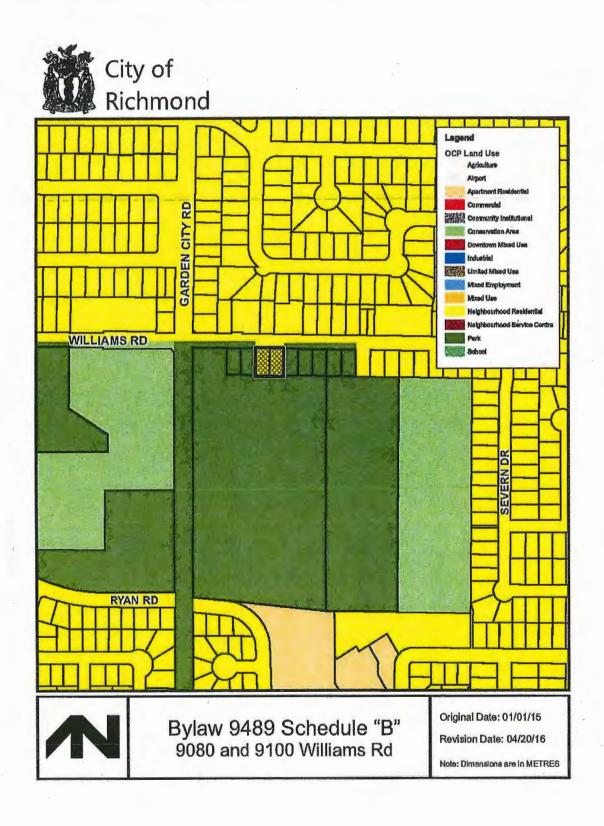
| 5.4. This Bylaw may be cited as "Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489".

FIRST READING		CITY OF
PROTREADING		PROVED
PUBLIC HEARING		by
SECOND READING		PROVED Manager
THIRD READING	***************************************	5555.
ADOPTED	·	
MAYOR	CORPORATE OFFICER	

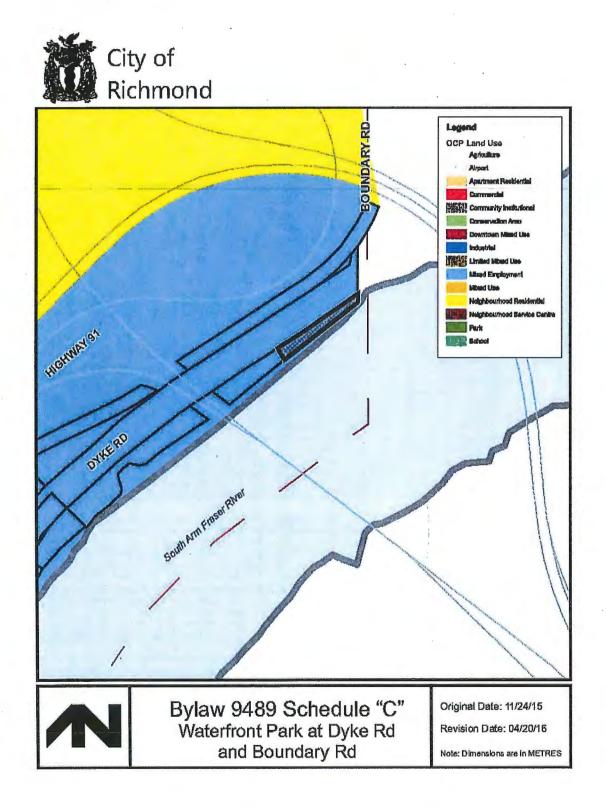
Schedule A attached to and forming part of Bylaw 9489



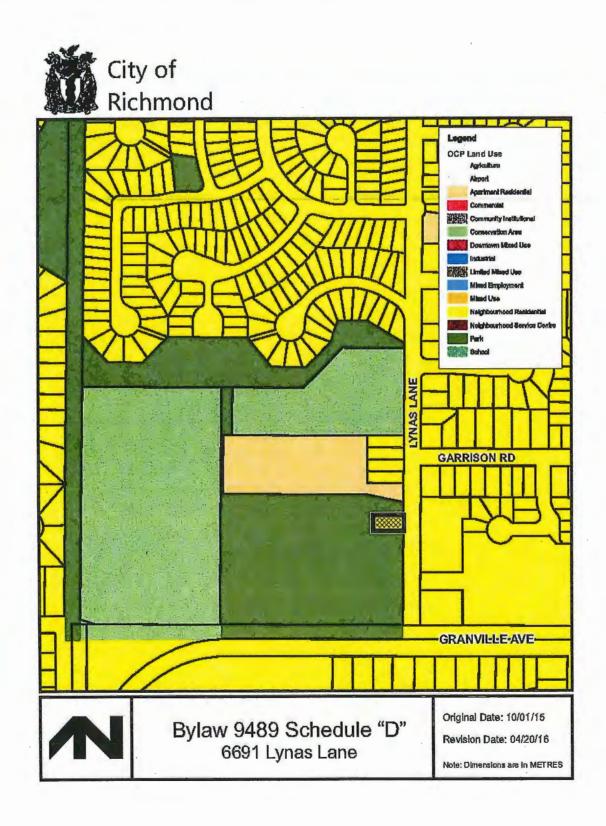
Schedule B attached to and forming part of Bylaw 9489



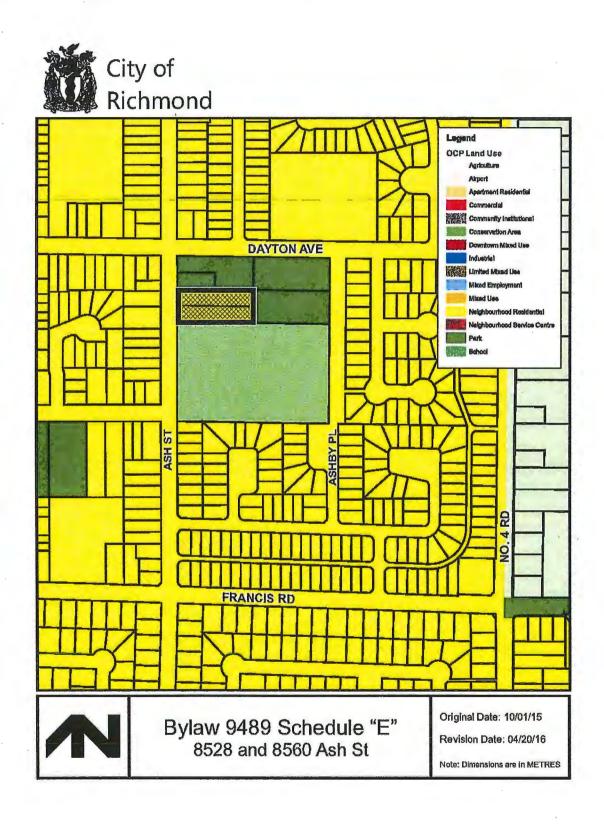
Schedule C attached to and forming part of Bylaw 9489



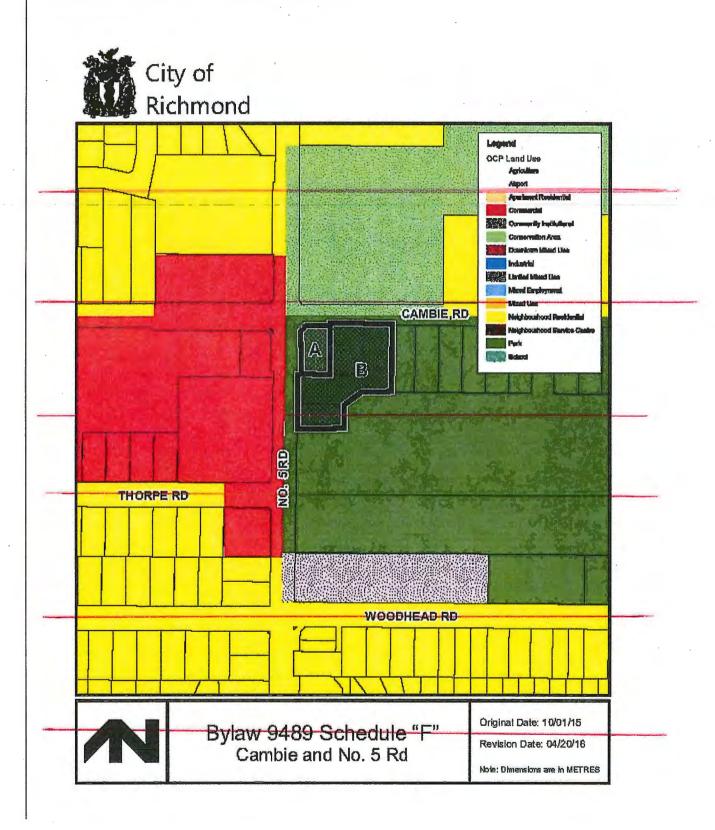
Schedule D attached to and forming part of Bylaw 9489



Schedule E attached to and forming part of Bylaw 9489



## Schedule F attached to and forming part of Bylaw 9489





TO Council-Apr 25,2016

## **Report to Committee**

TO PLN-Apr. 19, 2016

To:

Planning Committee

Date: April 12, 2016

From:

Mike Redpath

File: X2: 06-2345-01/2016-Vol

Senior Manager, Parks

12-9060-20-009489

Re:

Amendment to Park Related Land Use Designations under Richmond Official Community Plan Bylaw 7100 and Richmond Official Community Plan Bylaw

9000

#### Staff Recommendation

1. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, be introduced and given first reading;

- 2. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, 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:

hereby be found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

- 3. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Agricultural Land Commission for comment;
- 4. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, be referred to the Board of Education of Richmond School District No. 38 for comment; and
- 5. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, hereby be found not to require further consultation.

Mike Redpath Senior Manager, Parks (604-247-4942)

Att. 12

R	REPORT CONCURR	ENCE
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGERS
Policy Planning Development Applications Transportation Economic Development Real Estate Services		lileael.le.
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO

## **Staff Report**

## Origin

A Community Services, Policy Planning, Development Applications, Transportation and Real Estate staff review of park properties and their associated OCP and Area Plan land use designations has determined that a number of Official Community Plan (OCP) Land Use Map and related Area Plan Land Use Map changes are necessary to correct several 'incorrect designations', as follows:

- 1. City-owned properties that are utilized for park purposes, but are not designated "Park" in the OCP Land Use Map (e.g., Railway Greenway), and should be designated "Park",
- 2. Privately-owned properties that the City wishes to acquire for park purposes, but are not designated "Park" in the OCP Land Use Map (e.g., select single family properties adjacent to Thompson Community Centre and Debeck School), and should be designated "Park", and
- 3. Privately-owned properties that are designated "Park," but should be re-designated to another land use category as the City has no plans to purchase and utilize the land for park related purposes (e.g., five properties at the corner of No. 5 Road and Cambie Road adjacent to King George Park).

The purpose of this report is to introduce an OCP amendment bylaw, to change the OCP and Area Plan Land Use Maps, for each of the properties with an incorrect designation, to a correct designation. A series of location maps of the affected properties are provided in Attachments A to L.

## **Findings of Fact**

Richmond Official Community Plan Bylaw, Schedule 1, which is the current City-wide 2041 Official Community Plan (OCP), was adopted on November 19, 2012. The OCP is a legal community planning document for managing the City's social, economic, land use, urban design, servicing, transportation and environmental future. The OCP land use designations can be found in Attachment 1 under Schedule 1 (OCP Land Use Map) of Bylaw No. 9000 (2041 OCP) which indicates current and future land uses. The "Park" land use designation is shown in dark green on the map, giving the public a clear understanding of the current and potential future uses of those properties.

The OCP also includes six Area Plans and 13 Sub-Area Plans, which are administered under Schedule 2 of Bylaw No. 7100. A land use map is included for each Area and Sub-Area Plan, indicating current and future land uses. If there is a conflict between with a land use designation in the OCP Land Use Map (Schedule 1) and the Area Plan or Sub-Area Plan Land Use Maps (Schedule 2), the Area Plan or Sub-Area Plan Land Use Maps shall take precedence with the exception of sites designated OCP "Conservation Area", in which case it shall take precedence.

## **Analysis**

## City Owned Existing Park Properties to be Designated "Park"

A number of existing parks, including several recent land acquisitions to create new parks and to add land to existing parks, have not been designated as "Park" and so retain their original land use designation. Table 1 below identifies each of those properties, their size, the name of the park they are part of, their existing zoning, their existing land use designation in both the OCP and, if applicable, their respective Area Plan. The columns that are shaded in grey include the proposed OCP land use designation, and if applicable, the proposed Area Plan land use designation. All of these properties are City-owned.

Table 1 - List of City Owned Existing Park Properties to be Designated "Park"

Address/Location	Area Park o	Park or Area	ark or Area Existing Zoning	OCP Land Use Designation		Area Plan Land Use Designation	
Addressizedation	Al Cu	7 dik of Alda		Existing	Proposed	Existing	Proposed
Railway Corridor from Granville Avenue to Garry Street (several properties) (Schedules "A", "B", "C", "D" and "E")	7.48 ha (18.32 ac)	Railway Greenway	Single Detached (RS1/E) and School & Institutional (SI)	Neighbourhood Residential	Park	(Steveston Area Plan) Single-Family	Public Open Space
6062 Dyke Road (Schedule "F")	0.09 ha (0.23 ac)	London Landing Waterfront Park	School & Institutional (SI)	Mixed Use	Park	(Steveston Area Plan) Public Open Space	No change
9080 & 9100 Williams Rd (Schedule "G")	0.14 ha (0.36 ac)	South Arm Community Park	Single Detached (RS1/E)	Neighbourhood Residential	Park	Not ap	plicable
11551 Dyke Road (Schedule "H")	2.73 ha (6.74 ac)	Woodward's Landing	Light Industrial (IL)	Industrial	Park	Not ap	plicable
Waterfront Park at Dyke Road and Boundary Road (Schedule "I")	0.08 ha (0.21 ac)	Waterfront Park at Dyke and Boundary Road	School & Institutional (SI)	Mixed Employment	Park	(Hamilton Area Plan) Park & Major Trail / Greenway Corridors	No change

It is recommended that the land use designation on the above properties be amended to "Park", and the properties along the Railway Greenway that are in the Steveston Area Plan be amended to "Public Open Space".

## Privately Owned Future Park Properties to be Designated "Park"

There are three properties which are intended to be acquired at some point in the future for park purposes and are included in the City's Development Cost Charge (DCC) program. These properties do not currently have a "Park" land use designation in the 2041 OCP Land Use Map. The designation on these properties must be changed in order to inform the public and in particular, the property owners, of the City's intentions to acquire these properties for park. Table 2 on the next page identifies each of those properties, their size, the name of the park they are adjacent to, their existing zoning and use, and their existing land use designation in both the OCP and, if applicable, their respective Area Plan. The columns that are shaded in grey include the proposed OCP land use designation, and if applicable, the proposed Area Plan land use designation.

Table 2 - List of Privately Owned Future Park Properties to be Designated "Park"

Address/	Address/	Adlanaut Dauk	Existing Zone &	OCP Land Use I	Designation	Area Plan Land	Use Designation
Location	Area	Adjacent Park	Use	Existing	Proposed	Existing	Proposed
6691 Lynas Lane (Schedule "J")	0.07 ha (0.18ac)	Thompson Community Park	Zone: Single detached (RS1/E) Use: Single Family Residential	Neighbourhood Residential	Park	Not a	pplicable
8528 & 8560 Ash Street (Schedule "K")	0.36 ha (0.9 ac)	Debeck Neighbourhood School Park	Zone: Single detached (RS1/B) Use: Single Family Residential	Neighbourhood Residential	Park	(Ash Street Sub-Area Plan) Low Density Residential	Public, Institutional & Open Space

It is recommended that the land use designation on the above properties be amended to "Park", and the properties on Ash Street that are in the Ash Street Sub-Area Plan be amended to "Public, Institutional & Open Space".

## Removal of "Park" Designation

There are five properties which are not required for park purposes but are currently designated "Park" in the OCP. These properties are located at the southeast corner of Cambie Road and No. 5 Road adjacent to King George Park.

These properties have been the subject of various land use inquiries and Council related discussions over the years. On November 5, 2002, the Planning Committee considered amendments to the OCP to re-designate these properties as Neighbourhood Service Centre and a new "Mixed Use" designation in the East Cambie Area Plan. The new "Mixed Use" land use designation was to be defined as "Residential or Institutional uses with up to 25 per cent of the area permitted for Commercial uses." This recommendation was referred back to staff in order to discuss these amendments with Richmond School District No. 38 on the future plans for Mitchell Elementary School and to look at the community need, over a projected period of time, for this area.

On May 2, 2005, following a delegation from representatives of the East Richmond Community Association, the General Purposes Committee referred the issues raised by the delegation to staff. The issues included contacting a developer to obtain advice on options for the redevelopment of the five properties at Cambie Road and No. 5 Road, determining the feasibility of street beautification (e.g., street banners, hanging baskets, planters) for this intersection, to report on sponsorship options to achieve this beautification and to review the issue of acquiring the buildings located adjacent to King George Park.

On July 19, 2006, City staff reported back to Mr. Balwant Sanghera, President of the East Richmond Community Association, on a number of items including the five properties at Cambie Road and No. 5 Road. This letter was copied to Mayor and Council at the time. The letter noted that the five properties were not on the City's priority list for acquisition and that the City was unaware of any interest in developments at that corner. The letter indicated that the City was aware of the interest in achieving appropriate development on that corner and were committed to working with potential developers to attain this.

Recently, staff have received an inquiry from the owner at 4080 No. 5 Road to expand their commercial business which would require a rezoning (to allow a hydrotherapy use in addition to the existing local commercial use). As the site is designated "Park," staff are currently unable to process this application unless the OCP is amended.

Staff recommend re-designating the corner lot as "Commercial" in the OCP and a new "Commercial 2" designation in the East Cambie Area Plan. The remaining four properties are recommended to be re-designated as "Neighbourhood Residential" in the OCP and a new "Townhouse Residential" designation in the East Cambie Area Plan.

The assembly of all five lots for redevelopment is strongly encouraged so that the necessary road dedication along the frontages at the southeast corner of No. 5 Road and Cambie Road can be secured to facilitate left-turn lanes on all four approaches of the intersection. If all five sites are consolidated into one lot, only one right-in/right-out vehicular access point is permitted which is to be located from the furthest point of the No. 5 Road and Cambie Road intersection, subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.

For the corner lot at 4020 No. 5 Road, the new East Cambie Area Plan "Commercial 2" land use designation would permit it to redevelop either, on its own, or in consolidation with adjacent sites. The corner lot may redevelop to a two storey maximum with neighbourhood commercial uses on the ground floor and office related uses on the second storey. A caretaker unit may be permitted. The maximum Floor Area Ratio (FAR) is 0.5. One vehicular right-in/right-out access point may be permitted provided that a traffic study is submitted in accordance with the parking and loading requirements in the Zoning Bylaw.

The remaining four sites (not including 4020 No. 5 Road) are required to be consolidated into a maximum of two townhouse development sites and, if applicable, each with cross-access agreements to facilitate vehicular and pedestrian movement. Townhouses with a 0.4 base FAR and a density bonus of 0.3 FAR up to a maximum of 0.7 FAR are allowed provided that 15% of the 0.7 FAR is used for built affordable housing. A maximum of 3 storeys for townhouses would be permitted.

Where two townhouse sites are proposed and the townhouse site is facing:

- No. 5 Road one right-in, right-out vehicular access point is permitted and must be located at the furthest point from the intersection of No. 5 Road and Cambie Road subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw; and
- Cambie Road one right-in, right-out vehicular access point is permitted and must be located at the furthest point from the intersection of No. 5 Road and Cambie Road subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.

If the four sites are consolidated into one townhouse site, no more than one right-in/right-out vehicular access point is permitted which is to be located at the furthest point from the No. 5 Road and Cambie Road intersection, subject to a traffic study in accordance with the parking and loading requirements in the Zoning Bylaw.

4499282 PH - 25

Additional policies related to the five properties at No. 5 Road and Cambie Road include the following:

- 1. 15% of the 0.7 FAR is to be used to provide built affordable housing units which shall be secured through a Housing Agreement securing rental rates and tenant eligibility criteria in keeping with those identified in the City's Affordable Housing Strategy.
- 2. Buildings are to be located near the front property lines (e.g., pulled to the street) and building and site design shall be consistent with Section 14.0 of the OCP Development Permit (DP) Guidelines for mixed use and multi-family residential use.
- 3. Townhouse units are to face both adjacent roads (No. 5 Road and Cambie Road) and King George Park.
- 4. To facilitate new development, road dedication and geometric upgrades will be required near the No. 5 Road and Cambie Road intersection. This approach is to incorporate a future widening for new left-turn bays and physical elements such as centre medians to reinforce turn restrictions at driveway points, as well as frontage upgrades for wider sidewalks and landscaped boulevards to buffer pedestrians from traffic. Crosswalk designs shall be enhanced and additional site features added to place a high priority on pedestrian movements and encourage walking between this site and the existing shopping centre on the west side of No. 5 Road.
- 5. For the property at 4080 No. 5 Road, in addition to existing retail convenience uses, personal service uses (e.g., hydrotherapy) may be considered as an interim use, subject to an approved rezoning bylaw or a temporary use permit. This approach will accommodate a proposed additional interim commercial use and not deter site consolidation or long term townhouse redevelopment.
- 6. A statutory right-of-way (SRW) must be provided to allow a multi-use pathway to provide access from the No. 5 Road and Cambie Road intersection to King George Park (e.g. a multi-use pathway with appropriate width as determined by Parks and appropriate building setbacks to accommodate landscaping and solar access).

Table 3 summarizes the existing land use, zoning, proposed OCP and East Cambie Area Plan land use designations for the five properties.

Table 3 – List of "Park" Designated Properties at Cambie & No. 5 Road (Schedule "L")

Address	Existing Land Use	Zoning/Use	Proposed OCP Land Use Designation	Proposed East Cambie Area Plan Designation
4020 No. 5 Road (corner lot)	Retail	Neighbourhood Commercial (CN)	Commercial	Commercial 2
4080 No. 5 Road	Retail	Local Commercial (CL)	Neighbourhood Residential	Townhouse Residential
4040 No. 5 Road	Duplex (legal, non-conforming)	Single Detached (RS1/F)	Neighbourhood Residential	Townhouse Residential
12040 Cambie Road	Duplex (legal, non-conforming)	Single Detached (RS1/F)	Neighbourhood Residential	Townhouse Residential
12060 and 12062 Cambie Road	Duplex (strata)	Two-Unit Dwelling (RD1)	Neighbourhood Residential	Townhouse Residential

## Garden City Lands

In the City Centre Area Plan (CCAP), the Garden City Lands are shown, on the Generalized Land Use Map (M-2) and elsewhere, as "Further Study Required." It is recommended that since the study has been completed, the notation be removed from the CCAP. The OCP land use designation for the Garden City Lands is "Conservation Area" which will remain.

## Transportation Implications

Transportation staff advise that the proposed OCP and Area Plan re-designations can be supported.

## Industrial Land Implications

For the City-owned properties that are utilized for park purposes and are proposed to be redesignated "Park" in the OCP Land Use Map, one property that is 2.73 ha (6.74 acres) is currently designated "Industrial" (Table 4) and its removal is to be noted in future industrial land inventories.

Table 4 – "Industrial" Designated Properties to be Re-designated "Park"

Address/Park Name	Size of Parcel	Date/Method of Acquisition	Park Designation
11551 Dyke Road/Woodwards Landing (Schedule "H")	2.73 ha (6.74 ac)	1976/Subdivision	Order-in-Council 986, Park on Plan 56572

## Consultation

Staff have reviewed the proposed OCP housekeeping amendments with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements and recommend that they be referred to:

- 1. Provincial Agricultural Land Commission; and
- 2. Richmond School Board.

Table 5 clarifies this recommendation. Referral comments will be requested prior to the May 16, 2016, Public Hearing date. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Table 5 – OCP Consultation Summary

Stakeholder	Referral Comment
	REFER
Provincial Agricultural Land Commission	Refer to ensure that Local Government Act requirements are met, even though no land use or density changes are proposed for agricultural land.
Richmond School Board	Refer to promote co-operation, even though the proposed amendments are minor in nature.

Stakeholder	Referral Comment
	NO REFERRAL NECESSARY
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendments are considered minor in nature.
The Councils of Adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and the proposed amendments are considered minor in nature.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as the proposed amendments are considered minor in nature.
TransLink	No referral necessary, as the proposed amendments are considered minor in nature.
Port Authorities (Port Metro Vancouver and Steveston Harbour Authority)	No referral necessary, as the proposed amendments are considered minor in nature.
Vancouver Airport Authority (VAA) (Federal Government Agency)	No referral necessary, as the proposed amendments are considered minor in nature.
Richmond Coastal Health Authority	No referral necessary, as the proposed amendments are considered minor in nature.
Community Groups and Neighbours	No referral necessary, as the proposed amendments are considered minor in nature.
All Relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendments are considered minor in nature.

## **Financial Impact**

The properties to be designated as "Park" for future acquisition are included in the Development Cost Charge program and will be the subject of future reports to Council seeking approval for the Capital funding to acquire these lands.

#### Conclusion

A joint staff review of park properties and their OCP and Area Plan land use designations has determined that a number of OCP and Area Plan Land Use Map housekeeping amendments are required to correct the following types of "incorrect designations":

- 1. City-owned properties that are utilized for park purposes, but are not designated "Park" in the OCP Land Use Map, and should be designated "Park",
- 2. Privately-owned properties that the City wishes to acquire for park purposes, but are not designated "Park" in the OCP Land Use Map, and should be designated "Park", and
- 3. Privately-owned properties that are designated "Park," but should be re-designated to another land use category as the City has no plans to purchase and utilize the land for park related purposes.

The proposed OCP and Area Plan Land Use Map designation amendments will give the public a clear understanding of the current and potential future uses of those properties. It is recommended that Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489, be introduced and given first reading.

Iamie Esko

Jamie Esko Park Planner (604-233-3341) John Hopkins Senior Planner (604-276-4279)

Terry Crowe Manager of Policy Planning (604-276-4139)

Attachments A to L: Location Maps of Schedules in Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489



## Memorandum

Planning and Development Division Policy Planning

TO Council- Apras, 2016

To:

Mayor & Council

From:

Terry Crowe

Manager, Policy Planning

Date: April 21, 2016

File: \*42. 06-2345-01/2016-Vol 01

12-8060-20-009489

Re:

Revisions to Richmond Official Community Plan Bylaw No. 7100 and Richmond

Official Community Plan No. 9000, Amendment Bylaw 9489

Purpose

The purpose of this memorandum is to present a modified version of Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan No. 9000, Amendment Bylaw 9489 (Bylaw 9489) for introduction at the Monday April 25, 2016 Council Meeting. The modified version would replace the initial version of Bylaw 9489.

## Background

At the City's Planning Committee meeting on April 19, 2016, the following resolution was passed:

- 1. That Schedules "A" to "E" and Schedule "H" be removed from Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489;
- That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, as amended by Committee, be introduced and given first reading;
- 3. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in conjunction with:
  - a. The City's Financial Plan and Capital Program; and
  - b. The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby by found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

4. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in conjunction with Section 882(3)(c) of the Local Government Act, be referred to the Agricultural Land Commission for comment;



- 5. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, be referred to the Board of Education of Richmond School District No. 38 for comment; and
- 6. That Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9489, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, hereby be found not to require further consultation.

## As well, the following resolution was made:

• That staff review the land use designation for the Railway Corridor Avenue and 11551 Dyke Road/Woodwards Landing and report back.

## The above resolutions enable:

- the majority of the initially proposed park related OCP amendments to proceed in a timely manner (e.g. southwest corner of No. 5 and Cambie Road adjacent to King George Park);
   and
- the following sites to be referred back for further review:
  - o Railway Greenway; and
  - o 11551 Dyke Road (Woodward's Landing).

The modified version of Bylaw 9489 presents the necessary changes to the initial bylaw to achieve the above direction.

## **Next Steps**

If acceptable, Council may authorize replacing the original version of Bylaw 9489 with the attached modified version of Bylaw 9489 prior to giving first reading to Bylaw 9489.

For further clarification, please contact me at 604-276-4139.

Terry Crowe

Manager, Policy Planning

## TTC:jh

pc: Joe Erceg, General Manager, Planning and Development Cathryn Carlile, General Manager, Community Services David Weber, Director, City Clerk's Office Mike Redpath, Senior Manager, Parks Jamie Esko, Manager, Park Planning and Design Wayne Craig, Director of Development Barry Konkin, Program Coordinator, Development Victor Wei, Director of Transportation Neonila Lilova, Manager, Economic Development John Hopkins, Senior Planner



# Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489

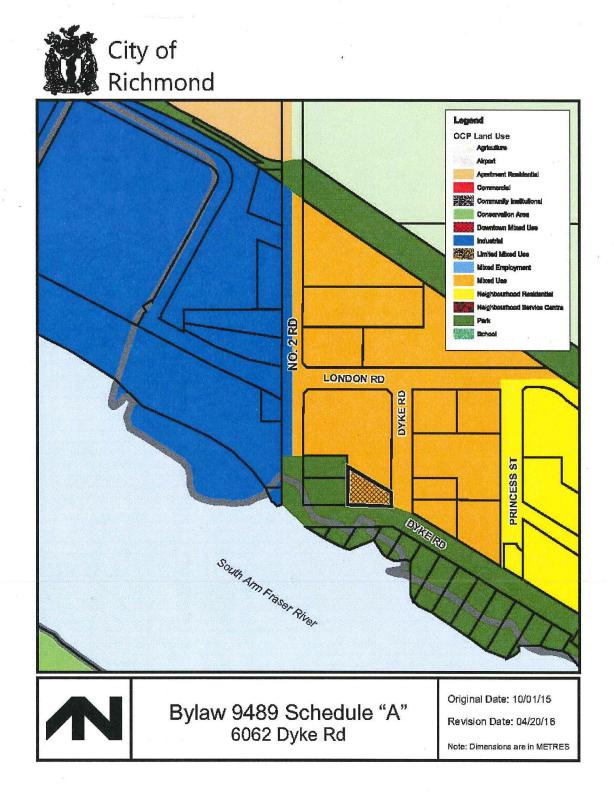
The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:
  - (1) Designating that portion outlined in bold and hatched and shown on "Schedule A attached to and forming part of Bylaw 9489" as "Park";
  - (2) Designating that portion outlined in bold and hatched and shown on "Schedule B attached to and forming part of Bylaw 9489" as "Park";
  - (3) Designating that portion outlined in bold and hatched and shown on "Schedule C attached to and forming part of Bylaw 9489" as "Park";
  - (4) Designating that portion outlined in bold and hatched and shown on "Schedule D attached to and forming part of Bylaw 9489" as "Park";
  - (5) Designating that portion outlined in bold and hatched and shown on "Schedule E attached to and forming part of Bylaw 9489" as "Park";
- 2. Richmond Official Community Plan Bylaw 7100, Schedule 2.6A (Ash Street Sub-Area Plan) is amended by designating that portion outlined in bold and hatched and shown as "Schedule E attached to and forming part of Bylaw 9489" as "Public, Institutional & Open Space" in the Land Use Map.
- 3. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by removing the text "(Further Study Required)" immediately below the text "Garden City Lands" on the Generalized Land Use Map (2031).

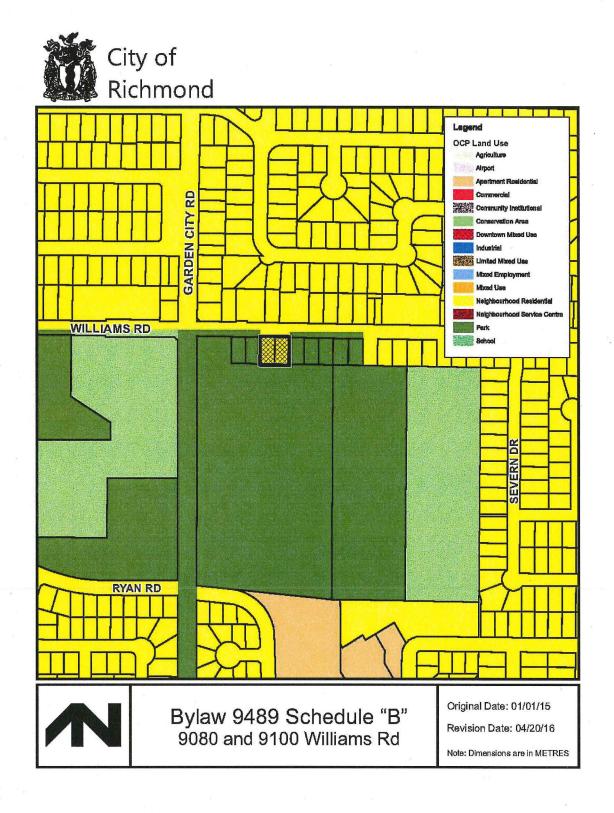
4. This Bylaw may be cited as "Richmond Official Community Plan Bylaw No. 7100 and Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9489".

