



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

**Tuesday, September 3, 2013 – 7 p.m.**

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

## OPENING STATEMENT

### Page

- PH-7**      1.      **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9028 (RZ 13-631467)**  
(File Ref. No. 12-8060-20-9028; RZ 13-631467) (REDMS No. 3849204)

See Page **PH-7** for full report

**Location:**              6433 Dyke Road

**Applicant:**            J.W.W. Leung, Architect

**Purpose:**              To create the “Heritage Two-Unit Dwelling (ZD4) – London Landing (Steveston)” and to rezone the subject property from “Single Detached (ZS6) – London Landing (Steveston)” to “Heritage Two-Unit Dwelling (ZD4) – London Landing (Steveston)”, to permit development of a heritage-style duplex dwelling.

**First Reading:**      July 22, 2013

**Order of Business:**

1.      Presentation from the applicant.
2.      Acknowledgement of written submissions received by the City Clerk since first reading.
  - (a)      Shannon Mann, President, Strata BCS606, 5-6400 Princess Lane, dated July 12, 2013

**Page**

- (b) Shannon Mann, President, Strata BCS606, 5-6400 Princess Lane, dated August 26, 2013
  - (c) Michael Tanlimco, 302-6451 Princess Lane
  - (d) Curtis Eyestone, McKinney Heritage House, 6471 Dyke Road
5. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9028.



- PH-49      2.      OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9030 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9043 (RZ 12-619503)**  
(File Ref. No. 12-8060-20-9030/9043; RZ 12-619503) (REDMS No. 3899821)

See Page **PH-49** for full report

**Location:**                      9080 No. 3 Road

**Applicant:**                    Sandhill Homes Ltd.

**Purpose of Official Community Plan Bylaw 9000, Amendment Bylaw 9030:**

To redesignate the subject property from "Community Institutional" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000.

**Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9043:**

To rezone the subject property from “Assembly (ASY)” to “Medium Density Townhouses (RTM2)”, to permit the development of twelve (12) townhouse units with vehicle access from 9100 No. 3 Road.

**First Reading:**      July 22, 2013

**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.

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**Council Consideration:**

1. Action on second and third readings of Official Community Plan Bylaw 9000, Amendment Bylaw 9030 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9043.



**PH-96     3.     OFFICIAL COMMUNITY PLAN BYLAWS 7100 AND 9000, AMENDMENT BYLAW 9041 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9042 (RZ 11-566630)**

(File Ref. No. 12-8060-20-9041/9042; RZ 11-566630) (REDMS No. 3898754)

See Page **PH-96** for full report

**Location:** 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road

**Applicant:** Dava Developments Ltd.

**Purpose of Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9041:**

To amend OCP, Schedule 1, by redesignating the block bounded by River Road, No. 3 Road, Bridgeport Road, and the rear lane, including the subject site, from "Park" to "Commercial".

To amend OCP Schedule 2.10 (City Centre), by redesignating the block bounded by River Road, No. 3 Road, Bridgeport Road, and the rear lane, including the subject site, from "Park" to "Urban Centre T5 (45 m)"; to insert Douglas Street between No. 3 Road to River Road; and to amend the area designated for park purposes within the Bridgeport Village area; together with related minor map and text amendments.

**Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9042:**

To rezone the subject property from "Light Industrial (IL)" to "Auto-Oriented Commercial (CA)" and make a minor amendment to the "CA" zone to permit the subdivision of the site into two (2) lots, establishment of a new road, Douglas Street, and construction of two (2) commercial two-storey buildings totalling approximately 2,360 m<sup>2</sup> (25,400 ft<sup>2</sup>).

**First Reading:** July 22, 2013

**Order of Business:**

**Page**

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

**Council Consideration:**

1. Action on second and third readings of Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9014 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9042.



**PH-127 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9045 (RZ 13-634617)**

(File Ref. No. 12-8060-20-9045; RZ 13-634617) (REDMS No. 3903682)

See Page **PH-127** for full report

**Location:** 10591 No. 1 Road

**Applicant:** Rocky Sethi

**Purpose:** To amend “Coach Houses (RCH1)” to: include a provision for a balcony of a coach house to project 0.6 m into the rear yard to enable facade articulation and visual interest; clarify the maximum height to the top of the roof of the 1<sup>st</sup> storey of a coach house facing the single detached housing building; and, rezone the subject property from “Single Detached (RS1/E)” to “Coach Houses (RCH1)”, to permit the property to be subdivided to create two (2) lots, each with a principal single detached dwelling and a coach house above a detached garage, with vehicle access to/from the existing rear lane.

**First Reading:** July 22, 2013

**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 9045.



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ADJOURNMENT

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# City of Richmond

## Report to Committee

Planning and Development Department

TO PLN - JULY 16, 2013

TO COUNCIL - JULY 22, 2013

To: Planning Committee

Date: June 21, 2013


From: Wayne Craig  
Director of Development

File: RZ 13 - 631467  
12-8060-20-9028

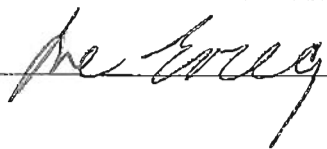
Re: Application by Johnny W.W. Leung Architect for Rezoning at 6433 Dyke Road from Single Detached (ZS6) - London Landing (Steveston) to Heritage Two-Unit Dwelling (ZD4) - London Landing (Steveston)

### Staff Recommendations:

1. That Richmond Zoning Bylaw 8500 Amendment Bylaw 9028, to create the "Heritage Two-Unit Dwelling (ZD4) - London Landing (Steveston)" and for the rezoning of 6433 Dyke Road from "Single Detached (ZS6) - London Landing (Steveston)" to "Heritage Two-Unit Dwelling (ZD4) - London Landing (Steveston)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:bk  
Att. 5

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

## Staff Report

### Origin

Johnny W.W. Leung, Architect has applied to the City of Richmond for permission to rezone the property at 6433 Dyke Road (**Attachment 1**) from “Single Detached (ZS6) - London Landing (Steveston)” to “Heritage Two-Unit Dwelling (ZD4) - London Landing (Steveston)” to permit the development of a two-unit dwelling on the subject property. The proposed zone would be a new site-specific zoning for the subject property.

### Findings of Fact

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

### Surrounding Development

To the North: Existing Multiple-family development, zoned “Town Housing (ZT43) – London Landing (Steveston)”;

To the East: Existing Two-Unit Dwelling, zoned “Heritage Two-Unit Dwelling (ZD1) – London Landing (Steveston)”;

To the South: Foreshore of the Fraser River (across Dyke Road) zoned “School & Institutional Use (SI)”;

To the West: Existing Multiple-family development, zoned “Town Housing (ZT43) – London Landing (Steveston)”

### Related Policies & Studies

#### Steveston Area Plan

The subject property is located within the Steveston Area Plan, Schedule 2.4 of the Official Community Plan (OCP). The Land Use Map in the Steveston Area Plan designates the subject property for “Heritage Residential”. This designation is intended to accommodate “...residential structures of recognized importance, or new structures designed to a distinctive heritage appearance reflective of Steveston’s character.”

Under the guidelines for this area, new development in the “Heritage Residential” area should:

1. Exhibit a similar scale, form, massing, character, architectural details and features (e.g., porches), and materials as that of London Farm, the McKinney House, and any other relocated houses;
2. Where buildings front Dyke Road, exhibit a strong single-family home character regardless of the number of units contained within a single structure; and
3. Use colour to reinforce the intended “heritage appeal” of this area and its image on the waterfront.

The proposed two-unit dwelling meets these criteria, and staff supports the design.

#### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No.8204. In accordance with the Floodplain Management Implementation Strategy, a Restrictive Covenant for Flood Indemnity specifying the minimum flood construction level of 2.9 m geodetic survey datum is required prior to final adoption of Zoning Amendment Bylaw No. 9028. A 6.0 m wide statutory right-of-way for dyke access will be required over the south portion of the site.

#### Affordable Housing Strategy

The Richmond Affordable Housing Strategy a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications. The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area for this development (i.e. \$3,745.00). This contribution has been reviewed and is endorsed by Community Services.

#### **Public Input**

A rezoning notice sign was placed on the property the first week of May 2013. In response to the signage, staff has received:

Two emails from residents in support of the pathway proposal; and

One email seeking additional information on the proposed rezoning.

Staff responded to the latter email with the requested information. No additional correspondence was received.

#### **Consultation**

##### Heritage Commission

The proposed rezoning was referred to the Heritage Commission for review as the subject property is designated for "Heritage Residential" use. The proposal reviewed at the May 15 2013 meeting of the Commission, and was endorsed. The Chair of the Commission made a motion to bring the item back for review at the June 16 2013 meeting for further review. Staff were able to provide updated house designs at the meeting, and the revised proposal was supported as being consistent with the Steveston Area Plan guidelines and the "Heritage Residential" land use designation. Draft minutes of the June 16, 2013 meeting of the Heritage Commission are provided (**Attachment 3**).

## Staff Comments

### Analysis

#### Previous Development Application (RZ 02 – 207804)

A development application to amend the CD50 zone for the subject property was submitted in 2002, in order to increase the maximum house size permitted under the CD50 zone to a maximum FAR (Floor Area Ratio) of 1.0. Bylaw No. 7721 to amend CD50 zone for the subject site received third reading on November 15, 2004. Subsequent to the Public Hearing the owner did not actively pursue resolution of condition of Final Adoption, and the file was closed and the bylaw was abandoned in November of 2009.

#### Proposed Use

The proposed two-unit dwelling is consistent with the Neighbourhood Residential designation in the Official Community Plan, and the “Heritage Residential” designation in the Steveston Area Plan. The adjacent site to the north and west is designated is similarly designated and is occupied by single family dwellings to the west and townhouses to the north. The property to the east at 6461 / 6463 Road is occupied by an existing two-unit dwelling, which was approved under Rezoning Application RZ 03 -237482. The proposed two-unit dwelling for the subject property would be compatible with these uses.

#### Heritage Character

The general heritage residential character of the area is defined by two existing single family homes, both of which are designated heritage resources: the McKinney House at 6471 Dyke Road, and the Abercrombie House at 13333 Princess Street. We note that both the McKinney House and the Abercrombie House were relocated to their current locations from elsewhere in Richmond.

As a component of the rezoning application, staff has undertaken a review of the character of the proposed two-unit dwelling, and have worked with the project architect to ensure that the proposed building design would be compatible with existing heritage residential character of the surrounding area. As the subject lot is the last un-developed parcel in the area, ensuring design compatibility has been a key component of the review of the proposal.

The proposed design of the two-unit dwelling meets several guidelines of the Steveston Area Plan: the face of the house oriented towards Dyke Road has the appearance of a single family dwelling; a wrap-around porch has been proposed for the two-unit dwelling, which is a feature found on a number of houses to the west; proposed building materials include horizontal hardie-plank siding and hardie shingles for the gable ends, also consistent with materials used on surrounding homes; accent materials include a cultured stone base, high profile asphalt roof shingles, wooden railings and posts, double wood painted columns; and window detailing is consistent with the intended heritage character of the area.

The rezoning considerations include a requirement for the owner to submit a set of building permit-ready building design drawings, in accordance with the house plans attached as Attachment 4 to this report.

### Proposed Zoning

In order to accommodate the proposed two-unit dwelling, the applicant has applied to rezone the site from “Single Detached (ZS6) - London Landing (Steveston)” to a new site-specific “Heritage Two-Unit Dwelling (ZD4) - London Landing (Steveston)” zone. This zone is similar to the site specific “Heritage Two-Unit Dwelling (ZD1) – London Landing (Steveston)” zone for the adjacent property at 6461 and 6463 Dyke Road, but has been tailored for the subject application.

Details of the proposed zone are provided in the following table:

	Proposed ZD4	Existing ZD1 (east adjacent two-unit dwelling)
FAR	0.7	1.0 - .76 for building; .24 for covered areas open on one side
Building Coverage	50%	50%
Height	12.5 m No more than two habitable storeys	15.0 m

The proposed site-specific zone will be an effective transition from the larger two-unit dwelling to the east to the lower density single family homes west of the subject property.

### Road Dedication

Dedication of a 1.5 m wide portion of the site at the north-east corner has been identified as a requirement of the rezoning. The dedication will provide the additional road width to facilitate access to and from the subject property and from the two-unit dwelling to the east at 6461 and 6463 Dyke Road. A statutory right-of-way of 0.6 m along the east property line is also required for boulevard widening.

### Driveway Access

The subject property was included in the rezoning application of the west adjacent property. Under this rezoning, a Section 219 Restrictive Covenant was registered on the title of the subject property, prohibiting any direct access to Dyke Road and requiring access only from Princess Lane. The proposed site access satisfies the requirements of this covenant.

### Parking

Richmond Zoning Bylaw No. 8500 requires that a two-unit dwelling provide 2.0 parking spaces per dwelling unit. The proposed design (**Attachment 4**) illustrates that the east-most unit will feature a side-by-side two-car garage, and the west-most unit would provide parking in a single car garage. A second parking space for the west-most unit is proposed at-grade, along the west side of the house. Although this portion of the site is encumbered with a statutory right-of-way for storm drainage, the terms of the right-of-way allow the area to be used for vehicle parking. With the combination of garage parking spaces and at-grade parking, the proposed two-unit dwelling would meet the bylaw requirements for off-street parking.

### Riparian Setback Requirements

The subject property is adjacent to a watercourse which falls within the City's Riparian Management Area network. This watercourse is classified as fish habitat as it contributes water flow to downstream habitat (Fraser River).

Under the requirements of the provincial Riparian Areas Regulation, variances to established riparian setbacks require assessment by a Qualified Environmental Professional (QEP). The owners have provided a QEP report (**Attachment 5**) which assessed a variance to the established 15 metre Riparian Management Area (measured from the top of the bank) on the adjacent watercourse. The QEP recommendation is for a 10 m setback with reductions in some areas to 8 m. The variance has been approved by the Department of Fisheries and Oceans (DFO), subject to the owner installing compensatory plantings in the yard of the proposed two-unit dwelling and within the Riparian Management Area. Submission of a Landscape Plan for the compensatory plantings and a landscape security for the provision of the compensation plantings, in accordance with **Attachment 5** of this report is a condition of rezoning adoption.

### Walkway

The adjacent residential development to the west was approved in April 2003, and features a meandering pedestrian path along the south property line, which ends at the east property line of the subject property. The subject property has been vacant since that time, and residents have accessed Princess Lane and Dyke Road by walking through the property, creating an informal 'walkway'.

In order to ensure that a pedestrian access is maintained to Princess Lane and Dyke Road, the owner will provide a pedestrian connection from the existing walkway to the west across the frontage of the property. This pedestrian connection will be located within the road dedication for Dyke Road.

Provision of the pathway meets the policy objective of the Steveston Area Plan (London / Princess Node) to link publicly-oriented and residential uses via an informal network of pedestrian routes. The Steveston Area Plan also provides a design guideline for the development of the area to provide linear open spaces, trails and pedestrian routes linking residents and local amenities and the river, and providing an informal network of narrow, interesting routes through the mixed use area.



We note that this location would also fall within the required riparian setback from the top of the bank, as shown on the riparian compensation plan (**Attachment 5**). The proposed walkway would taper from 2.0 m to 1.4 m in width, and would be a pervious gravel surface. The walkway to the west has been finished with paving stones, a surface treatment which – under current requirements and policy – is not supported in such close proximity to a watercourse. Staff in the Sustainability Division have recommended the gravel surface for better water infiltration and flow in the adjacent watercourse.

The provision of the walkway increases the impacts on the required 10 m riparian setback from the top of the bank of the ditch, which has been addressed through additional compensation planting along the bank, both in front of the adjacent site and in front of the the adjacent development at 6400 Princess Lane. The additional plantings in front of adjacent development would be planted within the road allowance for Dyke Road and would not impact the on-site plantings associated with that project. The walkway proposal and habitat compensation plantings has been reviewed and endorsed by the Department of Fisheries and Oceans (DFO), Sustainability staff, and by the Parks Division.

### Trees

There are no trees on the subject property, but there is a tree located on the adjacent townhouse site. The branches of this tree overhang the property line, and the site plan provided indicates that minimal pruning of this tree will be required. In addition, the proposed parking area on the west side of the building will utilize hand-laid paving stones, to minimize damage to the existing root system of this tree. The project architect advises staff that no excavation within the root zone of this tree will be required.

### Existing Utility Right-of-Way

There is an existing 3.0 m wide utility right-of-way (ROW) along the western portion of the subject site. The applicants have been advised that no encroachment into the ROW is permitted, including no building construction, and planting of trees, but the ROW area may be used for vehicle parking.

### Discharge of Existing Restrictive Covenant

The subject lot was created as part of the rezoning and development of the adjacent (west) properties, and through the rezoning process, a Restrictive Covenant (under charge Number BP005925) was registered on the title of the lot to specify a minimum habitable elevation of 2.6 m geodetic survey datum. Since that time, the current flood protection elevation for this area has been set at 2.9 m geodetic survey datum. It is recommended that Restrictive Covenant BP005925 be discharged from the title of the lot. A new covenant will be registered to require the current flood protection standard for habitable floor area be built at 2.9 m geodetic survey datum.


### **Conclusion**

This rezoning application to permit a two-unit dwelling complies with applicable policies and land use designations contained within the Official Community Plan and the Steveston Area

Plan. The proposed two-unit dwelling is consistent with the established land uses and urban design in the surrounding area.

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

On this basis, staff recommends support for the application.

  
Barry Konkin  
Planner 2

BK:cas

Attachment 1: Location Map

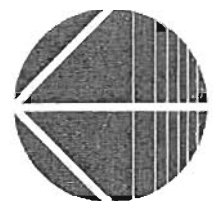
Attachment 2: Development Application Data Sheet

Attachment 3: Draft Minutes - June 16, 2103 Richmond Heritage Commission Meeting

Attachment 4: Conceptual Development Plans

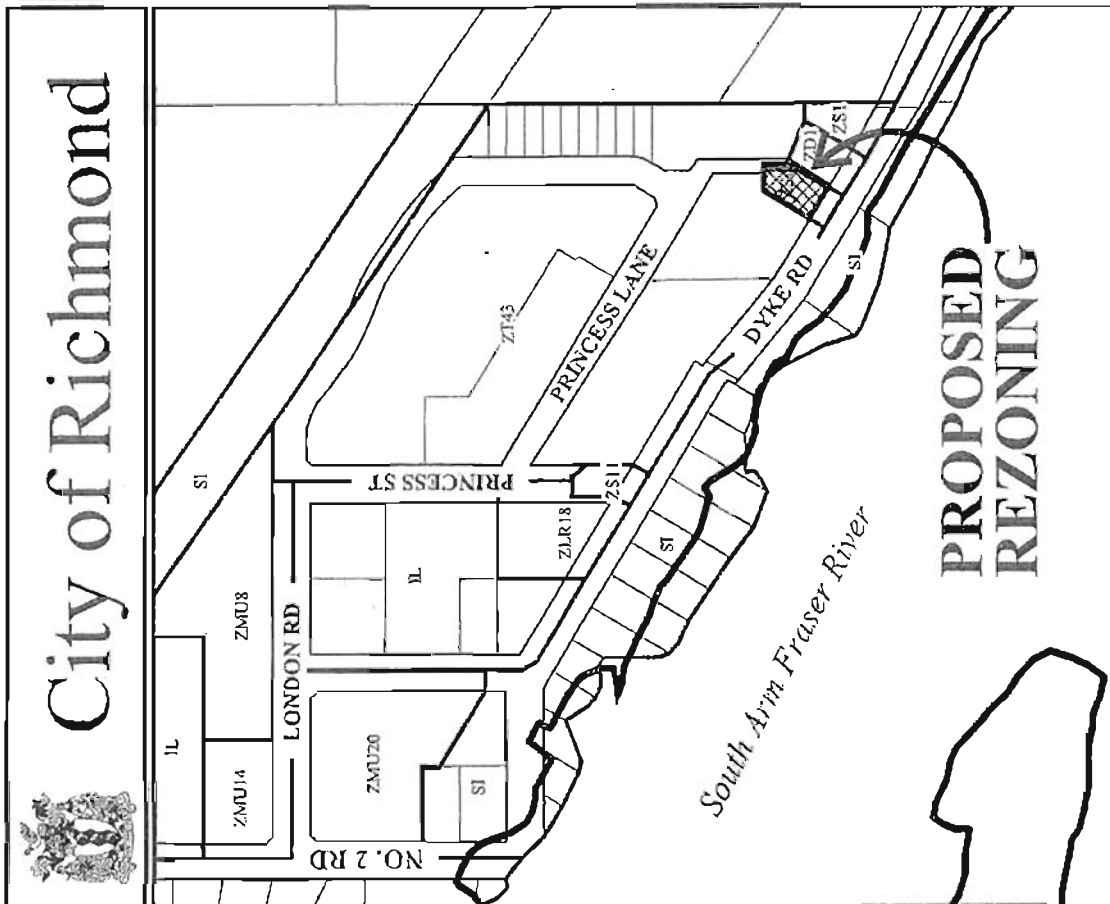
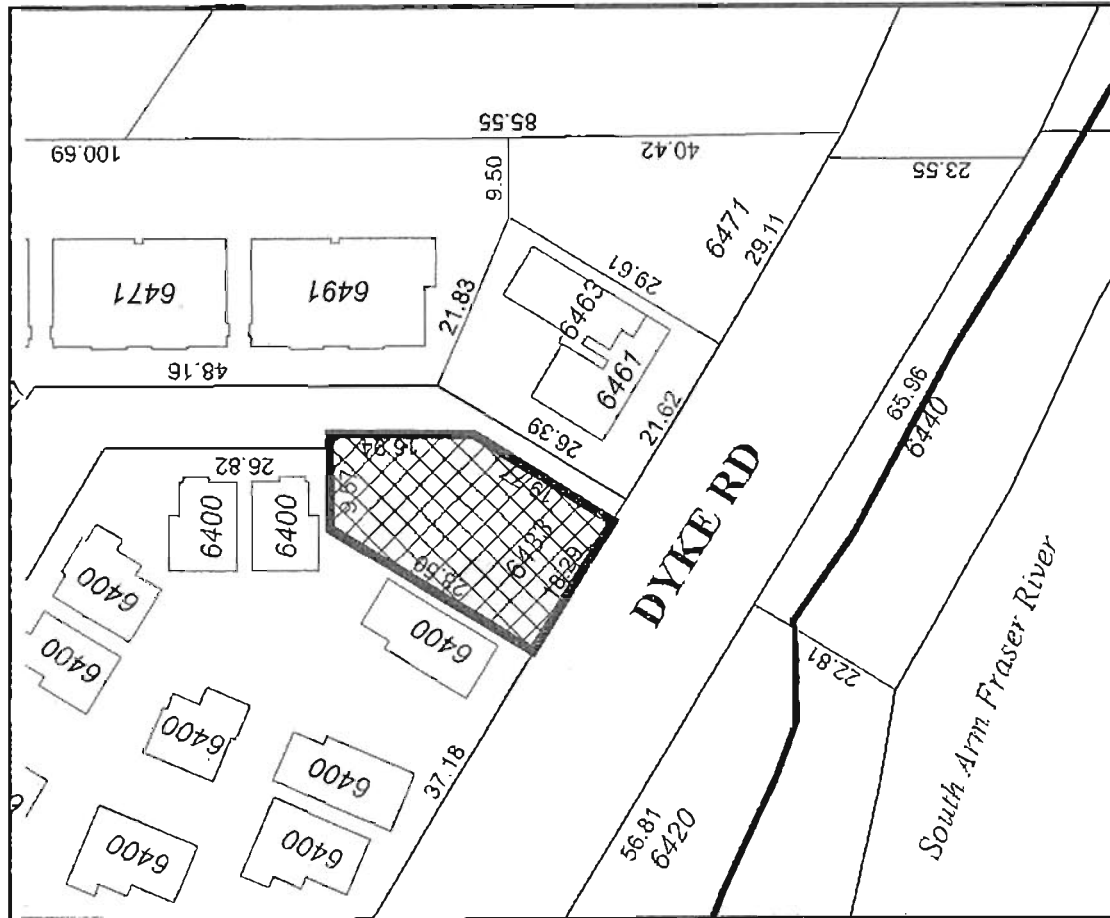
Attachment 5: Riparian Assessment Report and Addendum

Attachment 6: Rezoning Considerations Concurrence

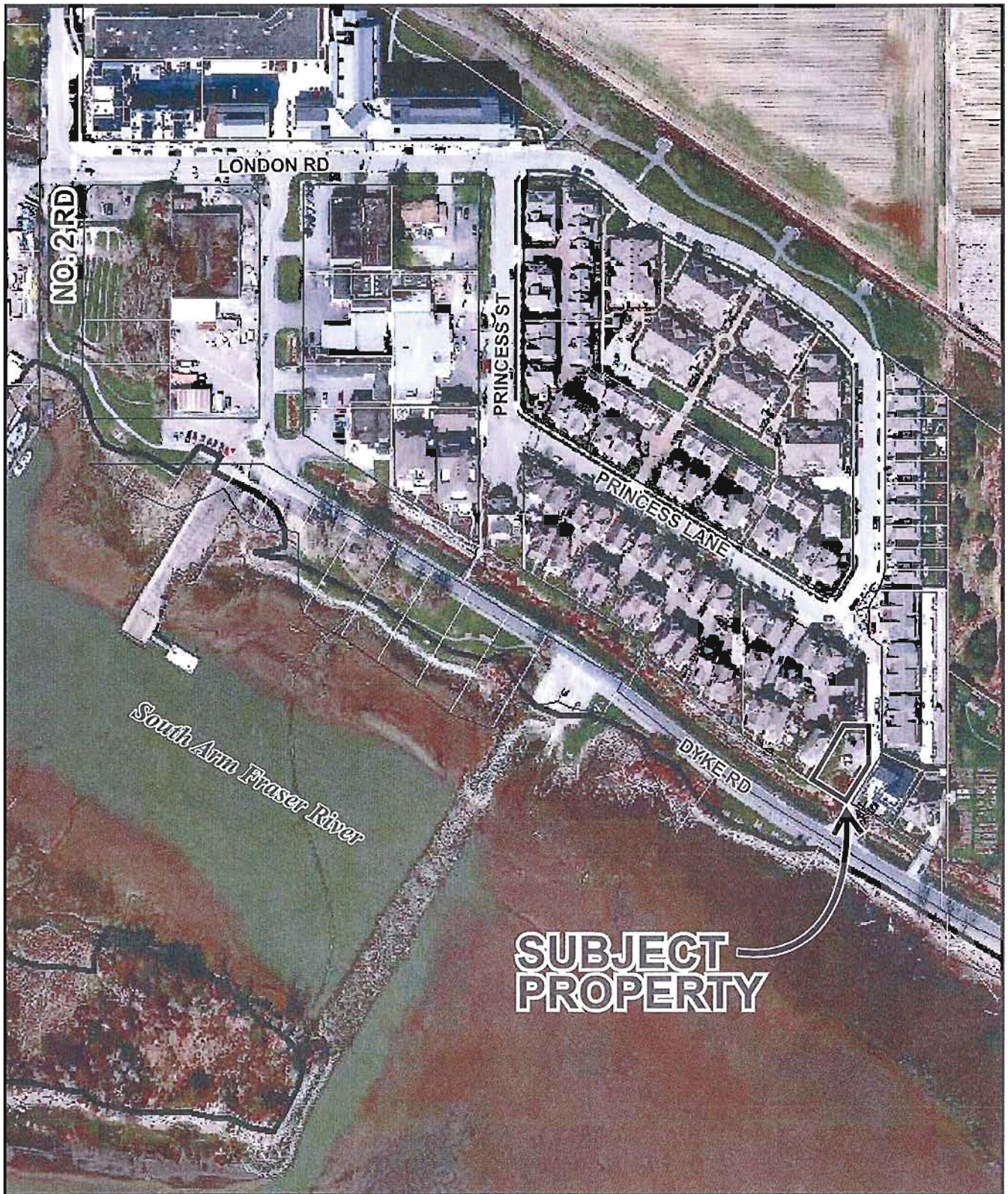


**Note: Dimensions are in METRES**

RZ 13-631467







RZ 13-631467

Original Date: 03/08/13

Amended Date:

Note: Dimensions are in METRES





**RZ 13 - 631467**

**Attachment 2**

Address: 6433 Dyke Road

Applicant: Johnny W.W. Leung Architect

Planning Area(s): OCP - Steveston Area Plan – London-Princess Sub-Area

	Existing	Proposed
Owner:	Hui Y Li, Sui K Li, Wing H Li, Wing O Li	No change
Site Size (m <sup>2</sup> ):	536 sq.m (5,769 sq.ft)	508 sq.m (5,479 sq.ft) after road dedication
Land Uses:	Vacant	Housing, Two-Unit
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Heritage Residential	No change
702 Policy Designation:	NA	NA
Zoning:	Single Detached (ZS6) – London Landing (Steveston)	Heritage Two-Unit Dwelling (ZD4) – London Landing (Steveston)
Number of Units:	Vacant	2

	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	15.4 upa	none permitted
Floor Area Ratio:	0.7	0.7	none permitted
Lot Coverage – Building:	Max. 50%	50%	none
Lot Size (min. dimensions):	500 m <sup>2</sup>	508.96 m <sup>2</sup>	none
Setback – Front Yard (m):	Min. 6.5 m	6.5 m Min.	none
Setback – Side (east) (m) Side (west) (m) Side (north-east) Rear Yard (m):	Min. 2.2 m Min 3.0 m Min 1.5 m Min 6.0 m	Min. 2.2 m Min 3.0 m Min 1.5 m Min 6.0 m	none
Height (m):	12.5 m	12.5 m	none

**RICHMOND HERITAGE COMMISSION**  
**Wednesday, June 19, 2013**

**4. BUSINESS ARISING**

**a. Garden City Lands Open House**

Mr. Virani noted that he attended this Open House which was attended by stakeholder groups in Richmond to make recommendations on potential uses for the Garden City lands. Mr. Virani noted his recommendation to make a heritage park and have heritage houses moved here. It was noted that the land is under the ALR and is over 130 acres in size.

**b. Application Referral Process**

Discussion ensued on how the referral process can be improved. Commission members expressed interest in having a clearer process to bring things to the table and give Commission members ample time to circulate information and research before the meetings.

Discussion ensued on changing the Commission's procedure, ensuring applications are relevant to the Commission's mandate, and electronic vs. courier for distributing information. It was decided that the Commission's preference is for electronic delivery of information unless stated to staff otherwise on a case-by-case basis.

It was moved and seconded

*That the Richmond Heritage Commission accept item number 4 as written, with the amendment to electronic capability instead of courier.*

**CARRIED**

It was moved and seconded

*That the Richmond Heritage Commission bring back to committee the rezoning application reviewed at last meeting to further review in more detail.*

**CARRIED**

The Commission looked at this rezoning with the amendments made to accommodate more heritage detail on this structure. It was noted that changes have been made to the type of shingle, windows, door, and columns to keep the heritage feel. Staff also provided an update on the scale, height, pedestrian boulevard, landscaping, and enforcement procedures of certain design elements.

It was moved and seconded

*That the Richmond Heritage Commission support this rezoning with the proposed changes.*

**CARRIED**

**c. 2014 Commission Meeting Dates**

It was noted that the Commission meeting dates for 2014 will be January 15, February 19, March 19, April 16, May 21, June 18, July 16, with no meeting in August, September 17, October 15, November 19, and December 17, in keeping with the third Wednesday of the month format.

**d. Distribution of Maps of Heritage Areas**

Mr. Konkin distributed maps of the character area key map and other maps relevant to the Commission.

RICHMOND HERITAGE COMMISSION  
Wednesday, May 15, 2013

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5. NEW BUSINESS

- a. Discussion ensued on the Commission's mandate and current workplan. Discussion ensued on specific objectives that Commission members would like to see in the workplan including updating the heritage inventory. Commission members discussed ways of coordinating within the resources available to create a comprehensive workplan. Staff agreed to put together a summary of discussion and staff costs as well as lay the groundwork to take this to the next step.

It was moved and seconded

*That the Heritage Commission enter into a workplan process with an in-house staff facilitator, while keeping in consideration cost and staff resources to establish a medium to long-term workplan.*

CARRIED

- b. Discussion ensued on a recent rezoning in Steveston at Moncton and No. 2 Rd.
- c. The Commission received the invoice for their contributions to the Doors Open event.

It was moved and seconded

*That the Heritage Commission will pay the invoice for their contribution to the Doors Open event.*

CARRIED

- d. Staff noted that there will be a Heritage 101 workshop being put on for the Facilities division. Any Commission members who have not gone to this course yet are welcome to come. It will be from 8-3 at the Chinese Bunkhouse in Britannia. Interested Commission members are encouraged to contact Mr. Konkin.

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- e. Rezoning Application RZ 13 -631467

Discussion ensued on a rezoning occurring in London Landing along the dyke near to the McKinney house. It was noted that this area is in the Steveston Area Plan and has been recognized as in an area of historical significance. The character of the area and proposed changes were discussed. Members are encouraged to send feedback through staff. It was noted that the Commission encourages this new building to be of heritage character in its look and feel.