FIRST READING		TY OF HMOND
PUBLIC HEARING	111111 / 11 / 11 / 11	ROVED
SECOND READING	by N	ROVED
THIRD READING	or s	Solicitor
ADOPTED		
MAYOR	CORPORATE OFFICER	

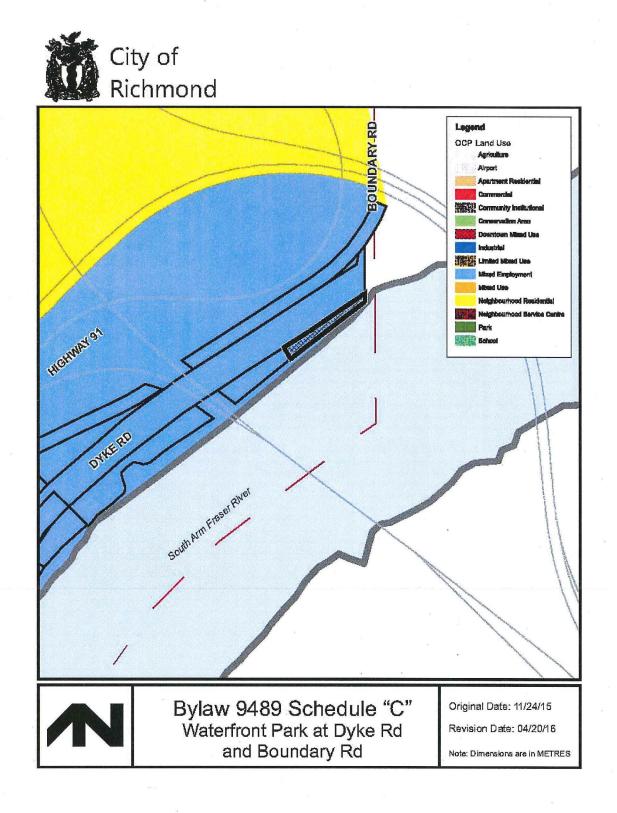
Schedule A attached to and forming part of Bylaw 9489



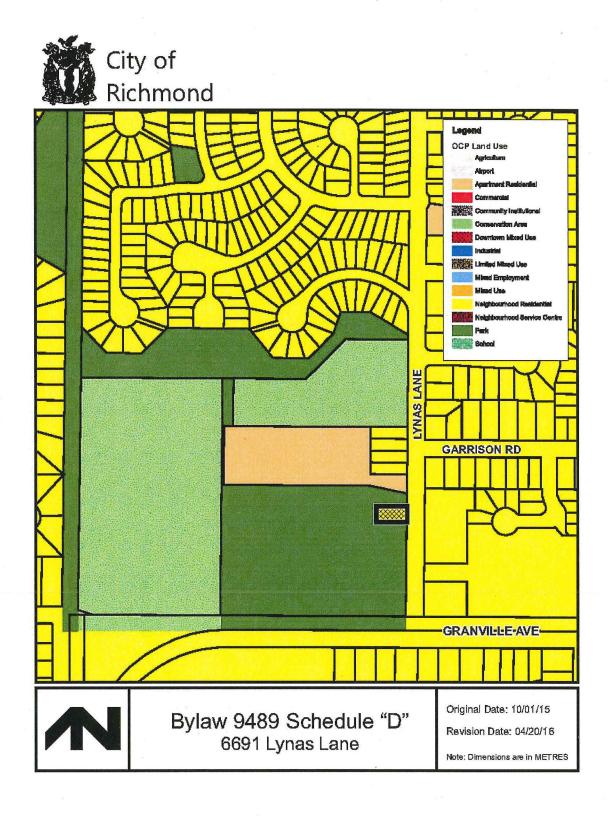
Schedule B attached to and forming part of Bylaw 9489



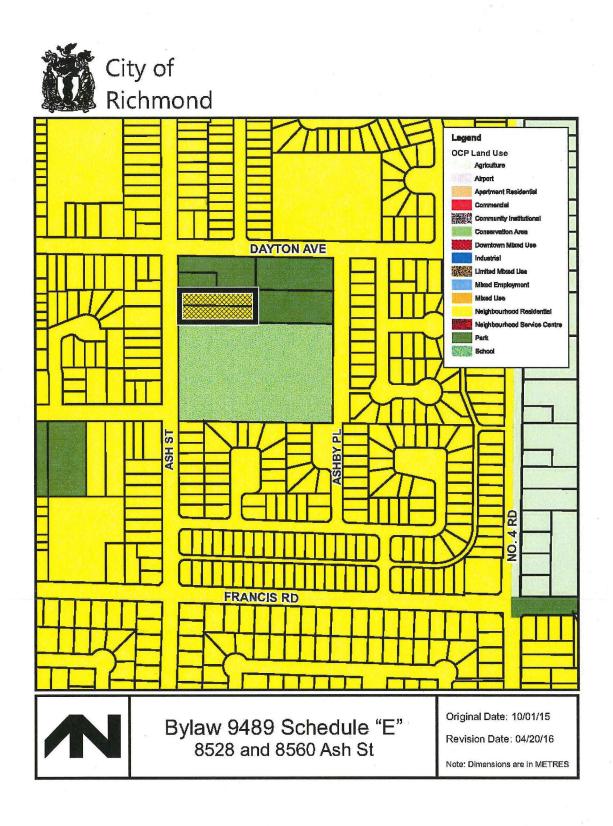
Schedule C attached to and forming part of Bylaw 9489



Schedule D attached to and forming part of Bylaw 9489



Schedule E attached to and forming part of Bylaw 9489



# MayorandCouncillors

From:

Webgraphics

Sent:

Thursday, 7 July 2016 3:16 PM

To:

MayorandCouncillors

Subject:

PH - July 18, 2016 - Item 1 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100 AND RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW

9489 - Send a Submission Online (response #960)

**Categories:** 

12-8075-20-01-2016

To Public Hearing
Date: July 18,2016
Item # 1
Re: OCP Amendment

# Send a Submission Online (response #960)

**Survey Information** 

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/7/2016 3:16:11 PM

# Survey Response

Your Name	Kylie He
Your Address	9-9131 Williams Road
Subject Property Address OR Bylaw Number	9080 and 9100 Williams Road
Comments	noisy and loud during the construction



# Regular Council meeting for Public Hearings Monday, June 20, 2016

Place:

Council Chambers

Richmond City Hall

Present:

Mayor Malcolm D. Brodie

Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

David Weber, Corporate Officer

Call to Order:

Mayor Brodie opened the proceedings at 7:00 p.m.

# 1. RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100 AND RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9489

(Location: Several Locations across the City; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Turk Chann, 12880 Railway Avenue (Schedule 1)

Submissions from the floor:

Julie Halfnights, President, Thompson Community Association, 5184 Sapphire Place, spoke in support of Item 2 with respect to the property on Lynas Lane. She noted that by approving the application, there is an opportunity to open up the park and complete a project that was started over 30 years ago.

**PH - 40** 1.

# **Minutes**



# Regular Council meeting for Public Hearings Monday, June 20, 2016

George Atkinson, Thompson Community Association, noted that the property located at 6691 Lynas Lane was promised to the Association over 20 years ago. The addition of this piece of property will allow for the completion of park.

Marie Murtagh, 4771 Dumont Street, requested that Council reconsider the proposed Official Community Plan (OCP) amendment for the properties located on No. 5 Road and Cambie Road (Item 3). She noted that King George Park is well utilized. She shared concerns related to traffic and safety, noting that the intersection at Cambie Road and No. 5 Road is dangerous and the problems would only be exacerbated by the addition of townhomes.

Balwant Sanghera, President, East Richmond Community Association, shared his opinion that King George Park is the best park in East Richmond, noting that the Association has provided \$24,000 to improve the park. He advised that previous discussions with the City had indicated that King George Park would be one of the top priorities in terms of expansion and encouraged Council to purchase the property and add it to the park.

In response to questions from Council, Mr. Sanghera advised that (i) anytime a Public Hearing or Open House has been held, the Association has requested that the City purchase properties that become available to expand the park, and (ii) the Association would have to work with staff to determine the best use of the land, but land would have to be acquired for the park first.

In response to questions from Council, staff provided the following information:

- city-wide park acquisition is based on growth and distribution standards, including population standards and acreage standards;
- the distribution standards for King George Park are extremely well met;
- the priority for land acquisition is for those parks that are near completion, such as Thompson Park;
- the review of Cambie Road and No. 5 Road properties resulted from the business owner at the corner lot being interested in redevelopment;
- Parks staff advised that the land proposed to be re-designated was not needed for parkland;
- should the application be referred to staff, the existing business on Cambie Road and No. 5 Road can continue to operate provided it is in conformance with existing zoning, but could not expand his business;



# **Minutes**

# Regular Council meeting for Public Hearings Monday, June 20, 2016

- the rezoning process would provide the funding and opportunity for road improvements in the Cambie Road and No. 5 Road area; and
- as the proposed OCP amendment bylaw presents a number of properties bound in one bylaw, the entire bylaw would have to be referred to staff in order to separate one or more properties from the rest.

PH16/6-1

It was moved and seconded

That Richmond Official Community Plan Bylaw 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9489 be given second and third readings.

The question on Resolution was not called as a referral motion was presented.

PH16/6-2

It was moved and seconded

That the application be referred to staff to remove any reference of the properties located at No. 5 Road and Cambie Road (Item 3) from the proposed bylaw.

The question on Resolution was not called as discussion took place on the proposed referral. Advice was provided that should the referral motion be adopted, the separated bylaws could be included on the next Council agenda for referral to the July 18, 2016 Public Hearing.

Councillor McNulty rose on a Point of Order advising that the referral motion notes two parts of the bylaw being separated, whereas the bylaw has three separate portions. Mayor Brodie clarified that the referral motion would provide direction to staff to remove any reference of properties located at No. 5 Road and Cambie Road only.

The question on the referral motion was then called and it was **CARRIED**.

As a result of further discussion, the following motion was introduced:

PH16/6-3

It was moved and seconded

That staff provide comments related to upgrading the intersection and traffic control at Cambie Road and No. 5 Road.

**CARRIED** 

**MayorandCouncillors** 

Schedule 1 to the Minutes of the Public Hearing meeting Richmond City Council held on Monday, June 20, 2016.

From: Sent:

Turk Chann < turkchann@gmail.com> Wednesday, 27 April 2016 1:11 PM

To:

MayorandCouncillors Railway Avenue corridor

Categories:

Subject:

06-2400-20-RAIL1 - Railway Avenue Trail/Park/Greenway

To Public Hearing

Dear Mayor and councillors,

As a local resident who lives on Railway Avenue, I support Councillor Harold Steves' idea on designating the Railway Avenue corridor (Railway Greenway) as a park AND environmental friendly LRT in the future.

I also support the policy to encourage densification along certain arterial roads to accommodate the City's share of normal regional growth outside of the City Centre. Supporting this visionary thinking from Mr Steves would be the best way to grow our city with densificiation in mind and public transportation together.

Let's settle this one in writing now instead of having another debate on this matter a decade later.

Regards,

Turk Chann 12880 Railway Ave Richmond, BC V7E 6G2



# **Report to Committee**

Planning and Development Division

To:

**Planning Committee** 

Date:

May 11, 2016

From:

Wayne Craig

File:

RZ 15-711639

Director, Development

Re:

Application by Trendsetter Homes Ltd. for Rezoning at 4800 Duncliffe Road from

Single Detached (RS1/E) to Single Detached (RS2/A)

# **Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9559, for the rezoning of 4800 Duncliffe Road from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

Wayne Craig

Director, Development

WC:sd

Att.

	REPORT CONCURRE	ENCE
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing		- Je Enes

# **Staff Report**

# Origin

Trendsetter Homes Ltd. has applied to the City of Richmond for permission to rezone the property at 4800 Duncliffe Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from Duncliffe Road (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

# **Findings of Fact**

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

# **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned "Single Detached (RS1/E)" and "Single

Detached (RS1/A)" fronting Duncliffe Road.

To the South: Single-family dwellings on lots zoned "Single Detached (ZS3) – Steveston"

fronting a cul-de-sac on Branscombe Court.

To the East: Single-family dwelling on a lot zoned "Single Detached (RS1/E)" fronting

Duncliffe Road.

To the West: Single-family dwelling on a lot zoned "Single Detached (RS1/A)" fronting

Duncliffe Road.

# **Related Policies & Studies**

# Official Community Plan/Steveston Area Plan

The Official Community Plan (OCP) land use designation for the subject site is "Neighbourhood Residential". The proposed rezoning and subdivision would comply with this designation.

The Steveston Area Plan land use designation for the subject site is "Single-Family". The redevelopment proposal would comply with this designation.

# Single-Family Lot Size Policy 5470/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5470 (adopted by Council on July 15, 2002) (Attachment 4). The Policy permits properties along Duncliffe Road to be rezoned and subdivided in accordance with the provisions of the "Single Detached (RS1/A)" zone. Each lot proposed at the subject site will be approximately 10 m (33 ft) wide and approximately 369 m² (3,975 ft²) in area. The proposed subdivision would comply with the requirements of the "Single Detached (RS1/A)" zone and Lot Size Policy 5470.

# 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 1<sup>st</sup> 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.

# **Analysis**

# **Existing Legal Encumbrances**

There is an existing 3.0 m wide statutory right-of-way registered on Title for utilities in the front yard of the subject property, which will not be impacted by the proposed development. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

# Site Access

Vehicle access to the proposed lots is from Duncliffe Road via separate driveway crossings.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

# Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses one (1) tree on the subject property, one (1) tree on the neighbouring property, and two (2) City trees.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain two (2) City trees behind the subject property due to good condition (tag# B & C).
- Retain one (1) tree off-site located on the adjacent neighbouring property due to good condition (tag# A).
- Remove one (1) tree on-site due to poor form and condition (tag# 001).

# Tree Protection

The proposed Tree Management Drawing is shown in Attachment 5, which outlines the protection of three (3) trees off-site, including two (2) City trees.

To ensure the protection of the three (3) trees off-site (tag# A, B, & C), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work to be undertaken, including the number of monitoring inspections, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$6,420 for the two (2) City trees. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff.

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

# Tree Replacement

For the removal of the one (1) tree, the OCP tree replacement ratio goal of 2:1 requires two (2) replacement trees to be planted and maintained on the proposed lots. Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two (2) trees to be planted and maintained on every lot. The applicant has agreed to plant and maintain a minimum of four (4) trees on-site (two (2) trees per lot). Based on the size of the tree being removed, replacement trees shall be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer, as per Tree Protection Bylaw No. 8057.

To ensure that four (4) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the securities for a 1-year maintenance period from the date of the landscape inspection.

# **Affordable Housing Strategy**

The City's current Affordable Housing Strategy (adopted by Council on September 14, 2015) for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots plus a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$2.00/ft<sup>2</sup> of total buildable area of the single-family developments (i.e. \$8,745.25) in-lieu of providing a secondary suite on 100% of the new lots.

# Site Servicing and Frontage Improvements

At future subdivision and building permit stage, the applicant is required to complete the following:

- Frontage upgrades including, but not limited to, new landscaped boulevard and sidewalk along Duncliffe Road constructed to City design standards.
- Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the cost associated with the completion of the required servicing works and frontage improvements as described in Attachment 6.

# **Financial Impact or Economic Impact**

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

# Conclusion

The purpose of this rezoning application is to rezone the property at 4800 Duncliffe Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies contained within the OCP and Steveston Area Plan for the subject site.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9559 be introduced and given first reading.

Steven De Sousa

Planning Technician

SDS:rg

Attachment 1: Location Map

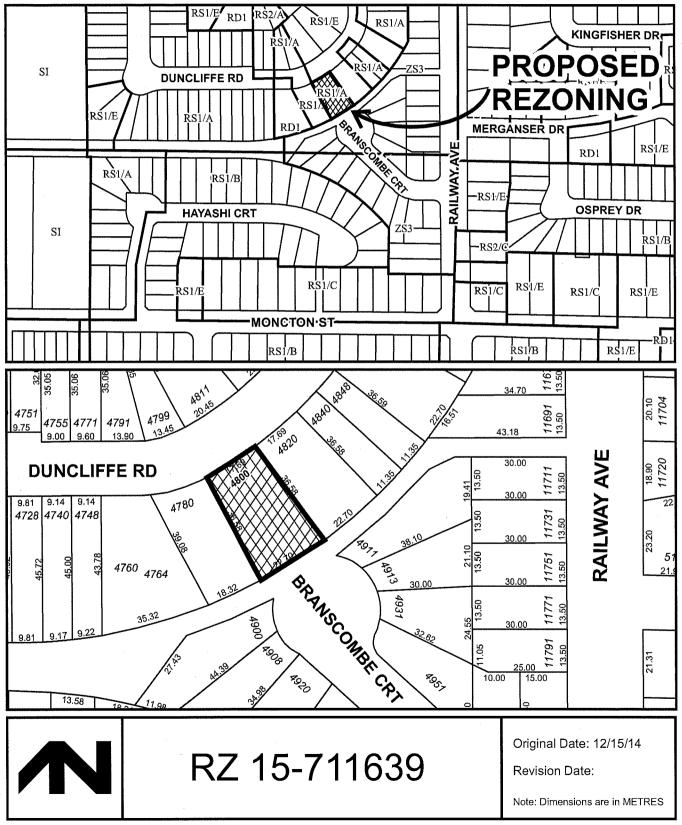
Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Lot Size Policy 5470 Attachment 5: Tree Management Plan Attachment 6: Rezoning Considerations



# City of Richmond





# City of Richmond





RZ 15-711639

Original Date: 12/15/15

Revision Date:

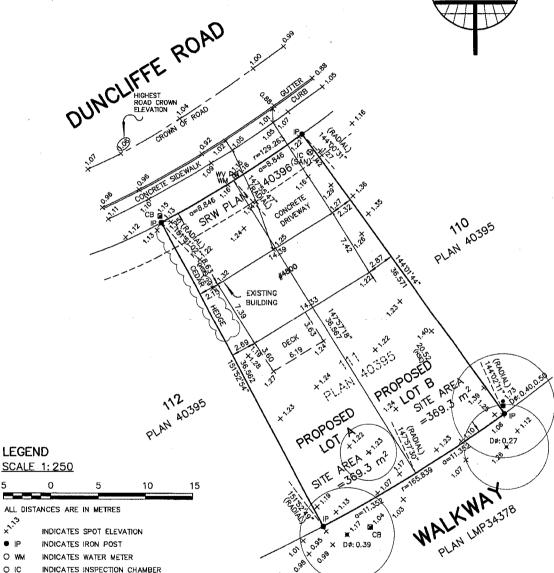
Note: Dimensions are in METRES

# SURVEY PLAN OF LOT 111 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NWD PLAN 40395

PARCEL IDENTIFIER (PID): 005-234-166

CIVIC ADDRESS #4800 DUNCLIFFE ROAD RICHMOND, B.C.





NOTES:

# MATSON PECK & TOPLISS

INDICATES WATER VALVE INDICATES CATCH BASIN

INDICATES DECIDUOUS TREE INDICATES TREE TRUNK DIAMETER

SURVEYORS & ENGINEERS #320 - 1112D HORSESHOE WAY RICHMOND, B.C., V7A 5H7 PH: 604-270-9331

CADFILE: 17963-001-TPG-000.DWG

ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #205 (77H4827) WITH AN ELEVATION 1.044 METRES.

PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.

BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE

PH - 52

DATE OF SURVEY: SEPTEMBER 11, 2015

" SEALED "

WILLIAM P. WONG B.C. LAND SURVEYOR (#697)

"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

R-15-17963-TPG

FAX: 604-270-4137

LEGEND

O WM

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■ CB

CLIENT REF: TRENDSETTER HOMES



# **Development Application Data Sheet**

**Development Applications Department** 

RZ 15-711639 Attachment 3

Address: 4800 Duncliffe Road

Applicant: Trendsetter Homes Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Trendsetter Homes Ltd	To be determined
Site Size (m²):	738.6 m <sup>2</sup> (7,950 ft <sup>2</sup> )	Each lot: 369.3 m <sup>2</sup> (3,975 ft <sup>2</sup> )
Land Uses:	One (1) single family dwelling	Two (2) single family lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
702 Policy Designation:	Lot Size Policy 5470 permits Single Detached (RS1/A)	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 055	none permitted
Lot Coverage - Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270.0 m²	Each lot: 369.3 m²	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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



# City of Richmond

# **Policy Manual**

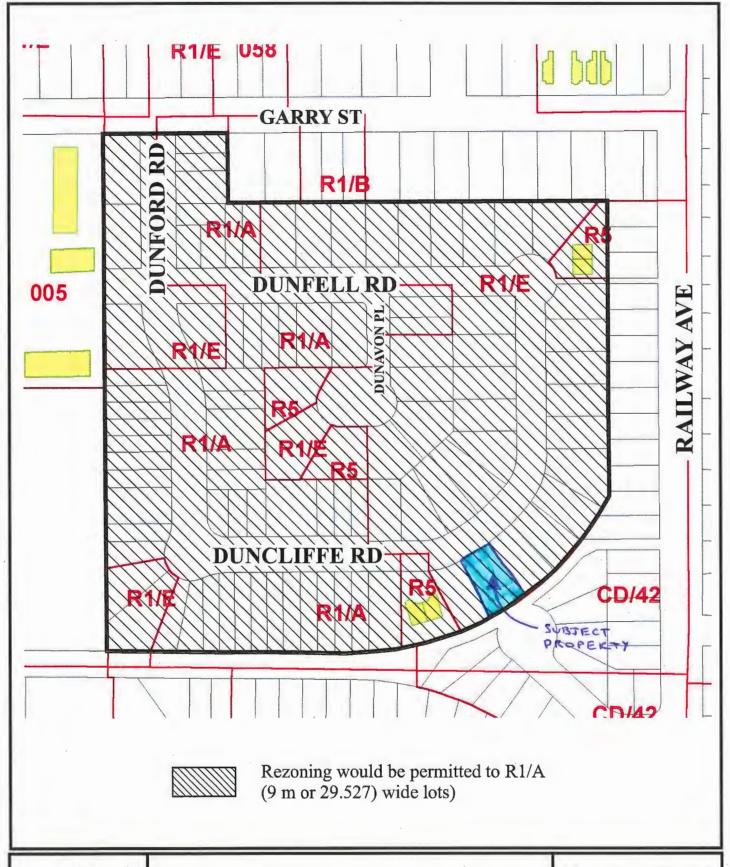
Page 1 of 2	Adopted by Council: July 15, 2002	POLICY 5470
File Ref: 4045-		TER-SECTION 2-3-7

# **POLICY 5470:**

The following policy establishes lot sizes for properties within the area located along **Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place**, in a portion of Section 2-3-7:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300.

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





Policy 5470 Section 02, 3-7 Adoped Date: 07/15/02

Amended:

Note: Dimensions are in METRES

# ACHMENT 5

SHEET: 1 OF 2

- TREE INVENTORY AND ASSESSMENT LIST:

   Tag # denotes the log officed to the tree for reterance
   Dubt denotes the diameter of the truck measured at 1.

   Cand denotes the diameter of the truck measured at 1.

M denote <u>boarders</u> = a tree in poor to fair condition that has a pre-assiting moderate rated detect that now offered its viability considering the propagational use but is considered for considering the propagation that is a project design can be considered for consideration of rate into project design can a so detect the project design can be the formula of the project design can be the formula of the project design can be considered for consideration of rate into project design can be considered for consideration of rate into project design can be considered for consideration of rate into project design can be considered for consideration of rate into project design can be considered for consideration of rate into project design can be considered for consideration of rate into project design can be considered for consideration of the project design can be considered for

REMOVE	PROFECT	PROTECT	PROTECT
ag # Dah (an) The type Cand Observations  22 Pear U = This tree has been permanently admissed from partning.  33 The and She should be that the combined with the poor condition makes if a poor condition in this development.  34 The professional status of this free has been permanently in the poor condition makes if a poor condition for the professional trial the poor condition in the professional trial the poor condition in this development.  35 The professional trial t	This off-site tree is located on the neighbouring private property and not no apportent againfactur defects.  By applicant defects are sequented within the development site to assist in ovelclance of noot demons, and measures one required within the development site to assist in expectation of demons, The properties now the second sequence of demons, The properties are assistant to an exclusion and it is proportionly and accontribution related or brilless. Since it here is not a spullicant probe change required on this site, the roal protecting the project.	This City Street Tree regules protection within the development site with similar restrictions as noted for tree A above.	This City Street Tree requires protection within the development site with similar restrictions as noted for tree A above.
å			•
Cond	D000	Good	Good
Pecr Pecr	Tulphee	Red maple	Red maple
Tog & Dah (cm) Tree type  Oo! 22 Pear	40/50 T [estimated]	30	40
100	∢	20	O

# SUGGESTED PLANT LIST: REPLACEMENT TREES Please use bothnical name when ordering. Purent aboricultural best management practices and BCSLA/BCLNA form, handling, planting, guving/staking and establishment care.

aly, new troes troukat be planted at least 2,0 m from any property the and at least 3,0 m from any radas, lowes, cal And other Infrastructure, and at a minterium selbacks from buildings as talews; 4,0 m for imali callegary, 6,0 m fo

TREE PLANTING GUIDELINES:

root ball, healt

CODE	QTV	Size	BOTANICAL NAME	COMMON NAME
BROADLEA	F-SMALLT	BROADLEAF - SMALL TO MEDIUM SCALE:	CALE	
Ą		5cm C	Acer campestre	Field maple
AG		6cm C	Acergriseum	Paperbark mapie
ARB		6cm C	Acer rubrum 'Bowhall'	Bowhall maple
ARRS		Scm C	Acer rubrum 'Red Sunset'	Red Sunset maple
ō		6cm C	Davidia involucrata	Dove tree
FSD		Scm C	Fagus sylvatica 'Dawyck'	Dawyck beech
FSP		6cm C	Fagus sylvation 'Pendula'	Weeping European beech
MSO		3.5mH	Magnolia soulangeana	Saucer magnolia
ds		Scm C	Stewarda pseudocamellia	Japanese stewartia
AP		Scm C	Acer palmatum	Japanese maple
AU		6cm C	Arbutus unedo	Strawberry tree
8		3.5m H	Cercis canadensis	Redbud
MGR		Scm C	Magnolla grandiflora	Southern magnolla (everg
MST		6cm C	Magnolia stellata	Star magnolla
PSAR		Scm C	Prunus sargentii 'Rancho'	Sargent cherry
λd		5cm C	Prunus x yedoensis	Yoshino cherry
a		Бст С	Styrax japonicus	Japanese snowbell
EVERGREE	EVERGREEN - SMALL SCALE:	CALE		
APC		3.5m H	Abies procera 'Glauca'	Noble fir
Po		3.5m H	Picea omorika	Serbian spruce

nk mulch. Hand wer

| MAY 24, 2016 | ADDED 2 MORE REPLACEMENT TREES | 0 NOV 14, 2015 | INITIAL SUBMISSION | RECOMMENTS | COMMENTS | COMMENTS

TREE MANAGEMENT DRAWING	PROJECT: TWO LOT SUBDIVISION	ADDRESS: 4800 DUNCLIFFE RD RICHMOND BC	CLIENT: KEN YOSHIKAWA	100000000000000000000000000000000000000
TREE	PROJECT:	ADDRESS:	CLIENT:	
	TIOLE	KIECH	DAILI	1010 1010 101

# SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 ARBOR many d

# TREE PROTECTION GUIDELINES:

ikon fences are ofigned with a wilthin close prositivity to a subfathe covernant a property line, and/ar the bocation at Interes property lines such that the sine prostaction tence can be installed and first ANIB LAND CLEARING OFFEATHOUSE.

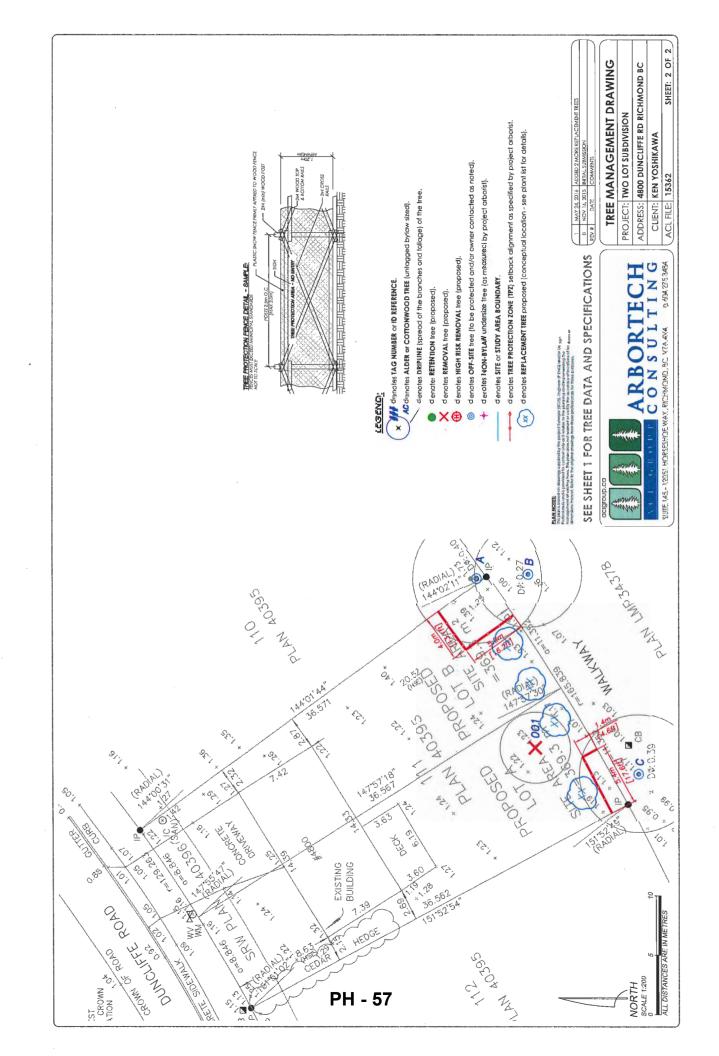
recordents mound be requised to provide whill casts for the lation-10 healment (including dispose of world) in the breast historice sones, and early single (15th cm abit and very explit (15th cm abit and greater), and site colegaries of small feet to 25 cm) and very explit (15th cm abit and greater), and

establishing paus avend radiated into the servede planting and an experiment in proceeding registration to the control of the procedure of the

S. THE BOTTOM ONE-THIRD OF THE BACKFILL SHOULD BE TAMPED FIRALLY AROUND THE ROOT BALL TO PROVIDE STRUCTURAL SUPPORT. 4, THE TOP HALF OF THE WIRE BASKET AND/OR TWINE AND BURLAP SHOULD BE CUT AND TURNED DOWN TO ALLOW UNOBSTRUCTED ROOT GROWTH. 2. STAKES AND TES SHOULD BE INSTALED FOR TREES THAT ARE NOT STABLE AFTER PLANTING FOR TREES DEFENDING ON PORMA, ROOT BALL TYPE AND SIZE. STAKES AND TES AUST BE REMOVED ONE YEAR AFTER PLANTING UNESS OTHERWISE SPECIFIED. S. PLANTING HOLE AND ROOT BALL MUST BE COVERED WHIT SOME IS INCLESS, IS COMPOSTED MUICH. THE MUCH SHOULD NOT BE PLACED WITHIN 200 MM IB NGTHES OF THE IRUNK FLARE. .3. TRUNK FLARE (ROOT COLLAR) OF THE ROOT ALL MUST BE SET TO MATCH SURROUNDING GRADES. 1. TREE MUST BE VERTICAL AND STABLE AFFER PLANTING. THEE PLANTING DETAIL

SEE SHEET 2 FOR DRAWING DETAILS

P 604 275 3484 | ACL FILE: 15362





# **Rezoning Considerations**

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

File No.: RZ 15-711639

Address: 4800 Duncliffe Road

# Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9559, the developer is

required to complete the following:

1. Submission of a Landscaping Security in the amount of \$2,000 to ensure that a total of four (4) replacement trees are planted and maintained on the proposed lets (minimum size of 6 am decideous solines on 2.5 m high conifes). The

- planted and maintained on the proposed lots (minimum size of 6 cm deciduous caliper or 3.5 m high conifer). The City may retain a portion of the security for a 1-year maintenance period.
- 2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 3. Submission of a Tree Survival Security to the City in the amount of \$6,420 for the two (2) City trees to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the security for a 1-year maintenance period.
- 4. Registration of a flood indemnity covenant on title.
- 5. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$8,745.25) to the City's Affordable Housing Reserve Fund.

# Prior to Tree Removal\* stage, the applicant is required to:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities, including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

# At Subdivision\* stage and Building Permit\* stage, the developer must complete the following requirements:

- 1. Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the cost associated with the completion of the required servicing works and frontage improvements.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management
  Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and
  proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of
  Transportation) and MMCD Traffic Regulation Section 01570.
- 3. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

# Water Works:

- a) Using the OCP Model, there is 187 L/s of water available at a 20 psi residual at the Duncliffe Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 120 L/s.
- b) The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- c) At Developers cost, the City is to:

H - 58	
--------	--

Initial:	

- Install a new water service connection with meter and meter box.
- Install a new water meter at the existing water service connection.