It was moved and seconded

*That the Heritage Commission support this project in keeping with the heritage guidelines for the area and the keeping the heritage character of the London Princess node and strongly encourage selecting a colour from the Vancouver "True Colours" palette, and be consistent to the colours used on the properties to the west.*

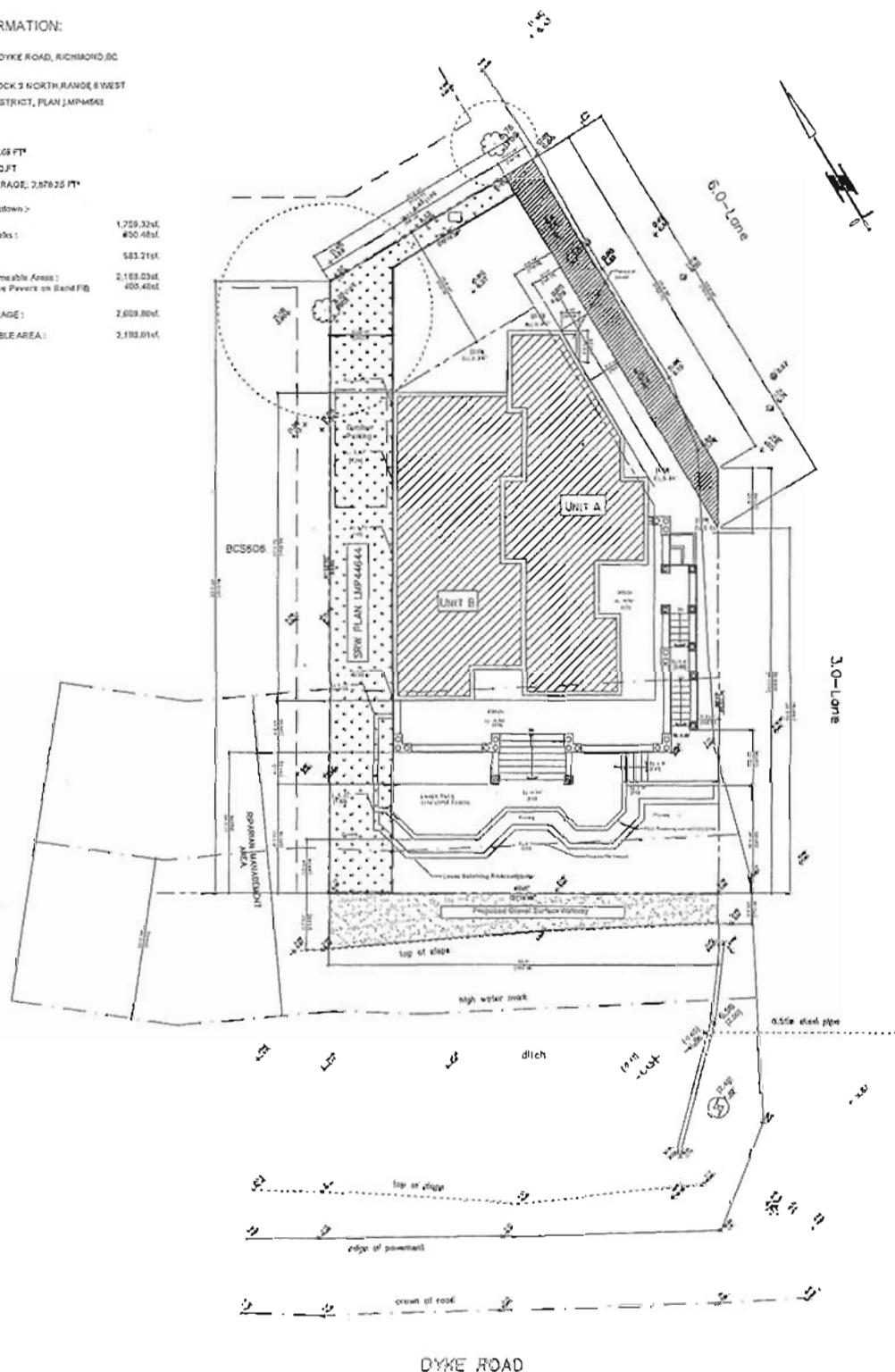
CARRIED

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## PROJECT INFORMATION:

CIVIC ADDRESS: 6433 DYKE ROAD, RICHMOND, BC  
 LEGAL DESCRIPTION:  
 LOT 4, SECTION 18, BLOCK 3 NORTH VANCOUVER  
 NEW WESTMINSTER DISTRICT, PLAN J1994563  
 ZONE: Z02  
 LOT AREA: 5,756.5 FT<sup>2</sup>  
 ALLOWABLE FAR: 3,166.68 FT<sup>2</sup>  
 PROPOSED FAR: 30 FT<sup>2</sup>  
 ALLOWABLE LOT COVERAGE: 2,879.25 FT<sup>2</sup>

Let Coverage Breakdown:  
 Building Footprint: 1,729.32sf  
 Deck, Stairs and Walks: 400.48sf  
 Driveway: 583.21sf  
 Landscape and Permeable Areas: 2,153.03sf  
 Lower Paths: (Loose Pavement on Sand/Fill) 405.48sf  
 PROPOSED LOT COVERAGE: 2,808.86sf  
 PROPOSED IMPERMEABLE AREA: 2,193.01sf



Site Plan

Scale: 1/16" = 1' - 0"



Johnny w.w. Leung Architect

Project:  
Custom Duplex

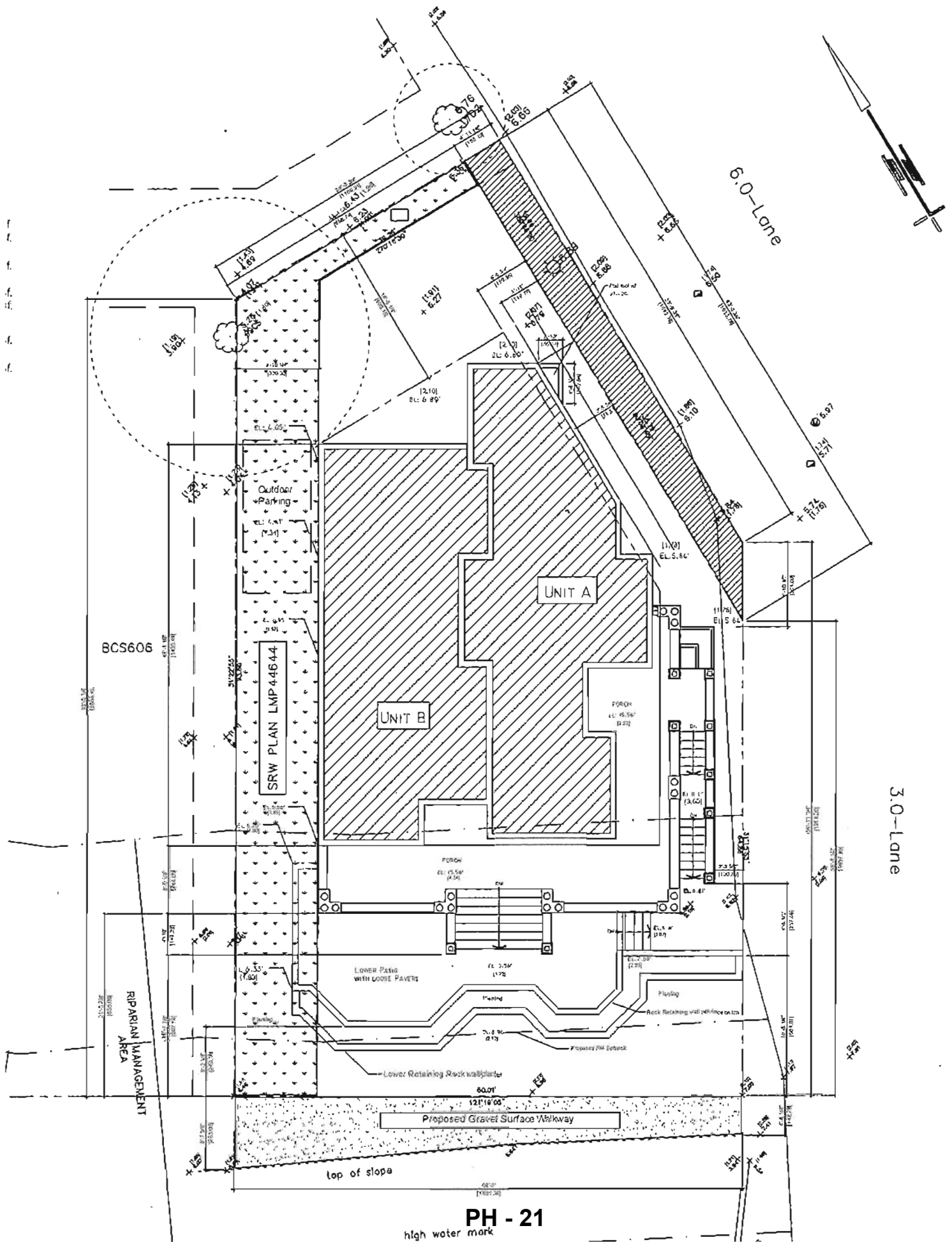
Address:  
6433 Dyke Road,  
Richmond, BC

Site Plan  
20

April 8th 2013  
 April 12th 2013  
 April 18th 2013  
 June 17th 2013

A-0  
 Sheet 1 of 7



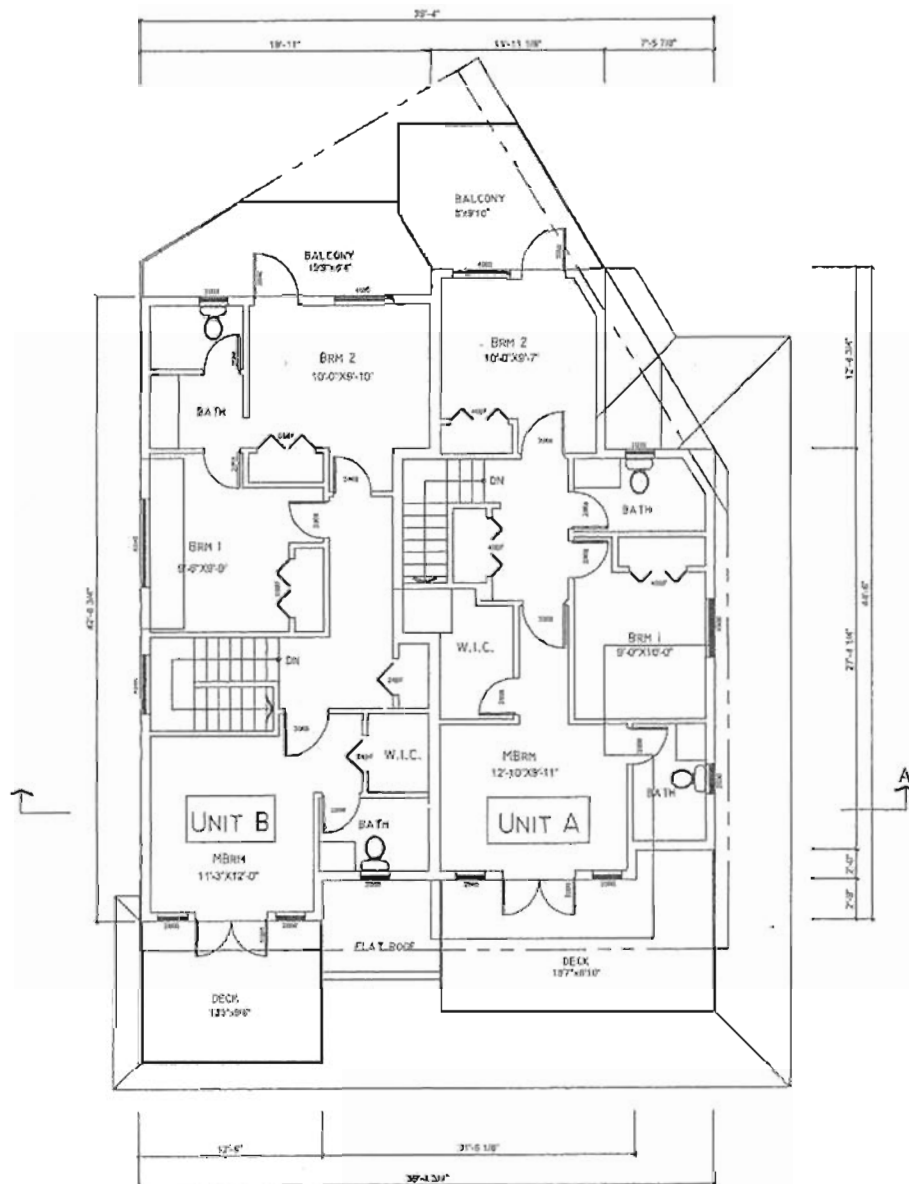




Total Area: 1,759.32sf.

## Main Level

Scale:  $1/8" = 1' - 0"$



FLOOR AREA:  
 UNIT A 734.49SF.  
 UNIT B 797.64SF. Total Area: 1,532.13sf.

Upper Level

Area: 1,759.08sf.

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



**Johnny w.w. Leung Architect**

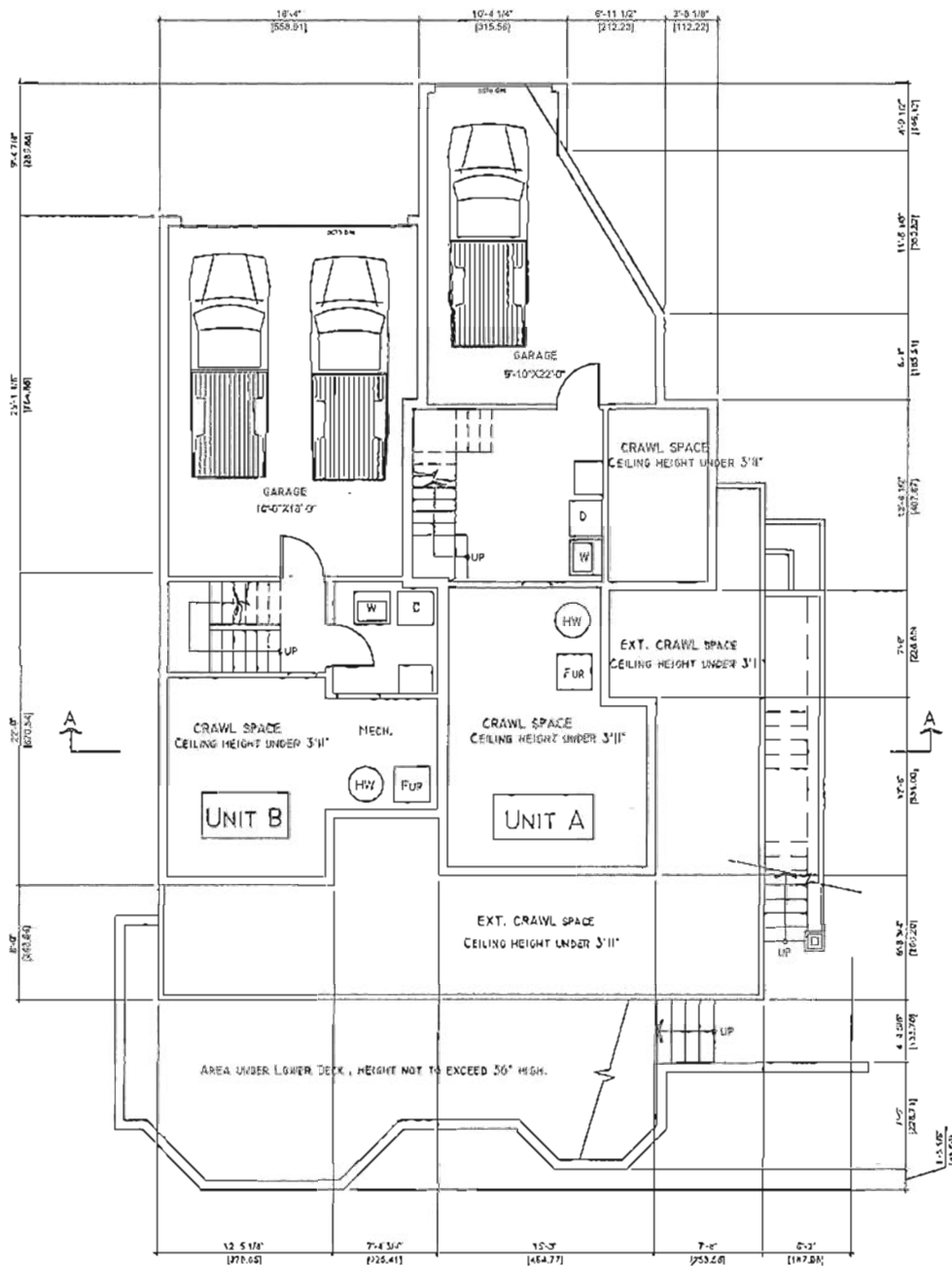
Project:  
Custom Duplex

Address:  
6433 Dyke Road,  
Richmond, B.C.

Elevations  
- 23

April 8th 2013  
April 18th 2013

A-2  
Sheet 3 of 7



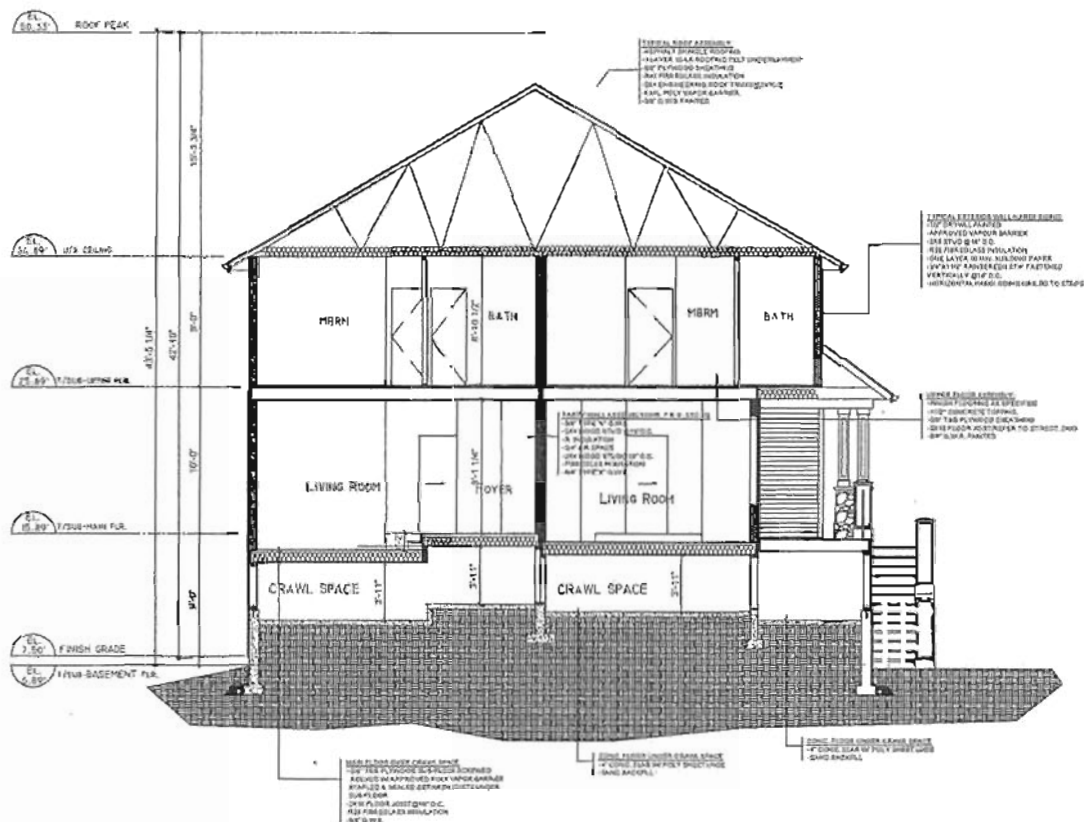
FLOOR AREA:

UNIT A 154.08sf.

UNIT B 271.43sf. Total Area: 425.51sf.

Basement Level

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



## Color and Exterior Finish Schedule

Material Description	Color	Specification	Supplier
<b>Sidings/Claddings</b>			
Horizontal Hardie Siding	Desert Wood	SW3030	Sherwin Williams
Hardie Shingles	Desert Wood	SW3030 - half tone	Sherwin Williams
Column Base	Cultured Stone/Veneer	Dressed Fieldstone-Chardonay	Borals - BC Bricks
<b>Trim Work</b>			
Trims	Cape Cod Red	SW3020	Sherwin Williams
Facia	Cape Cod Red	SW3020	Sherwin Williams
Wood Columns	Desert Wood	SW3030 - 3/4 tone	Sherwin Williams
<b>Metals</b>			
Gutter and Downpipe	Dark Brown	196 Stewart House Brown	ICI Paints
Wood Railing	Dark Brown	196 Stewart House Brown	ICI Paints
<b>Openings</b>			
Wood Cladded Window	Dark Brown		
Exterior Doors	Cape Cod Red	SW3020 - half tone	Sherwin Williams
<b>Fence and Barriers</b>			
Masonry Retaining Wall	Dry Stack Rocks	8" to 24" size natural rocks	Northern Landscape Supplies
Cedar Fence	Century Red Wood	1904 Semi-Transparent Stain	Superdeck
<b>Roofing</b>			
Asphalt Shingles	Aged Redwood	Cambridge AR Premium Series	IKO - Roof Mart
Flashings	Dark Brown	196 Stewart House Brown	ICI Paints



**Johnny w.w. Leung Architect**

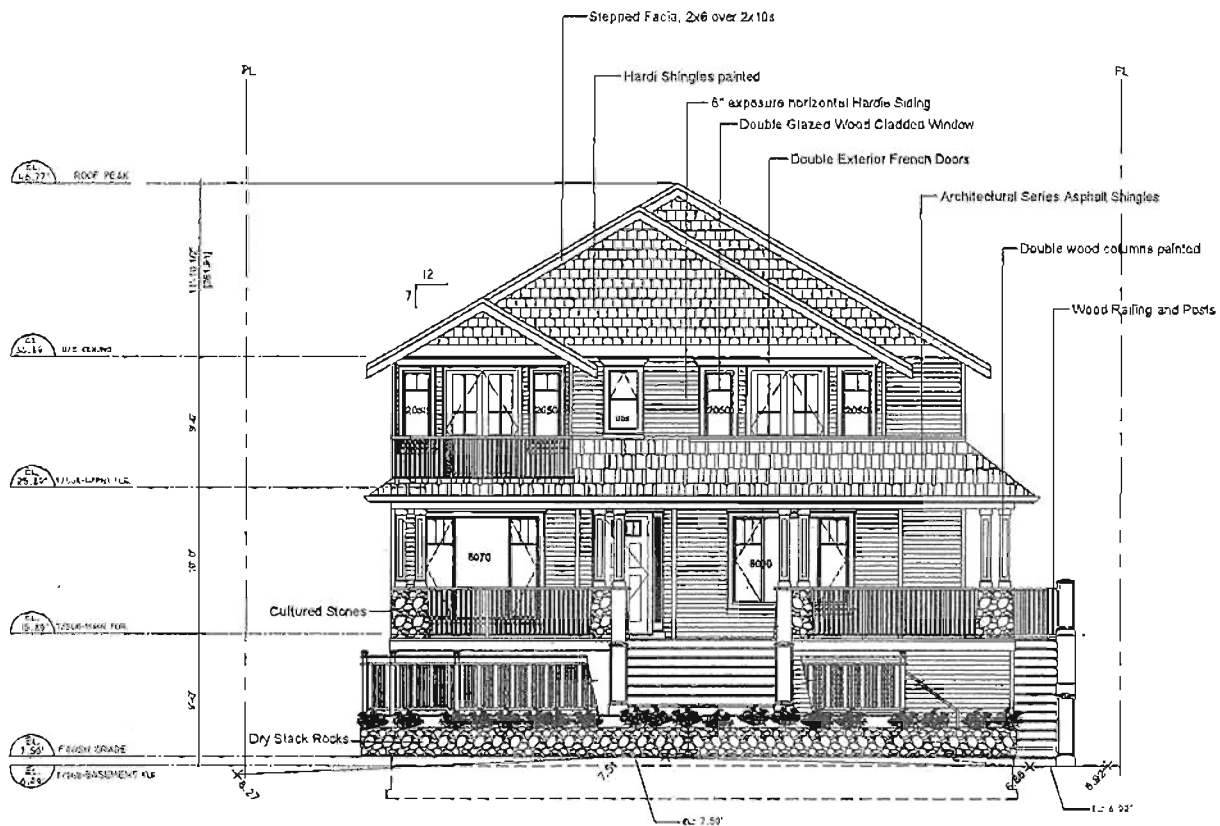
Project:  
Custom Duplex

Address:  
6433 Dyke Road,  
Richmond, B.C. V6V 1A1

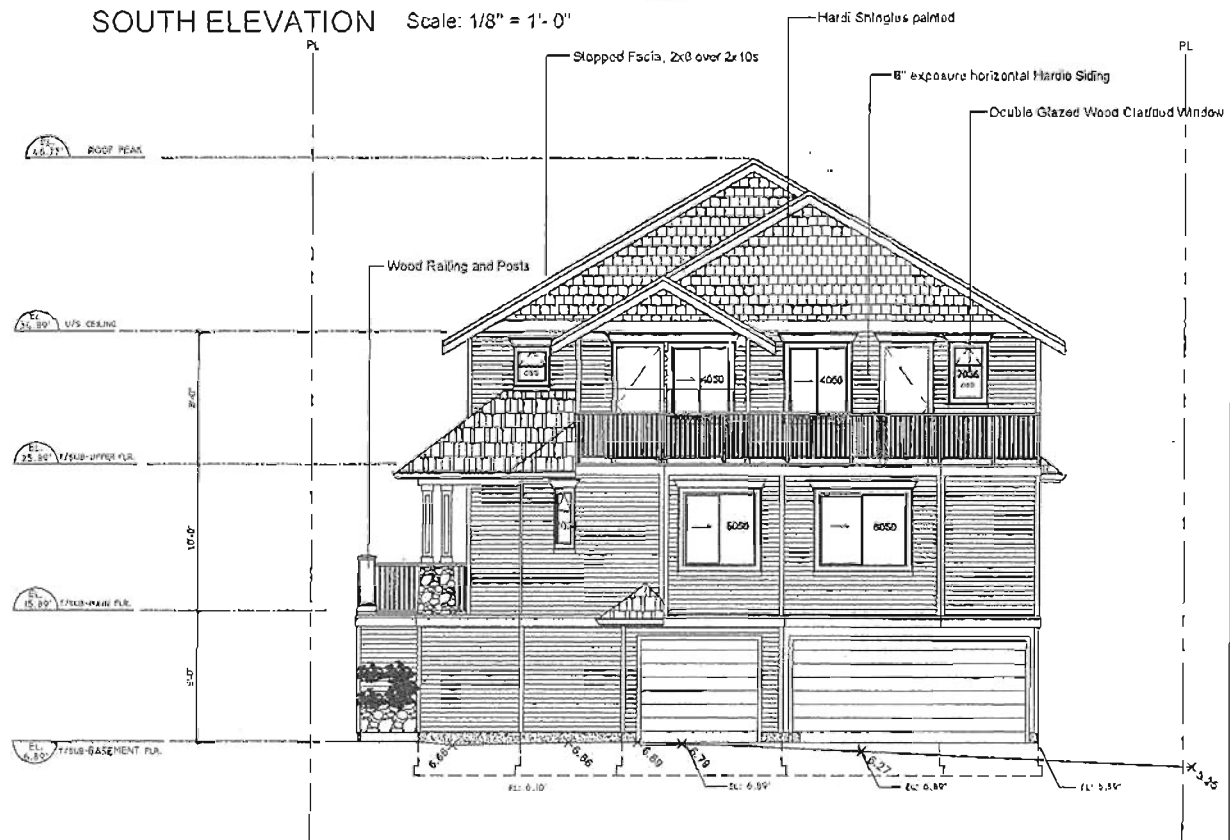
Section  
25

April 8th 2013  
April 16th 2013  
June 17th 2013

A-4  
Sheet 5 of 7



SOUTH ELEVATION Scale: 1/8" = 1'-0"



NORTH ELEVATION

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



**Johnny w.w. Leung Architect**

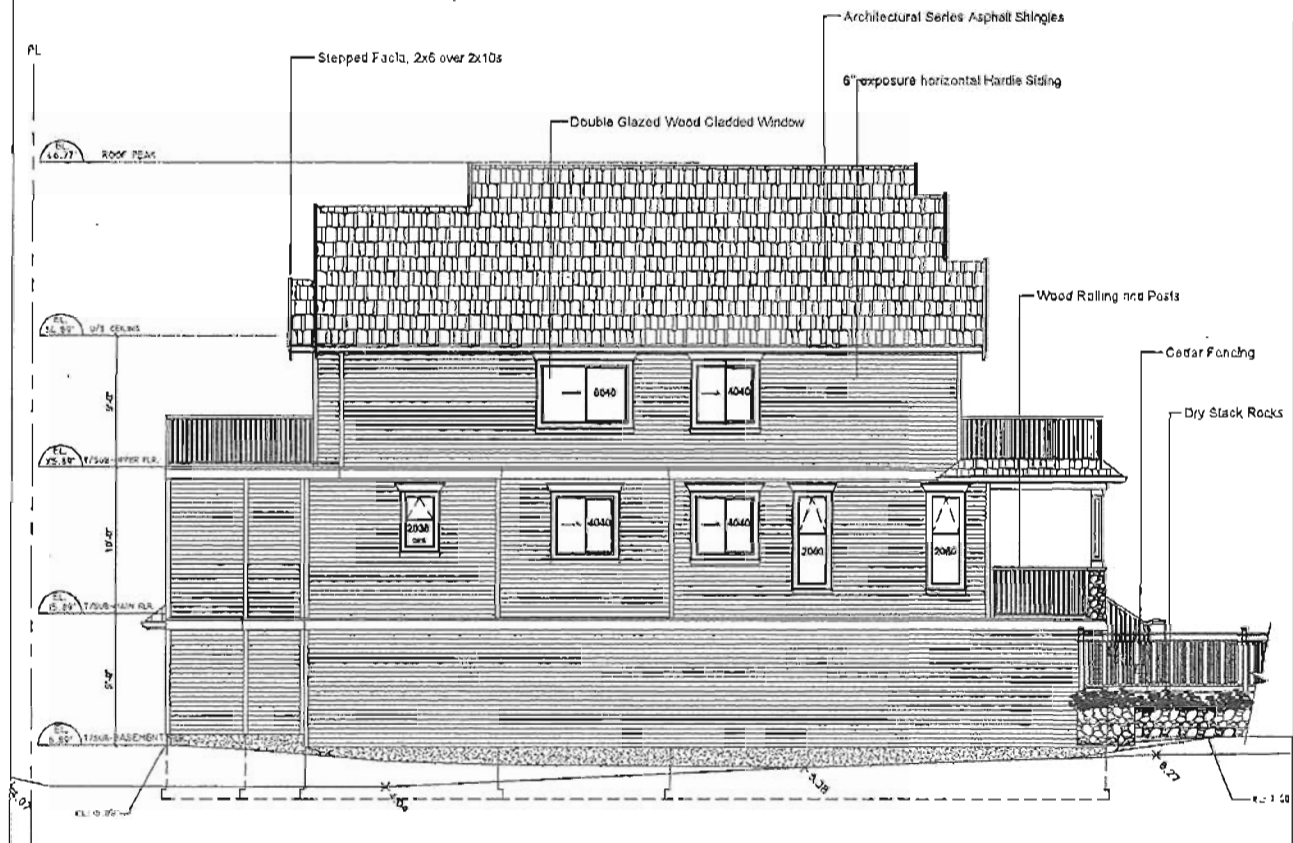
Project:  
Custom Duplex

Address:  
6433 Dyke Road,  
Richmond, B.C.

Elevations

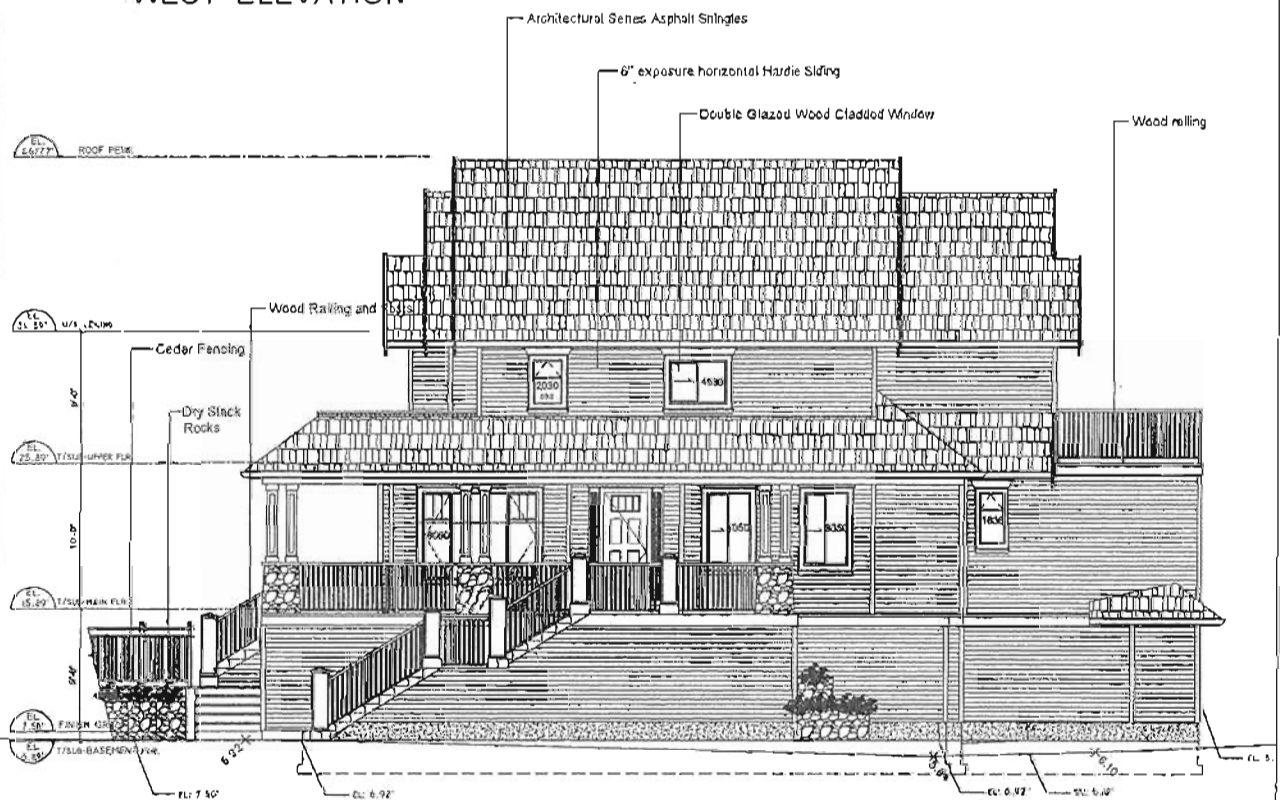
April 8th 2013  
April 18th 2013  
June 17th 2013

A-5  
Sheet 5 of 7



WEST ELEVATION

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



EAST ELEVATION

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



**Johnny w.w. Leung Architect**

Project:  
Custom Duplex

Address:  
6433 Dyke Road,  
Richmond, BC

Elevations  
27

April 8th 2013  
April 12th 2013  
April 18th 2013

A-6  
Sheet 7 of 7



envirowest consultants inc.

Suite 130 - 3700 North Fraser Way  
Burnaby, British Columbia  
Canada V5J 5H4

office: 604-451-0505  
facsimile: 604-451-0557

December 05, 2012

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

Dear Mr. Appleton,

**RE: PROPOSED RESIDENTIAL DEVELOPMENT AT 6433 DYKE ROAD,  
RICHMOND  
PROPOSED SETBACKS AND RIPARIAN ENHANCEMENT**

Envirowest Consultants Inc. (Envirowest) has been retained by Johnny Leung Consultants and Associates (Proponent) to provide environmental consulting services associated with the proposed residential development at the referenced address (Property). The Property occurs adjacent to a channelized stream. This correspondence provides proposed setbacks from the drainage and associated habitat enhancements to maintain and augment ecological integrity of the drainage adjacent to the development parcel.

### Property and Biophysical Overview

Please refer to Attachment A for an aerial representation and Attachment B for site photographs.

The Property occurs immediately north of the south arm of the Fraser River, and is separated from the river by a constructed dyke running along the north shoulder of Dyke Road. The Property is further bounded by single family residential dwellings to its west and east.

Existing vegetation on the Property is predominantly grasses, Himalayan blackberry (*Rubus discolor*) and sapling black cottonwood (*Populus balsamifera* ssp. *trichocarpa*). The northeast corner of the Property is comprised of a gravel parking pad.

A channelized stream fronting Dyke Road occurs along the south extent of the Property and is bounded by a constructed dyke along its south bank. Vegetation within the drainage fronting the Property is predominantly grasses, cattail (*Typha latifolia*) and Himalayan blackberry, with occasional scotch broom (*Cytisus scoparius*). Adjacent residences to the west have constructed rock retaining walls along the channel banks, and have planted primarily non-native deciduous



ornamental vegetation and manicured lawns. A pedestrian pathway has been constructed along the top-of-bank on adjacent properties.

### **Proposed Works, Setbacks and Riparian Enhancements**

Please refer to the Landscape Plan, included as Attachment C.

The Proponent proposes to construct a residential duplex on the Property. The Property occurs within an Environmentally Sensitive Area (ESA) associated with the drainage along the south extent. As per the City of Richmond (City)'s Riparian Areas Regulation (RAR) Response Strategy, a 15 metre (m) Environmental Management Area (EMA) would be applied to this drainage. Instead, Envirowest proposes to utilize the detailed assessment methodology of the provincial RAR associated with a fish-bearing channelized stream, which applies a 10 m setback. A variance to the 10 m setback by approximately 2 m would be required. Habitat enhancements are proposed to offset the setback variance. Enhancements would comprise clearing of invasive blackberry and scotch broom and planting native shrubs within the proposed setback. As depicted in the planting plan, additional plantings east of the proposed building would further offset the 2 m variance to the proposed setback. Shrub species were selected in accordance with the provisions of the City's "Criteria for the Protection of Environmentally Sensitive Areas" design manual. The planted riparian assemblage would contribute nutrient inputs and temperature regulation to downstream reaches of the watercourse.

Additional measures to protect the EMA throughout the works would be followed. These include following Best Management Practices<sup>1</sup> for works adjacent to the watercourse.

---

<sup>1</sup> BC Ministry of Water, Land and Air Protection. 2004. Standards and Best Practices for Instream Works. Produced by Biodiversity Branch of the Ministry of Water, Land and Air Protection. Victoria, BC. 168p.

The proposed duplex at 6433 Dyke Road would occur within an Environmentally Sensitive Area associated with a channelized stream that delineates the south perimeter of the subject property. Consequently, a 10 metre (m) setback from the high-water mark is proposed, as per the detailed methodology of the provincial Riparian Areas Regulation. A 2 m variance to the 10 m setback is requested. To offset the 2 m setback loss, riparian habitat enhancements are proposed, comprising planting native shrubs, to contribute nutrients and temperature regulation to downstream fish habitat.

Please contact me at (604) 451-0505 or at [gibson@envirowest.ca](mailto:gibson@envirowest.ca) should you have comments or questions regarding this correspondence.

Sincerely,  
ENVIROWEST CONSULTANTS INC.



Christie Gibson, B.I.T.  
Project Biologist

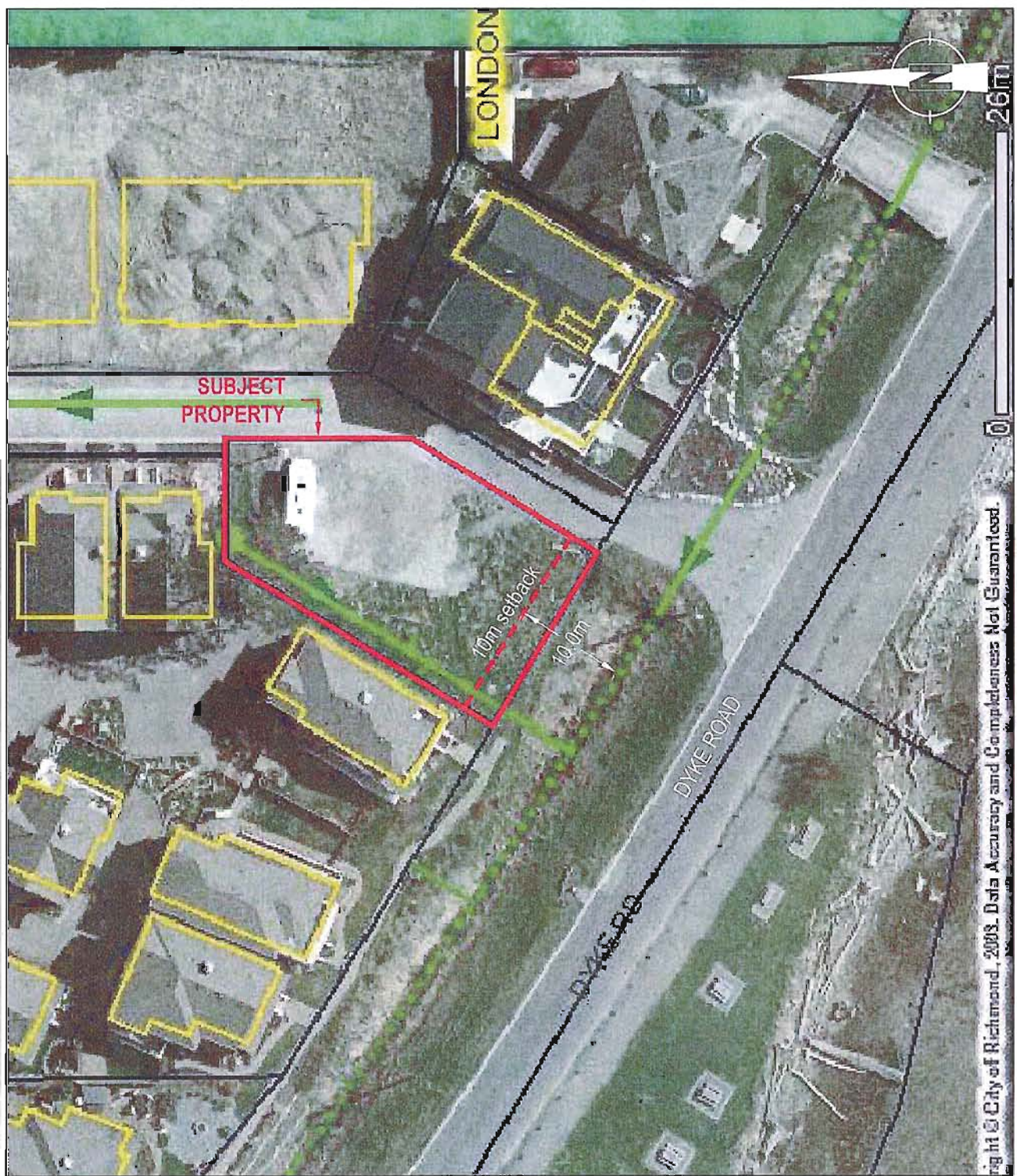
CWG

Attachments:

- A. Aerial Representation
- B. Site Photographs
- C. Envirowest Drawing No. 1750-01-01 "Landscape Plan" (December 04, 2012)

Copy: Johnny Leung

**ATTACHMENT A**  
**Aerial Representation**



**REFERENCE DRAWINGS**  
2003 Air photo From City of Richmond.

**JOHNNY LEUNG CONSULTANTS AND ASSOCIATES**

6433 DYKE ROAD  
Richmond, BC



**envirowest consultants inc.**  
 Suite 130 - 3700 North Fraser Way  
 Burnaby, British Columbia  
 Canada V5J 5H4  
 office: 604-451-0505  
 fax: 604-451-0557  
[www.envirowest.ca](http://www.envirowest.ca)

**AERIAL PHOTO**

FIGURE	DATE	BY	DATE	BY	DATE
CG	5/2/11	WW	00	00	00
SCALE	1:500	DRAWING NUMBER			
DATE	December 04, 2012				

**FIGURE 1**

**ATTACHMENT B**  
**Site Photographs**





Photograph 1. South view of east property line, taken from paved parking area in northeast corner; existing Himalayan blackberry within southeast corner proposed to be replaced with native shrubs (October 15, 2012).



Photograph 2. North view of property and frontage ditch; predominant vegetation within the property is Himalayan blackberry, grasses and black cottonwood saplings; ditch vegetation predominated by cattail (November 05, 2012).

---

**Attachment B: Site Photographs**

**Mr. Andrew Appleton, City of Richmond**

**Proposed Residential Development at 6433 Dyke Road, Richmond**

**Proposed Setbacks and Riparian Enhancement**

**December 05, 2012**





Photograph 3. West view of frontage ditch; adjacent property has pedestrian pathway, manicured lawn and planted ornamental species within and adjacent to the ditch (November 05, 2012).



Photograph 4. East view of frontage ditch; predominance of Himalayan blackberry visible within southeast corner of property and extending around a headwall; this area proposed to be enhanced with native shrubs, in addition to areas within proposed setback (November 05, 2012).

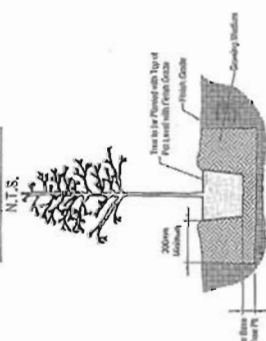
ATTACHMENT C  
Envirowest Drawing No. 1750-01-01 "Landscape Plan" (December 04, 2012)



# PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	Latin Name	REMARKS	COMMENTS
1	one night	<i>Asar canadensis</i>	1	no. 2 pot. biennial biennial
2	black hellebore	<i>Chelidonium majus</i>	2	no. 2 pot. biennial biennial
3	red-flowering hellebore	<i>Chelidonium majus</i>	3	no. 2 pot. biennial biennial
4	white-flowering hellebore	<i>Chelidonium majus</i>	4	no. 2 pot. biennial biennial
5	red-flowering hellebore	<i>Chelidonium majus</i>	5	no. 2 pot. biennial biennial
6	white-flowering hellebore	<i>Chelidonium majus</i>	6	no. 2 pot. biennial biennial
7	red-flowering hellebore	<i>Chelidonium majus</i>	7	no. 2 pot. biennial biennial
8	white-flowering hellebore	<i>Chelidonium majus</i>	8	no. 2 pot. biennial biennial
9	red-flowering hellebore	<i>Chelidonium majus</i>	9	no. 2 pot. biennial biennial
10	white-flowering hellebore	<i>Chelidonium majus</i>	10	no. 2 pot. biennial biennial
11	red-flowering hellebore	<i>Chelidonium majus</i>	11	no. 2 pot. biennial biennial
12	white-flowering hellebore	<i>Chelidonium majus</i>	12	no. 2 pot. biennial biennial
13	red-flowering hellebore	<i>Chelidonium majus</i>	13	no. 2 pot. biennial biennial
14	white-flowering hellebore	<i>Chelidonium majus</i>	14	no. 2 pot. biennial biennial
15	red-flowering hellebore	<i>Chelidonium majus</i>	15	no. 2 pot. biennial biennial
16	white-flowering hellebore	<i>Chelidonium majus</i>	16	no. 2 pot. biennial biennial
17	red-flowering hellebore	<i>Chelidonium majus</i>	17	no. 2 pot. biennial biennial
18	white-flowering hellebore	<i>Chelidonium majus</i>	18	no. 2 pot. biennial biennial
19	red-flowering hellebore	<i>Chelidonium majus</i>	19	no. 2 pot. biennial biennial
20	white-flowering hellebore	<i>Chelidonium majus</i>	20	no. 2 pot. biennial biennial

## TYPICAL CONTAINER SHRUB AND NO. 2 POT TREE PLANTING DETAIL

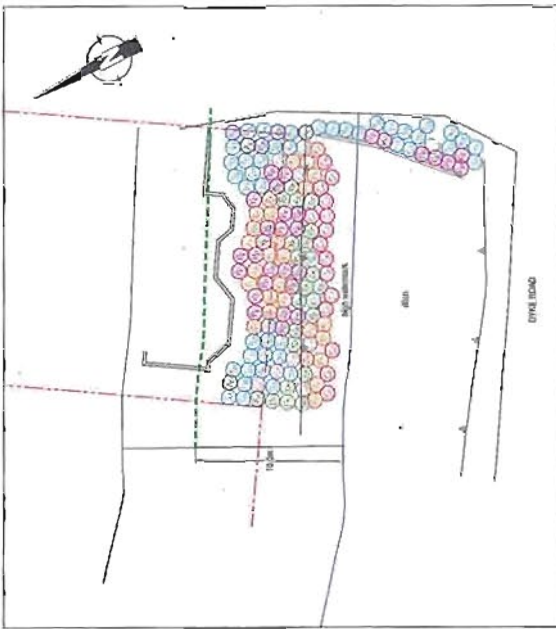


REFERENCE DRAWINGS  
Email: Propose for submittal - 10-12-12.pdf, Received October 23, 2012, Jeremy W. W. Leung Architect.

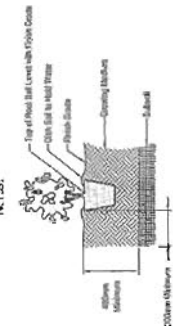
## GENERAL LANDSCAPE SPECIFICATIONS

1. Plants selected and the planting of such material are to be in accordance with the British Columbia Landscaping Standards (Landscape Horticulture) published by the British Columbia Society of Landscaping Architects and the British Columbia Landscaping Horticulture Association.
2. All plants selected and the planting of such material are to be in accordance with the British Columbia Landscaping Standards (Landscape Horticulture) published by the British Columbia Society of Landscaping Architects and the British Columbia Landscaping Horticulture Association.
3. All plants selected and the planting of such material are to be in accordance with the British Columbia Landscaping Standards (Landscape Horticulture) published by the British Columbia Society of Landscaping Architects and the British Columbia Landscaping Horticulture Association.
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16. All plants selected and the planting of such material are to be in accordance with the British Columbia Landscaping Standards (Landscape Horticulture) published by the British Columbia Society of Landscaping Architects and the British Columbia Landscaping Horticulture Association.
17. All plants selected and the planting of such material are to be in accordance with the British Columbia Landscaping Standards (Landscape Horticulture) published by the British Columbia Society of Landscaping Architects and the British Columbia Landscaping Horticulture Association.
18. All plants selected and the planting of such material are to be in accordance with the British Columbia Landscaping Standards (Landscape Horticulture) published by the British Columbia Society of Landscaping Architects and the British Columbia Landscaping Horticulture Association.
19. All plants selected and the planting of such material are to be in accordance with the British Columbia Landscaping Standards (Landscape Horticulture) published by the British Columbia Society of Landscaping Architects and the British Columbia Landscaping Horticulture Association.
20. All plants selected and the planting of such material are to be in accordance with the British Columbia Landscaping Standards (Landscape Horticulture) published by the British Columbia Society of Landscaping Architects and the British Columbia Landscaping Horticulture Association.

PLAN  
SCALE 1:150



## TYPICAL CONTAINER SHRUB AND NO. 2 POT TREE PLANTING DETAIL



ORIGINAL

JOHNNY LEUNG CONSULTANTS AND ASSOCIATES  
6433 DYKE ROAD  
Richmond, BC



envirovest consultants inc.  
Suite 110 - 1100 North Fraser Way  
Burnaby, British Columbia  
Canada V3J 5K4  
tel: 604-451-0909  
fax: 604-451-0907  
www.envirovest.ca

LANDSCAPE PLAN

DESIGNER	JOHNNY LEUNG CONSULTANTS AND ASSOCIATES	DATE	December 04, 2012
CLIENT	SCM	PROJECT	1750-01-01
SCALE	As Shown	REVISION	NO REVISIONS

[illegible]

N.T.S.

Trunk

Branches

Leaves

Pith

Pith Cells

Pith Rays

Corking Tissue

300mm to 400mm

100mm to 200mm

50mm to 100mm

25mm to 50mm

10mm to 25mm

5mm to 10mm

2mm to 5mm

1mm to 2mm

0.5mm to 1mm

0.2mm to 0.5mm

0.1mm to 0.2mm

0.05mm to 0.1mm

0.02mm to 0.05mm

0.01mm to 0.02mm

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The diagram illustrates a fish hatchery system. It features a fish pond with aeration system. Labels include: Top of Pond Still Used as Fish Pond, Day Before Hot Water, Fish Pond, Growing Medium, and Water. The diagram shows the flow of water from the pond through a growing medium and then to a water source.

[illegible]

#### GENERAL LANDSCAPE SPECIFICATIONS

- [illegible]

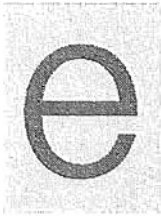
6433 DYKE ROAD  
Richmond, BC



envirowest consultants inc.

Suite 101 - 1016 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6A2  
office: 604-944-0502  
toll-free: 800-944-0507  
[www.environment.ca](http://www.environment.ca)

DATE	1750-01-01
SCALE	As Shown
SYSTEM	SCM
PROJECT	P.W.
LOCATION	UNCLAS
REVISION	01
REVISION DATE	June 06, 2013



# envirowest consultants inc.

Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6M2  
604-944-0502

June 19, 2013

Mr. Johnny Leung  
Johnny W.W. Leung Architect  
8879 Selkirk Street,  
Vancouver, B.C., V6P 4J6

Dear Sir,

**RE: 6433 DYKE ROAD, RICHMOND  
COST ESTIMATE - HABITAT AREA**

We have estimated costs associated with the landscaping of the Habitat Protection Area. Reference is made to Envirowest Drawings 1750-01-01 Revision 01 "Landscape Plan" (June 5, 2013). Items are summarized below not including taxes.

Item	Quantity	Unit Cost	Total Cost
Trees and Shrubs - No. 2	158	\$9.00	\$1,422.00
Labour - No. 2	158	\$5.00	\$790.00
Misc. (soil, seeding)	L/S	\$1,300.00	\$1,300.00
Gravel Pathway	L/S	\$3,000.00	\$3,000.00
Maintenance	2	\$1,000.00	\$2,000.00
Monitoring	2	\$500.00	\$1,000.00
<b>Sub Total</b>			<b>\$9,512.00</b>
Pathway including Pavers would require an additional \$800.00			
<b>Total</b>			<b>\$10,312.00</b>

I trust this information meets your needs. Please call me at 604-944-0502 should you have any questions.

Yours truly,  
**ENVIROWEST CONSULTANTS INC.**

Pete Willows  
Environmental Technician

PJW

copy Ian Whyte                      Envirowest Consultants Inc.  
Christie Gibson                      Envirowest Consultants Inc.



# City of Richmond

## Rezoning Considerations

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

**Address:** 6433 Dyke Road

**File No.:** RZ 13 - 631467

**Prior to final adoption of Zoning Amendment Bylaw 9028 , the developer is required to complete the following:**

1. Dedication of 27.18 m<sup>2</sup> for road along the north-east frontage.
2. Registration of a 0.6 m wide statutory right-of-way for public access / boulevard along the east property line. The City of Richmond will assume maintenance and liability for the right-of-way area.
3. Submission of a Habitat Restoration Plan / Landscape Plan, 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 Landscape Plan should reflect the recommendations of the December 5, 2012 report as prepared by Envirowest Consulting, and match the recommended planting plans in the report.
4. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional (QEP) for supervision of any on-site works conducted within the riparian setback / protection zone. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the QEP to submit a post-construction assessment report to the City for review.
5. Submission of a Landscaping Survival Security to the City in the amount of \$10,312 for the gravel walkway and the planting to be done within the riparian area. The security shall be retained for two years. The City of Richmond Parks Department will assume maintenance and liability for the gravel walkway area.
6. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
7. Discharge of Restrictive Covenant BP005925, which specifies a minimum habitable elevation of 2.6 m GSC for flood protection purposes.
8. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
9. Registration of a 6.0 m wide statutory right-of-way for dike access along the south property line.
10. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the proposed two-unit developments (i.e. \$3,745) to the City's Affordable Housing Reserve Fund. .
11. Submission of building permit-ready set of house plans, in accordance with the drawings attached as Attachment 4 to the Report to Committee dated June 21, 2013.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Provide Service Connection Designs for the proposed water, storm & sanitary connections.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.
5. A work order will be required for any improvements within the dedicated road area for Princess Lane.

**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.

---

Signed

---

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9028 (RZ 13 - 631467)  
6433 Dyke Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:

i. Inserting the following after Section 16.3:

**16.4 Heritage Two-Unit Dwelling (ZD4) – London Landing (Steveston)**

**16.4.1 Purpose**

The zone provides for a heritage-style two-unit dwelling.

**16.4.2 Permitted Uses**

- housing, two-unit

**16.4.3 Secondary Uses**

- boarding and lodging
- home business

**16.4.4 Permitted Density**

1. The maximum density is one two-unit housing unit.
2. The maximum floor area ratio is 0.70, together with 0.1 floor area ratio which must be used exclusively for covered areas of the principal building which are open on one or more sides.

**16.4.5 Permitted Lot Coverage**

1. The maximum lot coverage is 50% for buildings.
2. No more than 80% of a lot may be occupied by buildings, structures and non-porous surfaces.
3. 20% of the lot area is restricted to landscaping with live plant material.

**16.4.6 Yards & Setbacks**

1. The minimum front yard is 6.5 m, except that entry stairs may project into the front yard for a distance of no more than 1.5 m.
2. The minimum west side yard is 3.0 m.
3. The minimum east side yard is 2.2 m, except that entry stairs may project into the east side yard by no more than 1.0 m.

4. The minimum north-east side yard is 1.5 m.
5. The minimum rear yard is 6.0 m.
6. Porches, balconies, bay windows, and cantilevered roofs forming part of the principal building may project into the exterior side yard and side yard for a distance of not more than 0.6 m.

**16.4.7 Permitted Heights**

1. The maximum height for principal buildings is 12.5 m, but containing not more than 2 habitable storeys.
2. The maximum height for accessory structures is 4.0 m.

**16.4.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum lot area is 500.0 m<sup>2</sup>.
2. There are no minimum frontage, lot width or lot depth requirements.

**16.4.9 Landscaping & Screening**

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

**16.4.10 On-site Parking & Loading**

1. On-site vehicle and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

**16.4.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **HERITAGE TWO-UNIT DWELLING (ZD4) – LONDON LANDING (STEVESTON)**.

P.I.D. 024-669-750

Lot 4 Section 18 Block 3 North Range 6 West New Westminster District Plan  
LMP44643

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9028".

FIRST READING

JUL 22 2013

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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



## BCS606 McKinney Walk Strata

c/o Unit 5, 6400 Princess Lane • Richmond, BC V7E 6P6  
• Mobile: 604-813-3242 • E-Mail: moirasilcox@me.com

To Public Hearing	
Date:	Sept 3/13
Item #	1
Re:	6433 Dyke Rd
	RZ 13-631467

July 12, 2013

Mr Barry Konkin  
Planner II, Policy Planning  
City of Richmond  
6911 No 3 Road  
Richmond, BC V6Y 2C1

*Delivered Via Email*

RE: File # RZ13-631467 Application for ReZoning from ZS6 to ZD2, 6433 Dyke Road

Dear Mr Konkin:

Thank you for your response to questions detailed in our June 18, 2013 email. I am writing on behalf of eleven homeowners (Strata BCS606) who reside immediately to the west and north of 6433 Dyke Road. Would you please convey this letter to Richmond's Planning Committee and Council's July Meetings?

You indicated that the owner of this lot wants to construct a duplex home and that is why they have applied for rezoning to ZD2. We object to this lot being rezoned from the present ZS6. We have a reason; namely, that we believe zoning to ZD2 may invite a structure that will take away from the aesthetic of our "block", thereby decreasing the visual and economic values of our homes.

The awarding winning *London Landing* was approved after a long process with City Hall and the developer. The final vision called for strict requirements in the size, design and style of the homes that would span the Dyke frontage from *Walkway to Walkway*, and the homes placed immediately behind. Over the past decade or so, owners have been attracted to buy, and do carefully maintain these unique homes in the look of "old Steveston". These are among the most admired and most photographed homes in all of Richmond. Like London Farm, this section of the Dyke is a tourist destination in it's own right.

The idea of a "modest duplex" completing the eastern boundary of our "block" is so out of line with the overall look of our frontage, that we are quite shocked at the idea. While we appreciate the City process that may lead to a hearing, we find it unacceptable that such a duplex—even one that will "be designed to appear as a single dwelling from Dyke Road" could be erected on this small lot. What compelling reason is there to change the zoning of this lot; the last lot on an established single-family block?

Sincerely,

*Moirasilcox, Secretary*

per Shannon Mann  
President, Strata BCS606

Email Copies to: BCS606 "McKinney Walk" Strata Council and Homeowners



<b>To Public Hearing</b>	
Date:	Sept 3 /13
Item #	1
Re:	6433 Dyke Rd
	RZ 13-631467

## BCS606 McKinney Walk Strata

c/o Unit 5, 6400 Princess Lane • Richmond, BC V7E 6P6  
 • Mobile: 604 813-3242 • E-Mail: moirasilcox@me.com

August 26, 2013

c/o Mr Barry Konkin, Planner II, Policy Planning  
 City of Richmond  
 6911 No 3 Road  
 Richmond, BC V6Y 2C1

Delivered Via Email

RE: File # RZ13-631467 Application for ReZoning from ZS6 to ZD4, 6433 Dyke Road

Dear Mr Mayor and Councilmembers:

This letter is on behalf of eleven homeowners of Strata BCS606 McKinney Walk. We reside to the west and north of 6433 Dyke Road. We asked Mr Konkin to convey this letter to you at the Zoning Application Meeting scheduled for September 3, 2013.

The City's vision for the innovative *London Landing* called for strict requirements in the size, height, design and style of the houses that would span the dyke frontage from *Walkway to Walkway*. Accordingly, the developer/builder adhered to those requirements. And, over the past 10 years or so, the homeowners have been good stewards, maintaining these homes in the look of "old Steveston". As a result, these homes are among the most admired and photographed houses in Richmond. Like the London Farm, this section of the dyke-front is a tourist attraction in it's own right.

Now, the owner of 6433 Dyke Road has applied to rezone his single-family lot to a ZD4 "two-unit dwelling". We object to this lot being rezoned because we believe this will result in a structure that will materially detract from the appearance of our "dyke-front block" of single-family, detached homes. This will also diminish the appeal and economic value of our homes.

Some discussion of this rezoning application has been in the context of the existing large duplex, as well as the newly built *Currents* condos, a tall structure of multi-family homes, both on the eastside of the Walkway. We would suggest, however, that this application be more aptly judged in the context of the existing 13 single-detached houses designed and constructed as part of the original London Landing dyke-front. The idea of a "two-unit dwelling" completing the eastern boundary of our "dyke-front block" is so out of line with the overall look of our frontage, that we are quite shocked at the idea.

We appreciate the City process that includes this hearing. By this letter, we want Council to know that we find it unacceptable that a "two-unit dwelling" could be erected on this small, single-family lot. As a fee-simple lot, we realize we have almost no say in the exterior look of any new home built, as the lot is not part of a Strata. However, we respectfully request that Council set-aside the application for a change to ZD4 zoning, in favour of consistent ZS6 zoning for this last remaining dyke-front lot.

Sincerely, *Moirasilcox*

per Shannon Mann, President, Strata BCS606

Email Copies to: BCS606 "McKinney Walk" Strata Council and Homeowners

## MayorandCouncillors

**From:** Webgraphics  
**Sent:** Saturday, 24 August 2013 6:54 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #739)  
**Categories:** 12-8060-20-9028 - RZ 13-631467 - 6433 Dyke Rd

To Public Hearing	
Date:	Sept 3/13
Item #:	1
Re:	6433 Dyke Rd
	RZ 13-631467

## Send a Submission Online (response #739)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	8/24/2013 7:03:44 PM

### Survey Response

Your Name	Michael Tanlimco
Your Address	#302-6451 Princess Lane Richmond BC V7E 6R7
Subject Property Address OR Bylaw Number	6433 Dyke Road Rezoning (By Law 8500)
Comments	<p>I am against the rezoning of 6433 Dyke Road from a single detached dwelling to a two-unit dwelling. The reasons are: 1. Too much density in a small lot footprint. The lot size is less than 6,000 sq ft. 2. If re-zoned to a two-unit dwelling, there will be significant increase in car traffic through this little narrow dead-end street called Princess Lane. This Lane is the major and choice pedestrian route to the dyke for most of the London Landing and Steveston South residents. 3. As is, there's already a very high daily vehicle count passing through Princess Lane--i.e. never-ending vehicles going to and coming from the property on 6461/6463 Dyke Road (the one adjacent to 6433 Dyke Road.) 4. Significant number of children play at the beginning point of Princess Lane. Every car that enters Princess Lane poses a safety concern for the children.</p>

Howey, Heather

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**From:** Konkin, Barry  
**Sent:** Tuesday, 27 August 2013 11:36  
**To:** Howey, Heather  
**Subject:** FW: 6433 Dyke Road Development

To Public Hearing
Date: <u>Sept 3/13</u>
Item # <u>1</u>
Re: <u>6433 Dyke Rd</u>
<u>R213 - 631467</u>

Email regarding eh item on PH next week.

Regards,

Barry Konkin  
Program Coordinator, Development  
City of Richmond  
6911 No. 3 Road  
Richmond BC  
TEL: 604.276.4138  
FAX: 604.276.4052

---

**From:** [eyestone@telus.net](mailto:eyestone@telus.net) [<mailto:eyestone@telus.net>]  
**Sent:** Tuesday, 27 August 2013 11:07  
**To:** Konkin, Barry  
**Subject:** 6433 Dyke Road Development

Dear Barry, Council and Staff;

After reviewing the above proposal, I wish to confirm that I fully support the development as proposed.

I appreciate the dedication to heritage expressed by Council and Staff.

Curtis Eyestone  
McKinney Heritage House  
6471 Dyke Road,  
Richmond B. C.



# City of Richmond

## Report to Committee

Planning and Development Department

~~TO PLN - July 16, 2013~~

TO COUNCIL - July 22, 2013

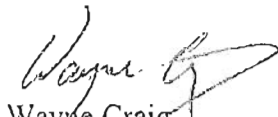
To: Planning Committee  
From: Wayne Craig  
Director of Development

Date: July 8, 2013  
File: RZ-12-619503  
12-8060-20-9030/9043

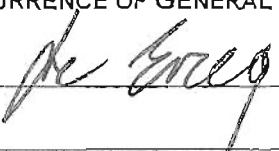
Re: Application by Sandhill Homes Ltd. for Rezoning at 9080 No. 3 Road from  
Assembly (ASY) to Medium Density Townhouses (RTM2)

### Staff Recommendation

1. That Official Community Plan Bylaw 9000, Amendment Bylaw 9030, to redesignate 9080 No. 3 Road from "Community Institutional" to "Neighbourhood Residential" in Attachment 1 to Schedule 1, be introduced and given first reading.
2. That Official Community Plan Bylaw 9000, Amendment Bylaw 9030, 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 deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Official Community Plan Bylaw 9000, Amendment Bylaw 9030, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9043, for the rezoning of 9080 No. 3 Road from "Assembly (ASY)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

EL:blg  
Att.

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

## Staff Report

### Origin

Sandhill Homes Ltd. has applied to the City of Richmond for permission to rezone 9080 No. 3 Road (**Attachment A**) in order to permit the development of 12 townhouse units with vehicle access from 9100 No. 3 Road. The original proposal was to rezone the subject site from Assembly (ASY) to Low Density Townhouses (RTL4). A Report to Committee (**Attachment B**) was taken to Planning Committee on May 22, 2013. In response to the referral motion carried at the Planning Committee meeting, the applicant has revised the proposal to rezone the subject site from Assembly (ASY) to Medium Density Townhouses (RTM2). A revised preliminary site plan is contained in **Attachment C**.

### Background

The following referral motion was carried at the May 22, 2013 Planning Committee meeting:

- " (1) That the Application by Sandhill Homes Ltd. for rezoning at 9080 No. 3 Road from Assembly (ASY) to Low Density Townhouses (RTL4) be referred back to staff to examine the issue of green space; and*
- (2) That staff examine in general:*
  - (a) the question of repayment of taxes to the City if a permissive tax exemption was granted; and*
  - (b) any other principles that may be applied to such applications."*

This supplemental report is being brought forward now to provide a summary of revisions made to the site plan, history of permissive tax exemption on the subject site, and a discussion on amenity contributions.

### Findings of Fact

Please refer to the attached updated Development Application Data Sheet (**Attachment D**) for a comparison of the proposed development data with the relevant bylaw requirements. Please refer to the original Staff Report dated May 10, 2013 (**Attachment B**) for information pertaining to related City's policies and studies, pre-Planning Committee public input and responses, as well as staff comments on tree retention and replacement, site servicing and frontage improvements, vehicle access, and covenants and easements currently registered on Title.

### Changes Proposed on Site Planning Relating to Green Space

As requested by the adjacent residents of the single-family homes on Rideau Drive, the proposed outdoor amenity area has been relocated to the south-east corner of the site. The setback from the proposed two-storey townhouse units to the east property line has been increased from 4.5 m to 6.36 m.

Other changes to the site plan include the relocation of a visitor parking stall and a slight shift of the internal drive aisle. These changes will be reviewed in the context of the overall detailed design of the project, including site design and landscaping at the Development Permit stage.

### History of Permissive Tax Exemption on the Subject Site

The consolidated Eitz Chaim Synagogue site at 8080 Francis Road was granted a tax exemption until 2004, as the Eitz Chaim Synagogue was demolished in January, 2005. After the Eitz Chaim Synagogue site was subdivided into two (2) lots in 2005 to facilitate the townhouse development at 8080 Francis Road, the remnant parcel (i.e., the subject site at 9080 No. 3 Road) has become taxable and has been taxed at a "Seasonal/Recreational" (Class 08) rate. This class includes all churches, recreational use land, and non-profit organization's land, etc.

The total payable property tax is based on assessed value of the property and the assessment classification. The property taxes paid per square foot of land are comparable between the Assembly land and the Single-Family Residential land, due to the fact that, while the assessed value of an Assembly site is less than the value of the residential property, the tax rate for Assembly properties (i.e. Class 08) is higher than the rate for Residential properties (i.e. Class 01). Upon submission of the rezoning application, BC Assessment was advised that the subject site at 9080 No. 3 Road is a potential redevelopment site and should be taxed at a "Residential" (Class 01) rate.

Since no permissive tax exemption has been granted to the subject site since it was created in 2005, no repayment of taxes is warranted.

### Amenity Contributions – Conversion of Community Institutional Land

Based on Council's May 24, 2011 revised "Community Institutional" Assemble Use Policy and the 2041 Official Community Plan (OCP), no community benefits were sought as part of the proposed conversion of Assembly lands. Without clear policy direction on other principles that may be applied to such applications, staff worked with the applicant to respond to Planning Committee's concern regarding the lack of additional amenity contributions when redesignating Assembly lands for the purpose of redevelopment. The developer advised that the purchase agreement for the subject site was negotiated and agreed to based on the above Policy and OCP, and that there is no room in their pro forma to provide additional contributions based on the density at 0.6 Floor Area Ratio (FAR). However, the developer has agreed to provide an additional voluntary contribution in the amount of \$35,000 to the City's Affordable Housing Fund Reserve in exchange for a modest density increase of 0.05 FAR.

### Options

Two (2) options are appropriate to proceed with this application:

*Option 1: Approve the proposed rezoning to Low Density Townhouses (RTL4) with no additional amenity contribution.*

This option complies with the Council's May 24, 2011 Revised "Community Institutional" Assemble Use Policy and the 2041 Official Community Plan (OCP), but does not address Planning Committee's concerns discussed at the May 22, 2013 Planning Committee meeting.



*Option 2: Approve the proposed rezoning to Medium Density Townhouses (RTM2) with an additional amenity contribution in the amount of \$35,000. (Recommended)*

This option addresses Planning Committee's concerns regarding the lack of amenity contributions when redesignating lands from Assembly use to other OCP designations for the purpose of redevelopment. By allowing a higher density at 0.65 FAR (instead of 0.6 FAR), the developer agrees to provide an additional voluntary amenity contribution, in the amount of \$35,000, to the City's Affordable Housing Fund Reserve.

The proposed zoning will be revised from "Low Density Townhouses (RTL4)" (at 0.60 FAR) to "Medium Density Townhouses (RTM2)" (at 0.65 FAR). Staff support the proposed amendment to the proposal based on the following:

- 0.65 FAR is still within the normal density range outside the City Centre.
- According to the Arterial Road Policy, additional density may be considered where additional community benefits are provided; in this case, additional Affordable Housing Contribution over and beyond the amount required in accordance to the City's Affordable Housing Strategy.
- The number of units proposed will remain at 12 units.
- The proposed height, siting, and orientation of the buildings generally remains the same as the previous plan, except that additional floor areas are to be added to the 2-storey duplex units at the southeast corner of the site, with a larger setback to the east property line.
- The subject site is located on a transit route and in proximity to local commercial.

## Conclusion

The site plan is revised to address the neighbouring residents' request to have a larger green/buffer area on-site between the proposed townhouse units and the existing adjacent single-family homes.

No repayment of taxes is warranted because no permissive tax exemption has been granted to the site since it was created.

An additional voluntary amenity contribution to the City's Affordable Housing Fund Reserve, in the amount of \$35,000, is to be provided by the developer for redesignating lands from Assembly use to other OCP designations for the purpose of redevelopment. The revised list of rezoning considerations is included as **Attachment E** (signed concurrence on file).

The proposed 12-unit townhouse development is consistent with the 2041 Official Community Plan (OCP) regarding the conversion of Assembly sites along major arterial roads. Overall, the proposed land use, site plan, and building massing complement the surrounding neighbourhood.

Based on the above, staff recommend that the proposed Official Community Plan Amendment and rezoning of 9080 No. 3 Road to Medium Density Townhouses (RTM2) be approved.