# Storm Sewer Works:

- d) The Developer is required to:
  - Utilize existing storm service connection at the northwest corner of the lot.
- e) At Developers cost, the City is to:
  - Install one new storm service connection along the Duncliffe Rd frontage at the north east corner of the lot. The IC should be positioned to allow future connection by lot 4820 Duncliffe Rd.

# Sanitary Sewer Works:

- f) At Developers cost, the City is to:
  - Cut and cap the existing sanitary service in the north east corner of the lot, IC to remain.
  - Install a new sanitary service connection complete with IC and two service leads at proposed subdivision lot line along the Duncliffe Rd frontage.

### Frontage Improvements:

- g) 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 on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- h) Frontage upgrades include new landscaped boulevard and sidewalk constructed to City design standards in order to match subdivided properties to the west.

### General Items:

h) 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 copy on file]		
Signed	PH <sup>ate</sup> 59	



# Richmond Zoning Bylaw 8500 Amendment Bylaw 9559 (RZ 15-711639) 4800 Duncliffe Road

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

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

P.I.D. 005-234-166 Lot 111 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9559".

FIRST READING	JUN 1 3 2016	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by
SECOND READING		APPROVED by Director
THIRD READING	×	or Solicitor
OTHER CONDITIONS SATISFIED		_
ADOPTED		_
* *		
MAYOR	CORPORATE OFFICER	



# **Report to Committee**

Planning and Development Division

To:

**Planning Committee** 

Date:

May 19, 2016

From:

Wayne Craig

File:

RZ 15-700420

Re:

Director, Development

Application by New Horizon Development Ltd. for Rezoning at

5411/5431 Clearwater Drive from Two-Unit Dwellings (RD1) to Single Detached

(RS2/B)

# **Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9560, for the rezoning of 5411/5431 Clearwater Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

Wayne Craig

Director, Development

SDS:blg Att.

REPORT CONCURRENCE			
ROUTED TO:	Concurrence	CONCURRENCE OF GENERAL MANAGER	
Affordable Housing	<b>☑</b>	- Julines	

# **Staff Report**

# Origin

New Horizon Development Ltd. has applied to the City of Richmond for permission to rezone the property at 5411/5431 Clearwater Drive from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The site is currently occupied by a duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

# **Findings of Fact**

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

# **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwelling on a lot zoned "Single Detached (RS1/E)" and a duplex on

a lot zoned "Two-Unit Dwelling (RD1)" fronting Blundell Road.

To the South: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting

Cathay Road.

To the East: Vacant land zoned "Single Detached (RS1/E)".

To the West: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting

Clifton Road.

### Related Policies & Studies

# Official Community Plan

The Official Community Plan (OCP) land use designation for the subject property is "Neighbourhood Residential". The proposed rezoning and subdivision would comply with this designation.

# Single-Family Lot Size Policy 5453/Zoning Bylaw 8500

The subject site is located within the area governed by Single-Family Lot Size Policy 5453 (adopted by Council on November 15, 1993 and amended in 2001 and 2003) (Attachment 4). The Policy permits lots with an existing duplex to be rezoned and subdivided in accordance with the provisions of the "Single Detached (RS1/B)" zone. The proposed east and west lots will be approximately 14 m (46 ft.) and 20 m (66 ft.) wide and approximately 634 m² (6,824 ft²) and 575 m² (6,189 ft²) in area respectively. The proposed subdivision would comply with the requirements of the "Single Detached (RS1/B)" zone and Single-Family Lot Size Policy 5453.

# 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.

# **Analysis**

# **Existing Legal Encumbrances**

There is an existing 3.0 m wide statutory right-of-way registered on Title for utilities in the rear yard of the subject property; which will not be impacted by the proposed development. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

There is also an existing restrictive covenant registered on Title, restricting the use of the subject property to a duplex (Document No. AE11709). The covenant must be discharged from Title as a condition of rezoning.

# **Site Access**

Vehicle access to the proposed lots will be limited to a single shared driveway from Clearwater Drive. Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that upon subdivision of the property, vehicle access to the proposed lots is through a shared driveway crossing (6 m wide at the property line), centered on the proposed shared property line. No obstructions are permitted within the shared driveway.

As a condition of rezoning, the applicant is required to register a cross-access easement on Title; centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the properties, and allow on-site vehicle maneuvering.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

# Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations for tree retention and removal related to the proposed development. The report assesses three (3) trees on the subject property, one (1) hedgerow on-site, and one (1) tree on the neighbouring property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an onsite visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain one (1) tree located in the rear yard due to fair condition (tag# 234).
- Retain one (1) tree on the neighbouring property to the south due to its good condition (tag# A).
- Remove two (2) trees on-site due to historical topping and poor condition (tag# 232 & 233).
- Remove one (1) hedgerow (labelled "North Cedar Hedge") located in the rear yard and within the existing statutory right-of-way. The Engineering Department has confirmed this hedge will need to be removed due to required sanitary sewer works for the proposed lots.

# Tree Protection

The proposed Tree Management Drawing is shown in Attachment 5; which outlines the protection of one (1) tree on-site and one (1) tree off-site.

To ensure the protection of the two (2) trees (tag# 234 & A), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted
  within close proximity to tree protection zones. The contract must include the scope of
  work; including the number of monitoring inspections at specified stages of construction,
  any special measures required to ensure tree protection, and a provision for the Arborist
  to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$1,000. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff.

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

# Tree Replacement

For the removal of the two (2) trees, the Official Community Plan (OCP) tree replacement ratio goal of 2:1 requires four (4) replacement trees to be planted and maintained on the proposed lots. The City's Tree Preservation Coordinator recommends an additional one (1) replacement tree for the removal of the hedgerow; which the applicant has agreed to, resulting in a total of five (5) replacement trees. The applicant has proposed to plant and maintain five (5) trees on-site in the proposed lots; two (2) trees on the west lot with the existing protected tree and three (3) trees on the east lot. Based on the size of the trees being removed, replacement trees shall be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer, as per Tree Protection Bylaw No. 8057.

To ensure that five (5) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,500 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the securities for a one-year maintenance period from the date of the landscape inspection.

# **Affordable Housing Strategy**

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

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft<sup>2</sup> of total buildable area of the single-family developments (i.e. \$6,403.99) in-lieu of providing a secondary suite on 50% of the new lots.

# Site Servicing and Frontage Improvements

At future subdivision and Building Permit stage, the applicant is required to complete the required service connection works as described in Attachment 6.

Prior to subdivision, the applicant must discharge the existing Strata Plan (BCS1029).

# **Financial Impact or Economic Impact**

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

# Conclusion

The purpose of this rezoning application is to rezone the property at 5411/5431 Clearwater Drive from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

# Conclusion

The purpose of this rezoning application is to rezone the property at 5411/5431 Clearwater Drive from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9560 be introduced and given first reading.

Shi

Steven De Sousa Planning Technician - Design (604-276-8529)

SDS:blg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

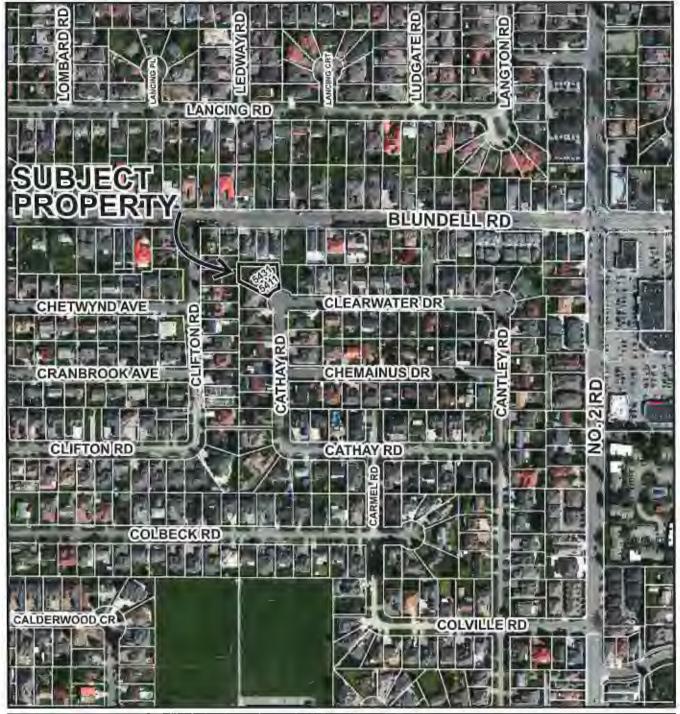
Attachment 3: Development Application Data Sheet

Attachment 4: Lot Size Policy 5453 Attachment 5: Tree Management Plan Attachment 6: Rezoning Considerations









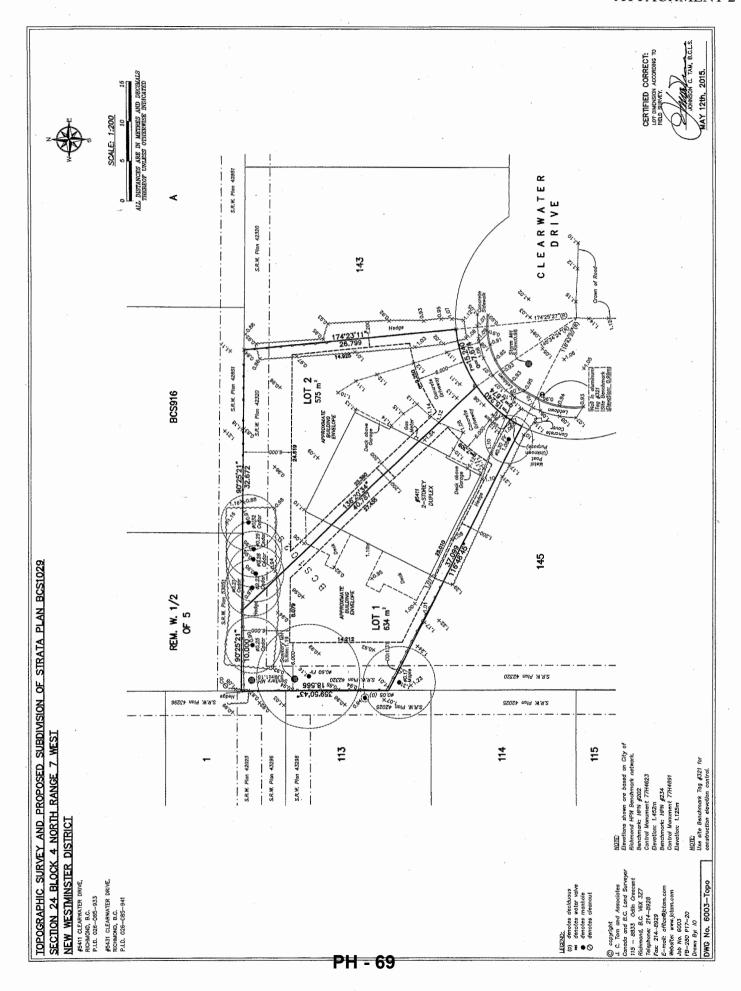


RZ 15-700420

Original Date: 07/09/15

Revision Date: 05/25/16

Note: Dimensions are in METRES





# **Development Application Data Sheet**

Development Applications Department

RZ 15-700420 Attachment 3

Address: 5411/5431 Clearwater Drive

Applicant: New Horizon Development Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	New Horizon Development Ltd.	To be determined
Site Size (m²):	1,209 m² (13,013 ft²)	East lot: 634 m² (6,824 ft²) West lot: 575 m² (6,189 ft²)
Land Uses:	One (1) two-family dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Lot Size Policy 5453 permits Single Detached (RS1/B) for lots with existing duplexes	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage - Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m²	East lot: 634 m <sup>2</sup> West lot: 575 m <sup>2</sup>	none
Setback - Front & Rear Yard (m):	<b>M</b> in. 6.0 m	Min. 6.0 m	none
Setback - Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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



# City of Richmond

# **Policy Manual**

Page 1 of 2	Adopted by Council: November 15, 1993	POLICY 5453
	Amended by Council: January 15, 2001 * October 20 <sup>th</sup> , 2003	
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SEC	TION 24-4-7

# **POLICY 5453:**

The following policy establishes lot sizes in Section 24-4-7, located in the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road as shown on the attached map:

That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

(i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less that five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

<sup>\*</sup> Original Adoption Date In Effect



Subdivision Permitted as Per R1/E

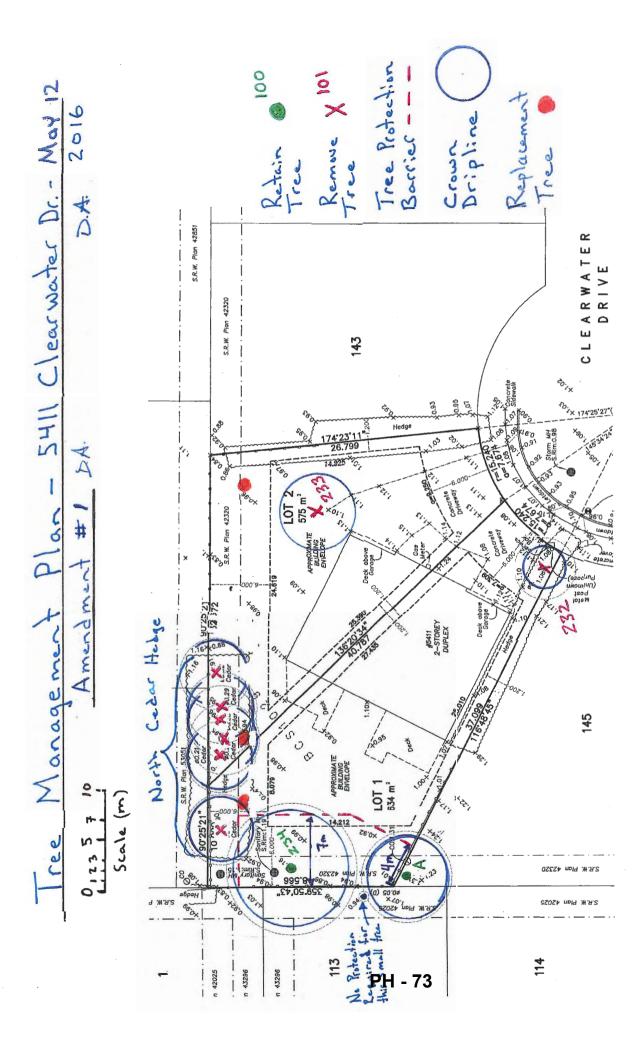
Subdivision of Duplexes Permitted as Per R1/B



Policy 5453 Section 24-4-7 PH - 72

Adopted Date: 11/15/93

Amended Date: 10/20/03





# **Rezoning Considerations**

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

File No.: RZ 15-700420

Address: 5411/5431 Clearwater Drive

# Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9560, the developer is required to complete the following:

- 1. Submission of a landscaping security in the amount of \$2,500 (\$500/tree) to ensure that the five (5) required replacement trees are planted and maintained on the proposed lots (minimum size of 6 cm deciduous caliper or 3.5 m high conifer). The landscaping security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the replacement trees survive. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.
- 2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 3. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the one (1) tree to be retained on-site.
- 4. Registration of a flood indemnity covenant on Title.
- 5. Registration of a legal agreement on title to ensure that upon subdivision of the property, vehicular access to the proposed lots is via a shared driveway crossing (6 m wide at the property line), centered on the proposed shared property line. No obstructions are permitted within the shared driveway.
- 6. Registration of a cross-access easement on Title prior to subdivision centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the proposed lots.
- 7. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,403.99) to the City's Affordable Housing Reserve Fund.
- 8. Discharge of the existing covenant registered on Title of the subject property (i.e. AE11709), which restricts the use of the property to a duplex.

# At Demolition Permit\* stage, the applicant is required to:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities, including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

# At Subdivision\* stage and Building Permit\* stage, the developer must complete the following requirements:

- 1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management plan should include location for parking services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 2. Discharge of the existing Strata Plan (BCS1029).
- 3. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

Initial:	
----------	--

#### Water Works:

- a) Using the OCP Model, there is 135.0 L/s of water available at a 20 psi residual at the Clearwater Drive frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- b) The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- c) At Developers cost, the City is to:
  - Cut and cap the existing water service connection along the Clearwater Road frontage.
  - Install 2 new water service connections complete with meters and meter boxes away from driveways.

#### Storm Sewer Works:

- d) At Developers cost, the City is to:
  - Cut and cap the existing storm service connection at the south corner of the development site.
  - Install a new storm service connection complete with IC with dual connections at the adjoining property line of the newly subdivided lots.

## Sanitary Sewer Works:

- e) At Developers cost, the City is to:
  - Cut and cap the existing sanitary service connection at the southwest corner of the development site.
  - Install one (1) new sanitary service connection complete with new IC and dual connections at the adjoining property line of the newly subdivided lots along the north property line within the existing SRW. All sanitary works to be completed prior to any on-site building construction.

#### Frontage Improvements:

- f) Developer is required to:
  - 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.).
- g) Complete other frontage improvements as per Transportation's requirements.

#### General Items:

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

#### Note:

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

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

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

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

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

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

[signed copy on file]	
Signed	Date



# Richmond Zoning Bylaw 8500 Amendment Bylaw 9560 (RZ 15-700420) 5411/5431 Clearwater Drive

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

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

P.I.D. 026-085-933

Strata Lot 1 Section 24 Block 4 North Range 7 West New Westminster District Strata Plan BCS1029 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form V.

P.I.D. 026-085-941

Strata Lot 2 Section 24 Block 4 North Range 7 West New Westminster District Strata Plan BCS1029 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form V.

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9560".

FIRST READING	JUN 1 3 2018	CITY C
A PUBLIC HEARING WAS HELD ON		APPROV by
SECOND READING		APPROV by Direct
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OTHER CONDITIONS SATISFIED		
ADOPTED		
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MAYOR	CORPORATE OFFI	CER



# **Report to Committee**

Planning and Development Division

To:

Re:

**Planning Committee** 

**Date:** May 16, 2016

From:

Wayne Craig

File:

RZ 16-723604

Director of Development

Application by Gursher Randhawa for Rezoning at 3611/3631 Lockhart Road

from Single Detached (RS1/E) to Single Detached (RS2/B)

# **Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9565, for the rezoning of 3611/3631 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

Wayne Craig

Director of Development

JR:blg Att.

REPORT CONCURRENCE		
ROUTED TO:	Concurrence	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	×	h Juries

# Staff Report

# Origin

Gursher Randhawa has applied to the City of Richmond for permission to rezone 3611/3631 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The proposed subdivision plan is shown in Attachment 2.

#### **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: Single-family homes on two (2) lots in the "Single Detached (RS1/B)" zone fronting Granville Avenue.
- To the South, East, and West: Single-family homes on lots in the "Single Detached (RS1/B)" zone fronting Lockhart Road.

#### **Related Policies & Studies**

## Official Community Plan

The subject property is located in the Quilchena neighbourhood of the Seafair planning area (Attachment 4). The Official Community Plan land use designation for the subject property is "Neighbourhood Residential." The proposed rezoning is compliant with this designation.

#### Single-Family Lot Size Policy 5447

The subject property is located within the area governed by Single-Family Lot Size Policy 5447, adopted by Council on September 16, 1991 and subsequently amended in 1998 and 2003 (Attachment 5). This Single-Family Lot Size Policy permits subdivision consistent with the requirements of the "Single Detached (RS2/B)" zoning bylaw. The proposed rezoning and subdivision would allow for the creation of two (2) lots, each 12.2 m in width and 579 m² (6232 ft²) in area, consistent with the requirements of the "Single Detached (RS2/B)" zoning bylaw.

## Floodplain Management Implementation Strategy

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

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## **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.

#### **Analysis**

### **Existing Legal Encumbrances**

There is an existing covenant registered on each strata title; which restricts the property use as duplex only (registration number RD44050). This covenant must be discharged from each strata title prior to subdivision approval.

Cancellation of the existing strata plan (NW790) is required prior to subdivision approval.

There is an existing 3.0 m-wide statutory right-of-way (ROW) registered on Title within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. The applicant is aware that encroachment into the ROW is not permitted.

# **Transportation and Site Access**

Vehicle access is proposed to be from Lockhart Road via separate driveway crossings to each new lot.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six (6) bylaw-sized trees on the subject property and two (2) trees on neighbouring properties.

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

- One (1) multi-stemmed Laurel (Tree # 196) located on the development site is in moderate condition, but in direct conflict with the proposed development. Laurel is typically grown as an ornamental shrub, and this tree has become overgrown. It is not a significant tree or valued species. Remove and replace.
- Five (5) trees (Trees # 197, 198, 199, 200 & 201) located on the development site all exhibit poor form from topping cuts and are in poor condition. Remove and replace.
- Two (2) trees (Trees # A & E) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

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# Tree Replacement

The applicant wishes to remove all six (6) on-site trees. The 2:1 replacement ratio would require a total of twelve (12) replacement trees. The applicant has agreed to plant four (4) trees on each lot proposed; for a total of eight (8) trees. Based on the size of the trees being removed, replacement trees shall be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer, as per Tree Protection Bylaw No. 8057. To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$2,000 to the City's Tree Compensation Fund in lieu of the remaining four (4) trees that cannot be accommodated on the subject property after redevelopment.

## Tree Protection

Two (2) trees (Trees # A & E) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

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

## **Affordable Housing Strategy**

As per the City's Affordable Housing Strategy, single-family rezoning applications received after September 15, 2015 require a secondary suite or coach house on 100% of new lots, a cashin-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area toward the City's Affordable Housing Reserve Fund, or a combination thereof.

The applicant proposes to contribute \$12,478.00 toward the City's Affordable Housing Reserve Fund. This is equivalent to \$2.00/ft<sup>2</sup> of the total buildable area of each lot to be created, and is consistent with the Affordable Housing Strategy.

# Site Servicing and Frontage Improvements

The applicant is required to pay to the City, in keeping with the Subdivision and Development Bylaw 8751, a \$30,231.20 cash-in-lieu contribution for the design and construction of frontage upgrades as set out in Attachment 7. The applicant must also provide payment of \$12,650 to the

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City, as per Richmond Waterworks and Water Rates Bylaw No. 5637, for two (2) new 25 mm water service connections; each complete with meter and meter box, prior to subdivision. This money will be used to pre-service the lots by a City watermain replacement project currently underway, scheduled for completion in the summer of 2016.

At a future development stage, the applicant must complete the required servicing works as described in Attachment 7, through either a Servicing Agreement or a work order.

#### Financial Impact

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

#### Conclusion

The purpose of this rezoning application is to rezone 3611/3631 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9565 be introduced and given first reading.

12

Jordan Rockerbie Planning Technician (604-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo

Attachment 2: Conceptual Development Plan

Attachment 3: Development Application Data Sheet

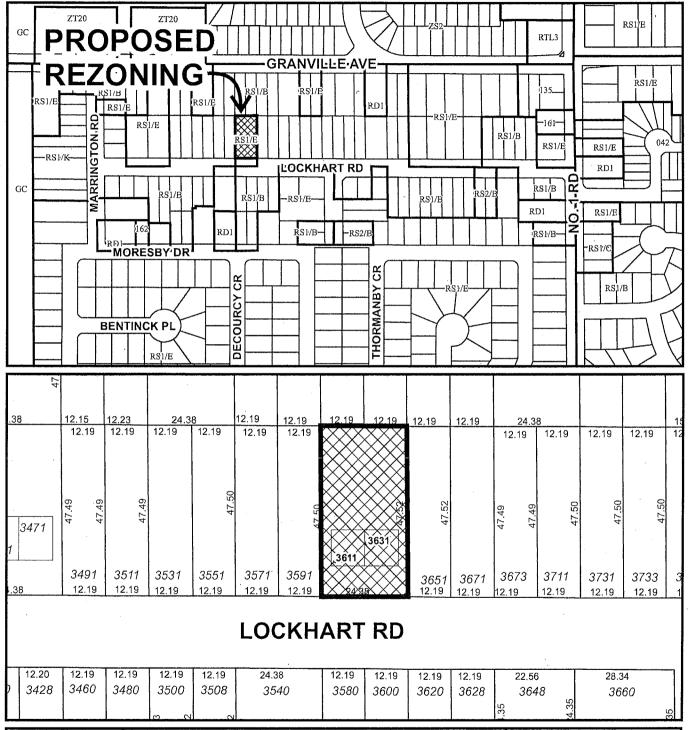
Attachment 4: Seafair Planning Area Land Use Map

Attachment 5: Lot Size Policy 5447

Attachment 6: Tree Retention Plan

Attachment 7: Rezoning Considerations







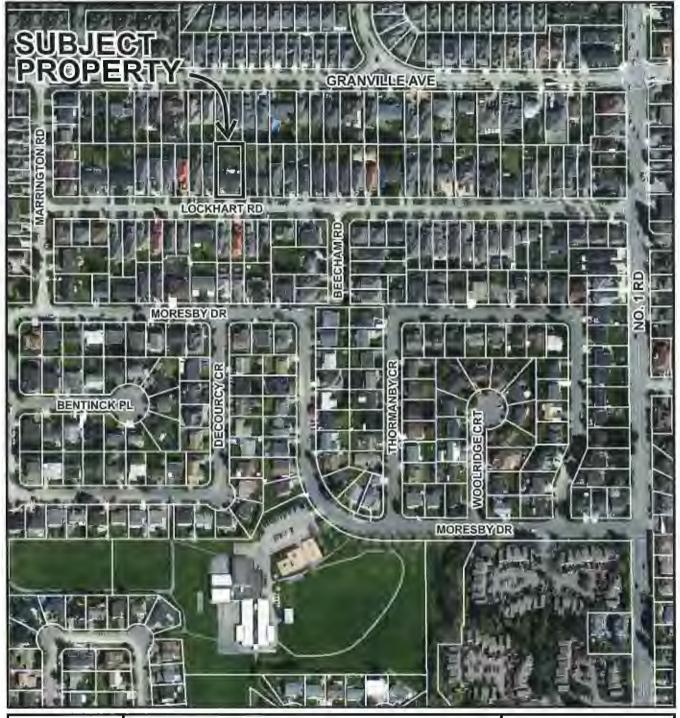
RZ 16-723604

Original Date: 02/15/16

Revision Date:

Note: Dimensions are in METRES





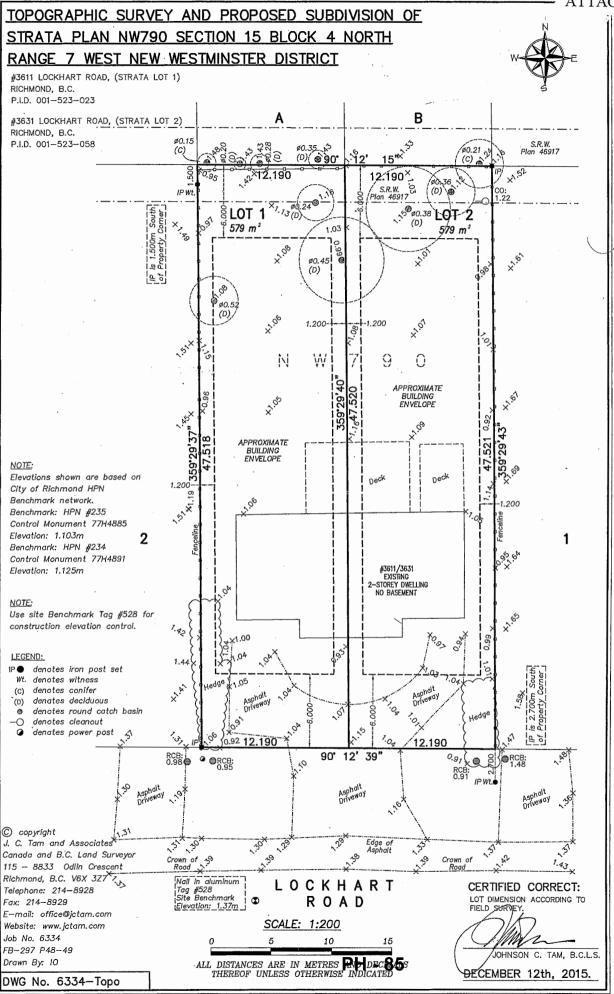


RZ 16-723604

Original Date: 02/15/16

Revision Date:

Note: Dimensions are in METRES





# **Development Application Data Sheet**

**Development Applications Department** 

RZ 16-723604 Attachment 3

Address: 3611/3631 Lockhart Road

Applicant: Gursher Randhawa

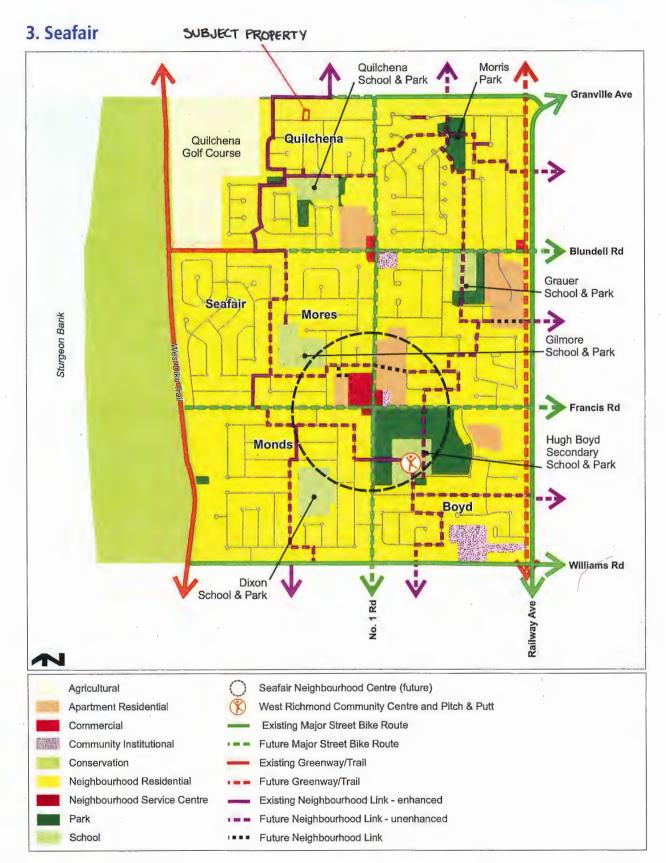
Planning Area(s): Seafair

	Existing	Proposed
Owner:	1071416 BC Ltd., Inc.	To be determined
Site Size (m²):	1,158 m²	Two (2) lots, each 579 m²
Land Uses:	One (1) non-conforming duplex	Two (2) single-family homes
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Detached (R1/B)	Single Detached (RS2/B)
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

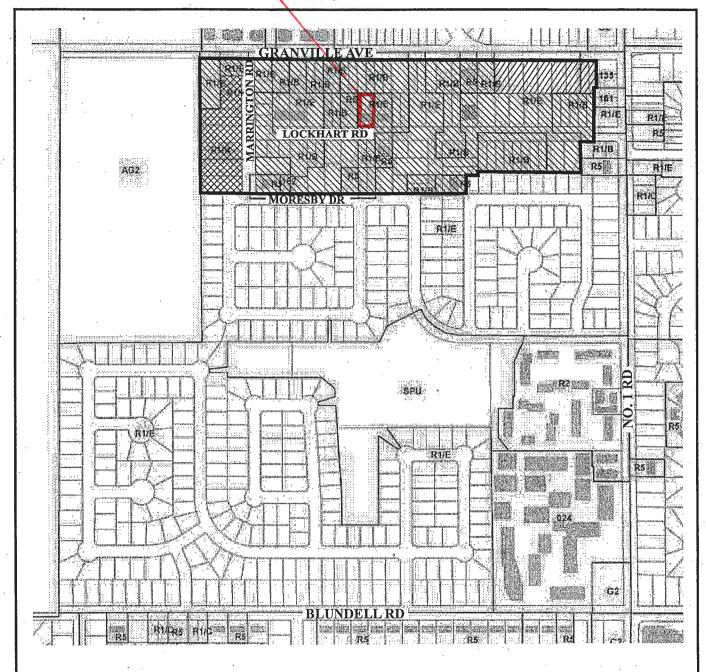
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 applied to 464.5 m <sup>2</sup> of the lot area together with 0.30 applied to the balance	Max. 0.55 applied to 464.5 m <sup>2</sup> of the lot area together with 0.30 applied to the balance	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360.0 m²	West lot: 579 m <sup>2</sup> East lot: 579 m <sup>2</sup>	none
Setback - Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback - Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2 ½ Storeys	Max. 2 ½ Storeys	none

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





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Subdivision permitted as per R1/B with the following provisions:



1. Between 3620 and 3780 Granville Avenue R1/C.

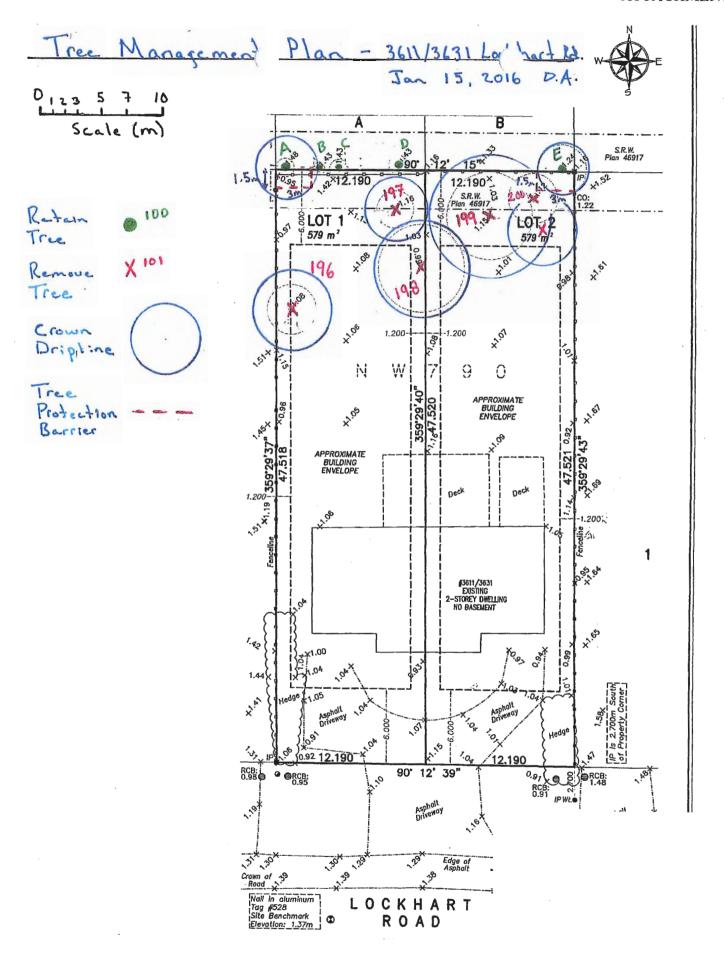


2. Between 7151 and 7031 Marrington Road R1/K.



Policy 5447 Section 15-4-7 Adopted Date: 09/16/91 Amended Date: 07/20/98 Amended Date: 10/20/03

Note: Dimensions are in METRES



PH - 89



# **Rezoning Considerations**

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

Address: 3611/3631 Lockhart Road File No.: RZ 16-723604

# Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9565, the applicant is required to complete the following:

- 1. City acceptance of the developer's offer to voluntarily contribute \$2,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City
- 2. Submission of a Landscape Security in the amount of \$4,000.00 (\$500/tree) to ensure that a total of four (4) replacement trees are planted and maintained on each lot proposed (for a total of 8 trees; minimum 6 cm deciduous caliper or 3 m high conifers).
- 3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 4. Registration of a flood indemnity covenant on title.
- 5. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$12,478.00) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on both of the future lots at the subject site, or on one (1) of the two (2) future lots with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00 per buildable square foot of the second lot at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. A legal agreement ensuring that the principle dwelling and any secondary suite cannot be stratified must also be registered on Title if any secondary suites are built as a result of the Affordable Housing Strategy.