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg

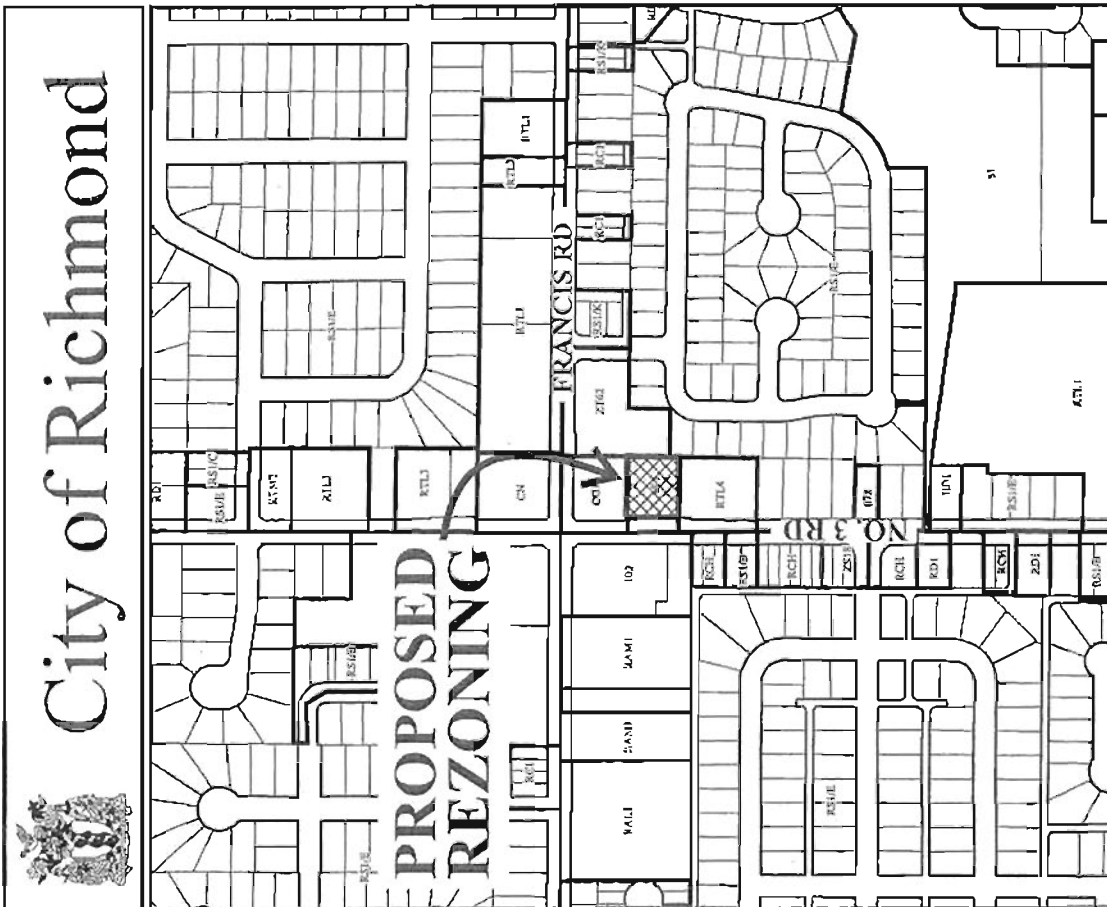
Attachment A: Location Map

Attachment B: Report to Committee dated May 10, 2013

Attachment C: Revised Site Plan

Attachment D: Updated Development Application Data Sheet

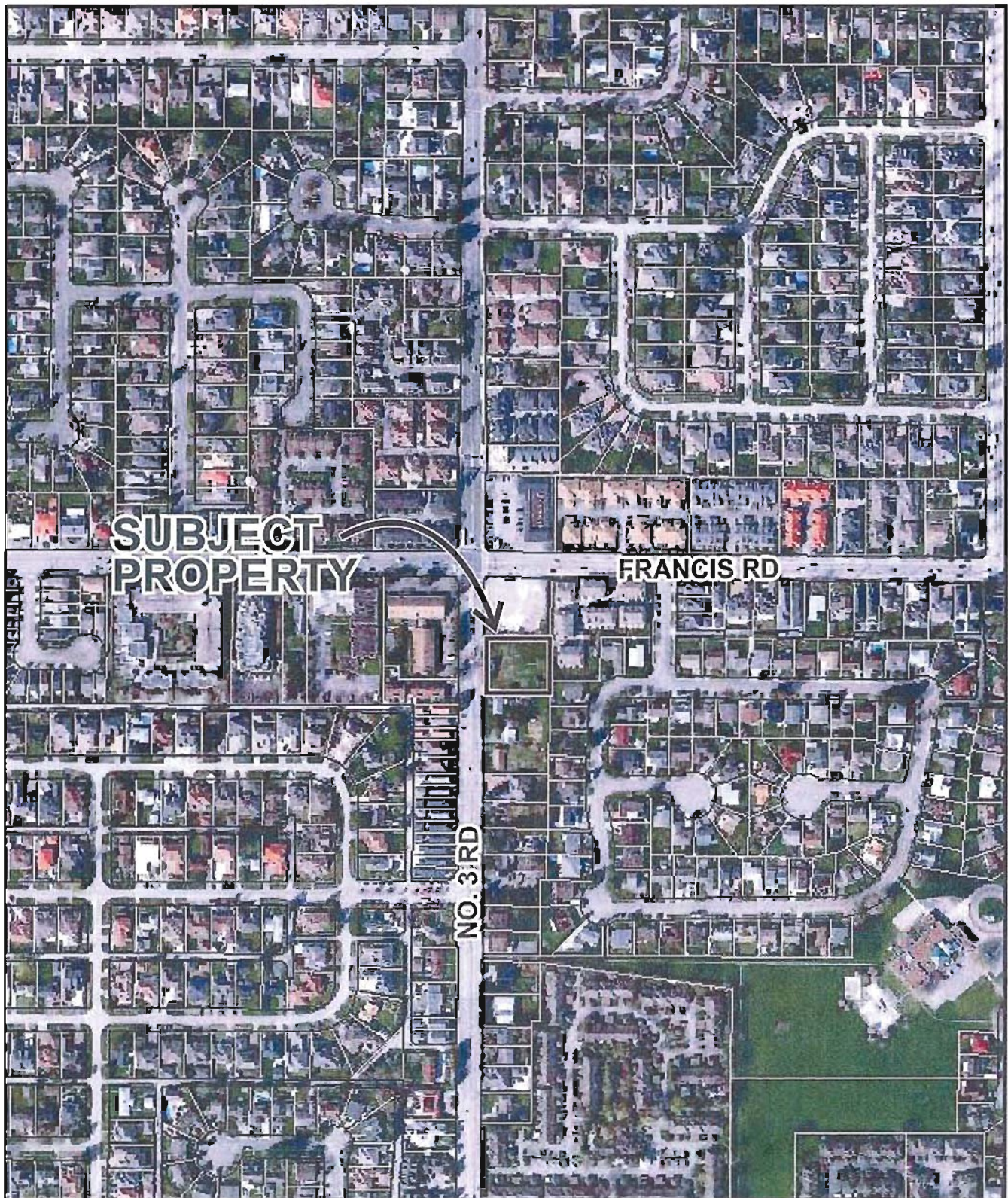
Attachment E: Updated Rezoning Considerations Concurrence



RZ 12-619503

Original Date: 09/18/12  
Revision Date: 04/30/13  
Note: Dimensions are in METRES





RZ 12-619503

Original Date: 09/18/12

Amended Date: 04/25/13

Note: Dimensions are in METRES





City of  
Richmond

**Report to Committee**  
Planning and Development Department

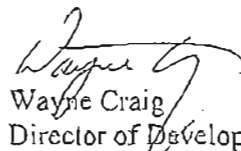
To: Planning Committee Date: May 10, 2013  
From: Wayne Craig File: RZ 12-619503  
Director of Development  
Re: Application by Sandhill Homes Ltd. for Rezoning at 9080 No. 3 Road from  
Assembly (ASY) to Low Density Townhouses (RTL4)

**Staff Recommendation**

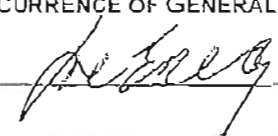
1. That Official Community Plan Amendment Bylaw 9030, to redesignate 9080 No. 3 Road from "Community Institutional" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000, be introduced and given first reading.
2. That Bylaw 9030, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program;
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

3. That Bylaw 9030, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.
4. That Bylaw 9031, for the rezoning of 9080 No. 3 Road from "Assembly (ASY)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

EL:kt  
Att.

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

## Staff Report

### Origin

Sandhill Homes Ltd. has applied to the City of Richmond for permission to rezone 9080 No. 3 Road (Attachment 1) from Assembly (ASY) to Low Density Townhouses (RTL4) in order to permit the development of 12 townhouse units with vehicle access from 9100 No. 3 Road. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

### Findings of Fact

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

### Surrounding Development

- To the North: A vacant site zoned Gas and Service Stations (CG1) at the corner of Francis Road and No. 3 Road.
- To the East: Existing 28 unit three-storey townhouse development to the northeast at 8080 Francis Road and single-family dwellings on lots zoned Single Detached (RS1/E) to the southeast, fronting Rideau Drive.
- To the South: Recently approved 18 unit two- to three-storey townhouse development at 9100 No. 3 Road.
- To the West: Across No. 3 Road, existing two-storey apartment buildings on lots in Land Use Contract (LUC100).

### Background

The subject site formerly contained two (2) single-family homes (9060 and 9080 No. 3 Road) in the 1980's.

On August 26, 1991, Council adopted Official Community Plan Amendment Bylaw 5683 and Zoning Amendment Bylaw 5684 to designate 9080 No. 3 Road (the original single-family parcel) and 8100 & 8120 Francis Road (presently 8080 Francis Road) "Public, Institutional and Open Space" (presently "Community Institutional"); and to rezone the site to "Assembly District (ASY)" (presently "Assembly (ASY)") to allow the Etiz Chaim Synagogue to construct and expand a modernized Synagogue at the site (REZ 90-147).

On February 17, 1992, Council adopted Official Community Plan Amendment Bylaw 5827 and Zoning Amendment Bylaw 5828 to designate 9060 No. 3 Road "Public, Institutional and Open Space" (presently "Community Institutional"); and to rezone the site to "Assembly District (ASY)" (presently "Assembly (ASY)") to allow this lot be included in the Etiz Chaim Synagogue expansion proposal (REZ 91-283).

Subsequently, 9060 & 9080 No. 3 Road and 8100 & 8120 Francis Road were consolidated into one site for Assembly purposes – 8080 Francis Road (the consolidated Synagogue site); however, the new Synagogue was never built on this Assembly site.



On January 24, 2006, Council adopted Zoning Amendment Bylaw 7860 to rezone the north-eastern portion of the consolidated Synagogue site to "Comprehensive Development District (CD/159)" (presently "Town Housing (ZT62) – Francis Road") to permit the development of 28 three-storey townhouses (RZ 03-243383). The Development Permit for the 28 unit townhouse development was issued on February 27, 2006 (DP 03-247945).

To facilitate the proposed townhouse development fronting Francis Road, the consolidated Synagogue site was subdivided into two (2) lots (SD 03-254712) in May 24, 2005:

- 8080 Francis Road - zoned "Town Housing (ZT62) – Francis Road" with a 28 unit townhouse development; and
- 9080 No. 3 Road (subject site of this report) - zoned "Assembly (ASY)", and is currently vacant.

### Related Policies & Studies

#### Council's May 24, 2011 Revised "Community Institutional" Assembly Use Policy

On May 24, 2011, Council approved the following policy to manage the conversion of assembly sites:

- *"Whereas applications to redesignate from "Community Institutional" to other OCP designations for the purpose of redevelopment will be entertained and brought forward via the Planning Committee for consideration, without the need to retain assembly uses. This represents a change in approach as historically redesignation of "Community Institutional" sites has been discouraged; and*
- *Whereas staff will ensure that typical development elements (e.g. access, parking, layout, tree protection, etc.) are reviewed and evaluated; and*
- *Whereas staff will negotiate typical development requirements (e.g. child care, public art, Affordable Housing Strategy requirements, servicing upgrades, etc.) but will not specifically require a "community benefit" provision; and*
- *Whereas each application will be brought forward to Planning Committee for consideration on a case by case basis as quickly as possible;*
- *THEREFORE be it resolved, that when proposals to rezone Assembly zoned land or to change the OCP designation of such land come forward, Staff and Council will each review and address such applications on a case by case basis."*

#### 2041 Official Community Plan (OCP)

The above policy has been incorporated into the 2041 OCP as follows:

Chapter 3, Section 3.2 Neighbourhood Character and Sense of Place, Objective 2: Enhance neighbourhood character and sense of place by considering community values, Policy c states:

*"applications to re-designate from "Community Institutional" to other OCP designations and to rezone Assembly zoned land for the purpose of redevelopment will be considered on a case by case basis:*

- *without the need to retain assembly uses;*

- *subject to typical development requirements (e.g., access; parking; layout; tree preservation; child care; public art; Affordable Housing Strategy requirements; servicing upgrades; etc.)."*

It is on the basis of the May 24, 2011 Council Resolution and the 2041 OCP policy that this application has been reviewed. Should Council wish to revisit the need for community benefit as part of the conversion of Institution lands, this application should be referred back to staff for further analysis.

#### Arterial Road Policy

The 2041 OCP Bylaw 9000 Arterial Road Redevelopment Policy is supportive of multiple-family residential developments along certain arterial roads with these sites being identified on the Arterial Road Development Map. Although the subject site is not specifically identified on the Arterial Road Development Map for townhouse development, it meets the location criteria set out in the OCP for additional new townhouse areas; e.g., within walking distance (800 m) of a Neighbourhood Centre (Broadmoor Shopping Centre) and within 400 m of a Commercial Service use (neighbourhood commercial establishments at the northeast corner of Francis Road and No. 3 Road). The subject site is also located adjacent to other existing and approved townhouse developments fronting Francis Road and No. 3 Road.

#### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

#### Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$28,440.00.

#### Public Art

The applicant has agreed to provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City's Public Art fund. The amount of the contribution would be \$10,949.40.

#### Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Adjacent property owners on Rideau Drive expressed opposition to the proposed residential development (Attachment 4). A list of public concerns is provided below, along with staff responses in *italics*:

1. Twelve (12) townhouses on the subject site would be much more invasive to the quality of life of the adjacent property owners than the construction of an institutional facility under Assembly zoning. The site is ideal for health care service uses.

*Since a Development Permit is not required for institutional uses at the subject site, the City would have more control over the form and character of a multiple-family development than an institutional development at the subject site.*

*While the maximum building height in both the Assembly (ASY) and Low Density Townhouses (RTL4) zones are at 12 m (approximately three-storeys), no three-storey interface with existing single-family development is allowed under the Arterial Road Policy for townhouse development. In comparison, three-storey buildings may be built 7.5 m away from the side and rear property lines under Assembly (ASY) zoning. The developer is proposing to build a two-storey duplex with a 4.5 m setback to the east property line and an approximately 5.75 m setback to the south property line. The closest three-storey building proposed onsite will be approximately 18.5 m away from the northwest corner of the adjacent single-family lot (8311 Rideau Drive). These kinds of building height and building setbacks will be controlled through the Development Permit process.*

*Parking requirements for Assembly uses would be much higher than for residential use (10 spaces per 100 m<sup>2</sup> of gross leasable floor area of building vs. 2.2 spaces per unit). In addition, parking stalls provided on properties zoned Assembly (ASY) may be located 1.5 m to the rear and interior side lot line. While there is no provision related to parking stall setbacks in multiple-family residential developments, parking stalls located within the required yard areas are discouraged. Based on the proposed site layout, no outdoor parking stall is being proposed adjacent to the neighbouring single-family lot; and this arrangement will be controlled through the Development Permit process, as necessary.*

*While the Low Density Townhouses (RTL4) zone permits Town Housing and secondary uses that are typically allowed in Single Detached zones (e.g. Boarding and Lodging, Minor Community Care Facility, and Home Business), Assembly zone permits higher intensity uses such as Education, Private Club, and Religious Assembly as principal uses and Interment Facility and Dormitory as secondary uses.*

*Health Services is not a permitted use in the Assembly (ASY) zone.*

2. Allowing 9080 No. 3 Road to be removed from the Assembly land use designation would contravene Bylaw 7860 and Bylaw 8533.

#### Bylaw 8533

*Bylaw 8533 was a proposed Official Community Plan Amendment bylaw that has never been adopted by Council. The purpose of Bylaw 8533 was to add a new OCP policy and definition of "Community Institutional" lands, to clarify under what conditions existing religious assembly sites can be converted to other uses outside the City Centre and not in the Agricultural Land Reserve (i.e., that at least 50% of the site must be retained for religious assembly use and its onsite parking and the remainder can only be converted to built affordable subsidized rental housing, affordable low end market rental housing, residential community care facilities, and affordable congregate housing, with its own*

parking). This bylaw was never adopted because, instead, Council approved the Revised "Community Institutional" Assembly Use Policy on May 24, 2011 as discussed in the Related Policies & Studies section above. The subject proposal complies with the 2041 OCP Community Institution Policy (3.2 Objective 2c).

#### Bylaw 7860

The purposes of Zoning Amendment Bylaw 7860 were:

- a. to introduce a new multi-family residential zone entitled Comprehensive Development Zone (CD/159) (presently "Town Housing (ZT62) – Francis Road") having a maximum floor area ratio of 0.70, a maximum building height of 11 m (36 ft.) and a maximum lot coverage of 40%; and
- b. to rezone a portion of 8080 Francis Road from Assembly District (ASY) to Comprehensive Development District (CD/159), to permit development of a 28-unit three-storey multi-family complex.

It is noted that a community benefit provision was in place in the early 2000's when the consolidated Synagogue site was rezoned to permit a multiple-family development (RZ 03-243383). The community benefit provision was intended to discourage land speculation on sites that have a public benefit, like Assembly sites. As part of the rezoning application RZ 03-243383, a volunteer contribution in the amount of \$325,000 to the City Statutory Affordable Housing Fund was provided in lieu of on-site community benefits. Bylaw 7860 does not restrict future redevelopment of the remnant parcel (i.e. 9080 No. 3 Road).

3. Richmond City Councillors (2004) were quite adamant that the remainder of the Eitz Chaim property at 9080 No. 3 Road remain as Assembly. Residents concern that the needed assembly land will be lost as a result of this application.

Staff reviewed the Planning Committee Meeting Minutes and the Public Hearing Minutes related to the Eitz Chaim Rezoning Application RZ 03-243383 (Bylaw 7860) but could not find any related reference that Council requested the remnant parcel of the consolidated Synagogue site be retained for Assembly use perpetually. No related covenant is registered on title.

4. What Community benefit is derived by losing scarce Assembly land by allowing 12 town homes to be built?

As per City policies, the proposal will provide the following community benefits:

- \$28,440.00 to the Affordable Housing Reserve Fund in accordance to the City's Affordable Housing Strategy;
- \$10,949.40 to the City's Public Art fund in accordance to the City's Public Art Program;
- \$5,000 towards the proposed Audible Pedestrian Sign (APS) system upgrade at the No. 3 Road/Francis Road intersection;
- A total of \$49,000.00 in-lieu of on-site indoor amenity space; and
- Servicing Agreement for frontage improvements.

5. There is no guarantee that vehicle access to this site through the adjacent townhouse development would be permitted by the future strata council at 9100 No. 3 Road.

*A Public Rights-of-Passage (PROP) statutory rights-of-way (ROW) over the internal drive aisle of the proposed townhouse development at 9100 No. 3 Road, allowing access to/from the future townhouse development sites at 9080 No. 3 Road, has been secured as part of the Rezoning application of 9100 No. 3 Road.*

## Staff Comments

### Trees Retention and Replacement

#### *Tree Removal*

A Tree Survey and a Certified Arborist's report were submitted in support of the application; 14 on-site trees and one (1) off-site tree were identified and assessed (see Tree Preservation Plan in Attachment 5).

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with the arborist's recommendation to remove 11 onsite trees as they all have either existing structural defects (previously topped, upper canopy cavities, co-dominant branches with inclusions), exhibit visible stem decay, or are in decline.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 22 replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 16 new trees on-site; size of replacement trees and landscape design will be reviewed in detail at the Development Permit stage. Staff will also work with the landscape architect to explore additional tree planting opportunities at the Development Permit stage. The applicant has agreed to provide a voluntary contribution of \$3,000 to the City's Tree Compensation Fund in lieu of planting the remaining six (6) replacement trees should they not be accommodated on the site.

#### *Tree Protection*

The developer is proposing to retain and protect three (3) onsite trees located along the east property line and one (1) offsite tree along the north property line. Tree protection fencing is required to be installed as per the arborist's recommendations prior to any construction activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to Development Permit issuance.

In order to ensure that the three (3) protected onsite trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage to ensure that these trees 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.

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 to be

retained, and submit the tree survival security and tree compensation cash-in-lieu (i.e. \$14,000 in total) to ensure the replacement planting will be provided.

#### Site Servicing and Frontage Improvements

No capacity analysis and service upgrades are required but site analysis will be required on the Servicing Agreement drawings (see notes under Servicing Agreement Requirements in Attachment 6).

Prior to final adoption, the developer is required to provide a \$5,000 contribution to the Accessible Pedestrian Signals (APS) upgrade at the No. 3 Road/Francis Road intersection and to enter into a standard Servicing Agreement for the design and construction of frontage improvements and service connections. Works to include, but not limited to: removing the existing sidewalk behind the existing curb and gutter (which remains), construction of a new 1.5 m concrete sidewalk along the front property line, installation of a grass and treed boulevard between the sidewalk and the curb, and extension of existing Street Lighting from the south property line to the north property line of the site along No. 3 Road.

#### Vehicle Access

Sole vehicular access to this new townhouse project is to be from No. 3 Road through the existing Public Right of Passage Statutory Right of Way (CA 2872307 and EPP22896) on the adjacent property (9100 No. 3 Road) only. No direct vehicular access is permitted to No. 3 Road. This access arrangement was envisioned when the original Rezoning and Development Permit applications for the adjacent townhouse development at 9100 No. 3 Road (RZ 11-577561) were approved by Council. Registration of a legal agreement on title ensuring vehicle access is from this Statutory Right of Way on 9100 No. 3 Road will be required prior to final adoption of the rezoning bylaw.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$12,000 as per the Official Community Plan (OCP) and Council Policy.

#### Outdoor Amenity Space

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

#### Discharge of Covenants

Two (2) covenants (Covenant BE214259 and Covenant BE214260) were registered on title of the subject property concurrently on August 30, 1991 as a result of the Rezoning application (RZ 90-147) to rezone 8100/8120 Francis Road and 9080 No. 3 Road to Assembly (ASY) zone. The property at that time consisted of a single lot with access on both No. 3 Road and Francis Road. This parcel was subdivided in 2005 into two (2) lots: 8080 Francis Road (Lot 1) and 9080 No. 3 Road (Lot 2).

- Covenant BE214259 requiring access from Francis Road only makes sense when considered in the context of a single parcel of land. Following the subdivision in 2005, there was no longer any access for 9080 No. 3 Road onto Francis Road.
- Covenant BE214260 requiring a child care facility be provided on site if the lands are to be used as a site of a synagogue, social hall and school. This requirement for a child care facility would apply only if a synagogue was constructed on the site. The covenant does not indicate that the property is reserved for institutional use.

Since these two (2) covenants are no longer appropriate and needed for the proposed development, the applicant may request to discharge the covenants and dispense with the restrictions/requirements at the applicant's sole cost.

#### Release of Easement

An Easement with Section 219 Covenant (BX297160 and BX297161) were registered on title of the subject property concurrently on December 12, 2005 as a result of the Development Applications (RZ 03-243383 & DP 03-247945) to permit the construction of 28 three-storey townhouses at 8080 Francis Road. To address the indoor amenity requirement, the developer of 8080 Francis Road secured permission to use the meeting space (a minimum of 70 m<sup>2</sup>) within the future congregation building on 9080 No. 3 Road by the townhouse residents.

Based on this legal obligation, an indoor amenity space is required to be provided on site for the benefit of the townhouse owners of 8080 Francis Road. However, the developers of the subject Rezoning application advised that they have reached an agreement with the Strata Council of 8080 Francis Road to release this easement and that no indoor amenity space will be provided on site. The developers of the subject site and the Strata Council of 8080 Francis Road have been advised that all 28 owners of the strata at 8080 Francis Road are required to sign off the release of easement and discharge of covenant; these documents cannot be released or discharged by majority vote.

The release of easement with Section 219 Covenant (BX297160 and BX297161) must be completed prior to the future Development Permit application for the subject proposal being forwarded to Development Permit Panel for review; otherwise, an indoor amenity space (minimum 70 m<sup>2</sup>) for the benefit of the townhouse owners of 8080 Francis Road must be included in the proposal.

Since no indoor amenity space or cash-in-lieu were provided as part of the townhouse development at 8080 Francis Road, as a condition to City's agreement to discharge the related Section 219 Covenant, a contribution in-lieu of on-site indoor amenity space at 8080 Francis Road in the amount of \$37,000 is required to be provided prior to final adoption of this rezoning application. This contribution amount is calculated based on Council Policy 5041 *Cash In Lieu of Indoor Amenity Space*, which was adopted on December 15, 2003.



## Analysis

### Official Community Plan (OCP) Compliance

The proposed development is consistent with the 2041 OCP Community Institution Policy (Section 3.2 Objective 2c) and the Development Permit Guidelines for arterial road townhouse developments. The proposed height, siting and orientation of the buildings respect the massing of the existing and recently approved townhouse developments to the east and south respectively, as well as to the existing single-family homes to the southeast. The three-storey building proposed at the northeast corner of the site (adjacent to the vacant gas/service station site to the north) complement the existing three-storey townhouse development to the east. The end units of the street fronting buildings are stepped down to two-storeys at the side yard to provide a better side yard interface with the adjacent developments. The southeast building located adjacent to the neighbouring single-family home has been limited to two-storeys to minimize overlooking opportunity. The building height and massing will be controlled through the Development Permit process.

### Development Potential of 9000 No. 3 Road

Located to the north of the subject site at 9000 No. 3 Road is a vacant, former gas/service station site. The site is designated "Commercial" in the Official Community Plan (Attachment 1 to Schedule 1 of Bylaw 9000), which is intended for principal uses such as retail, restaurant, office, business, personal service, art, culture, recreational, entertainment, institutional, hospitality and hotel accommodation. The site is zoned "Gas & Service Station (CG1)"; a Rezoning application will be required for any proposed uses other than gas/service station.

As part of the 2041 OCP Update, the City undertook an Employment Lands Strategy. This Strategy concluded that Central Richmond would need all of its Commercial lands to serve the area's population growth and employment needs. Therefore, City staff have taken the position on a number of land use enquiries regarding 9000 No. 3 Road and similar vacant gas/service station sites that they should not be redeveloped for purely residential purposes. In other words, the current Commercial designation would either be retained or perhaps be replaced with a Mixed Use designation (e.g., commercial on the ground floor and residential or office space above).

### Requested Variances

The proposed development is generally in compliance with the Low Density Townhouses (RTL4) zone. Based on the review of the current site plan for the project, the following variances are being requested:

1. Reduce the minimum lot width on major arterial road from 50.0 m to 43.3 m.

*Staff supports the proposed variances since the subject site is an orphan lot located between a vacant gas/service station site and a recently approved multiple-family development. This development could be considered as an extension of the adjacent townhouse development to the south as sole vehicle access is to be through this adjacent site.*

2. Reduce the front yard setback from 6.0 m to 5.15 m on the ground floor and to 4.85 m on the second floor of the southernmost unit in Building No. 4.

*These variances 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.*

3. Increase the rate of tandem parking spaces from 50% to 67% to allow a total of sixteen (16) tandem parking spaces in eight (8) three-storey townhouse units; and to allow a total of four (4) small car parking spaces in four (4) two-storey townhouse units.

*Staff supports the proposed variances since the proposal was submitted prior to the new direction on tandem parking arrangements was given and the related bylaw amendment was approved by Council in March 2013.*

*Prior to March 2013, staff typically supports variances related to tandem parking arrangements on the basis that tandem parking reduces pavement area on site and facilitate a more flexible site layout. In order to address recent concerns related to the potential impact on street parking, the developer is proposing to provide an additional visitor parking stalls on site.*

*At present, no stopping is permitted on both sides of No. 3 Road and no parking is permitted on Francis Road in front of the adjacent vacant gas/service station site. An additional visitor parking stalls on site should alleviate the demand of street parking from the visitors of the proposed development and minimize impact to the neighbouring single-family neighbourhood. Transportation Division staff have reviewed the proposal and have no concerns. A restrictive covenant to prohibit the conversion of the garage area into habitable space is required prior to final adoption.*

#### Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development at 9080 No. 3 Road is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Guidelines for the issuance of Development Permits for multiple-family projects contained in Section 14 of the 2041 OCP Bylaw 9000.
- Location, size and manoeuvring capacity of visitor parking stalls.
- Building form and architectural character.
- Provision of a convertible unit and design of other accessibility/aging-in-place features.
- Site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space.
- Adequate size and access to private outdoor space for each unit.
- Design development of the outdoor amenity space to comply with the Development Permit Guidelines in terms of size and configuration, as well as provision of children's play equipments.

- Provision of a buffer area between the proposed townhouse buildings and the adjacent single-family homes.

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

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

None.

#### **Conclusion**

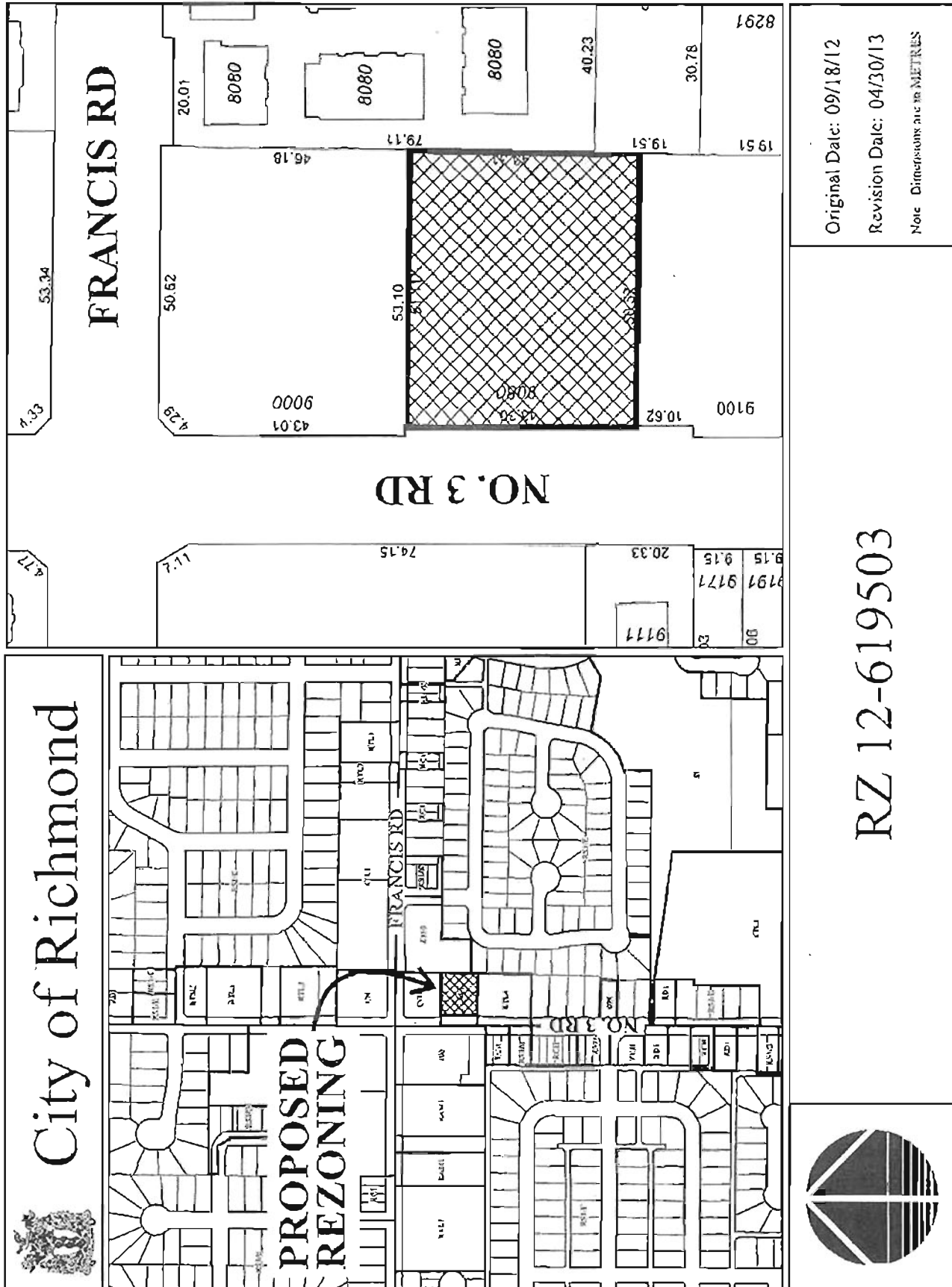
The proposed 12-unit townhouse development is consistent with the 2041 Official Community Plan (OCP) regarding the conversion of Assembly sites along major arterial roads. Overall, the proposed land use, site plan, and building massing complement the surrounding neighbourhood. Further review of the project 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 as **Attachment 6**, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend that the proposed Official Community Plan Amendment and Rezoning be approved.



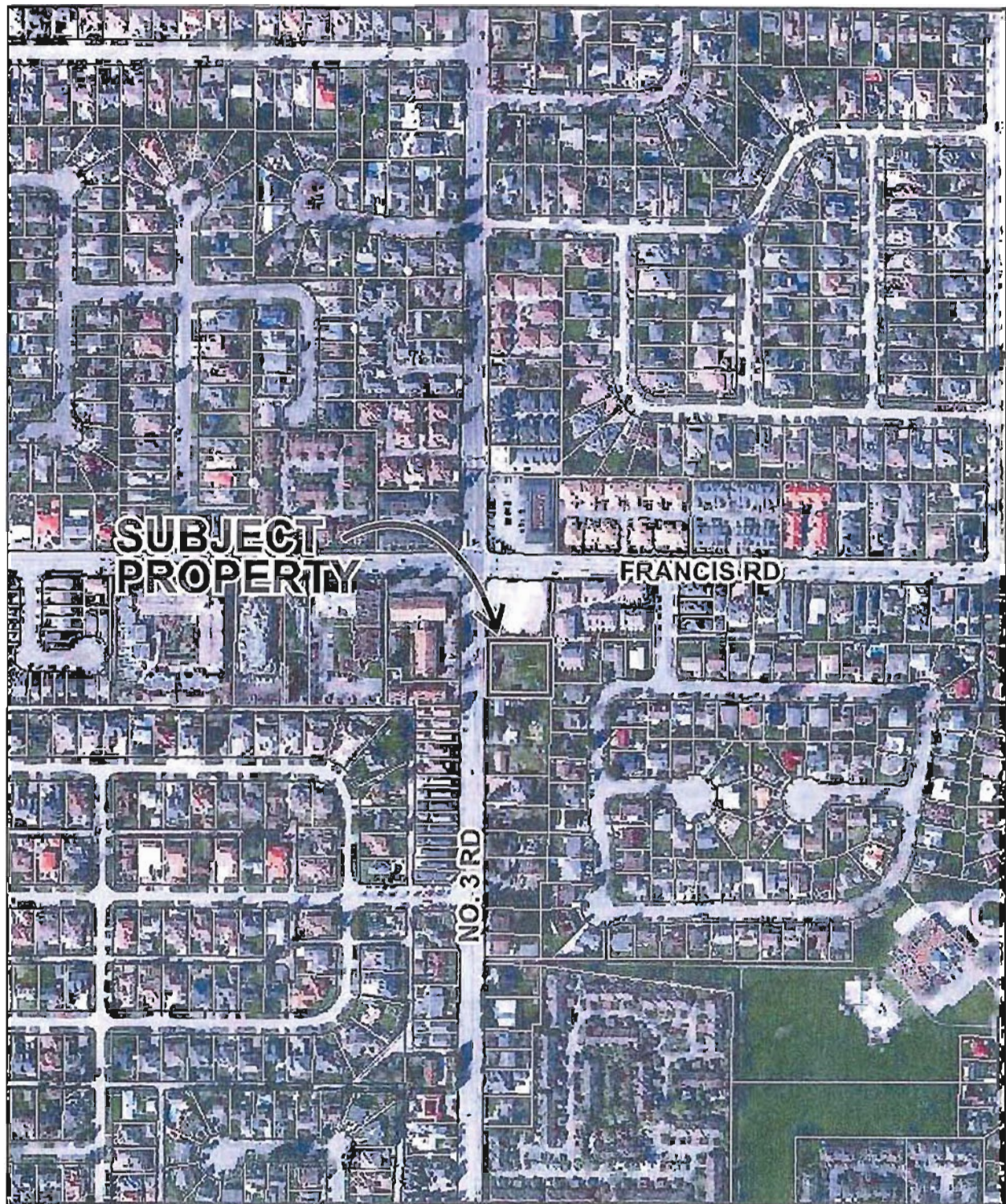
Edwin Lee  
Planning Technician - Design

EL:kt

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Letters Received
- Attachment 5: Tree Preservation Plan
- Attachment 6: Rezoning Considerations Concurrence







RZ 12-619503

Original Date: 09/18/12

Amended Date: 04/25/13

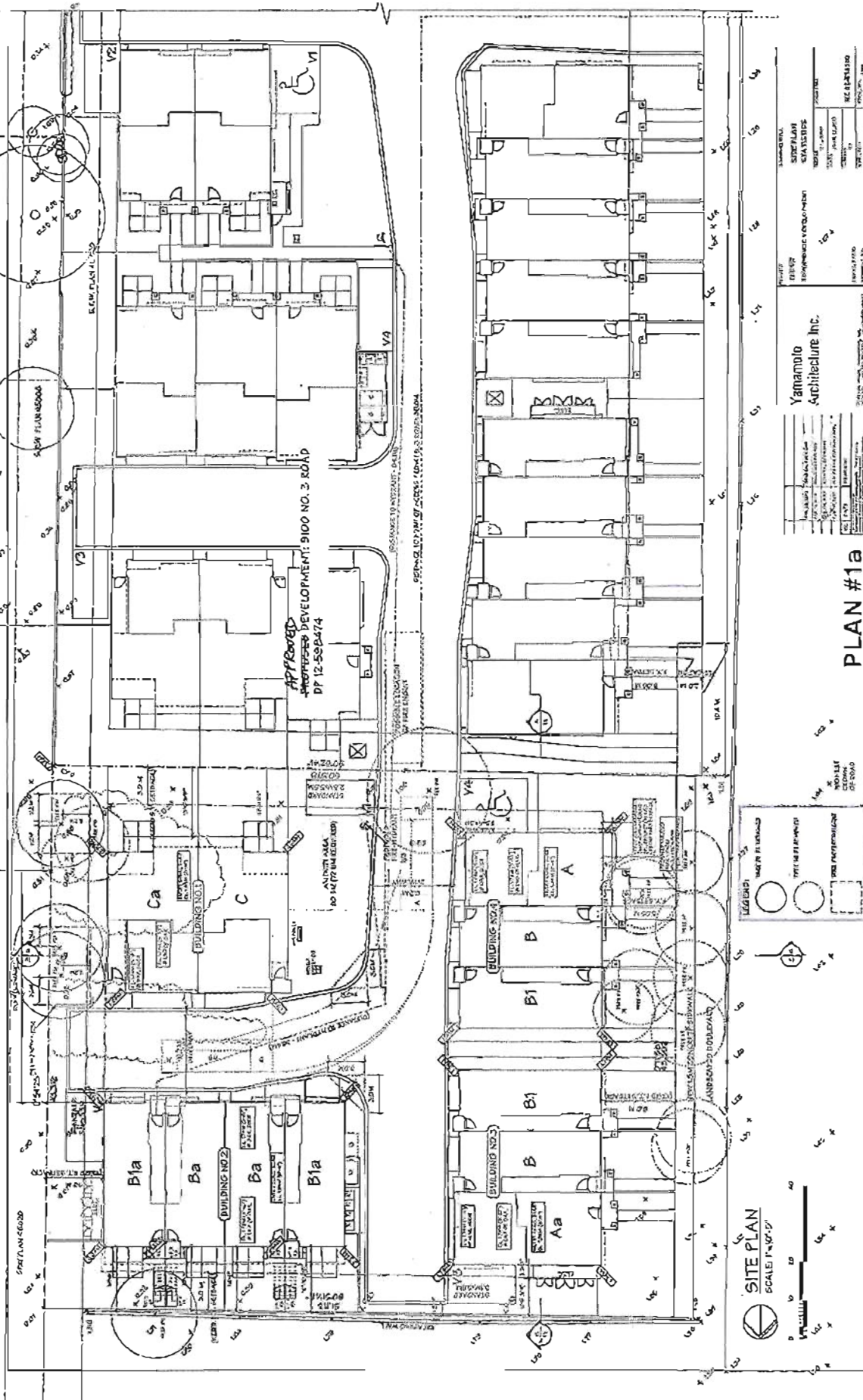
Note: Dimensions are in METRES



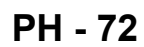
9080 NO. 3 ROAD

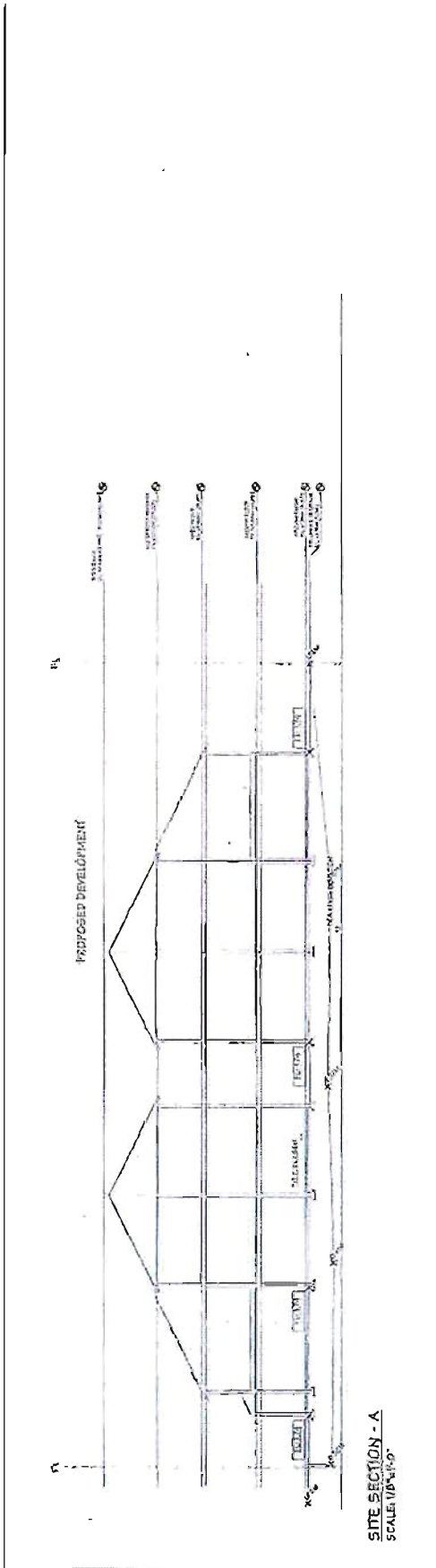
9100 NO. 3 ROAD

SUBJECT SITE

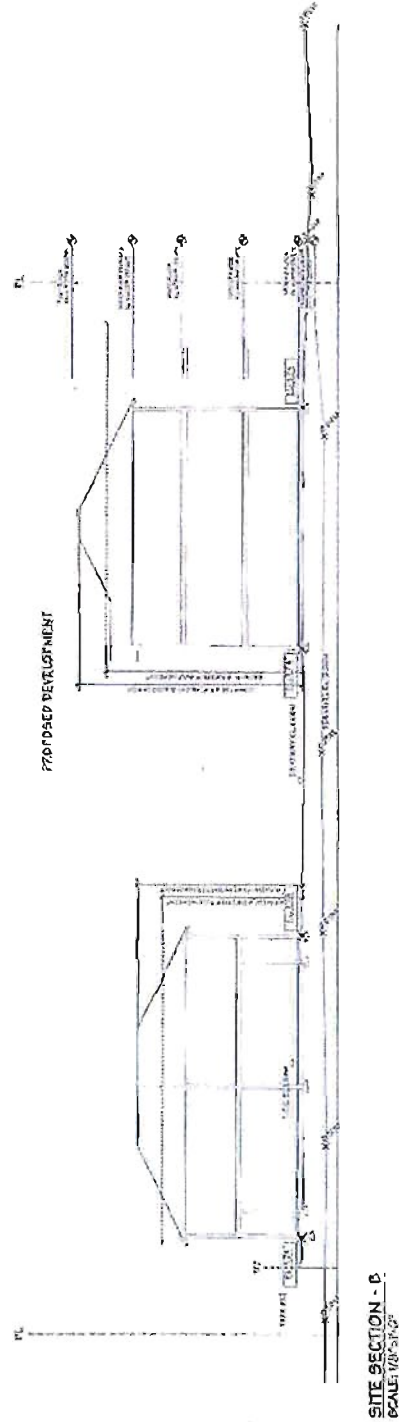






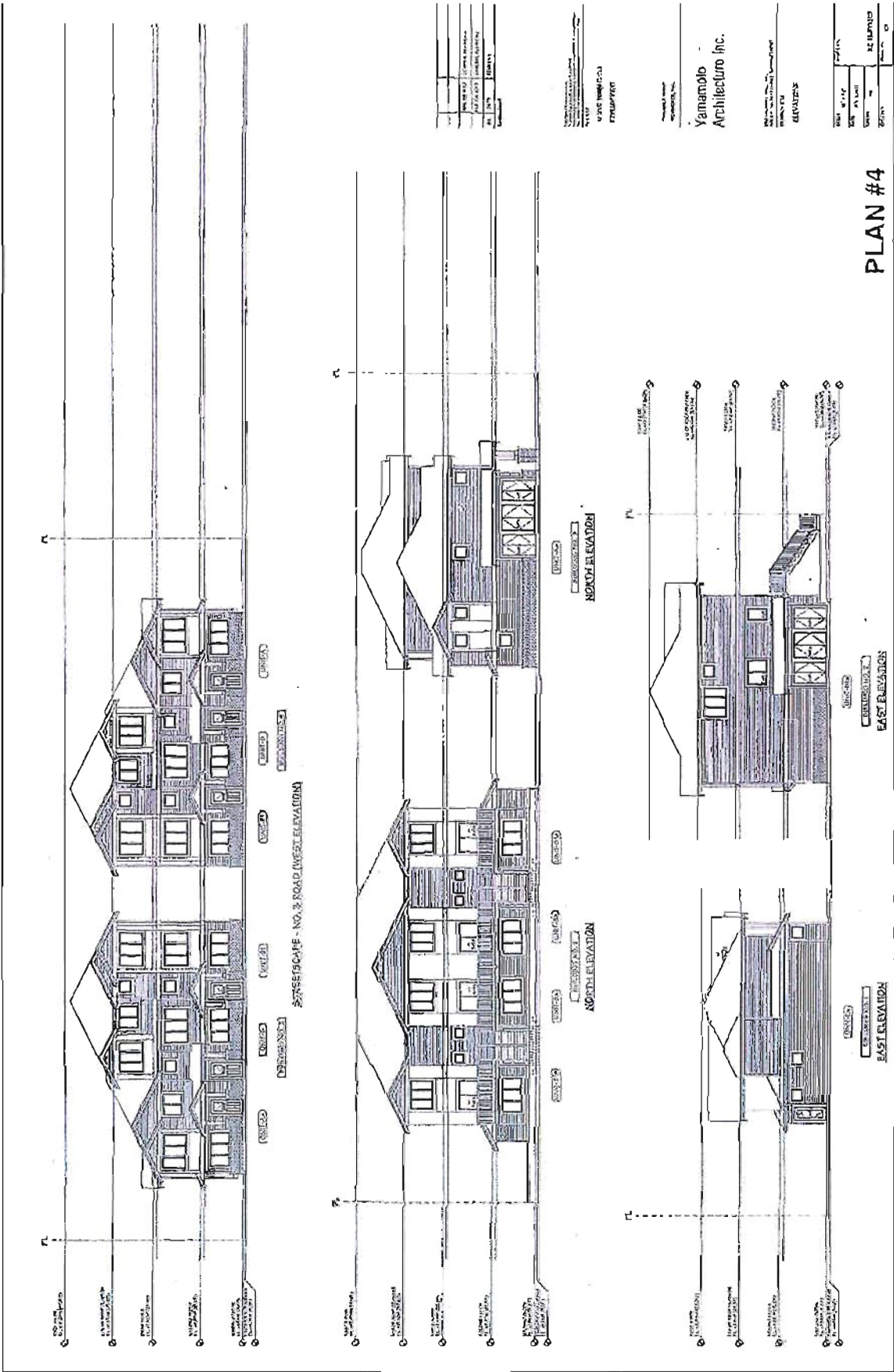


PH - 73



PROJECT		Yamamoto Architecture Inc.	
PROPOSED DEVELOPMENT		Yamamoto Architecture Inc.	
SHEET NO.		PLAN #1C	
DATE		12/15/2019	
DRAWN BY		J. YAMAMOTO	
CHECKED BY		J. YAMAMOTO	
APPROVED BY		J. YAMAMOTO	







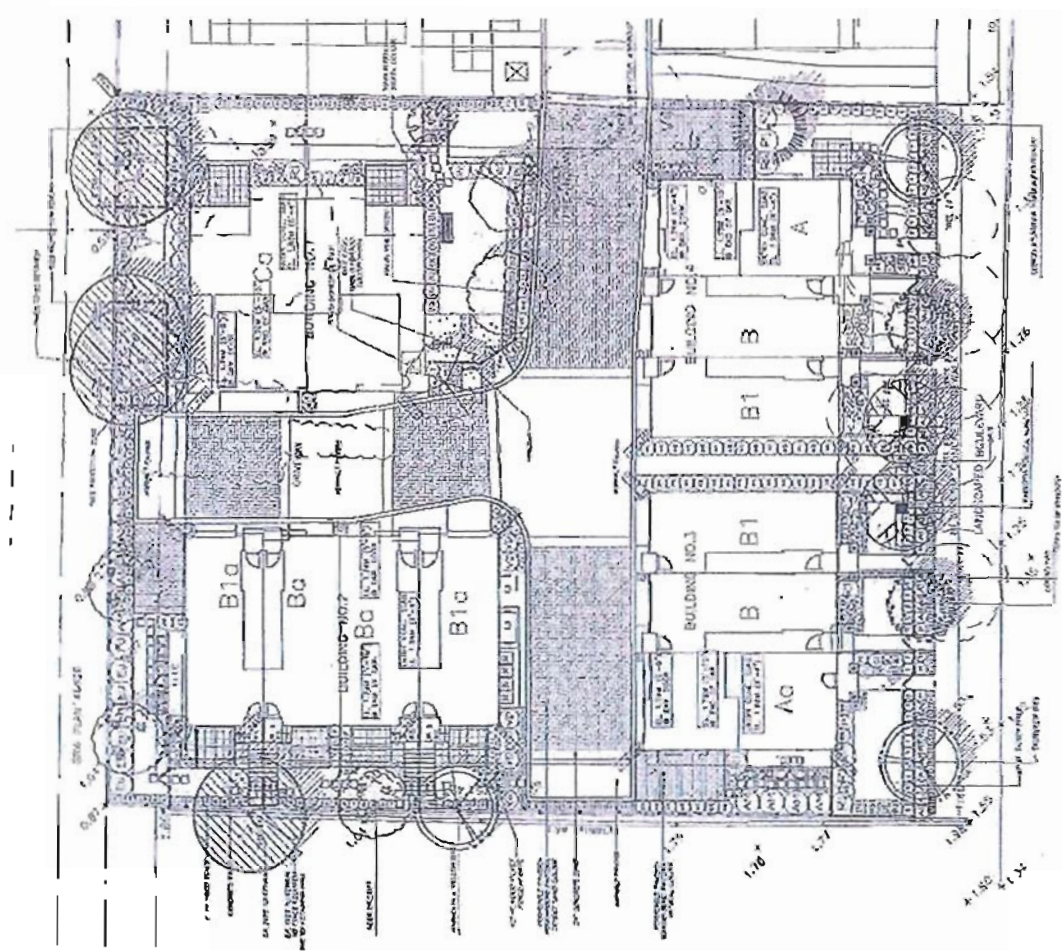


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113 UNIT  
TOWNHOUSE DIV.

LANDSCAPE  
PLAN

17









**RZ 12-619503**

**Attachment 3**

Address: 9080 No. 3 Road

Applicant: Sandhill Homes Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Congregation Bayit	To be determined.
Site Size (m <sup>2</sup> ):	2,202 m <sup>2</sup>	No Change
Land Uses:	Vacant	Multiple-Family Residential
OCP Designation:	Community Institutional	Neighbourhood Residential
Area Plan Designation:	N/A	N/A
702 Policy Designation:	N/A	N/A
Zoning:	Assembly (ASY)	Low Density Townhouses (RTL4)
Number of Units:	0	12
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	43.3 m	Variance Requested
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.33 (V) per unit	none
Off-street Parking Spaces – Total:	27	28	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Max. 50%	16 spaces (67%)	Variance Requested
Small Car Parking Spaces	Not permitted	4	Variance Requested
Handicap Parking Spaces:	1	1	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 12 units = 72 m <sup>2</sup>	90 m <sup>2</sup>	none

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

MARCH 8/2013

ATTACHMENT 4

FOR EDWIN LEO (R2 RZ 12-61950)

FIND ENCLOSED AN ADDENDUM TO  
OUR ORIGINAL SUBMISSION REGARDING  
OUR OPPOSITION TO THE ZONING AT  
9080 H3RD. IT APPEARS TO US THAT THE  
STAFF CONCERNS AND RECOMMENDATIONS AS WELL AS  
RICHMOND COUNCIL'S INTENT ARE BEING IGNORED  
IN ALLOWING MARKET VALUE HOUSING TO BE  
BUILT ON ASSEMBLY LAND. WE WOULD LIKE OUR  
CONCERNS ADDRESSED AT OR BEFORE THE SCHEDULED  
PLANNING COMMITTEE MEETING BY "COUNCIL"  
RESPECTIVELY SUBMITTED BY,  
4 CONCERNED RIDEAU PROPERTY OWNERS.

P.S. A COUPLE OF THESE PROPERTY OWNERS MAY  
NOT BE AVAILABLE UNTIL AFTER APRIL 15/2013

February 28, 2013,

To Richmond City Council,

The staff reports in support of Bylaws #7860 (Oct. 28<sup>th</sup>, 2004 ) and # 8533 (Nov.4, 2009) appear to be very clear and consistent on what is meant by the terms " community institutional " and "community benefit " as well as establishing the parameters of use for those organizations owning lands designated " ASSEMBLY ". It is our understanding that staff reports are a matter of public record. The following are excerpts taken from these 2 reports with the intent of asking the question " Why is the Assembly land located at 9080 # 3<sup>RD</sup> being allowed to rezoned to allow for 12 town homes which are to be sold at market value without any defined community benefit ? " In the staff report to Bylaw #7860 , the staff specifically state that " Development of market housing on a assembly zoned site ( ASY ) is strongly discouraged, unless the proposal incorporates a community benefit." As well, this staff report spells out quite emphatically that " The community benefit provision is intended to discourage land speculation on sites that have a public benefit, like assembly sites. " In the staff report to Bylaw # 8533, the staff state that " Religious assembly uses are an important part of component of community life in Richmond. " and that Richmond's " growing population will need more such lands, the current supply is limited, developers are speculating if they can be redeveloped for market purposes (e.g., multi family ) and such sites will be difficult to replace if they are converted to higher value land uses ( e.g. residential ). "

As concerned citizens and adjacent neighbours, we are asking why this application for rezoning of this property at 9080 # 3<sup>RD</sup>, has been allowed to proceed this far ?

The rezoning application at this site is also making the assumption that the entrance and exit to the 12 town-homes will be through another development at 9100 # 3 RD. It is our understanding that for this to occur the strata council at 9100 # 3<sup>RD</sup>, will have to give their permission . There is no guarantee that this will happen.

Respectively submitted,

The 4 adjacent Rideau Drive Home-Owners

November 19/2012

To The City of Richmond ( C/O Edwin Lee ) re- RZ 12-619503

We the residents on Rideau Drive were somewhat shocked to see a rezoning application sign posted on the property located at 9080 # 3 Road. Since 2004, we have been waiting for and looking forward to the building of a Jewish synagogue on said property by the EITZ CHIAM faith community. Architectural drawings of the building were circulated to the immediate neighbours after the synagogue's property at 8080 Francis Rd. was allowed to be rezoned from ASSEMBLY ( ASY) to COMPREHENSIVE DEVELOPMENT DISTRICT (CD/159 ) in order to construct 28 town-homes. The plans for this new synagogue on # 3 Rd. were innovative and quite acceptable to the owners of the adjacent properties.

We the residents on Rideau Drive cannot support the application by Sandhill Construction to change the rezoning from Assembly to RT2 ( 4 ) which would allow for the construction of 12 more town homes. Having endured the construction of 28 townhomes to the south of us in the recent past on the former Assembly property at 8080 Francis Rd. as well as the present construction of 18 town homes to the west and south of us at 9100 # 3<sup>Rd</sup>., the thought of another 12 town homes draped in a solid column within 5 meters of our property line leaves us dumbfounded. Twelve town homes on this property will be much more invasive to the quality of life of the adjacent property owners than the construction of an institutional facility under Assembly zoning.

When the owner of the Assembly land at 8080 Francis Rd. was given the green light to rezone to a multi-family designation in 2004, the faith community( owner ) as well as GBL Architects stood to gain a more significant return on their investment. The extra income from this rezoning and subsequent townhouse sales was to assist the Jewish community in the erection of a synagogue on their assembly zoned land at 9080 # 3<sup>Rd</sup>. As well, because of the loss of Assembly land on Francis road, Richmond City Councillors (2004) were quite adamant that the remainder of the Eitz Chaim property at 9080 # 3 Rd. remain as ( ASY). Their rationale was based on the fact that the city had been losing tracts of Assembly land and they wanted to retain what they had left.

We understand that circumstances regarding the construction of the synagogue may have changed and that the anticipated synagogue will not become a reality; however, it appears the option of selling this Assembly zoned property as an Assembly package has not been explored. When Our Saviour Lutheran Church decided to sell their property at 8080 Francis Rd. in the late 1980's, they, in good faith, advertised and sold said property as an Assembly package. There were several institutional parties including the Eitz Chaim faith community, who expressed an interest in purchasing this Assembly package with all the amenities that this zoning included. Today, Richmond has become a vibrant multi-cultural community composed of immigrants from around the world who have brought with them elements of their previous culture including new faith communities. Some of these faith groups are presently renting temporary premises in churches and schools and may soon be looking for more permanent facilities. As well, Richmond has an aging population and the demand for more health care services, both public and private, are on the increase and the location of this property is ideally suited for such institutional use. We, as was the Richmond City Council of 2004, are concerned that needed Assembly land will be lost as a result of this application.

We would like to ask today's CITY COUNCIL what COMMUNITY BENEFIT is derived by losing scarce Assembly Land and allowing 12 town homes to be built on said property? Bylaw No. 7860 appears to have been abandoned if this faith's community land at 9080 # 3<sup>Rd</sup> is allowed to be removed from the ASSEMBLY classification. The residents of the Rideau subdivision had been looking forward to the addition of a faith facility as laid out in Bylaw 7860, not another 12 townhouses which would be much more intrusive in nature.

RESPECTIVELY SUBMITTED BY,

8311 Rideau Drive  
8291 Rideau DriveGERALD TAYLOR  
CHANG CHUN-SING8331 Rideau Drive Joseph Ho  
8271 Rideau Drive Jon Henderson



PHOTOGRAPHY: The following photographs were taken on 11/11/11 and are intended to show the existing conditions of the site and the surrounding area. The photographs are intended to provide a visual context for the proposed development and to show the location of the site within the surrounding area.

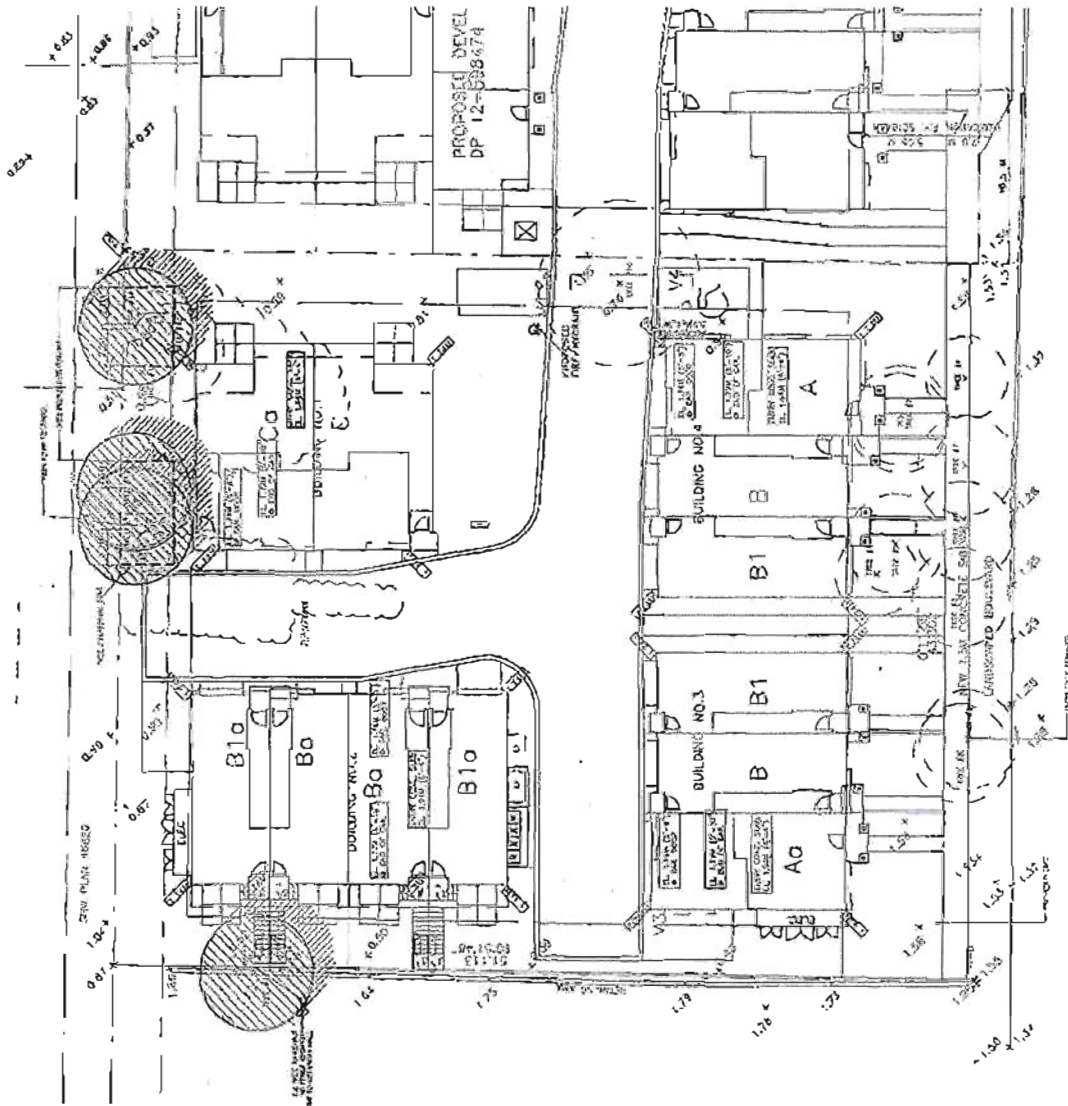
**pmg**  
LANDSCAPE  
ARCHITECTS  
P.C.  
10000 W. 10th Avenue, Suite 100  
Denver, CO 80231  
Tel: 303.733.1111  
Fax: 303.733.1112  
www.pmg-arch.com

NO. 1	DATE	DESCRIPTION	BY	CHKD
1	11/11/11	PROPOSED DEVELOPMENT	PMG	PMG
2	11/11/11	PROPOSED DEVELOPMENT	PMG	PMG
3	11/11/11	PROPOSED DEVELOPMENT	PMG	PMG
4	11/11/11	PROPOSED DEVELOPMENT	PMG	PMG
5	11/11/11	PROPOSED DEVELOPMENT	PMG	PMG
6	11/11/11	PROPOSED DEVELOPMENT	PMG	PMG
7	11/11/11	PROPOSED DEVELOPMENT	PMG	PMG
8	11/11/11	PROPOSED DEVELOPMENT	PMG	PMG
9	11/11/11	PROPOSED DEVELOPMENT	PMG	PMG
10	11/11/11	PROPOSED DEVELOPMENT	PMG	PMG

PROJECT  
33 UNIT  
TOWNHOUSE DEV.  
H33 NO. 3 UNIT  
BOWMAN, ILL.

DATE  
11/11/11  
BY  
PMG  
CHECKED  
PMG  
DATE  
11/11/11

SCALE  
1" = 10'-0"  
1" = 20'-0"  
1" = 30'-0"  
1" = 40'-0"  
1" = 50'-0"  
1" = 60'-0"  
1" = 70'-0"  
1" = 80'-0"  
1" = 90'-0"  
1" = 100'-0"





# City of Richmond

## Rezoning Considerations

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

Address: 9080 No. 3 Road

File No.: RZ 12-619503

Prior to final adoption of Zoning Amendment Bylaw 9031, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9030.
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on title ensuring that the only means of vehicle access is from the existing Cross-Access Statutory Right of Way (SRW CA2872307 and Plan EPP22896) on 9100 No. 3 Road (property to the south) and that there be no direct vehicular access to No. 3 Road.
4. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
5. Discharge of Covenants BE214259 and BE214260.
6. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$28,440.00) to the City's affordable housing fund.
7. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$10,949.40) to the City's public art fund.
8. City acceptance of the developer's offer to voluntarily contribute \$3,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City. If additional replacement trees (over and beyond the 16 replacement trees as proposed at the Rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on site.
9. City acceptance of the developer's offer to voluntarily contribute \$5,000 towards the proposed Audible Pedestrian Sign (APS) system upgrade at the No.3 Road/Francis Road intersection.
10. Contribution of \$1000.00 per dwelling unit (e.g. \$12,000.00) in-lieu of on-site indoor amenity space.
11. City acceptance of the developer's offer to voluntarily contribute \$37,000.00 in-lieu of on-site indoor amenity space for the benefit of 8080 Francis Road.
12. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
13. Enter into a Servicing Agreement\* for the design and construction of frontage improvements and service connections. Works include, but may not be limited to, removing the existing sidewalk behind the existing curb & gutter (which remains), construct a new 1.5 m concrete sidewalk along the front property line, install a grass and tree boulevard between the sidewalk and the curb, and extend existing Street Lighting from the south property line to the north property line of the site on No 3 Road. Design to include Water, Storm and Sanitary Service Connections.

Note:

i. Water:

- a. Using the OCP Model, there is 1020 L/s available at 20 psi residual. Based on the proposed rezoning, the site requires a minimum fire flow of 220 L/s. Water analysis is not required. However, once the building design have been confirmed at the Building Permit stage, fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow must be submitted.

ii. Sanitary:

- a. Sanitary analysis and upgrades are not required. A site analysis will be required on the servicing agreement drawings (for site connection only).

- b. The site is to connect to existing manhole SMH2136, located in the rear yard of 8311 Rideau Dr, approximately 1.5 m north of the south property line of the development site.
- iii. Storm
  - a. Storm analysis and upgrades are not required. A site analysis will be required on the servicing agreement drawings for the site connection only.
  - b. If the site connection is placed beneath the existing AC water main on No 3 Rd, then that section of water main shall be renewed by the City at the developer's cost.

Prior to a Development Permit<sup>4</sup> being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Discharge of Easement with Section 219 Covenant (BX297160 and BX297161); otherwise, an indoor amenity space (minimum 70 m<sup>2</sup>) for the benefit of the townhouse owners of 8080 Francis Road must be included in the proposal.

Prior to Development Permit<sup>4</sup> Issuance, the developer must complete the following requirements:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted near or 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.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the trees 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 trees 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, install tree protection around trees to be retained, and submit the tree survival security and tree compensation cash-in-lieu (i.e. \$14,000 in total) to ensure the replacement planting will be provided.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures and sustainability features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- <sup>4</sup> 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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Signed

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Date





**RZ 12-619503**

**Attachment D**

Address: 9080 No. 3 Road

Applicant: Sandhill Homes Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Congregation Bayit	To be determined.
Site Size (m <sup>2</sup> ):	2,202 m <sup>2</sup>	No Change
Land Uses:	Vacant	Multiple-Family Residential
OCP Designation:	Community Institutional	Neighbourhood Residential
Area Plan Designation:	N/A	N/A
702 Policy Designation:	N/A	N/A
Zoning:	Assembly (ASY)	Medium Density Townhouses (RTM2)
Number of Units:	0	12
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%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	43.3 m	Variance Requested
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.33 (V) per unit	none
Off-street Parking Spaces – Total:	27	28	none

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Tandem Parking Spaces:	Max. 50%	16 spaces (67%)	<b>Variance Requested</b>
Small Car Parking Spaces	Not permitted	2	<b>Variance Requested</b>
Handicap Parking Spaces:	1	1	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 12 units = 72 m <sup>2</sup>	122 m <sup>2</sup>	none

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





## Rezoning Considerations

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

Address: 9080 No. 3 Road

File No.: RZ 12-619503

Prior to final adoption of Zoning Amendment Bylaw 9043 , the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9030.
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on title ensuring that the only means of vehicle access is from the existing Cross-Access Statutory Right of Way (SRW CA2872307 and Plan EPP22896) on 9100 No. 3 Road (property to the south) and that there be no direct vehicular access to No. 3 Road.
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5. Discharge of Covenants BE214259 and BE214260.
6. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$28,440.00) to the City's affordable housing fund.
7. City acceptance of the developer's offer to voluntarily contribute \$35,000 towards the City's affordable housing fund for the re-designation of Assembly lands to other OCP designations for the purpose of redevelopment.
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  - b. If the site connection is placed beneath the existing AC water main on No 3 Rd, then that section of water main shall be renewed by the City at the developer's cost.

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[signed copy on file]

Signed \_\_\_\_\_

Date \_\_\_\_\_



**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 9030 (RZ 12-619503)  
9080 No. 3 Road**

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

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

P.I.D. 026-301-130

Lot 2 Section 28 Block 4 North Range 6 West New Westminster District Plan BCP17848

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9030".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 22 2013



\_\_\_\_\_  
MAYOR

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



Richmond Zoning Bylaw 8500  
Amendment Bylaw 9043 (RZ 12-619503)  
9080 No. 3 Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **MEDIUM DENSITY TOWNHOUSES (RTM2)**.

P.I.D. 026-301-130

Lot 2 Section 28 Block 4 North Range 6 West New Westminster District Plan BCP17848

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9043".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 22 2013

CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee

Planning and Development Department

*TO PLN - July 16, 2013*

*TO COUNCIL - July 22, 2013*

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

**Date:** July 4, 2013  
**File:** RZ 11-566630  
*12-8060-20-9041/9042/8479*

**Re:** Application by Dava Developments Ltd. for Rezoning at 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road from Light Industrial (IL) to Auto-Oriented Commercial (CA)

### Staff Recommendation

1. That Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9041, to facilitate the construction of commercial uses on the subject site, by:

- a) In Schedule 1, amending the existing land use designation in Attachment 1 (City of Richmond 2041 OCP Land Use Map) to redesignate the block bounded by River Road, No. 3 Road, Bridgeport Road, and the rear lane, including the subject site, from "Park" to "Commercial"; and
- b) In Schedule 2.10 (City Centre), amending the existing land use designation in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to redesignate the block bounded by River Road, No. 3 Road, Bridgeport Road, and the rear lane, including the subject site, from "Park" to "Urban Centre T5 (45 m)"; to introduce the extension of minor Douglas Street from No. 3 Road to River Road; and to amend the area designated for park purposes within the Bridgeport Village area; together with related minor map and text amendments;

be introduced and given first reading.

2. That Bylaw 9041, having been considered in conjunction with:

- the City's Financial Plan and Capital Program;
- the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

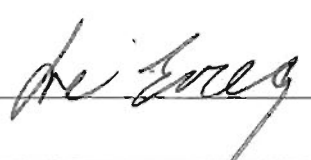
3. That Bylaw 9041, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.



4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9042, which makes minor amendments to the "CA" zone specific to 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road and rezones that property from "Light Industrial (IL)" to "Auto-Oriented Commercial (CA)", be introduced and given first reading.
5. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8479, be abandoned.

  
Wayne Craig  
Director of Development

SB:kt  
Att.

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

## Staff Report

### Origin

Dava Developments Ltd. has applied to the City of Richmond to rezone 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road in the City Centre's Bridgeport Village from Light Industrial (IL) to Auto-Oriented Commercial (CA) to permit the construction of a low rise low density commercial development (**Attachments 1 & 2**). More specifically, the proposed rezoning provides for the subdivision of the subject site into two (2) lots separated by a new public street (Douglas Street) and the construction of two commercial two-storey buildings totalling approximately 2,360 m<sup>2</sup> (25,400 ft<sup>2</sup>).

The application includes amendments to the 2041 Official Community Plan (OCP) and City Centre Area Plan (CCAP) to amend the land use designation of the entire block bounded by Bridgeport Road to the south, No. 3 Road to the east, River Road to the north, and a rear lane to the west and to amend the area designated for park purposes within the Bridgeport Village area. The block includes the subject site and the neighbouring site to the north at 2651 No. 3 Road (**Attachment 3**).