#### Prior to Subdivision\*, the applicant must complete the following requirements:

- 1. Payment to the City of \$12,650.00, as per Richmond Waterworks and Water Rates Bylaw No. 5637, for two (2) new 25 mm water service connections, each complete with meter and meter box. This money will be used to pre-service the two (2) lots by a City watermain replacement project currently underway, scheduled for completion in summer 2016.
- 2. Discharge of covenant RD44050 from the title of the strata lots, which restricts the property to a duplex.
- 3. Cancellation of the existing strata plan (NW790).

#### Prior to Demolition\* stage, the applicant 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.

# At Subdivision\* and Building Permit\* stage, the applicant must complete the following requirements:

1. Pay to the City, in keeping with the Subdivision and Development Bylaw No. 8751, a \$30,231.20 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

•	Concrete Curb and Gutter (EP.0641)	\$4876.00
•	Concrete Sidewalk (EP.0642	\$7070.20
•	Pavement Widening (EP.0643)	\$8533.00
•	Roadway Lighting (EP.0644)	\$2681.80
•	Boulevard Landscape/Trees (EP.0647)	\$7070.20

2. Complete the following servicing works and off-site improvements. These must be completed through a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

#### Water Works:

- Using the OCP Model, there is 119.0 L/s of water available at a 20 psi residual at the Lockhart Road frontage. Based on the proposed development, the 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.
  - O Provide \$12,650, as per Richmond Waterworks and Water Rates Bylaw No. 5637, for two (2) new 25 mm water service connections each complete with meter and meter box, prior to adoption of rezoning. This money will be used to pre-service the two lots by a City watermain replacement project scheduled for construction in the summer of 2016.
- At Developers cost, the City is to:
  - o Cut and cap at main the existing water service connection along the Lockhart Road frontage.
  - o Install two (2) new water service connections complete with meter and meter box along the Lockhart Road frontage.

#### Storm Sewer Works:

• The Developer is required to retain the existing storm service connection at the southeast and southwest corners of the development site.

#### Sanitary Sewer Works:

- The Developer is required to retain existing sanitary service connection at the northeast and northwest corners of the development site.
- At Developers cost, the City is to remove cap on existing sanitary service connection at the northwest corner of the development site.

## Frontage Improvements:

- The Developer is required to:
  - o 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 on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

#### 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.
- Submit a Construction Parking and Traffic Management Plan to the Transportation Division. The
  Management Plan shall include the location/s for parking for services, deliveries, workers, and
  loading, application for any lane closures, and proper construction traffic controls as per Traffic
  Control Manual for Works on Roadways (by BC Ministry of Transportation) and MMCD Traffic
  Regulation Section 01570.
- Obtain a Building Permit for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

#### Note:

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
  - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
  - The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development
  Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not
  limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring,
  shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement,
  subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and
  Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and
  their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The
  City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified
  Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in
  compliance with all relevant legislation.

Signed	Date



# Richmond Zoning Bylaw 8500 Amendment Bylaw 9565 (RZ 16-723604) 3611/3631 Lockhart Road

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

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

P.I.D. 001-523-023

Strata Lot 1 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW790 Together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-523-058

Strata Lot 2 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW790 Together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9565".

FIRST READING	JUN 1 3 2016	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	A 4	APPROVED by
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor
OTHER CONDITIONS SATISFIED	·	_
ADOPTED	y	_
*		
·	*	_
MAYOR	CORPORATE OFFICER	



# **Report to Committee**

Planning and Development Division

To:

Re:

Planning Committee

Date:

May 24, 2016

From:

Wayne Craig

File:

RZ 15-704996

Director, Development

Director, Development

Application by Naveed Raza for Rezoning at 10340/10360 Bird Road from Single

Detached (RS1/E) to Single Detached (RS2/B)

#### **Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9567, for the rezoning of 10340/10360 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Wayne Craig

Director, Development

SDS:blg/

Att.

REPORT CONCURRENCE		
ROUTED TO:	Concurrence	CONCURRENCE OF GENERAL MANAGER
Affordable Housing		Je Freg

## **Staff Report**

# Origin

Naveed Raza has applied to the City of Richmond for permission to rezone the property at 10340/10360 Bird Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The site is currently occupied by a stratified duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

# **Findings of Fact**

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

## **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting

Bird Road.

To the South: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Caithcart Road.

To the East and West: Single-family dwellings on lots zoned "Single Detached (RS1/B)" fronting Bird Road.

#### **Related Policies & Studies**

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

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

# Single-Family Lot Size Policy 5424/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5424 (adopted by Council on November 20, 1989) (Attachment 4). The Policy permits properties along Bird Road to be rezoned and subdivided in accordance with the provisions of the "Single Detached (RS1/B)" zone; therefore, the proposed rezoning complies with the Lot Size Policy.

The subject site is currently occupied by a duplex. Amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500 indicate Lot Size Policies are not applicable for rezoning applications on sites that contain a duplex and are intended to be subdivided into no more than two (2) single-family lots. Each lot at the subject site will be approximately 12 m (40 ft.) wide and approximately 517 m<sup>2</sup> (5,565 ft<sup>2</sup>) in area. The proposed subdivision would comply with these requirements.

# **Aircraft Noise Sensitive Development Policy**

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 4. Registration of an aircraft noise-sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

# Ministry of Transportation & Infrastructure Approval

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

# 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.

#### **Analysis**

# **Existing Legal Encumbrances**

There is an existing restrictive covenant registered on Title, restricting the use of the subject property to a duplex (Document No. Z187549). The covenant must be discharged from Title as a condition of rezoning.

#### **Proposed Site Access**

Vehicle access to the proposed lots is from Bird Road via separate driveway crossings.

# Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant; which identifies tree species, assesses tree structure and condition, and provides recommendations for tree retention and removal related to the proposed development. The report assesses two (2) trees located on the subject site, five (5) trees located on neighbouring properties, and two (2) City trees.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an onsite visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain two (2) City trees in front of the subject site due to good condition (tag# C1 and C2).
- Retain five (5) trees located on neighbouring properties (tag# OS1, OS2, OS3, OS4 and OS5).
- Remove one (1) tree on-site due to severe pruning for hydro line clearance (tag# 188).
- Remove one (1) tree on-site due to large limb failure and decay (tag# 189).

#### Tree Protection

The proposed Tree Management Drawing is shown in Attachment 5; which outlines the protection of seven (7) trees off-site, including two (2) City trees.

To ensure the protection of the seven (7) trees off-site (tag# C1, C2, OS1, OS2, OS3, OS4 & OS5), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work to be undertaken, including the number of monitoring inspections, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$5,670 for the two (2) City trees. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff.

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

# Tree Replacement

For the removal of the two (2) trees, the Official Community Plan (OCP) tree replacement ratio goal of 2:1 requires four (4) replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain a minimum of four (4) trees: two (2) trees per lot. As per Tree Protection Bylaw No. 8057, based on the sizes of the trees being removed (50 cm and 24 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree
2	6 cm
2	9 cm

or	Minimum Height of Coniferous Tree
	3.5 m
	5 m

To ensure that four (4) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection.

# **Affordable Housing Strategy**

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

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Prior to rezoning, the applicant is also required to register a legal agreement on Title, to ensure that the principle dwelling and the secondary suite cannot be stratified.

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

There are no servicing concerns with the proposed rezoning.

At future development stage, the applicant must pay current year's taxes and the cost associated with the completion of the required servicing works and frontage improvements as described in Attachment 6.

Prior to subdivision, the applicant must discharge the existing Strata Plan (NW2513).

# **Financial Impact or Economic Impact**

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

#### Conclusion

The purpose of this rezoning application is to rezone the property at 10340/10360 Bird Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

The rezoning application complies with the land use designation and applicable policies contained within the OCP and East Cambie Area Plan for the subject site.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9567 be introduced and given first reading.

Steven De Sousa

Planning Technician – Design

(604-276-8529)

SDS:blg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

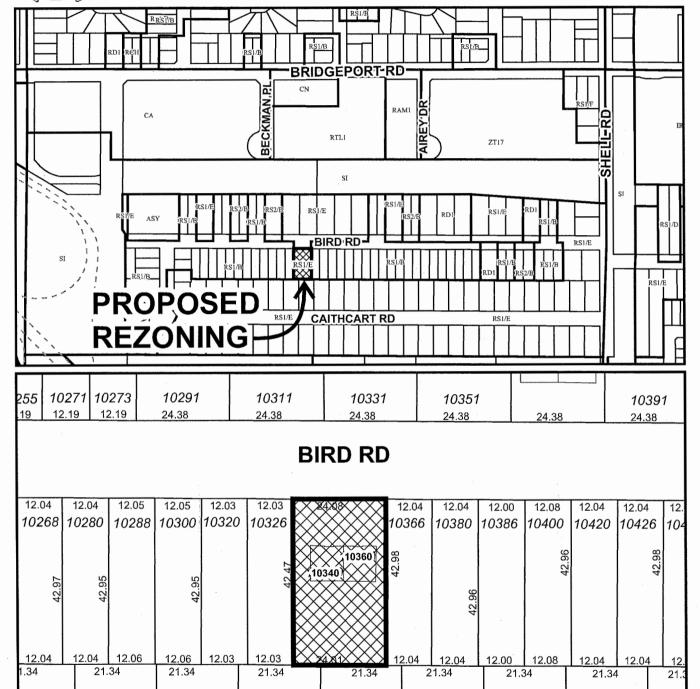
Attachment 4: Single-Family Lot Size Policy 5424

Attachment 5: Proposed Tree Retention Plan

Attachment 6: Rezoning Considerations



# City of Richmond





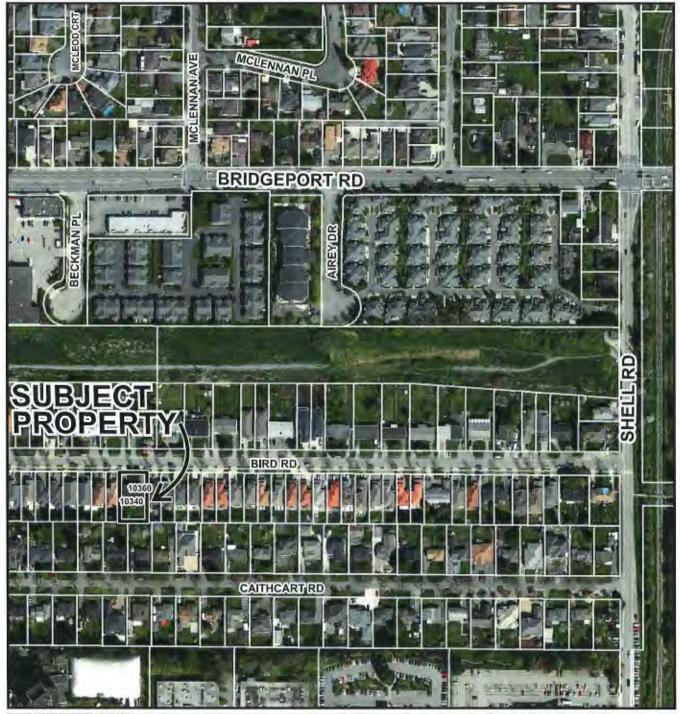
RZ 15-704966

Original Date: 07/23/15

Revision Date:

Note: Dimensions are in METRES





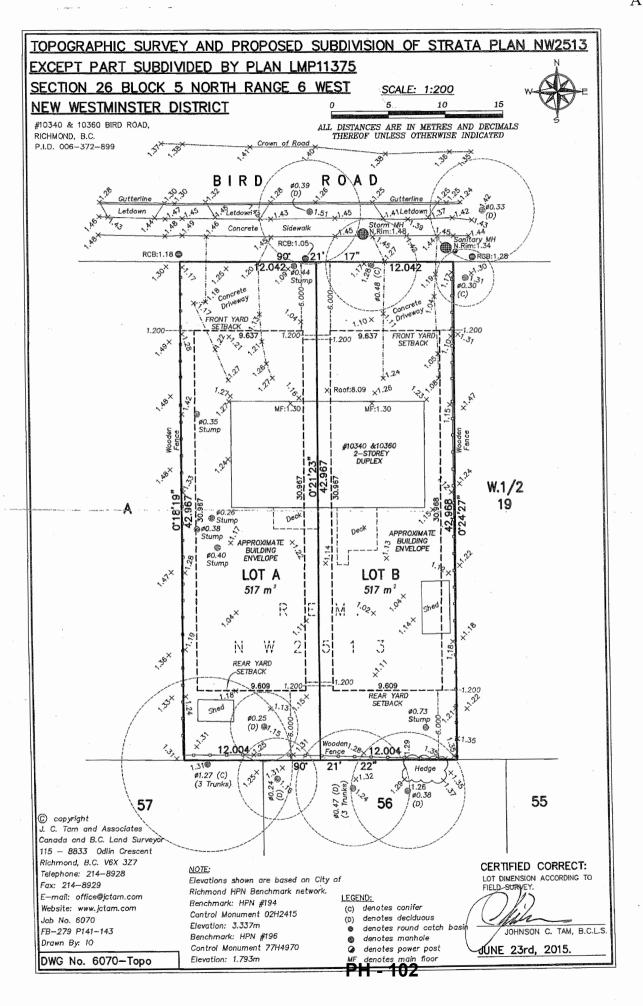


RZ 15-704996

Original Date: 07/23/15

Revision Date:

Note: Dimensions are in METRES





# **Development Application Data Sheet**

**Development Applications Department** 

RZ 15-704996 Attachment 3

Address: 10340/10360 Bird Road

Applicant: Naveed Raza

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Naveed Raza & Rabila Nasreen and Nadeem Abbas & Tehmina Sadia	To be determined
Site Size (m²):	1,034 m <sup>2</sup> (11,130 ft <sup>2</sup> )	Each lot: 517 m <sup>2</sup> (5,565 ft <sup>2</sup> )
Land Uses:	One (1) two-family dwelling	Two (2) single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single-Family Only)	No change
Lot Size Policy Designation:	Single Detached (RS1/B)	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Buildable Floor Area:	Max. 271 m <sup>2</sup> (2,920 ft <sup>2</sup> )*	Max. 271 m <sup>2</sup> (2,920 ft <sup>2</sup> )*	none permitted
Lot Coverage – Buildings:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, Structures and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Live Plant Material:	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	360 m²	Each lot: 517 m²	none
Setback - Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback - Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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

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



# City of Richmond

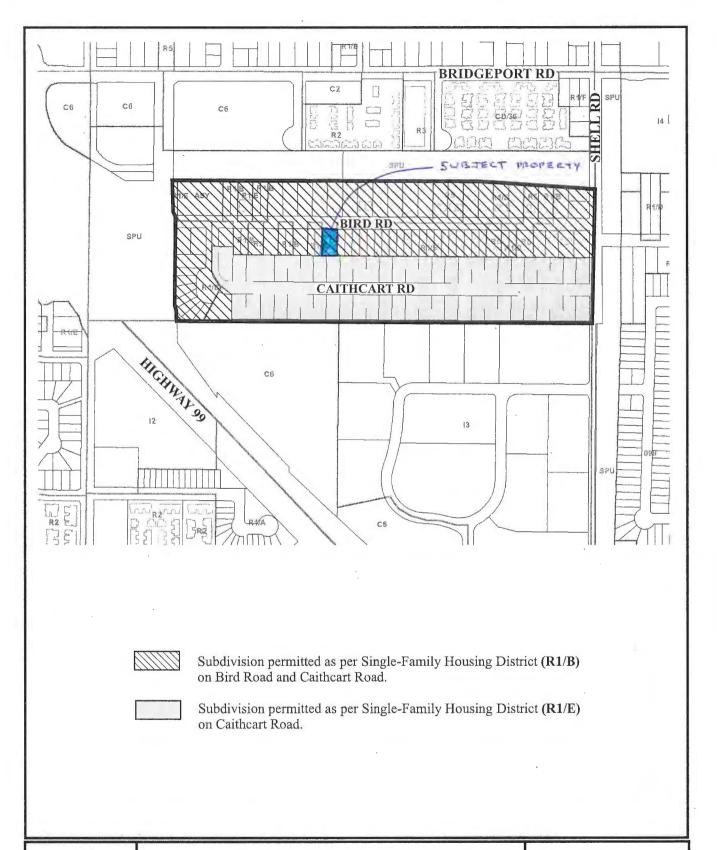
# **Policy Manual**

Page 1 of 1	Adopted by Council: November 20, 1989	Policy 5424
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 20	6-5-6

#### Policy 5424:

The following policy establishes lot sizes in Section 26-5-6, located on **Bird Road and Caithcart Avenue**:

That properties located in a portion of Section 26-5-6, be permitted to subdivide on Bird Road and at the westerly end of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/B) and be permitted to subdivide on the remainder of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

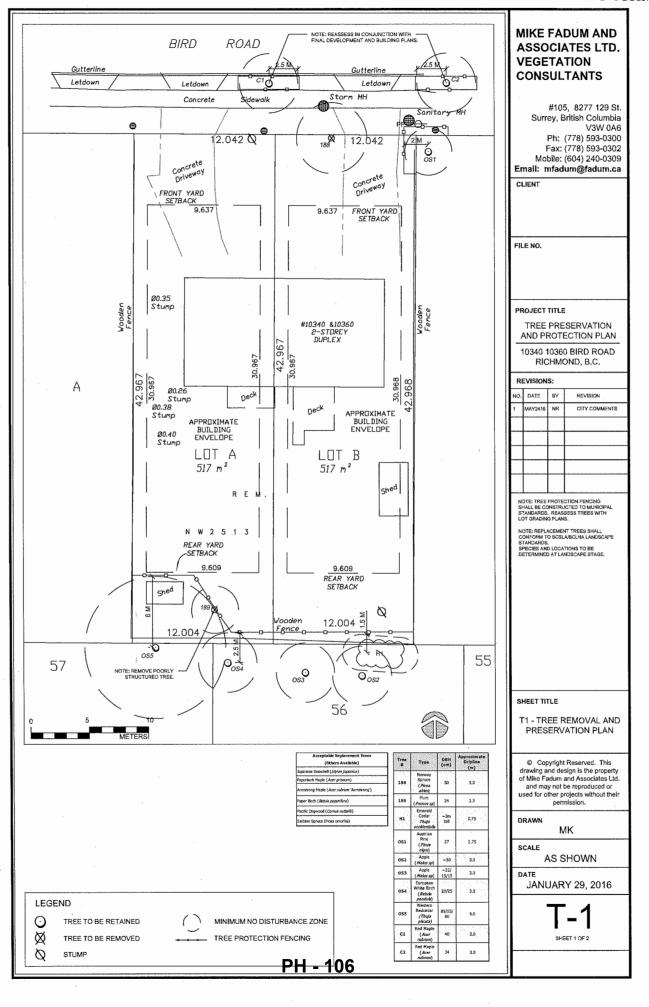




# **POLICY 5424 SECTION 26, 5-6**

Adopted Date: 11/20/89

Amended Date:





# **Rezoning Considerations**

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

Address: 10340/10360 Bird Road

required to complete the following:

# Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9567, the applicant is

1. Provincial Ministry of Transportation & Infrastructure Approval.

2. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four (4) replacement trees are planted and maintained on the proposed lots with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	0
2	6 cm	
2	9 cm	1

Minim	num Height of Coniferous Tree
	3.5 m
	5 m

File No.: RZ 15-704996

The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

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

- 3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 4. Submission of a Tree Survival Security to the City in the amount of \$5,670 for the two (2) City trees to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period.
- 5. Registration of an aircraft noise sensitive use covenant on Title.
- 6. Registration of a flood indemnity covenant on Title.
- 7. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
- 8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 9. Discharge of the existing covenant registered on Title of the subject property (i.e. Z187549), which restricts the use of the property to a duplex.

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

Installation of appropriate tree protection fencing around all trees to be retained as part of the development in
accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities,
including building demolition, occurring on-site, and must remain in place until construction and landscaping
on-site is completed.

## At Subdivision\* and Building Permit\* stage, the applicant must complete the following requirements:

Submission of a Construction Parking and Traffic Management Plan to the Transportation Department.
 Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
 PH - 107

Initial:

- Discharge of the existing Strata Plan (NW2513).
- The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

#### Water Works:

- a) Using the OCP Model, there is 198.0 L/s of water available at a 20 psi residual at the Bird Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) 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 and building designs.
- c) At Developers cost, the City is to:
  - Cut and cap the existing water service connections along the Bird Road frontage.
  - Install 2 new water service connections complete with meters and meter boxes along the Bird Road frontage.

#### Storm Sewer Works:

- d) At Developers cost, the City is to:
  - Cut and cap the existing storm service connections located at the northwest and northeast corners of the development site.
  - Upgrade the existing storm service connection complete with IC and dual connections as per City of Richmond design specifications, located mid-span of the development site.

#### Sanitary Sewer Works:

- e) At Developers cost, the City is to:
  - Cut and cap the existing sanitary service connection at the northeast corner of the development site.
  - Install a new sanitary service connection and IC with dual connections located at the adjoining property line of the newly subdivided lots.

#### Frontage Improvements:

- f) Frontage improvements include driveway or concrete removal and restoration at Developer's cost.
- g) 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 on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- Complete other frontage improvements as per Transportation's requirements.

#### General Items:

- a) The Developer is required to:
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

#### Note:

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
  - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the

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

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

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

[signed copy on file]	
Signed	Date



## Richmond Zoning Bylaw 8500 Amendment Bylaw 9567 (RZ 15-704996) 10340/10360 Bird Road

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

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

P.I.D. 006-372-899

Strata Lot 1 Section 26 Block 5 North Range 6 West New Westminster District Strata Plan NW2513 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

P.I.D. 006-372-945

Strata Lot 2 Section 26 Block 5 North Range 6 West New Westminster District Strata Plan NW2513 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9567".

FIRST READING	JUN 2 7 2016	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL		6
OTHER REQUIREMENTS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICER	



## **Report to Committee**

Planning and Development Division

To:

Re:

Planning Committee

Date:

May 30, 2016

From:

Wayne Craig

File:

RZ 16-724552

Director, Development

Director, Developmen

Application by Monarchy Holding Group Inc. for Rezoning at

4971/4991 Wintergreen Avenue from Single Detached (RS1/E) to Single

Detached (RS2/B)

#### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9569, for the rezoning of 4971/4991 Wintergreen Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

Wayne Craig

Director, Development

JR:blg Att.

REPORT CONCURRENCE

ROUTED To:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing

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#### **Staff Report**

#### Origin

Monarchy Holding Group Inc. has applied to the City of Richmond for permission to rezone 4971/4991 Wintergreen Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The property is occupied by an existing stratified duplex, which will be demolished. The proposed subdivision plan is shown in Attachment 2.

#### **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: Single-family homes on two (2) lots zoned "Single Detached (RS1/E)" fronting Westminster Highway.
- To the South: A City-owned pathway connecting Wintergreen Avenue to the McCallum Road right-of-way.
- To the East: A City-owned greenway that incorporates a pedestrian path and open field in the McCallum Road right-of-way.
- To the West: A single-family home on a lot zoned "Single Detached (RS1/E)" fronting Wintergreen Avenue.

#### Related Policies & Studies

#### Official Community Plan/Thompson Area Plan

The subject property is located in the Riverdale neighbourhood of the Thompson planning area. The Official Community Plan (OCP) land use designation for the subject property is "Neighbourhood Residential" (Attachment 4). The proposed rezoning and subdivision are compliant with this designation.

The Thompson Area Plan indicates that subdivision of residential properties in the Riverdale neighbourhood will only be considered in the case of an existing duplex. The proposed rezoning and subdivision are compliant with this policy.

#### Single-Family Lot Size Policy 5473

The subject property is located within the area governed by Single-Family Lot Size Policy 5473, adopted by Council on July 18, 2005 (Attachment 5). This Single-Family Lot Size Policy permits subdivision consistent with the requirements of the "Single Detached (RS2/E)" Zoning

Bylaw. While the proposed zone does not comply with the Lot Size Policy, the amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500 indicate that rezoning applications may be considered to permit the subdivision of a lot containing a duplex into no more than two (2) single detached lots. The proposed rezoning and subdivision are compliant with this Policy.

#### Aircraft Noise Sensitive Development Policy

The subject property is located within Aircraft Noise Area 4 (Attachment 6). In accordance with the Aircraft Noise Sensitive Development Policy (ANSD) in the OCP, applications involving rezoning from one single-family sub-zone to another may be considered in this Policy area.

Registration of an aircraft noise sensitive use covenant on title is required prior to rezoning approval.

#### 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.

#### **Analysis**

#### **Existing Legal Encumbrances**

There is an existing 3.0 m by 17.0 m statutory right-of-way (ROW) in the northwest corner of the property; which will be extended across the entire length of the north property line to provide sanitary service connection to proposed Lot B. The applicant is aware that encroachment into the ROW is not permitted.

There is a covenant registered on the Title of each strata lot restricting the property use to duplex only (registration number AA10515). This covenant must be discharged from each Strata Title prior to subdivision approval.

As the property is occupied by a stratified duplex, cancellation of the existing strata plan (NW2648) is required prior to subdivision approval.

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#### **Transportation and Site Access**

Vehicle access is proposed to be from Wintergreen Avenue via a shared driveway crossing with separate driveways to each new lot.

#### Tree Retention and Replacement

The applicant has submitted a certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations for tree retention and removal relative to the proposed development. The Report assesses eight (8) bylaw-sized trees on the subject site (Trees # 1-8).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted a visual tree assessment, and has provided the following comments:

- Three (3) trees (Trees # 1, 2 & 3) located on the development site have all been historically topped and, as a result, have developed decay pockets and weakly attached secondary branch growth that is prone to failure. In addition, the trees fall within the proposed building envelope. These three (3) trees are not good candidates for retention and should be removed and replaced.
- One (1) tree (Tree #4) located on the development site is in moderate condition, which is to be retained. Provide a minimum 4 m tree protection zone out from the base of the tree.
- One (1) tree (Tree #5) located on the development site is in poor condition due to severe excessive pruning. Remove and replace.
- One (1) tree (Tree #6) located on the development site is in moderate condition. However, its canopy has been cut back on the east side to provide clearance to a Hydro pole and will most likely be impacted by sewer upgrades required for the subdivision. Remove and replace.
- Two (2) trees (Trees #7 & 8) located on the development site are in moderate condition. Tree #7 to be retained with a minimum 3.5 m tree protection zone and tree #8 to be retained with a minimum 3 m tree protection zone from base of each tree.
- Replacement trees are to be provided at a 2:1 ratio as per the OCP.

#### Tree Replacement and Landscaping

The applicant wishes to remove five (5) on-site trees (Trees # 1, 2, 3, 5, & 6). The 2:1 replacement ratio would require a total of ten (10) replacement trees. The applicant has agreed to plant three (3) trees on each lot proposed; for a total of six (6) trees. To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$2,000 to the City's Tree Compensation Fund in lieu of the remaining four (4) trees that cannot be accommodated on the subject property after redevelopment.

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
2	8 cm	4 m
2	9 cm	5 m
2	10 cm	5.5 m

Prior to rezoning approval, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, for the proposed south lot (Lot B). The objective of the Landscape Plan is to ensure the attractiveness and safety of the City-owned walkway to the south, while respecting the privacy of the home owner within reason. The Landscape Plan must show the front and exterior side yards of the proposed lot.

#### Tree Protection

Three (3) of the bylaw-sized trees are to be retained and protected (Trees # 4, 7, & 8). A Tree Protection Plan showing the location of the retained trees and the necessary tree protection fencing is contained in 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 survival security in the amount of \$3,000.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

#### **Affordable Housing Strategy**

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications, or a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the remaining lots.

The applicant proposes to provide a secondary suite on proposed Lot A and a cash-in-lieu contribution of \$7,046.00 to the City's Affordable Housing Reserve Fund. This is equivalent to \$2.00/ft<sup>2</sup> of the total buildable area of Lot B, and is consistent with the Affordable Housing Strategy.

#### Site Servicing and Frontage Improvements

At a future development stage, the applicant must complete the required servicing works as described in Attachment 8, through either a Servicing Agreement or a work order.

The subject property is bordered by three City-owned highways or boulevards, which may be impacted by tree removal, demolition, or construction at future development stages. Prior to the

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earlier of rezoning approval, building permit issuance, or demolition permit issuance, the applicant must submit a security in the amount of \$4,000.00 to the City to ensure the highways and boulevards are restored on completion of these activities, as per Richmond Boulevard and Roadway Protection and Regulation Bylaw No. 6366.

#### **Financial Impact**

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

#### Conclusion

The purpose of this rezoning application is to rezone 4971/4991 Wintergreen Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone to the property to be subdivided to create two (2) lots.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9569 be introduced and given first reading.