The application also includes a recommendation to abandon Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8479, to relocate the CCAP park designation from the entire block noted above, eastward to Smith Street. The Bylaw received first reading on April 14, 2009, but failed to receive support at the Public Hearing on June 21, 2010, and is rendered obsolete as a result of the subject rezoning application and associated OCP amendments.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 4**).

### Surrounding Development

The subject site is situated in the Bridgeport Village – a transitional City Centre area designated for medium-density, mid and high-rise, business, entertainment, hospitality, arts, transportation hub uses. The Bridgeport Village also includes a pedestrian-oriented retail high street along No. 3 Road and an industrial reserve east of Great Canadian Way. The subject shallow site is vacant, but contains a significant London Plane tree and the Canada Line overhead guide way, supporting columns and associated substation. Development in the vicinity of the subject site includes:

To the North: a strata-titled one-storey light industrial building zoned Light Industrial (IL). Further north, across River Road, is the casino parking structure.

To the East: across No. 3 Road, is a mix of low rise industrial uses zoned Light Industrial (IL).

To the South: across Bridgeport Road, a rezoning application is under review (RZ 13-628557) for a mid-rise mixed-use development at 8320, 8340, 8440 Bridgeport Road and 8311, 8351 Sea Island Way.

To the West: across the rear lane, is a mix of low rise industrial uses zoned Light Industrial (IL). Further west, across River Road, a rezoning application is under review (RZ 12-598104) for a multi-phase mixed-use development of up to 4 million square feet of floor space on the land and foreshore at Duck Island (River Road); 8351 River Road and 8411, 8431, 8451 West Road.

### **Related Policies & Studies**

Development of the subject site is affected by the City Centre Area Plan (CCAP) and related policies (e.g. Aircraft Noise Sensitive Development). An overview of these policies is provided in the "Analysis" section of this report.

### **Consultation & Public Input**

- a) Ministry of Transportation & Infrastructure (MOTI): Consultation with MOTI is required due to the proximity of Bridgeport Road, a roadway under Provincial jurisdiction. MOTI staff have reviewed the proposal on a preliminary basis and final MOTI approval is required prior to rezoning adoption.
- b) Ministry of Environment (MOE): The Ministry of Environment (MOE) has issued instruments indicating that the subject site is not contaminated in that standards for commercial land use have been met.
- c) South Coast British Columbia Transportation Authority (TransLink): The applicant has entered into a formal review process with Translink regarding the development proposal and associated Servicing Agreement for public road and infrastructure works. Translink staff have advised that formal comments will be provided to the City when the review is complete. Final confirmation that Translink does not have concerns associated with the development proposal is required prior to rezoning adoption.
- d) School District: This application was not referred to School District No. 38 (Richmond) because it does not include any residential uses. 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 include any dwelling units as new residential uses are prohibited in this CCAP high aircraft noise area.
- e) Neighbours: The applicant has consulted with its neighbours along No. 3 Road and across the rear lane, regarding the subject development and the proposal to block the lane connection to Bridgeport Road. No concerns have been received.
- f) General Public: Signage is posted on-site to notify the public of the subject application. At the time of writing this report, no correspondence regarding the subject application had been received. The statutory Public Hearing will provide local property owners and other interested parties with additional opportunity to comment.

## Staff Comments

Based on staff's review of the subject application, including the developer's preliminary Transportation Impact Analysis (TIA), staff are supportive of the subject rezoning, provided that the developer fully satisfies the Rezoning Considerations (**Attachment 5**).

## Analysis

Dava Developments Ltd. has applied to the City of Richmond to rezone the subject 6,246.6 m<sup>2</sup> (1.54 ac) shallow site fronting onto No. 3 Road that was part of the Canada Line land assembly, and sold for private development after the Canada Line construction was completed. The Canada Line alignment is located along the rear of the property and crosses over the northern portion of the property and then over No. 3 Road. The Light Industrial (IL) zoned land is vacant save for the Canada Line overhead guideway, supporting columns and associated substation. The purpose of the OCP amendments and rezoning is to permit the subdivision of the subject site into two (2) lots separated by a new public street (Douglas Street) and the construction of two (2) commercial two-storey buildings totalling approximately 2,360 m<sup>2</sup> (25,400 ft<sup>2</sup>) (**Attachment 6**). The subject development is notable for the challenges of developing in such close proximity to the Canada Line and is a gateway to the development lands west of No. 3 Road along the river.

The CCAP designates the Bridgeport Village for medium-density, mid- and high-rise, business, entertainment, hospitality, arts, transportation hub uses along with an industrial reserve east of Great Canadian Way and pedestrian-oriented retail high street along No. 3 Road.

The CCAP designates the entire block bounded by Bridgeport Road to the south, No. 3 Road to the east, River Road to the north, and a rear lane to the west, as a Neighbourhood Park (Future to 2031). The park designation applies to the subject site and the neighbouring site to the north at 2651 No. 3 Road.

In 2009, staff recommended relocating the park designation from No. 3 Road eastward to Smith Street. The associated Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8479, Received First Reading on April 14, 2009, but failed to receive support at the Public Hearing on June 21, 2010. In response to the 2009 proposal, at the Public Hearing on June 21, 2010 Council indicated that:

- The proposed park location on Smith Street would place unreasonable hardship on existing small businesses.
- It was premature to locate the park until development of the area had progressed to a point where the City can better understand local park needs and, based on that, where park space should be located.

Staff recommend that Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8479, be abandoned. The Bylaw failed to receive support at the Public Hearing on June 21, 2010, and is rendered obsolete as a result of the subject rezoning application.

Based on Council's comments, staff recommend that the existing park designation along the west side of No. 3 Road be replaced with an "orange diamond" to indicate "Neighbourhood Park (Future to 2013) – Configuration & Location to be Determined". An "orange diamond" would be added to the Bridgeport Village map in the vicinity of No. 3 Road. The configuration, location and timing of the park will depend on the level of local development activity and related park demand.

The current "Park" designation along the west side of No. 3 Road will be removed and the affected lots will be designated as per the existing designation of adjacent lands to the north, south, east and west:

- To "Commercial" in the City of Richmond 2041 OCP Land Use Map.
- To "Urban Centre T5 (45 m)" (2 FAR) and "Village Centre Bonus" (1 FAR) in the CCAP.

The CCAP is also proposed to be amended to extend a portion of Douglas Street as a minor street through the site, particularly from No. 3 Road to River Road. This road will be instrumental in servicing the future development potential of the waterfront lands to the west.

Staff's review of the proposed development shows it to be consistent with City policies and supportive CCAP objectives for the Bridgeport Village, as indicated below:

a) Sustainable Development:

- **District Energy Utility (DEU):** The small low density site is not required to be "DEU-ready" as the estimated heating demand (primary demand would be cooling) would be too low to make it economical at this time.
- **Leadership in Energy and Environmental Design (LEED):** The CCAP requires that all rezoning applications greater than 2,000 m<sup>2</sup> in size demonstrate compliance with LEED Silver (equivalency) or better, paying particular attention to features significant to Richmond (e.g., green roofs, urban agriculture, DEU, storm water management/quality). The developer has agreed to comply with this policy and will demonstrate this at Development Permit stage.
- **Tree Protection:** Richmond's Tree Protection Bylaw is intended to sustain a viable urban forest by protecting trees with a minimum diameter of 20 cm dbh (i.e. 1.4 m above grade) from being unnecessarily removed and setting replanting requirements. The developer's proposal satisfies the City policy, as they have agreed to save the only existing tree on the site, the significant London Plane at the intersection of No. 3 Road and Bridgeport Road. The tree is large (approximately 1.2 m dbh), in excellent health and a highly visible location. Confirmation of a contract with a registered Arborist for the protection of the tree is a requirement of rezoning. The Arborist needs to be involved in any planned work within the trees' dripline.

- ***Flood Management Strategy:*** In accordance with the City's Flood Plain Designation and Protection Bylaw 8204, the commercial development will have a minimum elevation of 0.3 m above the crown of the fronting street to maintain accessibility and commercial vibrancy along this shallow site. Registration of a flood indemnity covenant is a requirement of rezoning.
  - ***Aircraft Noise Sensitive Development (ANSD):*** The subject site is situated within ANSD "Area 1a", which prohibits new ANSD uses (e.g. residential, child care), and requires that a restrictive covenant be registered on title, including information to address aircraft noise mitigation and public awareness. The proposed development complies with the policy. Registration of an aircraft noise indemnity covenant is a requirement of rezoning.
- b) **Public Art:** The developer has agreed to participate in the City's Public Art Program. A voluntary contribution of approximately \$12,156, based on \$0.41 per buildable square foot, to the City's Public Art fund as a condition of rezoning.
- c) **Infrastructure Improvements:** The City requires the coordinated design and construction of private development and City infrastructure with the aim of implementing cost-effective solutions to serving the needs of Richmond's rapidly growing City Centre. In light of this, staff recommend and the developer has agreed to the following:
- ***Road Network Improvements:*** the developer shall be responsible for road dedications and statutory right-of-ways (e.g., new Douglas Road, No. 3 Road widening, functional rear lane); the design and construction of: new Douglas Road, a functional rear lane, extension of bike routes and pedestrian walkways, pre-ducting for a signal at No. 3 Road and Douglas Street; and traffic signal improvements for an added advanced southbound left turn signal phase at No. 3 Road and Sea Island Way.
  - ***Engineering Improvements:*** The developer shall be responsible for the design and construction of required storm sewer upgrade, pre-ducting for private utilities, servicing of road works, coordination of works with MOTI, Kinder Morgan and Translink, and related improvements, as determined to the satisfaction of the City.
  - The developer is required to enter into a Servicing Agreement for the design and construction of the required road network and engineering works prior to rezoning adoption. Opportunities for Development Cost Charge (DCC) credits will be reviewed as part of the SA.
- d) **Form of Development:** The developer proposes to construct a two-storey, low density, commercial development, including ground level retail on a prominent site located in the Bridgeport Village. The site will be subdivided by the new Douglas Street. The site includes significant Canada Line infrastructure, including a substation, and guideway with supporting columns running along the west edge of the site and crossing over the north edge of the site. The developer's proposed form of development generally conforms to the CCAP and its Development Permit (DP) guidelines although at a significantly lower density to address the constraints and opportunities of its site.



Development Permit (DP) approval to the satisfaction of the Director of Development for the proposal is required prior to rezoning adoption. At DP stage, among other things, the following will be addressed:

- Detailed architectural, landscaping and open space design.
  - Explore opportunities to create vibrant retail streetscape that contribute to the animation, pedestrian-amenity, and commercial success of the development and its surroundings.
  - Refine decorative rooftop concept, taking into consideration how the low two-storey rooftop will be viewed from Canada Line trains and future potential surrounding taller development.
  - Demonstration of LEED Silver (equivalency) or better.
  - Identified minimum 6.7 m internal drive aisle width triggers a variance that is supported by Transportation based on the modest size of the development and associated amount of traffic generated.
  - Vehicle and bicycle parking; truck loading; garbage, recycling and food scraps storage and collection; and private utility servicing.
- e) Zoning Bylaw Amendment: The CCAP identifies new roads that are to be secured as voluntary developer contributions via Richmond's development approval processes. In cases where such roads are not eligible for financial compensation via the Development Cost Charge (DCC) program, such as in the case for the subject application, the CCAP permits those roads to be dedicated without any reduction to the developer's buildable floor area. In order to implement this CCAP policy in respect to the new portion of Douglas Street west of No. 3 Road, as part of the subject rezoning, minor amendments are proposed to the CA zone specific to the subject site to allow for a higher density after road dedication.
- f) Community Planning: As per CCAP policy, the developer proposes to voluntarily contribute approximately \$7,412, based on \$0.25 per buildable square foot, to the City's community planning reserve fund.

**Financial Impact or Economic Impact**

None.

**Conclusion**

The subject development is consistent with Richmond's objectives for the Bridgeport Village, as set out in the City Centre Area Plan (CCAP) and proposed OCP amendments. The proposed low-rise project, pedestrian-oriented streetscapes, intersection improvements, Douglas Road extension and frontage improvements for pedestrians, bicycles, and vehicles will assist in making Bridgeport Village a transit-oriented, urban community. On this basis, staff recommend support for the subject rezoning and related bylaws.



Sara Badyal, M. Arch, MCIP, RPP  
Planner 2

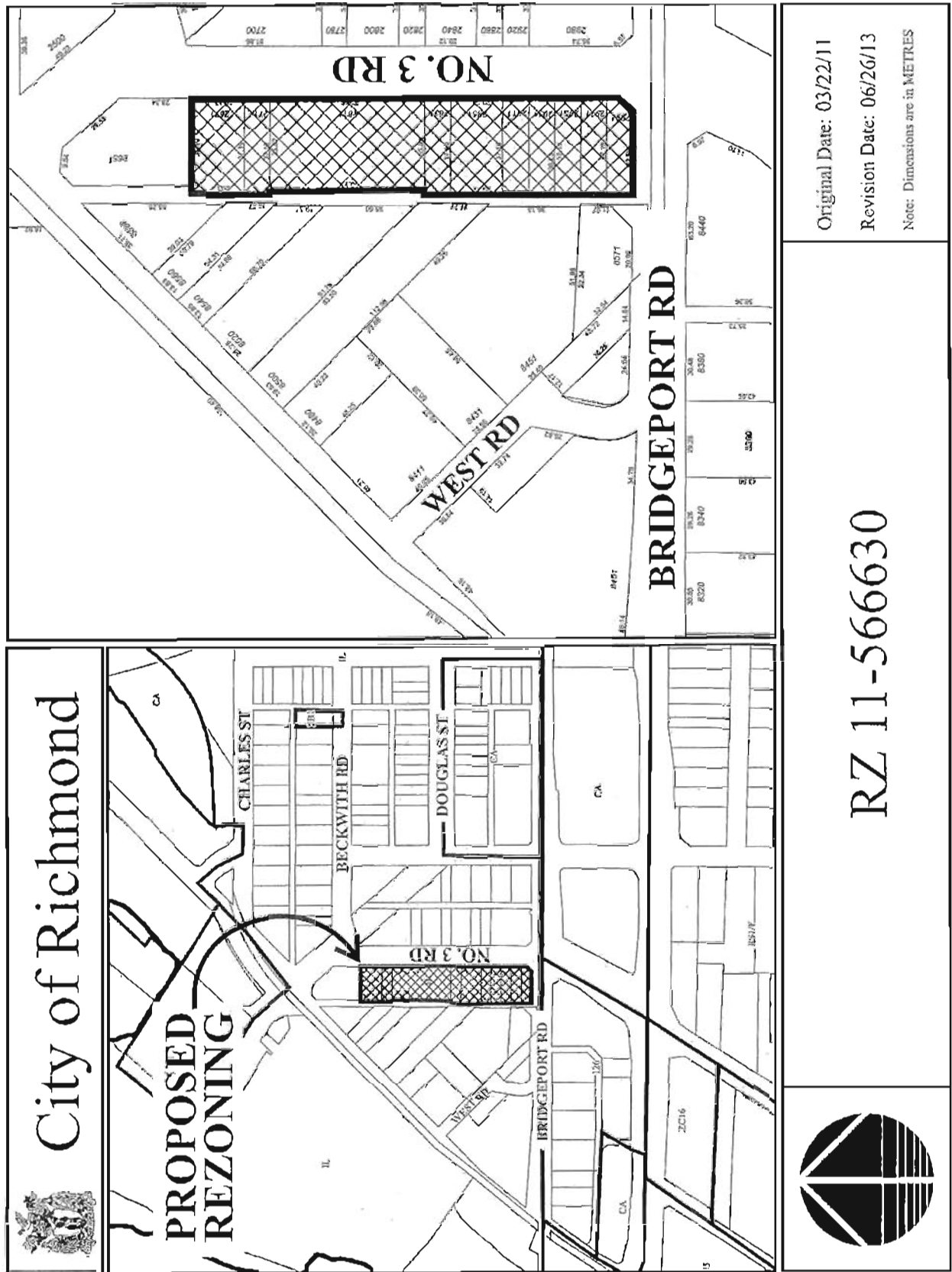


Terry Crowe  
Manager, Policy Planning

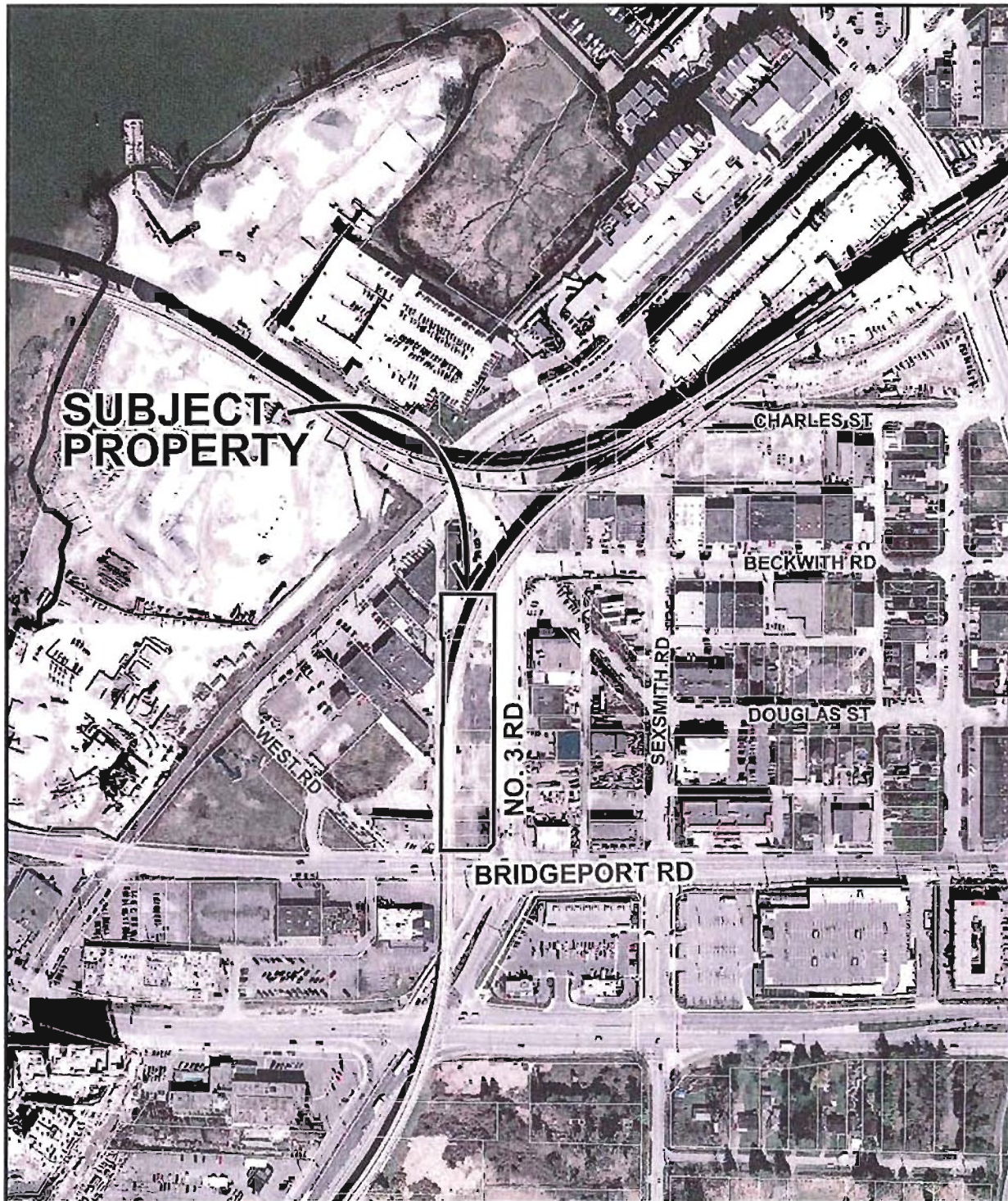
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**Attachments**

1. Location Map
2. Aerial Photograph
3. City Centre Area Plan Specific Land Use Map: Bridgeport Village (2031)
4. Development Application Data Sheet
5. Rezoning Considerations
6. Development Concept







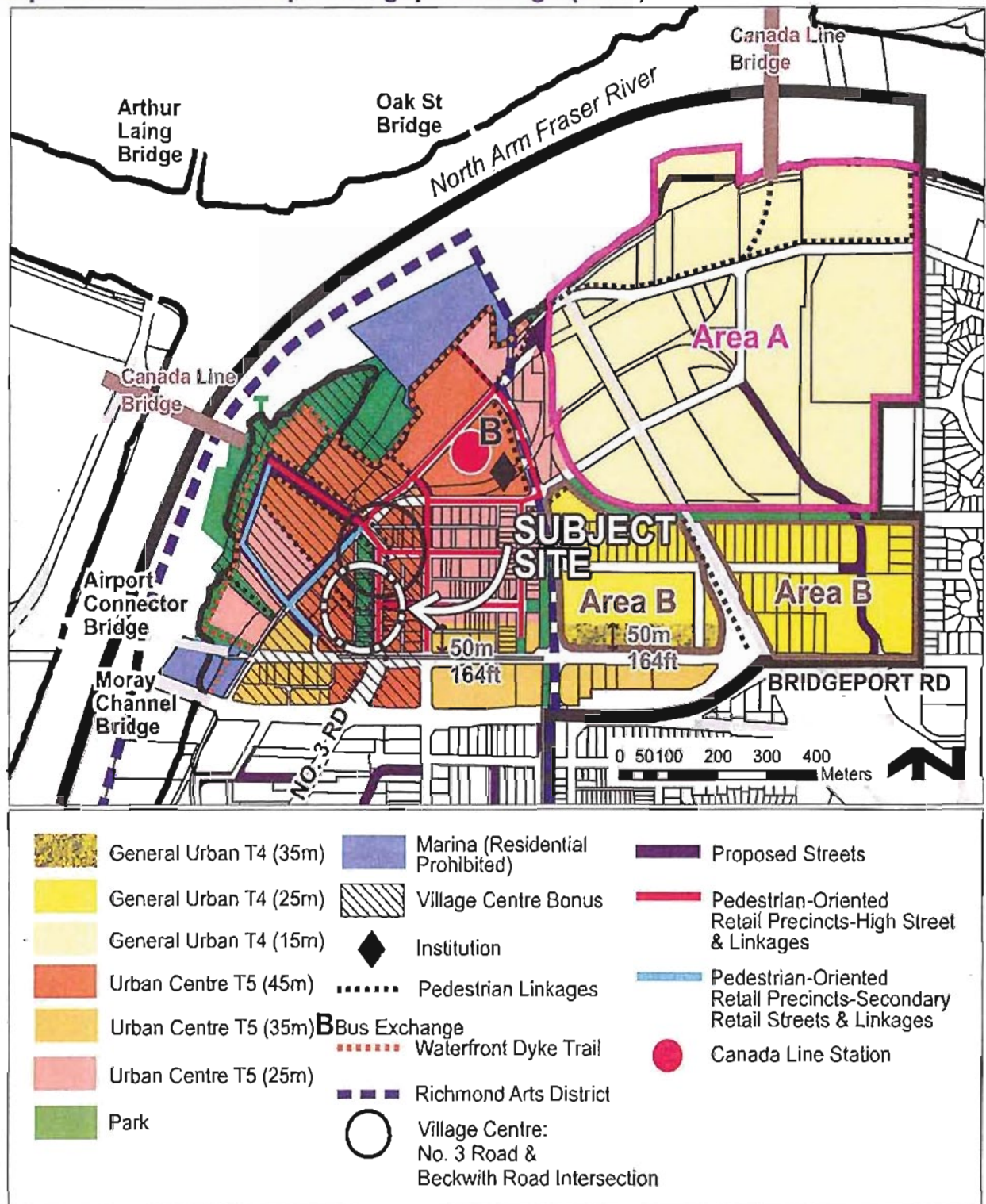
RZ 11-566630

Original Date: 03/22/11

Revision Date: 06/23/13

Note: Dimensions are in METRES



**Specific Land Use Map: Bridgeport Village (2013)**



**RZ 11-566630**

**Attachment 4**

Address: 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road

Applicant: Dava Developments Ltd.

Planning Area(s): Bridgeport Village (City Centre)

	Existing	Proposed
Owner:	675249 B.C. Ltd., Inc. No. BC0675249	Same
Site Size (m <sup>2</sup> ):	6,246.6 m <sup>2</sup>	North Parcel: 2,555.6 m <sup>2</sup> South Parcel: 2,953.5 m <sup>2</sup> Road Dedication: 737.6 m <sup>2</sup>
Land Uses:	Vacant	Commercial
OCP Designation:	Park	Commercial
Area Plan Designation:	Park	Urban Centre T5 (45m)
Zoning:	Light Industrial (IL)	Auto-Oriented Commercial (CA)
Number of Units:	Nil	Two (2) two-storey multi-unit commercial buildings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5 FAR	North Parcel: 0.37 FAR South Parcel: 0.54 FAR Total Net: 0.46 FAR	None permitted
Lot Coverage – Building:	Max. 50%	North Parcel: 20% South Parcel: 32%	None
Setbacks: No. 3 Road Bridgeport Road Douglas Street Rear Lane North Rear Yard	Min. 3.0 m	3 m 10 m 3 m 18 m 22 m	None
Height:	45 m for Hotels 12 m	12 m	None
Off-street Parking Spaces:	84	84	None





## Rezoning Considerations

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

**Address:** 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971  
and 2991 No. 3 Road

**File No.:** RZ 11-566630

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9042, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaw 9041.
2. Provincial Ministry of Transportation & Infrastructure Approval.
3. Confirmation that there are no South Coast British Columbia Transportation Authority (TransLink) concerns regarding the proposed development and Servicing Agreement.
4. Consolidation of all the lots into two development parcels.
5. Road dedication:
  - a) Douglas Street – 20 m wide road dedication required along the entire south property line of 2811 No. 3 Road
  - b) Corner cuts required:
    - (1) 4m x 4m corner cuts at the northwest and southwest corners of No. 3 Road and future Douglas Street.
    - (2) 3m x 3m corner cuts at the northeast and southeast corners of future Douglas Street and the rear lane.
    - (3) 4m x 4m corner cut required at the No. 3 Road and Bridgeport Road intersection, measured from the new PROP line as identified in 6(a) below.
6. The granting of statutory PROP rights-of-way, City maintenance and liability:
  - a) No. 3 Road – 3 m wide PROP required along entire the No. 3 Road frontage for a new 3 m wide sidewalk.
  - b) Rear Lane – Provide the necessary PROP within the development site to upgrade to a functional lane (e.g. approximately 6m where feasible).
7. Registration of a flood indemnity covenant on title.
8. Registration of an aircraft noise indemnity covenant on title.
9. City acceptance of the developer's offer to voluntarily contribute \$45,531 for sanitary sewer upgrades and \$14,550 for pump station upgrades (2253-10-000-14912-0000), resulting from the impact of the increase in density from the City's 2041 OCP related to the site, on the sanitary system's capacity for future developments within the catchment.
10. City acceptance of the developer's offer to voluntarily contribute \$0.41 per buildable square foot (e.g. \$12,156) to the City's public art reserve fund (7750-80-000-00000-0000).
11. City acceptance of the developer's offer to voluntarily contribute \$0.25 per buildable square foot (e.g. \$7,412) to the City's community planning reserve fund.
12. 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.
13. 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.
14. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
15. Enter into a Servicing Agreement\* for the design and construction of road network improvements, engineering infrastructure improvements, including, but not be limited to:
  - a) The protection and retention of the existing London Plane tree.
  - b) No. 3 Road frontage improvements – Upgrade with new 3 m wide sidewalk at its ultimate location in the new 3 m wide PROP, landscaped boulevard behind the existing curb, and pre-ducting for private utilities.

- c) Bridgeport Road frontage improvements – Upgraded with new 2.5 m wide sidewalk at the existing property line, and landscaped boulevard between sidewalk and existing curb.
- d) Douglas Street – New road with 20 m wide road cross-section, between No. 3 Road and the north-south lane, flanked with 2.5 m wide sidewalks, 1.35 m landscaped boulevards, and complete with signal pre-ducting at No. 3 Road and Douglas Street.
- e) Rear Lane - Upgrade to a functional lane (e.g. approximately 6 m where feasible with appropriate drainage and lighting), with traffic barrier to close the existing connection to Bridgeport Road in close proximity to No. 3 Road.
- f) Signal Upgrade - Added advanced southbound left turn signal phase at No.3 Road and Sea Island Way.
- g) Storm Sewer Upgrades:
  - (1) Upgrade existing storm sewer along the No 3 Road frontage from 675 mm to 750 mm diameter (between manholes STMH9200 & STM9212).
  - (2) Upgrade existing storm sewer along the Bridgeport Road frontage from 200 mm diameter (between manholes STMH9184 & STM9179). If servicing road drainage only, upgrade to 450 mm diameter. If servicing properties, upgrade to the greater of 600 mm diameter or OCP size.
- h) Capacity analysis calculations and detail design.
- i) The developer is responsible for contacting the following for any permits, requirements and approvals:
  - (1) MOTI, for works on Bridgeport Road within their jurisdiction.
  - (2) Kinder Morgan, for works in close proximity (less than 100 m) to the jet fuel line.
  - (3) TransLink, for works in close proximity to the Canada Line guideway.
  - (4) Private utility companies, for rights-of-ways required on the development site for their equipment (i.e. vistas, kiosks, transformers, etc.). The developer is required to contact the private utility companies to learn of their requirements and incorporate the equipment into their onsite design.

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

1. Incorporation of sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
2. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water flow.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division, including: parking for services, deliveries, workers, loading, application for any lane closures, and construction traffic controls as per Traffic Control Manual for works on Roadways (by MOTI) and MMCD Traffic Regulation Section 01570.
4. Obtain a Building Permit (BP) for any construction hoarding. If 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.

**Note:**

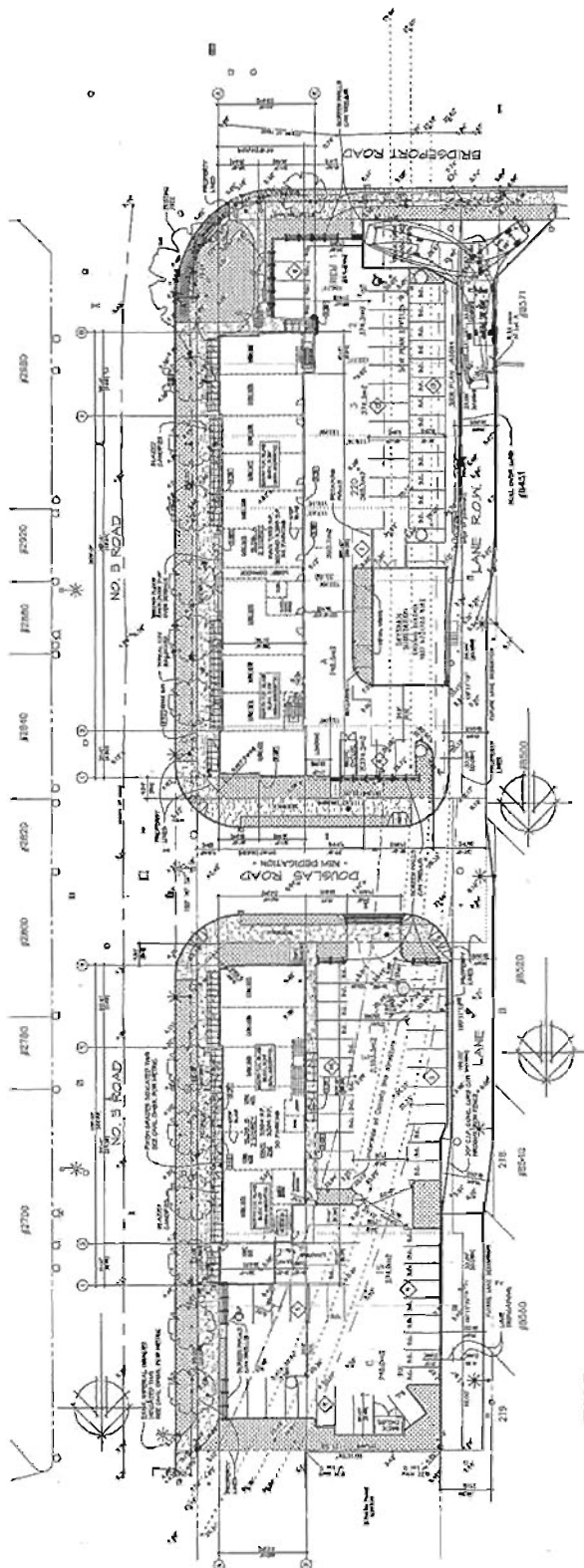
\* This requires a separate application.

- 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 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.



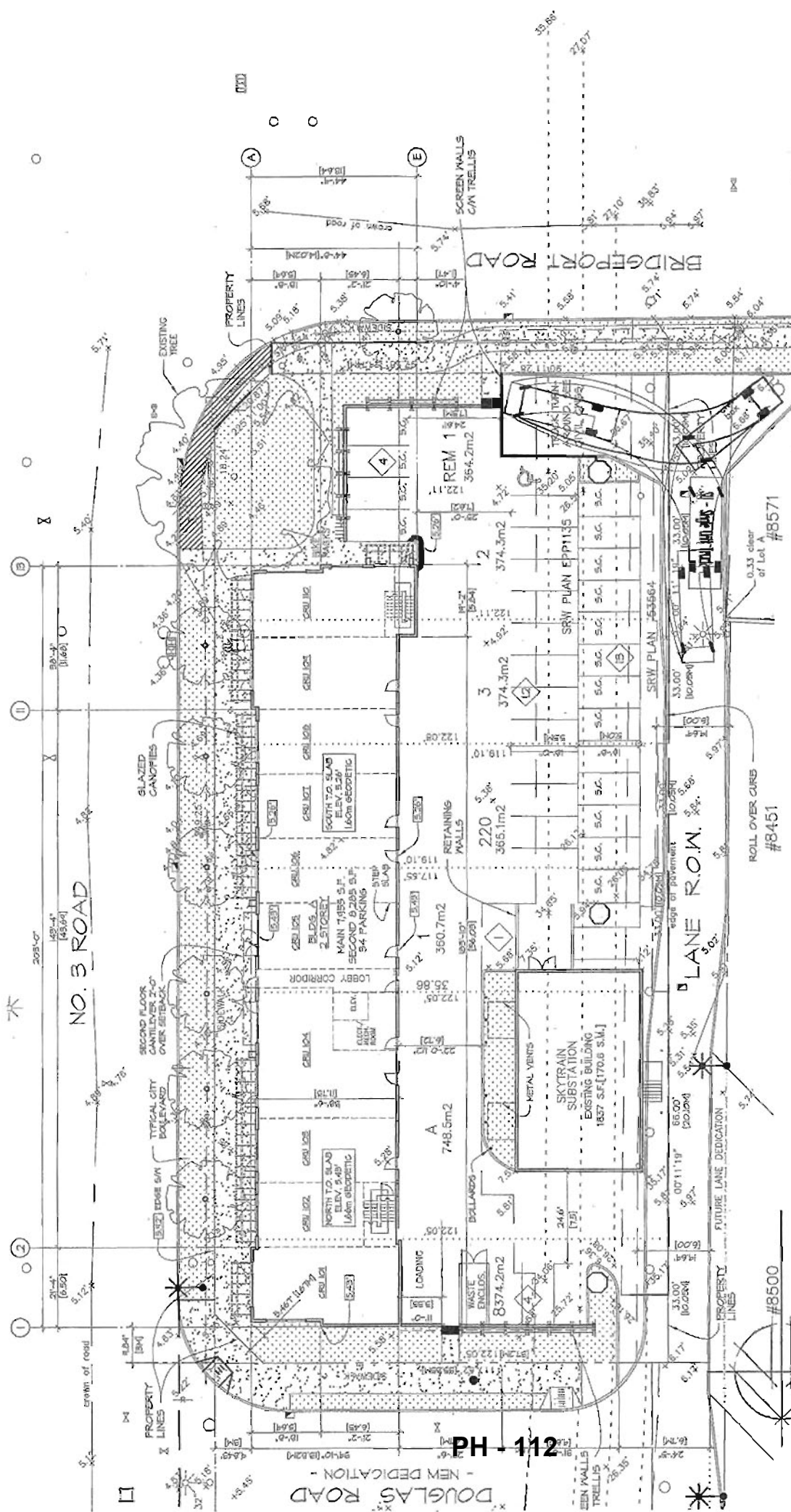
**SITE PLAN - GENERAL NOTES**

1. The proposed site is located within the City of [City Name], and is subject to the City's Zoning Ordinance, which requires that the proposed site be used in accordance with the City's Zoning Ordinance.
2. The proposed site is located within the City of [City Name], and is subject to the City's Zoning Ordinance, which requires that the proposed site be used in accordance with the City's Zoning Ordinance.
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10. The proposed site is located within the City of [City Name], and is subject to the City's Zoning Ordinance, which requires that the proposed site be used in accordance with the City's Zoning Ordinance.