Jordan Rockerbie Planning Technician (604-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo

Attachment 2: Survey showing proposed subdivision

Attachment 3: Development Application Data Sheet

Attachment 4: Land Use Map

Attachment 5: Single-Family Lot Size Policy 5473

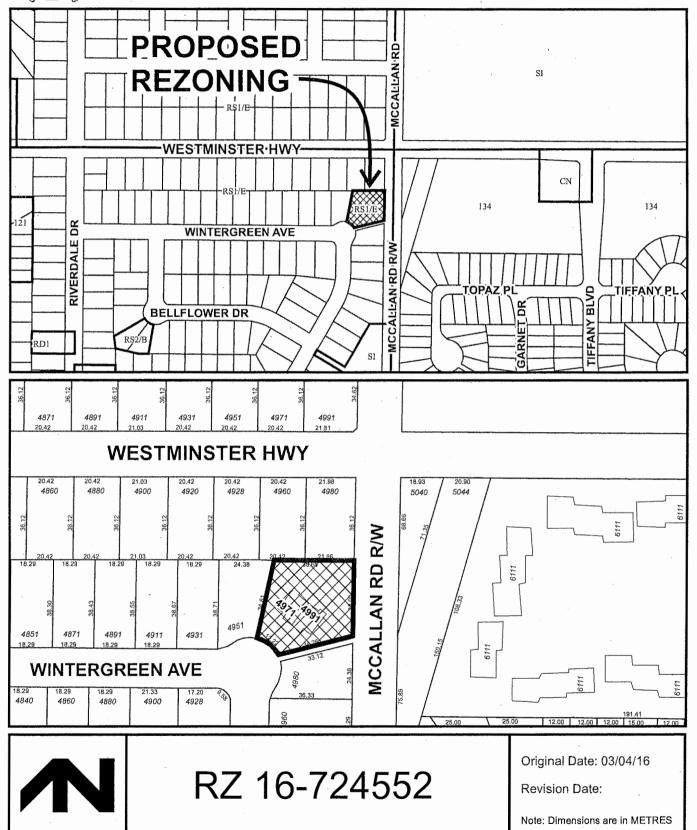
Attachment 6: Aircraft Noise Sensitive Development Location Map

Attachment 7: Tree Retention Plan

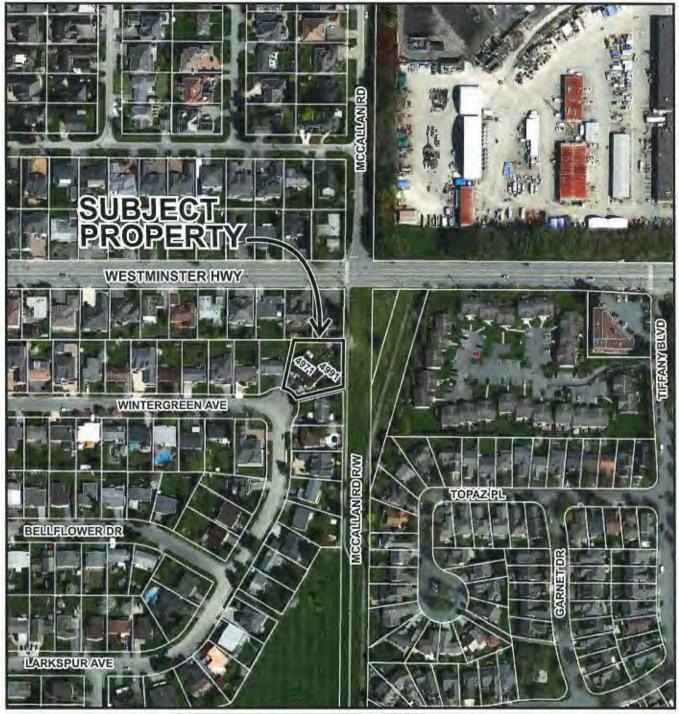
Attachment 8: Rezoning Considerations



# City of Richmond









RZ 16-724552

Original Date: 03/04/16

Revision Date:

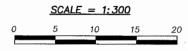
Note: Dimensions are in METRES

### SECTION 11 BLOCK 4 NORTH RANGE 7 WEST

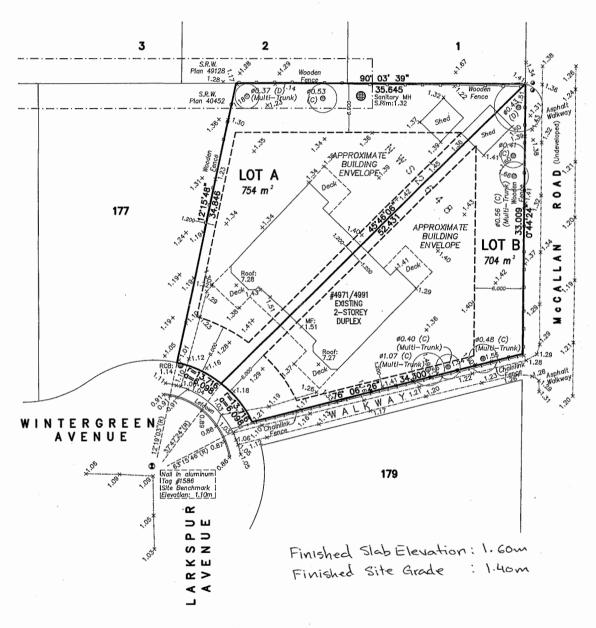
#### NEW WESTMINSTER DISTRICT

#4971/4991 WINTERGREEN AVENUE, RICHMOND, B.C. P.I.D. 008-684-766 (Strata Lot 1) P.I.D. 008-684-821 (Strata Lot 2)





ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



© copyright J. C. Tam and Associates Canada and B.C. Land Surveyor 115 - 8833 Odlin Crescent Richmand, B.C. V6X 3Z7 Telephone: 214-8928 Fax: 214-8929 E-mail: office@jctam.com Website: www.jctam.com

Job No. 6367 FB-299 P16-18; FB-302 P1-4 Drawn By: 10

DWG No. 6367—Topo—01

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

Use site Benchmark Tag #1586 for construction elevation contral.

LEGEND:

(c) denotes conifer denotes deciduous denotes round catch basin

denotes power post MF denotes main toar

(R) denotes radiol beoring

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO FIELD SURVEY.

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

JANUARY 26th, 2016.



# **Development Application Data Sheet**

**Development Applications Department** 

RZ 16-724552 Attachment 3

Address: 4971/4991 Wintergreen Avenue

Applicant: Monarchy Holding Group Inc.

Planning Area(s): Thompson

	Existing	Proposed
Owner:	Monarchy Holding Group Inc. Yogesh (Yogi) Arora Personal Holding Corporation	To be determined
Site Size (m²):	1,458 m <sup>2</sup>	Lot A: 754 m <sup>2</sup> Lot B: 704 m <sup>2</sup>
Land Uses:	One (1) two-unit duplex	Two (2) single-family lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Neighbourhood Residential	No change
Lot Size Policy Designation	Single Detached (RS2/E)	Single Detached (RS2/B)
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 applied to 464.5 m <sup>2</sup> of the lot area together with 0.30 applied to the balance	Max. 0.55 applied to 464.5 m <sup>2</sup> of the lot area together with 0.30 applied to the balance	none permitted
Buildable Floor Area*:	Lot A: Max. 3685 ft <sup>2</sup> Lot B: Max. 3523 ft <sup>2</sup>	Lot A: Max. 3685 ft <sup>2</sup> Lot B: Max. 3523 ft <sup>2</sup>	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Live Plant Material:	Min. 25%	Min. 25%	none
Lot Size (min. dimensions):	360.0 m²	Lot A: 754 m <sup>2</sup> Lot B: 704 m <sup>2</sup>	none
Setback – Front and Rear Yards: Min. 6 m		Min. 6 m	none
Setback – Side Yards:	Min. 2 m	Min. 2 m	none
Height:	2 ½ Storeys	Max. 2 1/2 Storeys	none

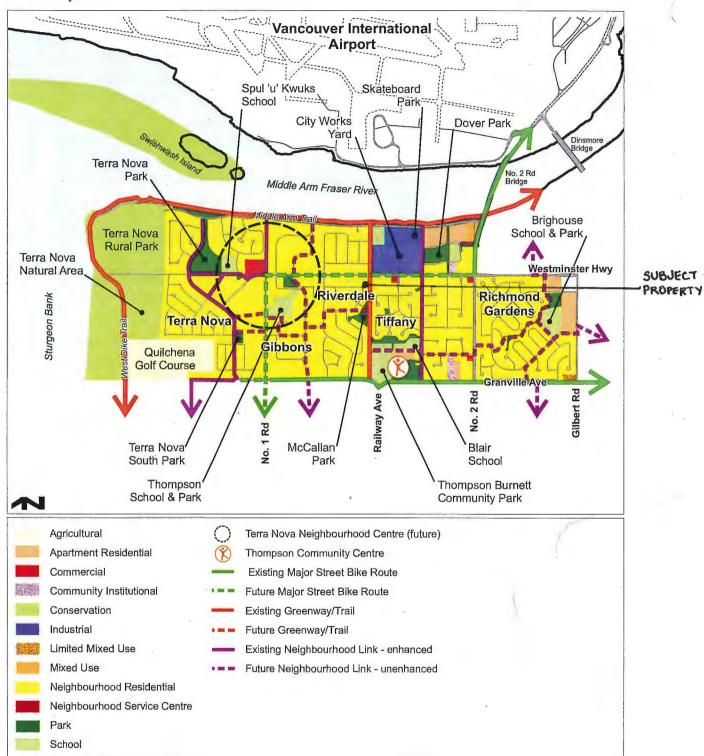
Other:

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

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



### 2. Thompson





# **City of Richmond**

# **Policy Manual**

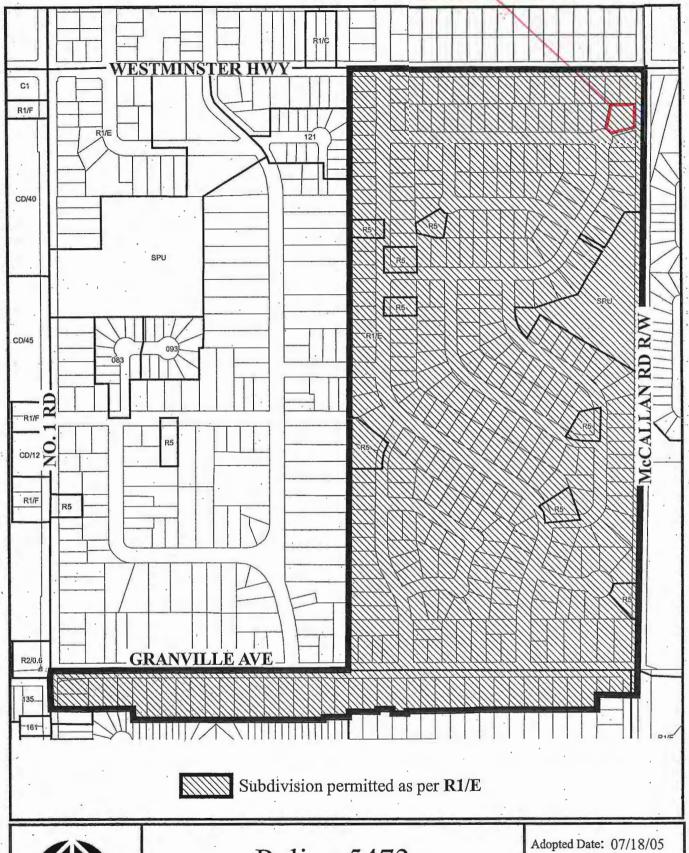
Page 1 of 2	Adopted by Council: July 18 <sup>th</sup> , 2005		POLICY 5473
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUA	RTER-SECTION	11-4-7 AND 14-4-7

#### **POLICY 5473:**

The following policy establishes lot sizes for that portion of Section 11-4-7, bounded by Granville Avenue, Westminster Highway, the McCallan Road Right-of-Way, and the property line to the rear of the properties on the west side of Mayflower and Riverdale Drive, and for the lots abutting Granville Avenue between Railway Avenue and No. 1 Road in a portion of Section 14-4-7:

- 1. All lots resulting from subdivision shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300.
- 2. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
- 3. Property boundaries are outlined on the accompanying plan.
- 4. Multiple-family residential development shall not be permitted.

SUBJECT PROPERTY





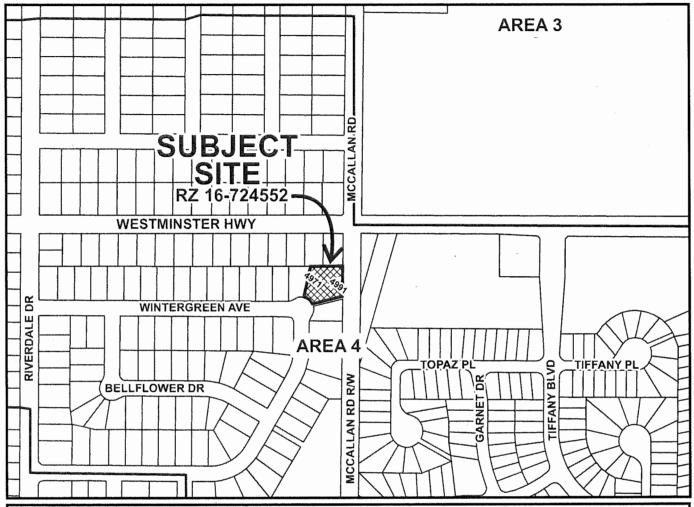
Policy 5473 Section 11-4-7 and 14-4-7

Amended Date:

Note: Dimensions are in METRES



Schedule B



#### **LEGEND**

# Aircraft Noise Sensitive Development Policy (ANSD) Areas (see Aircraft Noise Sensitive Development Policy Table)

AREA 1A - New Aircraft Noise Sensitive Land Use Prohibited.

AREA 4 - All Aircraft Noise Sensitive Land Use Types May Be Considered.

AREA 1B - New Residential Land Uses Prohibited.

No Aircraft Noise Mitigation Requirements:

AREA 2 - All Aircraft Noise Sensitive Land Uses (Except New Single Family) May be Considered (see Table for exceptions). **AREA 5** - All Aircraft Noise Sensitive Land Use Types May Be Considered.

AREA 3 - All Aircraft Noise Sensitive Land Use Types May Be Considered.

- • • • Objective: To support the 2010 Olympic Speed Skating Oval
  - Residential use: Up to 2/3 of the buildable square feet (BSF);
  - Non-residential use: The remaining BSF (e.g., 1/3)

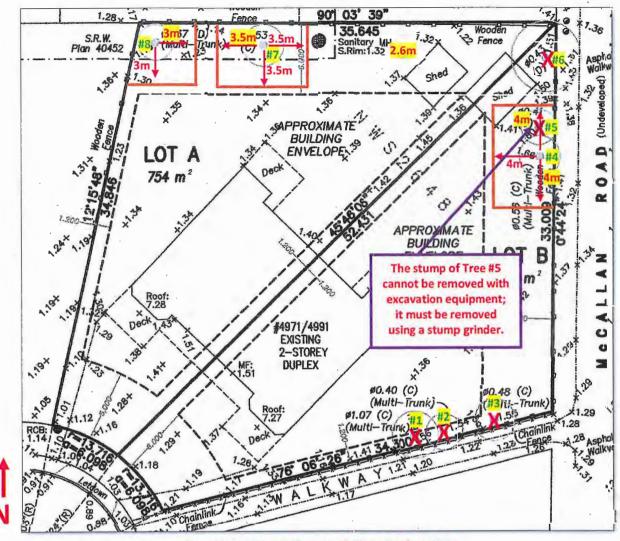


# Aircraft Noise Sensitive Development Location Map

Original Date: 03/04/16

Revision Date:

Note: Dimensions are in METRES



Tree Retention & Removal Plan, Scale 1:300

SUITABLE REPLACEMENT TREES (Botanical name)
Stewartia (Stewartia pseudocamellia')
Dik's Weeping Cypress (Chamaecyparis lawsoniana 'Dik's Weeping')
Purple Fountain European Beech (Fagus sylvatica 'Purple Fountain')
Japanese Tree Lilac 'Ivory Silk' (Syringa reticulata 'Ivory Silk')
Globe Norway maple (Acer platanoides 'Globosum')

TREE#	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Cedar (Thuja plicata)	63 comb.	3.5
. 2	Cypress (Chamaecyparis sp.)	55 com	3.5
3	Cypress (Chamaecyparis sp.)	65 comb.	3,5
4	Cypress (Chamaecyparis sp.)	67 comb.	3.5
5	Spruce (Picea sp.)	40	2
6	Cherry (Prunus sp.)	41	3
7	Cedar (Thuja plicata)	54	4.5
8	Apple (Malus sp.)	49 comb.	4



## **Rezoning Considerations**

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

Address: 4971/4991 Wintergreen Avenue

**File No.:** RZ 16-724552

# Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9569, the applicant is required to complete the following:

- 1. City acceptance of the developer's offer to voluntarily contribute \$2,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- 2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 3. Submission of a Landscape Plan for the proposed southern lot (proposed Lot B), prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscaping Security must also include \$3,000.00 to ensure that a total of six (6) replacement trees are planted on the subject property. The Landscape Plan should:
  - Aim to allow natural surveillance between the pedestrian walkway and the subject site along the south property line:
  - Not include hedges along the front property line;
  - Not include landscaping or fencing exceeding 1.2 m along the portion of the south property line located in the front yard or any part of a yard between the principal dwelling and the front lot line;
  - Include a mix of coniferous and deciduous trees;
  - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
  - Include all three (3) of the required replacement trees located on the proposed south lot.
    - Replacement trees should be a mix of deciduous and coniferous trees.
    - The six (6) required replacement trees are to be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
2	9 cm	5 m
2	10 cm	5.5 m

- 4. Submission of a Tree Survival Security to the City in the amount of \$3,000.00 for the three (3) trees to be retained.
- 5. Submission of a security to the City in the amount of \$4,000.00 to ensure that all City highways and boulevards are fully restored following tree removal, demolition, and construction, as per Richmond Boulevard and Roadway Protection and Regulation Bylaw No. 6366, if not collected at Building Permit or Demolition stage.
- 6. Registration of an aircraft noise sensitive use covenant on Title.
- 7. Registration of a flood indemnity covenant on Title.
- 8. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
- 9. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 10. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments on one (1) of the two (2) future lots (i.e. \$7,046.00) to the City's Affordable Housing Reserve Fund.

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

#### Prior to Subdivision\*, the applicant must complete the following requirements:

- 1. Discharge of covenant AA10515 from the title of the strata lots, which restricts the property to a duplex.
- 2. Cancellation of the existing strata plan (NW2648).

#### Prior to Demolition\* stage, the applicant must complete the following requirements:

- 1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 2. Submission of a security to the City in the amount of \$4,000.00 to ensure that all City highways and boulevards are fully restored following tree removal, demolition, and construction, as per Richmond Boulevard and Roadway Protection and Regulation Bylaw No. 6366, if not collected at Rezoning or Building Permit stage.

#### At Subdivision\* and Building Permit\* stage, the applicant must complete the following requirements:

- 1. Submission of a security to the City in the amount of \$4,000.00 to ensure that all City highways and boulevards are fully restored following tree removal, demolition, and construction, as per Richmond Boulevard and Roadway Protection and Regulation Bylaw No. 6366, if not collected at Rezoning or Demolition stage.
- 2. Complete the following servicing works and off-site improvements. These must be completed through a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

#### Water Works:

- Using the OCP Model, there is 113 L/s of water available at a 20 psi residual at the Wintergreen Avenue 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 onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the Developers cost, the City is to:
  - Cut and cap at main, the existing water service connection at the Wintergreen Avenue frontage.
  - Install two (2) new water service connections, each complete with meter and meter box.

#### Storm Sewer Works:

- The Developer is required to:
  - Retain existing storm service connection at the southwest corner of the lot.
- At the Developers cost, the City is to:
  - Install a new storm service connection to service 4991 Wintergreen Avenue, complete with inspection chamber and tie-in to the existing box culvert running along the south property line.

#### Sanitary Sewer Works:

- The Developer is required to:
  - Retain the existing sanitary service connection off of the existing manhole SMH3426 to service 4971 Wintergreen Avenue.
  - Provide a 3.0 m-wide extension to the **SH-W\_Plag** 70452 to extend to the east property line.

Initial:	

- At the Developers cost, the City is to:
  - Install a new sanitary service connection to service Lot 4991 within the proposed extension of SRW Plan 40452, complete with inspection chamber, and tie-in to existing manhole SMH3426.

#### 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.).
  - Complete other frontage improvements as per Transportation's requirements

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

#### Note:

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

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

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

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

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•	Migratory Birds Convention Act, which contain prohibition of Municipal permits does not give an individual authority	ons on the removal or disturbance of both birds and their nests. Issuance to contravene these legislations. The City of Richmond recommends a services of a Qualified Environmental Professional (QEP) be secured are in compliance with all relevant legislation.
_		
S	Signed	Date



## Richmond Zoning Bylaw 8500 Amendment Bylaw 9569 (RZ 16-724552) 4971/4991 Wintergreen Avenue

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

1.	The Zoning Map	of the City of	Richmond	, which accor	mpanies an	d forms part	of Richmo	ond
	Zoning Bylaw 8:	500, is amer	nded by re	epealing the	existing z	oning design	nation of	the
	following area and	d by designati	ng it "SIN	GLE DETA	CHED (RS	52/B)".		

P.I.D. 008-684-766

Strata Lot 1 Section 11 Block 4 North Range 7 West New Westminster District Strata Plan NW2648 together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 008-684-821

Strata Lot 2 Section 11 Block 4 North Range 7 West New Westminster District Strata Plan NW2648 together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9569".

FIRST READING		CITY
A PUBLIC HEARING WAS HELD ON		APPRO
SECOND READING		APPRO by Dire
THIRD READING		or Soli
OTHER CONDITIONS SATISFIED	· · · · · ·	
ADOPTED		
	· · · · · · · · · · · · · · · · · · ·	
MAYOR	CORPORATE OFFICER	



# **Report to Committee**

Planning and Development Division

To:

Planning Committee

Date:

May 30, 2016

From:

Wayne Craig

File:

LU 16-727303

Director, Development

Re:

Application by Su Ping Yang to Discharge Land Use Contract at 9508 Palmer

Road

#### **Staff Recommendation**

That Richmond Land Use Contract Discharge Bylaw No. 9572, to discharge the Land Use Contract from the title of 9508 Palmer Road, be introduced and given first reading.

Wayne Craig

Director, Development

CL:blg

Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

#### Staff Report

#### Origin

On November 24, 2015, City Council adopted a number of bylaws that:

- Terminated 93 separate Land Use Contracts (LUCs) that affect single-family properties, which will be effective one-year from the date of adoption.
- Established new zoning designations in their place.

The 93 LUCs that are subject to the early termination bylaws will remain on land title records until November 24, 2016. The new zoning designations became operative immediately following adoption. For the one-year period, while both the Zoning Bylaw and the LUC are operative, the provisions of an LUC prevail. Where a property owner wishes to use the provisions in the underlying zoning prior to the expiry of the one-year period, formal discharge of the LUC, by a bylaw adopted by Council, is required.

Su Ping Yang has applied to the City of Richmond for permission to voluntarily discharge the Land Use Contract from the title of 9508 Palmer Road, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/E)" zoning (Attachment 1).

#### **Findings of Fact**

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

#### **Surrounding Development**

Existing development immediately surrounding the subject site is as follows:

- To the North, is an existing dwelling on a lot under LUC 009, which fronts Princeton Avenue.
- To the South, immediately across Pembroke Place, are existing dwellings on lots under LUC 009.
- To the East, is an existing dwelling on a lot under LUC 009, which fronts Pembroke Place.
- To the West, immediately across Palmer Road, are existing dwellings on lots under LUC 009.

#### **Public Consultation**

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

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

#### **Analysis**

This application to discharge the LUC from the subject property will enable the property owners to obtain a Building Permit to build a new single-family dwelling that is consistent with the underlying RS1/E zone without having to wait until the LUC termination date of November 24, 2016. The resulting dwelling would be in keeping with the form and character of dwellings that are built in the RS1/E zone city-wide, and would be approximately 328 m<sup>2</sup> (3,537 ft<sup>2</sup>) in size.

The proposed Building Permit drawings are shown in Attachment 3.

#### **Existing Legal Encumbrances**

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

#### **Financial Impact**

None.

#### Conclusion

The applicant is requesting permission to voluntarily discharge the Land Use Contract from the title of 9508 Palmer Road, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/E)" zoning.

It is recommended that Richmond Land Use Contract Discharge Bylaw No. 9572 be introduced and given first reading.

Cynthia Lussier

Planner 1

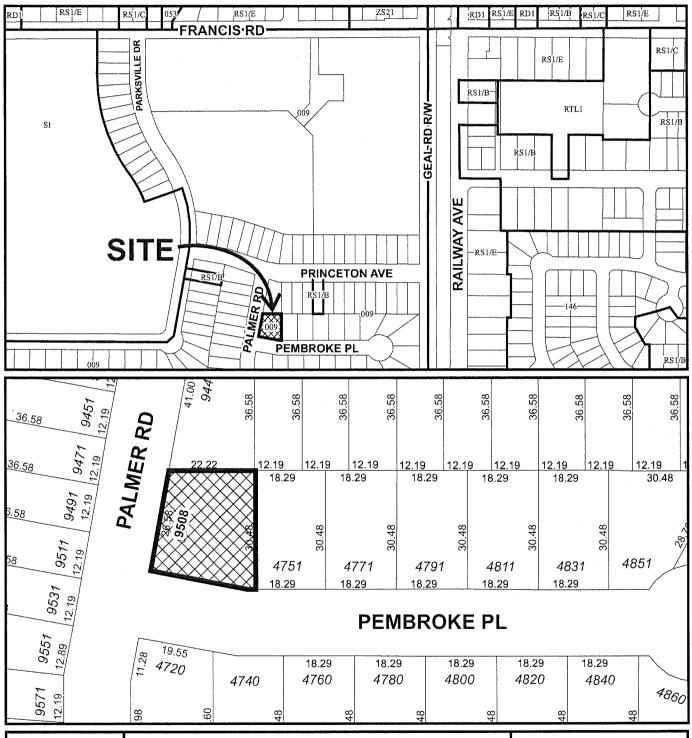
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo

Attachment 2: Development Application Data Sheet Attachment 3: Proposed Building Permit drawings.







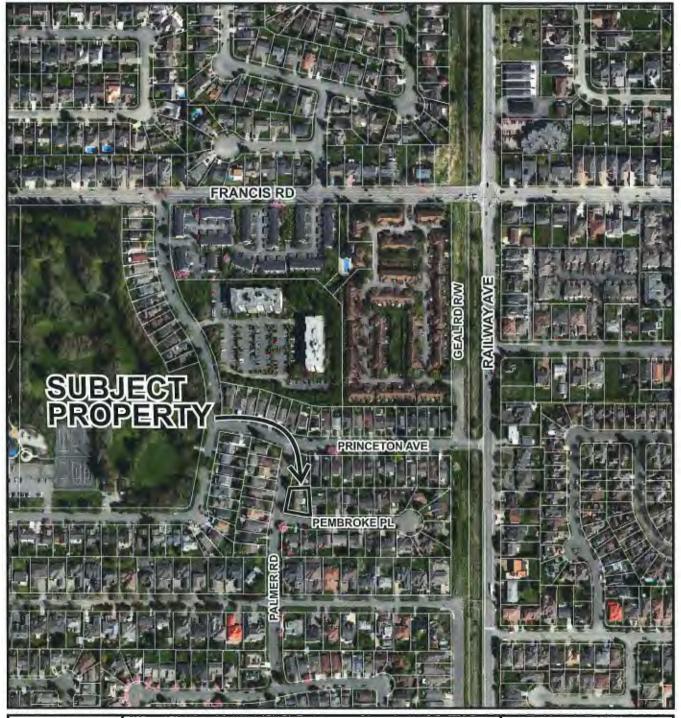
LU 16-727303

Original Date: 05/30/13

Revision Date:

Note: Dimensions are in METRES







LU 16-727303

Original Date: 05/30/16

Revision Date:

Note: Dimensions are in METRES



# **Development Application Data Sheet**

Development Applications Department

LU 16-727303 Attachment 2

Address: 9508 Palmer Road

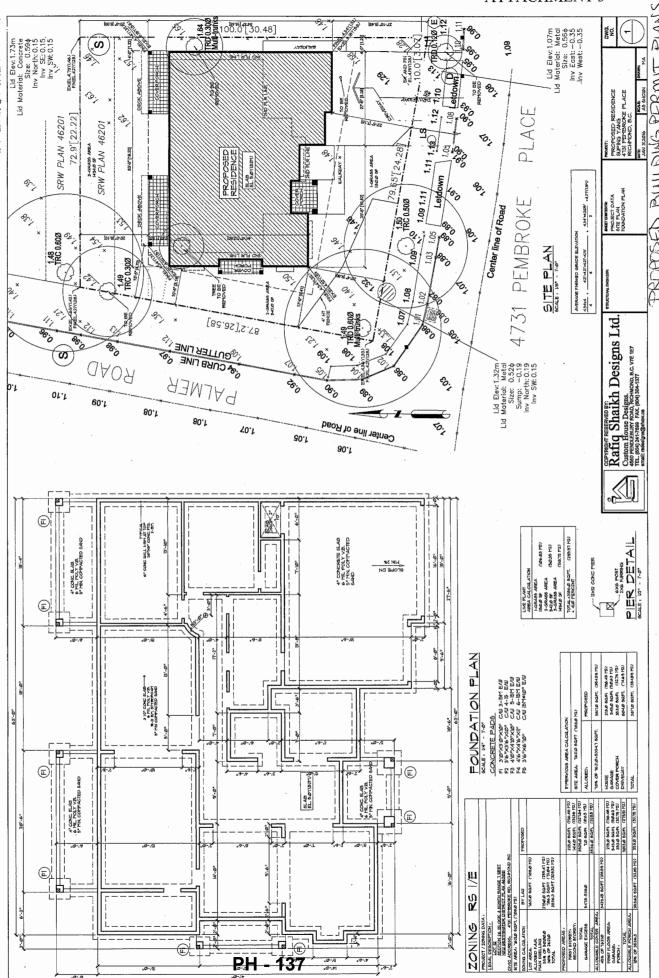
Applicant: Su Ping Yang

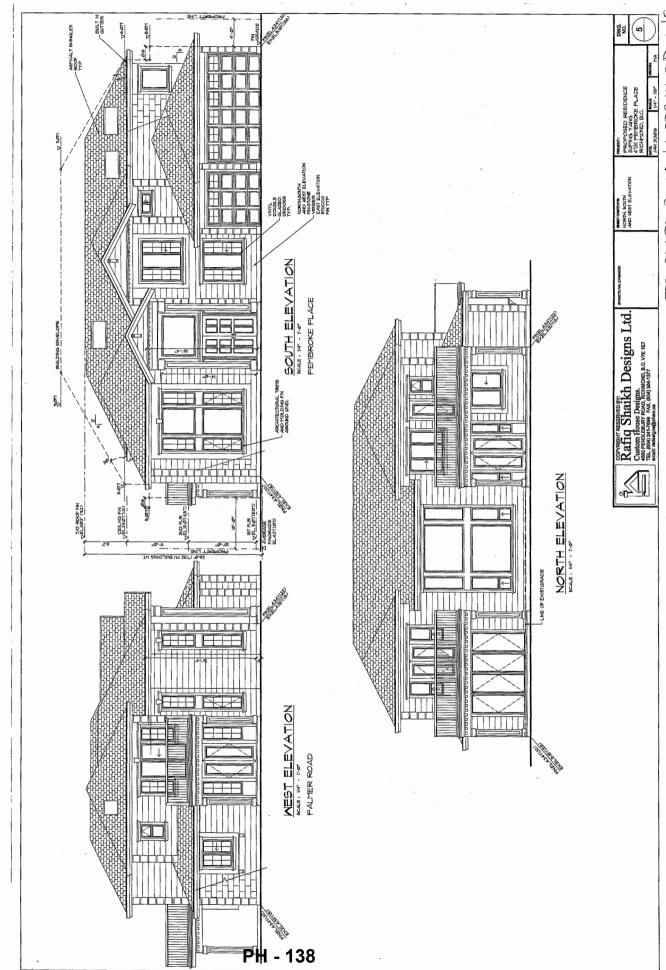
Planning Area(s): Seafair

	Existing	Proposed	
Owner:	Tai Huang Wei Su Ping Yang	To be determined	
Site Size (m²):	708 m² (7,621 ft²)	No change	
Land Uses:	Single-family dwelling	New single-family dwelling	
OCP Designation:	Neighbourhood Residential	No change	
Zoning:	Existing: LUC 009 Underlying: Single Detached (RS1/E)	Single Detached (RS1/E)	

On Future Subdivided Lots	LUC 009	Single Detached (RS1/E)	Proposed	Variance
Floor Area Ratio:	N/A	0.55 FAR to max. 464.5 m <sup>2</sup> plus 0.30 FAR for the balance Total: 328.52 m <sup>2</sup> * (3,536.2 ft <sup>2</sup> )*	328.52 m <sup>2</sup> * (3,536.2 ft <sup>2</sup> )*	none permitted
Lot Coverage – Building:	Max. 33%	Max. 45%	0.40 %	none
Setback – Front Yard (m):	Min. 6.0 m	Min. 6.0 m	6.80 m	none
Setback – Interior Side Yard (m):	1 <sup>st</sup> storey: Min. 1.2 m 2 <sup>nd</sup> storey: Min. 1.8 m	Min. 1.2 m	1.22 m	none
Setback – Exterior Side Yard (m):	4.5 m	Min. 3.0 m	3.18 m	none
Setback – Rear Yard (m):	1 <sup>st</sup> storey: Min. 3.0 m 2 <sup>nd</sup> storey: Min. 6.0 m	Min. 6.0 m	6.10 m	none
Height (m):	2 storeys 8.2 m (27 ft)	2 ½ storeys 9 m (29.5 ft)	2 storeys 7.92 m (26 ft)	none

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





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# Richmond Land Use Contract Discharge Bylaw No. 9572 (LU 16-727303) 9508 Palmer Road

Whereas Land Use Contract, having Charge Number K31033 (the "Land Use Contract"), charges the following land:

P.I.D. 001-724-134 Lot 112 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200;

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

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

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

- That the Land Use Contract be discharged as against:
   P.I.D. 001-724-134
   Lot 112 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200
- 2. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge the Land Use Contract from said land.
- 3. This Bylaw may be cited as "Richmond Land Use Contract Discharge Bylaw No. 9572".