CONCEPT  
ONLY

PERSONAL DATA		EDUCATION		EMPLOYMENT		MILITARY SERVICE		CIVIL SERVICE		ACADEMIC RECORD		EXTRACURRICULAR ACTIVITIES		REFERENCES	
NAME	DATE OF BIRTH	DEGREE	INSTITUTION	POSITION	DATE	BRANCH	GRADE	POSITION	DATE	POSITION	DATE	ACTIVITY	DATE	NAME	ADDRESS
John Doe	1985-03-15	B.S.	State University	Student	1985-1989	Army	Private	1st Lt.	1989-1991	Teacher	1991-1993	Sports	1985-1989	Mr. Smith	123 Main St.
Jane Smith	1980-07-22	M.A.	City College	Student	1980-1984	Navy	Seaman	Ensign	1984-1986	Librarian	1986-1988	Chess	1980-1984	Ms. Jones	456 Oak Ave.
Robert Brown	1978-11-05	B.A.	University of Texas	Student	1978-1982	Air Force	Private	Major	1982-1987	Engineer	1987-1990	Music	1978-1982	Mr. White	789 Pine Rd.
Sarah Green	1982-04-18	B.S.	Northwest State	Student	1982-1986	Marine Corps	Private	Staff Sgt.	1986-1989	Manager	1989-1992	Dance	1982-1986	Ms. Black	321 Elm St.
Michael Lee	1975-09-01	B.S.	Central University	Student	1975-1979	Army	Private	1st Lt.	1979-1981	Analyst	1981-1984	Golf	1975-1979	Mr. Davis	654 Maple Dr.
Emily White	1983-06-10	B.A.	Southwest State	Student	1983-1987	Navy	Seaman	Ensign	1987-1989	Writer	1989-1991	Reading	1983-1987	Ms. Wilson	987 Cedar Ln.
David Black	1979-12-03	B.S.	East State	Student	1979-1983	Air Force	Private	Major	1983-1988	Engineer	1988-1990	Music	1979-1983	Mr. Taylor	101 Birch St.
Olivia Gray	1981-08-25	B.A.	West State	Student	1981-1985	Marine Corps	Private	Staff Sgt.	1985-1988	Manager	1988-1991	Dance	1981-1985	Ms. Harris	202 Spruce Ave.
James King	1977-02-14	B.S.	Central University	Student	1977-1981	Army	Private	1st Lt.	1981-1983	Analyst	1983-1986	Golf	1977-1981	Mr. Clark	303 Willow Rd.
Isabella Hall	1984-05-07	B.A.	Northwest State	Student	1984-1988	Navy	Seaman	Ensign	1988-1990	Writer	1990-1992	Reading	1984-1988	Ms. Lewis	404 Ash St.
Christopher Young	1976-10-20	B.S.	East State	Student	1976-1980	Air Force	Private	Major	1980-1985	Engineer	1985-1988	Music	1976-1980	Mr. Walker	505 Hickory Dr.
Ava Scott	1980-01-12	B.A.	Southwest State	Student	1980-1984	Marine Corps	Private	Staff Sgt.	1984-1987	Manager	1987-1990	Dance	1980-1984	Ms. Adams	606 Sycamore Ave.
Benjamin Adams	1978-04-09	B.S.	Central University	Student	1978-1982	Army	Private	1st Lt.	1982-1984	Analyst	1984-1987	Golf	1978-1982	Mr. Baker	707 Magnolia St.
Charlotte Baker	1982-09-28	B.A.	Northwest State	Student	1982-1986	Navy	Seaman	Ensign	1986-1989	Writer	1989-1991	Reading	1982-1986	Ms. Green	808 Poplar Rd.
Lucas Miller	1975-03-17	B.S.	East State	Student	1975-1979	Air Force	Private	Major	1979-1982	Engineer	1982-1985	Music	1975-1979	Mr. King	909 Chestnut Ave.
Grace Wilson	1983-11-04	B.A.	West State	Student	1983-1987	Marine Corps	Private	Staff Sgt.	1987-1990	Manager	1990-1992	Dance	1983-1987	Ms. Hall	1010 Walnut St.
Henry Taylor	1979-07-21	B.S.	Central University	Student	1979-1983	Army	Private	1st Lt.	1983-1985	Analyst	1985-1988	Golf	1979-1983	Mr. Young	1111 Elm Dr.
Victoria Brown	1981-02-06	B.A.	Northwest State	Student	1981-1985	Navy	Seaman	Ensign	1985-1988	Writer	1988-1991	Reading	1981-1985	Ms. Miller	1212 Oak Ave.
Sebastian Green	1977-06-19	B.S.	East State	Student	1977-1981	Air Force	Private	Major	1981-1984	Engineer	1984-1987	Music	1977-1981	Mr. Davis	1313 Pine Rd.
Madeline White	1984-10-02	B.A.	Southwest State	Student	1984-1988	Marine Corps	Private	Staff Sgt.	1988-1991	Manager	1991-1993	Dance	1984-1988	Ms. Wilson	1414 Cedar Ln.
Julian Black	1976-04-15	B.S.	Central University	Student	1976-1980	Army	Private	1st Lt.	1980-1983	Analyst	1983-1986	Golf	1976-1980	Mr. Clark	1515 Birch St.
Chloe Gray	1982-08-23	B.A.	Northwest State	Student	1982-1986	Navy	Seaman	Ensign	1986-1989	Writer	1989-1992	Reading	1982-1986	Ms. Lewis	1616 Ash Ave.
Isaac King	1978-01-08	B.S.	East State	Student	1978-1982	Air Force	Private	Major	1982-1985	Engineer	1985-1988	Music	1978-1982	Mr. Walker	1717 Elm St.
Aria Scott	1980-05-20	B.A.	Southwest State	Student	1980-1984	Marine Corps	Private	Staff Sgt.	1984-1987	Manager	1987-1990	Dance	1980-1984	Ms. Adams	1818 Oak Ave.
Leo Adams	1977-09-03	B.S.	Central University	Student	1977-1981	Army	Private	1st Lt.	1981-1984	Analyst	1984-1987	Golf	1977-1981	Mr. Baker	1919 Pine Rd.
Stella Baker	1983-12-11	B.A.	Northwest State	Student	1983-1987	Navy	Seaman	Ensign	1987-1990	Writer	1990-1992	Reading	1983-1987	Ms. Green	2020 Cedar Ln.
Leo Miller	1975-07-24	B.S.	East State	Student	1975-1979	Air Force	Private	Major	1979-1982	Engineer	1982-1985	Music	1975-1979	Mr. King	2121 Birch St.
Valentina Wilson	1981-03-06	B.A.	West State	Student	1981-1985	Marine Corps	Private	Staff Sgt.	1985-1988	Manager	1988-1991	Dance	1981-1985	Ms. Hall	2222 Walnut St.
Isaac Taylor	1979-11-19	B.S.	Central University	Student	1979-1983	Army	Private	1st Lt.	1983-1986	Analyst	1986-1989	Golf	1979-1983	Mr. Young	2323 Elm Dr.
Isabella Brown	1982-06-02	B.A.	Northwest State	Student	1982-1986	Navy	Seaman	Ensign	1986-1989	Writer	1989-1992	Reading	1982-1986	Ms. Miller	2424 Oak Ave.
Sebastian Green	1976-02-14	B.S.	East State	Student	1976-1980	Air Force	Private	Major	1980-1983	Engineer	1983-1986	Music	1976-1980	Mr. Davis	2525 Pine Rd.
Madeline White	1984-09-27	B.A.	Southwest State	Student	1984-1988	Marine Corps	Private	Staff Sgt.	1988-1991	Manager	1991-1993	Dance	1984-1988	Ms. Wilson	2626 Cedar Ln.
Julian Black	1976-05-09	B.S.	Central University	Student	1976-1980	Army	Private	1st Lt.	1980-1983	Analyst	1983-1986	Golf	1976-1980	Mr. Clark	2727 Birch St.
Chloe Gray	1982-12-01	B.A.	Northwest State	Student	1982-1986	Navy	Seaman	Ensign	1986-1989	Writer	1989-1992	Reading	1982-1986	Ms. Lewis	2828 Ash Ave.
Isaac King	1978-04-23	B.S.	East State	Student	1978-1982	Air Force	Private	Major	1982-1985	Engineer	1985-1988	Music	1978-1982	Mr. Walker	2929 Elm St.
Aria Scott	1980-10-05	B.A.	Southwest State	Student	1980-1984	Marine Corps	Private	Staff Sgt.	1984-1987	Manager	1987-1990	Dance	1980-1984	Ms. Adams	3030 Oak Ave.
Leo Adams	1977-03-17	B.S.	Central University	Student	1977-1981	Army	Private	1st Lt.	1981-1984	Analyst	1984-1987	Golf	1977-1981	Mr. Baker	3131 Pine Rd.
Stella Baker	1983-07-29	B.A.	Northwest State	Student	1983-1987	Navy	Seaman	Ensign	1987-1990	Writer	1990-1992	Reading	1983-1987	Ms. Green	3232 Cedar Ln.
Leo Miller	1975-11-11	B.S.	East State	Student	1975-1979	Air Force	Private	Major	1979-1982	Engineer	1982-1985	Music	1975-1979	Mr. King	3333 Birch St.
Valentina Wilson	1981-05-23	B.A.	West State	Student	1981-1985	Marine Corps	Private	Staff Sgt.	1985-1988	Manager	1988-1991	Dance	1981-1985	Ms. Hall	3434 Walnut St.
Isaac Taylor	1979-08-05	B.S.	Central University	Student	1979-1983	Army	Private	1st Lt.	1983-1986	Analyst	1986-1989	Golf	1979-1983	Mr. Young	3535 Elm Dr.
Isabella Brown	1982-01-17	B.A.	Northwest State	Student	1982-1986	Navy	Seaman	Ensign	1986-1989	Writer	1989-1992	Reading	1982-1986	Ms. Miller	3636 Oak Ave.
Sebastian Green	1976-06-29	B.S.	East State	Student	1976-1980	Air Force	Private	Major	1980-1983	Engineer	1983-1986	Music	1976-1980	Mr. Davis	3737 Pine Rd.
Madeline White	1984-11-11	B.A.	Southwest State	Student	1984-1988	Marine Corps	Private	Staff Sgt.	1988-1991	Manager	1991-1993	Dance	1984-1988	Ms. Wilson	3838 Cedar Ln.
Julian Black	1976-03-23	B.S.	Central University	Student	1976-1980	Army	Private	1st Lt.	1980-1983	Analyst	1983-1986	Golf	1976-1980	Mr. Clark	3939 Birch St.
Chloe Gray	1982-07-05	B.A.	Northwest State	Student	1982-1986	Navy	Seaman	Ensign	1986-1989	Writer	1989-1992	Reading	1982-1986	Ms. Lewis	4040 Ash Ave.
Isaac King	1978-10-17	B.S.	East State	Student	1978-1982	Air Force	Private	Major	1982-1985	Engineer	1985-1988	Music	1978-1982	Mr. Walker	4141 Elm St.
Aria Scott	1980-02-29	B.A.	Southwest State	Student	1980-1984	Marine Corps	Private	Staff Sgt.	1984-1987	Manager	1987-1990	Dance	1980-1984	Ms. Adams	4242 Oak Ave.
Leo Adams	1977-06-11	B.S.	Central University	Student	1977-1981	Army	Private	1st Lt.	1981-1984	Analyst	1984-1987	Golf	1977-1981	Mr. Baker	4343 Pine Rd.
Stella Baker	1983-09-23	B.A.	Northwest State	Student	1983-1987	Navy	Seaman	Ensign	1987-1990	Writer	1990-1992	Reading	1983-1987	Ms. Green	4444 Cedar Ln.
Leo Miller	1975-12-05	B.S.	East State	Student	1975-1979	Air Force	Private	Major	1979-1982	Engineer	1982-1985	Music	1975-1979	Mr. King	4545 Birch St.
Valentina Wilson	1981-04-17	B.A.	West State	Student	1981-1985	Marine Corps	Private	Staff Sgt.	1985-1988	Manager	1988-1991	Dance	1981-1985	Ms. Hall	4646 Walnut St.
Isaac Taylor	1979-07-29	B.S.	Central University	Student	1979-1983	Army	Private	1st Lt.	1983-1986	Analyst	1986-1989	Golf	1979-1983	Mr. Young	4747 Elm Dr.
Isabella Brown	1982-11-11	B.A.	Northwest State	Student	1982-1986	Navy	Seaman	Ensign	1986-1989	Writer	1989-1992	Reading	1982-1986	Ms. Miller	4848 Oak Ave.
Sebastian Green	1976-04-23	B.S.	East State	Student	1976-1980	Air Force	Private	Major	1980-1983	Engineer	1983-1986	Music	1976-1980	Mr. Davis	4949 Pine Rd.
Madeline White	1984-08-05	B.A.	Southwest State	Student	1984-1988	Marine Corps	Private	Staff Sgt.	1988-1991	Manager	1991-1993	Dance	1984-1988	Ms. Wilson	5050 Cedar Ln.
Julian Black	1976-11-17	B.S.	Central University	Student	1976-1980	Army	Private	1st Lt.	1980-1983	Analyst	1983-1986	Golf	1976-1980	Mr. Clark	5151 Birch St.
Chloe Gray	1982-03-29	B.A.	Northwest State	Student	1982-1986	Navy	Seaman	Ensign	1986-1989	Writer	1989-1992	Reading	1982-1986	Ms. Lewis	5252 Ash Ave.
Isaac King	1978-06-11	B.S.	East State	Student	1978-1982	Air Force	Private	Major	1982-1985	Engineer	1985-1988	Music	1978-1982	Mr. Walker	5353 Elm St.
Aria Scott	1980-09-23	B.A.	Southwest State	Student	1980-1984	Marine Corps	Private	Staff Sgt.	1984-1987	Manager	1987-1990	Dance	1980-1984	Ms. Adams	5454 Oak Ave.
Leo Adams	1977-12-05	B.S.	Central University	Student	1977-1981	Army	Private	1st Lt.	1981-1984	Analyst	1984-1987	Golf	1977-1981	Mr. Baker	5555 Pine Rd.
Stella Baker	1983-03-17	B.A.	Northwest State	Student	1983-1987	Navy	Seaman	Ensign	1987-1990	Writer	1990-1992	Reading	1983-1987	Ms. Green	5656 Cedar Ln.
Leo Miller	1975-06-29	B.S.	East State	Student	1975-1979	Air Force	Private	Major	1979-1982	Engineer	1982-1985	Music	1975-1979	Mr. King	5757 Birch St.
Valentina Wilson	1981-10-11	B.A.	West State	Student	1981-1985	Marine Corps	Private	Staff Sgt.	1985-1988	Manager	1988-1991	Dance	1981-1985	Ms. Hall	5858 Walnut St.
Isaac Taylor	1979-01-23	B.S.	Central University	Student	1979-1983	Army	Private	1st Lt.	1983-1986	Analyst	1986-1989	Golf	1979-1983	Mr. Young	5959 Elm Dr.
Isabella Brown	1982-05-05	B.A.	Northwest State	Student	1982-1986	Navy	Seaman	Ensign	1986-1989	Writer	1989-1992	Reading	1982-1986	Ms. Miller	6060 Oak Ave.
Sebastian Green	1976-08-17	B.S.	East State	Student	1976-1980	Air Force	Private	Major	1980-1983	Engineer	1983-1986	Music	1976-1980	Mr. Davis	6161 Pine Rd.
Madeline White	1984-11-29	B.A.	Southwest State	Student	1984-1988	Marine Corps	Private	Staff Sgt.	1988-1991	Manager	1991-1993	Dance	1984-1988	Ms. Wilson	6262 Cedar Ln.
Julian Black	1976-02-11	B.S.	Central University	Student	1976-1980	Army	Private	1st Lt.	1980-1983	Analyst	1983-1986	Golf	1976-1980	Mr. Clark	6363 Birch St.
Chloe Gray	1982-05-23	B.A.	Northwest State	Student	1982-1986	Navy	Seaman	Ensign	1986-1989	Writer	1989-1992	Reading	1982-1986	Ms. Lewis	6464 Ash Ave.
Isaac King	1978-09-05	B.S.	East State	Student	1978-1982	Air Force	Private	Major	1982-1985	Engineer	1985-1988	Music	1978-1982	Mr. Walker	6565 Elm St.
Aria Scott	1980-12-17	B.A.	Southwest State	Student	1980-1984	Marine Corps	Private	Staff Sgt.	1984-1987	Manager	1987-1990	Dance	1980-1984	Ms. Adams	6666 Oak Ave.
Leo Adams	1977-03-29	B.S.	Central University	Student	1977-1981	Army	Private	1st Lt.	1981-1984	Analyst	1984-1987	Golf	1977-1981	Mr. Baker	6767 Pine Rd.
Stella Baker	1983-06-11	B.A.	Northwest State	Student	1983-1987	Navy	Seaman	Ensign	1987-1990	Writer	1990-1992	Reading	1983-1987	Ms. Green	6868 Cedar Ln.
Leo Miller	1975-09-23	B.S.	East State	Student	1975-1979	Air Force	Private	Major	1979-1982	Engineer	1982-1985	Music	1975-1979	Mr. King	6969 Birch St.
Valentina Wilson	1981-12-05	B.A.	West State	Student	1981-1985	Marine Corps	Private	Staff Sgt.	1985-1988	Manager	1988-1991	Dance	1981-1985	Ms. Hall	7070 Walnut St.
Isaac Taylor	1979-03-17	B.S.	Central University	Student	1979-1983	Army	Private	1st Lt.	1983-1986	Analyst	1986-1989	Golf	1979-1983	Mr. Young	7171 Elm Dr.
Isabella Brown	1982-06-29	B.A.	Northwest State	Student	1982-1986	Navy	Seaman	Ensign	1986-1989	Writer	1989-1992	Reading	1982-1986	Ms. Miller	7272 Oak Ave.
Sebastian Green	1976-10-11	B.S.	East State	Student	1976-1980	Air Force	Private	Major	1980-1983	Engineer	1983-1986	Music	1976-1980	Mr. Davis	7373 Pine Rd.
Madeline White	1984-01-23	B.A.	Southwest State	Student	1984-19										

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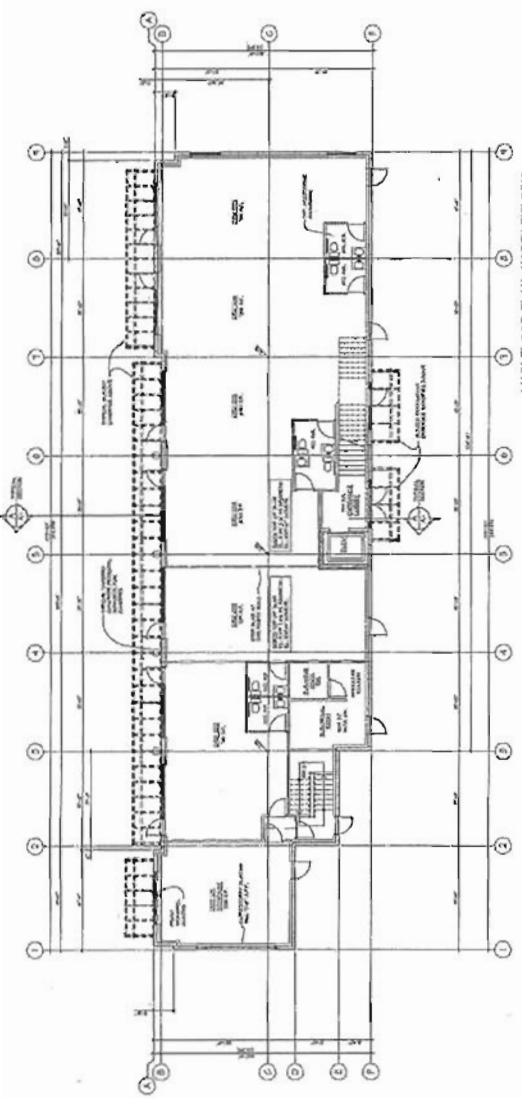




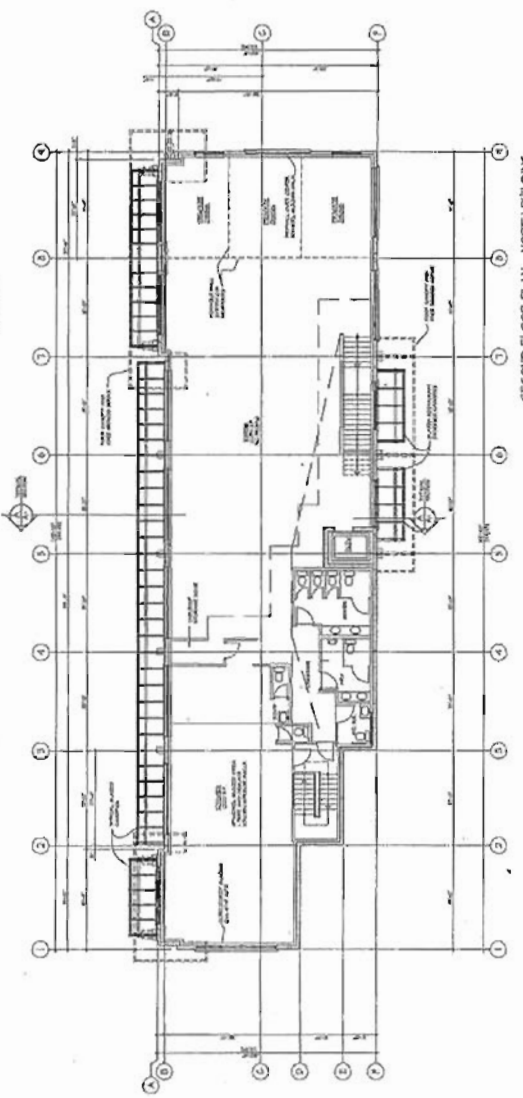
## STUDENT SERVICE GUIDELINES

STANFORD DESIGN GROUP





MAIN FLOOR PLAN - NORTH BUILDING



SECOND FLOOR PLAN - NORTH BUILDING

**LEGEND**

1. RETAIL SPACE	2. RESTAURANT	3. KITCHEN	4. STAIRS	5. ELEVATOR
6. RETAIL SPACE	7. RESTAURANT	8. KITCHEN	9. STAIRS	10. ELEVATOR
11. RETAIL SPACE	12. RESTAURANT	13. KITCHEN	14. STAIRS	15. ELEVATOR
16. RETAIL SPACE	17. RESTAURANT	18. KITCHEN	19. STAIRS	20. ELEVATOR
21. RETAIL SPACE	22. RESTAURANT	23. KITCHEN	24. STAIRS	25. ELEVATOR

**NOTES**

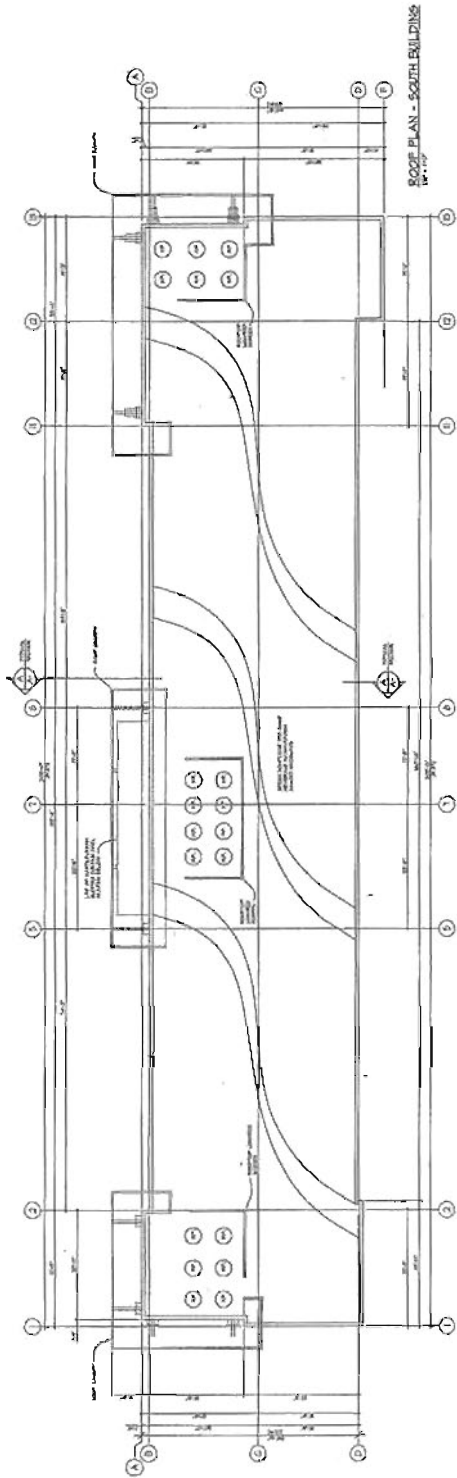
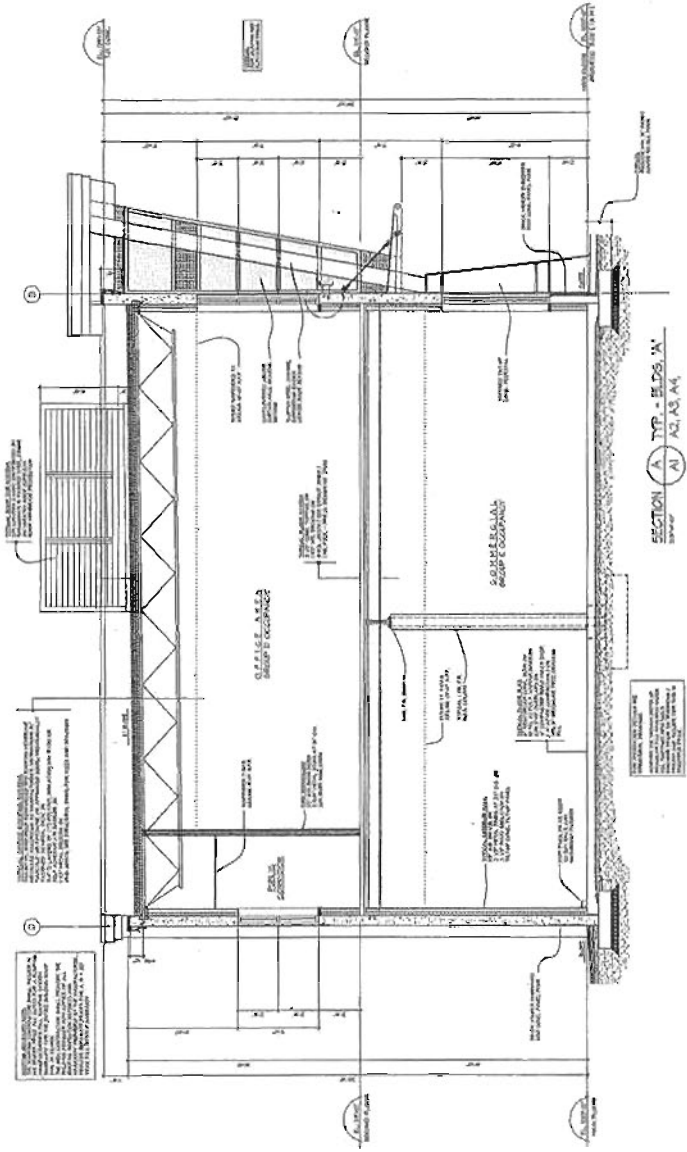
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL WALLS ARE 200MM THICK UNLESS OTHERWISE SPECIFIED.
3. ALL FLOORS ARE 100MM THICK UNLESS OTHERWISE SPECIFIED.
4. ALL ROOFS ARE 150MM THICK UNLESS OTHERWISE SPECIFIED.
5. ALL CEILINGS ARE 100MM THICK UNLESS OTHERWISE SPECIFIED.
6. ALL LIGHTS ARE 100MM THICK UNLESS OTHERWISE SPECIFIED.
7. ALL DOORS ARE 100MM THICK UNLESS OTHERWISE SPECIFIED.
8. ALL WINDOWS ARE 100MM THICK UNLESS OTHERWISE SPECIFIED.
9. ALL STAIRS ARE 100MM THICK UNLESS OTHERWISE SPECIFIED.
10. ALL ELEVATORS ARE 100MM THICK UNLESS OTHERWISE SPECIFIED.

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12-08-08
2	ISSUED FOR CONSTRUCTION	12-08-08
3	ISSUED FOR AS-BUILT	12-08-08
4	ISSUED FOR FINAL REVIEW	12-08-08
5	ISSUED FOR FINAL REVIEW	12-08-08

<b>sanford design group</b> 400-271-ACCORDS • VANCOUVER, BC • TEL: 604-271-1111 • FAX: 604-271-1112 400-271-ACCORDS • VANCOUVER, BC • TEL: 604-271-1111 • FAX: 604-271-1112		<b>MICHAEL D. BARLIN</b> ARCHITECT 100-1111-1111 VANCOUVER, BC	<b>PROJECT NO.</b> 12-008-AD <b>DATE</b> 12-08-08 <b>SCALE</b> 1/8" = 1'-0"																		
<b>CLIENT</b> NORTHERN DEVELOPMENT <b>PROJECT</b> NORTHERN DEVELOPMENT <b>LOCATION</b> 100-1111-1111 <b>DATE</b> 12-08-08		<b>REVISIONS</b> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>12-08-08</td> </tr> <tr> <td>2</td> <td>ISSUED FOR CONSTRUCTION</td> <td>12-08-08</td> </tr> <tr> <td>3</td> <td>ISSUED FOR AS-BUILT</td> <td>12-08-08</td> </tr> <tr> <td>4</td> <td>ISSUED FOR FINAL REVIEW</td> <td>12-08-08</td> </tr> <tr> <td>5</td> <td>ISSUED FOR FINAL REVIEW</td> <td>12-08-08</td> </tr> </table>		NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	12-08-08	2	ISSUED FOR CONSTRUCTION	12-08-08	3	ISSUED FOR AS-BUILT	12-08-08	4	ISSUED FOR FINAL REVIEW	12-08-08	5	ISSUED FOR FINAL REVIEW	12-08-08
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**sanford design group**  
BUILDING & INTERIOR DESIGN CONSULTANTS  
100-1011 ACADIA DRIVE • RICHMOND, B.C. V6X 3E9 • TEL: 604-271-1111 • FAX: 604-271-1112 • WWW.SANFORDDESIGN.COM

**MICHAEL D. BARRETT**  
ARCHITECT  
UNIVERSITY OF BRITISH COLUMBIA  
VANCOUVER, B.C., CANADA

REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE	NO.	DATE
1		1		1	
2		2		2	
3		3		3	
4		4		4	

DATE: 2014.05.14  
DRAWN: J. B. / J. B.  
CHECKED: J. B. / J. B.  
PROJECT: 14-0000-01  
SHEET: 14-0000-01-01

PROJECT: 14-0000-01  
SHEET: 14-0000-01-01  
DATE: 2014.05.14  
DRAWN: J. B. / J. B.  
CHECKED: J. B. / J. B.



**Richmond Official Community Plan Bylaws 7100 and 9000  
Amendment Bylaw 9041 (11-566630)  
2651, 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971  
and 2991 No. 3 Road**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing land use designation in Attachment 1 (City of Richmond 2041 OCP Land Use Map) to Schedule 1 thereof of the following area and by designating it "Commercial".

P.I.D. 001-826-182

Strata Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-191

Strata Lot 2 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-204

Strata Lot 3 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-212

Strata Lot 4 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-221

Strata Lot 5 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-239

Strata Lot 6 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 003-811-301

Lot "C" Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-894-126

Lot 15 Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555



P.I.D. 018-192-181

Lot E Section 21 Block 5 North Range 6 West New Westminster District Plan LMP9768

P.I.D. 003-736-415

Lot 8 Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-491-552

Lot "A" Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 19077

P.I.D. 024-019-984

Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Plan LMP36622

P.I.D. 004-209-028

Lot 220 Section 21 Block 5 North Range 6 West New Westminster District Plan 56728

P.I.D. 003-748-499

Lot 3 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-748-421

Lot 2 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-748-391

Lot 1 Except: Part on Bylaw Plan 57721, Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

2. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:

- a) Repealing the existing land use designation in the Generalized Land Use Map (2031) thereof the following area, and by designating it "Urban Centre T5".

P.I.D. 001-826-182

Strata Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-191

Strata Lot 2 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-204

Strata Lot 3 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-212

Strata Lot 4 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-221

Strata Lot 5 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-239

Strata Lot 6 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 003-811-301

Lot "C" Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-894-126

Lot 15 Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 018-192-181

Lot E Section 21 Block 5 North Range 6 West New Westminster District Plan LMP9768

P.I.D. 003-736-415

Lot 8 Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-491-552

Lot "A" Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 19077

P.I.D. 024-019-984

Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Plan LMP36622

P.I.D. 004-209-028

Lot 220 Section 21 Block 5 North Range 6 West New Westminster District Plan 56728

P.I.D. 003-748-499

Lot 3 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-748-421

Lot 2 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-748-391

Lot 1 Except: Part on Bylaw Plan 57721, Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

- b) In the Generalized Land Use Map (2031) thereof, designating along the south property line of 2811 No. 3 Road, through 8500 River Road, and along common property lines of 8431 and 8451 West Road, and 8480 and 8500 River Road "Proposed Streets".

- c) Repealing the existing land use designation in the Specific Land Use Map: Bridgeport Village (2031) thereof the following area, and by designating it “Urban Centre T5 (45 m)”.

P.I.D. 001-826-182

Strata Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-191

Strata Lot 2 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-204

Strata Lot 3 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-212

Strata Lot 4 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-221

Strata Lot 5 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 001-826-239

Strata Lot 6 Section 21 Block 5 North Range 6 West New Westminster District Strata Plan NW1539 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. 003-811-301

Lot “C” Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-894-126

Lot 15 Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 018-192-181

Lot E Section 21 Block 5 North Range 6 West New Westminster District Plan LMP9768

P.I.D. 003-736-415

Lot 8 Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-491-552

Lot “A” Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 19077

P.I.D. 024-019-984

Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Plan LMP36622

P.I.D. 004-209-028

Lot 220 Section 21 Block 5 North Range 6 West New Westminster District Plan 56728

P.I.D. 003-748-499

Lot 3 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-748-421

Lot 2 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-748-391

Lot 1 Except: Part on Bylaw Plan 57721, Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

- d) In the Specific Land Use Map: Bridgeport Village (2031) thereof, designating along the south property line of 2811 No. 3 Road, through 8500 River Road, and along common property lines of 8431 and 8451 West Road, and 8480 and 8500 River Road "Proposed Streets".
  - e) In the Specific Land Use Map: Bridgeport Village (2031) thereof, designating a portion of the intersection of Beckwith Road and Sexsmith Road "Park - Configuration & location to be determined".
  - f) Making various text and graphic amendments to ensure consistency with the Generalized Land Use Map (2031) and Specific Land Use Map: Bridgeport Village (2031) as amended.
3. This Bylaw may be cited as "Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9041".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 22 2013

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

\_\_\_\_\_  
MAYOR

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

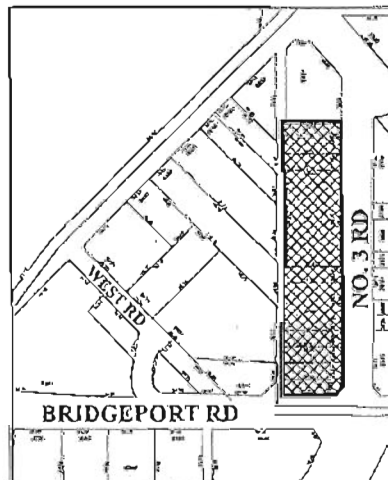


**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9042 (11-566630)  
2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971  
and 2991 No. 3 Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
  - 1.1. Inserting Section 10.3.4.4 as follows:
    - “4. Notwithstanding Sections 10.3.4.1 and 10.3.4.2, the maximum **floor area ratio** for the net **site** area of the **site** located within the **City Centre** shown on Figure 1 below shall be 0.5, provided that the **owner** dedicates not less than 700 m<sup>2</sup> of the **site** as road.