FIRST READING	JUN 2 7 2016	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor
ADOPTED		- Lac
MAYOR	CORPORATE OFFICER	



# **Report to Committee**

Planning and Development Division

To:

Planning Committee

Date:

June 15, 2016

From:

Wayne Craig

File:

RZ 14-677733

Re:

Application by 0908206 BC Ltd. for Rezoning at 9560, 9580 and

9584 Granville Avenue from Single Detached (RS1/F) to Medium Density

Townhouses (RTM2)

Director, Development

#### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9573, for the rezoning of 9560, 9580 and 9584 Granville Avenue from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

Wayne Craig

Director, Development

EL:blg Att.

REPORT CONCURRENCE

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing

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#### Staff Report

#### Origin

0908206 BC Ltd. has applied to the City of Richmond for permission to rezone 9560, 9580 and 9584 Granville Avenue (Attachment 1) from the "Single Detached (RS1/F)" zone to the "Medium Density Townhouses (RTM2)" zone in order to permit the development of 16 two-storey townhouse units. The three (3) properties are proposed to be consolidated into one (1) development parcel, which will have a frontage of 67.22 m. Vehicle access is proposed through a single driveway from Granville Avenue. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains three (3) single-family homes (one on each lot), which will be demolished.

#### **Findings of Fact**

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

#### **Surrounding Development**

- To the North: Across Granville Avenue, existing townhouse development on lots zoned "Medium Density Townhouses (RTM1)" and "Town Housing (ZT56) North McLennan (City Centre)", and a single-family home on a large lot zoned "Single Detached (RS1/F)".
- To the South: Existing townhouse developments on lots zoned "Town Housing (ZT16) South McLennan and St. Albans Sub-Area (City Centre)".
- To the East: Four (4) single-family homes on small lots zoned "Single Detached (RS1/A)" fronting Granville Avenue with rear lane access, and a single-family home on a large lot zoned "Single Detached (RS1/F)" fronting Bridge Street.
- To the West: A recently completed 16-unit, two-storey townhouse development on a lot zoned "Medium Density Townhouses (RTM2)" with vehicle access from Ash Street.

#### Related Policies & Studies

#### Official Community Plan

The subject property is designated "Neighbourhood Residential (NRES)" in the Official Community Plan (OCP). This land use designation allows single family, two-family and multiple family housing (specifically townhouses). This proposal would be consistent with the Official Community Plan (OCP).

#### McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan (Schedule 2.10D of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as "Neighbourhood C2" for residential developments up to three (3) storeys. The proposal for a two-storey townhouse development is consistent with the Sub-Area Plan.

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#### Medium Density Townhouses (RTM2) – Project Density

While the base density permitted on the subject site is 0.55 FAR, the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The density of existing townhouse developments within the "C1" and "C2" neighbourhoods in the McLennan South Sub-Area Plan ranges from 0.55 FAR to 0.8 FAR. The proposed rezoning to "Medium Density Townhouses (RTM2)" would allow a maximum density of 0.65. This density would be in keeping with the range of density of other projects in the area.

Staff support the proposed density based on the following:

- The Area Plan, adopted in 2006, supports use of density bonusing to promote housing affordability and the provision of affordable housing. The City's Affordable Housing Strategy, approved by Council in 2007, supports the use of density bonusing to achieve the objectives of the Affordable Housing Strategy. The applicant has agreed to provide a voluntary cash contribution in the amount of \$41,085.04 (\$2.00 per buildable square foot) to the City's Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments. Density bonus provisions envisioned by the Affordable Housing Strategy and the Area Plan have been incorporated into the standard townhouse zones, such as the proposed "Medium Density Townhouses (RTM2)" zone, which allows the 0.65 FAR, based on the Affordable Housing contribution.
- Recently approved and constructed townhouse development to the west at 7028 Ash Street (RZ 11-581552 and DP 12-603913) achieves the same density as proposed in the subject development proposal and the designs of the two (2) developments are compatible.
- The Area Plan supports use of density bonusing to promote childcare facility development and the applicant has agreed to provide a voluntary cash contribution in the amount of \$30,000 to the City's Child Care Fund.
- The Area Plan supports use of density bonusing to promote the development of barrier-free housing and the proposal will provide two (2) convertible housing units.
- The proposal will facilitate retention of a large English Oak tree, located at the northeast corner of the site, along the Granville Avenue frontage.
- The proposal will also provide a voluntary contribution of \$15,817.74 (\$0.77 per buildable square foot) to the City's Public Art fund.

#### Orphaned Assembly Site

If the rezoning is approved, a residual assembly site, with less than 50 m frontage, will be created at the corner of Granville Avenue and Bridge Street (9600, 9602, 9606 Granville Avenue and 7031, 7051 Bridge Street). The four (4) lot subdivision to the east along Granville Avenue was created in 2001, and the single-family dwellings on these lots are less than 20 years old. The dwelling on 7051 Granville Avenue was built in 1993. The residual site, while less than 50 m wide, it is 2,077 m<sup>2</sup> in area, and would have potential for a townhouse development. Given the relatedly new age of these houses, redevelopment is not likely in the short-to-medium-term. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) will be registered on the Title

of the subject site to provide vehicle access to future developments at 9600, 9602, 9606 Granville Avenue and 7031, 7051 Bridge Street.

#### Floodplain Management Implementation Strategy

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

#### **Public Consultation**

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

The applicant advised that a notice regarding the proposed development was hand delivered to the abovementioned five (5) single family properties located to the east of the subject site, and no feedback has been received.

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.

#### **School District**

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves 16 multiple-family housing units.

#### **Analysis**

#### **Built Form and Architectural Character**

The applicant proposes to consolidate the three (3) properties into one (1) development parcel and construct a total of 16 townhouse units. The layout of the townhouse units is oriented around a single driveway providing access to the site from Granville Avenue and an east-west internal manoeuvring aisle providing access to the unit garages. The amenity area will be situated in a central open courtyard at the rear of the site. A total of four (4) two-storey four-plex clusters are proposed.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

• Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the McLennan South Sub-Area Plan.

- Refinement of the proposed building form to achieve sufficient variety in design and setbacks to create a desirable and interesting streetscape along Granville Avenue and along the internal drive aisle.
- Address potential adjacency issues through landscaping and built form.
- Site grading plans to ensure the survival of protected trees.
- Review of size and species of replacement trees to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees onsite.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Installation of suitable landscape buffer along the east property line in order to address potential overlook concerns for the adjacent single-family homes.
- Opportunities to maximize planting area along internal drive aisle.
- Review of additional sustainability features for the development proposal.

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

#### **Existing Legal Encumbrances**

There is an existing 3 m wide existing utility right-of-way along the rear yard of the proposed site. Since the existing sanitary main along the rear yard of the proposed site will be abandoned and removed as part of the development proposal, this existing utility right-of-way is not required, and will be discharged. A new utility right-of-way to accommodate a new sanitary manhole to be located at the southwest corner of development site will be required as part of the Servicing Agreement process.

#### **Transportation and Site Access**

A Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) (EPP25621) was registered on Title of the adjacent property to the west (7028 Ash Street) through RZ 11-581552 to provide vehicle access to the subject site. In order to enhance vehicle maneuvering on-site and to avoid the creation of a long straight run internal drive aisle between the two (2) townhouse projects, the applicant is proposing to install an entry driveway from Granville Avenue. This driveway from Granville Avenue will be the sole access to the proposed development and no access will be provided between the adjacent townhouse development to the west at 7028 Ash Street and the subject site. Staff in the Transportation Department have reviewed the proposal, and support this arrangement.

The long-term objective is for the driveway access established on Granville Avenue to be utilized by adjacent properties to the east if they apply to redevelop into townhouses. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed driveway and the internal manoeuvring aisle for the subject property will be secured as a condition of rezoning.

# Tree Retention and Replacement

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator and Parks Arboriculture staff have reviewed the Arborist Report and provided the following comments:

- An English Oak tree (tag#930 43+22cm calliper) located at the northeast corner of the development site is in good condition and should be retained and protected.
- An English Oak tree (tag# 932) located at the southeast corner of the development site is in good condition; however, a recently submitted Soils Report identifies peat excavation within the tree protection zone will be required and the English Oak tree will need to be removed. In order to compensate for the unavoidable loss of a healthy tree located onsite, the applicant has agreed to provide two (2) replacement trees along the street frontage at a minimum size of 6 m high or 16 cm calliper.
- Three (3) trees (tag# 931, 933 and 934) exhibit structural defects; such as cavities at the main branch union and co-dominant stems with inclusions and exhibit a history of branch failure. As a result, these trees are not good candidates for retention and should be replaced.
- Two (2) City trees (tag# A & B) along the frontage of the site should be removed due to poor condition. Compensation in the amount of \$1,950 will be required.

A Tree Management Plan can be found in Attachment 5.

# Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), eight (8) replacement trees are required for the four (4) trees to be removed. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 20 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

# Tree Protection

Tree protection fencing is required to be installed, as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone and a Tree Survival Security in the amount of \$10,000 will be required prior to final adoption of the rezoning bylaw.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$5,000 to ensure the replacement planting will be provided.

# Variance Requested

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM2)" zone. The applicant has requested a variance to increase the lot coverage for buildings from 40% to 45%. The proposed design features all 2-storey townhouses with side-by-side garages. To mitigate the potential implication of the higher lot coverage for buildings, the applicant is proposing to reduce the lot coverage for non-porous surface from 65% to 55%, and increase the lot coverage for landscaping with live plant materials from 25% to 27%. Staff support this as a reasonable response to the increased site coverage.

The proposed variance will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage. Formal details and consideration of the variance will be provided in the report to Development Permit Panel in the future.

# **Affordable Housing Strategy**

For townhouse development under proposals received prior to September 14, 2015, Richmond's Affordable Housing Strategy requires a cash contribution of \$2.00 per buildable square foot. Consistent with the Affordable Housing Strategy, the applicant proposes to provide a contribution of \$41,085.04 to the Affordable Housing Reserve Fund.

## **Public Art**

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.77 per buildable square foot to the City's Public Art Reserve fund; for a total contribution in the amount of \$15,817.74.

# Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant, specifying that all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

# **Amenity Space**

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$16,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

# Site Servicing and Frontage Improvements

Prior to final adoption, the developer is required to consolidate the three (3) lots into one (1) development parcel.

Prior to issuance of a Building Permit, the developer is required to enter into a City's standard Servicing Agreement for the design and construction of required frontage beautification works and service connections (see Attachment 6 for details). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge, Address Assignment Fee and Servicing Cost.

# **Financial Impact or Economic Impact**

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

### Conclusion

The proposed 16-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. The proposal would be consistent with the form and character of the surrounding area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included in Attachment 6; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9573 be introduced and given first reading.

Edwin Lee Planner 1

(604-276-4121)

EL:blg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

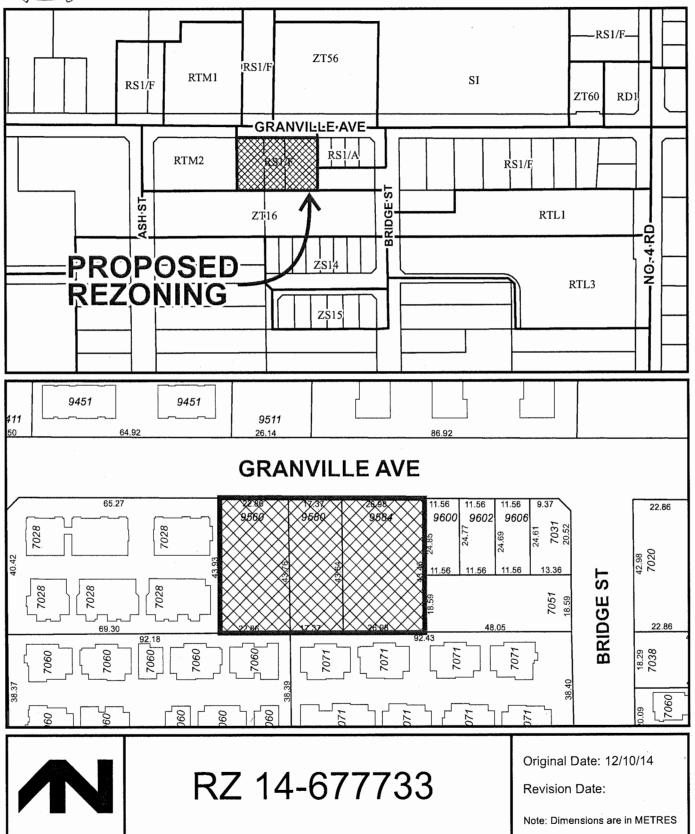
Attachment 3: Development Application Data Sheet

Attachment 4: McLennan South Sub-Area Plan Land Use Map

Attachment 5: Tree Management Plan Attachment 6: Rezoning Considerations



# City of Richmond





# City of Richmond





RZ 14-677733

Original Date: 12/10/14

Revision Date

Note: Dimensions are in METRES

REZONING

A

9560-9584 GRANVILLE AVE

RICHMOND BC

PROPOSED TOWNHOUSE

2 2016/24 HANGE FOR ONY COMBON 2 2016/24 HANGE FOR UEENE WITH CITY 2 2015/15.11 WANGE FOR CONDUCTOR 12 2015/15.11 WANGE FOR CONDUCTOR 12 2015/15.14 WANGE FOR CONDUCTOR

ARCHITECTURAL SCAL IS PROMITED FOR THE PURPOSE OF ARCHITECTS' ACT GALY

**DEVELOPMENT SUMMARY** 

PROJECT NUMBER:14-30 ISSUED: 4/18/

# REZONING FOR PROPOSED TOWNHOUSE DEVELOPMENT AT 9560-9584 GRANVILLE AVENUE, RICHMOND, BC

ERIC LAW ARCHITECT

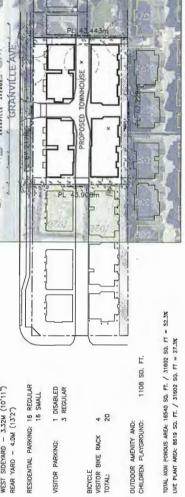
efolovareblaefögneskom 216-288 YETH AVDASE VAKKOLAVI Värtnis

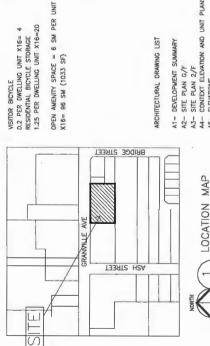
TEL (604) 585-2089 FAR: (604) 906-2597

44.4% (14033 SQ. FT.)
NICLUONIO COVERED ENTRANCE PORCH, CDVERED
BACKYMAD PATIO, COVERED ELECTRICAL ROOM)
(VARNANCE REQUIRED) BUILDING HEIGHT — 9.12M (29'11") FRONTYABO FAGING GAWNILLE — 6.25M (20'-6") EAST SIDEYARD — 3.21M (10'5") WEST SIDEYARD — 3.32M (10'11") 0.65 20,541 SF NET GROSS FLOOR AREA PROPOSED DEVELOPIMENT 9560, 9580, 9584 GRAWILLE AVENUE, RICHMOND, BC LOT 4 PLAN 14703. LDT 88 AND 89 PLAN 9859 PLAN 9850 LOT 6 PECINO 18 BLOOK 8 NORTH ANNE 6 WEST NEW WESTMINSTER DISTRICT FRONTYARD FACING GRANVILLE - 6M SIDEYARD - 3M MAX MAIN BUILDING HEIGHT - 12M D.65 TOTAL GROSS FLOOR AREA 0.65 X2,936 SM = 1908,4 SM 16 UNITS MAX - 40% (1174.4 SM) PROPOSEO REZONING (20,541.8 SF) (RTM2) 0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA (UNDER RS1/F ZONING) 2,936 SM (31,602 SF) CURRENT: RS1/F, MAX HEIGHT — 9M FRONTYARD — 6M SIDEYARD — 2M REARYARD — 6M CURRENT ZONING PROPOSED: RTM2 1 PER LDT MAX - 45% (A) CIVIC ADDRESS: (B) LEGAL DESCRIPTION: (F) NUMBER OF UNIT: (G) BUILDING COVERAGE: (E) FLOOR AREA RATIO (H) BUILDING HEIGHT: (H) SETBACK: DEVELOPMENT DATA (C) LOT AREA: (D) ZONING USE

1, 3014,1720 FOR PICTOWING APPLICATION
3) 2016,513.2 FINE OFF WITTING FROM
4) 2016,513.2 FINE OFF WITTING FROM
5) 2016,513.2 FINE OFF WITTING FROM
5) 2016,64.16 FINE OFF WITTING FROM
5) 2016,64.16 FINE OFF WITTING FROM

Section of the sectio





ARCHITECTURAL DRAWING LIST

A1- DEVELOPMENT SUMMARY

A2- SITE PLAN C/F
A3- SITE PLAN 2/F
A4- CONTEXT ELEVATION AND UNIT PLANS
A5- ELEVATIONS
A6- OPEN SPACE DIAGRAM

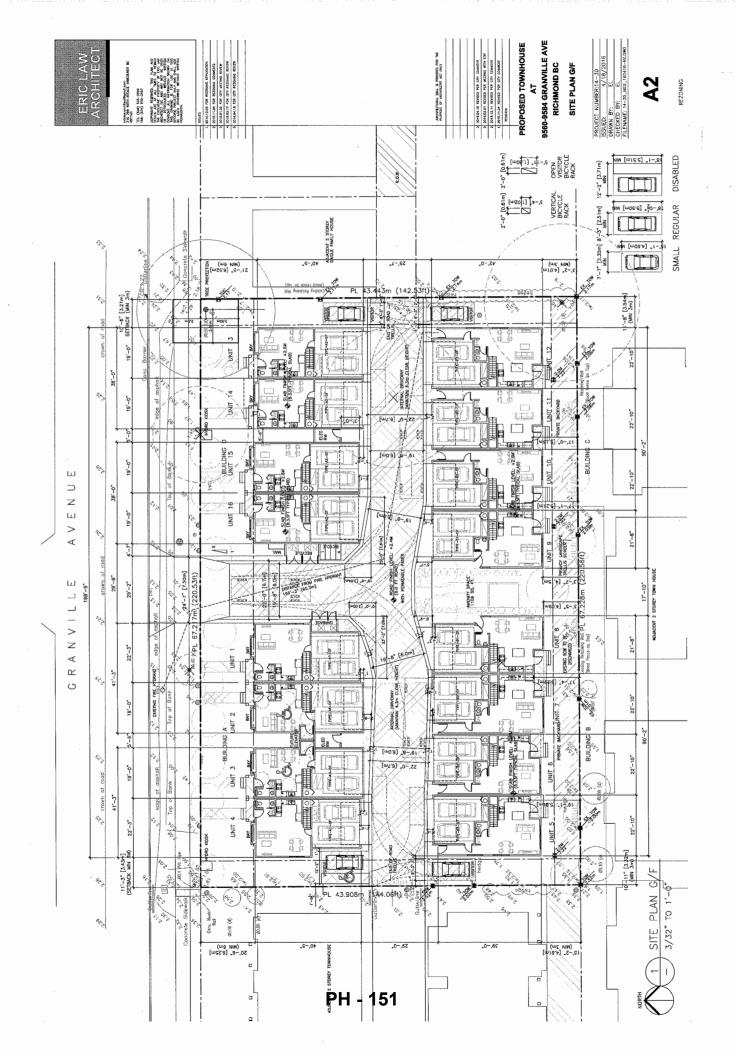
NTS

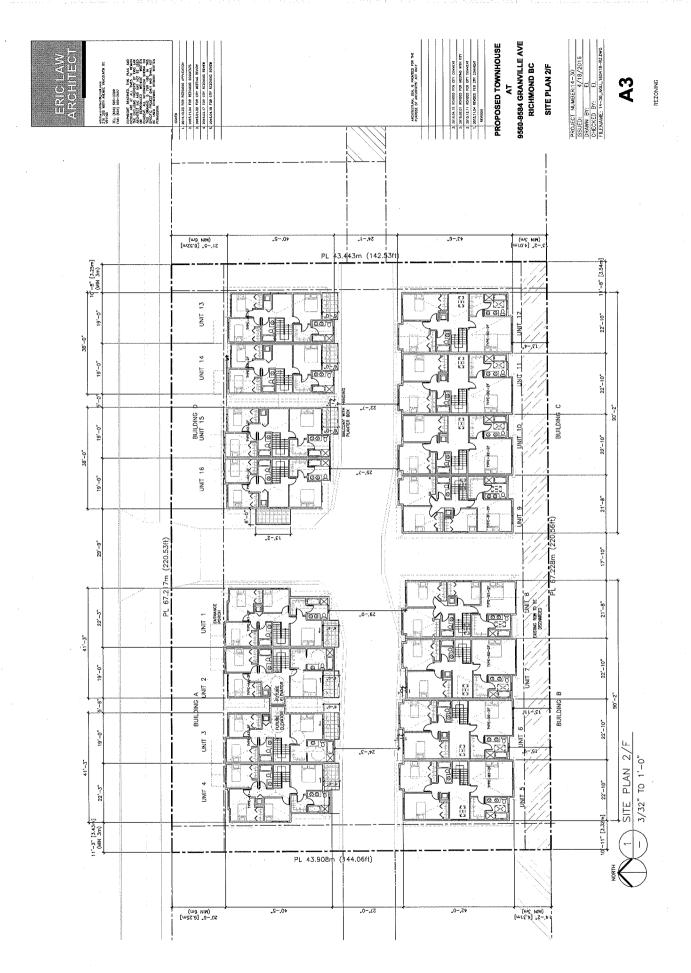
PH - 150

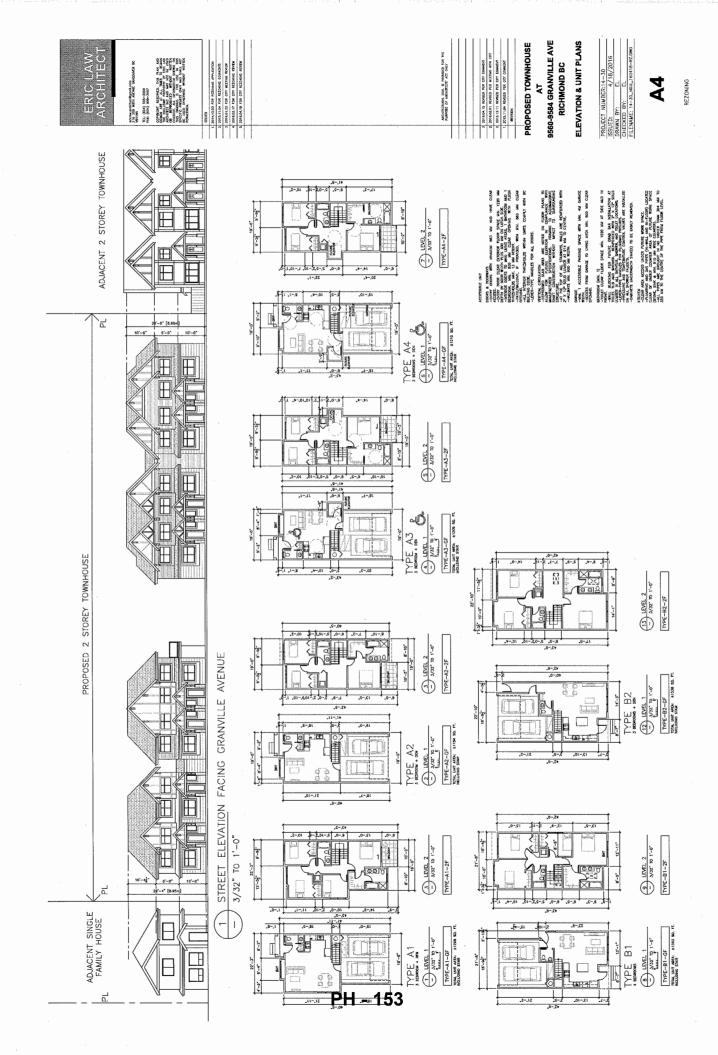
2 PER DWELLING UNITS X16 = 32
D.2 VISITOR PARKING / UNIT X16 = 4
TOTAL = 36 REQUIRED
(50% PARKING CAN BE SMALL PARKING)

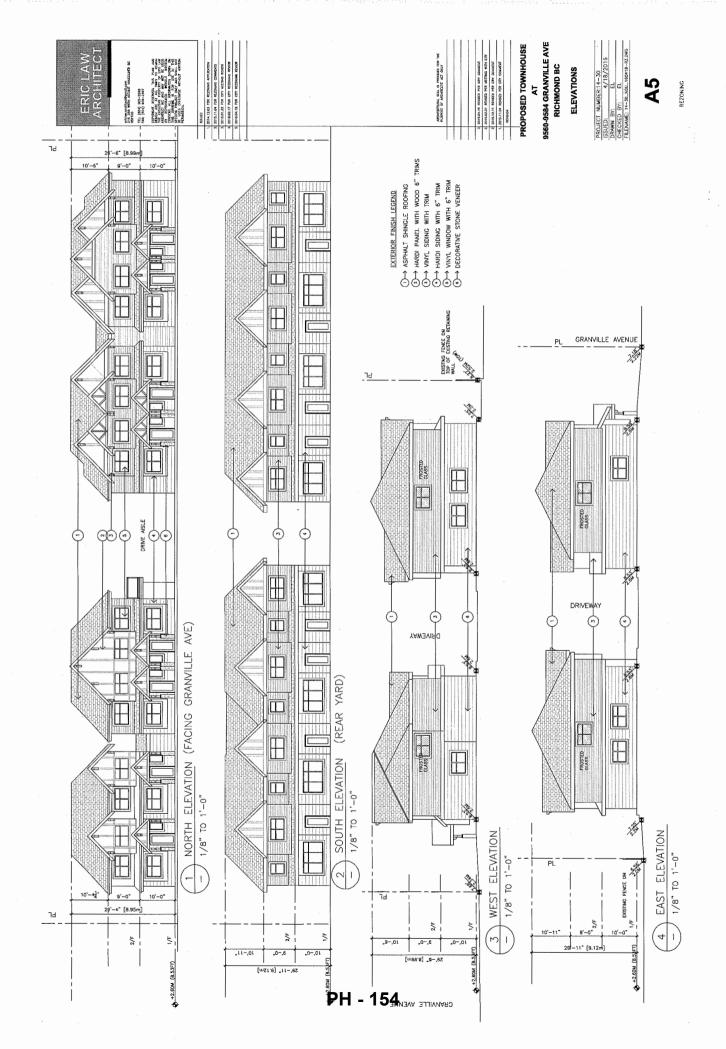
2 PER DWELLING UNIT

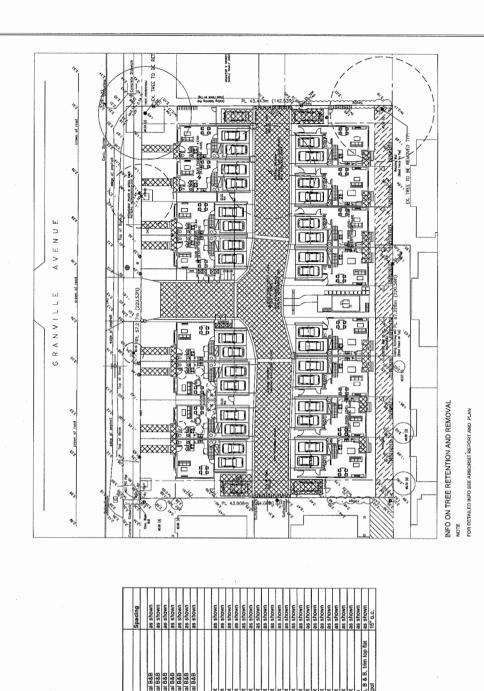
(I) PARKING:











Total more than 13 replacement trees proposed.

Rezoning Submission April, 2016 9 Copyright reserved. This drawing and design is and all differs remains the exclusive property of JHL besign Group inc.and comnot be used without the andsape architect's written consent.

Landscape Architecture + Urban Design
437. Laps Strest, Vencount, 80
for cot-436-481.
for 1-88-487-984
form: Newspoolers to JHL Design Group Inc.

PLANT LIST/ NOTES/ INFO ON TREE RETENTION AND REMOVAL MULTI FAMILY RESIDENTIAL DEVELOPMENT 9560 GRANVILLE AVENUE RICHMOND., BC 1/16"=1"-0" 2016 April, DATE DRAWN

7

PH - 155

Eergen Azalea Eergen Azalea Eergen Azalea Eergen Azalea Eergen Azalea Malon Ber Froue and Azalea Malon Ber Froue and Azalea Malon Ber Froue and Azalea White Ber Froue and Azalea White Azalea Bargen White Azalea Bargen Mareana Swort From Blue Off Grass

A Zades poortes Hino Cintopri (Ex-Azades poortes Thiro Cintopri (Ex-Azades poortes Thiros (Ex-Azades poortes Thiros (Ex-Azades poortes Thiros (Ex-Azades poortes Thiros (Ex-Azades de Carlos (Ex-Terios x delingues Theretae) (Ex-Ficia x delingues Theretae) (Ex-Ficia x delingues Theretae) (Ex-Erios x delingues Theretae) (Ex-Azano mortoxil "Autonomispala" (Ex-Terios Carlos (Ex-Erios x delingues Theretae) (Ex-Terios (Ex-Erios X delingues Theretae) (Ex-Erios (Ex-Erios X delingues Theretae) (Ex-Erios (Ex-Erio

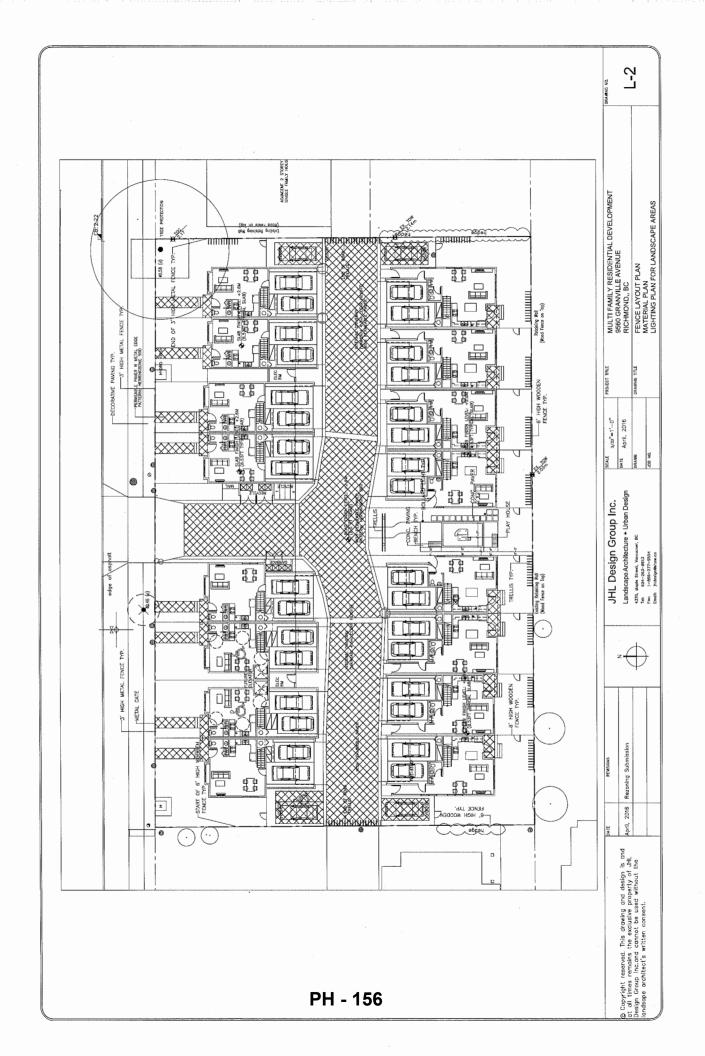
Styrax japonica Gleditsia triacanthos 'inermis Halka' Prunus yedoensis 'Akebono Betula jacquemontii

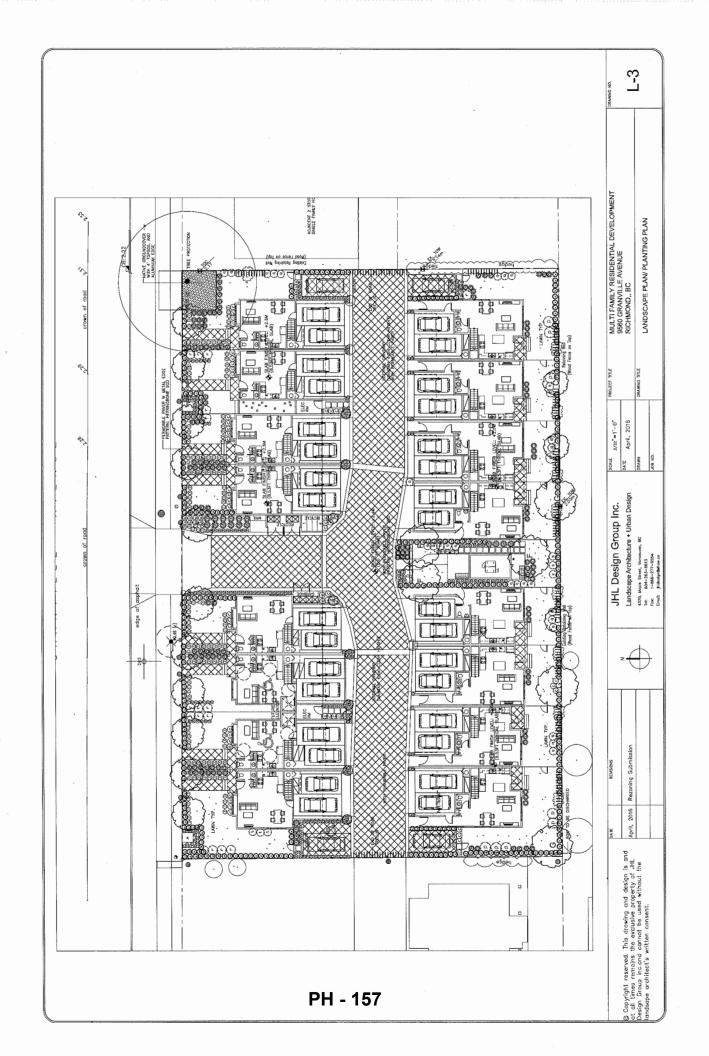
comus florida 'Cherokee Chief' runus serrulata 'Amanogawa'

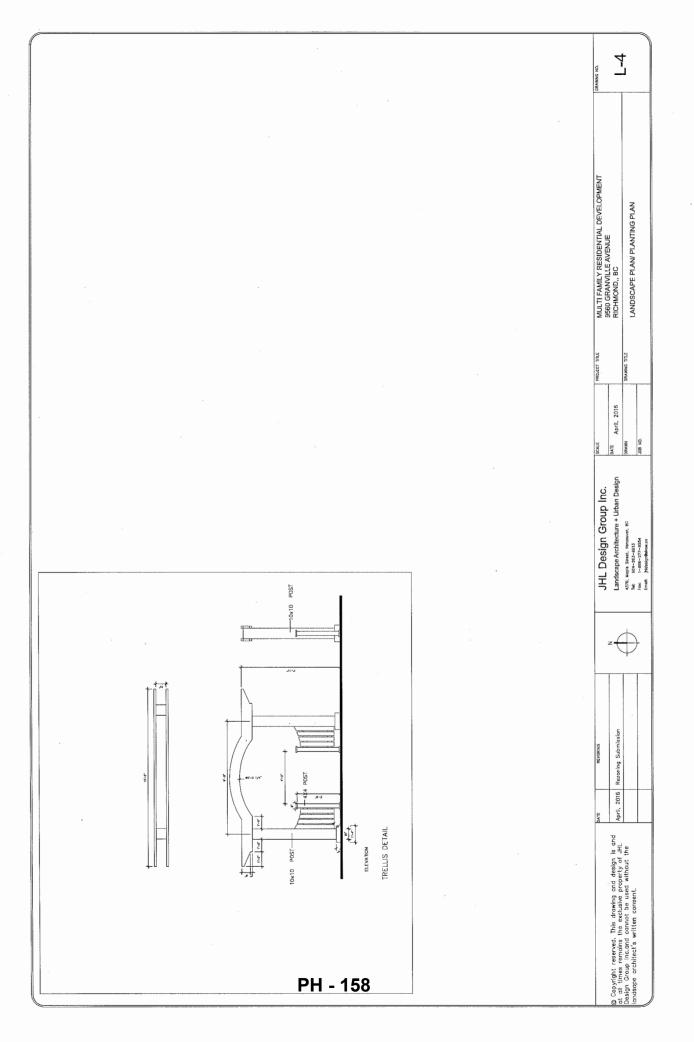
PLANT LIST

All growing medium to be tested by PSAt (604-273-8228)
 Anacessary, and to be tested again at Substantial Completion

groundcover & strube-187/450mm trees-127/30mm, all around the rocked For detailed into see specifications









# **Development Application Data Sheet**

**Development Applications Department** 

RZ 14-677733 Attachment 3

Address: 9560, 9580 and 9584 Granville Avenue

Applicant: 0908206 BC Ltd.