**Figure 1**



2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **AUTO-ORIENTED COMMERCIAL (CA)**.

P.I.D. 003-811-301

Lot “C” Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-894-126

Lot 15 Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 018-192-181

Lot E Section 21 Block 5 North Range 6 West New Westminster District Plan LMP9768

P.I.D. 003-736-415

Lot 8 Block 75 Section 21 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-491-552

Lot "A" Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 19077

P.I.D. 024-019-984

Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Plan LMP36622

P.I.D. 004-209-028

Lot 220 Section 21 Block 5 North Range 6 West New Westminster District Plan 56728

P.I.D. 003-748-499

Lot 3 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-748-421

Lot 2 Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

P.I.D. 003-748-391

Lot 1 Except: Part on Bylaw Plan 57721, Block 75 Sections 21 and 22 Block 5 North Range 6 West New Westminster District Plan 1555

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9042"**.

FIRST READING

JUL 22 2013

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

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





# City of Richmond

## Report to Committee Fast Track Application Planning and Development Department *To PLN - July 16, 2013*

*To COUNCIL - JULY 22, 2013*

To: Planning Committee

Date: July 3, 2013

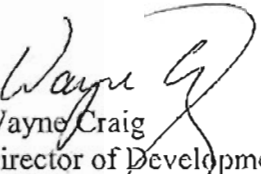
From: Wayne Craig  
Director of Development

File: RZ 13-634617  
12-8060-20-9045


Re: Application by Rocky Sethi for Rezoning at 10591 No. 1 Road from Single Detached (RS1E) to Coach Houses (RCH1)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9045, for the rezoning of 10591 No. 1 Road from "Single Detached (RS1E)" to "Coach Houses (RCH1)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

CL:kt  
Att.

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

**Staff Report**

<b>Item</b>	<b>Details</b>	
Applicant	Rocky Sethi	
Location	10591 No. 1 Road - See <b>Attachment 1</b>	
Development Data Sheet	See <b>Attachment 2</b>	
Zoning	Existing – Single Detached (RS1/E)	
	Proposed – Coach Houses (RCH1)	
2041 OCP Land Use Map Designation	Neighbourhood Residential	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Steveston Area Plan Land Use Map Designation	Single-Family	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Other Designations	The 2041 Arterial Road Policy identifies the subject site for redevelopment to Compact Lots or Coach Houses, with rear lane access	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	The Affordable Housing Strategy requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft <sup>2</sup> of total building area toward the City's Affordable Housing Reserve Fund for single-family rezoning applications.  This proposal to permit a subdivision to create two (2) lots, each with a principal single detached dwelling and accessory coach house above a detached garage, conforms to the Affordable Housing Strategy.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on Title is required prior to rezoning approval.	
Surrounding Development	North & South: Older-character single detached dwellings on a large lots zoned "Single Detached (RS1/E)".	
	East: Directly across No. 1 Road are older character single detached dwellings on medium-sized lots that are under Land Use Contract 148.	
	West: Across the rear lane that parallels No. 1 Road, is a newer single detached dwelling on a large lot zoned "Single Detached (RS1/E) that fronts Sorrel Drive".	
Rezoning Considerations	See <b>Attachment 3</b>	

## Staff Comments

### Background

This rezoning application is to enable the creation of two (2) compact lots (approximately 9 m wide, and 337 m<sup>2</sup> in area), each with a principal single detached dwelling and accessory coach house above a detached garage, with vehicle access from the existing rear lane. Potential exists for other lots on the west side of this block of No. 1 Road to redevelop in the same manner.

This is the first rezoning application under the new “Coach Houses (RCH1)” sub-zone to be brought before Council for consideration. City Council amended the “Coach Houses (RCH)” zone in March of 2013 to address concerns associated with the design of coach houses that were being constructed on the rear of lots fronting arterial roads. Improvements introduced with the RCH1 sub-zone included:

- A reduction in the maximum coach house building height, to control the bulk mass.
- An increase to the minimum lot depth and area requirements, to enable better site planning and design.
- An increase in the building separation space between the coach house building and the principal single detached dwelling.
- New provisions regulating a 1<sup>st</sup> storey sloping roof and requiring stairs to be enclosed within the coach house building, to improve the aesthetics of the coach house and to reduce the bulky design.
- New provisions associated with required parking, private outdoor space, landscaping, and screening.

At the same time that the RCH1 sub-zone was introduced, a new procedure was introduced as part of the rezoning application review process to enable staff and Council to have an idea of the proposed exterior design of a coach house at the rezoning stage, and to discourage speculative rezoning applications. The new procedure requires the applicant to:

- Submit building permit-like drawings to Planning Committee to ensure that Council is satisfied with the proposed exterior design of the coach house building.
- Apply for and have a building permit ready for issuance for the coach house building prior to final adoption of the rezoning bylaw.

The review process for this rezoning application at 10591 No. 1 Road has followed the new procedure and the applicant submitted building permit-like drawings for the coach house building. Staff conducted a review of the coach house drawings for consistency with the new RCH1 sub-zone and, while not required, staff also reviewed the drawings for consistency with the new Development Permit guidelines for coach houses in the Edgemere neighbourhood.

The proposed plans respond to the new zone, the coach house guidelines, and the design concerns expressed by Council through:

- A reduction in the coach house building height;
- The enclosure of entry stairs to the coach house;

- The provision of a private outdoor space on-site in the rear yard between the coach house and the principal dwelling that exceeds the minimum zoning requirement;
- Improved building articulation;
- Differentiation of building materials to provide visual interest and to clearly define the 1<sup>st</sup> and 2<sup>nd</sup> storeys of the coach house;
- Locating the balcony for the coach house facing the lane; and,
- Screening of the on-site garbage and recycling storage area;

The proposed drawings included in **Attachment 4** have satisfactorily addressed the staff comments identified as part of the rezoning application review process.

Prior to rezoning approval, the applicant must apply for and have a building permit ready for issuance for the coach house building (proposed building permit plans must comply with zoning and all other relevant City regulations). The process exists to ensure coordination between Building Approvals and Planning staff to ensure that building permit plans are consistent with those viewed by Council at rezoning stage.

As mentioned in the Trees & Landscaping section (below), prior to rezoning approval the applicant must provide a Landscape Plan prepared by a Registered Landscape Architect (along with a landscaping security), to enhance the proposed future yards and to demonstrate consistency with the new landscaping and screening provisions of the RCH1 zone.

#### Proposed RCH1 Zone Amendment

As part of this rezoning application, staff propose two minor amendments to the RCH1 zone to:

- include a provision for a lane-facing balcony of a coach house to project 0.6 m into the rear yard to enable facade articulation and visual interest; and
- clarify the intent of Section 8.3.7.8 of the zone, with respect to the maximum height to the top of the roof of the 1<sup>st</sup> storey of a coach house facing the single detached housing building.

#### Trees & Landscaping

A tree survey submitted by the applicant shows the location of:

- Three (3) bylaw-sized trees on-site.
- One (1) bylaw-sized tree and two (2) undersized trees on the neighbouring site to the south at 10611 No. 1 Road.

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the proposed development. The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted a Visual Tree Assessment (VTA), and concurs with the Report recommendations to:

- To protect Trees # 2, 3, and 4 at 10611 No. 1 Road.
- Remove Trees # 1 and 5 due to poor form and structure.

- Remove Tree # 6 due to conflict with the coach house building envelope. Although the tree is in good condition, it would require special measures to retain it and this is not warranted due to its location within the coach house building envelope and the potential impacts with retention.

The Tree Retention Plan is reflected in **Attachment 5**, and includes a list of tree species proposed to be removed and retained.

Tree Protection Fencing must be installed on-site around the driplines of off-site Trees # 2, 3, and 4 that encroach into the subject site. Tree Protection Fencing must be installed to City standard in accordance with the City's Tree Protection Bulletin (TREE-03) prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a contract with a certified Arborist to supervise any on-site works within the Tree Protection Zone of off-site Trees # 2, 3, and 4 at 10611 No. 1 Road. The Contract must include the scope of work to be conducted, the proposed number of monitoring inspections at specified stages of construction, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

Based on the 2:1 replacement ratio goal in the OCP, a total of six (6) replacement trees are required to be planted and maintained on the future lots (sizes are identified in **Attachment 3**). To ensure that the replacement trees are planted on-site, and that the yards of the future lots are enhanced, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the Landscape Architect, including installation costs). The Landscape Plan must be submitted prior to rezoning adoption. A variety of suitable native and non-native replacement trees must be incorporated into the required Landscape Plan for the site, ensuring a visually rich urban environment and diverse habitat for urban wildlife.

#### Site Servicing & Vehicle Access

There are no servicing concerns or requirements with rezoning.

Vehicle access to No. 1 Road is not permitted in accordance with Residential Lot (Vehicular) Access Regulation – Bylaw 7222. Vehicle access to the lots at development stage will be from the existing rear lane.

#### Subdivision

At Subdivision stage, the applicant is required to pay Development Cost Charges (City and GVS & DD), Engineering Improvement Charge for future lane upgrading, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

## Conclusion

This rezoning application is to permit subdivision of an existing large lot into two (2) smaller lots, each with a principal single detached dwelling and a coach house above a detached garage, with vehicle access to the existing rear lane. Other lots on the west side of this block of No. 1 Road have the potential to redevelop in the same manner.

This rezoning application complies with all applicable policies and land use designations contained within the OCP, and the building permit-like drawings submitted by the applicant have satisfactorily addressed the staff comments identified as part of the rezoning application review process.

Prior to rezoning adoption, the applicant must apply for and have a building permit ready for issuance for the coach house building (proposed building permit plans must comply with zoning and all other relevant City regulations).

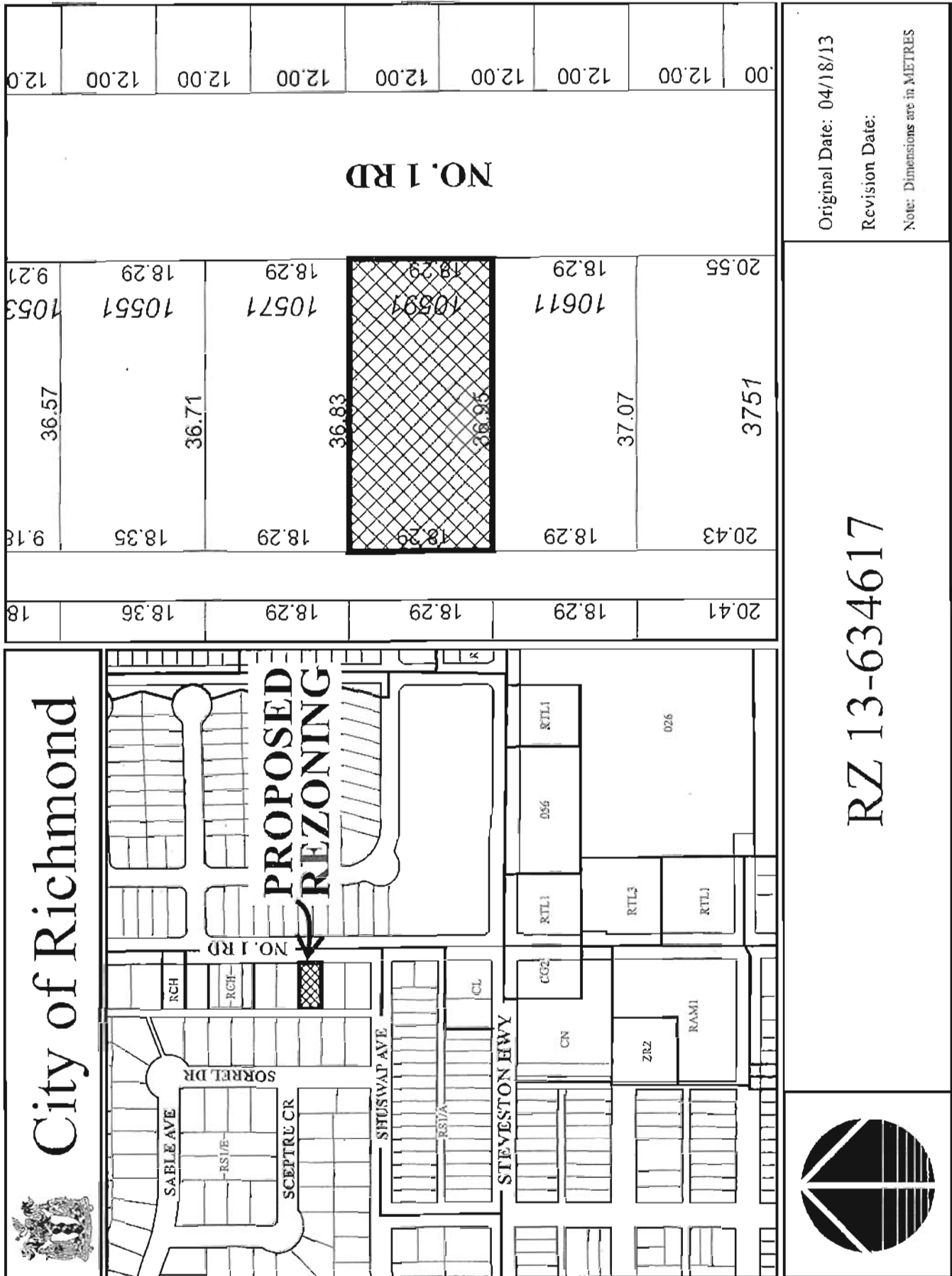
The list of rezoning considerations is included in **Attachment 3**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.



Cynthia Lussier  
Planning Technician  
604-276-4108  
CL:kt



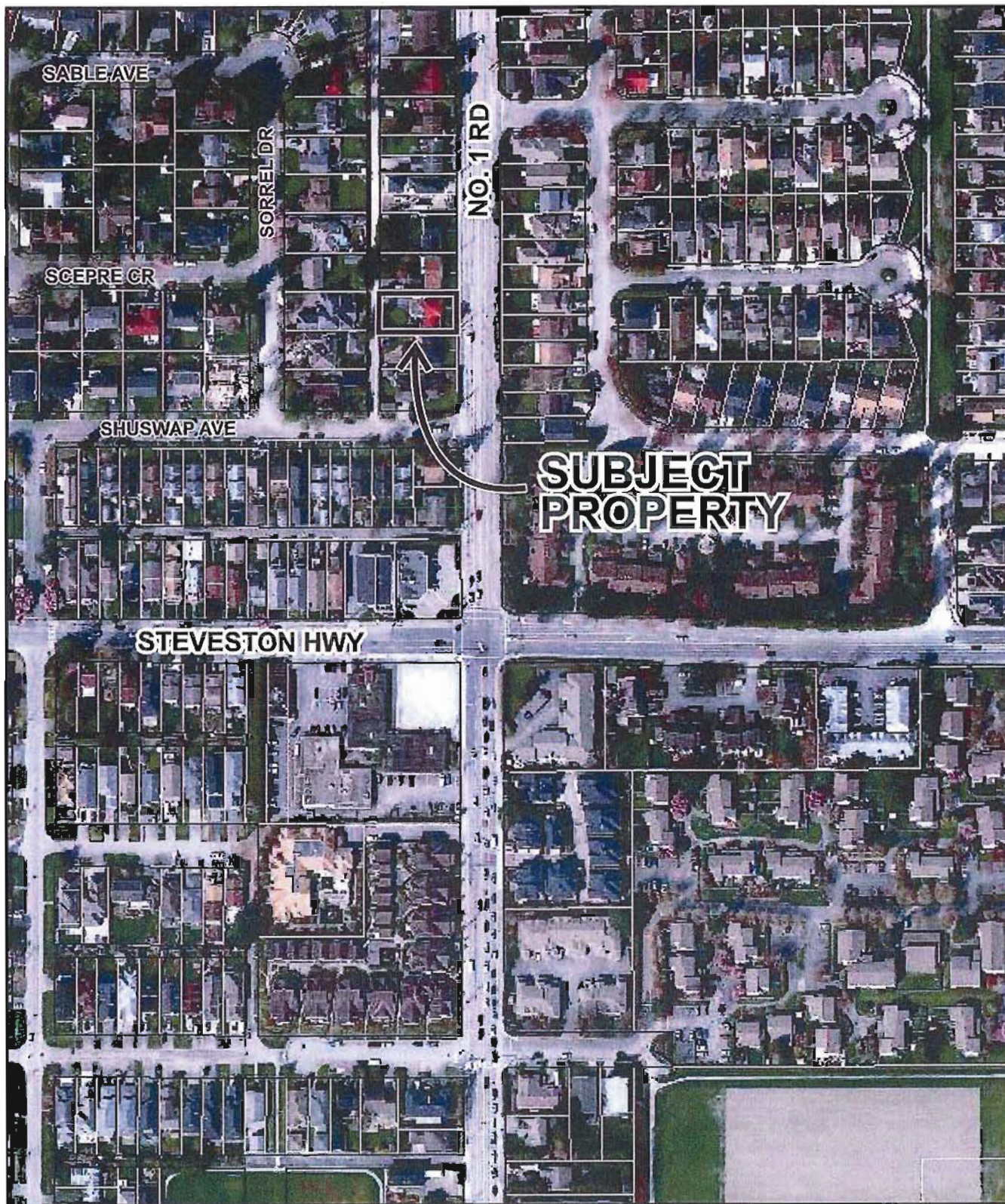


RZ 13-634617



Original Date: 04/18/13  
Revision Date:  
Note: Dimensions are in METRES





RZ 13-634617

Original Date: 04/18/13

Amended Date:

Note: Dimensions are in METRES





**RZ 13-634617**

**Attachment 2**

Address: 10591 No. 1 Road

Applicant: Rocky Sethi

Date Received: April 15, 2013 Fast Track Compliance: May 24, 2013

	Existing	Proposed
Owner	Rockinder J Sethi Kanchangeet B Sethi	To be determined
Site Size (m <sup>2</sup> )	674 m <sup>2</sup> (7,255 ft <sup>2</sup> )	Two (2) lots – each approx 337 m <sup>2</sup> (3,627 ft <sup>2</sup> )
Land Uses	One (1) single detached dwelling	Two (2) residential lots, each with a single detached dwelling and a coach house above a detached garage, with rear lane access.
2041 OCP Land Use Map Designation	Neighbourhood Residential	No change
Steveston Area Plan Land Use Map Designation	Single-Family	No change
Other Designations	The 2041 Arterial Road Policy identifies the subject site for redevelopment to Compact Lots or Coach Houses, with rear lane access	No change
Zoning	Single Detached (RS1/E)	Coach Houses (RCH1)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, and non-porous surfaces	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front Yard (m)	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yards (m)	Principal dwelling – Min. 1.2 m Coach house – 0.6 m for lots of less than 10.0 m	Principal dwelling – Min. 1.2 m Coach house – 0.6 m for lots of less than 10.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Rear Yard (m)	Principal dwelling – Min. 6.0 m Coach house – Min. 1.2 m and max. 10.0 m	Principal dwelling – Min. 6.0 m Coach house – Min. 1.2 m and max. 10.0 m	none
Building Separation Space between Principal Dwelling & Coach House (m)	Min. 4.5 m	Min. 4.5 m	
Height (m)	Principal dwelling – 2 ½ storeys or 9.0 m Coach house – 2 storeys or 6.0 m, whichever is less	Principal dwelling – 2 ½ storeys or 9.0 m Coach house – 2 storeys or 6.0 m, whichever is less	none
Lot Size	Min. 315 m <sup>2</sup>	Two (2) lots – each approx. 337 m <sup>2</sup>	none
Lot Width	Min. 9.0 m	Two (2) lots – each approx. 9.14 m	none

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



# City of Richmond

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

**Address:** 10591 No. 1 Road

**File No.:** RZ 13-634617

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9045, the developer is required to complete the following:**

1. Submit a Landscape Plan, 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 Landscape Plan should:
  - comply with the Compact Lot Development Requirements in the 2041 OCP Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of suitable coniferous and deciduous native and non-native replacement trees, which ensure a visually rich urban environment and diverse habitat for urban wildlife;
  - include the dimensions of tree protection fencing in accordance with the City's Tree Protection Bulletin (TREE-03); and
  - include the six (6) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree		Minimum Height of Coniferous Tree
2	11 cm	or	6 m
2	8 cm		4 m
2	6 cm		3.5 m

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

2. Submit 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 Trees # 2, 3, and 4 located on the neighbouring lot to the south at 10611 No. 1 Road. 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. Apply for and have a Building Permit ready for issuance for the coach house building.
4. Register a flood indemnity covenant on title.

**At Demolition stage\* the developer must complete the following requirements:**

- Install Tree Protection Fencing on-site around the driplines of off-site Trees # 2, 3, and 4 that encroach into the subject site. Tree Protection Fencing must be installed to City standard in accordance with the City's Tree Protection Bulletin (TREE-03) and must remain in place until construction and landscaping on the future lots is completed.

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

- Pay Development Cost Charges (City and GVS & DD), Engineering Improvement Charge for future lane upgrading, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

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

- Submit a Construction Parking and Traffic Management Plan to the Transportation Division. The 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 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.

[signed original on file]

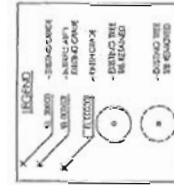
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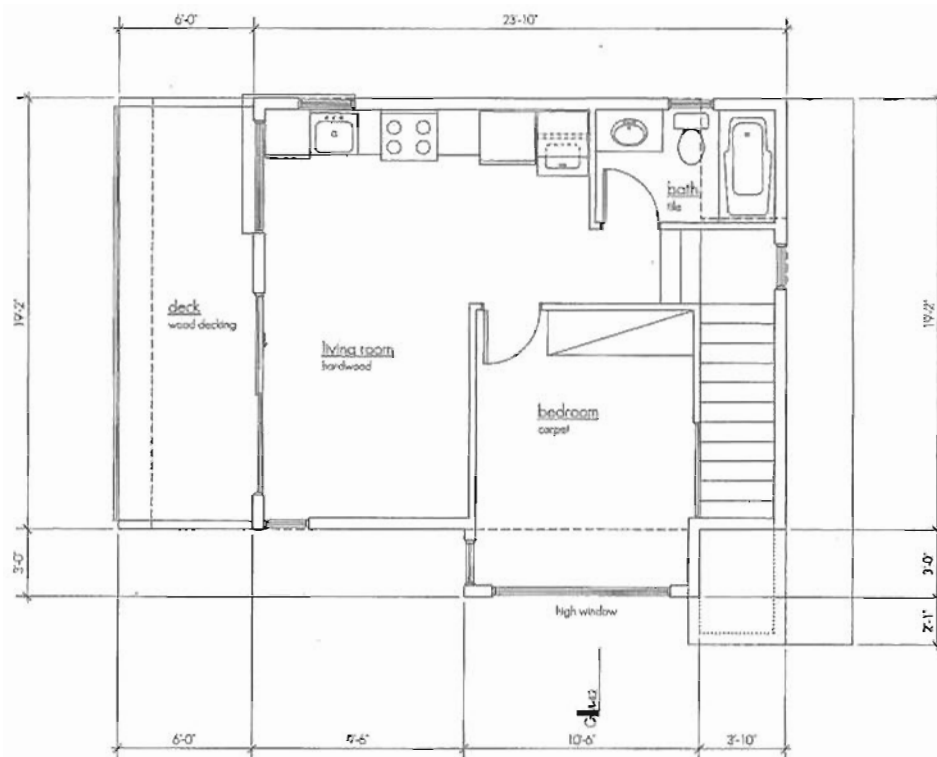
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Date

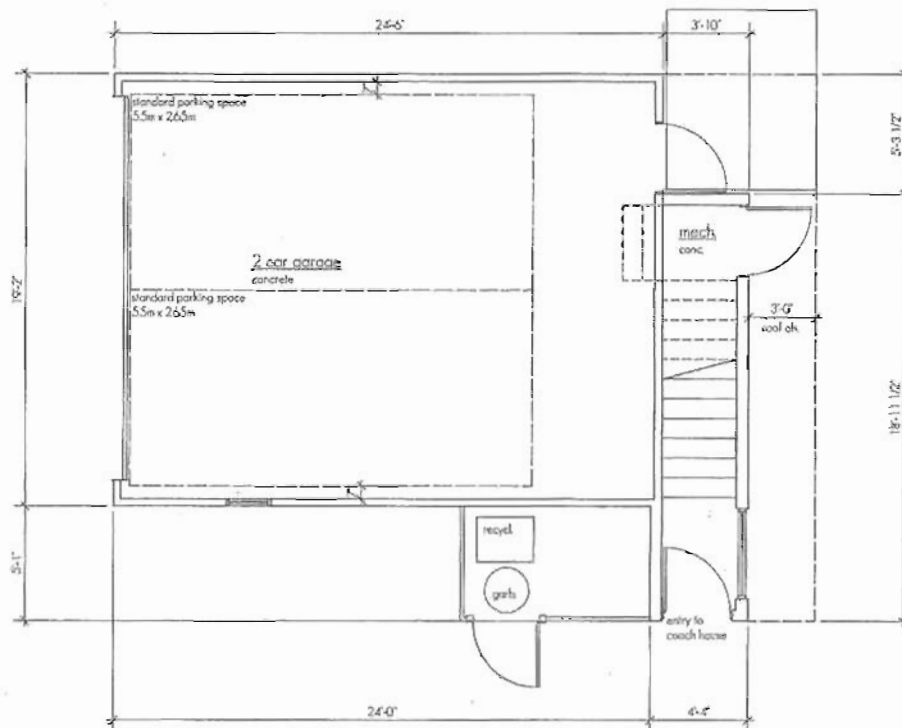






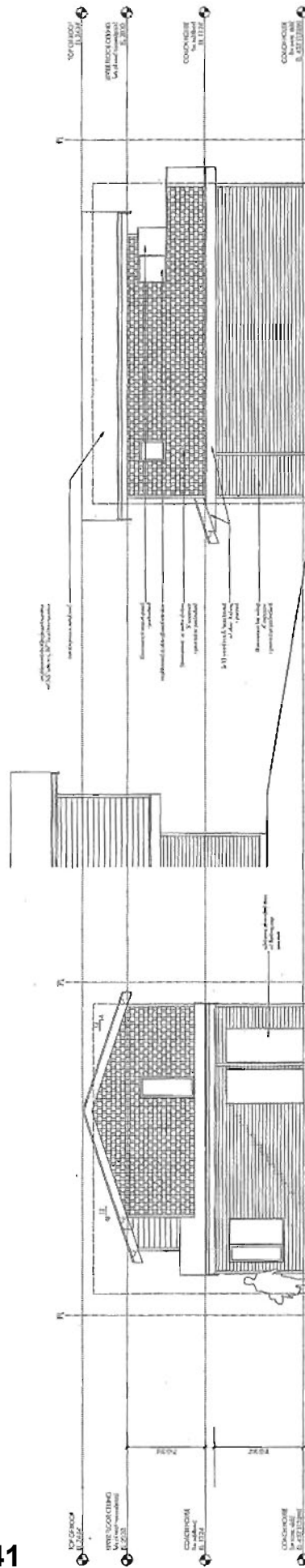
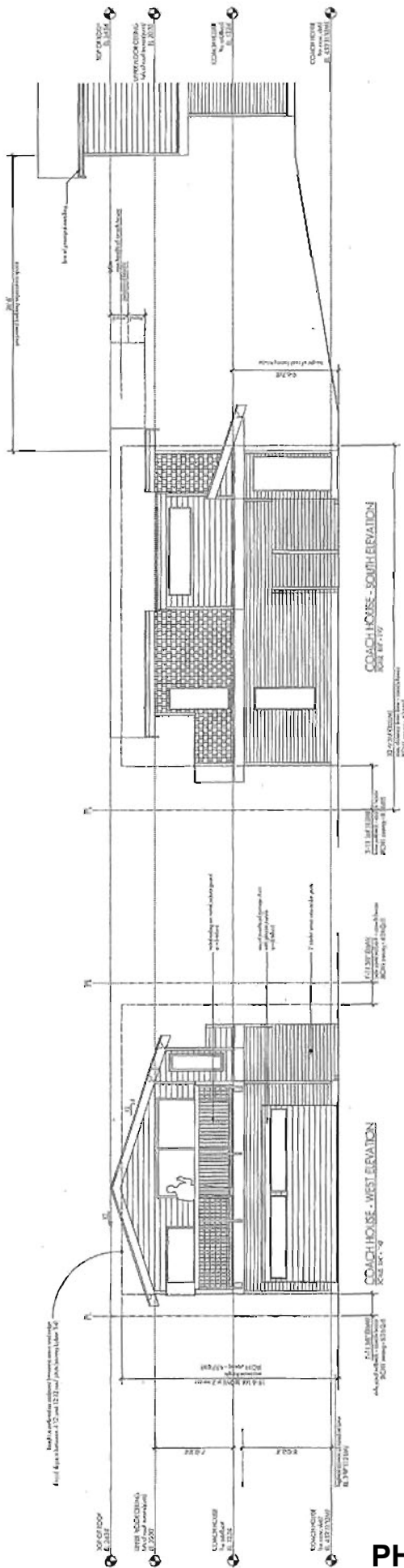
### COACH HOUSE - UPPER FLOOR PLAN

scale: 1/4" = 1'-0"  
 ceiling height: 7'-0" (vaulted up to 10'-0")  
 proposed floor area: 439.6 sqft  
 (stair opening exclusion: 48.8 sqft)  
 deck area: 828 sqft.



### COACH HOUSE - GROUND FLOOR PLAN

scale: 1/4" = 1'-0"  
 ceiling height: 8'-0"  
 proposed floor area: 72.5 sqft  
 garage area: 469.6 sqft.



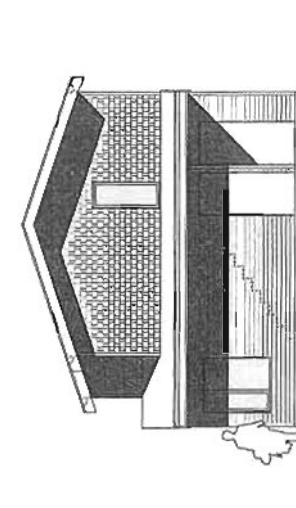
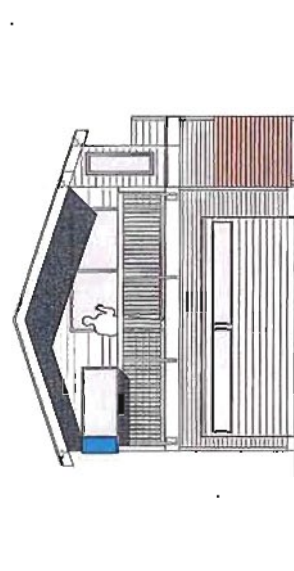
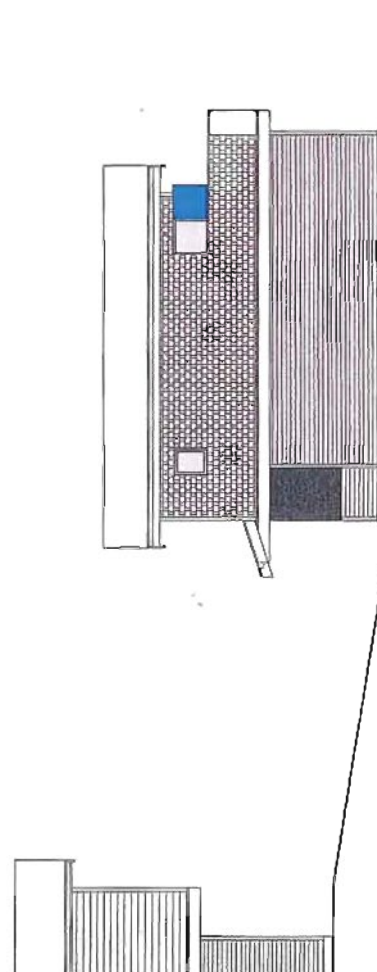
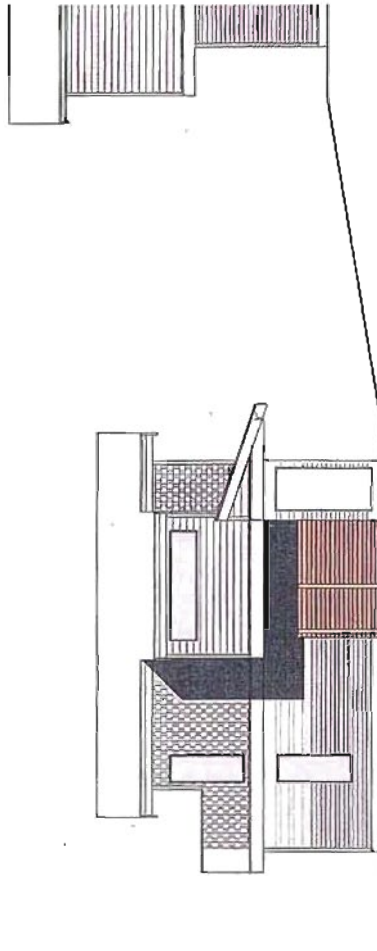
COACH HOUSE - EAST ELEVATION  
SCALE 1/4" = 1'-0"

COACH HOUSE - NORTH ELEVATION  
SCALE 1/4" = 1'-0"



1200 west 7th avenue, westview, bethesda md. hp. phone 662-0000. web: drkdesign.com	
PROJECT	RCM house & coach house
DATE	10/01/01
BY	city of richmond, b.c.
SCALE	1/4" = 1'-0"
DATE	10/01/01
BY	city of richmond, b.c.

NO	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1210 west 7th avenue, portsmouth, hertfordshire, uk  
phone: 02072920205 email: info@drkdesign.co.uk

NO. 001	DATE	REVISION	SCALE	DATE	BY	CHECKED	DATE
			1/4" = 1"				

DRK design

A3.2

DRK design

1210 west 7th avenue, portsmouth, hertfordshire, uk  
phone: 02072920205 email: info@drkdesign.co.uk

## NEW WESTMINSTER DISTRICT PLAN 42890

#10591 NO. 1 ROAD,  
RICHMOND, B.C.  
P.I.D 003-970-507



Tree Species Proposed to be Removed	Tree Species at 10611 No. 1 Road to be Retained
Tree # 1 – Cypress ( <i>Chamaecyparis</i> sp.)	Tree # 2 – Fig ( <i>Ficus</i> sp.)
Tree # 5 – Hemlock ( <i>Tsuga heterophylla</i> )	Tree # 3 – Apple ( <i>Malus</i> sp.)
Tree # 6 – Cedar ( <i>Thuja occidentalis</i> sp.)	Tree # 4 – Japanese Maple ( <i>Acer palmatum</i> sp.)

**LEGEND:**

- (c) denotes centrifugal  
(d) denotes deciduous  
⊙ denotes power pole  
⊗ denotes round catch  
m denotes water meter  
no denotes cleanout  
LS denotes lamp stand

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Canada and B.C. Land  
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E-mail: office@jctam.c  
Website: www.jctam.c  
Job No. S105  
P/B-225 P/B-94  
Drawn By: TH

DWG No. 5105-TQPO

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.  
MARCH 19th, 2013

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

NOTE:  
Elevations shown are based on City of Richmond  
HPN Benchmark network.  
Benchmark: HPN #231, Control Monument 19713  
Located at E side of Dyke, W side lagoon opp.  
Mariner Park, Port. By 4x4 posts  
Elevation = 3.415 metres

TO BE  
RETAINED  
&  
PROTECTED



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9045 (RZ 13-634617)  
10591 No. 1 Road**

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

1. Richmond Zoning Bylaw 8500 is amended by:
  - i. Inserting the following new subsection directly after Section 8.3.6.11:
 

“12. An unenclosed and uncovered **balcony** of a detached **coach house** in the RCH1 zone, located so as to face the **lane** on a mid block lot and the **lane** or side street on a **corner lot**, may project 0.6 m into the **rear yard**.”
  - ii. Replacing Section 8.3.7.8, with the following:
 

“8. The maximum **height** to the top of the roof of the first **storey** of a **coach house** facing the **building separation space** between the **single detached housing** and the **coach house** in the RCH1 zone shall be 4.0 m above **grade**.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **COACH HOUSES (RCH1)**.

P.I.D. 003-970-507

Lot 603 Section 34 Block 4 North Range 7 West New Westminster District Plan 42890

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9045**”.

FIRST READING

**JUL 22 2013**

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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