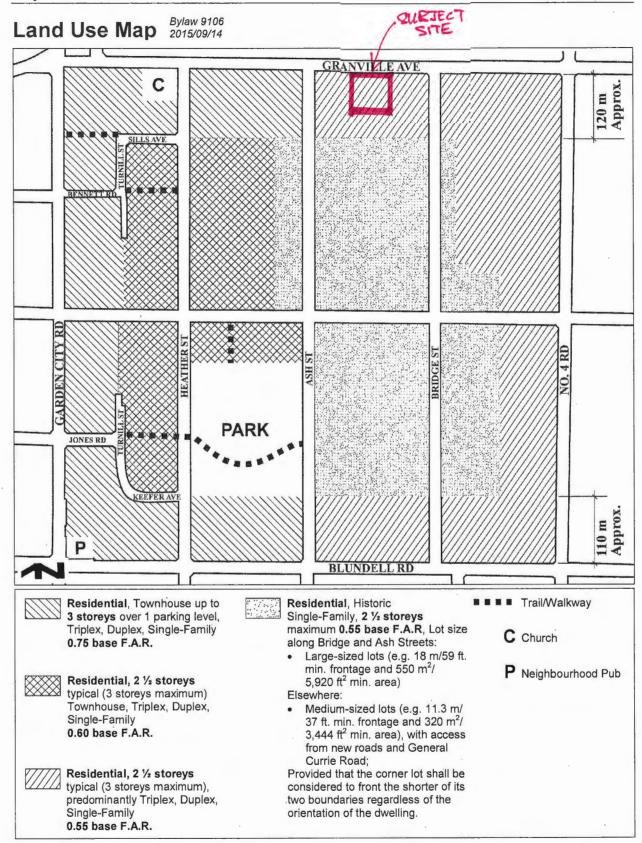
Planning Area(s): South McLennan Sub-Area (City Centre)

	Existing	Proposed	
Owner:	0908206 B.C. Ltd.	To be determined	
Site Size (m²):	2,936 m <sup>2</sup>	No Change	
Land Uses:	Single-Family Residential	Multiple-Family Residential	
OCP Designation:	Neighbourhood Residential	No Change	
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, 2½ storey typical (3- storeys maximum) with 0.55 base FAR	No Change	
702 Policy Designation:	N/A	No Change	
Zoning:	Single Detached (RS1/F)	Medium Density Townhouses (RTM2)	
Number of Units:	3	16	
Other Designations:	N/A	No Change	

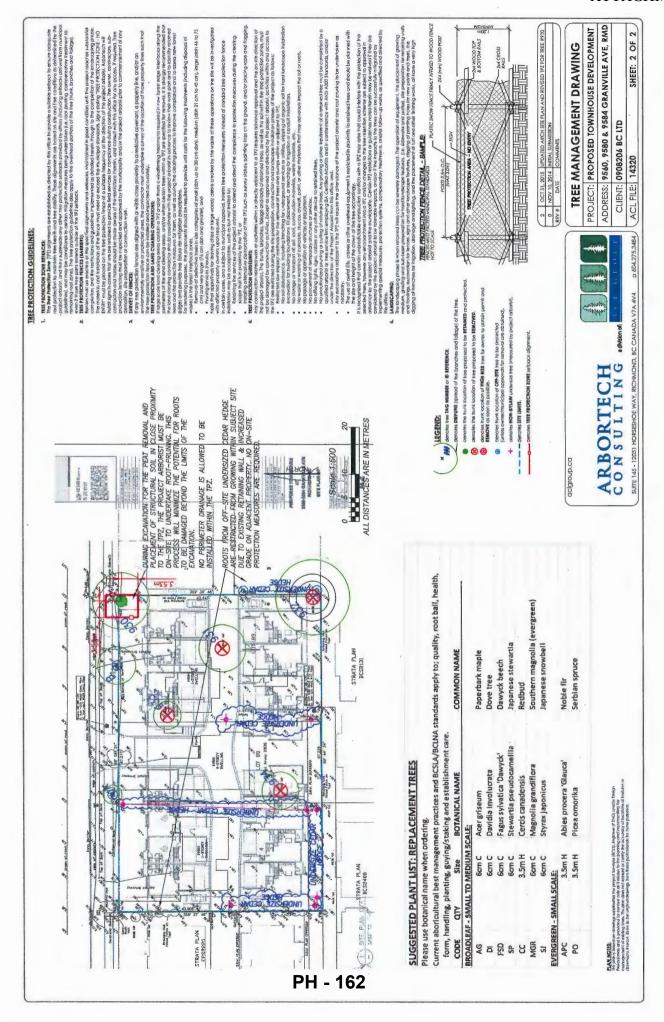
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	45% Max.	Variance Requested
Lot Coverage – Non-porous Surfaces:	Max. 65%	55%	none
Lot Coverage – Landscaping:	Min. 25%	27%	none
Setback – Front Yard (m):	Min. 6.0 m	6.25 m	none
Setback - East Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback - West Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback - Rear Yard (m):	Min. 3.0 m	4.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	9.2 m (2 storeys)	none
Lot Width:	Min. 50.0 m	67.22 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces - Total:	27	36	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (32 x Max. 50% = 16)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (36 x Max. 50% = 18)	16	none
Handicap Parking Spaces:	1	1	none
Amenity Space - Indoor:	Min. 70 m² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 16 units = 96 m <sup>2</sup>	96 m² Min.	none

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



Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".



	den		and one not on	Helpht and Spread are not applicable for Grove or Forest Stand trees.	dat 1.4 mab	in duit sprendere fire freigin and sprend public free fire fire free control of a similar of the western a copyridation. Height and Streed are not applicable for Grove or Forest Stand frees.	applicable.
PP.	d don	otes th	e diameter of 1	the trunk measure	Old Indian	<b>Dbh</b> denotes the diameter of the trunk measured at 1.4 m above grade or as per arbotroutival standards (i.e. For multi stem trees).  Posed denotes that the diameter of the trunk measured at 1.4 m above grade or as per arbotroutistic than the standard that the sta	frees).
den	ofes Si	Ultabl	denotes <u>Suitable</u> , See report for details.	or details.			A CHARLES AND A
Ach	on de	Pholes	the proposed	treatment of the t	tree within the	Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details.	ils.
# DDI		Spr	Dbh (cm)	Tree Type	Cond	Observations	Action
	8	•0	43+22	English oak	¥	Stem obscured by whea climbing high into the crown and beginning to overlake scatical limbs. Communicolion lines attung through crown. Equivalent to a 48cm single stem free.	Retain
	60	N)	57	Paper birch	₹	Two leaders affach at 1.5m with back inclusion. Scoffold limbs ullached law in acrown compete as co-dominant leaders. Historically topped at 8m. Replacement leaders carry 50% of crown. Vines growing into crown.	Remove
432	20	40	15	English oci	×	Retaining wall historically installed within doorn (to east) and 18m (1south) inceases the grade within the not zone (1stilled by opproximately doorn, Multiple leaders affach at 3m. Mistorically pruned via heading cuts on south side to the fence-line. Several previously removad limbs remain in the arown.	Remove
933	90	60	23+23+17+14	White cedar	3	Multi-stem from base with severe lean to north due to historic partial roof faiture, connected at 2.5m. Dieback in arown (approx. 20%).	Remove
934		4	24	Apple	<b>3</b>	Historically tapped at 2m and pruned via heading cuts. Replacement leaders carry 80% of crown. Decay observed In pruning wounds.	Remove
	un.	2	18+15+12+10	White cedar	)	Multiple leaders altach at 0.5m with bark inclusion. Historically topped of 3m and Irimmed into topiary.	Refer -
	7	4	36	Plum	<b>¬</b>	Dieback in upper crown (5%). Asymmelrical crown due to historic publing for driveway clearance. Historically topped in 18 m and panned via heading cuts.	Refer Remove



# PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT TREE MANAGEMENT DRAWING

ADDRESS: 9560, 9580 & 9584 GRANVILLE AVE, RMD SHEET: 1 OF 2 CLIENT: 0908206 BC LTD ACL FILE: 14320

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

ARBORTECH CONSULTING ...

File No.: RZ 14-677733



# **Rezoning Considerations**

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

Address: 9560, 9580 and 9584 Granville Avenue

# Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9573, the developer is required to complete the following:

- 1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
- 2. Registration of a statutory right-of-way (SRW) and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the internal drive-aisle in favour of future residential developments to the east. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within this SRW, and that utility SRW under the drive aisle is not required.
- 3. Registration of a flood indemnity covenant on Title.
- 4. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no Building Permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfactory to the Director of Development.
- 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. City acceptance of the developer's offer to voluntarily contribute \$1,950.00 to Parks Division's Tree Compensation Fund for the removal of two (2) trees located on the City boulevard in front of the site.
  - Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
- 7. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the English Oak tree located at the northeast corner of the site. 50% of the security will be released at Final Inspection of the Building Permit and 50% of the security will be release two (2) years after Final Inspection of the Building Permit in order to ensure that the tree has survived.
- 8. City acceptance of the developer's offer to voluntarily contribute \$2.0 per buildable square foot (e.g. \$41,085.04) to the City's affordable housing fund.
- 9. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$15,817.74) to the City's Public Art fund.
- 10. City acceptance of the developer's offer to voluntarily contribute \$30,000.00 to the City's child care fund.
- 11. Contribution of \$1,000.00 per dwelling unit (e.g. \$16,000.00) in-lieu of on-site indoor amenity space.
- 12. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

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

 Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.
 PH - 164

Initial:	

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

- 1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.
- 2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the English Oak tree identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

- 1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
  - Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$5,000 in total) to ensure the replacement planting will be provided.
- 2. Enter into a Servicing Agreement\* for the design and construction of frontage improvement works. Works include, but may not be limited to:

# Granville Avenue Frontage Improvements

- a) Match curb alignment on the south side of Granville Avenue as set out by the redevelopments to the east and west of the site (i.e., road widening to 11.2 m curb to curb, curb & gutter, creation of about a 3.3 m wide grass & treed boulevard, concrete sidewalk at north property line). Extend frontage upgrades established by 7028 Ash Street development to the west as per SA 12-603914.
- b) Employ a Geotechnical Engineer to confirm the adequacy of the existing soil conditions along Granville Avenue frontage. All peat and organic materials shall be removed and replaced with compacted structural fill to subgrade elevations from property line to Granville Avenue centerline.
- c) Extend the existing street lighting system built via SA12-603914 across the Granville Avenue frontage of the proposed site.
- d) Coordinate with BC Hydro, Telus and other private communication service providers:
  - (1) Underground proposed private utility service lines (e.g., BC Hydro, Telus, etc.).
  - (2) Remove the existing poles and underground the existing overhead lines along Granville Avenue frontage.
  - (3) To determine if above ground structures are required and coordinate their on-site locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

# Water Works:

- e) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- f) Install a new 100 mm water service connections complete with meter and meter box along Granville Avenue frontage.
- g) Cut and cap at main three (3) existing water service connections along the proposed site's Granville Avenue frontage.

# Storm Sewer Works:

- h) Provide additional right of way to accommodate new IC's within the property, details to be finalized in the Servicing Agreement process.
- i) Cut and cap nine (9) existing storm service connections and remove nine (9) existing IC located along the proposed site's Granville Avenue frontage.
- j) Install a new storm service connection complete with IC and tie-in to the existing 600 mm storm sewer along Granville Avenue.

# Sanitary Sewer Works:

- k) Remove and dispose offsite the existing sanitary main along the rear yard of the proposed site from the west property line of 9560 Granville Avenue to the west property line of 9584 Granville Avenue. Removal works shall include the existing service connections, inspection chamber and manhole that are connected to the pipe to be removed.
- Discharge the existing utility right-of-way along the rear yard of the proposed site. Prior to discharge of the right-of- way, a signed and sealed letter by a Professional Engineer must be submitted to the City, stating the sanitary main, as depicted within the Servicing Agreement design, has been properly and legally removed and disposed of off-site.
- m) Provide a new utility right of way to accommodate new sanitary manhole at the southwest corner of 9560 Granville Avenue. The right-of-way details are to be finalized in the Servicing Agreement process.
- n) Cut and cap near the west property line of 9560 Granville Avenue the existing sanitary main along the proposed site's rear yard.
- o) Install a new manhole, complete with a service connection stub, to the proposed site and tie-in the new manhole to the capped end of the existing rear yard sanitary main. The tie-in and service connection details shall be finalized via the Servicing Agreement design process.

## General Items:

- p) 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.
- 3. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 4. Payment of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
- 5. 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.
- 6. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 7. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

### Note:

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

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

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

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

Signed	 Date	. ,	· .	



# Richmond Zoning Bylaw 8500 Amendment Bylaw 9573 (RZ 14-677733) 9560, 9580 and 9584 Granville Avenue

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

1.	The Zoning N	Aap of the	e City of Ricl	hmoi	nd, which	acco	mpanies	and form	ns part of Ric	hm	ond
	Zoning Byla	w 8500,	is amended	by	repealing	the	existing	zoning	designation	of	the
	following are	a and by o	designating it	" <b>M</b>	EDIUM I	EN	SITY TO	OWNHO	USES (RTI	M2)	"

P.I.D. 004-168-895

Lot 4 Section 15 Block 4 North Range 6 West New Westminster District Plan 14703

P.I.D. 003-284-514

Lot 88 Section 15 Block 4 North Range 6 West New Westminster District Plan 48591

P.I.D. 003-445-755

Lot 89 Section 15 Block 4 North Range 6 West New Westminster District Plan 48591

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9573".

FIRST READING	P	JUN 2 7 2016	RIC
A PUBLIC HEARING WAS HELD ON		· · · · · · · · · · · · · · · · · · ·	AP
SECOND READING		, c <sup>5</sup> gr - · · · · · · · · · · · · · · · · · ·	AP by
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OTHER CONDITIONS SATISFIED		g 30 g	
ADOPTED			
MAVOR		CORPORATE OFFICER	
MAYOR		CORPORATE OFFICER	



# **Report to Council**

Planning and Development Division

To:

Richmond City Council

Date:

June 16, 2016

From:

Wayne Craig

File:

LU 16-734637

Re:

Director, Development

Application by Raman Kooner to Discharge Land Use Contract at

9440 Palmer Road

# Staff Recommendation

That Richmond Land Use Contract Discharge Bylaw No. 9581, to discharge the Land Use Contract from the Title of 9440 Palmer Road, be introduced and given first reading.

Wayne Craig

Director, Development

SDS:blg

Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

# **Staff Report**

# Origin

On November 24, 2015, Council adopted a number of bylaws that:

- Terminated 93 separate Land Use Contracts (LUCs) on single-family properties, which will be effective one year from the date of adoption.
- Established new zoning designations in place of LUCs, which became operative immediately following adoption.

While both the Zoning Bylaw and the LUCs are in effect, the provisions of the LUCs prevail and will remain on land title records for the one-year period (until November 24, 2016). Where a property owner wishes to use the provisions in the underlying zoning prior to the expiry date, formal discharge of the LUC, by a bylaw adopted by Council, is required.

Raman Kooner has applied to the City of Richmond for permission to voluntarily discharge the Land Use Contract from the Title of 9440 Palmer Road; to permit construction of a new single-family dwelling with maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/E)" zoning (Attachment 1).

# **Findings of Fact**

A Development Application Data Sheet providing details about the proposal is attached (Attachment 2).

# **Surrounding Development**

Existing development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots under LUC 009 fronting Princeton Avenue.

To the South: Single-family dwelling on a lot under LUC 009 fronting Pembroke Place.

To the East: Single-family dwellings on lots under LUC 009 fronting Princeton Avenue.

To the West: Single-family dwellings on lots under LUC 009 fronting Palmer Road.

#### **Public Consultation**

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

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.

# **Analysis**

This application to discharge the LUC from the subject property will enable the property owner to obtain a Building Permit to build a new single-family dwelling that is consistent with the underlying "Single Detached (RS1/E)" zone, before the LUC termination date of November 24, 2016. The resulting dwelling would be in keeping with the form and character of dwellings that are built in the "Single Detached (RS1/E)" zone.

# **Existing Legal Encumbrances**

There is an existing 3.0 m statutory right-of-way registered on Title for utilities in the south end of the subject property. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

# **Financial Impact or Economic Impact**

None.

#### Conclusion

The applicant is requesting permission to voluntarily discharge the Land Use Contract from the Title of 9440 Palmer Road, to permit the construction of a new single-family dwelling with maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/E)" zoning.

It is recommended that Richmond Land Use Contract Discharge Bylaw No. 9581 be introduced and given first reading.

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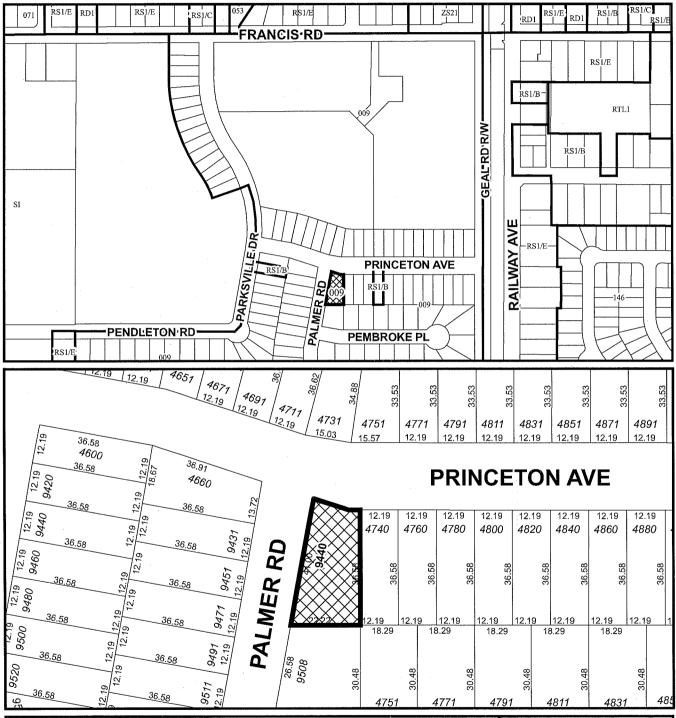
Steven De Sousa Planning Technician – Design (604-276-8529)

SDS:blg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet







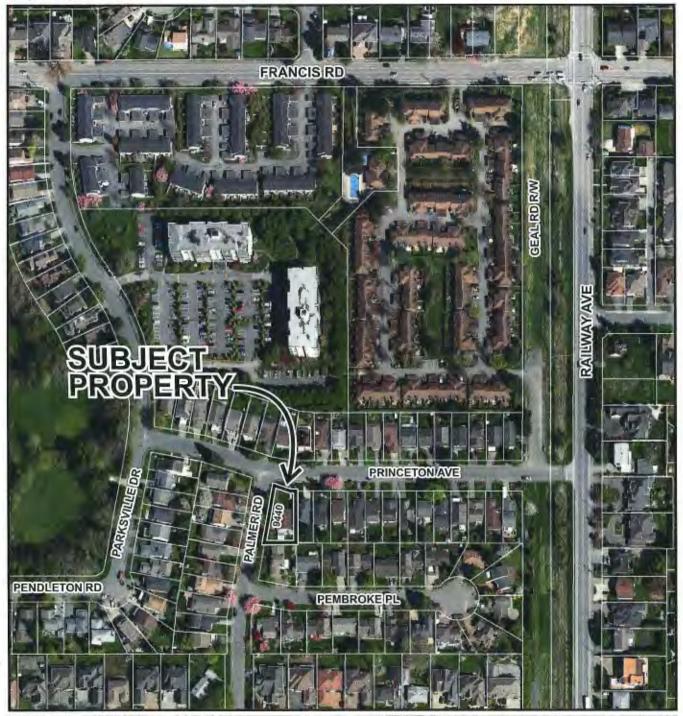
LU 16-734637

Original Date: 06/15/16

Revision Date:

Note: Dimensions are in METRES







LU 16-734637

Original Date: 06/15/16

Revision Date:

Note: Dimensions are in METRES



# **Development Application Data Sheet**

Development Applications Department

LU 16-734637 Attachment 2

Address: 9440 Palmer Road

Applicant: Raman Kooner

Planning Area(s): Seafair

	Existing	Proposed
Owner:	1076710 B.C. Ltd.	To be determined
Site Size (m²):	714 m² (7,685 ft²)	No change
Land Uses:	Single-family dwelling	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Existing: LUC 009 Underlying: Single Detached (RS1/E)	Single Detached (RS1/E)

On Future Subdivided Lots	LUC 009	Single Detached (RS1/E)	Proposed	Variance
Floor Area Ratio:	N/A	Max. 0.55	Max. 0.55	None permitted
Buildable Floor Area:	. N/A	Max. 330 m <sup>2</sup> (3,555ft <sup>2</sup> )*	Max. 330 m <sup>2</sup> (3,555ft <sup>2</sup> )*	None permitted
Lot Coverage – Building:	Max. 33%	Max. 45%	Max. 45%	None
Lot Size (min. dimensions):	N/A	Min. 550.0 m <sup>2</sup>	Min. 714.0 m <sup>2</sup>	None
Setback – Front Yard (m):	Min. 6.0 m	Min. 6.0 m	Min. 6.0 m	None
Setback – Rear Yard (m):	Min. 3.0 m	Min 6.0 m	Min 6.0 m	None
Setback – Interior Side Yard (m):	Min. 1.2 m	Min 1.2 m	Min 1.2 m	None
Setback – Exterior Side Yard (m):	Min. 4.5 m	Min 3.0 m	Min 3.0 m	None
Height (m):	Max. 2 Storeys 8.2 m (24 ft.)	Max. 2 ½ Storeys 9 m (29.5 ft.)	Max. 2 ½ Storeys 9 m (29.5 ft.)	None

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



# Richmond Land Use Contract Discharge Bylaw No. 9581 (LU 16-734637) 9440 Palmer Road

Whereas "Land Use Contract", having Charge Number K31033, charges the following land:

P.I.D. 003-503-542

Lot 113 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200;

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

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

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

- That the Land Use Contract be discharged as against:
   P.I.D. 003-503-542
   Lot 113 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200
- 2. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge the Land Use Contract from said land.
- 3. This Bylaw may be cited as "Richmond Land Use Contract Discharge Bylaw No. 9581".

FIRST READING	JUN 2 7 2016
A PUBLIC HEARING WAS HELD ON	A
SECOND READING	AF by
THIRD READING	
ADOPTED	* .
MAYOR	CORPORATE OFFICER



# **Report to Committee**

Planning and Development Division

To: General Purposes Committee

Date: June 27, 2016

From: Wayne Craig

File: Z

ZT 16-735335

Director of Development

Re: Application by City of Richmon

Application by City of Richmond for Zoning Text Amendment at 4020, 4080, 4100,

4180, 4280 and 4300 Bayview Street to add "Child Care" as a permitted use to the

Steveston Maritime Mixed Use (ZMU12) Zone and/or the Steveston Maritime

(ZC21) Zones

# Staff Recommendation

1. That Official Community Plan Amendment Bylaw 9589, to amend the land use definition of "Maritime Mixed Use" by adding limited Child Care use in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading.

- 2. That Bylaw 9589, 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 882(3)(a) of the Local Government Act.

- 3. That Bylaw 9589, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
- 4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9590, to amend the "Steveston Maritime (ZC21)" zone by adding "Child Care" as an additional use on a limited basis, be introduced and given first reading.

Wayne Craig

Director of Development

SB:blg

Att.

	REPORT CONCURRENCE				
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Community Social Development Policy Planning	N N	- Re Gorle			

# Staff Report

# Origin

The City of Richmond is proposing to amend the "Steveston Maritime (ZC21)" zone by adding Child Care as an additional use. This would result in one (1) Child Care being permitted on the second floor of the existing building addressed as 4080 Bayview Street, on the site that includes the six (6) existing buildings at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (Attachments 1, 2 & 3).

The application also includes a proposed amendment to the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4 Steveston Area Plan to change the land use definition of "Maritime Mixed Use" (MMU) to allow limited child care use.

# **Background**

The following referral motion was carried at the June 20, 2016 General Purposes meeting:

"That staff examine the possibility of a spot rezoning for the specific unit at the Imperial Landing site that is the subject of the application by Generations and report back."

This staff report addresses the General Purposes Committee referral by providing options for Council's consideration, and bylaws to amend the OCP Steveston Area Plan and Zoning Bylaw, for introduction and first reading.

# **Findings of Fact**

The subject Imperial Landing site is in the Maritime Mixed Use (MMU) area of the former BC Packers site. The existing development includes:

- One (1) two-storey MMU building west of Easthope Avenue located in the building addressed 4080 Bayview Street in the central portion of the site that is zoned "Steveston Maritime (ZC21)". Apartment housing is not permitted in this building.
- One (1) one-storey MMU building east of Easthope Avenue in the building addressed 4100 Bayview Street in the central portion of the site that is zoned "Steveston Maritime (ZC21)". Apartment housing is not permitted in this building.
- Four (4) three-storey mixed use buildings with two (2) levels of apartment housing over ground level MMU space located in buildings addressed 4020, 4180, 4280 and 4300 Bayview Street in the portion of the site that is zoned "Steveston Maritime Mixed Use (ZMU12)". There are a total of 52 residential apartment units on the subject site.
- A total of 5,526 m<sup>2</sup> (59,481 ft<sup>2</sup>) non-residential MMU space is provided in the six (6) buildings on the subject site.
- Two (2) underground parking structures located east and west of Easthope Avenue.

A development applications data sheet providing details about the subject site is included as Attachment 4.

## Related Policies & Studies

# **Public Consultation**

Should the General Purposes Committee endorse this application and Council grant first reading to the Official Community Plan and Zoning Text Amendment Bylaws, public notification will be provided and the bylaws 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 and zoning amendments, with respect to the BC Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

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

# **OCP Consultation Summary**

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
Richmond School Board	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected, and the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
TransLink	No referral necessary, as no transportation road network changes are proposed, and the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
Vancouver Coastal Health Authority	No referral necessary, but the proposed amendment to add child care as a permitted use in the Mixed Maritime Area was discussed with child care licensing staff. No concerns were expressed.
Community Groups and Neighbours	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.
All relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendment refers to the addition of child care as a permitted use in the Mixed Maritime Area.

Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9589, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

# **School District**

This application was not referred to School District No. 38 (Richmond) because it does not involve residential uses that have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application does not involve the addition of any new multiple-family housing units.

# **Analysis**

In their referral to staff, the General Purposes Committee asked staff to examine the possibility of a spot rezoning for a school age child care program on the second floor of the building at 4080 Bayview Street on the Imperial Landing site.

## **OCP** Amendment to Accommodate Child Care Use

The 2041 Official Community Plan (OCP) Bylaw 9000 designates the subject site as "Mixed Use". Child care use is allowed in this designation and therefore no amendment is necessary.

The site is designated "Maritime Mixed Use" in the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100). "Maritime Mixed Use" is currently defined in the Steveston Area Plan as "an area set aside to support the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet, including:

i) Custom Workshops

**Enclosed Storage Facilities** 

Fish Auction and Off-loading

Laundry and Drycleaning

Light Industrial

Maritime Educational Facilities

Moorage

Offices

Other Services Related to Maritime Uses

**Parking** 

Service and Repair of Boats and Marine Equipment

- ii) Retail uses are accommodated as accessory uses in the Maritime Mixed Use Area; between Phoenix Pond and No. 1 Road.
- iii) Between Phoenix Pond and No. 1 Road, residential uses are accommodated above grade and only over the dry land portions of the Maritime Mixed Use area as a secondary use. In addition, residential uses are to be situated so as to minimize potential conflicts with other uses."

To serve the needs of Steveston families, a change is required to the Steveston Area Plan definition of Maritime Mixed Use to allow child care use in the Maritime Mixed Use Area.

#### OCP and Zoning Text Amendment Bylaws to Accommodate Child Care Use

Staff have prepared two options for Council's consideration to address the General Purposes referral:

- Option 1: Allow child care on the subject site, limited to one child care on the second floor area of the existing building at 4080 Bayview Street and limited in gross floor area; (recommended option); and
- Option 2: Allow child care across the subject site.

Option 1: Allow child care on the subject site, limited to one child care on the second floor area of the existing building at 4080 Bayview Street and limited in gross floor area Bylaws 9589 and 9590 (Recommended)

#### This option proposes:

- OCP Bylaw 7100, Amendment Bylaw 9589 to amend the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100) to change the "Maritime Mixed Use" definition to allow child care use, limited to a maximum area of 540 m<sup>2</sup>.
- Zoning Bylaw 8500, Amendment Bylaw 9590 to amend the "Steveston Maritime (ZC21)" zone to allow child care use as an additional use, limited to one child care, a maximum area of 540 m² and only on an upper floor.
- This recommended option would allow child care on the second floor of the two-storey building addressed as 4080 Bayview Street only.

Option 2: Allow Child Care use as a permitted use in all 6 buildings on the subject site alternative Bylaws 9587 and 9588 (Not Recommended)

Child care is included as an outright permitted use in many residential, commercial, mixed use and industrial zones in the City. To provide flexibility in size and location for child care programs, the alternative OCP and Zoning Text Amendment Bylaws would allow "Child Care" as an outright permitted use in any of the existing six buildings on the subject site.

#### This option proposes:

- OCP Bylaw 7100, Amendment Bylaw 9587 to amend the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100) to change the "Maritime Mixed Use" definition to allow child care use.
- Zoning Bylaw 8500, Amendment Bylaw 9588 to amend the "Steveston Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone to allow child care use as a permitted use in both zones.
- This alternate option would allow child care in any of the existing buildings on the subject site, specifically the six (6) buildings addressed as 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street.

Should Council prefer Option 2, alternative Bylaws 9587 and 9588 are attached in Attachment 5.

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#### **Relocation Requirements**

The development was reviewed on a preliminary basis with Vancouver Coastal Health staff and no concerns were expressed about the possibility of child care programming in the existing MMU spaces on the subject site.

Building Approvals staff has completed a preliminary review of the code report submitted through the Building Permit process for the existing buildings, which states that the non-residential space in all six (6) buildings was designed to accommodate a variety of uses, including assembly educational use. The owner is required to secure the final Building Permit approval for the base building.

Before a child care program could relocate to the subject site, the operator would be required to obtain Building Permit approval for tenant improvements demonstrating compliance with the BC Building Code, Vancouver Coastal Health child care school age program licensing requirements and Business License requirements.

The existing parking on-site could accommodate a school age child care program on the second floor of 4080 Bayview Street. The subject site was designed to accommodate mixed uses.

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

None.

#### Conclusion

Staff are recommending that Child Care be included as a limited additional use for the subject site to serve the child care needs of families in Steveston. While the proposal can be considered under the City's 2041 OCP, an amendment to the Steveston Area Plan is required to accommodate child care as an additional limited use the Maritime Mixed Use area.

It is recommended that:

- Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9589; and
- Richmond Zoning Bylaw 8500, Amendment Bylaw 9590;

be introduced and given first reading.

Sala Badyal.
Sara Badyal, M. Arch

Planner 2

(604-276-4282)

SB:blg

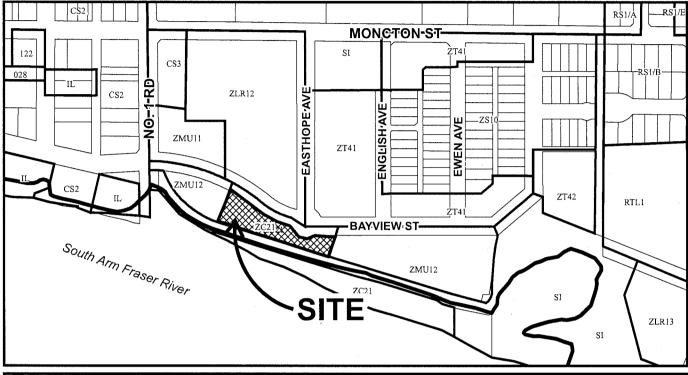
Attachment 1: Location Map Attachment 2: Aerial Photo

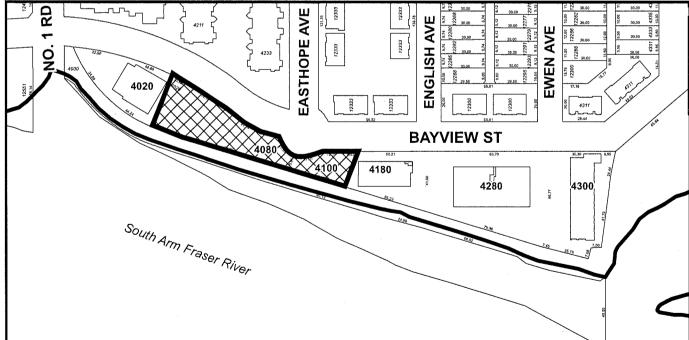
Attachment 3: Site and Building Plans

Attachment 4: Development Application Data Sheet Attachment 5: Alternative Bylaws 9587 and 9588



# City of Richmond







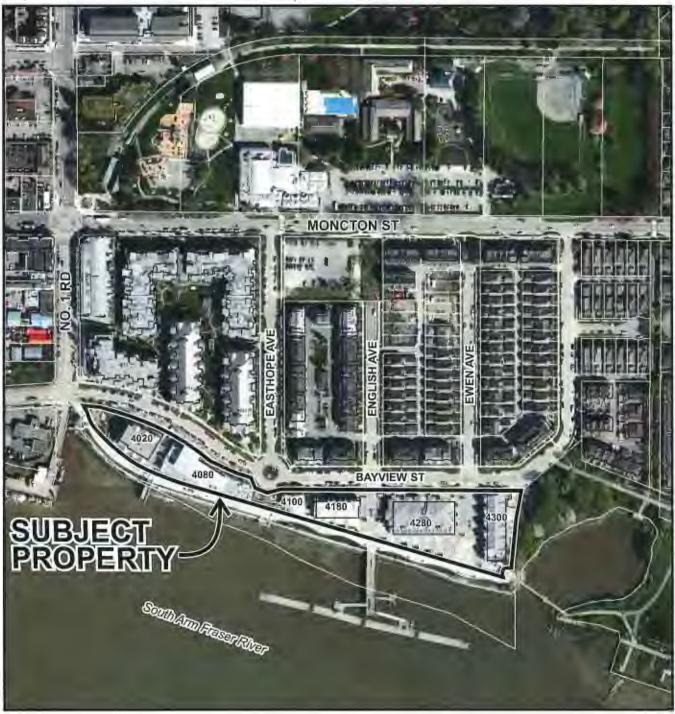
ZT 16-735335

Original Date: 06/28/16

Revision Date:

Note: Dimensions are in METRES





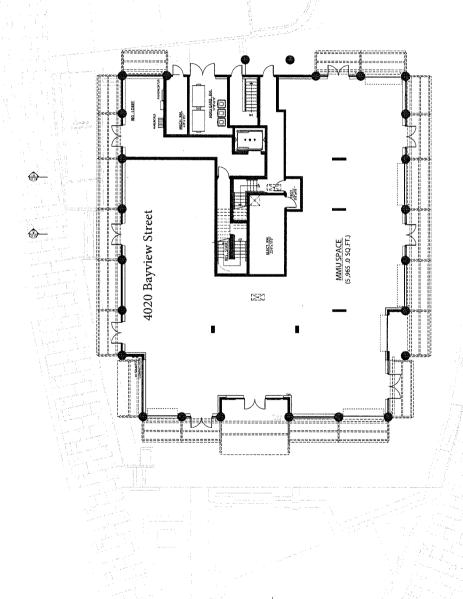


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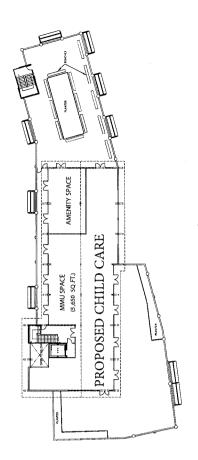
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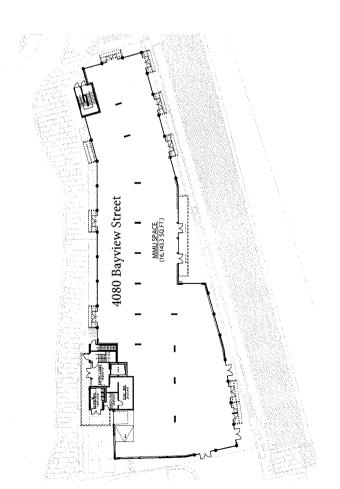


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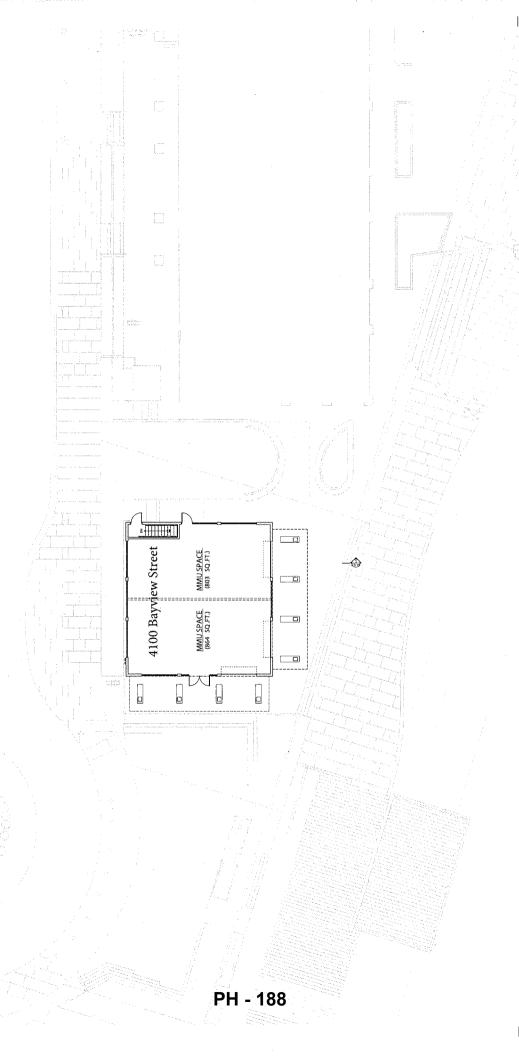


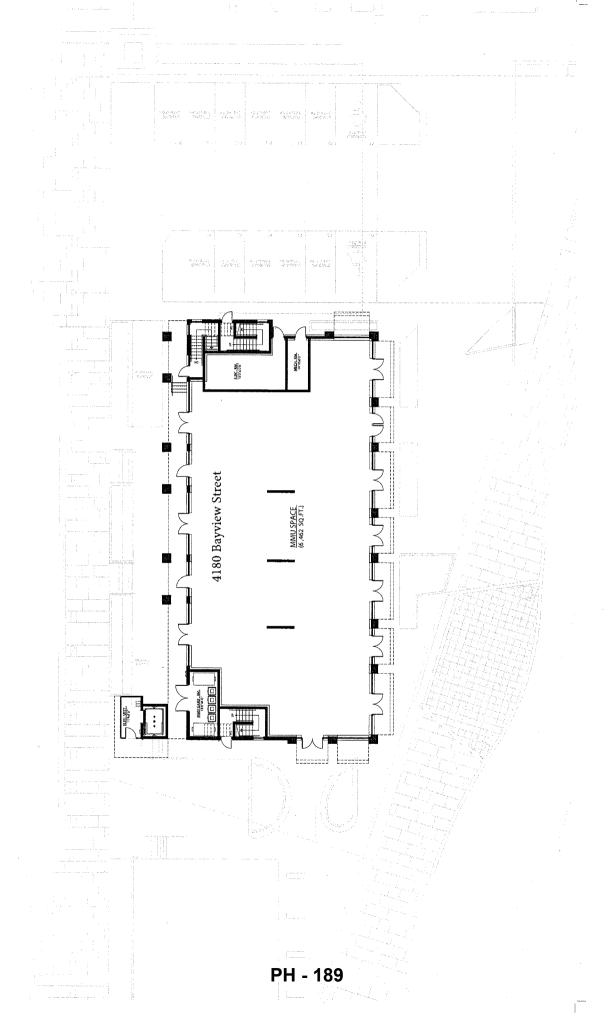


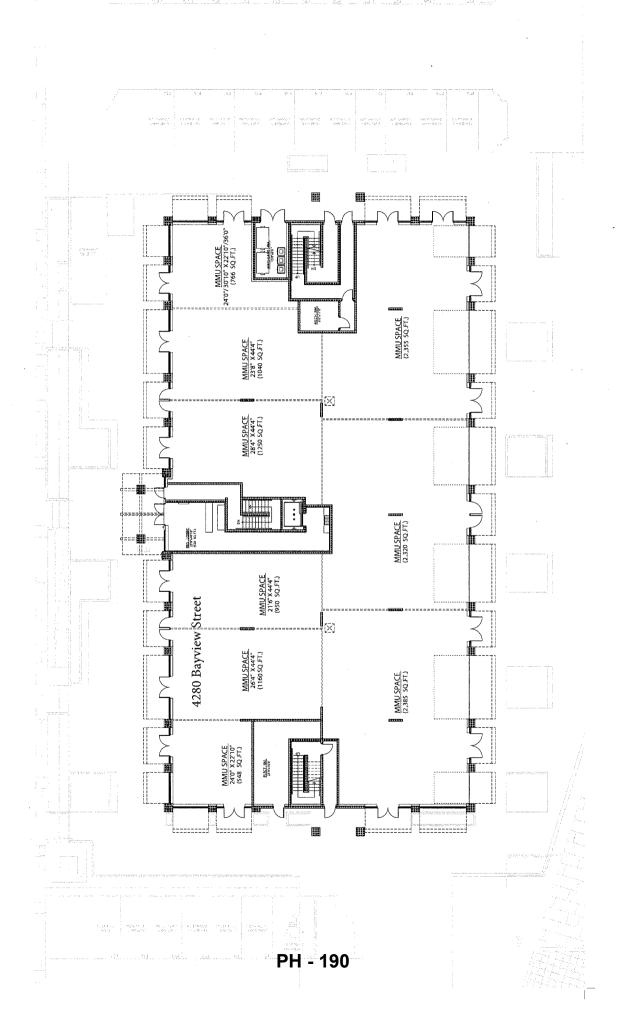


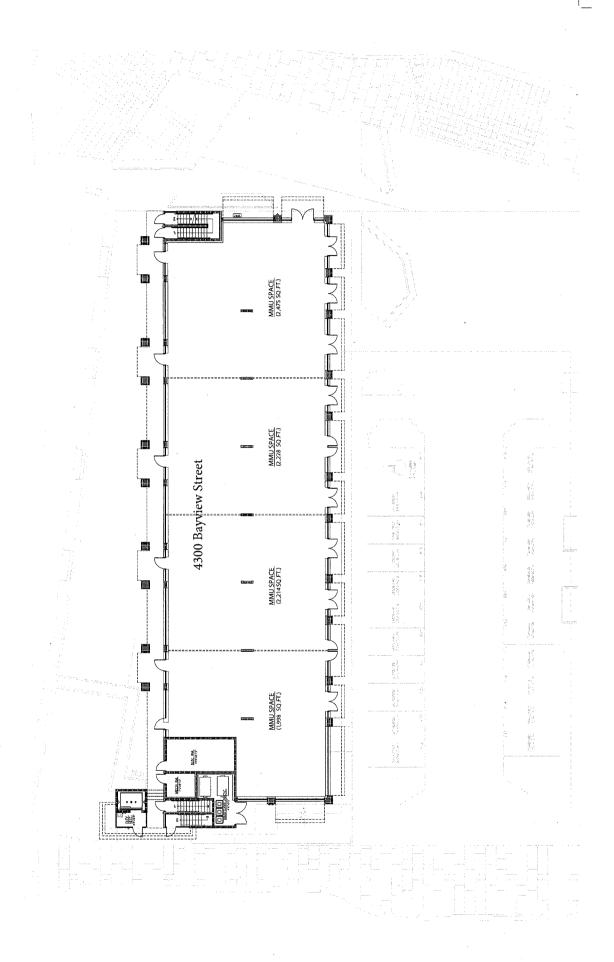


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# **Development Application Data Sheet**

**Development Applications Department** 

ZT 16-735335 Attachment 4

Address:

4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

Applicant:

City of Richmond

Planning Area(s):

BC Packers Waterfront Neighbourhood (Steveston)

	Ex	cisting	deletion hitter 200 at Material adult de la commune en commune	Proposed
Owner:	Onni Development (	Imperial	Landing) Corp.	No change
Site Size (m²):	14,042.7 m <sup>2</sup>			No change
Land Uses:	Mixed Use			Mixed Use
OCP Land Use Designation	Maritime Mixed Use (MMU) Parking associated with MMU & Limited Public Parking		J &	No change
Zoning:	Steveston Maritime Mixed Use (ZMU12) & Steveston Maritime (ZC21)		se (ZMU12) &	Amended Steveston Maritime Mixed Use (ZMU12) & Amended Steveston Maritime (ZC21)
Number of Units	4020 Bayview St.	wellings 12 0 0 7 22 11 52	MMU 638 m² 2,015 m² 173 m² 553 m² 1,280 m² 868 m² 5,526 m²	No change

	Bylaw Requirement	Existing	New Variance
Floor Area Ratio	Max. 0.8	0.8	None permitted
Height	Max. 12 m & three-storey	12 m Max & one-, two- and three-storey	None
Off-street Parking Spaces: MMU Resident Visitor (Accessible) Total	171 78 11 (6) 261	172 81 17 (7) 270	None
Public Parking Spaces	Limited	35 by approved DP	None
Amenity Space – Indoor	Min. 100 m²	Located on second floor of 4080 Bayview St. Building	None
Amenity Space - Outdoor	Min. 312 m <sup>2</sup>	Min. 312 m <sup>2</sup>	None



**Bylaw 9587** 

## Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9587 (ZT 16-735335) 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

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

- 1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended by:
  - (a) inserting into the existing "Maritime Mixed Use" land use in Appendix 1 (Definitions) to Schedule 2.4 thereof the following:
    - "iv) Child Care use is accommodated as a permitted use in the Maritime Mixed Use Area."
- 2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9587".

FIRST READING		CITY
PUBLIC HEARING	·	APPRO
SECOND READING		APPRO by Dire
THIRD READING		or Soli
ADOPTED		
MAYOR		CORPORATE OFFICER

CORPORATE OFFICER



## Richmond Zoning Bylaw 8500 Amendment Bylaw 9588 (ZT 16-735335) 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

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

1.	Richm	ond Zo	ning Bylaw 8500, as amended, is further amended:	
	(a)	by ins	erting the following into subsection 20.12.2 (Permitted Uses):	
		"•·	Child Care"	
	(b)	by inse	erting the following into subsection 22.21.2 (Permitted Uses):	
		"•	Child Care"	
2.	This B	sylaw m	nay be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9588".	
FIRST	READ	ING		CITY OF RICHMOND
PUBL	IC HEA	RING	·	APPROVED by
SECO	ND RE	ADING	·	APPROVED by Director or Solicitor
THIRI	O REAI	DING		W

ADOPTED

MAYOR



## Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 9589 (ZT 16-735335) 4080 and 4100 Bayview Street

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

- 1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended by:
  - (a) inserting into the existing "Maritime Mixed Use" land use in Appendix 1 (Definitions) to Schedule 2.4 thereof the following:
    - "iv) Child Care use is accommodated as an additional use to a maximum area of 540 m² in the Maritime Mixed Use Area."
- 2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9589".

FIRST READING		JUL 0 4 2016	CITY OF RICHMOND
PUBLIC HEARING			APPROVED
SECOND READING		3	APPROVED by Manager
THIRD READING			or Solicitor
ADOPTED		ş	
MAYOR		CORPORATE OFFICE	R



## Richmond Zoning Bylaw 8500 Amendment Bylaw 9590 (ZT 16-735335) 4080 and 4100 Bayview Street

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) by deleting section 22.21.3 and substituting the following:
    - "22.21.3 A. Secondary Uses
      - n/a
    - 22.21.3 B. Additional Uses
      - Child Care"
  - (b) by inserting the following into section 22.21.11 (Other Regulations):
    - "3. **Child Care** is limited to only one **Child Care** and shall have a **gross** floor area not exceeding 540.0 m<sup>2</sup>.
    - 4. Child Care shall not be located on the first storey of any building."
- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9590".

FIRST READING			JUL 0 4 2016	CITY OF RICHMOND
PUBLIC HEARING	. *		· · · · · · · · · · · · · · · · · · ·	APPROVED by
SECOND READING				APPROVED by Director or Solicitor
THIRD READING				_ 6
ADOPTED			9 *	
		8.		
MAYOR			CORPORATE OFFICER	

From:

Webgraphics

Sent:

Thursday, 7 July 2016 10:59 AM

To:

MayorandCouncillors

Subject:

PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT

To Public Hearing

Date: July 18, 2016

BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #959)

# Send a Submission Online (response #959)

**Survey Information** 

Re: OCP Amendmen Site: City Website Page Title: Send a Submission Online URL: http://cms.richmond.ca/Page1793.aspx Submission Time/Date: 7/7/2016 10:58:23 AM

Survey Response

Your Name	Eleanor Hamilton	
Your Address	#105 - 4233 Bayview St. Richmond,B.C. V7E6T7	
Subject Property Address OR Bylaw Number	community bylaw #7100/amendment bylaw # 9589/zoning bylaw # 8500/ amendment bylaw # 9590(ZT16-735335	
Comments	To change the zoning at 4080 and 4100 Bayview St. to allow a childcare facility will "open the door" for Onni to have the entire development re-zoned. Onni knew the zoning of that area when they built on it and they thought the city would agree to their plans. Onni has a bad reputation and has been banned from some cities in Canada because of their questionable building practices. PLEASE, PLEASE - do not allow Onni to use that space other than for Maritime use!!!!!!!	

From:

Webgraphics

Sent:

Wednesday, 6 July 2016 3:57 PM

To:

MayorandCouncillors

Subject:

PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT

BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #958)

Categories:

12-8275-20-2016734245

Send a Submission Online (response #958)

**Survey Information** 

To Public Hearing
Date: July 18,2016
Item # 10
Re: DCP Amendment
Bylaw 9589/Zoning
Amendment Bylaw

		ALLICIT DUIQU
Site:	City Website 9590	- ZT 16-735335
Page Title:	Send a Submission Online	
URL:	http://cms.richmond.ca/Page1793.aspx	
Submission Time/Date:	7/6/2016 3:56:38 PM	

Survey Response

Your Name	Gudrun Heckerott
Your Address	13, 12333 English Avenue
Subject Property Address OR Bylaw Number	13
Comments	Regarding adding a daycare to the Onni Development on Bayview: If we want to preserve the waterfront for uses such as Granville Island has developed, then a daycare is out of place. In addition, a proper daycare should have green space. Why not move the library over from the community centre, and put the daycare in its vacated area. Remember, the City of Richmond is the dog. Onni and a daycare provider are the tails. No deal for these tails.

JUL 0 7 2016

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From:

Webgraphics

Sent:

Friday, 8 July 2016 3:11 PM

To:

MayorandCouncillors

Subject:

PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT

BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #961)

# Send a Submission Online (response #961)

City Website

**Survey Information** 

To Public Hearing Date: July 18,2016 Item # 10 Re: OCP Amendment

Bylaw 9589 + 20ming Amendment

Page Title:

Send a Submission Online

Bylaw 9590

URL:

Site:

http://cms.richmond.ca/Page1793.aspx

Submission Time/Date: 7/8/2016 3:10:32 PM

## Survey Response

Your Name	William Armerding
Your Address	#209 - 4111 Bayview Street
Subject Property Address OR Bylaw Number	#209 - 4111 Bayview Street
Comments	rezoning of 4080 and 4100 Bayview Street - I am in favour of changing the use for the one part of the property to include child care use as long as it is not an opening of a door to the biggest "crooks" in Richmond, ONNI, to changing other parts of the site without adequate benefit to the community. Their stupidity should not give them any benefits.

From:

Webgraphics

Sent:

Sunday, 10 July 2016 9:43 AM

To:

MayorandCouncillors

Subject:

PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT

BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #962)

# Send a Submission Online (response #962)

**Survey Information** 

Site: City Website Page Title: Send a Submission Online URL: http://cms.richmond.ca/Page1793.aspx Submission Time/Date: 7/10/2016 9:42:48 AM

Kelvin Higo

To Public Hearing Date: July 18, 2016 Item # 10 Re: OCP Amendment Bylaw 9589 and Zoning Amendment 27/6-735**3**35

Survey Response

Your Name

Your Address	3220 Regent Street
Subject Property Address OR Bylaw Number	Onni Development at Imperial Landing
Comments	Re: July 18/16 Public Hearing Though the Generation Daycare may be a worthwhile endeavor for City Council to approve, I am concerned about the precendent this sets with regards to the rezoning of the Onni Property in Steveston. If the City allows "sport" re-zoning, this defeats the whole purpose of the public hearing process that Onni went through to get their development approved in the first place. It also makes a mockery of the public's time and concern in participating in this type of process if a developer can return to Council after the fact and claim financial hardship. Onni Properties knew exactly or should have known what "maritime mixed use" meant when they made the original zoning application. Failure to do their due diligence does not mean that they get to do a "do over" without any consequences. If Council allows one "spot rezoning" for this property what will they do when Onni returns with another "valid"



community need" and requests a further spot rezoning? If Council approves this current request by Onni in support of the Generations daycare spot rezoning, then it should be made very clear to Onni that any further rezoning requests will not be considered until negotiations satisfactory to the City is completed. As a longtime resident of Steveston, I feel there is a win-win solution provided the solution is based on some base principles. These include not taking away or competing with the Steveston town "core" businesses; that the businesses eventually allowed to establish along the waterfront are complimentary to the Steveston area; and that the developers compensate the community in a significant manner for the change in zoning. Steveston has become a very unique destination tourist attraction as well as a wonderful place to live and every developer has the responsibility to build on the various commercial and residential developments that has made Steveston what it is today and what it could become tomorrow.

From:

Webgraphics

Sent:

Sunday, 10 July 2016 9:10 PM

To:

MayorandCouncillors

Subject:

PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT

BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #963)

# Send a Submission Online (response #963)

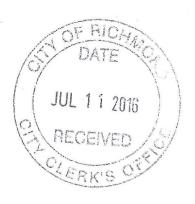
**Survey Information** 

To Public Hearing
Date: July 18, 2016
Item # 10
Re: Bylawg 9589
9690

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/10/2016 9:10:02 PM

## Survey Response

Your Name	Brian Green.
Your Address	4280 Moncton Street.
Subject Property Address OR Bylaw Number	4080, 4100 Bayview Street.
Comments	I am totally against changing the zoning on these buildings to allow for child care facilities. They were zoned Maritime mixed use and should be kept that way. Child care on the banks of a river is a liability to all and a recipe for disaster. Stay with what the Boardwalk was originally designed for.



From:

Webgraphics

Sent:

Monday, 11 July 2016 5:05 PM

To:

MayorandCouncillors

Subject:

PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT

BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #964)

Categories:

12-8060-20-009590 - ZT 16-735335

# Send a Submission Online (response #964)

**Survey Information** 

Site:	City Website 27
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/11/2016 5:05:13 PM

Marjory Dorozio

# Survey Response

Your Name

Your Address	206,4233 Bayview Street,Richmond BC	
Subject Property Address OR Bylaw Number	9590(ZT 16735335	
Comments	I am not in favor of the amendment to change the childcare as a limited additional use. First of all there will be no parking for the parents to let the children off. and 2nd this is a very busy street at all times because of parking for the starbucks people. There is no parking at the round about, very dangerous for children crossing. I am not against dare care. We lived nest to an elementary school for 10 years or more and it was very busy when the children were coming and going. Would it not be more feasable to use one of the building further east as there is so much more parking and lots of empty space for the childcare. hank you so much for giving me this opportunity to express my opinion. M Dorozio PS - I love children and don't want to see them hurt. I had 3 that went through	

JUL 12 2016

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the Richmond school systen.

From:

Webgraphics

Sent:

Tuesday, 12 July 2016 10:20 AM

To:

MayorandCouncillors

Subject:

PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT

BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #965)

Categories:

12-8060-20-009590 - ZT 16-735335

# Send a Submission Online (response #965)

**Survey Information** 

To Public Hearing
Date: Toly 18, 2016
Item # 10
Re: Bylaws 9589
9590

Site:	City Website 27
Page Title:	Send a Submission Online
ÜRL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/12/2016 10:19:25 AM

Vern Renneberg

# Survey Response

Your Name

Your Address	4211 Bayview St.
Subject Property Address OR Bylaw Number	ZT 16-735335
Comments	'To change the land use definition of "Maritime Mixed Use" (MMU) by retaining all existing Maritime Mixed Use (MMU) uses and adding child care use as a limited additional use." 1. The request for rezoning is for two (2) separate addresses and buildings totaling over 21,000 square feet. One of these buildings (4080 Bayview) is a 2 story building. The 4080 Bayview address was planned as a grocery store. Would it then require yet another rezoning application should this come about? Why 2 separate buildings? 2. Pick up and drop off parking is also an issue. Parking on Bayview is at a premium most of the time. 3. If this proposal is allowed what will be next as a 'special use' as the door will now be open of other types of Commercial special use. 4. Onni's design of the complex is all concrete. There are only small 10

JUL 12 2016

PRECEIVED OF STREET

PH - 205

foot strips of grass next to the boardwalk and bush and Phoenix Pond. Too small for children to play in and not a safe environment for children. In addition it is not where any rezoning is being requested. Where will children play safely without being bruised by concrete. In the city grass next to the river dyke? The city may then be responsible for any accidents. 5. Onni has already put up interior fencing in the ground floor space throughout the whole complex and has allowed storage of articles in these fenced in areas. I do not believe this meets the present zoning requirements at this time either but Onni is doing it anyway. 6. Who knows what is being stored in these fenced in areas. Flammables, toxic chemicals? It is unknown and children should not be allowed in the same building or area with these items close by. One area is sometimes even used to kennel a dog all day long. 7. Onni has not been a 'good Corporate neighbor' and is now using pressure from parents to try and get their way with rezoning. They have a 'build it and change the zoning later attitude'. Although I feel sorry for the parents that are assisting Onni with this rezoning my response is a resounding NO to this request as it is not a safe environment for children anyway. If Onni had got the rezoning before they built the complex they may have designed it more conducive to a Child Care facility. Now it is too late.

From:

Webgraphics

Sent:

Tuesday, 12 July 2016 12:34 PM

To:

MayorandCouncillors

Subject:

PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT

BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #966)

Send a Submission Online (response #966)

City Website

**Survey Information** 

Date: July 18, 2016

To Public Hearing

Page Title:

Site:

Send a Submission Online

URL: http://cms.richmond.ca/Page1793.aspx

Submission Time/Date: 7/12/2016 12:33:44 PM

Survey Response

Your Name	C Burke
Your Address	4311 Bayview Street, Richmond
Subject Property Address OR Bylaw Number	ZOning Bylaw 8500 Amendment 9590
Comments	As a neighbour, I do not object to proposed spot zone to allow for child care facility. As a parent and grandparent, am sympathetic to need. As a former preschool teacher, would note that the concrete and glass landscape, and close proximity to Bayview vehicular traffic, and to the unfenced dyke is far from ideal as environment for preschool day care facility.



From:

Webgraphics

Sent:

Tuesday, 12 July 2016 1:31 PM

To:

MayorandCouncillors

Subject:

PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100,

AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT

BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #967)

**Categories:** 

12-8060-20-009590 - ZT 16-735335

# Send a Submission Online (response #967)

**Survey Information** 

To Public Hearing
Date: July 18, 2016
Item # 10
Re: Bylaws 9589
9590
2.T. 16-735335

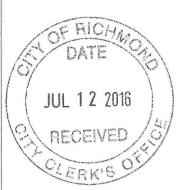
Site:	City Website	2.1
Page Title:	Send a Submission Online	
URL:	http://cms.richmond.ca/Page1793.aspx	
Submission Time/Date:	7/12/2016 1:30:43 PM	

Sharon Renneberg

## Survey Response

Your Name

Your Address	307 - 4211 Bayview St., Richmond BC
Subject Property Address OR Bylaw Number	4080 and 4100 Bayview St.
Comments	First, let me say that this hearing wouldn't even be necessary if the City recognized and supported the need to maintain zoning for our dwindling Light Industrial land. The race to rezone all of Richmond for a residential windfall is creating this domino effect. The need for preserve and expand infrastructure is being ignored. There is no doubt that any existing day care spaces in Steveston need to be conserved and the best location for Generation Day Care is right where they are. Since their new landowner has every confidence, as did Onni, that the City will rezone as requested, this bylaw amendment is before us. The lower floor of 4080 Bayview St., once customized, may be suited for a daycare. It appears excessive to ask to rezone this very large two storey building and a second single storey building to relocate this



business. My concerns are for street safety. At present, Generation Daycare is on record as having 50 families participating and another 13 on the waitlist. Even at its current enrolment, there would be a large increase in stop and go traffic at Imperial Landing. There are currently only two off street parking spots adjacent to the larger building, no loading zone on the south side of Bayview Street and very narrow road width for two way traffic. Parents will be in a hurry to deliver and pickup children so Council needs to consider if Bayview St. has the capacity to accommodate that safely before any decision can be made. This application, as crucial as daycare is, sets an alarming precedent for removing half of the MMU zoning from the Onni development. I would only support it if: 1) the day care is on the ground floor of 4080 Bayview for faster evacuation 2) traffic safety improvements were included 3) 4100 Bayview was not included in this application 4) no further rezoning applications for the Imperial Landing property were accepted As presented, I am not in favour of this OCP amendment or the Zoning Text Amendment.